

January 14, 2019 Observer Report

Committee: Planning and Development

Observer: Kate Julian

Meeting began: 7:04pm

Meeting Ended: 7:39pm

Committee Members: Revelle (Chair), Fiske, Rainey, Rue Simmons, Suffredin, Wilson, Wynne

Staff Present: Johanna Leonard, Michelle Masoncup, Sarah Flax

Media Present: Evanston Now, NU, Roundtable (Bob Siedenberg)

ITEMS FOR INTRODUCTION OR ACTION

(P1) Community Partners for Affordable Housing Proposal for the Continued Administration of the Inclusionary Housing Ordinance Waitlist Staff recommends approval of \$28,675 for Community Partners for Affordable Housing (CPAH) to continue administering Evanston's Inclusionary Housing Ordinance centralized waitlist and conduct income certifications and recertification of households for inclusionary units. The Housing and Homelessness Commission reviewed CPAH's proposal at its meeting on December 6, 2018, and concluded it should receive a favorable funding recommendation. However, due to a lack of quorum, the Commission was not able to officially vote on the application. The funding source is the City's Affordable Housing Fund (Account 250.21.5465.62490). The Affordable Housing Fund has a current uncommitted cash balance of approximately \$800,000; including \$50,000 budgeted for other program costs in FY2019. **For Action**

*Ald. Wilson requests more detail on the performance of last year's contract.
A report on status of last year's contract will be provided for the next meeting
Item is held.*

(P2) Age-Friendly Evanston Affordable Senior Housing Feasibility Study Staff recommends approval of a \$2,500 grant to the Age-Friendly Evanston Task Force Housing Committee for an Affordable Senior Housing Feasibility Study. The Housing and Homelessness Commission reviewed the Task Force's application at its meeting on December 6, 2018, and concluded it should receive a favorable funding recommendation. However, due to a lack of quorum, the Commission was not able to officially vote on the application. The funding source is the City's Affordable Housing Fund (Account 250.21.5465.62490). The Affordable Housing Fund has a current uncommitted cash balance of approximately \$800,000; including \$50,000 budgeted for other program costs in FY2019. **For Action**

Approved 7-0

(P3) Ordinance 2-O-19, Amending City Code Section 6-3-6-3, "Public Benefits" Plan Commission and Staff recommend adopting Ordinance 2-O-19, amending Zoning Ordinance Section 6-3-6-3-Public Benefits, to revise the regulations relating to Public Benefits of Planned Developments. **For Introduction**

Ald. Fiske requests a formal presentation on the issue. She says the community doesn't fully understand what is being proposed.

Ald. Wynne would like more specifics on how the scope of benefits will be measured. She believes "the degree" term used in the proposal is vague and wants to reduce confusion for developers.

Ald. Revelle would also like more clarity.

Ald. Rue Simmons would like downtown developments to benefit residents in west part of city.

Staff will formally present the details of the proposal at the next meeting.

Item is held.

(P4) Ordinance 3-O-19, Amending Portion of City Code Section 6-15-13, “oRD Redevelopment Overlay Districts Addressing Special Uses” Plan Commission and staff recommend adopting Ordinance 3-O-19, amending the Zoning Ordinance Sections 6-15-13-2 Procedure for District Designation and 6-15-13-7 Permitted Uses, and creating a new Section 6-15-13-8 Special Uses to clarify the permitted and special uses in the oRD Redevelopment Overlay District and update the list of underlying zoning districts that may carry the overlay designation. **For Introduction**

Approved 7-0

(P5) Ordinance 7-O-19, Granting Special Use Permit for a Medical Office Located at 705 Main Street in the B2 Business District and the oDM Dempster-Main Overlay District The Zoning Board of Appeals and City Staff recommend adoption of Ordinance 7O-19 granting special use approval for a ground-floor Medical Office, Evanston Family Chiropractic and Wellness Center, in the B2 District and oDM DempsterMain Overlay District. The applicant has complied with all zoning requirements, and meets all of the standards of a special use for this district. **For Introduction**

Approved 7-0