

**Planning & Development Committee Meeting
Minutes of September 23, 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 (6:56)

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 6:50 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF SEPTEMBER 9, 2019

Ald. Revelle moved to approve the minutes of the September 9, 2019 meeting, seconded by Ald. Wynne. The committee voted unanimously 6-0, to approve the September 9, 2019 minutes.

III. ITEMS FOR CONSIDERATION

(P1) Landlord-Tenant Services with Metropolitan Tenants Organization & Lawyers' Committee for Better Housing

The Housing and Homelessness Commission and staff recommend approval of renewal contract with Metropolitan Tenants Organization (MTO) and Lawyers' Committee for Better Housing (LCBH) in the not-to-exceed amount of \$70,000 for landlord-tenant services. The funding source is the City's Affordable Housing Fund, 250.21.5465.65497, Landlord-Tenant services. The Affordable Housing Fund currently has a cash balance of approximately \$900,000.

For Action

Ald. Rainey requested reporting on activities of the organization.

Sarah Flax, Housing and Grants Manager, noted a report is contained within the City Council packet.

Ald. Revelle moved approval of the funding request, seconded by Ald.

Wilson. The Committee voted 6-0 to approve the funding request.

(P2) Ordinance 115-O-19, Granting the YWCA a Special Use Permit for a Planned Development Located at 1215 Church Street and 1726-1730 Ridge Avenue in the R4 General Residential District

The Plan Commission, Preservation Commission, and staff recommend adoption of Ordinance 115-O-19 for approval of a Special Use to expand a Community Center – Public and a Recreation Center – Public and for a Planned Development to demolish two single family residence-style structures and construct a two-story entrance addition abutting the south façade of the existing YWCA building and a four-story domestic violence shelter abutting the north façade of the existing YWCA building. The proposal includes the following Site Development Allowances: 1) Parking Location: Propose parking spaces within the required front yard setback (fronting Church St.) where parking is not permitted in front yards; 2) Loading Berth Location: Propose two loading berths within the west interior side yard setback where loading berths are permitted within the building envelope only; 3) Impervious Surface Coverage: Propose 75.5% impervious surface coverage where a maximum 55% is allowed; 4) Building Height: Propose 4 stories at 42.4' height for a flat roof where a maximum 2.5 stories or 35' to the peak for a sloped roof is allowed; 5) Unenclosed Loading Berth: Propose 2 open loading berths within the side yard/front yard where open loading berths are only permitted within a rear yard.

For Introduction

Ald. Braithwaite, voiced his support and acknowledged the work of applicant and staff in process.

Sarah Malone, past chair of YWCA and Board member, spoke in support of the organization's work as a domestic violence shelter and the proposed expansion project.

Cindy Rowlings, YWCA Board Chair, spoke for Bill Stafford in support of expansion project and explained process and outreach involved in developing the project.

Sandy Williams, Domestic Violence Director for YWCA, spoke of the need for proposed improvements to the shelter.

In response to Ald. Revelle, Jack Shroeder, architect, answered that all stormwater would be handled onsite and explained the modifications to the building design including materials and roof slopes.

Ald. Fiske stated support for project but did raise issue of historic significance of site and wants to see history incorporated into the site.

The Planning and Development Committee voted 7-0 to Introduce Ordinance 115-O-19.

(P3) Ordinance 105-O-19, Application for Major Zoning Relief to Expand a Legally Nonconforming Structure at 3101 Central Street

City staff and the Zoning Board of Appeals recommend City Council adoption of Ordinance 105-O-19, granting major zoning relief to expand a legally nonconforming structure by constructing a 580 sq. ft. one-story garage bay enclosure. The applicant requests to expand the legally nonconforming use for an Automobile Repair Service Establishment and an Automobile Body Repair Establishment where said uses are not eligible permitted or special uses in the R4 General Residential District or an eligible Active Ground Floor Use in the oCSC Central Street Overlay District. The applicant also requests the addition of zero parking spaces where one additional parking space is required due to the expansion, for a total of 11 legal on-site parking spaces where 12 parking spaces are required.

For Introduction

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

Ald. Suffredin moved for suspension of the rules for Introduction and Action for Ordinance 105-O-19, seconded by Ald. Wilson. 7-0.

Ald. Suffredin moved for Introduction and Action on Ordinance 105-O-19, as amended, seconded by Ald. Wilson. 7-0. The Committee voted 7-0 for Introduction and Action on the item.

(P4) Ordinance 106-O-19, Granting a Special Use Permit for Daycare Center – Domestic Animal, and Kennel at 1245 Hartrey Avenue

The Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 106-O-19 granting special use approval for a Daycare Center – Domestic Animal, and a special use for a Kennel, for Unleashed in Evanston, in the I2 General Industrial District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district.

For Introduction

Ald. Wynne and Ald. Fiske spoke in support of business.

Ald. Rue Simmons moved to Introduce Ordinance 106-O-19, as amended, seconded by Ald. Rainey. The Committee voted 7-0 to Introduce the item.

(P5) Ordinance 114-O-19, Granting a Special Use Permit for a Planned Development Located at 1012-1018 Church Street in the D3 Downtown Core Development District

The Plan Commission and staff recommend adoption of Ordinance 114-O-19 for approval of a Special Use for a Planned Development in the D3 Downtown Core Development District to construct a 3-story, 37,800 square foot Cultural Facility, a live theater performance venue, with a 289-seat main stage and a building height of 41 feet. The development includes site development allowances for the following: 1) Number of parking spaces: 0 spaces where 32 are required; 2) Street frontage property line setback: 2 feet at the first floor where 0 feet is required up to a minimum building height of 24 feet but not more than 42 feet.

For Introduction

Linda Tate, spoke in support of the project as well-designed and a benefit to other businesses in the area while noting the presence of public transit.

Bob Best, spoke in support of the project.

Doreen Price, spoke about accessory dwelling unit parking requirements and climate resiliency.

Amy Morton, resident and business owner, spoke in support of Northlight's project in the downtown and impact on restaurants.

Jan Haslett, advisory board member of Northlight and realtor, spoke of need for theater in Evanston.

Niel Gambow, spoke in support of well-planned item.

John Syvertsen, architect, spoke in support of the project.

Ald. Wilson noted that the organization has been in existence for a number of years and the venue can handle the parking needs.

Ald. Wynne appreciated that Northlight came back with a better project that will be an economic engine.

Ald. Wilson moved to Introduce Ordinance 114-O-19, seconded by Ald. Wynne. The Committee voted 7-0 to Introduce the item.

IV. **ITEMS FOR DISCUSSION**

(PD1) Consideration of Proposed Amendments to Zoning to Facilitate Development of Coach Houses/Accessory Dwelling Units for Referral to Plan Commission

The Evanston Development Cooperative and staff request consideration by City Council of amendments to zoning code related to coach houses/accessory dwelling units (ADUs) and referral of those amendments to

Plan Commission in order to effectively expand affordable housing options across Evanston. Potential amendments include the following: 1) Allow one ADU per principal residential structure, removing the current limitation to single-family detached residences; 2) Waive the additional parking requirement for an ADU when there is an affordability restriction of 10 or more years for either the principal residence or ADU, and on properties within TOD areas or within a certain distance to public transit; 3) Increase the maximum height for an ADU when there are increased setbacks from property lines that abut another property.

For Discussion and Referral

In response to Ald. Fiske, Ms. Flax, noted current tweaks are relating to coach houses.

Ald. Fiske expressed concern with eliminating parking requirement of one space per unit.

Ald. Revelle believes conditions in which parking would be waived are worth considering noting research that ADU tenants own less vehicles and Plan Commission should consider.

Ald. Wynne agreed with recommendation to consider parking waivers and increasing areas where can be constructed.

Ald. Fiske spoke of parking concerns in Transit Oriented Development areas in the 1st Ward and need for one parking space.

Ald. Wilson believes Plan Commission should discuss parking issue.

Ald. Rue Simmons agreed with parking issues, but wanted to explore ways to add ADUs.

Ald. Wynne suggested studying appropriate standards for parking waivers based on parking saturation levels.

Ald. Rue Simmons noted other areas of the City with parking impacts.

V. **COMMUNICATIONS**

VI. **ADJOURNMENT**

Ald. Rainey moved to adjourn, seconded by Ald. Wilson. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Scott Mangum
Planning and Zoning Manager