



**AGENDA**  
**City Council**  
**Monday, January 11, 2021**  
**Lorraine H. Morton Civic Center, Virtual**  
**5:30 PM**

Administration & Public Works Committee begins at 4:30pm  
Planning & Development Committee begins at 5pm  
City Council convenes at 5pm or the conclusion of Planning & Development Committee

**As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, City Council members and City staff will be participating in this meeting remotely.**

**Due to public health concerns, residents will not be able to provide public comment in-person at the meeting. Those wishing to make public comments at the Administrative & Public Works Committee, Planning & Development Committee or City Council meetings may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by completing the City Clerk's Office's online form at [www.cityofevanston.org/government/city-clerk/public-comment-sign-up](http://www.cityofevanston.org/government/city-clerk/public-comment-sign-up) or by calling/texting 847-448-4311.**

**Community members may watch the City Council meeting online at [www.cityofevanston.org/channel16](http://www.cityofevanston.org/channel16) or on Cable Channel 16**

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**(I) ROLL CALL: BEGIN WITH ALDERMAN WILSON**

RC1. Suspension of the Rules Allowing for Remote Participation

Due to an executive order issued by Governor J.B. Pritzker, staff recommends a suspension of the rules regarding in-person attendance requirements for public meetings, allowing for City Council members and City staff to participate in this meeting remotely.

For Action

**(II) MAYOR PUBLIC ANNOUNCEMENTS**

**(III) CITY MANAGER PUBLIC ANNOUNCEMENTS**

CM1. Retirement of Fire Chief Brian Scott

**(IV) COMMUNICATIONS: CITY CLERK**

**(V) PUBLIC COMMENT**

Members of the public are welcome to speak at City Council meetings. As part of the Council agenda, a period for public comments shall be offered at the commencement of each regular Council meeting. Public comments will be noted in the City Council Minutes and become part of the official record. Those wishing to speak should sign their name and the agenda item or non-agenda topic to be addressed on a designated participation sheet. If there are five or fewer speakers, fifteen minutes shall be provided for Public Comment. If there are more than five speakers, a period of forty-five minutes shall be provided for all comment, and no individual shall speak longer than three minutes. The Mayor will allocate time among the speakers to ensure that Public Comment does not exceed forty-five minutes. The business of the City Council shall commence forty-five minutes after the beginning of Public Comment. Aldermen do not respond during Public Comment. Public Comment is intended to foster dialogue in a respectful and civil manner. Public comments are requested to be made with these guidelines in mind.

**(VI) SPECIAL ORDERS OF BUSINESS**

SB1. **Approval of \$500,000 of CDBG-CV Funding for Rent Assistance Program to Address Renters at Highest Risk of Eviction and Small Landlords** 15 - 20

Staff recommends City Council approval of \$500,000 of CDBG-CV funding for Connections for the Homeless for a rent assistance program; \$450,000 will be used for rent assistance and up to \$50,000 for administrative and staff costs including assisting and screening applicants, completing income certifications, compiling documentation of incomes, and processing payments to landlords. Priority will be given to households in census tracts most impacted by COVID-19 based on the Urban Institute [Emergency Rental Assistance Priority Index](#), with > five months of rent arrearages, incomes ≤ 80% in 2019, and renting from small Evanston landlords who are at higher risk from unpaid rents. Funding source is the City's CDBG-CV grant of \$1,586,370 from the CARES Act and must be used to prevent, prepare for and respond to coronavirus; account number is 215.21.5226.65538. \$500,000 is allocated in the City's CARES Act Amendment to its 2019 Action Plan for rent assistance.

**For Action**

[Approval of \\$500,000 of CDBG-CV Funding for Rent Assistance Program to Address Renters at Highest Risk of Eviction and Small Landlords - Attachment - Pdf](#)

SB1. **Resolution 129-R-20, Committing to Funding of General Fund Reserves by 2025** 21 - 22

Staff recommends City Council adoption of Resolution 129-R-20, committing to reach the City's fund balance policy of 16.66% of General Fund expenses in reserves by December 31, 2025.

**For Action**

[129-R-20 Fund Balance Resolution](#)

**(VII) CONSENT AGENDA - CITY COUNCIL MINUTES**

C1. **Approval of the Minutes of the Regular City Council meeting of** 23 - 37

Staff recommends approval of the minutes of the Regular City Council meeting of

**For Action**

[City Council Minutes 12.14.2020](#)

**(VIII) CONSENT AGENDA - ADMINISTRATION & PUBLIC WORKS COMMITTEE - ALDERMAN SUFFREDIN**

A1. **Approval of the City of Evanston Payroll, Bills, and Credit Card Activity** 38 - 86

Staff recommends City Council approval of the City of Evanston Payroll for the period of November 23, 2020, through December 06, 2020, in the amount of \$2,710,931.98 and December 07, 2020, through December 20, 2020, in the amount of \$2,754,489.56. Bills List for January 12, 2021, FY 2020, in the amount of \$2,718,386.90, and Bills List January 12, 2021, FY 2021 in the amount of \$2,366,176.94 and credit card activity for the period ending October 26, 2020, in the amount of \$155,613.14 and period ending November 26, 2020, \$187,115.68.

**For Action**

[Approval of the City of Evanston Payroll ,Bills, and Credit Card Activity - Pdf](#)

A2. **Approval of BMO Harris Amazon Credit Card Activity** 87 - 89

Staff recommends City Council approval of the City of Evanston's BMO Harris Amazon Credit Card Activity for the period ending October 26, 2020, in the amount of \$8,654.16 and November 26, 2020, in the amount of \$5,783.81.

**For Action**

[Approval of BMO Harris Amazon Credit Card Activity - Pdf](#)

A3. **Sole-Source Contract with DualTemp Clauger for Ice Refrigeration Maintenance Services at the Robert Crown Community Center Ice Complex and Library** 90 - 110

Staff recommends that City Council authorize the City Manager to execute a sole-source contract with DualTemp Clauger (4301 South Packers Avenue, Chicago, IL 60609) to provide ice refrigeration maintenance services for the Robert Crown Community Center Ice Complex and Library in the amount of \$45,123.00 for year one, \$45,939 for year two and \$46,755 for year three. The contract is for an initial three (3) year period with the option to renew for two (2) additional one (1) year renewals. Funding for the purchase will be from the Crown Center System Repairs Fund (Account 100.30.3030.62251).

**For Action**

[Sole-Source Contract with DualTemp Clauger for Ice Refrigeration Maintenance Services at the Robert Crown Community Center Ice Complex and Library - A - Pdf](#)

A4. **Approval of FY 2021 Solid Waste Agency of Northern Cook County Disposal Fees** 111 - 113

Staff recommends that City Council authorize the City Manager to execute an extension of the intergovernmental agreement for 2021 refuse disposal fees to the Solid Waste Agency of Northern Cook County (SWANCC) in the not-to-exceed amount of \$700,000 for operations and maintenance of the Agency. Funding will be provided by the Solid Waste Fund (Account 520.40.4310.62405), which has a budget of \$734,400 for FY 2021.

**For Action**

[Approval of FY 2021 Solid Waste Agency of Northern Cook County Disposal Fees - Attachment - Pdf](#)

A5. **Approval of Change Order No. 2 to the Agreement with Stantec Consulting Services for the 1909 Raw Water Intake Replacement (RFP 19-02)** 114 - 119

Staff recommends the City Council authorize the City Manager to execute Change Order No. 2 to the agreement with Stantec Consulting Services, Inc. (350 North Orleans Street, Suite 1301, Chicago, IL 60654) for the 1909 Raw Water Intake Replacement (RFP 19-02) in the amount of \$15,025.00. This will increase the overall contract amount from \$751,023.00 to \$766,048.00. Funding is provided from the Water Fund (Account 513.71.7330.62145 - 719001), which has an approved FY 2021 budget of \$1,495,000, all of which is remaining. In both FY 2020 and FY 2021, \$400,000 was allocated each year for this project for a total engineering budget of \$800,000. City staff intends to pursue a low interest loan from the Illinois Environmental Protection Agency (IEPA) State Revolving Fund (SRF) and from the United States Environmental Protection Agency (EPA) Water Infrastructure Finance and Innovation Act (WIFIA) program. These loans are only issued after the design is complete and a contractor has been selected. If the City is successful in obtaining the loans, all eligible engineering and construction costs would be funded by the loans.

**For Action**

[Approval of Change Order No. 2 to the Agreement with Stantec Consulting Services for the 1909 Raw Water Intake Replacement \(RFP 19-02\) - Attachment - Pdf](#)

A6. **Approval of Change Order No. 1 to the Agreement with Wantman Group, Inc. for the Citywide Parking Study** 120 - 122

Staff recommends City Council authorize the City Manager to execute Change Order No. 1 (RFP #19-62) to the agreement with Wantman Group, Inc (2001 Butterfield Rd, Suite 410, Downers Grove, Illinois, 60515) to perform a citywide parking study. This change order will extend the initiation date by one year from April 2020 to April 2021. There is no cost associated with this change order.

**For Introduction**

[Change Order No. 1 to the Agreement with Wantman Group, Inc. for the Citywide Parking Study - Attachment - Pdf](#)

A7. **Approval of Contract Extension with Automated Parking Technologies/Smarking to Analyze and Report Parking Data** 123 - 140

Staff recommends City Council approve a two-year contract extension with Automated Parking Technologies (500 W 18th Street, Chicago, IL 60616) to continue analyzing and reporting parking data connected with Smarking, at the City garages, and on the City's website. The cost will be \$54,484 for 2021, and \$56,853 for 2022, and \$58,537 for the optional 2023 term. Funding will be split between three units in the Parking Fund - Church Street Garage (Account No. 505.19.7025.62509) with a FY21 budget of \$60,000, Sherman Garage (Account 505.19.7036.62509) with a FY21 budget of \$130,000, and Maple Garage (Account 505.19.7037.62509) with an FY21 budget of \$75,000.

**For Action**

[Contract Extension with Automated Parking Technologies/Smarking to Analyze and Report Parking Data - Attachment - Pdf](#)

A8. **Approval of Agreement with Troop Contracting, Inc. for Levy Senior Center-Linden & Locust Room Renovation (Bid 20-50)** 141 - 149

Staff recommends the City Council authorize the City Manager to execute an agreement with Troop Contracting, Inc. (648 Executive Drive, Willowbrook, IL 60527) for the Levy Senior Center – Linden & Locust Room Renovation in the amount of \$248,614.37. The award of this agreement is contingent on the execution of the amended Memorandum of Understanding with the Levy Senior Center Foundation, Resolution 4-R-21. Funding will be from the Capital Improvement Fund 2020 General Obligation Bonds in the amount of \$30,683; from 2021 General Obligation Bonds in the amount of \$25,000; and from the Levy Center Senior Foundation in the amount of \$192,931.37. The Capital Improvement Fund will pay the entire initial cost and will be reimbursed by the Levy Senior Center Foundation upon project completion. A more detailed breakdown of the funding is included in the corresponding transmittal memorandum.

**For Action**

[Approval of Agreement with Troop Contracting, Inc. for Levy Senior Center-Linden & Locust Room Renovation \(Bid 20-50\) - Attachment - Pdf](#)

[MWEBE Memo for Troop Contracting, Inc. for Levy Senior Center-Linden Locust Room Renovation Bid 20-50 - Attachment - Pdf](#)

A9. **Resolution 4-R-21, Authorizing the City Manager to Enter Into a Memorandum of Understanding Between the City and the Levy Senior Center Foundation to Renovate the Levy Senior Center's Linden Room** 150 - 165

Staff recommends City Council adoption of Resolution 4-R-21, Authorizing the City Manager to Enter Into a Memorandum of Understanding Between the City and the Levy Senior Center Foundation to Renovate the Levy Senior Center's Linden Room. Funding for the entire construction cost will initially be provided by the Capital Improvement Fund. The City will ultimately be responsible for \$55,683, including \$25,000 for the work in the Linden Room and \$30,683 for repairs to the floor of the Locust Room. The remaining construction cost, currently estimated at \$263,864.37, will be reimbursed to the City by the Levy Senior Center Foundation upon completion of the project.

**For Action**

[Resolution 4-R-21, Authorizing the City Manager to Enter Into a Memorandum of Understanding Between the City and the Levy Senior Center Foundation to - Pdf](#)

A10. **Resolution 3-R-21, Extending the Declared State of Emergency to February 8, 2021** 166 - 169

Staff recommends City Council adoption of Resolution 3-R-21, extending the declared state of emergency to February 8, 2021.

**For Action**

[Resolution 3-R-21, Extending the Declared State of Emergency to February 8, 2021 - Attachment - Pdf](#)

A11. **Resolution 123-R-20 – Authorizing the City Manager to Sign a Memorandum of Understanding with the Evanston Foreign Fire Tax Board for Funding Agreement for Fire Apparatus Equipment** 170 - 197

Staff recommends that City Council adopt Resolution 123-R-20, authorizing the City Manager to sign a memorandum of understanding with the Evanston Foreign Fire Tax Board (EFFTB) for funding agreement for Fire apparatus equipment. This agreement will allow for the purchase of a 2006 Pierce Dash Aerial Ladder Truck by the EFFTB with 50% reimbursement by the City over the next three (3) years. The City will reimburse the EFFTB 50% of this initial expenditure in three installments over the period of three years as follows: 16.67% in FY2022, 16.67% in FY2023, and 16.67% in FY2024. Funding for the City's portion will be from Equipment Replacement - Automotive Equipment Fund (Account 601.19.7780.65550) for payments beginning in 2022.

**For Action**

[Resolution 123-R-20 – Authorizing the City Manager to Sign a Memorandum of Understanding with the Evanston Foreign Fire Tax Board for Funding Agreement - Pdf](#)

[Resolution 123-R-20 MOU for Fire Truck Purchase-Reimbursement with contract and quote](#)

A12. **Resolution 2-R-21 Inter-Governmental Agreement with the Village of Wilmette Fire Department to Share Reserve Fire Suppression Vehicles and/or Emergency Medical Service Vehicles** 198 - 210

Staff recommends City Council adoption of Resolution 2-R-21 authorizing the City Manager to execute an inter-governmental agreement with the Village of Wilmette Fire Department to Share Fire Suppression Vehicles and/or Emergency Medical Service Vehicles.

**For Action**

[Inter-Governmental Agreement with the Village of Wilmette Fire Department to Share Reserve Fire Suppression Vehicles and/or Emergency Medical Service - Pdf](#)



A13. **Resolution 5-R-21 and 6-R-21, Authorizing the City Manager to Execute Lease Agreements at Noyes Cultural Arts Center for New Tenants** 211 - 269

Staff recommends City Council adoption of Resolutions 5-R-21 and 6-R-21 authorizing the City Manager to enter into an agreement for eleven and one-half (11.5)-month lease terms with new tenants to lease vacant studios at the Noyes Cultural Arts Center. Revenues are deposited into the Noyes Cultural Arts Fund (Account 100.30.3710.53565).

**For Action**

[Resolution 5-R-21 and 6-R-21, Authorizing the City Manager to execute lease agreements at Noyes Cultural Arts Center for new tenants - Attachment - Pdf](#)

A14. **Resolution 1-R-21, Authorizing the City Manager to Execute a Supercharger Agreement with Tesla** 270 - 287

Staff recommends City Council adoption of Resolution 1-R-21, authorizing the City Manager to execute a Supercharger Agreement with Tesla. Tesla will build and install a supercharger station in the Maple Avenue Garage located at 1800 Maple Avenue.

**For Action**

[Resolution 1-R-21, Authorizing the City Manager to Execute a Supercharger Agreement with Tesla - Attachment - Pdf](#)

A15. **Ordinance 2-O-21, Authorizing the City Manager to Execute a Lease Agreement with Enterprise for Commercial Space at the Maple Avenue Garage** 288 - 321

Staff recommends City Council adoption of Ordinance 2-O-21, authorizing the City Manager to execute a lease agreement with Enterprise Leasing Company of Chicago, LLC for commercial space at the Maple Avenue Garage. The lease will be for a ten (10) year term (February 1, 2021, to January 31, 2031) with one five (5) year renewal options, at a rental rate of \$44,520 for the initial year. The rent will be adjusted at a 3% increase after the 2nd year. Pursuant to Subsection 1-17-4-2-(B) of the Evanston City Code, an affirmative vote of two-thirds ( $\frac{2}{3}$ ) of the elected Aldermen is required. **Alderman Braithwaite requests suspension of the rules for Introduction and Action at January 11, 2021, City Council meeting.**

**For Introduction and Action**

[Ordinance 2-O-21, Authorizing the Interim City Manager to Execute a Lease Agreement with Enterprise for commercial space at 1800 Maple Avenue - Attach - Pdf](#)

A16. **Ordinance 1-O-21, Authorizing the City Manager to Execute a Lease Agreement MedMen for commercial space at 1800 Maple Avenue** 322 - 355

Staff recommends City Council adoption of Ordinance 1-O-21, authorizing the City Manager to execute a lease agreement with MME Evanston Retail, LLC d/b/a MedMen Chicago - Evanston for commercial space at the Maple Avenue Garage, for the use/operation of a cannabis dispensary. The lease will be for a ten (10) year term (February 1, 2021 to January 31, 2031) with two five (5) year renewal options, at a rental rate of \$180,000 (\$15,000/per month) for the first three years. The rent rate will be adjusted annually at a 5% increase every three years. Pursuant to Subsection 1-17-4-2-(B) of the Evanston City Code an affirmative vote of two-thirds ( $\frac{2}{3}$ ) of the elected Aldermen is required. **Alderman Braithwaite requests suspension of the rules for Introduction and Action at the January 11, 2021 City Council meeting.**

**For Introduction and Action**

[Ordinance 1-O-21, Authorizing the City Manager to Execute a Lease Agreement MedMen for commercial space at 1800 Maple Avenue - Attachment - Pdf](#)  
[Guaranty and Addendum](#)

A17. **Ordinance 122-O-20, Amending Title 10, Chapter 11, Section 22, Schedule XXII (A) "Evanston Resident Only Parking Districts"** 356 - 358

Staff, per Alderman Wilson's request, recommends City Council adoption of Ordinance 122-O-20, amending Title 10, Chapter 11, Section 22, Schedule XXII (A) "Evanston Resident Only Parking Districts." This Ordinance will add the homes and condos on the 900 block of Elmwood Avenue (between Main Street and Lee Street) to District E-1, allowing for residents only to park on the block between the hours of 7 am - 9 am Monday through Friday.

**For Action**

[Ordinance 122-O-20, Amending Code 10-11-22 Elmwood Parking](#)

A18. **Ordinance 124-O-20, Amending Title 10, Chapter 11, Section 10 "Limited Parking" Adding a Portion of Church Street** 359 - 361

Staff recommends City Council adoption of Ordinance 124-O-20, amending Title 10, Chapter 11, Section 10 "Limited Parking" to add the portion of Church Street to Residential Exemption Parking District B.

**For Action**

[Ordinance 124-O-20 - Church St from Paid Parking to Residential District](#)

A19. **Ordinance 119-O-20, Amending Portions of Title 4, Chapter 10, "Sign Regulations" of the Evanston City Code** 362 - 365

Staff recommends City Council adoption of Ordinance 119-O-20, amending Amending Portions of Title 4, Chapter 10, "Sign Regulations" of the Evanston City Code eliminating the annual sign fee.

**For Action**

[119-O-20 Amending Title 4, Chapter 10 to Remove Sign Costs AR](#)

A20. **Ordinance 120-O-20, Amending Portions of Title 3, "Business Licenses" of the Evanston City Code** 366 - 372

Staff recommends City Council adoption of Ordinance 120-O-20, Amending Portions of Title 3, "Business Licenses" of the Evanston City Code, updating the registration fee schedule to accurately display the appropriate registration fees and the business registration due date.

**For Action**

[120-O-20 Amending Title 3 Business Regulations AR](#)

A21. **Ordinance 93-O-20, Amending Title 7 of the City Code to Allow Permits for Grass Planting and Temporary Fencing on City Parkways** 373 - 377

Staff recommends City Council adoption of Ordinance 93-O-20, Amending Title 7 of the City Code to Allow Permits for Grass Planting and Temporary Fencing on City Parkways.

**For Action**

[Ordinance 93-O-20](#)

[Temporary Parkway Fencing Agreement](#)

**(IX) CONSENT AGENDA - PLANNING & DEVELOPMENT COMMITTEE - ALDERMAN WYNNE**

PD1. **Ordinance 3-O-21, Text Amendment to the Zoning Ordinance, Title 6 of the City Code, to Modify the Zoning Definition and Regulations for Tattoo & Body Art Establishments.** 378 - 407

The Plan Commission and staff recommend City Council adoption of Ordinance 3-O-21, a text amendment to the Zoning Ordinance to modify the zoning definition and regulations for Tattoo & Body Art Establishments.

**For Introduction**

[Ordinance 3-O-21, text amendment to the Zoning Ordinance, Title 6 of the City Code, to modify the zoning definition and regulations for Tattoo & Body - Pdf](#)

PD2. **Ordinance 127-O-20, Amending Title 6, Chapter 5 of the Evanston Code to Permit the Establishment of Certain Home Occupations** 408 - 416

The Plan Commission and staff recommend the City Council adoption of Ordinance 127-O-20, Amending Title 6, Chapter 5 of the Evanston City Code to Permit the Establishment of Certain Home Occupations.

**For Introduction**

[Ordinance 127-O-20, Amending Title 6, Chapter 5 of the Evanston Code to Permit the Establishment of Certain Home Occupations - Attachment - Pdf](#)

PD3. **Ordinance 78-O-20, Amending Title 7, Chapter 10 "City Parks" to add Designation of Public Parks and Natural Areas** 417 - 428

Staff recommends City Council adoption of Ordinance 78-O-20, Amending Title 7, Chapter 10 "City Parks" to add Designation of Public Parks and Natural Areas.

**For Action**

[Ordinance 78-O-20, Amending Title 7, Chapter 10 "City Parks" to add Designation of Public Parks and Natural Areas - Attachment - Pdf](#)

PD4. **Ordinance 121-O-20, Special Use for a Banquet Hall, "Eight Hundred", at 800 Greenwood St. in the C2 Commercial District.** 429 - 443

The ZBA and staff recommend City Council adoption of Ord. 121-O-20 granting approval for a Banquet Hall, "Eight Hundred", in the C2 Commercial District. The applicant has complied with all zoning requirements and meets the Standards for Special Use for this district.

**For Action**

[121-O-20 Special Use Permit for Banquet Hall in C2 District 800 Greenwood](#)

[Public Comments not in ZBA Packet](#)

[Findings For Special Use for 800 Greenwood Street](#)

[ZBA Draft Meeting Minutes of October 20 2020](#)

**(X) CONSENT AGENDA - HUMAN SERVICES COMMITTEE -  
ALDERMAN RUE SIMMONS**

H1. **Contract Renewal for AMITA/ (Presence) Behavioral Health for Critical Health Services** 444 - 450

Staff recommends City Council authorize the City Manager to renew the Service Provider Agreement between AMITA Behavioral Health (Presence Health) and the City of Evanston for the provision of 24-hour crisis line access, mental health crisis intervention and various community outreach and education services at a cost of \$143,333.00. The Agreement is for January, 2021 to December 31, 2021. Funding is provided by the Human Services Fund Community Outreach Program Fund (Account 176.24.2445.62491). This item was held at the December 14, 2020 City Council meeting.

**For Action**

[Contract Renewal for AMITA/ \(Presence\) Behavioral Health for CriticalHealth Services - Attachment - Pdf](#)

**(XI) APPOINTMENTS**

A1. **Approval of Reappointments to Boards, Commissions and Committees** 451

The Mayor recommends City Council approval of the reappointments of Cherie LeBlanc Fisher and Christopher Kucharczyk to the Environment Board and Jane Grover and Alejandra Ibanez to the Equity & Empowerment Commission.

**For Action**

[Approval of Reappointments to Boards, Commissions and Committees - Attachment - Pdf](#)

**(XII) CALL OF THE WARDS**

(Aldermen shall be called upon by the Mayor to announce or provide information about any Ward or City matter which an Alderman desires to bring before the Council.) {Council Rule 2.1(10)}

**(XIII) EXECUTIVE SESSION**

**(XIV) ADJOURNMENT**

**(XV) UPCOMING ALDERMANIC COMMITTEE MEETINGS**

DATE	TIME	BOARD/COMMITTEE/COMMISSION
January 12	6:30 PM	Arts Council
January 12	7:00 PM	Preservation Commission
January 13	7:00 PM	Plan Commission
January 14	6:30 PM	Environment Board
January 14	7:00 PM	Mental Health Board
January 19	5:30 PM	Special City Council
January 19	7:00 PM	Housing & Community Development
January 19	7:00 PM	Zoning Board of Appeals