Planning & Development Committee Meeting
Minutes of October 8, 2018
7:00 p.m.
James C. Lytle Council Chambers - Lorraine H. Morton Civic Center


STAFF PRESENT:  M. Masoncup, S. Flax, J. Leonard, C. Ruiz, M. Klotz

OTHERS PRESENT:

PRESIDING OFFICIAL:  Ald. Wilson

I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN WILSON, CHAIR
   A quorum being present, Ald. Wilson called the meeting to order at 7:00 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF SEPTEMBER 17, 2018
   Ald. Rue Simmons moved to approve the minutes of the September 17 meeting, seconded by Ald. Wynne. The committee voted unanimously 7-0, to approve the September 17, 2018 minutes.

III. ITEMS FOR CONSIDERATION

(P1) Vacation Rental License for 1918 Jackson Avenue
   Staff recommends approval of a Vacation Rental License for the property located at 1918 Jackson Avenue. The Vacation Rental meets all of the Standards and Procedures for license approval.
   For Action

   Ald. Rue Simmons moved to hold the item, seconded by Ald. Wynne. The item is held until next Planning & Development Committee meeting.

(P2) Vacation Rental License for 1614 Main Street, Unit A
   City staff recommends approval of a Vacation Rental License for the property located at 1614 Main Street, Unit A. The Vacation Rental meets all of the Standards and Procedures for license approval.
   For Action
Ald. Fiske requested clarification as to whether the unit is owner occupied. The property manager, Mariah Richard, stated that the unit owner lives out of the country, but when she returns to Evanston she stays in this unit.

**Ald. Wynne moved approval of the item, seconded by Ald. Wilson. The Committee voted 6-1 to approve this item.**

**(P3) Vacation Rental License for 1033 Cleveland Street, Unit 1**
City staff recommends approval of a Vacation Rental License for the property located at 1033 Cleveland Street, Unit 1. The Vacation Rental meets all of the Standards and Procedures for license approval.

**For Action**

Ald. Wynne moved to approval of this item, seconded by Ald. Revelle. The Committee voted 7-0 to approve this item.

**(P4) Ordinance 107-O-18, Amending Title 5, Chapter 7, “Inclusionary Housing”**
The Inclusionary Housing Ordinance Subcommittee and staff recommend approval of Ordinance 107-O-18, amending Title 5, Chapter 7 of the City Code, “Inclusionary Housing.” For Introduction

**For Introduction**

Sarah Flax and Melissa Klotz provided a presentation with recommendations of Inclusionary Housing Ordinance update; summarized work to date on the IHO and summarized the work and findings of the IHO subcommittee.

Ald. Wilson recognized the large amount of work involved in this process.

Timi Papas spoke regarding difficulty of finding affordable housing in Evanston.

Sue Loellbach of Joining Forces spoke in reference to her letter sent to City Council. Suggested affordable units in for-sale be priced at 50% and 80% of AMI and not 100% of AMI. Also requested to make fee-in-lieu closer to the cost of the development and to stagger duration of affordable housing developments. Additionally, would like to require greater similarity of affordable and market rate units.

Ald. Wilson suggested considering action on October 29th.

In response to questions posed by Ald. Rainey, Ms. Flax gave general rent and income levels for a 2-bedroom apartment and explained the income qualification process in addition to the housing voucher process.
In response to Ald. Wynne, Ms. Flax described fee-in-lieu research for other communities as a way of developing the proposed IHO fee-in-lieu and the indexing method proposed.

In response to Ald. Fiske, Ms. Flax provided an example of a non-TOD development choosing to pay the fee-in-lieu.

Ald. Wynne moved to introduce Ordinance 107-O-18, seconded by Ald Wilson. The Committee voted 7-0 to introduce Ordinance 107-O-18.

(P5) Ordinance 113-O-18, Granting Major Variations at 348 Custer Avenue in the R5 General Residential Zoning District
The Zoning Board of Appeals and staff recommend approval of Ordinance 113-O18 authorizing major variations for a lot area of 3,993 sf (existing), a lot width of 33’ and to provide 3 off-street parking spaces in order to convert an existing 2-flat to a 3-dwelling unit, multifamily dwelling.
For Introduction

Ald. Rainey moved to introduce Ordinance 113-O-18, seconded by Ald. Wynne. The Committee voted 7-0 to introduce Ordinance 113-O-18.

(P6) Ordinance 111-O-18, Granting Major Variations at 2415 Wade Street in the R2 Single-Family Residential Zoning District
The Zoning Board of Appeals and staff recommend approval of Ordinance 111-O18 authorizing major variations for building lot coverage of 44.3%, a 19.8’ front yard setback, a 0’ west interior side yard setback, a 2.9’ east interior side yard setback, and to provide one off-street parking space in order to construct additions to the existing single-family residence.
For Introduction

Ald. Fiske moved to introduce Ordinance 111-O-18, seconded by Ald. Wynne. The Committee voted 6-0 to introduce Ordinance 111-O-18 with one abstention by Ald. Rue Simmons.

(P7) Ordinance 119-O-18, Granting Landmark Status to the Building and Lot of Record at 2010 Dewey Avenue
The Preservation Commission and City staff recommend approval of Ordinance 119-O-18 Designating 2010 Dewey Avenue (building and lot) as an Evanston Landmark.
For Introduction

Carlos Ruiz summarized the Preservation Commission’s recommendation to designate the building and lot as an Evanston Landmark.

James Engleman, 5th Ward resident, spoke in support of landmarking.
Delores Holmes spoke in support and noted it is the only structure left that tells some of the history of the 5th Ward and the African-American community.

Stephanie Saunders, resident and former Foster School student spoke in support.

Alderman Rue Simmons spoke in support adding that the community group that has been working on the landmarking has agreed to language to allow for exterior improvements and suggested others read the thorough nomination packet.

Ald. Wynne moved to introduce Ordinance 119-O-18, seconded by Ald. Rue Simmons. The Committee voted 7-0 to introduce Ordinance 119-O-18.

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT

Ald. Wynne moved to adjourn, seconded by Ald. Rue Simmons. The meeting adjourned at 7:45 p.m.

Respectfully submitted,
Johanna Leonard
Community Development Director