I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN REVELLE, CHAIR
   A quorum being present, Ald. Revelle called the meeting to order at 7:04 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF DECEMBER 10, 2018

   Ald. Rainey moved to approve the minutes of the December 10, 2018 meeting, seconded by Ald. Rue Simmons. The committee voted unanimously 7-0, to approve the December 10, 2018 minutes.

III. ITEMS FOR CONSIDERATION

   (P1) Community Partners for Affordable Housing Proposal for the Continued Administration of the Inclusionary Housing Ordinance Waitlist

   Staff recommends approval of $28,675 for Community Partners for Affordable Housing (CPAH) to continue administering Evanston’s Inclusionary Housing Ordinance centralized waitlist and conduct income certifications and recertification of households for inclusionary units. The Housing and Homelessness Commission reviewed CPAH’s proposal at its meeting on December 6, 2018, and concluded it should receive a favorable funding recommendation. However, due to a lack of quorum, the Commission was not able to officially vote on the application. The funding source is the City’s Affordable Housing Fund (Account 250.21.5465.62490). The Affordable Housing Fund has a current uncommitted cash balance of approximately $800,000; including $50,000 budgeted for other program costs in FY2019.

   For Action

   Ald. Rainey moved approval of the funding as requested, seconded by Ald. Rue Simmons.
Ald. Wilson requested an update on the activities from the previous year including the number of units, number filled, and any issues encountered with any unfilled units.

In response to Ald. Wilson, Sarah Flax, Housing and Grants Manager, described CPAH activities including developing policies and procedures, reviewing applications for wait list, interaction with developers, and outreach.

In response to Ald. Rainey, Ms. Flax and Amy Kaufman, Director of Community Relations for CPAH, described current practices regarding landlord fees.

Ald. Rainey requested staff look at current practices in comparison with the City’s Landlord-Tenant Ordinance.

Ald. Wilson requested to hold the item. The item was held until the next meeting.

(P2) **Age-Friendly Evanston Affordable Senior Housing Feasibility Study**

Staff recommends approval of a $2,500 grant to the Age-Friendly Evanston Task Force Housing Committee for an Affordable Senior Housing Feasibility Study.

The Housing and Homelessness Commission reviewed the Task Force’s application at its meeting on December 6, 2018, and concluded it should receive a favorable funding recommendation. However, due to a lack of quorum, the Commission was not able to officially vote on the application.

The funding source is the City's Affordable Housing Fund (Account 250.21.5465.62490). The Affordable Housing Fund has a current uncommitted cash balance of approximately $800,000; including $50,000 budgeted for other program costs in FY2019.

**For Action**

In response to Ald. Rainey, Ms. Flax and Susan Cherco, Chair of the Age Friendly Task Force, explained purpose of study as a development tool.

Ald. Revelle expressed support.

**Ald. Wynne moved approval of the funding as requested, seconded by Ald. Wilson. The Committee voted 7-0 to approve this item.**

(P3) **Ordinance 2-O-19, Amending City Code Section 6-3-6-3, “Public Benefits”**

Plan Commission and Staff recommend adopting Ordinance 2-O-19, amending Zoning Ordinance Section 6-3-6-3-Public Benefits, to revise the regulations relating to Public Benefits of Planned Developments.
For Introduction

Ald. Rainey moved to introduce Ordinance 2-O-19, seconded by Ald. Rue Simmons.

Ald. Wilson suggested advancing the item to City Council for discussion.

In response to Ald. Fiske, Johanna Leonard, Community Development Director, described the history of discussion of the item and the process and input from Plan Commission. Ald. Fiske requested a presentation.

Michelle Masoncup, City Attorney, noted that any changes made would not impact the Library Lot development.

Ald. Wynne requested more information regarding section C, numbers 2, 3, and 5 noting that how to measure the degree is vague without a tool.

Ald. Rue Simmons requested information on the allowable proximity of a public benefit to the development.

In response to Ald. Fiske, Ms. Masoncup mentioned recent case law regarding nexus and stated that additional information could be provided at a future meeting.

Ald. Rainey is supportive of creative approach regarding public benefits to other areas of the City.

Ald. Revelle appreciates goals and categories, but also feels Section C could provide more guidance for evaluating public benefits.

Ald. Fiske moved to hold in Committee. The item was held in committee.

(P4) Ordinance 3-O-19, Amending Portion of City Code Section 6-15-13, “oRD Redevelopment Overlay Districts Addressing Special Uses”

Plan Commission and staff recommend adopting Ordinance 3-O-19, amending the Zoning Ordinance Sections 6-15-13-2 Procedure for District Designation and 6-15-13-7 Permitted Uses, and creating a new Section 6-15-13-8 Special Uses to clarify the permitted and special uses in the oRD Redevelopment Overlay District and update the list of underlying zoning districts that may carry the overlay designation.

For Introduction

In response to Ald. Rue Simmons, Ms. Leonard stated the goal was to be consistent with zoning in the underlying district.

Ald. Rue Simmons moved to introduce Ordinance 3-O-19, seconded by
Ald. Rainey. The Committee voted 7-0 to introduce Ordinance 3-O-19.

(P5) Ordinance 7-O-19, Granting Special Use Permit for a Medical Office Located at 705 Main Street in the B2 Business District and the oDM Dempster-Main Overlay District

The Zoning Board of Appeals and City Staff recommend adoption of Ordinance 7-O-19 granting special use approval for a ground-floor Medical Office, Evanston Family Chiropractic and Wellness Center, in the B2 District and oDM DempsterMain Overlay District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district.

For Introduction

Mike Noonan spoke in support of the special use as a patient and noted his experience in supporting other businesses in the area after an appointment.

Ald. Wilson stated the owner has been looking for a tenant and the proposed use will be an improvement over a vacant space and an improvement over the previous tenant.

Ald. Wilson moved to introduce Ordinance 7-O-19, seconded by Ald. Rue Simmons. The Committee voted 7-0 to introduce Ordinance 7-O-19.

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT

Ald. Wilson moved to adjourn, seconded by Ald. Rue Simmons. The meeting adjourned at 7:39 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Manager