



Planning & Development Committee

Monday, November 25, 2019 @ 6:45 PM

Lorraine H. Morton Civic Center, James C. Lytle City Council Chambers, Room 2800

**COMMITTEE MEMBER
PRESENT:**

Donald Wilson, 4th Ward Alderman, Eleanor Revelle, 7th Ward Alderman, Judy Fiske, 1st Ward Alderman, Melissa Wynne, 3rd Ward Alderman, Robin Rue Simmons, 5th Ward Alderman, Thomas Suffredin, 6th Ward Alderman, and Ann Rainey, 8th Ward Alderman

**COMMITTEE MEMBER
ABSENT:**

STAFF PRESENT:

Johanna Leonard, Director of Community Development, Michelle Masoncup, Director, Paul D'Agostino, Environmental Services Coordinator, and Scott Mangum, Planning & Zoning Administrator

- 1. CALL TO ORDER/DECLARATION OF A QUORUM: ALDERMAN SUFFREDIN**
A quorum being present, Ald. Suffredin called the meeting to order at 6:47 pm.

- 2. APPROVAL OF REGULAR MEETING MINUTES OF OCTOBER 28, 2019**
Staff recommends approval of the Minutes of the October 28, 2019 Planning and Development Committee meeting.
For Action

Ald. Revelle moved approval of the minutes of the October 28, 2019 Planning and Development Committee meeting, seconded by Ald. Wilson.

The Committee voted unanimously 6-0 to approve the minutes.

- 3. PUBLIC COMMENT**

Gail Weisberg, Hampton Parkway Condominiums, spoke in support of a new City regulation requiring 85% of owners to support condo deconversion and explained issues with proposed deconversion.

Mary Miller, Hampton Parkway Condominiums, spoke in support of a new City regulation requiring 85% of owners to support condo deconversion and noted affordable housing regulations decreasing property value.

Gloria Meza, Hampton Parkway Condominiums, spoke in support of a new City regulation

requiring 85% of owners to support condo deconversion and suggested additional requirements.

Wendy Pollack, spoke regarding the Tree Preservation Ordinance, supporting additional regulation for trees on private property.

Leslie Shad, spoke regarding the Tree Preservation Ordinance, supporting additional regulation for trees on private property including decreasing the size of trees protected and increasing replacement regulations.

Marina Sharipova, spoke in support of a new City regulation requiring 85% of owners to support condo deconversion and noted issues with proposed deconversion.

4. ITEMS FOR CONSIDERATION

A. Ordinance 157-O-19, Amending the Municipal Use Exemption in Section 6-7-4

The Plan Commission and staff recommend amending Section 6-7-4 of the Zoning Ordinance, Municipal Use Exemption, to revise language related to the process and noticing of municipal use exemptions.

For Introduction

Moved by 5th Ward Alderman Robin Rue Simmons
Seconded by 7th Ward Alderman Eleanor Revelle

Ayes: 4th Ward Alderman Donald Wilson, 7th Ward Alderman Eleanor Revelle, 1st Ward Alderman Judy Fiske, 3rd Ward Alderman Melissa Wynne, 5th Ward Alderman Robin Rue Simmons, 6th Ward Alderman Thomas Suffredin, and 8th Ward Alderman Ann Rainey

Carried 7-0 on a recorded vote

B. Ordinance 158-O-19 Application for Major Zoning Relief to locate required parking more than 1000' from a Multifamily Residence at 1570 Oak Ave. in the R6 General Residential District

Staff and the Zoning Board of Appeals recommend adoption of Ordinance 158-O-19 granting major zoning relief to lease 57 required off-street parking spaces more than 1,000 feet from the subject property (multifamily residence at 1570 Oak Ave.), in the R6 General Residential District. The applicant has complied with all zoning requirements, and meets all of the Standards for Major Variations for this district.

For Introduction

In response to Ald. Revelle noting that the memo stated the applicant was to work with current residents regarding pricing and mobility issues, Scott Mangum, Planning and Zoning Manager stated that changes could be made to the proposed Ordinance if so desired.

Al Belmonte, property owner, stated that he had reached out to residents to keep the parking

rate the same through the term of their lease and is working with a resident regarding mobility issues.

In response to Ald. Fiske, Mr. Belmonte confirmed that the difference in pricing between the existing parking and the rate to park in the City parking garage would be born by the applicant, not by the City.

Moved by 7th Ward Alderman Eleanor Revelle
Seconded by 5th Ward Alderman Robin Rue Simmons

Ayes: 4th Ward Alderman Donald Wilson, 7th Ward Alderman Eleanor Revelle, 1st Ward Alderman Judy Fiske, 3rd Ward Alderman Melissa Wynne, 5th Ward Alderman Robin Rue Simmons, 6th Ward Alderman Thomas Suffredin, and 8th Ward Alderman Ann Rainey

Carried 7-0 on a recorded vote

5. ITEMS FOR DISCUSSION

A. Discussion of Aldermanic Reference Regarding Condominium Deconversions

Staff seeks further direction on the reference from Alderman Fiske to review the local ordinances associated with condominium deconversions.

For Discussion

Ald. Fiske expressed concern for elderly and lower-income residents and is in support of the Chicago model with an 85% requirement.

Ald. Rainey stated she is not in favor of 85%, noted the City has a model ordinance regarding conversions, and suggested declaring a moratorium on deconversions.

In response to Ald. Wilson, Corporation Counsel Michelle Masoncupp stated the regulation is within home rule authority, however, Evanston has buildings with a smaller number of units than many buildings in Chicago and noted that condominium boards can currently set their own ratio.

Ald. Wilson noted regulations should address the issue of consideration being given to only one owner but not given to all, noted the concerns with Inclusionary Housing Ordinance fees, and supported a moratorium.

Ald. Revelle empathized with condo owners and supported a moratorium.

Ald. Rainey moved to have a condominium deconversion moratorium placed on the next possible agenda.

Moved by 8th Ward Alderman Ann Rainey

Seconded by 4th Ward Alderman Donald Wilson

Ayes: 4th Ward Alderman Donald Wilson, 7th Ward Alderman Eleanor Revelle, 1st Ward Alderman Judy Fiske, 3rd Ward Alderman Melissa Wynne, 5th Ward Alderman Robin Rue Simmons, 6th Ward Alderman Thomas Suffredin, and 8th Ward Alderman Ann Rainey

Carried 7-0 on a recorded vote

B. Tree Preservation Ordinance Discussion

Staff is requesting that City Council provide direction for modifying the Tree Preservation Ordinance.

For Discussion

Paul D'Agostino, Environmental Services Coordinator gave the staff presentation noting the many benefits of trees, the current regulations in the ordinance, the proposed modifications to include larger trees on private property, regulations in other municipalities, the impact of the proposed regulations on other developments, and the reasoning for the proposed 25-inch threshold.

In response to Ald. Wynne, Mr. D'Agostino noted it was difficult to predict the impact of lowering the threshold to 20 inches without an inventory of how many trees would qualify.

Ald. Wynne was concerned that we are not protecting enough trees and would rather error on the cautious side.

In response to Ald. Wynne, Mr. D'Agostino stated that they could also look at graduated regulations for the age and/or sizes of trees by type.

Ald. Fiske was in favor of a regulation that is graduated by species.

Ald. Revelle concurred with other Ald. and was in favor of adjusting fee-in-lieu and requiring a tree inventory from property owners.

Community Development Director Johanna Leonard stated the item would return at a future meeting.

6. ITEMS FOR COMMUNICATION

Ald. Rue Simmons noted the increased notice requirement as part of the Municipal Use Exemption amendment.

Director Leonard stated the notice requirement would be 500-feet and gave the example of the Civic Center as a Municipal Use Exemption in the R4 District.

7. ADJOURNMENT

Ald. Wilson moved to recommend adjournment of the meeting, seconded by Ald. Rue Simmons. The meeting adjourned at 7:37 pm.