

**Planning & Development Committee Meeting  
Minutes of July 8, 2019  
6:45 p.m.**

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

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

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

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Rue Simmons

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

A quorum being present, Ald. Rue Simmons called the meeting to order at 8:24 p.m.

**II. APPROVAL OF REGULAR MEETING MINUTES OF JUNE 24, 2019**

**Ald. Wilson moved to approve the minutes of the June 24, 2019 meeting, seconded by Ald. Suffredin. The committee voted unanimously 6-0, to approve the June 24, 2019 minutes.**

Ald. Rainey was outside of the Council Chambers at the time of the vote.

**III. ITEMS FOR CONSIDERATION**

**(P1) Approval to Issue a Request for Qualifications (RFQ) for the Property at 1714-1720 Chicago Avenue**

Staff recommends that the City Council authorize the City Manager and/or his designee to issue a request for qualifications to identify interest by parties for the redevelopment of the property at 1714-1720 Chicago Avenue with following terms: Qualifications Summary Statement, Development Team Overview, Representative Projects and/or Experience, Current Projects, Financial Information, References and Points of Contact for Project.

**For Action**

David Galloway, Design Evanston, expressed interest in aiding in the RFQ process through a design charette.

Vickie Burke, WCTU, expressed an interest in providing information about the context of the site and being involved in RFQ process.

Janet Steidl, believes issuing RFQ is premature without community input.

Mike Vasilko, spoke in opposition of proceeding with an RFQ.

Ald. Revelle seeks design input prior to issuing an RFQ.

Ald. Wilson believes it would be useful to develop parameters for development prior to RFQ issuance.

Ald. Fiske explained the intent to receive input and vision from potential developers.

Ald. Wynne agreed that an RFQ is premature and that design input is more appropriate at this time.

In response to Ald. Rainey, David Galloway stated input would be provided regarding zoning regulations and site information and an output developed by Design Evanston members and related professionals.

Ald. Rainey would also like to see information about interested developers through RFQ process.

Ald. Fiske also supported a dual path of design charatte and RFQ and spoke to benefits to downtown of developing the property. The design charette could also involve input from the public.

Ald. Wilson reiterated the value of developing parameters.

Ald. Rainey sees value in seeking developers with capacity.

Ald. Revelle noted the benefit of

**Ald. Wilson moved to authorize the issuance of an RFQ, seconded by Ald. Fiske. The Committee voted 2-5 on the motion to authorize issuance of an RFQ. The motion failed.**

**(P2) Ordinance 73-O-19, Granting Major Zoning Relief to Construct a Second Story Addition at 1124 Florence Ave.**

City staff and the Zoning Board of Appeals recommend adoption of Ordinance 73-O-19 granting major zoning relief to construct a second story addition for live-work units with a 7' south interior side yard setback for an eave where 9' is required, and for three parking spaces where four parking spaces are required, in the B1 Business District. The applicant has complied with all zoning requirements and meets all of the standards for a variation for this

district. Ald. Braithwaite requests suspension of the rules for introduction and action at the July 8, 2019 City Council meeting.

**For Introduction and Action**

Sue Loellbach, Connections for the Homeless and Joining Forces, spoke in favor of P2.

**Ald. Rainey moved to suspend the rules to Introduce and take Action on Ordinance 73-O-19, seconded by Ald. Wilson. The Committee voted 7-0 on the motion to suspend the rules to Introduce and take Action on the item.**

**IV. ITEMS FOR DISCUSSION**

**(PD1) Discussion of City Code Section 6-7-4 “Municipal Use Exemption”**

Staff is seeking direction from the City Council if the Zoning Code Section 6-7-4 “Municipal Use Exemption” should be considered and reviewed by the Zoning Committee of the Plan Commission for its continued use by the City for its projects and City-owned land.

**For Discussion**

Carl Klein, supports public process and notification requirements. Referenced previous proposals from ZS Associates regarding office space on the library parking lot site.

Joan Safford, inquired what has prompted discussion of Municipal Use Exemption. Evanston’s ordinance allows broader authority than others.

Ald. Rue Simmons explained reason for item is related to neighbors reaction to the pumping station and suggested adding notice requirements, but that it is not related to the library parking lot.

Ald. Wilson agreed that the process could be improved regarding notification.

Ald. Revelle supports and noted it is in line with environmental justice resolution for meaningful public input.

**V. COMMUNICATIONS**

**VI. ADJOURNMENT**

**Ald. Wilson moved to adjourn, seconded by Ald. Wynne. The meeting adjourned at 9:07 p.m.**

Respectfully submitted,

Scott Mangum  
Planning and Zoning Manager