CALL TO ORDER/DECLARATION OF A QUORUM - ALDERMAN SUFFREDIN
A quorum being present, Ald. Suffredin called the meeting to order at 7:55 pm.

APPROVAL OF MINUTES OF REGULAR MEETING MINUTES OF DECEMBER 9, 2019
Staff recommends approval of the Minutes of the December 9, 2019 Planning and Development Committee Meeting.
For Action

Ald. Revelle requested that the minutes are updated to reflect Ald. Revelle's "No" vote on item P1.

Ald. Wilson moved approval of the minutes of the December 9, 2019 Planning and Development Committee meeting, seconded by Ald. Rue Simmons. The Committee voted unanimously 6-0 to approve the minutes.

PUBLIC COMMENT
Mary Miller, resident of Hampton Park Condominium Association, spoke regarding the condominium deconversion issue and spoke in support of the City Council's consideration of a moratorium.

Sue Loellbach, Connections for the Homeless and Joining Forces, spoke in support of the CJE affordable housing project.
ITEMS FOR CONSIDERATION

**Resolution 4-R-20 Authorizing the City of Evanston to Establish a Moratorium on Condominium Deconversions**

Staff recommends City Council adoption of Resolution 4-R-20, "Authorizing the City of Evanston to Establish a Moratorium on Condominium Deconversions." The moratorium would be in place for a six (6) month period following adoption of Resolution 4-R-20.

**For Action**

Ald. Rainey spoke of the need for a moratorium to improve upon the State requirements to provide oversight.

David Fisher, resident, spoke against a moratorium stating that his condo building is looking into selling as a deconversion.

In response to Ald. Rainey, Corporation Counsel Masoncup and Director Leonard responded that the duration of a moratorium could be amended but research is needed to develop revised regulations.

Ald. Rainey supported reducing the moratorium to 3 months.

Ald. Wilson supported changing rules for condominium deconversions but did not support a moratorium.

Ald. Rainey moved to amend the motion to limit the moratorium to 3 months, seconded by Ald. Rue Simmons. The amendment was approved 6-0.

The vote on the main motion, as amended, failed 3-3.

Chair Suffredin stated that the item will move forward to City Council without a recommendation from the Committee.

Moved by 8th Ward Alderman Ann Rainey  
Seconded by 5th Ward Alderman Robin Rue Simmons  

**Ayes:** 8th Ward Alderman Ann Rainey, 7th Ward Alderman Eleanor Revelle, and 5th Ward Alderman Robin Rue Simmons  
**Nays:** 4th Ward Alderman Donald Wilson, 3rd Ward Alderman Melissa Wynne, and 6th Ward Alderman Thomas Suffredin  

DEFEATED. 3-3 on a recorded vote

**Ordinance 3-O-20 Granting Major Zoning Relief for Parking to Retain a Basement Dwelling Unit at 2008 Harrison St.**

The Zoning Board of Appeals and staff recommend adoption of Ordinance 3-O-20, granting
major zoning relief for 4 parking spaces where 7 parking spaces are required, to allow the retention of a basement dwelling unit in the R5 General Residential District and the oCSC Central Street Overlay District. The applicant has complied with all zoning requirements and meets all of the standards for major variations for this district.

**For Introduction**

This item was held until the next meeting.

**Ordinance 5-O-20 Granting a Special Use for a Commercial Indoor Recreation Facility, Born2Win, at 2510 Green Bay Rd.**

The Zoning Board of Appeals and staff recommend adoption of Ordinance 5-O-20 granting special use approval for a Commercial Indoor Recreation facility, Born2Win, at 2510 Green Bay Rd. in the B1a Business District and oCSC Central Street Overlay District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district.

**For Introduction**

Ald. Revelle sought clarification in the hours of operation presented in the memo versus those reflected in the ZBA Minutes.

Moved by 7th Ward Alderman Eleanor Revelle
Seconded by 3rd Ward Alderman Melissa Wynne

**Ayes:** 8th Ward Alderman Ann Rainey, 4th Ward Alderman Donald Wilson, 7th Ward Alderman Eleanor Revelle, 3rd Ward Alderman Melissa Wynne, 5th Ward Alderman Robin Rue Simmons, and 6th Ward Alderman Thomas Suffredin

Carried 6-0 on a recorded vote

**Ordinance 6-O-20 Amending Title 6, Planned Development Setbacks in Residential Districts**

Plan Commission and staff recommend a Zoning Ordinance Text Amendment to revise section 6-8-1-10 relating to limitations on site development allowances regarding setbacks for planned developments in Residential Zoning Districts.

**For Introduction**

Moved by 5th Ward Alderman Robin Rue Simmons
Seconded by 4th Ward Alderman Donald Wilson

**Ayes:** 4th Ward Alderman Donald Wilson, 5th Ward Alderman Robin Rue Simmons, 8th Ward Alderman Ann Rainey, 7th Ward Alderman Eleanor Revelle, 3rd Ward Alderman Melissa Wynne, and 6th Ward Alderman Thomas Suffredin

Carried 6-0 on a recorded vote
Ordinance 8-O-20 Planned Development, 999-1015 Howard Street

The Plan Commission and staff recommend adoption of Ordinance 8-O-20 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 Introduction

Ald. Rainey spoke in support of the project and noted the property would be new increment within the TIF District and requested that Action be taken on the item at the January 21, 2020 meeting.

Moved by 5th Ward Alderman Robin Rue Simmons
Seconded by 8th Ward Alderman Ann Rainey


Carried 6-0 on a recorded vote

Ordinance 2-O-20, Granting a Special Use for a Daycare Center - Child, Guidepost Montessori, at 1012-1014 Davis Street

The Zoning Board of Appeals and staff recommend adoption of Ordinance 2-O-20, granting special use approval for a Daycare Center - Child, Guidepost Montessori, at 1012-1014 Davis St. in the D2 Downtown Retail Core District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district.


For Introduction and Action

Moved by 4th Ward Alderman Donald Wilson
Seconded by 5th Ward Alderman Robin Rue Simmons


Carried 6-0 on a recorded vote

ITEMS FOR DISCUSSION

Ald. Wynne congratulated and thanked Ms. Masoncup for her service to the City.

Ms. Masoncup expressed appreciation for the opportunity to work for the City.

Ald. Rainey and Suffredin requested information about payment of City leases at the next meeting.

ITEMS FOR COMMUNICATION

ADJOURNMENT
Ald. Rainey moved to recommend adjournment of the meeting, seconded by Ald. Rue Simmons. The meeting adjourned at 8:23 pm.