

**Planning & Development Committee Meeting
Minutes of September 9, 2019
6:45 p.m.**

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

MEMBERS PRESENT: T. Suffredin, A. Rainey, R. Rue
Simmons, E. Revelle, M. Wynne, D. Wilson, J. Fiske (7:10)

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

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Rue Simmons

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

A quorum being present, Ald. Rue Simmons called the meeting to order at 7:03 p.m.

II. **APPROVAL OF REGULAR MEETING MINUTES OF JULY 22, 2019**

Ald. Wilson moved to approve the minutes of the July 22, 2019 meeting, seconded by Ald. Wynne. The committee voted unanimously 6-0, to approve the July 22, 2019 minutes.

III. **ITEMS FOR CONSIDERATION**

(P1) Tenant-Based Rental Assistance Program Report

The Housing and Homelessness Commission and staff recommend approval of a funding renewal of \$300,000 in HOME funds to continue the current Tenant Based Rental Assistance program, administered by Connections for the Homeless. The funding will provide stable housing for two years to up to ten at-risk Evanston families with children under the age of 18 in Evanston that are underemployed, and break the cycle of poverty and instability by developing the capacity to earn a living wage to support their families and afford market rate rental housing. Funding is from the HOME Investment Partnerships Program (Account 240.21.5430.65535). Currently, the City has a total of \$464,317 in available uncommitted HOME funds.

For Action

Tina Paden, spoke in support of the program and noted she had available units.

Betty Esther, inquired about the results of the current program and spoke in

support of funding for CHDOs.

Ald. Rainey noted that information in the packet includes answers to Ms. Esther's questions.

Nia Tavoularis and Jennifer Crystal, Connections for the Homeless, responded that outcomes are reported to City, 100% of families exited to permanent housing, 85% living wage job, 98% of children achieved and advanced to the next grade level. Rare for households to leave after first year, largely families ready at end and do not need extensions.

Ald. Wilson moved approval of the funding request, seconded by Ald. Wynne. The Committee voted 7-0 to approve the funding request.

(P2) Resolution 74-R-19, Approval of a Plat of Re-subdivision of 1211-1217 Ridge Avenue

Staff recommends City Council adoption of Resolution 74-R-19, approving the proposed re-subdivision of the property located at 1211-1217 Ridge Avenue.

For Action

Kirsten Coleman, property owner, clarified original brick circular driveway and provided additional proposed access easement language to the Committee.

Ald. Wilson moved to amend the resolution to add Section 2 subsection D approve Resolution 74-R-19, seconded by Ald. Rainey. The Committee voted 7-0 on the motion. The item was approved.

Ald. Wilson moved approval of Resolution 74-R-19, as amended, seconded by Ald. Wynne. The Committee voted 7-0 to approve the Resolution.

(P3) Ordinance 104-O-19, Extending the Time for the Applicant to Obtain a Building Permit to Construct the Residential Unit in the Planned Development Previously Authorized by Ordinance 39-O-08

Staff recommends adoption of Ordinance 104-O-19 to extend the time for completion of the Planned Development at 318-320 Dempster Street, originally approved in March of 2008. The Ordinance grants a one-year extension to obtain building permits for construction of the third dwelling unit within the former livery stable on the property by September 25, 2020. Alderman Melissa Wynne recommends suspension of the rules for Introduction and Action at the September 9, 2019 City Council meeting.

For Introduction and Action

Ald. Wynne noted that, although delayed, it is an excellent example of adaptive reuse and there is a new buyer.

Ald. Rue Simmons moved to suspend the rules to Introduce and take Action on Ordinance 104-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) Preservation of Heritage Trees Ald. Fiske made a referral to the Preservation Commission to consider creating language within the Preservation Ordinance to recognize and regulate heritage trees.

The City has currently has a tree preservation ordinance within Title 7 of the City Code (7-8-8), but it is limited to private property trees for Planned Developments and Subdivisions of 2 acres or larger, as well as all public trees. The Planning and Development Committee may discuss options to revise Section 7-8-8 of the City Code and/or the Preservation Ordinance, Title 2, Chapter 8.

For Discussion

Leslie Shad, referenced an emailed petition in support of heritage tree ordinance.

Deborah Rusin, spoke in support of tree preservation.

In response to Ald. Rue Simmons, Paul D'Agostino explained that the existing ordinance is limited to public trees, subdivisions over 2 acres, and planned developments. Over 250 permits issued in past 2 years. Heritage tree definition can be objective or subjective.

Ald. Fiske noted that Oak trees original to area and inquired why not within Preservation Ordinance.

Scott Mangum, Planning and Zoning Manager, summarized the Preservation Commission's position as a citywide issue that is outside their expertise.

Ald. Fiske suggested looking at types of trees of certain age as a heritage tree.

Ald. Rue Simmons supports extending beyond historic districts.

Ald. Wynne in support of heritage tree ordinance that covers entire City with objective standard. Recommended ordinance with species list and measurements at a certain height.

Ald. Revelle in agreement and added size of tree as an objective measure and a reasonable size. Through a permit process the City could have a conversation about the importance of trees and options for tree to remain.

Ald. Rainey in support of Tree Preservation Ordinance without heritage tree designation.

Ald. Fiske can ask staff to research heritage tree ordinances, can allow for an appeal process for homeowners.

Ald. Rainey noted that she had called for a tree preservation ordinance a number of years ago.

Johanna Leonard stated other communities have lists of species with size to be protected. Can return with information for additional discussion.

V. **COMMUNICATIONS**

(PC1) Design Evanston Charette for the Library Parking Lot Site

Communication from Design Evanston reporting on the outcome of a charette held to discuss the City-owned property known as the Library Parking Lot.

David Galloway, Design Evanston, summarized the design charrette and position paper comments.

Alds. Revelle and Wilson thanked the group for their time and effort.

VI. **ADJOURNMENT**

Ald. Wilson moved to adjourn, seconded by Ald. Fiske. The meeting adjourned at 7:51 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Manager