

Observer: Suzanne Calder

In Attendance: Wynne (chair), Fiske, Rainey, Fiske, Wilson, Revelle, Suffredin

Staff: Leonard, city attorney and building staff

Meeting lasted over two hours

Public Comment All on the 1900 Simpson planned development for seniors that would provide 51 units of low units, some “middling” units and the rest would be at market rate. Ten spoke in favor of the addition of the number of low income housing, one was supportive of low income in general and eight protested the unit. One suggested that the income should be adjusted with an equity lens.

Items for Consideration

For Introduction:

- * Passed a staff recommendation that would deny a Plan Commission recommendation that ground floor uses in commercial buildings could be used for a variety of uses because of the pandemic. Recommended that this be taken up again after the pandemic.
- * Include in the permit fee schedule by adding a recording fee.
- * Unanimously passed support for the rezoning of 1900 Simpson for the Cook County Housing Authority to build a mixed income senior housing building. There were presentations by both CCHA and a neighborhood group. CCHA stated that this was an innovative way to build this with no tax credits or borrowing in that the market rate units would support the low-income units (the tenants would voucher holders). CCHA hoped this would set an innovative example of a way to bring highly needed low-income housing. By going higher than permitted they would add landscaping and the building would be more attractive. They would use the same brick as the other nearby building. CCHA owns the land. Neighbors objected that the height was nearly double what it is zoned for, it didn't fit into the surrounding neighborhood, there were no neighborhood meetings on the issue and it was not addressing those with 50 - 80% of the AMI. Aldermen recognized that this was a unique opportunity and were quite supportive. Told that the voucher holders would not necessarily be Evanstonians, CCHA stated that its experience showed that many would be from Evanston or neighboring communities. Revelle amended the motion that those on Evanston Inclusionary Housing wait list be given preference for the 17 “middling units”: motion passed. The amended motion passed.

For Action:

- * Subdivision of 2404 Ridge was discussed. Concerns were that the only access to 2404 and a possible additional unit would be from a narrow alley, which is owned by the current owner; it would need to be widened to allow a safer turn-around area and also for the construction traffic. The ordinance included “capping” and sealing a well on the additional plot. There was concern about drainage and possible flooding of nearby properties. A representative of the owner (probably a lawyer) stated that due to the required alley expansion and the well, which is part of the historic nature of the lot and has been there for years) the city may be taken to court. The motion was unanimously denied.