

**OBSERVER REPORT**  
**Planning and Development Committee**  
**June 11, 2007**

**Observer:** Nancy Bashook

**Aldermen Present/Absent:** Moran and Wynne absent

**Staff Present:** Wolinski, Herb Hill, Donna Spicuzzia, others

**Media Present:** They may have been there, but I didn't see them

**Meeting began:** 7:15 pm      **Meeting ended:** 8:45 pm

**Items for Consideration**

- (P1) **Ordinance 45-O-07 – Planned Development Request for 1890 Maple Avenue**  
**Consideration of a Plan Commission recommendation to approve a planned development request for the property at 1890 Maple as a mixed-use commercial and multi-family residential project. This item was introduced and referred back to Committee. A staff memorandum is transmitted herewith.**

Ald. Wollin had many questions about this development , including height, traffic congestion, bedrooms without windows, and donation of funds. These were all addressed by the traffic department, lawyer, and architect. A letter had been submitted about willingness of developer to contribute \$150,000 to be used in whatever way the city chooses. (Rental units are not affected by affordable housing guidelines.). The architect addressed the windowless bedrooms and said these types of loft apartments are very popular. These are already in Evanston as one-bedroom units. Traffic congestion should ease with improvements in signalization and increase in number of lanes.

Three citizens spoke, two in favor of the project and one was concerned about noise from Evanston Hospital. The noise is constant and prevents her from using her balcony. It is hoped the new building will be insulated against this noise.

This item will be sent to the City Council for the June 25 meeting.

- (P2) **Ordinance 60-O-07 – Amending Subsection 2-9-3(G) of the Evanston City Code, “Powers and Duties” of the Preservation Commission**  
**Consideration of the Preservation Commission’s recommendation to adopt Ordinance 60-O-07 to allow joint meetings with the Plan Commission for planned developments and joint meetings with the Zoning Board of Appeals for major variances and special uses when affecting Evanston Landmarks or local Historic Districts.**

The purpose of this is to expedite the development process. Aldermen agreed that this item belongs in the Rules Committee and that P&D is not empowered to make a decision on this.

**(P3) Temporary Signage Request for The American Craft Exposition**

**Consideration of the request for the Auxiliary of Evanston Northwestern Healthcare to erect temporary signs and banners advertising and directing patrons to the American Craft Exposition to be held from August 24-26, 2007 at the Henry Crown Sports Pavilion.**

Unanimously approved.

**(P4) 2526 Jackson Parking Variation Request (2-3)**

**Consideration of a no recommendation from the Zoning Board of Appeals for a major variation request to establish 6 open parking spaces in the rear of the lot Request committee to reschedule a hearing.**

**(P5) Request for \$180,000 in HOME Funds from Evanston Housing Coalition**

**Consideration of a staff recommendation to approve the request for \$180,000 in HOME funds for exterior rehab on the Wesley Apartments at 2014, 2018, and 2024 Wesley, a total of 24 units.**

A Housing Coalition representative explained that the buildings were purchased in 1986 and operating as affordable housing with rent at \$630 for a two-bedroom and \$750 for a three-bedroom apartment. Rehabilitation required on the balconies, where the concrete is deteriorating. There are no code violations. Building is fully occupied, but a number of tenants struggling to pay their rent. Ald. Rainey wants to see the current status of who is occupying affordable housing. She looked up info about the tenants in this building and discovered many behind in their rents and many who owe the city thousands of dollars for parking tickets, etc. She feels these tenants should be encouraged to pay what is owed.

Ald. Holmes made a motion to hold P5, P6 and P7 until more information is gathered about rent roll, property standards, etc. Motion passed.

**(P6) Request for \$15,000 in HOME CHDO Operating Funds for Citizen's Lighthouse community Land Trust**

**Consideration of a staff recommendation to approve the request for \$15,000 in Home CHDO Operating Funds for Citizen's Lighthouse Community Land Trust.**

Held in committee for more information.

**(P7) Request for a Reservation of \$99,500 in HOME Funds from the Citizen's' Lighthouse Community Land Trust.**

**Consideration of a staff recommendation for approval to reserve \$99,500 in HOME CHDO funds for Citizens' Lighthouse Community Land Trust. Reservation of funds is through the HOME CHDO reserve provision, for commitment at a later date. Citizens' Lighthouse Community Land Trust desires to purchase a property**

**being sold in lieu of foreclosure prevention in order to rehab it and sell to an eligible buyer through a community land trust.**

Ald. Rainey wanted an explanation of how the land trust works. The director and a board member of the Citizens' Lighthouse explained that a visit is made to a property and an assessment made. If decide a likely prospect, committee reviews. In this case seller is not known. Transactions done through an agent. Seller is the owner in foreclosure. CLCLT will rehab the kitchen, which is in most need of work. The unit will be sold to an affordable family.

Held in committee until June 25. Aldermen requested more details about sale.

**(P8) Ordinance 62-O-07 – Extending the Moratorium for New Construction on Central from Ashland to 2200 Central for 95 days.**

**Consideration of extending the moratorium for an additional 95 days, for an expiration date of October 12, 2007. The current Ordinance 31-O-07 extended the moratorium for new construction on Central Street for 120 days, which will expire on July 8, 2007. The Plan Commission will begin review of the Central Street Plan on June 13, 2007.**

Unanimously approved.

**(P9) Ordinance 63-O-07 – Extending the Moratorium for New Construction on Green Bay Road from Isabella to Lincoln by 94 days**

**Consideration of extending the moratorium for an additional 95 days, for an expiration date of October 12, 2007. The current moratorium for new construction on Green Bay Road expires on July 9, 2007. The Plan Commission will begin review of the Central Street Plan on June 13, 2007**

Unanimously approved.

**Comments**

I was so excited when I saw someone adjusting the mikes prior to the meeting. There was hope that they would actually be used, and they were. What a difference it made.

Note: P5,6,7 were stated as staff recommendations. Because there was not a quorum at the Housing Commission meeting, a recommendation from that group could not be made.