

**Observer:** Jessica Feldman

**Meeting began:** 6:50pm

**Meeting Ended:** 8:05pm

**Committee Members Present:** Aldermen Rue Simmons, Ch; Judy Fiske, Melissa Wynne, Eleanor Revelle, Tom Suffredin, Donald Wilson.

**Staff Present:** Johanna Nyden, and Kim Richardson. City Manager Bobkiewicz late in meeting.

**Media Present:** EvNow (couldn't see anyone else.)

**Citizen Comment:** See Following P2 and P3 and PD1.

### For Introduction

(P1) Ord. 64-O-19, Major Zoning Relief for a Curb Cut and Driveway to the Street at 2650 Sheridan Rd – Variations in the R1 District. The Zoning Board of Appeals and staff recommend denial of Ordinance 64-O-19 authorizing a major variation to establish a curb cut and driveway from the street frontage (Sheridan Rd.) on a newly subdivided property with alley access in the R1 Single Family Residential District. The property currently features a single-family residence with a curb cut and driveway from the street frontage. The existing single-family residence will be demolished and a new residence will be constructed.\*\* The proposal does not meet the Standards for Variation, specifically the proposal is not keeping with the intent of the Zoning Ord., does not have a hardship or practical difficulty peculiar to the property, is based upon a desire to extract additional income from the property, and is not limited to the minimum change necessary. \*\*Alderman Revelle said the existing single-family house has already been demolished. Mixed discussion raised concern about entry onto Sheridan when adequate space for use of alley exists which is used by other block residences. **Approved by 5-1 vote. Ald. Revelle voted no.**

(P2) Ord. 54-O-19, Amending Various Parts of Title 6, "Zoning," of the Evanston City Code To Conform with the City of Evanston Inclusionary Housing Ordinance – Zoning Text Amendment The Plan Commission and staff recommend adoption of Ordinance 54-O-19, amending various parts of Title 6, "Zoning," of the Evanston City Code to conform with the City of Evanston Inclusionary Housing Ordinance to revise density and parking bonuses established by the City of Evanston's revised Inclusionary Housing Ordinance (IHO), 107-O-18.

Public Comment: **Sue Loellbach spoke for Connections for the Homeless in support of the Ordinance. Approved unanimously.**

(P3) Ordinance 65-O-19, Extending the Time for Applicant to Obtain a Building Permit to Construct the Planned Development at 100 and 128-132 Chicago Ave. Staff recommends adoption of Ordinance 65-O-19 to extend the time for commencement of construction of this Planned Development, originally approved on June 26, 2018. The Ord. would grant a one-year extension for building permit issuance to June 24, 2020. **Alderman Rainey asked for Suspension of the Rules for Action also. She said a change in plans replacing original event space on 2<sup>nd</sup> floor with 2 additional units; and exercise space will improve the plan but necessitate a delay in starting construction beyond the current deadline. Ald. Wilson agreed preference not to let the current permit lapse for this project. Motion to approve item with Suspension carried 5-1 w/ Alderman Suffredin voting no.**

## **For Discussion**

(PD1) Elgin Rd Pilot. Ald. Fiske proposes a pilot to evaluate the temp. closure of Elgin Rd between Emerson St. and Orrington Ave. The purpose of this pilot is to consider the potential benefits of restoring the original street grid system at the northern edge of the downtown business district. Staff seeks further direction from the P. & D. Comm. If the Committee directs staff to study this area, a complete evaluation of vehicular turning and detour ability needs further review before initiating a pilot. Alderman Fiske's request came from a former Evanstonian who currently lives in Australia.

**Extensive Public Comment** with many residents of 800 Elgin Rd, including President of Residents Council, raising various serious concerns about any closure of Elgin Rd: as a pilot or permanently. Objections: 1) no communication from anyone from the City before yesterday's notice; 2) concern about blockage of only easy access for emergency responders, fire dept, and delivery trucks or movers to their building; 3) any closure of Elgin Rd. even for a short "pilot closure" would seriously impact approx. 500 residents, including many students, elderly, and disabled residents, as the main entrance is off Elgin Rd.; 4) serious concerns about effect on health and safety for residents; effect on property values; 5) acknowledged safety issue for pedestrians crossing Elgin Rd. One person very strongly objected to idea of building a new Civic Center on any that might be freed up by closing Elgin Rd.

**During Committee discussion** Alderman Wynne, admitting the issue had not been handled well, apologized for not including at least the neighbors in a discussion before the item came to the Committee. Alderman Fiske expressed concern of safety for pedestrians crossing Elgin Rd; she also referenced concerns raised with her by residents of Sherman Gardens as well as any increase in pedestrian usage from future buildings in area. She also stressed that this is just the beginning of the discussion; also reminding everyone that major changes like this usually take years and this is just the beginning. Alderman Rainey suggested before any action or planning begin that the staff survey the neighbors/community. Ald. Wilson asked not to proceed with Pilot plan; will find a better way to address issues. Alderman Revelle thanked Ald. Fiske for bring issue to attention of Council but suggested item be held until staff can hold a community meeting (in the Parasol Room) and put together a staff recommendation. Ms. Nyden said staff can do that. Ald. Fiske suggested effort concern whole street from Maple to Chicago. City Manager Bobkiewicz assured everyone the staff would do so. Alderman Rue Simmons said that the first concern must be safety. The discussion will continue.