



**Planning & Development Housing Sub-Committee Committee Meeting
Minutes of June 23, 2022
5:00 p.m.
Civic Center, 2100 Ridge Avenue, Room 2402, Evanston, IL 60201**

COMMITTEE MEMBERS PRESENT: Councilmember Clare Kelly, Councilmember Bobby Burns, Councilmember Eleanor Revelle, Councilmember Devon Reid

COMMITTEE MEMBERS NOT PRESENT: None

STAFF PRESENT: S. Flax, A. Schnur

PRESIDING OFFICIAL: Councilmember Kelly

CALL TO ORDER / DECLARATION OF A QUORUM

A quorum being present, Councilmember Kelly called the meeting to order at 5:08 p.m.

1. APPROVAL OF THE APRIL 14, 2022 MEETING MINUTES

PM1. **Approval of the Minutes of the Planning & Development Housing Sub-Committee Committee Meeting of March 21, 2022**

Staff recommends approval of the Minutes of the Planning & Development Housing Sub-Committee Committee Meeting of April 14, 2022

For Action

Moved by Councilmember Reid

Seconded by Councilmember Revelle

Ayes: 7th Ward Councilmember Revelle, 5th Ward Councilmember Bobby Burns, 8th Ward Councilmember Reid, and 1st Ward Councilmember Kelley

Carried 4-0 on a recorded vote

2. PUBLIC COMMENT

Councilmember Kelly invited members of the public to speak. Mr. Carlis Sutton spoke about his equity concerns. Sue Loellbach from Connections for the Homeless would like the Committee to focus on solutions to the lack of responsible landlords, additional tools for city staff and more inspections. Doreen Price spoke about deficiencies within the demolition ordinance and would like it modernized. Tina Paden commented on inspection maps and outsourcing inspection models. It was clarified upon request by Gayle Schechter of the Community Alliance for Better Government that the Planning and Development Housing Subcommittee meeting minutes were included in the revised packet for this meeting. A discussion regarding the City of Chicago's new cooling ordinance ensued.

Councilmember Reid moved the discussion of housing related items; Councilmember Burns seconded the motion.

3. DISCUSSION OF HOUSING RELATED ITEMS AND DETERMINATION OF NEXT TOPIC FOR REVIEW

Councilmember Kelly asked staff to explain the maps. Ms. Sarah Flax noted that the map showed routine inspections done in 2021 and described the difference between inspections in 2021 and the historical routine inspection schedule by inspector area and street which was abandoned due to COVID. Ms. Angelique Schnur added that newly registered rental properties were the only routine inspections conducted during COVID along with complaint inspections. Inspections for units being funded with federal rental assistance were also conducted. Tenant driven inspections (such as garbage complaints) are not reflected on the 2021 Rental Inspections by Block map.

Councilmember Kelly commented on the importance of tiered major and minor violations, and of focusing inspections on properties with major violations. Councilmember Reid questioned whether there are historical minor violations that may not be contemporary that could be eliminated. Ms. Schnur clarified how inspectors evaluate building conditions during drive by inspections to maintain tenant and community standards. Councilmember Burns supports more efficient building inspection practices and continuing drive by inspections. Councilmember Reid also asked for information on the number and types of tickets by ward. Staff will bring back information on the top tickets and violations.

Discussion ensued around an amnesty program similar to that used when rental of coach houses was made legal, and a process to register leases discussed by Fair Housing attorney Sheryl Ring at the May 19 panel discussion on rental housing sponsored by the Community Alliance for Better Government (CABG). Jim Swanson suggested posting a list of registered rental properties for public review on the City's website so renters could notify the City if they are renting an unregistered unit to increase compliance with registration. Members of the sub-committee expressed support

for this idea. Staff will confirm if this approach is feasible with legal staff and if so, will provide recommendations on how to implement it.

Councilmember Revelle brought up the need to update the landlord tenant and fair housing ordinances as a topic for an upcoming meeting. Ms. Flax noted that significant progress had been made in 2021 on proposed changes/updates to the landlord tenant ordinance based on the Cook County landlord tenant ordinance that was adopted in 2021. Because Evanston had its own ordinance, it is not covered by Cook County's. She noted that Evanston should modify its ordinance to include some elements of the County's.

The regularly scheduled July 14, 2022 meeting was rescheduled to July 26, 2022 at 5pm with discussion of the three unrelated occupancy requirement in the zoning code as the primary topic. Staff will provide information on the top ten property maintenance violations and tickets in addition to information on publishing a listing of registered rental properties to help identify unregistered rentals discussed above.

The residential occupancy standards will also be the primary topic at the August meeting. The September meeting will focus on updates to the City's landlord tenant ordinance. Staff will get representatives from the Metropolitan Tenants Organization and Lawyers Committee for Better Housing to attend the August meeting on the landlord tenant ordinance.

4. ADJOURNMENT:

With no further business before the sub-committee, the meeting was adjourned at 7:52 PM.