



Planning & Development Committee

Monday, September 14, 2020 @ 5:00 PM

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

**COMMITTEE MEMBER
PRESENT:**

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

**COMMITTEE MEMBER
ABSENT:**

STAFF PRESENT:

Scott Mangum, Planning & Zoning Administrator and Johanna Nyden, Director of Community Development

CALL TO ORDER/DECLARATION OF A QUORUM: ALDERMAN RAINEY

A quorum being present Ald. Rainey called the meeting to order at 5:37 pm.

Ald. Wilson moved to suspend the rules to allow the meeting to be conducted via Zoom. The motion carried 7-0.

APPROVAL OF MINUTES

Approval of the minutes of the Regular Planning & Development meeting of July 27, 2020

Staff recommends approval of the Minutes of the Regular Planning & Development Committee meeting of July 27, 2020.

For Action

Moved by 5th Ward Alderman Robin Rue Simmons

Seconded by 4th Ward Alderman Donald Wilson

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

Carried 7-0 on a recorded vote

PUBLIC COMMENT

Rick Nelson, co-chair of EJE, spoke in support of the Environmental Justice Resolution noting that the committee was established by the City to establish environmental justice policy. Input was provided by the Environment Board, Equity and Empowerment Commission, staff, residents, and aldermen to implement one action of the CARP plan. Mr. Nelson referenced a number of supporters.

Darrien Hallagan spoke in support of Accessory Dwelling Units (ADUs) for reasons of allowing passive income and on-site housing for family members.

Julie Johnson spoke in support of a rezoning of the 1900 block of Orrington Ave with concerns about student housing and noting the difficulty of fighting special use requests.

Dan Shapiro, an attorney representing several homeowners on the 1900 block of Orrington Ave, made a presentation in support of the rezoning stating that it meets the Zoning Ordinance Standards for Amendments.

Kenn Bearman, resident of the 1900 Orrington Ave block, spoke in support of rezoning to R1 noting the historic district boundaries.

Max Ross, resident of the 1900 Orrington Ave block, spoke in support of rezoning to R1 with concerns of student housing.

Shawn Jones, an attorney representing three property owners in the 1900 block of Orrington Ave, spoke against the rezoning to R1 noting the Plan Commission's recommendation against the rezoning and noted existing restrictions through zoning and preservation ordinances.

Dave Shoenfeld, resident of the 2000 Orrington Ave block, spoke in support of rezoning to R1 noting the relationship between the neighborhood and the University.

Mike Vasilko spoke regarding the Environmental Justice resolution suggesting the areas of the City should be expanded.

Robinson Markus spoke in support of the ADU ordinance because it is a step toward more inclusive housing in Evanston by making it easier to construct ADUs but spoke against the amendment to require common ownership.

Jennifer O'Neil, president of the League of Women Voters, spoke in support of the ADU ordinance which is consistent with the organization's values.

Rebecca Beiter, resident of the 1900 Orrington Ave block, spoke in support of rezoning to R1 with concerns of student housing.

Art Newman, former Ald. of the 1900 Block of Orrington Ave, spoke in support of rezoning to R1 with concerns of alcohol use of student housing, parking, and property maintenance.

Sue Loellbach, connections for the homeless and joining forces, spoke against rezoning the 1900 block of Orrington Ave and spoke in support of the ADU ordinance with the exception of the common-ownership requirement.

ITEMS FOR CONSIDERATION

Resolution 73-R-20, Approving a Plat of Subdivision for 2404 Ridge Avenue

Staff recommends adoption of Resolution 73-R-20 approving a re-subdivision of 2404 Ridge Avenue subject to conditions of approval requiring a 6-foot dedication of land for alley widening, a view easement for the existing landmarked house, disconnection of utility services, and capping and sealing of a well.

For Action

Ald. Wilson moved to hold the item until the September 29, 2020 meeting, seconded by Ald. Rue Simmons. The request to hold was approved by a roll call vote, 7-0.

Resolution 72-R-20, To Support Environmental Justice

Staff recommends City Council Adoption of Resolution 72-R-20, To Support Environmental Justice.

For Action

Ald. Revelle spoke in support of the resolution noting protection from environmental hazards, equal access to resources, and meaningful public engagement.

Ald. Rue Simmons applauded the outreach by the organization.

Moved by 8th Ward Alderman Ann Rainey
Seconded by 3rd Ward Alderman Melissa Wynne

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

Carried 7-0 on a recorded vote

Ordinance 84-O-20, Granting a Map Amendment at 1910-1946 Orrington Ave and 714-716 Foster St., to rezone from the R4a General Residential District to R1 Single-family Residential District

The Plan Commission recommends denial of a Zoning Map Amendment, Ordinance 84-O-20, to rezone properties located at 1910–1946 Orrington Avenue and 714-716 Foster Street from the R4a General Residential District to the R1 Single-Family Residential District.

For Introduction

Ald. Fiske spoke in support of the rezoning to protect the neighborhoods to the west of the University from absentee landlords, noted the previous downzonings, that a number of R1 properties in Evanston are nonconforming as to lot size, and the importance of the historic nature of the block.

Ald. Rue Simmons noted concerns with absentee landlords and quality of life for permanent residents as issues.

Ald. Fiske suggested a larger future discussion about quality of life issues. In response to the Plan Commission discussion about the existing special use protection in R4a, Ald. Fiske thought that puts an onus on existing residents and allowing additional multifamily would make it more difficult to rezone to R1 in the future.

Ald. Rainey noted the existing quality of life issues are present no matter the zoning.

Ald. Fiske stated that rezoning would discourage absentee landlords from buying properties in R1.

Ald. Wilson noted additional information could be considered by the time this item is for action.

Ald. Wynne stated support for the rezoning and agreed with quality of life issues around the University.

Ald. Rue Simmons reiterated the quality of life issues but raised issues of racial equity in zoning.

Moved by 8th Ward Alderman Ann Rainey
Seconded by 3rd Ward Alderman Melissa Wynne

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

Carried 7-0 on a recorded vote

Ordinance 80-O-20, Granting a Special Use Permit for a Cannabis Transporter Business Located at 1701 Howard Street in the C1 Commercial District ("MJA Chicago LLC")

The Zoning Board of Appeals and staff recommend adoption, with conditions, of Ordinance 80-O-20 granting a Special Use for a Cannabis Transporter, MJA Chicago LLC, in the C1 Commercial District located at 1701 Howard Street. The applicant has complied with all zoning requirements and meets all Standards for Special Use for this zoning district.

For Introduction

Ald. Rainey noted Bee Zee auto repair owners have applied for a transporter license as a social equity applicant and explained the role of a transporter to pick up and deliver cannabis.

Ald. Wynne left the meeting at 7:00 p.m.

Moved by 8th Ward Alderman Ann Rainey

Seconded by 5th Ward Alderman Robin Rue Simmons

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

Carried 6-0 on a recorded vote

Ordinance 86-O-20, Amending Title 6 of the Evanston City Code to Create Accessory Dwelling Unit Regulations and to Revise the Calculation of Building Lot Coverage

The Plan Commission and staff recommend the adoption of Ordinance 86-O-20, a Text Amendment to the Zoning Ordinance to Create Accessory Dwelling Unit Regulations and to revise the calculation of Building Lot Coverage.

For Introduction

Ald. Revelle expressed strong support.

Ald. Rue Simmons expressed support including for reasons to build wealth and age-in-place.

Moved by 8th Ward Alderman Ann Rainey

Seconded by 7th Ward Alderman Eleanor Revelle

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

Carried 6-0 on a recorded vote

ITEMS FOR DISCUSSION

ITEMS FOR COMMUNICATION

Mobility in the Time of COVID-19

Staff is providing this update to the Planning & Development Committee on the impacts of COVID-19 on the future of mobility and transportation options in Evanston. A brief presentation by staff will be provided at the September 14, 2020 Planning & Development

Committee meeting.

For Action: Accept and Place on File

Director Nyden noted that an update would be provided at a future meeting instead of this evening.

ADJOURNMENT

Ald. Wilson moved adjournment of the meeting, seconded by Ald. Rue Simmons. The meeting was adjourned at 7:05 pm.