



## Planning & Development Committee

Monday, August 8, 2022 @ 6:00 PM

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

**COMMITTEE MEMBER  
PRESENT:**

Eleanor Revelle, Councilmember, Clare Kelly, Councilmember, Juan Geracaris, Councilmember, Jonathan Nieuwsma, Councilmember, Bobby Burns, Chair, and Devon Reid, Councilmember

**COMMITTEE MEMBER  
ABSENT:**

Melissa Wynne, Councilmember

**STAFF PRESENT:**

Johanna Nyden, Director of Community Development

**(I) CALL TO ORDER - COUNCILMEMBER BURNS**

**(II) APPROVAL OF MINUTES**

A quorum being present Councilmember Burns called the meeting to order at 6:50 p.m.

PM1. **Approval of the Minutes of the Regular Planning & Development Committee meeting of July 25, 2022**

Staff recommends approval of the Minutes of the Regular Planning & Development Committee meeting of July 25, 2022.

Moved by Councilmember Jonathan Nieuwsma

Seconded by Councilmember Clare Kelly

**Ayes:** Councilmember Clare Kelly, Councilmember Juan Geracaris, Councilmember Jonathan Nieuwsma, and Councilmember Bobby Burns

**Abstained:** Councilmember Eleanor Revelle

**Carried 4-0 on a recorded vote**

**(III) PUBLIC COMMENT**

Mike Vasilko doesn't see the benefit of item P1 and encouraged council members to vote against the item. On item D1 he encouraged there to be an RFP for the process.

Sue Lowbeck spoke in support of using a FUSE Executive Fellow to help design a program for advancing equity through affordable housing.

**(IV) ITEMS FOR CONSIDERATION**

P1. Consideration of Building Permit Fine Reduction for Integrated Facilities Solutions for Work Completed at 1000 Central Street

Staff recommends that the City Council authorize the reduction of the assessed work without permit fees in the amounts of \$10,550 and \$23,687.95 to \$2,500 for each permit for a total of \$5,000 in fees. Integrated Facilities Solutions completed work at 1000 Central Street, a medical office building operated by NorthShore University HealthSystem.

Moved by Councilmember Eleanor Revelle  
Seconded by Councilmember Devon Reid

**Ayes:** Councilmember Eleanor Revelle, Councilmember Clare Kelly, and Councilmember Juan Geracaris

**Nays:** Councilmember Jonathan Nieuwsma, Councilmember Bobby Burns, and Councilmember Devon Reid

**DEFEATED. 3-3 on a recorded vote**

Councilmember Revelle stated that it was during the time period in 2021 when there was a staff shortage at the permit desk and it was difficult to get permits in a timely manner. The contractor did start the work without a permit but made good faith efforts to get the permit obtained. She supported the request.

Councilmember Reid indicated that they should follow the rules and should owe the full fine amount. She suggested that there should be some kind of policy in place across the board to address this issue.

Councilmember Nieuwsma said that he voted to not help a homeowner to the tune of a much larger amount and to be consistent with that he will vote against this ordinance.

Angel Shnur, Building and Inspection Services Manager, clarified what would constitute an emergency for someone to begin work without a permit but shared that in this case, it was not emergency repairs.

Councilmember Kelly shared that there should be some accountability when the permit desk is slow to get the permit out and that this would be one way to approach it.

Tied with a 3-3 vote this will move forward to the full city council.

P2. Approval of a Vacation Rental License for 2545 Lawndale Avenue

Staff recommends approval of a Vacation Rental License for the property located at 2545 Lawndale Avenue. The Vacation Rental meets all of the Standards and Procedures for license approval.

Moved by Councilmember Devon Reid

Seconded by Councilmember Eleanor Revelle

**Ayes:** Councilmember Eleanor Revelle, Councilmember Clare Kelly,  
Councilmember Juan Geracaris, Councilmember Jonathan Nieuwsma,  
Councilmember Bobby Burns, and Councilmember Devon Reid

**Carried 6-0 on a recorded vote**

Councilmember Reid moved to table the item by request from Councilmember Suffredin whose ward this property is located.

**(V) ITEMS FOR DISCUSSION**

P1. Discussion on using a FUSE Executive Fellow to design a fellowship project for Advancing Equity through Affordable Housing Program Design

Councilmember Burns seeks confirmation to proceed with the hiring of an Executive Fellow from FUSE to design a fellowship project for Advancing Equity through Affordable Housing Program Design The FUSE Fellow would cost \$180,000.

Moved by Councilmember Devon Reid  
Seconded by Councilmember Clare Kelly

**Carried**

Nicole Richardson, Director of Strategic Partnerships for FUSE Corps, provided a presentation about the project.

Councilmember Revelle asked Ms. Richardson how long it would take to find the right fellow to work with the city.

Ms. Richardson responded that it usually takes a couple of months to find the right fit and the city is involved in the process.

Councilmember Burns asked for clarification on the timeline as he was under the impression that the timeline would be for October.

Ms. Richardson replied that that was correct and apologized for any confusion. They would be starting on Halloween.

Councilmember Nieuwsma asked where the money would be coming from for this project and how would the fellow interact with city staff.

Sarah Flax, Housing and Grants Manager, stated that the FUSE Fellow would be thoroughly engaged with the Community Development Department. The funding could come out of ARPA.

Ms. Richardson reiterated that the fellows that they receive are high-level executives with 15 plus years of experience.

Councilmember Revelle expressed concerns about what would be the impact of having additional housing initiatives with so much on the plate at the moment. Ms. Flax already has a full load and if she is expected to work directly with this fellow it would add more hours to her work day.

Councilmember Kelly shared the concerns that Councilmember Revelle brought up. She asked to see more specific outcomes from projects in other cities.

Councilmember Geracaris included that it is an exciting opportunity to explore further.

Councilmember Burns said this will fundamentally focus our efforts on this initiative which the city has not been able to do.

**(VI) ITEMS FOR COMMUNICATION**

**(VII) ADJOURNMENT**

Councilmember Burns adjourned the meeting at 7:50 p.m.