



CITY COUNCIL REGULAR MEETING

**CITY OF EVANSTON, ILLINOIS
LORRAINE H. MORTON CIVIC CENTER
JAMES C. LYTLE COUNCIL CHAMBERS
Monday, February 4, 2019**

7:00 p.m. or at the conclusion of the Human Services Committee meeting

ORDER OF BUSINESS

- (I)** Roll Call – Begin with Alderman Fleming
- (II)** Mayor Public Announcements
- (III)** City Manager Public Announcements
- (IV)** Communications: City Clerk
- (V)** Public Comment

Members of the public are welcome to speak at City Council meetings. As part of the Council agenda, a period for public comments shall be offered at the commencement of each regular Council meeting. Public comments will be noted in the City Council Minutes and become part of the official record. Those wishing to speak should sign their name and the agenda item or non-agenda topic to be addressed on a designated participation sheet. If there are five or fewer speakers, fifteen minutes shall be provided for Public Comment. If there are more than five speakers, a period of forty-five minutes shall be provided for all comment, and no individual shall speak longer than three minutes. The Mayor will allocate time among the speakers to ensure that Public Comment does not exceed forty-five minutes. The business of the City Council shall commence forty-five minutes after the beginning of Public Comment. Aldermen do not respond during Public Comment. Public Comment is intended to foster dialogue in a respectful and civil manner. Public comments are requested to be made with these guidelines in mind.

- (VI) Consent Agenda and Report of Standing Committees:
- | | | |
|-------------------------------|---|----------------------|
| Administration & Public Works | - | Alderman Rue Simmons |
| Planning & Development | - | Alderman Revelle |
| Human Services | - | Alderman Rue Simmons |
| Rules Committee | - | Alderman Braithwaite |

SPECIAL ORDERS OF BUSINESS

(SP1) Affordable Housing Work Plan Progress to Date

Staff prepared a report updating City Council on activities to expand affordable options in Evanston, including: amendments to the Inclusionary Housing Ordinance, identification of sources of revenue for the Affordable Housing Fund, development of new income restricted rental units, creation of new housing opportunities through the rental of accessory dwelling units, and the Affordable Housing Plan Steering Committee.

For Action: Accept and Place on File

(SP2) Ordinance 1-O-19, Amending Rental Registration to Include Owner Occupancy with Rental of Accessory Dwelling Units in Zoning Districts with Single-Family Residence

At the request of Alderman Eleanor Revelle and the direction of the Planning and Development Committee on 12/10/2018, staff prepared Ordinance 1-O-19 Amending Title 5, Chapter 8, "Registration of Rental Residential Buildings" to Include Owner Occupancy Requirement With Rental of Accessory Dwelling Units in Single-Family Zoning Districts". The following background information is provided to inform a discussion relating to owner-occupancy requirements as a condition of allowing rental of accessory dwelling units (ADUs)/coach houses to non-family members of the primary dwelling unit. Staff seeks further direction from City Council relating to the addition of any potential regulations to address this discussion item at future meetings.

For Introduction

(SP3) Resolution 10-R 19, Authorizing City Manager to Initiate a Request for Qualifications and Request for Proposal Process for the Repurposing of City-Owned Real Property Located at 506 South Boulevard

Staff is seeking City Council approval of Resolution 10-R-19 "Authorizing the City Manager to Initiate a Request for Qualifications and Request for Proposal Process for the redevelopment of City-Owned Real Property Located at 506 South Boulevard as a mixed income residential development. The parking lot is commonly known as "Lot 1". The development will include a mix of public housing units for low income households who would pay 30% of their income toward rent with the remainder subsidized, units restricted for moderate and middle income households with incomes between 50% and 80% of the area median income, and market rate units. Unit sizes would range from studios to three bedrooms to address the need for housing for a range of household sizes, including families with children.

For Action

(SP4) Approval of Letter of Support to the Illinois Housing Development Authority for a 60-Unit Affordable Senior Housing Development by Evergreen Development/CJE at 1015 Howard Street

Staff recommends approval of a Letter of Support to the Illinois Housing Development Authority (IHDA) for a 60-Unit Affordable Senior Housing Development by Evergreen Real Estate Group/Council for Jewish Elderly at 1015 Howard Street. The letter commits up to \$2,000,000 as gap financing for Evergreen's request of \$14,397,120 in Low Income Housing Tax Credit equity (LIHTC), \$450,000 in donation tax credits, and \$2,000,000 of soft funds from IHDA. Total capital stack includes construction financing of \$12,450,000.00 that will convert to a \$3,780,000 first mortgage. City funding is contingent on underwriting following receipt of a funding commitment from IHDA, and completion of the City's full review and approval process of the planned development. Funding will be in the form of loans from the City's federal HOME Investment Partnerships grant (Account 240.21.5440.65535) with a 2019 budget of \$696,000; and the Affordable Housing Fund (250.21.5465.56111) with a 2019 budget of \$2,525,000.

For Action

(VII) Call of the Wards

(Aldermen shall be called upon by the Mayor to announce or provide information about any Ward or City matter which an Alderman desires to bring before the Council.) {Council Rule 2.1(10)}

(VIII) Executive Session

(IX) Adjournment

MEETINGS SCHEDULED THROUGH FEBRUARY 15, 2019

Upcoming Aldermanic Committee Meetings

2/7/2019	7:00 PM	Housing & Homelessness Commission
2/11/19	4:00 PM	Ethics Subcommittee of the Rules Committee
2/11/2019	6:00 PM	Administration & Public Works, Planning & Development, City Council

Information is available about Evanston City Council meetings at: www.cityofevanston.org/citycouncil. Questions can be directed to the City Manager's Office at 847-866-2936. The City is committed to ensuring accessibility for all citizens. If an accommodation is needed to participate in this meeting, please contact the City Manager's Office 48 hours in advance so that arrangements can be made for the accommodation if possible.