

Observer: Betty Hayford

Aldermen present: Fiske, Wynne, Wilson, Rue Simmons, Revelle, Rainey (Chair) Johanna Leonard supporting staff

Media present: Evanston Now, Roundtable

Meeting began: 8:05 pm

Meeting ended: 9:50 pm

Alderman Rainey called the meeting to order at 8:05 pm. Minutes for the September 11, 2017 meeting were approved.

Items for consideration. (P1) Housing Opportunities for Women and Housing Fund Application. The Housing, Homelessness and Human Relations Commission and staff recommend approval of gap funding of \$550,000 to Housing Opportunities for Women (HOW) to develop a 16 unit supportive housing project for households with incomes < 50% of the area median income at 2215 Dempster Street.

22 citizens commented on this item, 8 in favor and 14 opposed. Alderman Braithwaite led the comments saying that neighbors opposed the size and scale of the building and were concerned with traffic and flooding problems. Several pointed out that city funds were requested but Evanston residents would not have priority; some argued this site would perpetuate racial segregation. Supporters emphasized the developer's good record in providing supportive housing and the low numbers of affordable housing units in this area.

Savanna Clement from City staff supported the project, noting it was allowed by right in this zoning district and the plans to reduce flooding, and recommended providing \$550,000 in funding, 10% of the total cost of the project. Alderman Fiske asked whether this money would provide housing for Evanston residents, and Wynne agreed that Evanston funds should be used for Evanston residents. Sarah Flax explained how residents were selected and Evanston residents could well be included, although no guarantees. Rue Simmons pointed out that units are small and may not serve Evanston residents. Wilson expressed disappointment in the strong divisions in the community, and the city provision of 10% of total funds would be matched by major commitment.

The motion to support the project was approved, 4 to 2, with Fiske and Rue Simmons voting no.

(P2) Amending Zoning Map to Rezone 1829 Simpson Street from R3 Two-Family Residential to B1 Business District. (Introduction) Staff recommends adoption while Plan Commission recommends denial. Nine citizen comments, two in favor, seven opposed. Critics argued the restaurant didn't belong in the neighborhood next to a park. Supporters pointed out the proposed restaurant owner had a good record of running a restaurant and had responded to concerns about rodents, trash and other nuisance issues.

Alderman Rue Simmons supported the proposal and the plans for the restaurant, and questioned the opposition. She pointed out that the proposed project is not requesting city funds and the building has been empty for 20 years.

The motion to support a zoning change passed with no opposition.

(P3) Granting special use permit and Variation for Type 2 Restaurant at 1829 Simpson Street.

(Introduction) Staff recommends adoption while Zoning Board of Appeals recommends denial of approving the Special Use Permit for a Type 2 Restaurant.

The motion passed.

(P4) Granting a Special Use Permit for a Type 2 Restaurant at 633 Howard Street, Café Coralie.

(Suspension of rules, Introduction and Action) Staff and Zoning Board recommend granting special use permit. The motion passed.

(P5) Amending various sections of the Design and Project Review portion of the City Code.

(Introduction) Staff recommends adoption. The motion passed without discussion.

Items for Discussion. (PD1) 1233-1235 Hartrey Avenue – Proposed Alternative School Operated by Evanston Township High School. Staff requests direction on response to ETHS application for a special use permit to operate an alternative school for students with behavioral and emotional needs.

Alderman Braithwaite explained that the proposed space is a mixed use building. Currently these students are sent to schools outside Evanston which is a costly process. It could be preferable to serve the students in Evanston. Alderman Rainey said this is not a good site for this school. Wilson moved to refer the issue to Plan Commission and to the Law Department. The item was referred.

The meeting adjourned at 9:540 pm.