Planning & Development Committee Meeting
Minutes of July 22, 2019
6:45 p.m.
James C. Lytle Council Chambers - Lorraine H. Morton Civic Center


STAFF PRESENT: M. Masoncup, J. Leonard, S. Mangum, S. Flax

OTHERS PRESENT:

PRESIDING OFFICIAL: Ald. Rue Simmons

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

II. APPROVAL OF REGULAR MEETING MINUTES OF JULY 8, 2019
Ald. Rainey moved to approve the minutes of the July 8, 2019 meeting, seconded by Ald. Wynne. The committee voted unanimously 6-0, to approve the July 8, 2019 minutes.

III. ITEMS FOR CONSIDERATION

(P1) 2019 Emergency Solutions Grant (ESG) Recommendation
The Housing & Homelessness Commission and staff recommend City Council approve the 2019 Emergency Solutions Grant (ESG) allocations totaling $151,731: $138,497 to two social services agencies (Connections for the Homeless and the YWCA Evanston/North Shore) that provide housing and services for individuals and families who are homeless or at risk of homelessness, and $11,380 to the City of Evanston for grant administration. Funding source is the City’s 2019 Emergency Solutions Grant entitlement allocation in the amount of $151,731 from the U.S. Department of Housing & Urban Development with individual account numbers for external agencies funded and City administrative costs.

For Action
Ald. Rainey moved approval of the funding request, seconded by Ald. Fiske.

Tina Paden spoke of a previous request for funding to Paden properties from
Connections for the Homeless ESG.

Carlis Sutton spoke about responsibility of property owner versus tenant and funding availability for landlords.

Ald. Rue Simmons requested clarification on the Paden’s funding request

Ald. Rue Simmons moved to hold the item seconded by Fiske. The item was held.

(P2) Ordinance 74-O-19, Office Uses in Residential Districts
Ordinance 74-O-19 is written for adoption of the proposed text amendment to the Zoning Ordinance to allow office uses and revise special conditions for office uses within R5 and R6 Residential Districts. The Plan Commission recommends denial of the text amendment.

For Introduction

Harris Miller spoke in opposition to the proposed text amendment in reference to the library parking lot property.

Carl Klein spoke in opposition to the proposed text amendment.

Joan Safford spoke in opposition to the proposed text amendment. The text amendment is similar to spot zoning based on the limited number of properties impacted and notice for the text amendment is limited to the Evanston Review. The Plan Commission opposed the proposed amendment.

Janet Steidl spoke in opposition to the proposed text amendment stating the Plan Commission opposed because the amendment was not necessary.

Ald. Fiske explained the referral as intended to increase revenue to the City and support businesses in downtown by bringing more office workers. There is developer interest for office, but lack of sites. Offices would work in the locations adjacent to downtown.

Ald. Revelle referenced that most sites are on the periphery of downtown and already developed and that office development would be better in the core of downtown.

Ald. Wynne agreed with Ald. Revelle’s comment, referenced the Plan Commission’s vote for denial, and stated a more thorough discussion of office development in downtown would be a better approach.

Ald. Rainey noted the amount of tax exempt properties on the library parking lot block and thought an office building would be a good use.
Ald. Fiske stated R6 areas are already within downtown core, noted potential issues with 601 Davis site, and the need for additional revenue.

Ald. Fiske moved to Introduce Ordinance 74-O-19, seconded by Ald. Rainey. The Committee voted 2-4 on the motion to Introduce the item. The motion failed and the item was not introduced.

(P3) Ordinance 63-O-19, Amending Various Portions of the City of Evanston Zoning Ordinance to Update the Definition of Craft Alcohol Production Facility
The Plan Commission and staff recommend City Council adoption of a Zoning Ordinance Text Amendment to revise language in the definition of Craft Alcohol Production Facilities.
For Introduction

Ald. Wynne moved to Introduce Ordinance 63-O-19, seconded by Ald. Rue Simmons. The Committee voted 6-0 on the motion to Introduce the item. The item was Introduced.

(P4) Ordinance 77-O-19, Major Adjustment to a Planned Development at 100-132 Chicago Avenue
Plan Commission and staff recommend adoption of Ordinance 77-O-19 for approval of a Major Adjustment to a Planned Development at 100-132 Chicago Avenue in order to add two dwelling units, for a total of 28 dwelling units, where office space was originally proposed in the mixed-use building approved by Ordinance 61-O-18 and extended by Ordinance 65-O-19. No changes will be needed to the approved site development allowances. Ald. Rainey requests suspension of the rules for Introduction and Action at the July 22, 2019 City Council Meeting.
For Introduction and Action

Ald. Rainey noted that the change reduces the required parking, will provide additional housing, and was unanimously recommended by the Plan Commission.

Ald. Rainey moved to suspend the rules to Introduce and take Action on Ordinance 77-O-19, seconded by Ald. Rue Simmons. The Committee voted 6-0 on the motion to suspend the rules to Introduce and take Action on the item.

IV. ITEMS FOR DISCUSSION

V. COMMUNICATIONS

VI. ADJOURNMENT
Ald. Rainey moved to adjourn, seconded by Ald. Fiske. The meeting
adjourned at 7:39 p.m.

Respectfully submitted,
Scott Mangum
Planning and Zoning Manager