SPECIAL CITY COUNCIL MEETING

CITY OF EVANSTON, ILLINOIS
LORRAINE H. MORTON CIVIC CENTER
JAMES C. LYTLE COUNCIL CHAMBERS
Tuesday, January 21st, 2020

Present:

Alderman Wynne
Alderman Suffredin
Alderman Fleming

Alderman Revelle
Alderman Rainey
(5)

Absent:

Alderman Braithwaite
Alderman Fiske

Alderman Wilson
Alderman Rue Simmons
(4)

Presiding: Mayor Stephen Hagerty

Devon Reid
City Clerk
Mayor’s Public Announcements

Mayor Hagerty Announcements and 1 Proclamation:

- Thanked everyone who participated in celebrating Martin Luther King Day
- Congratulations First United Methodist Church for raising $20,000 to help fight homelessness
- Recognized Jonathan Holloway

City Manager’s Public Announcements

City Manager Erika Storlie had no announcements.

City Clerk’s Communications

City Clerk had had no announcements.

Public Comment

Rosemarie Wilson-Banks
Talked about the affordable housing offered at 1305 Pitner Ave.

Mike Vasilko
Opposed the proposed changes to public comment at Planning & Development meetings. Claimed members of the City Council are violating citizen rights.

Harris Miller
Wants to see more affordable housing created for both homeowners and renters. He said developers should be required to build affordable housing.

James Engleman
Stated the snow collected on the sidewalk on Simpson St. made it difficult for people using wheelchairs to use.

Eric Passet
Raised his concerns over the increase of property taxes in Evanston.

Clifford Capone
Wants to see the ordinance which banned the use of gasoline-powered leaf blowers to be enforced. Said the devices are a nuisance and a hazard to the environment.
Tina Paden Read a letter from a City Inspector who asked Ms. Paden to trim the bushes outside her property, as they were in direct violation of the City Code. Ms. Paden disagrees with the assessment and believes this is targeted harassment by the City.

Carlis Sutton Voiced his support for agenda items SP1 & SP2. However, he claims there are double standards being implemented by the City Inspector.

Naomi Love Voiced her support for internal ADU’s in Evanston.

Mary Rosinsky Called for an independent audit of the City of Evanston. Claims the meeting for the Electoral Board was not conducted properly.

Bonnie Wilson Voiced her support for affordable housing in Evanston.

Doreen Price Shared her remarks in support of affordable housing in Evanston.

Robinson Markus Shared his support for the ADU’s permit waivers.

Wynn Graham Voiced her support for affordable housing in Evanston.

Toni Rey Member of Interfaith Action of Evanston, who on behalf of Joining Forces, asked City Council to choose affordable housing and to support the CJE Senior Housing Project.

Patti Capouch Asked City Council to support affordable housing and to direct city staff to develop proposals for ideas related to coach houses. Thanked City Council for removing height restrictions on ADU’s.

Jen Feuer-Crystal Asked City Council to support affordable housing by seeking new sources of revenue to fill the Affordable Housing Fund. Suggested to have the revenue collected from the Real Estate Transfer Tax be allocated towards the Affordable Housing Fund.

Kristen White Voiced her support for affordable housing in Evanston. She said access to affordable housing is both a race and gender equity issue. On behalf of Joining Forces, she asked City Council to choose affordable housing.

Ayanna Brown Voiced her support for affordable housing.

Keith Banks Asked the City of Evanston to support affordable housing by embracing increased density as a way to strengthen the community. This would include compact housing and creating repurposing of existing buildings.
Sarah Vanderwicken  
Asked City Council to support affordable housing in Evanston.  

Larry Donoghue  
Member of Joining Forces who asked City Council to choose affordable housing this year, by moving forward with the affordable housing development on South Blvd.  

Drina Nikola  
Member of Joining Forces who asked City Council to choose affordable housing this year by developing a concept for the Evanston Library parking lot.  

Abigail Stone  
Voiced her support for affordable housing in Evanston.  

Sue Loellbach  
Urged City Council to take action to create more affordable housing.  

Margret Nelson  
Performed a song to voice her support for affordable housing.  

Doug Sharp  
Believes that half of the increase in the Real Estate Transfer Tax should have been allocated towards affordable housing. Invited residents to a public forum that’s focused on public safety.  

Allie Harned  
Expressed her disappointment on the final outcome of the Evanston Electoral Board meeting.  

Darlene Cannon  
Claimed there wasn’t a focus on equity during the development of the 16-unit apartment complex on Pitner Ave. Said the vote by the Electoral Board against EVI (Evanston Voter Initiative) was a lack of transparency in local government. Claimed city staff target African-American residents over property violations.  

Ray Friedman  
Inquired as to why various proposals for affordable housing have been overlooked in the past. He also voiced his opposition for the apartment complex located at 1305 Pitner Ave. for zoning violations. Said the apartment complex does not have valid zoning approval.
SP1. Affordable Housing Work Plan Progress to Date

This memorandum and the summary chart attached provide the City Council an update on the projects and activities to address the City Council goal of expanding affordable housing options in Evanston that have been undertaken since the Affordable Housing Update on September 16, 2019. Staff requests that it be accepted and placed on file.

For Action: Accept and Place on File
Passed 5-0

Motion: Ald. Revelle
Second: Ald. Fleming

SP2. Age-Friendly Evanston Market Assessment for Independent and Assisted Living Needs in Evanston

The Housing and Homelessness Commission and staff recommend that City Council accept and place on file the Sawgrass Market Assessment of independent and assisted living needs for seniors in Evanston prepared for the Age-Friendly Evanston Task Force, and refer it to the Affordable Housing Plan Steering Committee to inform the development of the City’s Affordable Housing Plan.

For Action: Accept and Place on File

Motion: Ald. Rainey
Second: Ald. Fleming

SP3. Consideration of a Waiver of Building Permit Fees for Coach Houses/ADUs with Affordable Rental Restrictions

This memo provides information to City Council pertinent to a referral by Alderman Fleming to waive the building permit fees for construction of a new coach house/accessory dwelling unit (ADU) if the owner agrees to rent the ADU at an affordable rate to income eligible households. Staff does not recommend waiver of building permit fees at this time; rationale is provided below.

Motion to hold until the next City Council meeting on January 27, 2020

Motion: Ald. Suffredin
Second: Ald. Fleming

For Discussion
Held until the next City Council meeting on January 27, 2020

Motion: Ald. Fleming
Second: Ald. Wynne
SP4. **Consideration of Funding for ArtSpace in Support of a Preliminary Feasibility Study**

Staff recommends City Council authorize the City Manager to execute an agreement with ArtSpace (50 Third Avenue North, Suite 400, Minneapolis, MN 55401) for affordable housing consulting services/preliminary feasibility study for an amount not to exceed $25,000. The Affordable Housing Fund (AHF) 250.21.5465.62490 is the proposed funding source. The AHF currently has a cash balance of approximately $3,500,000; $2,000,000 is requested for the Evergreen Senior Housing Project.

**For Action**

**Failed 0-5**

SP5. **Ordinance 8-O-20 Planned Development, 999-1015 Howard Street**

The Plan Commission and staff recommend adoption of Ordinance 8-O20 for approval of a Special Use for a Planned Development in the B2 Business District to construct a 4-story, 73,017 square foot addition to the existing CJE Senior Life building. The addition includes 60 affordable dwelling units for residents (older adults, 62 years and older) and 55 parking spaces.

**For Action**

**Passed 5-0**

SP6. **Allocation of $2 Million in HOME Investment Partnership and Affordable Housing Fund Dollars for Evergreen Real Estate Group/CJE Senior Housing Project**

The Housing and Homelessness Commission and staff recommend approval of $2,000,000 from the City’s HOME Investment Partnership (HOME) grant and its Affordable Housing Fund (AHF) for the Evergreen/CJE Senior Housing Project at 1015 Howard Street. This 60-unit senior housing project will provide much-needed affordable rental and meets City underwriting standards. Up to $500,000 in HOME funding, account 240.21.5430.65535. The City has $184,500 of its 2019 HOME grant available in its line of credit with HUD, and anticipates receiving approximately $300,000 per year in 2020 and 2021 that can be allocated to the project. $1,500,000 or the balance to total $2,000,000 from the City’s Affordable Housing Fund, account 250.21.5465.65530. The AHF currently has a cash balance of approximately $3,500,000.

**For Action**

**Passed 5-0**
Call of the Wards

Ward 1: No Report Watch

Ward 2: No Report Watch

Ward 3: 3rd Ward Town Hall Meeting on Thursday, January 23, 2020 at Lincoln Elementary School, starting at 7 p.m. Watch

Ward 4: No Report Watch

Ward 5: No Report Watch

Ward 6: No Report Watch

Ward 7: Ward Town Hall Meeting on Thursday, January 23, 2020 at the Ecology Center, starting at 7 p.m. Watch

Ward 8: Ward meeting on Tuesday, January 28, 2020 at the Levy Senior Center. 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.