

Observer Report

Committee: Planning & Development

Date: November 28, 2011

Observer: Nancy Bashook

Aldermen present: Fiske, Holmes, Rainey, Wilson, and Wynne

Staff present: Grant Farrar, Steve Griffin

Media present: Don't know - watched on TV

Meeting began: 7:18 pm

Meeting ended: 8:15 pm

Items for Consideration

- (P1) **Staff recommends approval of resolution to consolidate two lots. The property owner of 2664 Sheridan Road, an owner-occupied single family home, has purchased 2668 Sheridan Road, a single family home to the north. The owner proposes to demolish 2668 Sheridan Road and consolidate this parcel with the parcel to the south, where he resides.**

One speaker said she's excited about the improvement; it will be an asset to the neighborhood.

Approved

- (P2) **Staff recommends consideration of proposed ordinance regarding the expiration of building permits as a further amendment to Title 4, Chapter 2, Section 2 of the City Code. The major change is the addition of a time limitation for all permits regardless of work status.**

Approved

- (P3) **Staff recommends approval of the amendment to the redevelopment agreement ("RDA") between the City and Brinshore Development, LLC for Phase 2A of the Neighborhood Stabilization Program 2 (NSP2) grant. This amendment covers the development of the first phase of Emerson Square, the new housing development located at 1600 Foster Street (former Bishop Freeman site). \$3,085,000.00 in funding will be provided by: \$2,085,000 in NSP2, \$600,000 of West Evanston TIF, \$300,000 of HOME and \$1,000,000 of Affordable Housing Fund (AHF) funds. The Illinois Housing Development Authority will fund an additional \$8.9 million from Low Income Housing Tax Credits and other sources.**

There were eight speakers, and all but one were very complimentary of Brinshore Development. The person against said that they haven't seen much progress and Phase 1 is not yet finished. They have put off rehabilitating or tearing down the house next to his. Others speakers were people who are working on the project in one way or another (architect, builder, realtor, resident). I think all are hired locally and they highly praised

Brinshore for keeping their business going and people employed. They also praised the working relationship. The resident was in tears explaining how her housing search was unsuccessful and how Brinshore has changed her family's life in many ways.

NSP2 specialist for the City explained the funding and that Brinshore has secured funding for a significant portion of the development. Emerson Square is the second phase bounded by Dewey, Emerson, Foster, and Jackson. It is a 2.4 acre piece of land that will have a total of 65-80 units. The first phase will have 32 units. This is consistent with the West Evanston master plan. There will be five different housing types, including townhomes and six flat apartment buildings, a park and a new road coming off of Foster. The development will serve a wide variety of incomes. Ground will be broken in June, 2012.

Approved

(P4) Approval of Appointment of a Mayoral Committee to consider proposed ordinance regarding the licensing of rental dwelling units.

The one speaker represented the Evanston Property Owners Association (Evanston landlords). He identified three issues of concern: safety, landlord identification, and generation of increased revenue for the City. The current rental registration ordinance takes care of these issues, and he is questioning the need for licensing. His group wants to work with the City and recommends that a committee study the root of the problems and develop permanent solutions. He wants to be on the committee.

Holmes recommends the committee represent all different constituencies (large, small, and medium landlords, west side neighbors, tenants, etc. Rainey wants more focus put on the permanent tenants of Evanston, not only students. Fiske agreed. Rainey asked about who recommendations to serve on the committee should be sent to. Agreed that the mayor should receive these and the P&D Committee should assist her in making selections. It was recommended that a hearing officer be on the committee. The committee should have a proposal completed by 90 days from formation of the group. Approved.