

Observer Report

Committee: Planning & Development
2018

Meeting Date: January 22,

Observers: Jessica Feldman and Pat Blumen

Meeting began: 7:45pm

Meeting Ended: 10:50pm

Committee Members Present/Absent: All present – Alderman Wynne Ch.; Aldermen Fiske, Wilson, Rue Simmons, Suffredin, Revelle, and Rainey.

Staff Present: Johanna Leonard Committee staff; Sarah Flax, Scott Mangum, and Michelle Masoncup, lawyer.

Media Present: EvanstonNow, Evanston Review, Evanston Roundtable, 2 Daily Northwestern, photographer from unidentified news org.

Citizen Comment: Comments were made in conjunction with the committee discussion of the issues. After being called to speak by chair, citizens were not directed to provide their name and address for any of the persons making comments. Some provided; most didn't. or simply said they were residents of Evanston or a specific ward. (This caused a couple of comments that generally questioned the interests of the speakers.)

Discussion, Action:

For Action

- (P1) **Vacation Rental License for 710 Madison Street** Held to Feb. 22 Mtg at request of Alderman Fleming.
- (P2) **Ord. 7-O-18, Granting a Special Use for a Type 2 Restaurants, Colectivo Coffee, at 716 Church St.** Unanimous approval including suspension of rules for Intro and Action.

For Introduction

- (P3) **Ord. 13-O-18, Granting a Special Use for the Expansion of a Religious Institution and Major Zoning Relief for a 3rd Story Addition at 2014 Orrington Avenue**

ZBA and City staff recommend adoption of Ord. 13-O-18 granting special use approval for the expansion of a Religious Institution, Lubavitch Chabad of Evanston, and major zoning relief for a third story addition, in the R1 Single Family Res. Dist.

David Schoenfeld, spoke on behalf of 10 neighbors, who have been working with Rabbi Klein on this request, want some additional conditions on the special use, including restriction of special use to current religious use only. Atty. Masoncup explained that federal law prohibits treating one religious institution different from others so this restriction may not be realistic.

The ordinance was approved for Introduction, but restriction issue will be researched further.

- (P4) **Ord. 14-O-18, Granting a Special Use for a Type 2 Restaurant, Rubie's, at 1723 Simpson St.**

ZBA and City staff recommend adoption of Ord.14-O-18 granting special use approval for a Type 2 Restaurant, Rubie's, at 1723 Simpson St. in the B1 Business District. This recommendation is conditional on the replacement of the building's glass block windows with unobstructed transparent glass and removal of iron bars on windows and doors. Alderman Rainey joined several residents speaking in support of the project. Alderman Rainey also proposed holding the

request until the Econ Dev. Committee meeting on Jan 31 to clear up any outstanding questions/issues, including removal of the block glass and bars replaced by clear glass windows. Extended discussion ensued between the applicant and the Committee about what or what had not been included in the ZBA recommendation. Alderman Wilson's motion to remove the ZBA requirement of applying for a façade grant was approved. Then Alderman Rainey's motion to hold the special use in committee until the next regular Council meeting was approved unanimously.

(P5) Ord. 5-O-18, Granting Special Use Permit for a Planned Development Located at 601 Davis Street

The Plan Commission and staff recommend denial of Ord. 5-O-18 for approval of the Planned Development to construct a 33-story, 318-unit residential building with 7,481 sq. ft. of ground floor commercial space (including a drive through for a financial institution, Chase Bank) and 176 on-site parking spaces. The applicant is requesting 8 site development allowances. The proposed development exceeds the maximum site development allowances for building height and FAR, therefore, a super-majority (two-thirds) vote by the City Council is required for approval. On Jan. 8, 2018 Ordinance 5-O-18 was continued until Jan 22, 2018 for Introduction.

Twenty-two citizens spoke to this issue: 11 spoke in favor (including three who identified their Evanston business relationships; two of these speakers named the businesses on whose behalf they spoke),. 11 specifically opposed; two spoke specifically about the effect on affordable housing issue (one included a comment about the \$1.5M contribution to St. Vincent de Paul for serving housing for homeless children & their families, while being admirable, was actually not a public benefit and but a means for trying to meet the requirement "on the cheap" as providing the in lieu payment for the 32 units required number of affordable units might be \$3.2M); one objected because this had the City "giving away" City parking spaces to meet the developers' responsibility; two spoke critically that the City doesn't have a comprehensive plan for economic development and suggested a moratorium on approving developments until such a plan is developed; one strongly suggested the City needed a Lobby ordinance so City and citizens would know the level of interest speakers had in an issue; 1 spoke specifically about the added density and one specifically about the added pollution from the construction vehicles and the added residents' traffic.

The Committee's discussion, while recognizing some positives of the proposal, raised objections to the excessive number of variances being requested; counting taxes as a public benefit, should not reward developer for ignoring planning requirements, on site affordable units too far from compliance with 4 instead of 32 required. Alderman Rainey suggested possibility of tabling request for four months or so to allow for developer to make proposal better (Developer offered to do so.) Vote to introduce defeated 6-1 with Rainey voting yes.

ITEMS FOR DISCUSSION

(PD1) 1740 Hinman Avenue Building Renovations

Staff requests review of the applicable Zoning and Building Code standards for permit review and requests direction from the Planning and Development Committee, which could come in the form of a referral to the Plan Commission if a Zoning Text Amendment is recommended

or a recommendation for no further action. New owner objected that he had not been notified that this would be an agenda item. **Alderman Fiske referred item to Plan Commission.**

Following two items held until Feb. 26 meeting.

(PD2) Public Benefits for Planned Developments

Staff requests direction from the Planning and Development Committee, which could come in the form of a referral to the Plan Commission if a Text Amendment is recommended or a recommendation for no further action.

(PD3) Impact Fees from Planned Developments

Staff requests direction from the Planning and Development Committee, which could come in the form of a referral to the Plan Commission if a Text Amendment is recommended or a recommendation for no further action.