

Observer: Jessica Feldman (Observed on TV.)

Meeting began: 8pm

Meeting Ended 8:45pm

Committee Members Present/Absent: Aldermen Wynne Ch., Fiske, Wilson Rue Simmons, Revelle, and Rainey all present.

Staff Present: Scott Magnum committee staff. Michelle Masoncup, City attorney.

Media Present: Couldn't see who was there.

Citizen Comment: Citizen comment preceded each relevant item. Identification of speaker not always heard clearly and not all speakers identified themselves before they spoke.

Discussion, Action:

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM: ALDERMAN WYNNE, CHAIR

II. APPROVAL OF REGULAR MEETING MINUTES OF JANUARY 22, 2018 Approved

III. ITEMS FOR CONSIDERATION

For Action

(P1) Resolution 10-R-18. Granting Municipal Use Exemption for Public Utility (Water Pump Station) at 2525 Church Street

Resolution 10-R-18 granting a Municipal Use Exception for the location of a Public Utility at 2525 Church Street in the OS Open Space District, where Public Utilities are neither a permitted or special use. Betty Ester asked for more information explaining the changes that have been added since the community meeting that was held. Alderman Rue Simmons provided some of the changes. Ald. Wynne said there would be addition community meeting to explain changes that are being made to accommodate features requested by Niles-Morton Grove. Approved 6-1. Off Consent Agenda.

For Introduction

(P2) Ordinance 21-O-18. Special Use Permit for a Special Educational Institution – Public in the I2 General Industrial Zoning District

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 21-O-18 granting special use approval. Speaker opposed placement of this school in this location. Concerned that many of the students would be black and this project at this location would further segregate the community. Suggested finding a different site in another part of town. Without discussion approved unanimously.

(P3) Ordinance 14-O-18. Granting a Special Use for a Type 2 Restaurant, Rubie's, at 1723 Simpson Street

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 14-O-18 granting

special use approval for a Type 2 Restaurant, Rubies, at 1723 Simpson Street in the B1 Business District. This recommendation is conditional on the replacement of the building's glass block windows and bars with unobstructed transparent glass and removal of iron bars on windows and doors.

Betty Ester shared history of site: restaurant, restaurant & grocery store, grocery store, and now would be a restaurant. Said she couldn't find an ordinance that requires restaurants not to have glass block windows. Said space has two bathrooms already; code says under 50 occupants one bathroom ok.

No discussion but Ald. Wynne stated a special use is a privilege but because of the petitioner's pending legal issues, she cannot support this request. No further comments. Vote had no ayes so item would not be sent to City Council.

IV. ITEMS FOR DISCUSSION

(PD1) Lakefront Policy for Private Land

Staff recommends that the City Council review, discuss and provide guidance in creating potential code amendments to the City's Floodplain Ordinance ([Title 4, Chapter 13](#)) on private shoreline protection work and the potential expansion of private lakeshore property via fill of the public waters of Lake Michigan.

Michael Vasilko complained that previously ordinance-designated residential became private property in explanatory memo. "Language needs to be precise." Mr. McGrath who is a long time owner at 942 Edgemere Ct. disagreed with Mr. Vasilko. Mr. McGrath said he owns no seabed just the waterline that shifts daily. City should use the flood plain platted line for any regulation, which is the approach being suggested. 3rd speaker who has no riparian rights but abuts neighbors who have riparian rights and have encroached on her property line when constructing retaining walls. Need neighborliness. Flood plain boundaries should include property effected but do not have riparian rights. Ald. Revelle said there needs to be reasonable action that recognizes the differences and needs in the riparian areas of the North and South parts of Evanston. City needs clear definition for this issue.

Staff person Gary Gerdes explained that retaining walls/revetments over time need repair; currently permit requests for their construction or repair must be approved by US Corps of Engineers, IL Dept of Natural Resources (IDNR) and the IL Environmental Protection Agency (IEPA). City needs to strengthen the Flood Plain ordinance to address issues mentioned tonight. At this time the City only sees the property owner's request after the three agencies have signed off on a requested plan. This Ordinance seeks to have City notification when the property owner applies to "convert public land to private use" such as application for repair or construction of a retaining wall or revetment. No vote needed but staff instructed to move forward in crafting a strengthened ordinance taking in consideration the desires and comments of this evenings discussion. Mr. Gerdes will provide an amended ordinance at the March meeting.