

January 28, 2019 Observer Report

Committee: Planning and Development

Observer: Kate Julian

Meeting began: 6:41pm

Meeting Ended: 7:57pm

Committee Members: Revelle (Chair), Fiske, Rainey, Rue Simmons, Suffredin, Wilson (arrived late), Wynne

Staff Present: Johanna Leonard, Michelle Masoncup

Media Present: NU, Roundtable (Bob Siedenberg)

ITEMS FOR INTRODUCTION OR ACTION

(P1) Community Partners for Affordable Housing Proposal for the Continued Administration of the Inclusionary Housing Ordinance Waitlist Staff recommends approval of \$28,675 for Community Partners for Affordable Housing (CPAH) to continue administering Evanston's Inclusionary Housing Ordinance ("IHO") centralized waitlist and conduct income certifications and recertification of households for inclusionary units. The Housing and Homelessness Commission reviewed CPAH's proposal at its meeting on December 6, 2018, and concluded it should receive a favorable funding recommendation. However, due to a lack of quorum, the Commission was not able to officially vote on the application. The funding source is the City's Affordable Housing Fund (Account 250.21.5465.62490). The Affordable Housing Fund has a current uncommitted cash balance of approximately \$800,000; including \$50,000 budgeted for other program costs in FY2019. This item was held at the Planning & Development Committee meeting on January 14, 2019 to January 28, 2019. **For Action**

Approved 6-0.

(P2) Ordinance 112-O-18 Granting Major Zoning Relief for Building Lot Coverage, Setbacks, and Open Parking at 2626 Reese Avenue City staff recommends a continuation of the requested zoning relief at 2626 Reese Ave. to the February 11, 2019 Planning & Development Committee meeting. Staff requests additional time to research similar developed and undeveloped 25' wide corner lots throughout the city, which will also allow the applicant additional time to react to the comments and concerns raised at the January 14, 2019 Neighborhood Meeting. **For Introduction**

Held for February 11 meeting.

(P3) Ordinance 9-O-19, Granting a Special Use for a Ground-Floor Medical Office and Major Zoning Relief for No Additional Parking at 524 Main Street The Zoning Board of Appeals and City staff recommend adoption of Ordinance 9O-19 granting special use approval for a ground-floor Medical Office, North Shore University Health System, and major zoning relief for no additional parking spaces where 7 additional parking spaces are required for a Medical Office, in the C1a Commercial Mixed-Use District and the oDM Dempster-Main Overlay District. The applicant has complied with all zoning requirements and meets all of the standards for special use and major variations for this district. Alderman Wynne requests suspension of the rules for Introduction and Action at the January 28, 2019 City Council meeting. **For Introduction and Action**

Approved for Introduction 6-0.

(P4) Ordinance 4-O-19, Granting a Special Use Permit for a Planned Development Located at 1714-1720 Chicago Avenue and Amending the Zoning Map The Plan Commission and staff recommend denial of Ordinance 4-O-19 for approval of a Map Amendment from the R6 General Residential to the D3 Downtown Core Development District and a Planned Development for a 13-story office building with 112 on-site parking spaces. Passage of the Map Amendment shall require a favorable vote of three-fourths (3/4) of all the Aldermen per City Code 6-3-4-7 because a petition signed and acknowledged by 30% of owners of property within 500-feet of the subject property was submitted to the City. **For Introduction**

Architect Paul Janicki does presentation for developer.

Citizen Comment – 12 opposed, 4 in favor

Ald. Wynne opposes the project -- too tall and doesn't replace the parking required.

Ald. Fiske is in favor of the project. Her comments:

- the process for the building has been going on for several years and it has been a very thoughtful process.*
- office development is needed downtown to support the economic viability of the central business district.*
- given the existing zoning a 13 or 14 story building could be built on the lot, as a residential rental building. (The office use requires the rezoning.)*
- if developed as a rental building the traffic impact would be heavier than with the office building.*
- developer has worked in concert with the community more than anyone else she's known.*
- proposed building is beautiful.*
- suggests reducing the amount of parking, and reducing the height of the building to the 11 stories called for in the original sales contract agreement.*

Ald. Fiske moves to hold to the Feb. 11 meeting.

Suffredin seconds.

(P5) Vacation Rental License for 1945 Jackson Avenue, Apartment 1 City staff recommends approval of a Vacation Rental License for the property located at 1945 Jackson Avenue, Apartment 1. The Vacation Rental meets all of the Standards and Procedures for license approval. **For Action**

Ald. Rue Simmons is opposed to having multiple vacation rentals on the block. Not happy with performance of the landlord. Says the block has naturally occurring affordable housing that a vacation rental displaces.

Ald. Fiske objects to vacation rentals that are not owner-occupied.

Ald. Wilson says the application appears to be in compliance with the terms of the ordinance.

Rue Simmons wants more regulation of the quantity and terms of vacation rentals. She won't support this operator having another vacation rental on this block.

Wilson says a "negative cumulative effect" can be grounds for a denial.

License rejected 7-0.