

**Planning & Development Committee Meeting
Minutes of January 28, 2019
7:00 p.m.**

James C. Lytle Council Chambers - Lorraine H. Morton Civic Center

MEMBERS PRESENT: J. Fiske, T. Suffredin, A. Rainey, M. Wynne, E. Revelle, R. Rue Simmons, D. Wilson

STAFF PRESENT: M. Masoncup, S. Flax, J. Leonard, S. Mangum

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Revelle

I. **CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN REVELLE, CHAIR**

A quorum being present, Ald. Revelle called the meeting to order at 6:40 p.m.

II. **APPROVAL OF REGULAR MEETING MINUTES OF JANUARY 14, 2019**

Ald. Wynne moved to approve the minutes of the January 14, 2019 meeting, seconded by Ald. Rue Simmons. The committee voted unanimously 6-0, to approve the January 14, 2019 minutes.

III. **ITEMS FOR CONSIDERATION**

(P1) Community Partners for Affordable Housing Proposal for the Continued Administration of the Inclusionary Housing Ordinance Waitlist

Staff recommends approval of \$28,675 for Community Partners for Affordable Housing (CPAH) to continue administering Evanston's Inclusionary Housing Ordinance ("IHO") centralized waitlist and conduct income certifications and recertification of households for inclusionary units. The Housing and Homelessness Commission reviewed CPAH's proposal at its meeting on December 6, 2018, and concluded it should receive a favorable funding recommendation. However, due to a lack of quorum, the Commission was not able to officially vote on the application. The funding source is the City's Affordable Housing Fund (Account 250.21.5465.62490). The Affordable Housing Fund has a current uncommitted cash balance of approximately \$800,000; including \$50,000 budgeted for other program costs in FY2019. *This item was held at the Planning & Development Committee meeting on January 14, 2019 to January 28, 2019.*

For Action

Ald. Rainey moved approval of the funding as requested, seconded by Ald. Wynne. The Committee voted 6-0 to approve this item.

(P2) Ordinance 112-O-18 Granting Major Zoning Relief for Building Lot Coverage, Setbacks, and Open Parking at 2626 Reese Avenue

City staff recommends a continuation of the requested zoning relief at 2626 Reese Ave. to the February 11, 2019 Planning & Development Committee meeting. Staff requests additional time to research similar developed and undeveloped 25' wide corner lots throughout the city, which will also allow the applicant additional time to react to the comments and concerns raised at the January 14, 2019 Neighborhood Meeting.

For Introduction

Ald. Suffredin explained that the neighbors are expecting the item to return on February 11th.

Ald. Suffredin moved to table the item until the February 11, 2019 meeting, seconded by Ald. Rainey. The Committee voted 6-0 to table this item.

(P3) Ordinance 9-O-19, Granting a Special Use for a Ground-Floor Medical Office and Major Zoning Relief for No Additional Parking at 524 Main Street

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 9- O-19 granting special use approval for a ground-floor Medical Office, North Shore University Health System, and major zoning relief for no additional parking spaces where 7 additional parking spaces are required for a Medical Office, in the C1a Commercial Mixed-Use District and the oDM Dempster-Main Overlay District. The applicant has complied with all zoning requirements and meets all of the standards for special use and major variations for this district. *Alderman Wynne requests suspension of the rules for Introduction and Action at the January 28, 2019 City Council meeting.*

For Introduction and Action

Ald. Wynne moved to introduce Ordinance 9-O-19, seconded by Ald. Rue Simmons. The Committee voted 6-0 to introduce Ordinance 9-O-19.

(P4) Ordinance 4-O-19, Granting a Special Use Permit for a Planned Development Located at 1714-1720 Chicago Avenue and Amending the Zoning Map

The Plan Commission and staff recommend denial of Ordinance 4-O-19 for approval of a Map Amendment from the R6 General Residential to the D3 Downtown Core Development District and a Planned Development for a 13-story office building with 112 on-site parking spaces. Passage of the Map Amendment shall require a favorable vote of three-fourths (3/4) of all the Aldermen per City Code 6-3-4-7 because a petition signed and acknowledged

by 30% of owners of property within 500-feet of the subject property was submitted to the City.

For Introduction

Architect, Paul Janicki, made presentation regarding RFP process, architectural design of proposed building, alley vacation, reason for 4-story parking base and 9 office levels, existing parking observations, offer to lease 50 spaces in Church Street garage, alley configuration, impacts on neighboring properties, and bird-friendly measures of the project.

Mark Tendam, opposed the project, noting impact on adjacent historic sites.

Marcia Kuhr, condominium owner at 1738 Chicago Avenue, expressed concerns with pedestrian and vehicle safety in alley, the bulk, scale, height and compatibility with adjacent buildings, and parking availability.

Joan Safford, resident, stated opposition noting DAPR and Plan Commission voted against and the zoning change does not comply with standards for a map amendment.

Sarah Schastok, stated opposition, noted differences in number of employees presented by applicant and questioned economic assumptions of the applicant.

Bruce Erenbach, noted differences in proposal with purchase and sale agreement regarding building height and number of public parking spaces.

Laurie Howick, 1738 Chicago Avenue, had questions about amount and City portion of property taxes, revenue of existing parking lot, dates of parking counts, passenger drop-offs, and the position of City to develop lot.

Austin Sherer, expressed opposition because of potential City liability for safety of alley access, loss of revenue from parking, damage to adjacent historic buildings due to shadow, and DAPR and Plan Commission votes.

Evelyn McGowan, spoke with concerns about financial health of the Women's Club.

Margie Rogasner, expressed concerns about lack of community input from child care providers, schools, and seniors, parking concerns during construction, and noted the library underground parking closes early on weekends.

John O'Malley read letter from Kevin Quinn, in support for adding to tax rolls.

Kevin Boyer, spoke in support as the building will add value to Evanston as a diverse land use.

Dulce Lopez, 1315 Darrow, expressed support based on additional property taxes, revenue from sale of property, economic impact of additional workers, and design of building.

Anya Dujik, spoke in support because of property tax revenue generated where objecting neighboring properties do not pay taxes.

Ald. Wynne, stated will vote no because the proposal is not the building in sales contract regarding height and parking and would create blind dog-leg in one of busiest alleys in City that is used by children. Office jobs are important, but it is not the right use for this lot. Concern with preservation of adjacent landmark buildings.

Ald. Fiske moved to introduce Ordinance 4-O-19, seconded by Ald. Suffredin.

Ald. Fiske, noted thoughtful process over past couple years, the need for additional office space, and feet on the street in downtown. Stated that the lot will be developed in the future and the R6 zoned for a 85-foot tall building with additional 12 feet of height and an additional 3 or 4 levels of parking would result in more intense usage of alley. Considers not providing more active ground floor retail a public benefit. Noted former Woman's Club presidents in favor of project as was previous leadership. The developer has worked with community and offered insurance policy to neighbor for lost business. A Construction Management Plan can prevent damage to adjacent buildings. The stop sign and crosswalk will make the alley safer and other buildings will operate adequately. Could ask the developer to look at whether the building could be reduced to 11 stories and whether 74 spaces could be added back to building.

Ald. Wilson asked question regarding status of Chicago Avenue Partners LLC and noted that he has spent hours representing that the development would be within the sales contract.

Greg Stec, stated Chicago Ave Partners is an active Delaware LLC and is still intact as same team. Mr. Stec has been same developer, but with new architect and co-developer. The project is 12 $\frac{1}{3}$ stories.

Ald. Fiske moved to hold in committee until February 11, 2019, seconded by Ald. Suffredin. The item was held in committee.

(P5) Vacation Rental License for 1945 Jackson Avenue, Apartment 1

City staff recommends approval of a Vacation Rental License for the property located at 1945 Jackson Avenue, Apartment 1. The Vacation Rental meets all of the Standards and Procedures for license approval.

For Action

Chair Revelle moved consideration of this item before consideration of item P4 due to the amount of discussion expected regarding P4.

Victor Melicio, property manager of this location and for a number of vacation rentals on block, stated the owner also operates conventional and Section 8 rentals at the other end of the block. The vacation rental license would offer flexibility when a unit is vacant.

Ald. Rue Simmons expressed concern with multiple vacation rentals limiting amount of naturally occurring affordable housing available to families and the number of vacation rentals on the block from the same owner.

Ald. Fiske agreed with Ald. Rue Simmons and is concerned with non-owner occupied vacation rentals.

[Ald. Wilson arrived, 6:49 pm]

Ald. Wilson noted a negative cumulative effect is part of the existing ordinance.

Ald. Rainey moved to approve the vacation rental license, seconded by Ald. Suffredin. The Committee voted 0-7 and therefore the item was not approved.

IV. **ITEMS FOR DISCUSSION**

V. **COMMUNICATIONS**

VI. **ADJOURNMENT**

Ald. Rainey moved to adjourn, seconded by Ald. Rue Simmons. The meeting adjourned at 7:56 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Manager