

**Observer:** Betty Hayford

**Aldermen present:** Eight. Alderman Rainey absent. Mayor Hagerty absent. City Manager Bobkiewicz absent.

**Media present:** Four: Review, Now, Roundtable, NU Daily

**Announcements.** Alderman Revelle announced that she is acting as Mayor Pro-Term tonight. She called on a student from ETHS who reported on plans for a Climate Warming Strike in Fountain Square on Friday, September 20. She announced Hispanic Heritage Month, September 15 to October 15.

Erica Storlie, sitting in for the City Manager, provided an up-date on the Robert Crown Center. Ice Rinks will open on January 6 and the rest of the building on January 26. There is a bit of a delay due to bad weather. The old buildings will be demolished in the spring. Fields will open in July 2020. Additional gifts are being negotiated and will be announced.

**Public comment.** Twenty two speakers. 10 spoke about (SP1) supporting affordable housing with a coach house project. All supported affordable housing in general, but 5 supported this measure and 5 opposed because of high cost. 4 spoke about cannabis regulation, 2 in support of allowing adult cannabis sales, 2 opposed. 4 spoke against the NU plan for events at Walsh-Ryan. 2 urged Council to reduce spending and debt. 1 thanked city for monitoring air quality near transfer station. 1 introduced herself as new Salvation Army leader.

**SPECIAL ORDERS OF BUSINESS. (SP1) Accessible Dwelling Unit (ADU) Pilot Proposal.** The Housing and Homeless Commission recommend approval of a loan of up to \$220,000 from the Affordable Housing Fund to an Evanston homeowner to build an ADU (coachhouse) to be rented at 80% of AMI for 20 years. This could be a model for others to invest in or construct affordable units in single family neighborhoods. Many aldermen spoke on the issue. They support affordable housing and believe building coach houses could be a partial answer. But they questioned the subsidy and were reluctant to use city funds for this one project without creating clear guidelines for similar subsidies to others. Sarah Flax agreed that this was a single proposal and there was no plan for a city-wide program. The head of the Evanston Development Cooperative (EDU) spoke in response to the comments and said the organization would develop a better plan in response to these comments.

Council voted 7 – 0 to reject the proposal. Alderman Revelle abstained because she is a member of EDU, the sponsoring organization.

**(SP2). Affordable Housing Workplan Update.** Sarah Flax noted the report in the packet. Staff are working to develop options for affordable housing proposed by Council, but progress is slow because issues are complex. Some discussion and encouragement to continue working. The motion to accept the report and place on file passed 8-0.

**(SP3) Zoning, Regulation and Licensing of Cannabis for Adult Use Businesses.** Counsel Masoncup made a presentation on zoning and other issues related to businesses for adult use of cannabis in Evanston. Some neighboring communities are allowing businesses, others are not. Erica Storlie explained that staff would be developing specific proposals for Council and the goal was to inform Council about the range of issues to decide. Aldermen asked some questions and made comments.

**(SP4) Resolution Regarding the Zoning, Regulation and Licensing of Adult Use Cannabis Businesses.** The Resolution provided direction to the Plan commission and notice to the public and called for a public hearing on future zoning regulations. Alderman Wilson proposed several amendments to the Resolution which passed, including requiring special use approval for cannabis businesses. It was moved and seconded to approve the Resolution as amended. The motion passed.

**(SP5) Civic Center Discussion.** Staff recommends Council move forward with a space planning study for City Hall functions instead of moving forward with the planning and design of the Civic Center HVAC system. Staff also recommends moving forward with a site identification study to determine potential options for new space following the space planning study. Staff also requested direction on whether a space planning study should include other city

buildings, including police or fire departments and evaluating options for repurposing the current facility. Erica Storlie explained that a previous study was made more than 10 years ago and the situation has changed. Functions, city staff size and modes of work have evolved. Aldermen agreed that an updated study was needed and should look at multiple issues. Several aldermen said the building should be preserved even if the city found a different location. Storlie estimated a study might cost in the area of \$50,000 and staff would return in a month or two with a specific proposal for a study.

At 9:10 Council adjourned for Executive Session.