

Observer: Jessica Feldman

Meeting began: 7:28pm

Meeting Ended 9:35pm

Committee Members Present/Absent: Ald. Wynne, chair; Aldermen Fiske; Wilson, Rue Simmons, Revelle, Suffredin, and Rainey.

Staff Present: Johanna Leonard, committee staff; Sarah Flax, Marty Lyons, Michelle Masoncup (lawyer), Scott Mangum, Chief Eddington (in Council Chambers).

Media Present: EvanstonNow, RoundTable, two NU Daily reporters

Citizen Comment: 23 signed up. Just a few spoke in favor. Among the repeated comments: Use the Downtown Plan; need standards; didn't move to the Loop, moved to Evanston; concern for current businesses –impact on parking and noise during construction; building out of scale & mass for location; Transition area protects lower density; public benefits offered not truly benefits for the public more for the residents only. One person (not signed up) simply spoke off topic—objected to a harsh response from an Alderman when she tried to express an opinion.

Discussion, Action:

For Action – all approved unanimously

(P1) **Granting Vacation Rental License for 2120 Madison Place**

(P2) **Granting Vacation Rental License for 1612 Main Street**

(P3) **Resolution 82-R-17 to Accept Planning Staff Assistance Services Delivered by the Chicago Metropolitan Agency for Planning for the 2020-2024 Assessment of Fair Housing**

The City is required to perform an AFH prior to its 2020-2024 Consolidated Plan in order to continue to receive its federal entitlement grants. The City would contribute \$13,000 of the total AFH budget of \$287,000. Funding is from the City's 2017 and 2018 Community Development Block Grant.

For Introduction and Action– P4 approved unanimously

(P4) **Ordinance 115-O-17, Granting a Special Use for a Commercial Indoor Recreation Facility, Spenga, at 1026 Davis Street**

Alderman Wilson requests suspension of the rules for introduction and adoption at the October 23, 2017 City Council meeting.

At Applicant's request P5 held until Nov. 13, 2017.

(P5) **Ordinance 88-O-17, Granting a Special Use for a Type 2 Restaurant, Nic's Organic Fast Food, a Drive-Through, Active Ground-Floor Use, & Major Zoning Relief at 2628 Gross Point Rd.**

For introduction

(P6) **Ordinance 103-O-17, Special Use Permit for Planned Development Located at 1450-1508 Sherman Avenue in the D4 Downtown Transition District**

The development includes four (4) site development allowances. The Ordinance was held

on October 9, 2017 until October 23, 2017, and the corresponding transmittal memorandum has been updated to reflect the revised proposal. Developer addressed changes: now reduced to 15 stories, 145 ft.; 5.99% FAR; Zigurat setback improved; reduced number of units from 298 to 273; parking increased from 172 to 200 spaces; studio convertible units changed from 500 sq. ft. to 650 sq. ft. The opposition community group stated that one time benefits aren't public benefits; "public" benefits offered benefit residents more than public; affordable units still at 15 when 29 required by ordinance. Expressing varying opinions Council discussed before voting. **Introduction approved 4-3 (Fiske, Wynne and Revelle voting no).**