

Meeting began: 8pm

Meeting Ended: 8:50pm

**Committee Members Present/Absent:** Alderman Wilson absent.

**Staff Present:** Johannah Leonard, Comm. Staff; Michelle Masoncup, Lawyer; Scott Mangrum Comm. Dev. Staff; Sarah Flax Dev. Housing Staff.

**Media Present:** EvNow; Ev Review: Ev RoundTable; 4 NU Daily reporters; 1 Nu Daily photographer

**Citizen Comment:** Many signed up but then held comment until Jan. 22 mtg. 2 Reclaim Evanston members still spoke against 601 Davis Development.; PD1: Several spoke, while appreciative of commitment to Inclusionary Housing (IHO) commitment, raised concern about scattered discussions; suggested a moratorium until a comprehensive plan for IHO is developed and approved. PD2 & 3 Accessory Dwellings/Boarding Houses/3 non-related occupancy limits focused on legitimizing Coach House rentals/others questioned how would City regulate anything new when not enforcing now. Objections to spot frequent inspections. PD4: How will City enforce when not enforcing now.

#### Discussion, Action:

#### I. ITEMS FOR CONSIDERATION

##### For Action

(P1) ~~Vacation Rental License for 710 Madison Street~~ **Held by Alderman Fleming**

##### For Introduction and Action

(P2) Ordinance 3-O-18, Extension of Time for Applicant to Obtain Building Permit to Construct the Planned Development at 1815 Oak Avenue originally approved on July 25, 2016. The Ordinance grants a one-year extension for building permit issuance to January 8, 2019  
*Alderman Braithwaite recommends suspension of the rules for Introduction and Action at the January 8, 2018 City Council meeting. All Approved unanimously.*

##### For Introduction

P3) Ordinance 4-O-18, Amending Portions of the City of Evanston Zoning Ordinance to Amend the Requirements Within the C1a Zoning District  
The Plan Commission recommends no change to the requirements within the C1a Mixed Use Commercial Zoning District. Should the Council decide to adopt amendments to the C1a Zoning District, recommendations provided by the Zoning Committee of the Plan Commission are provided in Ordinance 4-O-18. *After brief discussion held in committee by Ald. Rainey for discussion with Ald Wynne about the changes proposed by Plan Commission's Zoning Comm. Most C1a Zoning Districts are in 3<sup>rd</sup> (Chicago Ave.) and 8<sup>th</sup> (Howard St.) Wards.*

(P4) ~~Ordinance 5-O-18, Granting Special use Permit for a Planned Development Located at 601 Davis St~~  
The Plan Commission and staff recommend denial of Ordinance 5-O-18 for approval of the Planned Development to construct a 33-story, 318-unit residential building with 7,481 square feet 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. **Continued to Jan 22 at Vermillion's request.**

#### I. ITEMS FOR DISCUSSION

(PD1) Affordable Housing Work Plan

An update on actions being undertaken to address the need for affordable housing in Evanston following discussion at the October 30, 2017 City Council meeting. Discussion focused on need for coordination between various committees/discussions. Agreed a comprehensive plan is needed.

(PD2) Accessory Dwelling Units to Address Affordable Housing Needs

At its meeting on Oct. 30, 2017, City Council referred the review of City code relating to Accessory Dwelling Units to the Planning and Development Committee. Staff seeks direction on next steps for this program. Discussion picked up on/continued comments raised—possibility/obstruction of converting/replacing garages for accessory dwelling; connection between PD2 and PD3.

(PD3) Effect of Residential Occupancy Limits on Affordable Housing

At its meeting on Oct. 30, 2017, City Council referred the review of City code relating to occupancy of residential dwelling units by no more than three unrelated person to the P&D Committee. Staff seeks direction on next steps for this program. Need to also discuss rooming houses in context of 3 unrelated occupants limits and home sharing. Ald. Fiske raised concern about developers converting 2 bedroom sites to 3 bedrooms, etc. Staff to report on at meeting on 29<sup>th</sup>.

(PD4) Vacation Rental Licenses

At the Nov. 27, 2017 meeting of the P&D Comm., Alderman Rainey made a reference to discuss a consideration of a moratorium on vacation rental licenses in Evanston until further research could be conducted on the regulation/licensing of this activity. Staff seeks further direction on pursuing a moratorium at the next Rules Comm. meeting, the issues that Council seeks to address, or if staff should continue to work on this topic. Ald. Rainey said no to investor owned Vacation Rental. Need owner on site occupied. Possibility of trying a 1-year pilot licensing. Asked for information on the impact of AirBnB on hotel occupancy.

ADJOINMENT