



City of
Evanston

REGULAR CITY COUNCIL MEETING

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

Present:

Alderman Fiske

Alderman Revelle

Alderman Braithwaite

Alderman Rainey

Alderman Wynne

Alderman Fleming

Alderman Wilson

Alderman Suffredin

Alderman Rue Simmons

(9)

Absent:

Presiding:

Mayor Stephen Hagerty

**Devon Reid
City Clerk**

Mayor's Public Announcements

Mayor Hagerty announced the passing of Adrian Willoughby. Thanked the Public Works Department for their excellent work during the harsh weather last week

[Watch](#)

City Manager's Public Announcements

City Manager Wally Bobkiewicz thanked staff and community for their cooperation during the snow emergency. Asked Kenneth Cherry, Recreation Manager at Fleetwood Jourdain Center, to talk about city sponsored events happening for Black History Month.

[Watch](#)

City Clerk's Communications

City Clerk summarized a statement submitted by Lawrence Crosby. In the letter Mr. Crosby asked that the city move forward with discussions surrounding police conduct. Informed the public about updated information regarding candidates for the upcoming School Board Election.

[Watch](#)

Public Comment

Dianne Rusinski	Talked about her support for affordable housing. Mentioned other cities affordable housing programs.	Watch
Peter Miller	Supported affordable housing and the ADU's intent to bring affordable housing units in Evanston. Talked about the staff memo presented to City Council.	Watch
Ray Friedman	Talked about his research on affordable housing. Talked about Design and Project Review committee. Asked for public commentary feedback from City Council.	Watch
Priscilla Giles	Asked City Council and city staff to be mindful of elderly needs. Believes property taxes should be used to fund snow shoveling	Watch
Darlene Cannon speaking for Clare Kelly	Talked about an organized meeting for the Harley Clarke mansion. Informed city council of another meeting on February 28th. Talked about constituent support for the Harley Clarke mansion. Talked on behalf of Clare Kelly	Watch

Traci Kurtzer	Voiced her support for the victim services program. Felt more could be done to improve the victim service program. Talked about gun violence remembrance week.	Watch
Tom Swigert	Talked about the need for parking spaces if the city chooses to build the affordable housing unit.	Watch
Rick Sweitzer	Talked about the history of his property in Evanston and in Wilmette. Questioned the approved ADU ordinance.	Watch
Tina Paten	Supported affordable housing in Evanston. Talked about properties that were to be demolished and the displacement of constituents in the properties.	Watch
Sue Loellbach	Talked about her group, Joining Forces for Affordable Housing. Asked City Council to not change the ADU Ordinance. Hopes that restrictions would not be made on ADU units that would prevent applicants from applying to the affordable housing buildings.	Watch
Vince Heneghan	Talked about his non profit organization Impact Behavioral Health Partners. Asked City Council to not limit the amount of affordable housing applicants that could apply for the units	Watch
Dan Fagerstein	Shared his concern for the parking lot that will be demolished for the proposed affordable housing unit. Felt as though there was no neighborhood disclosure for affordable housing plan. Asked to hold off on voting for the affordable housing unit proposal.	Watch
Shirley Adams	Talked about her rented out property in Georgia. Advocated for affordable housing, but questioned parts of the proposal.	Watch
Carlis Sutton	Commented on snow plowing. In support of SB3, SB4 and affordable housing units.	Watch
Dough Sharp	Opposed the Accessory Dwelling unit. Felt it is unnecessary and would segregate members of the community.	Watch
Calvin Lynn	Stated there was no proper notification by the city for parking lot demolition. Fears that affordable housing would do more harm than good in the neighborhood.	Watch
Richard O'Dwyer	In support of affordable housing, but felt as though the city did not communicate with the residents.	Watch
Bruce McLean	Talked about his concerns for parking spaces and affordable housing units. Also spoke on behalf of Doreen Stein.	Watch
Sarah Vanderwicken	Thanked the city for taking steps to making affordable housing units. Voiced her support for the proposals to be talked about in City	Watch

Council. Thought the city should be more informative to constituents when it comes to changes in the city.

Peter Mitchell Concerned about the owner occupancy requirement is exclusive. [Watch](#)
Asked City Council to not support owner occupancy ordinance.

Madelyn Ducre Brought attention to Black history month. Did not support affordable [Watch](#)
housing units. Felt as though that sanctuary cities have an impact on
black communities in Evanston. Talked about her concerns of policing
in the city. Talked about discrimination.

Kelly Ann In support of affordable housing units ordinance. [Watch](#)

Special Order of Business

(SP1) Affordable Housing Work Plan Progress to Date [Watch](#)

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

Passed 9-0

(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 [Watch](#)

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

Failed 6-3 Ald. Fiske, Braithwaite and Revelle voted “Yes”

(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

Ald. Wynne [Watch](#)

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.

Motion to hold Item until April 8, 2019 City Council meeting
Passed 8-1 Ald. Fleming voted “No”

Ald. Wynne

For Action

Hold until April 8 City Council meeting

(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

Ald. Rainey [Watch](#)

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

Passed 9-0

Call of the Wards

Ward 1:	Said it was important there be a discussion about Harley Clarke.	Watch
Ward 2:	No Report	Watch
Ward 3:	Office hours on February 7, from 7-10 a.m. at Brothers K.	Watch
Ward 4:	Meeting to talk about the Robert Crown project on February 13 at 6 p.m.	Watch
Ward 5:	5th Ward Meeting at the Civic Center in Room G300 beginning at 7 p.m. Art Exhibit will still be available for the next 30 days at the Gibbs-Morris Center. Also briefly talked about Black History Month.	Watch
Ward 6:	Noted that between Human Services and City Council, the Council got through 9 Agenda Items in four and a half hours.	Watch
Ward 7:	No Report	Watch
Ward 8:	On February 5th there will be a meeting between multiple neighborhoods at 7 p.m. at Peckish Pig.	Watch
Ward 9:	No Report	Watch

Adjournment

Mayor Hagerty called a voice vote to adjourn the City Council meeting, and by unanimous vote the meeting was adjourned.