

CITY COUNCIL

September 10, 2001

ROLL CALL - PRESENT:

Alderman Jean-Baptiste
Alderman Wynne
Alderman Bernstein

Alderman Kent
Alderman Moran
Alderman Engelman
Alderman Rainey

A Quorum was present.

**NOT PRESENT AT
ROLL CALL:**

Alderman Newman

ABSENT:

Alderman Feldman

PRESIDING:

Mayor Lorraine H. Morton

The OFFICIAL REGULAR MEETING of the City Council was called to order by Mayor Morton Monday, September 10, 2001 at 8:57 p.m. in the City Council Chamber.

City Manager Announcements:

City Manager Roger Crum announced a second public meeting hosted by the Library Board and League of Women Voters at the Library at 1703 Orrington, on Tuesday, September 11 at 7:30 p.m. in the Community meeting room to discuss options for the South Branch. Mr. Crum announced that the Federal Emergency Management Agency (FEMA) had declined to make funds available due to August floods in the Chicagoland area.

Mayoral Announcements:

Mayor Morton reported attending a fund-raiser for the North Shore Senior Center in Northfield. She learned that many Evanstonians belong to the North Shore Senior Center and contributed to it. Mickey Rooney and his wife provided the entertainment. She urged a visit to the center.

Communications:

City Clerk Mary Morris reported receipt of a letter from the Illinois EPA regarding Sun Chemical at 7315 N. St. Louis Ave., Skokie, which has requested a state construction permit from Illinois EPA to modify their manufacturing equipment to increase throughput and change product formulation. Sun Chemical manufactures pigment, toner, ink-base and ink. Public comment period on the permit will be open until September 30, 2001 and comments must be received by that date. Call (217) 782-7027 with any questions.

CITIZEN COMMENT:

Kathy Lucas, 708 Washington St., presented a statement read to the Plan Commission on July 11, supported by Washington Neighbors, Dempster Area Neighbors, East Dempster Area Neighbors, Nichols Neighbors and the South Hinman Area Neighborhood Association. Residents of those neighborhoods thanked the Neighborhood Planning Committee for taking the Chicago Avenue corridor project one step further by dealing with the B3 zone at Main/Chicago

and supported the committee's final recommendations recognizing that they, as a whole, support the preservation of an established, vital, distinctive, and livable business/residential conjunction. The rezoning of Main Street west of the tracks, including properties on Custer, Hinman and Washington to B2 reflects the Zoning Ordinance's proposed statement of a B2 district which accommodates continued use of older pedestrian-oriented shopping areas that the City wants to preserve. This also takes into account that this portion of B2 is directly adjacent to a number of single-family homes and other low-rise residential buildings. Rezoning the B3 properties along Chicago Avenue north of Main on the west and north of the new bank building on the east to see C1a aligns them well with the rest of Chicago Avenue. Such rezoning allows the creative redevelopment of the old Evanston Bank building. They were pleased with the new owners' aesthetic vision. In the final changes to C1a, adopted by City Council in 2000, properties will be required to include ground-floor commercial activity. Neighborhood groups support this requirement as well as second floor commercial enterprises, which are important components in maintaining the continued vitality of Main/Chicago as a shopping area. Three properties east of Chicago Avenue will retain the B3 designation. The northeast and southeast corners of Chicago Avenue are already committed to new developments to the fullest extent allowed by this designation. The other, the Evanshire, at the southwest corner of Hinman is a tall, massive building, which is not vulnerable to redevelopment. Because these two new structures at Main/Chicago will have an exacerbating impact on parking, traffic, air pollution and infrastructure plus negative impacts on sunlight, open space and the balance of scale, they hope this prediction holds true. Southeast Evanston is already the most congested area and soon to be the site of the tallest structure outside of downtown. As long-term residents, they wonder if these remaining B3 areas inadvertently leave the door open for additional negative impacts in the future. They have accepted this recommendation in the spirit of compromise. They strongly support the recommendation to rezone the other properties east of Chicago Avenue on the north side of Main Street, alley to Hinman, to B2 district. This change will provide much needed balance to the intense development at the Main/Chicago corners and furnish additional protection to one of these properties – the landmarked Colonnade building. Neighborhood groups endorse inclusion of the C1a parking requirement as a major tool to contain worsening parking problems. She noted that south and central Evanston neighborhoods continue to be desirable places to live. The Neighborhood Planning Committee acknowledged, as a City priority, preservation of a stable, neighborhood ensuring that their homes are the havens they desire. They see these new specifications as a balance to the increased density and congestion occurring along Chicago Avenue and downtown whose effects they have not begun to live with.

Dave Kornhauser, 818 Lee St., supported the Plan Commission's recommendation to rezone the Chicago/Main area. He noted that neighborhood has experienced extensive development in recent years. Southeast Evanston is the most populated area in Evanston; has paid its fair share in contributing to the tax base and it is time to pause and create a better balance between development and quality of life. While not opposed to development, he thought they could do a better job of controlling and managing it. He noted they are feeling the consequences of extensive development: noise, traffic, congestion, no parking and air pollution. They have too much density in a highly residential area and need the Council's help to preserve their community.

Beth Steffen, 418 Dempster St., president, Southeast Evanston Association, stated the association voted unanimously to endorse the recommendations of the Neighborhood Planning Committee of the Plan Commission, which is: west of the tracks both sides of Main Street rezoned to B2, height of 45 feet with C1a parking requirement. East of the tracks, north side of Main Street from Hinman west to the alley rezoned to B2 with C1a parking. West side of Chicago north of Main rezoned to C1a, or 67-foot height. Eastside of Chicago Avenue north of the new bank building through the Hemenway Methodist Church property rezoned to C1a.

Eli Wolf, 634 Foster St., proposed a city ordinance regarding the use of cell phones while people are driving. He remarked that when people talk on a cell phone their peripheral vision is blocked and when at a four-way stop everybody is at risk. He suggested City legislation that would cite accident participants using cell phones with contributory negligence and fine violators for disregard for public safety, which would result in revenue for the City and galvanize insurers. He reported he was deposed for three hours because of the Historic District lawsuit in Federal District Court and did not think either side gained by this. He read a recent letter in the *Evanston Review* by Louise Silverstein.

Alderman Newman asked that the cell phone issue be referred to the A&PW Committee.

CONSENT AGENDA (Any item marked with an Asterisk*)

Alderman Engelman moved Council approval of the Consent Agenda with these exceptions: Proposal of Dudnik-Central Lakes Consortium for Fire/Police HQ design-construction; Change Order #1 for design services for new Levy Center; Change Order #2 for construction of new Levy Center; Ordinance 90-O-01 – Amends Taxicab Rates and Senior Citizen Coupon; Planned Development for 1930 Ridge Ave., Request for HOME Funds for Single-Family Home; Ordinance 94-O-01 – Authorization of Sale of 1816 Darrow; Ordinance 99-O-01 – Zoning Map Amendment; Ordinance 88-O-01-Zoning Ordinance Text Amendment: Required Parking for Multifamily Residential; Ordinance 89-O-01 – Zoning Ordinance Map Amendment: B3 at Main & Chicago and Resolution 69-R-01 – Lease Agreement with Schmaltz, LLC (parking at 1881 Oak). Seconded by Alderman Rainey. Roll call. Voting aye –Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Engelman, Rainey. Voting nay – none. Motion carried (8-0).

*** ITEMS APPROVED ON CONSENT AGENDA****MINUTES:**

* Approval of Minutes of Regular City Council Meeting of August 13, 2001. * APPROVED - CONSENT AGENDA MOTION AND ROLL CALL (8-0)

ADMINISTRATION & PUBLIC WORKS:

* Approval, as recommended, of the City of Evanston payrolls for the periods ending August 16, and August 30, 2001, and the City of Evanston bills for the period ending September 11, 2001 and that they be authorized and charged to the proper accounts, summarized as follows:

City of Evanston payroll (through 8/16/01)	\$1,949,267.85
City of Evanston payroll (through 8/30/01)	\$1,846,592.77
City of Evanston bills (through 9/11/01)	\$4,772,520.89

* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (8-0)

* Approval of the proposal of Wolff Clements & Associates, Ltd. to provide landscape architectural and engineering services for Butler Park redevelopment for Parks/Forestry & Recreation at a cost of \$66,289. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (8-0)

* Approval of the lowest responsive and responsible bid of Ley & Associates for four rectangular butterfly valves for Water & Sewer Division at a cost of \$69,390. * APPROVED–CONSENT AGENDA MOTION & ROLL CALL (8-0)

* Approval of the lowest responsive and responsible bid of Suburban Concrete, Inc. for the 2001 Combined Curb and Sidewalk Replacement and Accessible Curb Ramp Program for Public Works at a cost of \$55,013.50. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (8-0)

* Approval of the lowest responsive and responsible bid of Metromex Contractors, Inc. (MBE) for construction of a parking lane at Church and Dodge and Municipal Service Center parking lot improvements for Public Works at a cost of \$108,007.70. * APPROVED– CONSENT AGENDA MOTION AND ROLL CALL (8-0)

* Approval of the lowest responsive and responsible bid of Circle W Tractor and Equipment Co. for a turf tractor for Parks/Forestry & Recreation at a cost of \$18,879.70. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (8-0)

* Approval of the sole-source purchase of 50-vortex restrictor valves for the Water & Sewer Division from Ley & Associates at a cost of \$42,300. * APPROVED– CONSENT AGENDA MOTION AND ROLL CALL (8-0)

* Approval of the lowest responsive and responsible bid of Custom Computer Specialists, Inc., for six Cisco Routers for Information Systems at a cost of \$20,161.74. * APPROVED–CONSENT AGENDA MOTION & ROLL CALL (8-0)

* Approval of the lowest responsive and responsible bid of Insight for Microsoft Client Licenses for Information Systems at a cost of \$30,230.10. * APPROVED– CONSENT AGENDA MOTION AND ROLL CALL (8-0)

* Approval of the sole-source purchase of three upgrades to existing LifePaks from Medtronic Physio-Control for Fire Department ambulance equipment at a cost of \$21,040.50. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (8-0)



* Special Event – Northminster Presbyterian Church Picnic – Consideration of a recommendation to hold this annual picnic on September 16, 2001 and close a portion of Central Park Ave. from Harrison St. to the north end of the church property. * APPROVED – CONSENT AGENDA MOTION & ROLL CALL (8-0)

* Traffic Calming Plan: Speed Humps – Consideration of a proposal to place speed humps in the 8th and 9th wards at specific locations on Harvard, Callan, Monroe, Keeney and South Blvd. * APPROVED – CONSENT AGENDA MOTION & ROLL CALL (8-0)

* Resolution 67-R-01 – Agreement with Life Enrichment Fund – Consideration of a recommendation to authorize the City Manager to execute an agreement with the Life Enrichment Fund of the Levy Center, Inc. (LEF) to accept a \$25,000 grant from the LEF, and authorize the City Manager to enter into an agreement with the LEF to design a concept for enabling garden elements at the new Levy Senior Center. * APPROVED – CONSENT AGENDA MOTION & ROLL CALL (8-0)

* Resolution 65-R-01 – Lease Agreement for East Apartment, Municipal Service Center – Consideration of proposed Resolution 65-R-01, which authorizes the City Manager to enter into a lease agreement with John Sturtevant for the east apartment at the Municipal Service Center, 2020 Asbury Ave. * APPROVED – CONSENT AGENDA MOTION & ROLL CALL (8-0)

* Resolution 68-R-01 – Lease Agreement for National Lekotek Offices at Civic Center – Consideration of proposed Resolution 65-R-01, which authorizes the City Manager to execute a lease agreement with National Lekotek for office and program space in the Civic Center. * APPROVED – CONSENT AGENDA MOTION & ROLL CALL (8-0)

* Ordinance 96-O-01 – Loading Zone at 2953 Central St. – Consideration of proposed Ordinance 96-O-01, which amends Section 10-11-7, Schedule VII(B) of the City Code to establish a loading zone at 2953 Central St. * MARKED INTRODUCED – CONSENT AGENDA

Alderman Moran moved to Suspend the Rules for the purpose of adopting an ordinance at the same meeting at which it is introduced. Seconded by Alderman Rainey. Motion carried. No nays.

Alderman Moran moved approval. Seconded by Alderman Wynne. Roll call. Voting aye –Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Engelman, Rainey. Voting nay – none. Motion carried (8-0).

* Ordinance 97-O-01 – Two-Way Stop at Cleveland and Barton Intersection – Consideration of proposed Ordinance 97-O-01, which amends Section 10-11-5, Schedule V(B) of the City Code to

establish a two-way stop on westbound Cleveland and northbound Barton intersection. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 92-O-01 –Declaring City Property as Surplus – Consideration of proposed Ordinance 92-O-01, introduced August 13, 2001, which declares various items of City property as surplus so that the vehicles and other equipment may be publicly offered for sale at the Village of Fox Lake auction on October 6, 2001. * ADOPTED CONSENT AGENDA AND ROLL CALL (8-0)

* Ordinance 91-O-01 – Vacation of Alley – Consideration of proposed Ordinance 91-O-01, introduced August 13, 2001, which vacates a portion of the alley behind 1327 and 1403 South Blvd. * ADOPTED CONSENT AGENDA AND ROLL CALL (8-0)

PLANNING & DEVELOPMENT:

* Ordinance 93-O-01 – Major Variations for 622-624 Davis St. – Consideration of proposed Ordinance 93-O-01, which approves major variations necessary to construct a new four-story mixed-use building at 622-624 Davis St. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 98-O-01 – Amending the City Code Building Regulations – Consideration of proposed Ordinance 98-O-01, which would amend the City Code Building Regulations to redefine when open parking garages are required to be sprinklered. * MARKED INTRODUCED – CONSENT AGENDA

OTHER COMMITTEES:

* Resolution 63-R-01 – Lease Agreement with Schmaltz, LLC – Consideration of proposed Resolution 63-R-01, which authorizes the City Manager to sign a lease agreement with Schmaltz, LLC for use of the temporary lot at 1930 Ridge Ave. * APPROVED – CONSENT AGENDA MOTION & ROLL CALL (8-0)

APPOINTMENTS:

Mayor Morton asked for introduction of the following re-appointments:

- | | |
|--|---------------|
| Sharon Jordan
1704 Keeney Ave. | Library Board |
| Judith S. Rosenthal
535 Hinman Ave. | Library Board |
| Junko Yokata
3301 Hartzell St. | Library Board |

Mayor Morton asked for confirmation of the following appointments:

- | | |
|---|---------------------|
| Kevin C. Miller
2419 Lincoln St.
For term ending September 15, 2004 | Board of Ethics |
| Gloria Bernard
1206 Dewey Ave. | Commission on Aging |

For term ending September 15, 2004

Martin P. Norkett
2430 Ridgeway Ave.

Economic Development Committee

For term ending September 15, 2004

Rob Grossinger
3029 Hartzell St.

Housing Commission

For term ending September 15, 2004

Latonia Midderhoff
616 Michigan Ave.

Human Relations Commission

For term ending September 15, 2004

Mary O. Brugliera
1304 Wesley Ave.

Preservation Commission

For term ending September 15, 2004

Tamara Lee Heller
1233 Chicago Ave.

Taxicab Advisory Board

For term ending September 15, 2004

Stephen M. Reiches
715 Milburn St.

Zoning Board of Appeals

For term ending September 15, 2006

Ed Walsh
1317 Jenks St.

Zoning Board of Appeals

For term ending September 15, 2006

Mayor Morton asked for confirmation of the following reappointments:

Ruth Gockel
2226 Central St.

Commission on Aging

For term ending September 15, 2004

Laura Saviano
540 Hinman Ave.

Public Art Committee

For term ending September 15, 2004

* APPROVED – CONSENT AGENDA

REPORT OF THE STANDING COMMITTEES

ADMINISTRATION & PUBLIC WORKS:

Alderman Moran moved approval of the proposal of Dudnik-Central Lakes Consortium for the Fire/Police Headquarters Design-Construction Project at 909 Lake/1454 Elmwood at a cost of \$3 million. Seconded by Alderman Engelman.

Alderman Newman asked for the timetable to finish this project; if \$1 million of the \$3 million is coming from the State of Illinois grant and if the project is capped to cost no more than \$3 million?

City Manager Crum stated that \$3 million is the limit on this project, which includes \$950,000 in state grant money. Frank Kassen, Construction Manager, Facilities Management Department, explained this project was developed in conjunction with the Police/Fire departments and they intend to go forward with state grant money and funds from the Capital Improvement Program. They are in the planning stage now and anticipate taking one year to complete.

Alderman Newman confirmed the City would have an excellent building when finished. He thanked the fire/police chiefs for working together by combining several elements to save money.

Alderman Moran reported the committee discussed other work that could be done that would cost another \$1 million. Economies could be gained should the City, during the planning process, find other funds that other work could be done.

Mr. Crum noted there is some chance of getting additional state funds, which would be for specific add-ons, not to supplant any of that money. He thanked Mr. Kassen, Mr. Rubin, Mr. Khatkhate and Chiefs Kaminski and Wilkinson for putting the package together.

Roll call. Voting aye – Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Engelman, Rainey. Voting nay – none.
Motion carried (8-0).

Alderman Moran moved approval of Change Order #1 for Ross, Barney Jankowski for design services for the new Levy Center for an additional \$101,000 in the basic fee and \$35,952 for additional services, thereby increasing the total contract amount from \$408,000 to \$544,952. Seconded by Alderman Rainey.

Alderman Moran commented that this change order for \$35,952 and \$101,000, plus the change order to the Meyne Company for \$48,898, totals a \$184,000 cost increase to this project, which concerned him. Council was told the budget for this building would be \$6.2 million. Later, they were told it would be \$8.2 million. He is concerned about the number of people who will use this facility, its location and did not favor voting for increased costs. He noted in minutes of the Commission on Aging, a member of the commission asked to be accepted on the Levy Center Advisory Committee and was rebuffed, as has been done numerous times in the past. The individual was told that various committees at the Levy Center prefer not to have any changes until the new Levy Center is completed.

Alderman Newman pointed out that a \$10 million bond was taken out for a senior center in Wilmette in 1994. He noted Council decided on the James Park location, to go forward with construction and it was in their best interest to build the best project they can. If either of two sites had been used in downtown for the center the City would have foregone millions in real estate property taxes; that money to build the new senior center is primarily from the downtown TIF. He remarked that recreation facilities are expensive, noting Wilmette borrowed \$10 million for Centennial Park.

Alderman Rainey acknowledged that every dollar spent on every project should be scrutinized; that there were some items that needed closer examination but that was happening. She said this is a \$8.2 million job and they are not exceeding it. She suggested there seemed to be hesitation by people in other parts of the City not to spend money in certain areas. She said if they are going to do something, do it right; thought this would be a fabulous facility. People from all over Evanston are invited to participate in activities there as well as residents from other communities. She recognized that Alderman Moran was against the project from the beginning and asked him not to diminish the project by trying to stop it. She stated if this same building were built downtown, it would cost \$12-15 million. This was the only place in Evanston where this facility could be built on one floor. She noted the North Shore Senior Center service is moving to Dempster/Dodge to be closer to the Levy Center.

Alderman Engelman noted if the Levy Center were built downtown it would have been off the tax rolls and the City might not have received tax dollars; on the other hand if this project were partnered with an existing non-profit, they might not have these dollars. He agreed, if they are going to build, do it right. He opposed this in the beginning and now. He noted they have just discussed a \$3 million project the City has tried to do for two-three years in which they said they

would not spend more than \$3 million. He thought when they get done with relocation expenses and other costs, they will probably spend \$9-10 million on the senior center. He asked where are their priorities -- \$3 million for police/fire headquarters and \$9 million for a senior center? He agreed they should have the best possible center and thought they have to be aware of needs and to balance them.

Alderman Moran stated the Levy Center, in the past and the interim, has been located downtown and many speakers have acknowledged that the best place for it is downtown. His concern is not that it is in the 8th Ward. He never suggested it be in the 6th Ward because it belongs downtown. He has received many calls from the elderly and their children and grandchildren in the 6th Ward who told him it will be difficult to remain patrons of the Levy Center at this location. He said it is important to have the best senior center they can. He noted they are in a difficult financial situation with the initial budget of \$6.7 million, then another at \$8.2 million and people were asked to take a second look. He predicted the cost will continue to go up. He reported going to a public library meeting where neighborhoods are pitted against each other as to where there will be branch libraries. In this argument, the question is whether the City can come up with \$200-300,000 to retain the current south branch and open a west side branch, which he thought they should do. With the two items on the senior center the cost will be increased \$184,000, which could be a large contribution toward a new branch library. That seemed important to him.

Alderman Jean-Baptiste related in the A&PW Committee discussion the key issue was to remain conservative and within budget. The architectural firm contracted with the City to receive 8% of the construction, regardless of that cost. There was a guaranteed maximum of \$6.8 million to be spent on this project, which has been exceeded already. There are many months left on this project and much work to do. He asked on what basis have they already exceeded the maximum amount and to find a way to limit new change orders. He noted some of the change orders are items that were missed by the contractor and staff and should not have been missed. Council was asked to make decisions on items that were missed and staff will negotiate return of some of that money. The concern was is the project being scrutinized enough? Speaking of the City's limited dollars in regard to the library debate, he stated they have to look at the broad context it operates in – whether the priorities are to take strong positions that the City should *not* do certain things, while on the other hand open their purses and spend as many dollars as staff has requested. He thought it important to keep things in perspective and understood the maximum they would spend on the senior center was \$6.8 million according to Mr. Gaynor. Will that be the limit or do they intend to go up to \$9-10 million? He found this confusing.

Alderman Bernstein also objected to this location, but was willing to go with Council's decision to go forward on the project. He agreed on the need for accountability and hoped that staff will get that for which they bargained.

Alderman Newman spoke of priorities and recalled in the 1990s there was \$22 million for GO bonds for library infrastructure; over \$10 million was spent on fire stations and there have been major renovations at the Police Department since 1986. For indoor recreation, little has been spent since the Chandler Center was built in the late 1970s. There have been studies about the need for indoor recreation facilities and that is one of his priorities. He was proud to support the James Park location for the new Levy Center and did so in his campaign for re-election.

Roll call. Voting aye –Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Rainey. Voting nay – Moran, Engelman. Motion carried (6-2).

Alderman Moran moved for approval of Change Order #2 for The Meyne Company for construction of the new Levy Center increasing the price by \$48,898, thereby increasing the total contract amount from \$6,775,640 to \$6,824,538. Seconded by Alderman Rainey.

Roll call. Voting aye –Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Rainey. Voting nay – Moran, Engelman. Motion carried (6-2).

Ordinance 90-O-01 – Amending the City Code Regarding a Taxicab Rate Increase and Changes to the Senior Citizen Coupon Rate – Consideration of proposed Ordinance 90-O-01, introduced July 23,

2001, by which City Council would amend Section 3-19-6-3(A) of the City Code to increase taxicab rates to be comparable with other municipalities in the area and amend the senior citizen coupon rate.

Alderman Moran moved approval. Seconded by Alderman Rainey.

Alderman Moran favored a rate increase and explained that the senior citizen coupon worth \$3.50 has been available to income-eligible seniors to travel within Evanston. Seniors paid \$2 for the \$3.50 coupon. Under this ordinance the coupon would be raised to \$5, which he favored. Based on the current cost, when a senior citizen purchases a \$3.50 coupon they pay 58% of the cost. With the \$1.50 increase he suggested the cost to seniors be increased by 50¢, so the overall cost borne by senior citizen is 50% to allow the City to recoup some of the cost. He moved to amend the ordinance to provide the amount paid by senior citizens be raised by 50¢. There was no second.

Roll call. Voting aye – Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Engelman, Rainey. Voting nay – none. Motion carried (8-0).

Alderman Moran reported the consensus of the committee, as they consider the budget, was the need to allocate more funds for infrastructure improvements – replace crumbled curbs, broken sidewalks and install new accessible curb ramps, as well as street and alley paving.

PLANNING & DEVELOPMENT:

Planned Development for 1930 Ridge Ave. – Consideration of the Plan Commission recommendation to deny the application of Evanston Realty Partners, LLC, for a map amendment to rezone R6 and for a planned unit development of the aforementioned property.

Alderman Engelman reported that this item was held in committee. He announced that a Special Meeting of the Planning & Development Committee would be held Thursday, September 20 at 6:00 p.m. to discuss the 1930 Ridge planned development. The Emergency 911 Committee will meet that night at 8:00 p.m.

Request for HOME Funds for Single-Family Home – Consideration of a request from the Housing Commission for \$30,800 in HOME funds for construction of a single-family home at 1816 Darrow.

Alderman Engelman moved approval of the request for HOME funds. Seconded by Alderman Kent.

Alderman Rainey praised this project, but found information in the packet somewhat lacking. She asked if income limitation requirements would be placed on the developer of this house? She noted requirements on size of family and length of time worked/lived in Evanston.

Alderman Kent explained that income limitation would be included as part of affordable housing. He stated this is a holdover from the time Habitat for Humanity asked for four-five lots of which three were in the 5th Ward. 1816 Darrow was held over because of disruptions with the neighbors. Since then, there has been a church and some neighbors have been interested in purchasing the property for a small park. One stipulation is that this must be for affordable housing.

Alderman Rainey asked how the property would be sold? How will the buyer be determined?

Alderman Kent hoped this would be a beginning project to develop other vacant lots in the 5th Ward. Mr. Davidson owns his own real estate company. John Leineweber, the contractor, is doing work on Ashland and remodeling the old Robinson bus barn. They have an opportunity to go out for people who cannot make a downpayment, have blemished credit or a checkered work history. He did not know whether it would be a lottery, but they are looking at Evanstonians who need housing but cannot qualify for regular financing for a variety of reasons. They will have community seminars with Mr. Davidson to develop a qualified pool of buyers and hope to educate buyers as to what is required to buy and

maintain a home. He also thought they would create jobs for residents. He said the families would be screened and it would not be a lottery like Habitat for Humanity.

Alderman Engelman pointed out that Mr. Davidson has a mortgage company not a real estate company. He thought Alderman Rainey raised valid points, that \$175,000 for a single-family home in Evanston is affordable. This is only one house; the collaboration among Mr. Davidson, Mr. Leineweber and the Housing Commission is great. He applauded the concept of multiple projects that Alderman Kent outlined. This will be a desirable home and more than one individual will want to buy it. He thought that since the City will give the land, they should know in advance how this will be done. He thought this could be done before voting on this next item at the next meeting.

Alderman Kent stated that developers and contractors working with the community were special. He said when Habitat for Humanity came this was a holdover property and there was no the desire to communicate or work with what the community wanted. He said answers would be provided. A handful of people cannot qualify for the first-time buyers program. His concern was that they would run out of lots because a large number of people need affordable housing.

Roll call. Voting aye –Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Engelman, Rainey. Voting nay – none.
Motion carried (8-0).

Ordinance 94-O-01 – Authorization of Sale of 1816 Darrow Ave. – Consideration of proposed Ordinance 94-O-01, which authorizes the City Manager to negotiate the sale of 1816 Darrow Ave. and authorize publication of notice of intent to sell.

Alderman Engelman asked that this item be marked introduced.

Ordinance 99-O-01 – Zoning Map Amendment – 1930 Ridge Ave. – Consideration of proposed Ordinance 99-O-01, which approves a recommendation of the Plan Commission for a map amendment to rezone the property to R5.

Alderman Engelman reported that this item was held in committee.

Ordinance 88-O-01 – Zoning Ordinance Text Amendment: Required Parking for Multifamily Residential – Consideration of proposed Ordinance 88-O-01, which approves a recommendation of the Plan Commission to change the requirement so that new multifamily uses in any district provide parking at a rate of a minimum of 1¼ spaces per dwelling unit, with 1½ spaces required for two-bedroom units; 2 spaces for more than two bedrooms.

Alderman Engelman reported that this item was referred to the Parking and Economic Development committees for review and comment.

Ordinance 89-O-01 – Zoning Ordinance Map Amendment: B3 at Main & Chicago – Consideration of proposed Ordinance 89-O-01, introduced July 23, 2001, approving a recommendation of the Plan Commission concerning appropriate zoning for the current B3 District along Main St./Chicago Ave.

Alderman Engelman moved approval of Ordinance 89-O-01. Seconded by Alderman Wynne.

Alderman Engelman explained that the Great Bank at 603 Main Street will stay B3. The project, which is already in the pipeline, does not propose to go above 67 feet. The developer will keep them apprised of this development's progress and, if it fails, the issue can be revisited.

Alderman Engelman moved to amend the ordinance as follows: Page three, second WHEREAS clause, third line, insert after meeting, "August 13, 2001 and September 10, 2001 meetings." Two lines down, beginning with the word "except" and to the end of that paragraph are deleted. In the next WHEREAS clause, insert, "September 10, 2001" as an additional

meeting of the City Council. In Exhibit B, which is the legal description of the property being rezoned to C1a, is amended to exclude that portion that describes 603 Main St. Seconded by Alderman Wynne. Motion carried. No nays.

Alderman Engelman explained that he opposed this ordinance in committee largely because of the B3 at 603 Main Street and C1a but he also had problems with the down zoning from B3 to B2, especially on the north of Main Street west of Chicago Avenue. He thought in the long run it gives up opportunities. He praised aldermen for the 3rd and 4th wards and the developer for an admirable job of working through the issues to arrive at the B3 for 603 Main Street. He is also cognizant there will be significant height and density at that intersection. He agreed that this area has seen all the development it can for a period of time. While supporting the motion, he cautioned them that they have to look at where they can go and need to be able to expand the tax base.

Roll call. Voting aye –Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Engelman, Rainey. Voting nay – none. Motion carried (8-0).

Alderman Rainey asked for a synopsis of the committee’s discussion on 1930 Ridge since minutes would not be available before they meet September 20. Alderman Engelman recalled that the committee heard from the developer, public and each committee member. The developer indicated he has an eight-story plan and would add 22 affordable housing units provided he could build nine stories. They don’t know whether the affordable units would be on one floor or dispersed throughout the building. Community residents were concerned about the height. Alderman Newman requested a map of where other eight story buildings are located outside of downtown. Alderman Wynne expressed serious concern about the density. A number of citizens both favored and opposed the project. Aldermen Bernstein and Engelman expressed interest in seeing the project go forward, but Alderman Bernstein had reservations about how “affordable” the affordable housing is and why it is offered for only ten years instead of in perpetuity? Alderman Kent made an eloquent statement as to why many neighbors who spoke against it are, and why neighbors he represents are against it. Reasons expressed against the project are: density, height, a sense of community and what the community wants. He noted Alderman Kent made an interesting statement regarding the perception of the dividing line in the 5th Ward as down Green Bay Road and the history of that. This project may reinforce that and he (Kent) would like to see that kind of dividing line torn down. Mayor Morton reminded all that with re-districting, they don’t really know what ward this property will be in. Alderman Engelman would be proud to have it in the 7th Ward and stated there was a discussion of ward, city and downtown and how those are defined.

Alderman Newman added that there was a motion at the P&D Committee to override the recommendation of the Plan Commission. The sense of the committee was they wanted other aldermen to participate in discussion of that motion. By discussing it, they have a choice of going in three directions. One is to adopt the Plan Commission recommendation of 50-feet at that site. They could suggest an R6 building with a maximum height of 85 feet with about 8-stories or 9-stories with 22 affordable units. He thought a considerable amount of work was needed by staff and the developer. The Committee wanted a sense of the whole Council as to the direction they want staff/developer to go. There are also issues of appearance and setback if the building goes forward as nine stories. On the Emerson Street side there have been materials issues to discuss. There is a split on the P&D Committee on this. All options are on the table. Alderman Kent suggested the best option could be to send this back to the Plan Commission to consider C2.

OTHER COMMITTEES:

AGENDA ADDENDUM

Resolution 69-R-01 – Lease Agreement with Schmaltz, LLC – Consideration of proposed Resolution 69-R-01, which authorizes the City Manager to sign a lease agreement with Schmaltz, LLC for use of the temporary lot at 1881 Oak Ave.

Alderman Newman moved that this resolution be corrected to read: “Lease agreement with 1881 Oak, LLC” instead of lease agreement with Schmaltz, LLC and on the third line “1881 Oak, LLC” instead of Schmaltz, LLC. Seconded by Alderman Wynne.

Roll call. Voting aye –Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Engelman, Rainey. Voting nay – none.
Motion carried (8-0).

HUMAN SERVICES COMMITTEE:

Alderman Newman announced the next Human Services Committee meeting would be September 19.

CALL OF THE WARDS:

1st Ward. Alderman Newman praised the appointments of Rob Grossinger to the Housing Commission and Marilee Heller to the Taxicab Advisory Board, who voiced opinions about treatment of special-needs persons. He hoped the taxicab board would start meeting soon and Council would get reports from staff on regulations in place. He noted significant work is needed on cleanliness and meters. He also congratulated Steve Reiches' appointment to the ZBA.

He spoke about the Library Board's response to a requested 2% cut in the budget and that they were dealing with a good-faith process. The Budget Committee has a difficult task. His earlier expressed concern was about cuts getting "out there" when there has been no discussion of closing the branch libraries. He thought the Council was given one alternative by the Library Board and suggested more alternatives should have been put forth. This idea is being attributed to Council, which it is not, and he thought it could clog up the process. He referred the letter to both the Budget Committee and the Human Services Committee. He suggested a request to the Library Board to raise other alternatives than closing the branch libraries. He has discussed recommendations with department heads and has found some of them "non-starters". For example, one is not to have any overtime for the Fourth of July Parade. He said that is not being considered by Council and he would not support that. He thought they have to be cognizant of ideas out there and various organizations will be here. He suggested "non-starter" ideas that won't go anyplace politically have to be reviewed before they scare the community.

Mr. Crum pointed out the Budget Committee and Council adopted overall guidelines. Everything is at the staff level at this time. Every department is being reviewed with peer review and everything brought back is questioned. They will determine what the package looks like before it is brought before Council.

Alderman Newman asked if this applies to the Library Board. People in the community are asking about closing branch libraries. He suggested there must be more than one alternative. Otherwise, Council will be subjected to criticism in the community for which they are not to blame. He has not seen any communication with the Library Board. Mr. Crum responded that they are working with the Library and there will be alternatives.

2nd Ward. Alderman Jean-Baptiste reiterated that they look at how the City encourages promotions from within. He noted there are a number of people on staff for 20-years and suggested the City Manager encourage training and promotion from within.

He had concerns about the budget process. People have approached him who tell him they face cutbacks, so he thought the process has to be more controlled and confidential to not create fear among employees.

He called all parents to reinforce great expectations among their children so they can be empowered to accomplish as much as possible and to stay involved with the school system to help the schools do the best job for their children.

He reported participation at the recent conference on racism in Durban, South Africa. He noted the United States and Israel pulled out of the conference but the rest of the nations came to address the scourge of slavery, slave trade and colonialism. The declaration stated episodes of slavery, slave trading and colonialism were crimes against humanity. He noted Evanston has always taken a lead in progressive steps such as declaring Evanston a nuclear free zone. All have been proud of that kind of position. He looked to Council to join him in embracing the declaration the United Nations passed and to call for whatever form of reparation, compensation or correction needs to be addressed to rectify the

damages of 400 years has imposed upon people.

3rd Ward. Alderman Wynne thanked Council for the vote on zoning changes at Main/Chicago. She said this was another step for the vision of the Chicago Avenue corridor. She reported working with the streetscape consultant for the last several months in visioning workshops that included some 60 different community members. The consultant has come up with interesting ideas. Part of the picture of Chicago Avenue was size of buildings, parking, the streetscape and aesthetics. She thought they had taken a step to promote good development without jeopardizing what they all treasure. She recognized they need to think about better development but suggested it has to be within the context of why they all live here. She noted many people have worked on this issue for four years. They are representative of how many people have participated in this effort and to develop a consensus of what Chicago Avenue can be.

She noted the second public hearing on moving the south branch library sponsored by the Library Board and League of Women Voters would be the next evening. She reported aldermen Jean-Baptiste, Moran and herself attended the first public hearing with an excellent turnout, an interesting, civil dialogue and many questions. She urged all to attend.

4th Ward. Alderman Bernstein thanked the Recreation Division for a day of activities on Sunday at Robert Crown Center and Jesse White's Tumblers, who performed. He congratulated the Police, Fire and Human Relations Departments for the enjoyable CommUNITY Picnic. He congratulated Reverend John Norwood on his 25-years as pastor at Mt. Zion Church. He expressed regret at the closing of the Dominick's at South Boulevard and encouraged residents to shop at the Dempster/Dodge Dominick's.

He reminded all that lifeguards are not at the beaches and urged people not to swim in Lake Michigan.

Alderman Bernstein was told an attorney for District 65 made a request for a legal opinion as to whether the district is obligated, in new construction, to obtain building permits and to inspection by City inspectors.

Mr. Crum stated that school buildings have a state exemption that they can not be subject to paying local building permit processes. They are subject to fire/safety and zoning processes but the City cannot mandate they go through the building permit process. The City only does fire/safety inspections, not building inspections. The schools are required to follow state guidelines on inspections. Alderman Bernstein asked for scrutiny of school inspections.

Alderman Bernstein reported the high-rise building at 811 Chicago Avenue, that is not quite three years old, is being tuck-pointed. He did not understand why, but urged that constituents get protection in regard to building codes. He asked how that could happen?

5th Ward. Alderman Kent urged people who are interested in the proposed building at 1930 Ridge to attend the special P&D Committee meeting on Thursday, September 20. Those who seek to create a vision for their neighborhood are invited to a meeting Thursday, September 13 at the Family Focus gymnasium. The Plan Commission and neighborhood groups will discuss housing, residential development, neighborhood commercial availability, parks and open space. He thanked Council for supporting HOME funds for the single-family home and the authorization to negotiate on 1816 Darrow. He will meet with Mr. Davidson and Mr. Leineweber and come back to Council with a plan.

Alderman Kent announced flag football for 4th and 5th graders from 8 a.m. to 4 p.m. Saturday at Robert Crown Center.

6th Ward. Alderman Moran thanked the Library Board and League of Women Voters for the August 27 community meeting, noting it was well attended with positive discussions but nothing was said about closing branch libraries.

He commented that a large number of bicycles are stolen in Evanston and it happens in bunches. These crews work intensely for a while then stop. He announced a September 13 meeting at 7:30 p.m. at Alden Estates, 2520 Gross Point Road, regarding potential development of 3300 Central Street at Central/Crawford to include a Starbucks Coffee shop.

Alderman Moran noted that 6th Ward residents had received notification of what is hoped the last communication on the sewer program. The publication stated they are almost finished restoring curbs and planting sod. He noted all residents in the 6th Ward who have suffered through this have been supportive and cooperative. He thanked staff, Harza and citizens of the ward who suffered patiently through this.

7th Ward. Alderman Engelman recalled at the last Human Services Committee the Lighthouse Park District and City uses of the fog houses were discussed. He pointed out that the City lease for those structures could be terminated in odd-numbered years by September 30 of that year. He was asked to meet with interested parties, which he did. At the meeting with the Evanston Arts Center and Lighthouse Park District and himself, they had a discussion of the various entities within the complex and the alternatives that might be available. Recognizing this is a difficult issue and will take time, the Lighthouse Park District indicated a willingness to defer any interference with the City's use of the fog houses for its summer camp program for one-two years. They will meet again in October when the Arts Center will have more definitive information on their ability and desire to use the coach house. Meanwhile, he asked the City's legal staff to communicate with the Lighthouse Park District's legal staff to ensure that they don't pass a deadline and to document an agreement that there will be no interference with the summer camp program while they work through the issues.

He announced that the Budget Policy Committee has invited every member of every board, committee and commission to the September 19 meeting at 7:00 p.m. where staff will present the City's budget problems. They will begin a discussion with the boards and commissions because the committee believes they are in a unique position to help. They are on the front lines, advocate for programs and work directly with staff. They will be asked to go back to their boards and commissions and look at the departments they operate with to see what they think about internal mechanisms, to develop benchmarks for the programs they advocate for and the success of those programs, then to come back to the City with suggestions as to which programs work, those that do not work and those they would assign a higher or lower priority. They are trying to bring input from the community and hope to meet with them after the first of the year.

At the October Budget Committee meeting, next year's preliminary budget will be presented and they plan to invite between 75-125 community leaders to hear the proposed budget with Council. Then over the next three months, those community leaders will work in small groups with the Budget Policy Committee facilitating each group to discuss the issues raised by the proposed budget, come back and meet as a larger group at a December meeting to discuss how they rank proposed service reductions/cuts and give input to Council. He said leaders are community organizations and neighborhood groups. A broad list of names is being compiled.

Alderman Bernstein moved to extend Alderman Engelman's time to speak beyond five minutes. Seconded by Alderman Wynne. Motion carried. No nays.

Alderman Engelman spoke about earlier comments about leaking proposed cuts. He suggested that it is important that they get everything on the table so all can be discussed, instead of picking and choosing one program before they see what the other one is. He realized not commenting raises certain fears among a number of people who advocate for a program. Until they get all the cuts on the table, they cannot have an intelligent discussion on which are more important than others. It may be that the community and Council may decide none of the cuts are worth it because the community is willing to pay the price. That decision cannot be made until everything is on the table. The process cannot be confidential and must be open. The community must be brought in for a dialogue. Ultimately, it is the community that pays the price, whether in taxes or loss of services. It is their budget for the Council to develop. He recognized that budget cuts are fearful. He noted this month's bills list, there was \$180,000 for one law firm for a number of lawsuits the City does not want to be involved in. At the last meeting there were \$123,000 in legal bills. That is \$300,000 in legal fees, plus \$50,000 in copying costs. These fees were unbudgeted. There are other unanticipated expenses the City will incur. This problem is not easy to solve and cannot be solved until everything is on the table and there is a dialogue with the community. He urged Council members to try not to jump ahead of the process.

8th Ward. Alderman Rainey advised Alderman Engelman that if he wanted the budget to be embraced by the community,

not to use so-called "community leaders" to make preliminary decisions for the little taxpayers. She wanted input into who will be there and thought she could name whom to invite; acknowledged that leaders work hard for the community and are always here, but have access. She asked for an effort to talk to others and advised unrestricted input.

Alderman Rainey stated one fabulous suggestion to cut the City budget came from Pat Vance, Township Supervisor, who suggests saving \$186,000 by having the Township take over administration of Emergency Assistance. Costs are equal to services in that program.

Alderman Rainey asked the Housing Commission to reconsider parking requirements for multi-family housing. She did not think the proposal, which increases parking requirements for multi-family buildings in certain areas, was given much thought. Any work done in neighborhoods, in terms of new construction, where there is a significant shortage of land and an effort to keep costs in line, will be burdened by this additional requirement. She remarked that the new parking garage cost over \$19,000 per parking space and did not want to put any additional burdens on builders who may contemplate building new multi-family housing here. She noted they speak about transportation-friendly construction for housing and urged to keep pushing for that. She urged them not to put extra demands for people to have cars. By making this requirement, the cost of housing is increased making it proportionately less affordable for moderate-income people. Every requirement adds to the burden of owning or renting. She asked staff to make a hash-mark map showing where the requirements are already being met. They were told from Lake Street to the cemetery, the requirement is already in place for additional parking.

Alderman Rainey encouraged every alderman to find time at 1:00 p.m. on a weekday to go to Administrative Adjudication to hear housing cases. It is open, everything is audible and it is an interesting, fair process. She also encouraged all aldermen to visit the Levy Center construction for a guided tour next Monday at 11:30 a.m.

9th Ward. No report.

There being no further business to come before Council, Mayor Morton asked for a motion to adjourn. The Council so moved at 11:22 p.m.

Mary P. Morris,
City Clerk

A videotape recording of this meeting has been made part of the permanent record and is available in the City Clerk's office.