Planning & Development Committee Meeting
Minutes of September 25, 2017
7:15 p.m.
James C. Lytle Council Chambers - Lorraine H. Morton Civic Center

MEMBERS PRESENT: M. Wynne, A. Rainey, R. Rue Simmons, J. Fiske, E. Revelle, D. Wilson

STAFF PRESENT: J. Leonard, S. Clement, S. Flax

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Rainey

I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN RAINEY, CHAIR
A quorum being present, Ald. Rainey called the meeting to order at 7:15 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES OF SEPTEMBER 11, 2017
Ald. Fisk moved to approve the minutes of the September 11, 2017 meeting, seconded by Ald. Wynne.

The committee voted unanimously 6-0, to approve the September 11, 2017 minutes.

III. ITEM FOR CONSIDERATION

(P1) Housing Opportunities for Women HOME & Affordable Housing Fund Application
The Housing, Homelessness and Human Relations Commission and staff recommend approval of gap funding in the amount of $550,000 to Housing Opportunities for Women (HOW) to develop a new 16-unit permanent supportive housing project for households with incomes ≤ 50% of the area median income (AMI) at 2215 Dempster Street. Funding will be from the following: HOME Investment Partnerships Program (Account 240.21.5430.65535), which has $164,900 in unallocated 2017 funds available to commit; and the Affordable Housing Fund (Account 250.21.5465.65535), which has a current cash balance of $590,000 out of a total of $1,704,757 budgeted for FY2017.

For Action

Ald. Braithwaite referenced community meetings in which neighbors expressed concerns about the project.

Public comments opposed to the project expressed concerns over parking, traffic congestion, crime, and design. Public comments in favor of the project commented on Housing Opportunities for Women’s track record of service to
homeless individuals and low-income families, as well as clients’ explanations of how supportive housing has stabilized their lives.

Savannah Clement, Housing Planning and Policy Analyst, gave a staff presentation on the project.

Ald. Fiske and Ald. Wynne raised concerns about HOW’s wait list and tenant selection processes, and whether Evanston residents in need would be served by this expenditure of Evanston’s affordable housing fund.

Sarah Flax, Housing and Grants Division Manager, explained that more Evanston residents would be income eligible, and therefore more likely to be on the waitlist for this project, than residents from surrounding suburbs within a 12-mile radius.

Ald. Rue Simmons expressed opposition to the project on the grounds that affordable housing has historically been disproportionately sited in the 2nd and 5th Wards.

Ald. Revelle moved to introduce the proposal, seconded by Ald. Rainey. The Committee voted by roll call, 4-2, to introduce the proposal. 4 in favor (Ald. Rainey, Ald. Wilson, Ald. Wynne, and Ald. Revelle) and 2 opposed (Ald. Fiske and Ald. Rue Simmons).

(P2) Ordinance 99-O-17, Amending Zoning Map to Rezone 1829 Simpson Street From R3 Two-Family Residential District to B1 Business District
Staff recommends adoption while Plan Commission recommends denial of Ordinance 99-O-17 approving the Zoning Ordinance Text Amendment to rezone the property commonly known as 1829 Simpson Street from R3, Two-Family Residential to B1, Business District.

For Introduction

Residents expressed concern over this rezoning next to a park, traffic impact, the project’s potential to bring pests to the neighborhood, and rezoning from residential to commercial uses. Also expressed were concerns that the site be used for affordable housing.

Ald. Rue Simmons explains that she worked with the business owner to highlight the park setting with second floor windows and that constituents expressed a desire for this type of restaurant in the neighborhood. Moreover, Ald. Rue Simmons explained that rodent and pest control experts were not concerned about the restaurant’s location.

Ald. Rue Simmons moved to introduce Ordinance 99-O-17, seconded by Ald. Wynne. The Committee voted unanimously (6-0) to introduce Ordinance 99-O-17.
(P3) **Ordinance 100-O-17, Granting Special Use Permit and Major Variation for Type 2 Restaurant at 1829 Simpson Street in the B1 Business District**

Staff recommends adoption while Zoning Board of Appeals recommends denial of Ordinance 100-O-17, approving the Special Use Permit for a Type 2 Restaurant in the B1 Business District and Major Zoning Variation for a 4.3’ east interior side yard setback for a roofed patio and one-story addition where 10’ is required.

**For Introduction**

Ald. Rainey moved to introduce Ordinance 100-O-17 to the City Council, seconded by Ald. Wynne. The Committee voted unanimously (6-0) to introduce Ordinance 100-O-17.

(P4) **Ordinance 97-O-17, Granting a Special use Permit for a Type 2 Restaurant Located at 633 Howard Street in the B3 Business District (“Café Coralie”)**

The Zoning Board of Appeals and staff recommend adoption of Ordinance 97-O-17 granting special use approval for a Type 2 Restaurant, Café Coralie, at 633 Howard St. in the B3 District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district. **Alderman Rainey recommends suspension of the rules for Introduction and Action at the September 25, 2017 City Council meeting.**

**For Introduction and Action**

Ald. Wilson moved to introduce, recommend, and suspend the rules for Ordinance 97-O-17, seconded by Ald. Rue Simmons. The Committee voted unanimously (6-0), to introduce, recommend, and suspend the rules for Ordinance 97-O-17.

(P5) **Ordinance 93-O-17, Amending Various Sections of Title 4, Chapter 14 “Design and Project Review”**

Staff recommends adoption of Ordinance 93-O-17, amending the Design and Project Review portion of the City Code related to voting and advisory members and the appeals process.

**For Introduction**

Ald. Wynne moved to introduce Ordinance 93-O-17, seconded by Ald. Rainey. The Committee voted unanimously (6-0), to introduce Ordinance 93-O-17.

**IV. ITEM FOR DISCUSSION**

(PD1) **1233-1235 Hartrey Avenue – Proposed Alternative School Operated by Evanston Township High School**

Staff requests direction from the Planning and Development Committee, which could come in the form of a referral to the Plan Commission if a Map or Text
Amendment is recommended or a recommendation for no further action. Evanston Township High School submitted applications for a Zoning Analysis for a determination of use and Special Use Permit to operate an alternative school for students with behavioral and emotional needs at 1233-1235 Hartrey Avenue.

Ald. Braithwaite discussed the desire to create an alternative school near other special needs service uses, and expresses the proposed use as a benefit to the community.

Ald. Wilson made the referral to the Plan Commission.

Ald. Fiske also made a referral to the Law Department to provide feedback on this zoning change.

IV. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
Ald. Wilson moved to adjourn, seconded by Ald. Wynne.

The committee voted unanimously (6-0) to adjourn.

The meeting adjourned at 8:48 p.m.

Respectfully submitted,
Michael Janusek
Community Development Intern