

Observer Report

Planning and Development Committee

November 23, 2009

Observer: Nancy Bashook

Aldermen Present: Wilson, Wynne, Holmes, Rainey, Jean Baptiste

Staff: Dennis Marino, Bill Dunkley

Media: Evanston NOW, Roundtable

Meeting began: 8:05 pm (called for 7 pm)

Meeting ended: 8:28 pm

Items for Consideration

(P1) **Ordinance 116-O-09 Amending Title 4, Chapter 23 of the city code, "Energy Code," by adopting the 2009 International Energy Conservation Code by Reference**

Consideration of Ordinance formally adopting the *International Energy Conservation Code, 2009 Edition* in compliance with State legislation HB3987. For Introduction

Dennis Marino explained that this is a state mandated change. This would go into effect December 14 in the city and January 9 for the state. We formally adopt now to get additional points through the Com Ed Challenge. Residents find out about this when they come in for a permit. Contractors know and will inform them. Approved.

(P2) **Ordinance 117-O-09 Amending Portions of Title 4, Chapter 20 of the city code, "Vacant Buildings"**

Consideration of Ordinance amending portions of title 4, Chapter 20 of the city Code, "Vacant Buildings." For Introduction

Dennis Marino explained that there are a growing number of vacant buildings in Evanston that require addition staff time. This is being amended to increase fees and other minor things. Approved.

(P3) **Request by Evanston Housing Coalition for up to \$22,000 to Reimburse Costs Associated with Repurchase/Resale of a Foreclosure on a Newly Constructed Revitalization Project on Dodge Avenue**

Request for approval of up to \$22,000 from Affordable Housing Fund for costs associated with the repurchase and resale of a HOME-assisted unit at 1710 Dodge in order to prevent foreclosure and loss of City Investment. For Action

This was constructed several years ago. Balance on loan \$184,900. Will accept offer of \$190,000. Building appraised at \$204,000. Rainey said the Evanston Housing Coalition did a wonderful job. What happened? A representative from Evanston Housing Coalition explained there was foreclosure in 2008, judgement in 2008 and an auction in 2009, but wasn't pursued

until now. A family bought the property and then broke up and left. EHC would like to keep it affordable for another young family. Franklin Services represents the lender. Approved.

Items for Discussion

(PD1) **Memorandum Describing Process for Considering Amendments to the Zoning Ordinance Based on Recommendations in the Downtown Plan adopted by City Council on February 9, 2009**

Overview of proposed downtown zoning update process and summary of Evanston's downtown planning efforts leading up to and including the adoption of the 2009 Downtown Evanston Plan.

Staff is proposing to go through the memorandum as implementation of the downtown plan takes place. Bill Dunkley explained that there has been a hiatus between adoption of the D/T Plan and now. Now it's time to begin work with the goal of replacing every downtown zoning district. There are eight new districts. Fifty acres including over 1000 parcels of land will be rezoned. The timeframe is set at six months. In April, 2010, staff will come to the Council with one coordinated action plan. There will be public hearings and the public can ask questions and be critical. All property owners can review the regulations and challenge staff. All interested parties will have the schedule and how the work will affect them. Documents will be on the website. Property owners will be informed in any way possible, even knocking on doors. The Zoning Committee and Plan Commission are having two meetings per month on the second and third Wednesdays, at 7 pm., beginning on December 9. A record of notices to the public will be kept.