



Planning & Development Committee

Monday, February 22, 2021 @ 5:00 PM

Lorraine H. Morton Civic Center, Virtual

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:

Johanna Nyden, Director of Community Development and Sarah Flax, Housing & Grants Administrator

(I) CALL TO ORDER/DECLARATION OF A QUORUM

A quorum being present Ald. Wynne called the meeting to order at 5:11 p.m. Suspension of the Rules Allowing for Remote Participation

P1. Suspension of the Rules Allowing for Remote Participation

Due to an executive order issued by Governor J.B. Pritzker and the ongoing COVID-19 pandemic, staff recommends a suspension of the rules regarding in-person attendance requirements for public meetings, allowing for City Council members and City staff to participate in this meeting remotely.

For Action

Moved by 4th Ward Alderman Donald Wilson
Seconded by 7th Ward Alderman Eleanor Revelle

Ayes: 8th Ward Alderman Ann Rainey, 4th Ward Alderman Donald Wilson, 7th Ward Alderman Eleanor Revelle, 6th Ward Alderman Thomas Suffredin, and 3rd Ward Alderman Melissa Wynne

Carried 5-0 on a recorded vote

(II) APPROVAL OF MINUTES

PM1. **Approval of the Minutes of the Regular Planning & Development Committee meeting of January 25, 2021**

Staff recommends approval of the Minutes of the Regular Planning & Development Committee meeting of January 25, 2021.

For Action

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, 6th Ward Alderman Thomas Suffredin, and 3rd Ward Alderman Melissa Wynne

Carried 5-0 on a recorded vote

(III) PUBLIC COMMENT

Tina Paden spoke to item P1, asking how one applies for the grant money and stated that she would be interested. She has applied for other funding for low-income housing and is hoping this \$175,000 will be available to small landlords like herself since there has been no help during the pandemic.

Sue Loellbach, who works for Connections for the Homeless and leads a coalition called Joining Forces for Affordable Housing, stated that Joining Forces supports the ordinance in item P4. They believe that in order to increase the equity in which housing decisions are made and housing resources are allocated, Evanston's zoning needs to be changed to allow flexible uses.

Carlis Sutton reinforced comments made by Ms. Paden and asked for some kind of program that is available to landlords that does not require them to receive assistance if only the tenants apply for assistance. There has been an increase in property taxes and they are not allowed to evict due to the pandemic. He stated that they need help and need it now for small landlords.

(IV) ITEMS FOR CONSIDERATION

P1. **Resolution 24-R-21, Accepting a Grant from the Illinois Housing Development Authority's Strong Communities Program**

Staff recommends City Council adoption of Resolution 24-R-21, Accepting a Grant from the Illinois Housing Development Authority's Strong Communities Program for \$175,000 to address affordable housing needs and community revitalization efforts.

For Action

Alderman Fiske joined during the discussion of this item.

Alderman Wilson's impression that this grant was for restoring vacant properties as opposed

to landlords that have existing properties that they are renting out.

Sarah Flax, Housing and Grants Manager, indicated that this grant is very much like the Abandon Properties Grant to take care of properties that are vacant and dragging down the neighborhoods they are in. There are a number of requirements for the property to meet before money can be allocated to it. It is not money to help landlords to maintain their properties.

Alderman Revelle asked if we already have properties in mind to receive this money.

Ms. Flax responded that we provided IHDA a list of properties that qualify and are on the vacant property registry.

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

Ayes: 8th Ward Alderman Ann Rainey, 4th Ward Alderman Donald Wilson, 7th Ward Alderman Eleanor Revelle, 1st Ward Alderman Judy Fiske, and 3rd Ward Alderman Melissa Wynne

Carried 5-0 on a recorded vote

P2. **Ordinance 12-O-21, Granting a Major Adjustment to a Planned Development Located at 811 Emerson Street**

Staff and the Plan Commission recommend City Council adoption of Ordinance 12-O-21 for approval of a Major Adjustment to a Planned Development at 811 Emerson Street, which was originally approved by Ordinance No. 37-O-17. The applicant seeks to reduce the required off-street parking from 174 to 170 due to necessary construction modifications, then make 50% of those parking spaces (85 parking spaces) available for public use. Should the adjustment be approved, the following conditions are recommended: 1) that the building residents not be eligible for on-street parking permits and 2) that the applicant provide the City with building vehicle ownership data on an annual basis to ensure that building resident demand for parking is met and reserve the right of the City to require an increase in the number of parking spaces available for residents.

For Introduction

Alderman Revelle asked to see the parking lease to ensure that the parking spaces are not being reduced too significantly.

Vick Howel stated the parking study was October 1 which was the largest capacity for move-in day. The busiest day was at 85 spots and it trailed off well below that number at capacity on the weekend. If it was public parking, any outside vehicle would have to pay.

Alderman Fiske pointed the committee's attention to the fact that it is a very unusual intersection and when students move in there are usually issues with double parking but it appears now that people are using this building. It is helpful and will provide off-street

parking for residents in the area that don't have parking at all. She supports this.

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

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

Carried 6-0 on a recorded vote

P3. **Ordinance 11-O-21, Extending the Time for the Applicant to Obtain a Building Permit for 910-938 Custer Ave**

Staff recommends City Council adoption of Ordinance 11-O-21 to extend the time frame for the commencement of construction of the Planned Development at 910-938 Custer Ave., originally approved on April 8, 2019, and previously granted a one-year extension to April 13, 2021. The Ordinance would grant an extension of 18 months for a building permit to be issued and construction to begin. No other changes to the existing Planned Development are proposed.

For Introduction

Alderman Wilson reminded the committee that the principal of the development team had passed away and there have been some delays in conjunction with that.

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

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

Carried 6-0 on a recorded vote

P4. **Ordinance 13-O-21, A Zoning Text Amendment to Permit the Establishment and Regulation of Efficiency Homes**

Plan Commission and staff recommend City Council adoption of Ordinance 13-O-21, A Zoning Text Amendment to Permit the Establishment and Regulation of Efficiency Homes. This establishes a definition for Efficiency Homes (Section 6-18-3) and establish regulations for their construction and use within residential districts (Section 6-8; Section 6-16).

Alderman Fiske requests suspension of the rules for Introduction and Action of this item at the February 22, 2021 meeting.

For Introduction and Action

Alderman Fiske rescinded her motion to suspend the rules.

Alderman Wilson stated support.

Alderman Fiske also stated support but the concerns are with the side-yard setbacks and

how a 3-foot side-yard setback may affect an adjacent owner who might view it as intrusive.

Alderman Wynne referred members to look in their emails for a message from Johanna Nyden, Director of Community Development, that speaks to the setback concerns. This concern was also brought up to her by a resident as well.

Ms. Nyden spoke to the issue and indicated that it did come up in the Zoning Committee and Plan Commission meetings and there are a couple things to consider. First, there are quite a number of homes that already have a 3-foot side-yard setback that is naturally occurring. Second, these homes are intended to be smaller so although there might be the 3-foot side-yard setback the home may not be a long or not as much bulk. The current side-yard setback for accessory dwellings is 3-foot.

Alderman Wilson felt the height allowance seemed a bit tall for a "tiny home". The other thing to consider is the price point as \$300,000 is not all that inexpensive.

Alderman Revelle said in regards to the price point that it is the missing middle as the target audience rather than lower-income residence. She does support this being a permitted use and wants to see it throughout the entire community. She asked if the height requirement was the same as the ADUs and Ms. Nyden confirmed that it is.

Alderman Wynne pointed out that when looking at the map, the properties for these are odd-shaped and having a larger setback may make it harder to have a tiny home on the property. She is reluctant to have it as special uses because the process becomes cumbersome. She would like to see more information from staff but she is on board with this.

Alderman Fiske asked if it is possible to craft something for each lot for the setback and Ms. Nyden said that the lots are so irregular that they aren't conducive for regular builds. Alderman Fiske wants to be sensitive to the issues that may arise with a 3-foot setback for neighbors.

Moved by 3rd Ward Alderman Melissa Wynne
Seconded by 7th Ward Alderman Eleanor Revelle

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

Carried 6-0 on a recorded vote

(V) ITEMS FOR DISCUSSION

(VI) ITEMS FOR COMMUNICATION

(VII) ADJOURNMENT

Alderman Rainey moved adjournment of the meeting, seconded by Alderman Wynne. The meeting was adjourned at 5:47 p.m.