Planning & Development Committee Meeting  
Minutes of July 22, 2013  
City Council Chambers – 7:15 p.m.  
Lorraine H. Morton Civic Center


STAFF PRESENT: W. Bobkiewicz, G. Farrar, S. Flax, M. Klotz, B. Newman

PRESIDING OFFICIAL: Ald. Wynne

Before the meeting commenced, Mayor Tisdahl presented Lloyce Spells, Program Manager of the Youth Services Academy for youth ages 13-17. The following were honored for completing the Youth Citizen Police Academy program: Z. Haynes, Z. Hunt, J. Marks, B. Roberson, C. Roberson, M. Roberts, A. Walker, O. Baker and D. Sybright.

I. DECLARATION OF QUORUM
A quorum being present, and Chair Wynne called the meeting to order at 7:35 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF JULY 8, 2013
Ald. Rainey moved approval of the minutes of the July 8, 2013 P&D meeting, seconded by Ald. Grover.

The minutes of the July 8, 2013 P&D meeting were approved unanimously 7-0.

III. ITEMS FOR CONSIDERATION

(P1) Approval of a Application for HOME Funds for a Tenant Based Rental Assistance Program by Connections for the Homeless
The Housing and Homelessness Commission and staff recommend approval of a $500,000 HOME grant to Connections for the Homeless for a 36-month Tenant Based Rental Assistance program (TBRA) that will run from September 2013 to August 2016; expenditures are projected as follows: $30,000 in 2013, $250,000 in 2014, $190,000 in 2015 and $25,000 in 2016. TBRA was recommended by the Mayor’s Task Force on Homelessness in 2012. The additional information on outcome measurements and program administration requested by aldermen is in the attached memo from Connections for the Homeless. This item was held in Committee on July 8, 2013.

For Action
Ald. Rainey, satisfied with the data provided as requested, moved to recommend approval, seconded by Ald. Tendam.
The Committee voted unanimously 7-0 to recommend approval of the HOME funds request.

(P2) Resolution 44-R-13, Authorizing a Termination and Restatement of Obligations Regarding the Church Street Plaza Development
Staff recommends that the City Council adopt Resolution 44-R-13 authorizing the City Manager to execute a termination and restatement of surviving obligations regarding the Church Street Plaza Redevelopment Agreement.

For Action

The Plan Commission, Zoning Board of Appeals, and City staff recommend the adoption of either Ordinance 86-O-13 or 89-O-13, granting Planned Development approval to construct an eight-story tower addition to the North Shore Residence at 1611-1629 Chicago Avenue as well as a Special Use for an Independent Living Facility. Both ordinances are the same, except that Ordinance 89-O-13, which is proposed at the request of Mayor Tisdahl, includes an additional condition that requires the applicant to reserve at least 10% of all residential units in the project as affordable housing.


Wally Bobkiewicz, City Manager, explained that the Ordinance does not terminate the agreement but since 1998, a number of terms of the agreement have been fulfilled. The Ordinance addresses the remaining conditions. He introduced Bruce Hill, available to answer questions.

Ald. Grover thanked the members who had been on the Committee at the time of the agreement, for the free parking for patrons of the movie theaters, which expires in 2020.

The Committee voted unanimously 7-0 to recommend approval of Resolution 44-R-13.

(P3) Ordinance 86-O-13 Granting a Planned Development and Special Use at 1611-1629 Chicago Avenue, “North Shore Residence”
Ordinance 86-O-13 does not include a condition that requires the applicant to reserve at least 10% of all residential units in the project as affordable housing.

For Introduction

AND

(P4) Ordinance 89-O-13 Granting a Planned Development and Special Use at 1611-1629 Chicago Avenue, “North Shore Residence”
Ordinance 89-O-13 includes an additional condition that requires the applicant to reserve at least 10% of all residential units in the project as affordable housing.

For Introduction

Melissa Klotz, Interim Zoning Administrator, explained that the North Shore is renovating the existing rooms and adding an 8 story tower to increase the total
number of rooms to 208 from 185. They are updating the amenities, upgrading food service and residential units. They are not asking for any zoning relief or other allowances from the City. They are leasing 9 spaces from the City’s parking garage, to comply with parking requirements.

John Myefski, of Myefski Architects, Evanston, Illinois, said he has 15 architects and has been in the Chandler Building for 4.5 years. He introduced Jeff and Danny Michael of Horizon Realty. Jeff Michael explained that the North Shore Residences, had been called the North Shore Retirement Hotel since the 1960’s. The parcel extends from Found Restaurant to the north, to Davis Street. The developer proposes to:

• Return the public spaces in the hotel lobby back to their former use
• Keep retail parcels to the north of the current outdoor pool area unaffected.
• Restore the original hotel structure
• Add an atrium area where the outdoor pool is currently and behind the retail just north of the pool area
• Restore the ballroom to its original 1920’s design with lounge area adjacent for supplemental ballroom space
• Refurbish the dining area
• Add a bistro in a library area
• Lower level will have a theater, wellness center, offices, arts & crafts center
• Converting the existing 185 units to 140 by enlarging the studios. The building will be mainly 1 and 2 bedroom units
• Tower units will all be 1 bedrooms ranging from 480-550sq. ft.
• New tower will be connected to the existing building only on the first floor
• 5 penthouse units will front Chicago Ave.
• Materials: masonry at upper portion; materials to blend with existing building in texture, color and lines; windows will line up with existing
• Front to have balconies with screened handrail (to hide items on balconies)
• Shadow study has shown that shadows will not extend beyond property line
• Rooftop community area with landscaping

The developer is not asking to re-zone the property as independent living, but to bring the existing, non-conforming use up to current zoning compliance. The Planned Development is required because the building is more than 30,000 sq. ft. The age of the residents is generally 75-85, so the developer said he does not expect the 9 leased parking spaces to be used by the residents, who do not have cars.

Melissa Klotz added that the existing facility will be required to meet a number of Green Building standards; the addition will be required to meet Silver LEED.

Ald. Grover thanked Mr. Michael saying she is glad for the increase in independent living units in Evanston.

The Committee discussed the 10% affordable housing unit requirement:

• Ald. Fiske was concerned that it would be an undue burden on the developer
• Chair Rainey agreed with Ald. Fiske that it should not be required
• Ald. Wilson agreed with Ald. Fiske and Rainey, and said that it does not apply to this development
• Ald. Wynne said the others who were required to pay the 10%, all asked for significant zoning variances; this developer is asking for no concessions
• Ald. Holmes said she does support the reserve of 10% affordable housing unit requirement to give those on very limited incomes and opportunity to live downtown
• Chair Rainey said there is plenty of senior housing in the downtown area

Chair Rainey moved to introduce Ordinance 86-O-13, with no requirement for 10% of the units to be reserved for affordable housing, seconded by Ald. Fiske.

Chair Rainey called the public who wished to speak to the podium.

Ms. Sue Carlson said she is in favor of the 10% affordable unit requirement.

Mr. Michael said the rents are currently $1,300 - $1,400 for a 1 bedroom and 1500 – 1600 for a 2 bedroom, which will be increased to $1,500-$1,600 for a studio, $1,800-$1,900 for a 1 bedroom. The rent includes meals, furnishings, housekeeping, cable, internet, utilities, health club access, participation in programs and use of the pool. Chair Rainey said it is a great deal for all the amenities. Ald. Wilson agreed.

The Committee voted 6-1 with Ald. Holmes against, to introduce Ordinance 86-O-13.

IV. ITEMS FOR DISCUSSION
There were no items for discussion.

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT

Ald. Fiske moved to adjourn, seconded by Ald. Tendam.

The meeting was adjourned at 8:13 p.m.

Respectfully submitted,
Bobbie Newman