Planning & Development Committee Meeting  
Minutes of July 28, 2014 – 7:15 p.m.  
Council Chambers - Lorraine H. Morton Civic Center

D. Wilson, M. Wynne

STAFF PRESENT: W. Bobkiewicz, S. Flax, K. Hurley, M. Masoncup, M. Muenzer, B. 
Newman, C. Plante, M. Poole

OTHERS PRESENT: Ald. P. Braithwaite, Mayor E. Tisdahl

PRESIDING OFFICIAL: Ald. Rainey

I. DECLARATION OF QUORUM  
A quorum being present, Chair Rainey called the meeting to order at 7:24 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF JULY 14, 2014  
Ald. Grover moved approval of the minutes of the July 14, 2014 meeting, 
seconded by Ald. Holmes.

The Committee voted unanimously 7-0 to approve the July 14, 2014 minutes.

III. ITEMS FOR CONSIDERATION

(P1) Ordinance 78-O-14, Amendments to Inclusionary Housing Ordinance  
The Housing and Homelessness Commission and City staff recommend City 
Council adoption of Ordinance 78-O-14, amending the Inclusionary Housing 
Ordinance to define all for-sale, rental and condo conversion developments of five or 
more units as covered developments, increase the percentage of affordable units in 
developments receiving public funding from 10% to 20% and increase the fee-in-lieu 
of affordable units on site from $40,000 to $100,000 per unit. 
For Introduction

Ald. Grover moved to introduce Ordinance 78-O-14, seconded by Ald. Tendam.

Sarah Flax, Housing and Grants Administrator, presented statistics and explained the 
proposed amendments to Ordinance 78-O-14 that had been developed by the 
Housing & Homelessness Commission and staff:

• In 2004, 25.9% of all rental and ownership housing in Evanston was affordable 
• In 2013, the percent of affordable housing declined to 15.4% 
• 40% reduction in affordable housing in less than 10 years 

The following are the percentages of households spending more than 50% of their 
income on housing:

• 28% of renter households 
• 10.2% of homeowner households
• Over 38% of Evanston families pay more than 50% of their income on housing
• From 2000 to 2011, incomes declined at over three times the rate of housing values and rent

Proposed amendments:
• Expand definition of covered development:
  • Apply to developments of 5 or more units
  • Condo conversions and new rental construction in addition to for-sale construction
• Increase affordable units to 20% of total in projects receiving public funding
• Half of rental units designated for households at 60% AMI, half for households at 30% AMI
• Maintain rental affordability for 25 years
• Increase fee in lieu to $100,000 per unit
• Set minimum square footage for affordable units based on property standards code

Developer benefits:
• Expedited application review process
• Waiver of building permit and plan review fees for affordable units
• Deferral of building and plan review fees until receipt of temporary certificate of occupancy for market rate units

Ms. Flax explained which working people in the community earn within the guidelines for affordable housing:
• 80% of the AMI (area median income) is $40,550 gross
• 80% of the AMI for a household of 4 is $57,900
• 60% of the AMI for 1 is $30,420
• 60% of the AMI for 2 is $43,440
• Entry level income of teachers with bachelor’s degree: $46,349
• Entry level income of teachers with Master’s degree: $50,000+
• Custodian: $31,300
• Pre School Supervisor: $37,000 - $54,000
• Students who are usually over age 24, not being financially subsidized by their parents and are heads of households, are eligible for affordable housing
• Minimum wage is $8.25/hr = $20,000/yr, which is below the levels for affordability; incomes are stagnating while housing costs are rising

At Ald. Wynne’s inquiry as to the cause of the statistics, Ms. Flax said the City lost a great deal of rental housing that was converted to condos and since it is difficult to get a mortgage, the demand for rental housing has risen. Ms. Flax noted that according to HUD, $979 is the fair market price for a 2 bedroom unit but in zip code 60201 HUD will pay $1,060 and in zip code 60202, $1,100 for a 2 bedroom; Evanston is out of sync with the Chicago market.

Ald. Grover clarified that we have had new construction of 2,000 units, but lost 3,300 affordable units (to 80% and 60% AMI) since 2004 because the new development is out of reach for them.
Ald. Wilson commented that the developer will pass the cost of an affordable unit on to the tenants rather than take a cut in their profit and the burden will not be shared by the rest of the community, but by a very small number of people who cannot afford it.

At Ald. Grover’s inquiry, Ms. Flax explained that the NSP2 (Neighborhood Stabilization Program) housing was created to stabilize blighted neighborhoods, not to provide affordable housing; the income limits were 100% and 120% of AMI. She also noted that it is difficult for people earning 80% of AMI to qualify for mortgages. So far, 116 households occupy the 84 rehab and 32 new development units, 70% of which work or live in Evanston. The Committee agreed that the program has been successful.

At Ald. Fiske’s inquiry about the issue that a developer may not be able to get financing with the affordable unit(s), Ms. Flax said there are developers that do continue to get financing, adding that the developers will have the opportunity to argue their case, negotiate benefits to the City, and give in different ways.

Chair Rainey opened the floor to the public who wished to speak:

Brendan Saunders of Open Communities commented:
• Open Communities’ purpose is to provide education and to advocate for those who need affordable housing  
• Open Communities Provides mortgage counseling and foreclosure counseling  
• The most common call he receives is from people asking for affordable housing  
• He urged the Committee to find a way to provide:  
  • Tools for long lasting affordable housing  
  • Added incentives to developers  
  • More affordable housing for the disabled  
  • Affordable housing to be spread equally throughout Evanston, not just in certain areas  
• Affordable housing will bring jobs and diversity to Evanston  
• By amending the Ordinance, Evanston will set an example to other communities
Chair Rainey thanked Mr. Saunders for his work.

Paul Selden of 1235 Maple and Executive Director of Connections for the Homeless, commented:
• The City needs inclusionary zoning and the amendment is a good beginning; there is inclusionary zoning working well across the country  
• There are too many long time residents being priced out of their homes  
• 1 in 6 Evanston families have 1 or more unrelated people living with them  
• In 2014, School Dist. 65 has 481 homeless students or 7.5%  
• The fastest growing demographic is people 65 and over and there has been no new housing for this age group; the City has not begun to prepare for it  
• The statistics show that Evanston does not want poor people, teachers or municipal workers and wants to look more rich and more white, like Wilmette & Winnetka, who only have 3 homeless students in their schools  
• Density bonuses would be beneficial
• This ordinance puts the burden on the developer

Suzanne Calder of 1509 Asbury, on behalf of the League of Women Voters commented:
• The League of Women Voters is in support of the amendments
• The developers need encouragement and assistance

Sue Loellbach of Connections for the Homeless commented:
• Most of their clients have grown up, were educated and have children in Evanston
• Their clients want to continue to live here and Evanston is failing them
• Some of their clients are single parents earning $15/hr and paying too much rent
• Thanked the Housing & Homelessness Committee for the proposed amendments
• Hopes to work with the City to support and sustain affordable housing
• Affordable housing helps people:
  • Keep their jobs
  • Live healthier life styles
  • Improves the development of their children by eliminating stressful situations
  • Reduces youth violence by reducing parental stress
  • Does not cost communities but strengthens them

Chair Rainey noted that the amendments focus on new housing and redevelopment but wondered what the City can do if there is no new development and for those whose income is shrinking.

Ald. Tendam expressed concern about seniors, saying the City should be making an effort to support their ability to stay in the community. He is in support of Mr. Selden's idea of bonuses for developers and working with the developers, rather than penalizing them.

Ald. Fiske agreed with Ald. Wilson about developers passing the cost on to the tenants, citing the example of the North Shore Hotel renovation, where several residents can no longer afford to live since the renovation/raised rates.

Ald. Grover said a balance must be reached, adding benefits for developers and exceptions to those who present convincing evidence that they cannot get financing. She will find out what Highland Park has done, what the return has been and whether it has stifled development there, adding that this is a very important piece of legislation.

Ald. Wilson agreed with Mr. Selden’s comment that punishing is the easy way and that it amounts to passing the cost to the wrong people; the focus should be more on incentives, offering value rather than the punitive approach.

Ald. Holmes commented that she would not be able to afford to stay in Evanston if she did not already own her home. She said she is certainly supportive of any incentives but there has to be a way to make the developers understand that the City wants to have affordable units, and any developers looking at locations need to
consider the affordable housing aspect. She is happy with 10% being affordable. She said Mr. Selden said it well that “We look more white and more rich every day.”

At Ald. Fiske’s inquiry, Ms. Flax said Mather pays $125,000 to the Affordable Housing Fund annually in lieu of affordable units, 1717 Ridge rental building has 9 affordable units, Siena condo building did not set aside affordable units but there were 7 buyers from the Center for Independent Futures who bought condos there, however there were conditions attached to those purchases.

Chair Rainey asked how the amendments will affect current housing, not just new development, and those currently having a difficult time, to which Ms. Flax replied that these amendments do not address those issues. Chair Rainey said she cares about helping people here and now, however the City cannot subsidize everyone’s income. She wondered whether rent control is a solution.

Ald. Tendam noted that AMLI, Central Station and E2 have no affordable housing.

Ald. Grover said she wants the Ordinance to address future and current housing. She noted that the new 12-unit luxury rental building at 2500 Green Bay does not have any affordable housing units.

Ald. Wynne said it is a critical issue especially over the last 9 years and that she was on the City Council in 2004, when the original housing study began. She said all stakeholders need to be heard regarding this issue. She agreed with Ald. Wilson that the developers must be heard and said they must be viewed as our partners, and we must find out what works for them. She said the Highland Park affordable units can be smaller and significantly different; they don’t have to be the same quality as the others. She noted that no condos have been built for 5 years.

Chair Rainey said and Ald. Holmes propose forming a subcommittee of Council members to meet with developers on how to move forward. Ald. Wynne said that is what they did in 2004. Ald. Holmes suggested a date certain would ensure that the issue is addressed.

**Ald. Grover moved to amend her motion to introduce Ordinance 78-O-14 and recommended to hold the item in Committee with the establishment of a subcommittee of Council members to meet and report back at the October 1st P&D meeting, seconded by Ald. Tendam.**

Ald. Tendam volunteered to be on the Committee as a member of the Housing and Homelessness Committee.

**The Committee voted unanimously 7-0 to hold Ordinance 78-O-14 in Committee with the establishment of a subcommittee who will report back.**

**(P2) Ordinance 68-O-14, Amending the Zoning Ordinance Text for Notice Requirements for Zoning Applications**
The Plan Commission and staff recommend City Council adoption of Ordinance 68-O-14 to amend various parts of Chapter 3 – Implementation and Administration of the Zoning Ordinance to clarify Public Hearing notice requirements for zoning applications. The proposed amendment provides a consistent language to clarify public hearing notice requirements.

For Introduction

Ald. Fiske moved to introduce of Ordinance 68-O-14, seconded by Ald. Grover.

The Committee voted unanimously 7-0 to introduce Ordinance 68-O-14.

(P3) Ordinance 93-O-14, Granting a Special Use for Scoreboards at Ryan Field, 1501 Central Street
The Zoning Board of Appeals and City staff recommend City Council adoption of Ordinance 93-O-14 granting a special use permit for Scoreboards at Ryan Field football stadium at 1501 Central Street. Suspension of the Rules is requested for Introduction and Action on July 28, 2014.

For Introduction and Action

Ald. Wynne moved to introduce Ordinance 93-O-14 and suspend the rules, seconded by Ald. Tendam.

The Committee voted unanimously 7-0 to introduce Ordinance 93-O-14 and suspend of the rules.

(P4) Ordinance 81-O-14, Amending the Zoning Ordinance Regulations for Neighborhood Gardens, Urban Farms and Rooftop Urban Farms
The Plan Commission and staff recommend City Council adoption of Ordinance 81-O-14 to establish land use regulations for Neighborhood Gardens, Urban Farms and Rooftop Urban Farms as principal uses.

For Introduction

Ald. Wilson moved to introduce Ordinance 81-O-14, seconded by Ald. Holmes.

The Committee voted unanimously 7-0 to introduce Ordinance 81-O-14.

(P5) Ordinance 92-O-14, Extension for Church Street Village Planned Development, 1629-1691 Church Street
City staff recommends City Council adoption of Ordinance 92-O-14 extending the time for completion of Church Street Village Planned Development located at 1629-1691 Church Street originally approved in April of 2006. The Ordinance grants the approval to complete the 13 unfinished townhome units and construct the last remaining eight-unit building within three years.

For Introduction

The attorney for the project was present to answer any questions.
Ald. Holmes moved to introduce Ordinance 92-O-14, seconded by Ald. Tendam.

The Committee voted unanimously 7-0 to introduce Ordinance 92-O-14.

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

V. COMMUNICATIONS
(PD1) Board and Committee Improvement Process

Mark Muenzer, Director of Community Development, explained that the Community Development Department has met with every liaison of a committee within the department and now have a set conforming template to make recommendations to committees of the highest quality possible. He added that most of the Planners will attend the Illinois State Planning Conference in October.

Mr. Muenzer explained that the change of title of the Site Plan and Appearance Committee (SPAARC) to Design and Project Review (DAPR) will be addressed at a future meeting.

VI. ADJOURNMENT

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

The Committee voted unanimously 7-0 to adjourn.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,
Bobbie Newman