

**CITY COUNCIL**

**September 24, 2001**

**ROLL CALL - PRESENT:**

Alderman Jean-Baptiste	Alderman Rainey
Alderman Bernstein	Alderman Feldman
Alderman Moran	

A Quorum was present.

**NOT PRESENT AT  
ROLL CALL:**

Aldermen Wynne, Kent, Newman

**ABSENT:**

Alderman Engelman

**PRESIDING:**

Mayor Lorraine H. Morton

The OFFICIAL REGULAR MEETING of the City Council was called to order by Mayor Morton Monday, September 24, 2001 at 6:40 p.m. in the Aldermanic Library. Alderman Rainey moved that Council adjourn into Closed Session for the purpose of discussing matters related to litigation and closed session minutes pursuant to 5ILCS Section 120/2 (c) (11) and (21).

(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

(21) Discussion of minutes of meetings lawfully closed under this Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated by Section 2.06.

Seconded by Alderman Feldman. Roll call. Voting aye – Jean-Baptiste, Bernstein, Moran, Rainey, Feldman, Newman. Voting nay - none. Motion carried (6-0).

At 7:03 p.m. Alderman Newman moved to reconvene into Open Session. Seconded by Alderman Feldman. Motion carried. No nays. Council then recessed so that aldermen could attend standing committee meetings.

Mayor Morton reconvened the City Council at 9:13 p.m. in the City Council Chamber.

**City Manager Announcements:**

Finance Director Bill Stafford announced a M/W/EBE Vendor Fair from 9 a.m. to 12:30 p.m., Tuesday, September 25, in the Parasol Room of the Civic Center. Minorities, women and Evanston businesses will have the opportunity to introduce themselves to buying organizations such as the City, Northwestern University, St. Francis Hospital, Evanston/Skokie School District 65, Evanston Township High School District 202 and the City of Chicago. He acknowledged the work of Lloyd Shepherd, M/W/EBE Coordinator and Chad Walton, Purchasing Manager.

Fire Chief John Wilkinson reported that the Firefighters' Boot Drive for the 300 New York City firefighter's families had collected more than \$50,000 and collections would continue.

**Mayoral Announcements:**

Mayor Morton read a statement about the September 11, 2001 tragedy, how it will be remembered and Evanston citizens' responses with gatherings at Fountain Square, the Civic Center, religious services and a candlelight vigil the length of Ridge Avenue. At the Mayor's request all stood and observed several moments of silence.

Mayor Morton reported attending a dedication ceremony of stone monuments and newly planted trees to honor individuals at the Avenue of the Righteous at the Civic Center on Sunday. She explained that the Avenue of the Righteous honors those who risked their lives by helping Jews during the holocaust.

**Communications:** None

**CITIZEN COMMENT:**

Louis Silverstein, 1211 Leonard Pl., joined with all Evanstonians in sending prayers and support to all those who suffered on September 11 and to all the brave people who risked their lives to help others. He spoke at length about war, violence in the world and policies of the United States government. He quoted Martin Luther King, Jr. who said, "an eye for an eye, leaves everyone blind."

**CONSENT AGENDA** (Any item marked with an Asterisk\*)

Alderman Feldman moved Council approval of the Consent Agenda with these exceptions: Resolution 70-R-01 – Northwestern Homecoming Parade; Ordinance 102-O-01 – Trial Program for Booting on Private Property in Central Business District; Planned Development for 1930 Ridge Ave.; Ordinance 99-O-01 – Zoning Map Amendment; Ordinance 103-O-01 – Special Use and Variances for Second Baptist Church, Ordinance 94-O-01 – Authorization of Sale of 1816 Darrow Ave and Resolution 71-R-01 – Invoking Termination Clause in Lease with Lighthouse Park District. Seconded by Alderman Rainey. Roll call. Voting aye – Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Rainey, Feldman, Newman. Voting nay – none. Motion carried (8-0).

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

\* Approval of Minutes of Regular City Council Meeting of September 10, 2001. \* APPROVED - CONSENT AGENDA MOTION AND ROLL CALL (8-0)

**ADMINISTRATION & PUBLIC WORKS:**

\* Approval, as recommended, of the City of Evanston payroll for the period ending September 13, 2001, and the City of Evanston bills for the period ending September 25, 2001 and that they be authorized and charged to the proper accounts, summarized as follows:

City of Evanston payroll (through 9/13/01)	\$1,799,342.67
City of Evanston bills (through 9/25/01)	\$2,489,202.27

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

\* Approval of the proposal of GeoAnalytics for infrastructure management software implementation and GIS database development and conversion for the Public Works Dept. and GIS Division at a cost of \$200,271. \* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (8-0)

\* Approval of the lowest responsive and responsible bid of Clauss Bros., Inc. for James/Bent parks athletic field reconstruction project for the Parks/Forestry & Recreation Department at a cost of \$1,207,169.80. \* APPROVED-CONSENT AGENDA MOTION & ROLL CALL (8-0)

\* Approval of Change Order #1 with Moore Landscapes Inc. for the Green Bay Rd. maintenance contract, increasing the contract price by \$13,457, from \$68,000 to \$81,457. \* APPROVED-CONSENT AGENDA MOTION & ROLL CALL (8-0)



\* Resolution 66-R-01 – Resolution for UPARR Grant – Consideration of proposed Resolution 66-R-01, which authorizes the City Manager to sign federal forms, the UPARR grant agreement and for use of \$138,000 in CDBG Funds as a match. \* APPROVED – CONSENT AGENDA MOTION & ROLL CALL (8-0)

\* Ordinance 97-O-01 – Two-Way Stop at Cleveland and Barton Intersection – Consideration of proposed Ordinance 97-O-01, introduced September 10, 2001, 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. \* ADOPTED CONSENT AGENDA AND ROLL CALL (8-0)

#### **PLANNING & DEVELOPMENT:**

\* Funding Request for 1817 Foster St. – Consideration of a request for \$67,155 from the Mayor's Special Housing Fund for the rehabilitation of 1817 Foster St. \* APPROVED – CONSENT AGENDA MOTION & ROLL CALL (8-0)

\* Ordinance 100-O-01 – Zoning Ordinance Text Amendment – Satellite Dish Antennas – Consideration of proposed Ordinance 100-O-01, which approves a recommendation of the Plan Commission to amend the Zoning Ordinance regarding satellite dish antennas, thereby eliminating potential conflicts with FCC regulations. \* MARKED INTRODUCED – CONSENT AGENDA

\* Ordinance 93-O-01 – Major Variations for 622-624 Davis St. – Consideration of proposed Ordinance 93-O-01, introduced September 10, 2001, which approves major variations necessary to construct a new four-story mixed-use building at 622-624 Davis St. \* ADOPTED CONSENT AGENDA AND ROLL CALL (8-0)

\* Ordinance 98-O-01 – Amending the City Code Building Regulations – Consideration of proposed Ordinance 98-O-01, introduced September 10, 2001, which would amend the City Code Building Regulations to redefine when open parking garages are required to be sprinklered. \* ADOPTED CONSENT AGENDA AND ROLL CALL (8-0)

#### **APPOINTMENTS:**

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

Sharon Jordan 1704 Keeney Ave. For term ending September 30, 2004	Library Board
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Judith S. Rosenthal 535 Hinman Ave. For term ending September 30, 2004	Library Board
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Junko Yokota	Library Board
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3301 Hartzell St.  
For term ending September 30, 2004

\* APPROVED – CONSENT AGENDA

### **REPORT OF THE STANDING COMMITTEES**

#### **ADMINISTRATION & PUBLIC WORKS:**

Resolution 70-R-01 – Northwestern Homecoming Parade – Consideration of proposed Resolution 70-R-01, which approves a request from Northwestern University to close Sheridan Rd. and various City streets for its annual Homecoming Parade on October 12, 2001.

Alderman Moran moved approval. Seconded by Alderman Feldman. Motion carried. (Rainey voted nay).

Ordinance 102-O-01 – Trial Program for Immobilization (Booting) of Vehicles on Private Property in Central Business District – Consideration of proposed Ordinance 102-O-01, which would provide for a six-month trial program for booting of vehicles on private property by private entities in the Central Business District.

Alderman Moran reported the ordinance was amended in committee by inserting the words “in the Central Business District” at the end of the last WHEREAS clause on the first page. He reported the committee vote was split 2-2 on introduction. Alderman Moran moved introduction of the ordinance as amended. Seconded by Alderman Feldman.

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

Alderman Moran asked that this ordinance be referred back to the A&PW Committee for further discussion.

#### **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 Wynne moved that this item be removed from the agenda. Seconded by Alderman Kent.

Alderman Wynne reported receipt of a letter from Evanston Realty Partners, LLC asking to withdraw this application. A special P&D Committee meeting was held last week at which the developer came in with a significantly revised development. Prior proposals were for an eight or nine-story building and the new proposal is for a four-story building with a different configuration, which will require a new application.

Motion carried, no nays.

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 Wynne moved this item be removed from the agenda. Seconded by Alderman Kent. Motion carried, no nays.

Ordinance 103-O-01 – Special Use and Variances for Second Baptist Church at 1717 Benson Ave. – Consideration of proposed Ordinance 103-O-01, which approves a recommendation of the Zoning

Board of Appeals to grant a religious institution special use; and building height, FAR and parking variations to allow a six-story addition to the rear of the church.

Alderman Wynne asked that this item be marked introduced and referred back to committee.

Ordinance 94-O-01 – Authorization of Sale of 1816 Darrow Ave. – Consideration of proposed Ordinance 94-O-01, introduced September 10, 2001, which authorizes the City Manager to negotiate the sale of 1816 Darrow Ave. and authorize publication of notice of intent to sell.

Alderman Wynne moved approval. Seconded by Alderman Kent.

Alderman Rainey asked if the City sells this land to Mr. Leineweber and Mr. Davidson for \$1.00 is there any requirement that they build on this property? Alderman Kent recalled when the City purchased the property in 1993 through a tax reactivation sale, one stipulation was if sold, the developer had to put up affordable housing. He noted that Bethel Church was interested in purchasing the property for a tot lot. Alderman Rainey understood the tax agreement with the county and that the City wants affordable housing. She asked where it says that in the ordinance authorizing the City Manager to negotiate the sale? She assumed that Mr. Davidson would acquire the property. Community Development Director Jim Wolinski stated the property would go to Davidson/Leineweber. Alderman Rainey asked what assurance is there that Mr. Davidson can secure a construction loan to build a house and, if he does not get a loan, what assurance do they have that he will give the property back? Mr. Wolinski stated it would be documented in the deed to Mr. Davidson said there would be a certain period of time for him to acquire the loan, similar to what was done by Habitat for Humanity on three scavenger lots seven-eight years ago.

Alderman Jean-Baptiste noted the house is stipulated to be sold for \$175,000, which he supposed was synonymous with affordable housing. He asked was that not the market value for a three-bedroom house at that location? How was this more affordable than what anyone else would pay who purchased the land at market value? Alderman Kent said this home would be in character with homes in the 5<sup>th</sup> Ward selling for over \$180,000. The advantage is this home will go to someone needing affordable housing. A qualified pool of potential buyers will be created. One stipulation is the house will list for \$175,000. Because they are using Home funds, the buyer may not earn more than 80% of the area median income to qualify. Thus, a family of three, making no more than \$47,250 will have an opportunity to buy this home.

Alderman Feldman stated there has to be either an increase in value or reduction in price to allow somebody who needs affordable housing to benefit from the City's efforts. If it is at market price, he could not see a benefit. He was not sure that a family that earns \$40,000 a year could afford \$175,000. To him, there has to be some kind of formula indicating the house is priced so that people within an income range can afford it. He asked what a family of three could afford for mortgage costs for that house?

Mr. Davidson stated that cost is not the only factor in affordable housing; that this is a house selling for \$175,000 in Evanston, when the average home sold is around \$250,000. This would be a quality, three-bedroom home. Alderman Feldman recalled the last time the City helped build affordable housing was for townhouses on Custer Avenue. The City bought the property at market value, gave the land to the developer and hoped that would drive the cost down so each unit would be more affordable. That did not happen. While the townhouses were not as expensive as they would have been without the City's land, it was a stretch for many to buy there. If the City owns property and sells it to a developer as a benefit, he wants assurance that somebody, who could not afford that house before, could now afford it and that person needs affordable housing. He noted there must be some definition of the applicant's suitability. He asked whether somebody making \$40,000 could pay \$175,000 for a house? Mr. Davidson stated eligibility is based on area median income that is published and drawn from FREDDIE MAC and FANNIE MAE. Alderman Feldman asked if the federal government assumes that a family of three earning \$40,000 can finance a \$175,000 home? Mr. Davidson said they do through affordable housing programs and mortgages. Alderman Feldman asked if there is staff verification? Alderman Feldman postulated that he has an income of \$40,000, wants to buy a home for \$175,000 and goes to a bank to get a mortgage. Would he get a loan? No. Mr. Davidson explained the median income requirement for affordable housing is

based on the number of people in the house and would be around \$52,500 for a family, not \$40,000. These numbers are used nationally. Mr. Wolinski stated staff and the Housing Commission reviewed this proposal in detail and the commission recommended approval. Alderman Feldman had not received material indicating the rationale for this. When he hears a family earning \$50,000 is expected to finance a \$175,000 house for market value, what are they doing?

Alderman Kent said it is a family of three earning \$47,250, not \$40,000. He asked Alderman Feldman when was new housing built in the 5<sup>th</sup> Ward? If a new home were to be built there, he did not think they could get it for \$175,000. He pointed out current housing there goes for \$175,000, but this would be a new house. Alderman Feldman wanted to see that people who need a house get a deal because the City is doing something special so the house would go to people who ordinarily could not afford it. Mr. Davidson said they are working with local banks and have programs with special mortgages/rates, private mortgage insurance and qualification seminars for the community--a total package. They will make sure the buyer can get a mortgage and stay in the home.

Alderman Newman noted the lot has been vacant for years, the City has owned it since the early 1990s. There have been no offers. A newly constructed three-bedroom home in many areas here would sell for \$350-450,000. He saw this as an improvement of property the City has done nothing with.

Alderman Rainey would support this to get a new home built there. She did not think anybody else had been offered a free lot and that Council should go into this understanding the details. They should not fool themselves into thinking they are doing something they are not. Alderman Rainey asked what down payment would be required? Mr. Davidson said 3% down (a little over \$5,000), based on FHA and other programs. Alderman Rainey asked Mr. Davidson, as a mortgage lender, what income would he require her to have to pay the mortgage/taxes, insurance? He thought in the \$50,000 range. She asked what the taxes would be? About \$2,500-\$4,000 annually. Alderman Rainey asked how the construction loan for the house will happen? Mr. Davidson was working with Fifth Third Bank. She remarked that Mr. Davidson will finance the construction and the buyer goes to the private market. He will provide all the needed information and direct buyers to local banks. Alderman Rainey said the term "affordable housing" is subject to great interpretation and is a misnomer. While this home will be affordable for somebody, she did not think they should fool themselves that this was housing for low/moderate income people. She applauded the work done on this lot; urged keeping options open on other vacant lots and wished she had some in the 8<sup>th</sup> Ward. This project will build a house on a lot that needs improvement, but not for needy people.

Alderman Jean-Baptiste supported building the house and the idea of affordable housing. He said that the City needed to take the initiative to protect owners and those of low/moderate income in whichever ward they live. He stated they have to describe things as they are. The fact that they call something affordable housing does not mean that it is and that is how this project has been presented. If somebody made a \$5,000 downpayment and took out a loan for \$175,000, the monthly payment would be about \$1,500, not including tax and interest. He suggested that they work out a situation similar to the Clyde Avenue property where the Evanston Housing Coalition was able to get families into owning four-bedroom apartments. He believed the City loaned the buyers a significant portion of the loan, so they ended up borrowing about \$70,000 and had to live there for 15 years. During this time the City's loan was forgiven. He asked Community Development to take a second look at this to ensure that someone who needs affordable housing can benefit from this project. He suggested they need to shape this to the end they wish to achieve, otherwise they are talking about building a house on a lot. Alderman Jean-Baptiste moved to send this back to Community Development to create a financial program that will result in a low/moderate income family being able to buy it. There was no second.

Alderman Kent stated he was talking about affordable housing. \$175,000 was a lot of money to him. He knows many families where both parents work; noted this is more than putting a house on a lot. If they were putting a house on a lot, they would have gotten Habitat for Humanity to come in but somehow this property was spared that. The community could not decide how and whether a house or a tot lot should be built there. He thought Mr. Leineweber and Mr. Davidson want to put up quality housing where there is aging housing stock in a neighborhood. He frequently talks about developers who purchase aging housing stock so they can tear them down and put up multi-family units and get rich. He said there are people paying \$1,500 monthly in rents and some would rather be paying on a mortgage for their own property. If the issue is Evanstonians getting a home that really need it, he asked them to support this project. Build a

house that represents the character of the community on a vacant lot. He saw this as an opportunity for somebody in Evanston who cannot afford a house to buy a house. He noted there are plenty of vacant lots in the 5<sup>th</sup> Ward and hoped this is the first of eight projects, but they have to get the first one up. If this one fails, send it back to see about structuring financing. He asked support for it.

Alderman Feldman said from the beginning there was no question that he would vote for this. He wanted to make sure the policy they set is what they aimed for. It is enough to have a new house and have people live in it who can afford to buy a \$175,000 house. He commented there are many people who cannot buy a house here because they cannot afford it. When he thinks of affordable housing and of people living in apartments that are being converted to condominiums who cannot to buy, he thinks of the community responding to that. That is affordable housing to him. If he takes a \$250-300,000 house and drops its price, that means people who buy get higher value. While he would support this, he wanted discussion on other alternatives the City could do to develop the other lots that Alderman Kent mentioned.

Mr. Davidson said he qualifies many people who pay \$1,400-1,500 a month in rent and if they can pay that amount, they can buy a home for \$1,200 a month including taxes.

Alderman Feldman knows people who pay \$1,400-1,500 a month rent who are overextended because they have no choice. It means much of the rest of their life is sacrificed because they have to pay that rent to live here and send their children to school. He did not think, because of paying that rent, that a bank would lend money to repay a loan. He was interested in helping those people who could not afford except for what the City does. Mr. Davidson agreed and said that was what he was doing with this development.

Alderman Rainey directed the City Manager, if a construction loan is not secured in 90 days and construction does not begin within 45 days, the deal is off. She wants to see a house built on this lot. Mr. Wolinski pointed out this ordinance authorized the City Manager to negotiate and they still have to bring back a contract for sale of this property for approval. Those provisions she recommended could be put in.

Alderman Newman noted that currently a three-year ARM mortgage was less than \$600 per month on \$100,000, \$420 for the next \$70,000, plus \$200-300 for taxes, assuming the person has 3% down. He reported in the 5<sup>th</sup> Ward, three-bedroom homes on Maple Avenue rent for over \$3,000 a month.

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

Alderman Wynne reported the P&D Committee discussed having a special meeting with the Plan Commission and ZBA, which has been past practice on general policy issues. The meeting will take place in November on an off-Council night.

#### **HUMAN SERVICES COMMITTEE:**

Resolution 71-R-01 – Invoking Termination Clause in Lease with Lighthouse Park District – Consideration of proposed Resolution 71-R-01, which authorizes the City Manager to invoke the termination clause in the lease with Lighthouse Park District upon the parties' failure to reach an agreement for the use of the North Fog House.

Alderman Newman moved approval. Seconded by Alderman Wynne.

Assistant City Manager Judith Aiello stated there was a substitute resolution placed on their desks that evening and asked Parks/Forestry & Recreation Director Doug Gaynor to explain

Mr. Gaynor explained that the Lighthouse Park District applied for a grant to renovate the north foghouse. It has been used by the Ecology Center for the past 25 years. The goal of the Lighthouse Park District is to use that foghouse for a

maritime museum and visitor center, which would displace the Ecology Center programs for 1,000-1,500 youth held in spring, summer and fall. The City talked with the district to see if there are alternatives and the Legal Department was asked to determine the City's rights. The Legal Department found that the Lighthouse Park District property is owned by the City and leased to the district. Recently the City was informed that it needed to vacate the north foghouse. Alderman Engelman came to the Human Services Committee in the summer and indicated he would negotiate with the Lighthouse Park District on this matter and convened a meeting. Mr. Gaynor noted when the coach house in front of the Art Center became vacant, the Art Center Board asked the City to use the coach house and would get cost estimates on renovating the building for their use. They have worked on that for a year with no report to date. One alternative would be for the Lighthouse Park District and the Art Center to share in the cost and use of the coach house so the north foghouse could continue to be used for Ecology Center programs. Alderman Engelman met with the Lighthouse Park District and Art Center and, although there was no final agreement, the Lighthouse Park District was willing to place everything on hold for two years to reach a mutually agreeable solution. Alderman Engelman asked the City's attorney to contact the Lighthouse Park District's attorney to see if an agreement could be reached. That evening, the City received an agreement and the terms are in the substitute resolution. The attorney for the district spoke to the president and director of the Lighthouse Park District who have agreed to the terms. They have not had an official vote but felt they could obtain that within 48 hours. The City has assurance that the Lighthouse Park District has agreed to the terms.

Alderman Moran asked what would deferral of two years do to the Illinois Heritage grant? Mr. Gaynor stated the attorney said it would have no impact on the agreement. There is \$10,000 from the Lighthouse Park District and \$15,000 from the state. The state funds can be used to renovate the lighthouse portion of the property and do not have to be used on the foghouse. Alderman Moran asked if the district could carry through on their plan to have a maritime museum. Mr. Gaynor explained that the district has a maritime museum in the building attached to the lighthouse. If the foghouse were to be used for a maritime museum/visitor center, the district would apply for another grant or find other funding. Alderman Moran asked the difference in the documents. Assistant Corporation Counsel Ellen Szymanski stated all should have received a substitute resolution that bears the date 9/27/01 and read each change to the resolution and rider.

Alderman Moran thought the revisions could present an opportunity to work this out, noting these buildings have National Landmark status and a particular significance to Evanston. He did not want to lose that heritage. He applauded the Lighthouse Park District for pursuing the grant and devising this plan to turn the north foghouse into a maritime museum and hoped they could do that at some point. He noted in the memorandum that three Recreation Division classes could not be moved, which was not explained. He was struck by the fact that this land and structures are unique. He did not understand why the classes could not be held elsewhere if they had an opportunity to have a museum in these landmark buildings. He was disturbed by phrasing in the original resolution that said the Lighthouse Park District would either accept this by noon Thursday or else, which had a different tenor for institutional relations in Evanston. It did not feel good in how the City deals with other organizations of long-standing in the community that have strong reference to historical traditions and visible landmarks for Evanston and the nation. He was disappointed that no one was there from the Lighthouse Park District and suggested that perhaps the two years would permit something to be worked out.

Alderman Newman recalled in the Human Services Committee minutes, the City was doing the best it could to work out the situation with the Lighthouse Park District and that the City can exercise its rights under the lease only every second year. This was precipitated by the Lighthouse Park District letter that told them to vacate the City's property. He did not think anybody had been treated in any but in a congenial way.

Motion carried, no nays.

### **CALL OF THE WARDS:**

**2<sup>nd</sup> Ward.** Alderman Jean-Baptiste reported a discussion at the A&PW Committee asking staff to fully inform aldermen on decisions concerning expenditure of funds. Many times they do not know the terms, don't have time to get follow-up information and 90% of the time there is no history on projects. Staff was asked to write more information so aldermen are better prepared to make decisions that can be justified.



He attended the Budget Policy Committee meeting last week and found the presentation informative. He urged staff to start conserving now and not to spend just because money has been allocated so that leftover funds can be allocated to next year's budget. He noted that departments compete for funds in the Capital Improvement Plan and hoped funds are not determined by how aggressive a department head may be so that parks do not rise up as a shining symbol while streets fall apart. He urged the City to implement the plan that has been in the works so streets are repaired. He noted when crossing the canal from Skokie that Dempster is falling apart and street repairs are needed on various streets. He spoke of the events of September 11. If President Bush were listening to him, he suggested the best way to attack the problems the nation faces is to stand up for ourselves and to use the productive forces of this nation to attack hunger, disease and various miseries that affect the rest of the world.

**3<sup>rd</sup> Ward.** Alderman Wynne reported as temporary chair of the Budget Policy Committee, which met last week, to which members of boards, committees and commissions were invited to participate in the budget process. She said there was an excellent presentation by staff on where the City is on immediate budget planning and the long-range strategic plan. The turnout was good and volunteers were asked to go back to their respective groups with the information given and to come back with their best thinking on budget issues in November. She thanked all volunteers who came.

She noted that ComEd outages are bad again, having received numerous phone calls from residents and businesses along Dempster. She wanted more explanation as to why this is happening again; urged people to call Max Rubin at the City at 866-2916.

Alderman Wynne extended good wishes to Alderman Engelman to get well soon.

She expressed appreciation to Evanstonians who organized and participated in the candlelight vigil on Friday along Ridge Avenue. She said streams of people walked over to Ridge Avenue with candles and flashlights, she saw many people she knows and was struck by how many teenagers were there. It was a powerful symbol to the world and to Evanston to come together as a community in response to the tragic events of September 11.

**4<sup>th</sup> Ward.** Alderman Bernstein sent get-well wishes to Alderman Engelman. He thanked the owner of the Keg who provided much of the food served at the CommUNITY picnic.

He invited all to a meeting of the Cable Committee on Monday, October 1 at 7:00 p.m. The committee hopes to have representatives of AT&T available to determine what can be done to enhance cable service.

Alderman Bernstein wished a happy and healthy New Year to those observing it. He encouraged all to help firefighters with their boot project and said they would be at the at the Michigan State/Northwestern game next Saturday. He called the candlelight vigil along Ridge on Friday spectacular and was there with Christians, Jews, Moslems and people born in various other countries. He was proud to be an Evanstonian and felt a sense of community.

**5<sup>th</sup> Ward.** Alderman Kent reported being at the candlelight vigil on Friday, seeing firefighters with lights and many Northwestern students; encountered three-four prayer circles. He wished Alderman Engelman a speedy recovery.

Alderman Kent asked for follow-up on a clean/lien ordinance he asked for several months ago; had spoken with Wayne Moran, Hearings Division Manager, about moving in that direction.

He stated that stability in the 5<sup>th</sup> Ward is related to elders who purchased their homes many years ago. He said that foundation is under attack and is weakened when long-term residents move away, predatory lenders get a hold of senior citizens and the house goes into foreclosure. When people pass away and the home is sold, absentee landlords gain control of these houses They have seen homes packed with students; others with all Section 8 tenants. He made a reference to the Legal Department to look into a policy that will not allow all tenants in one building to be Section 8 holders. Seconded by Alderman Rainey. He requested that property maintenance cite houses filled with students and

that the following alleys be checked: Foster/Garnett, Pratt Court/Maple and Foster/Emerson. He termed alleys conditions as nasty. He could not believe any young man or woman would live like that. He wanted those buildings checked for overcrowding and operating as rooming houses and possibly eliminating rooming houses. He asked Ms. Aiello to recall the City/Northwestern/Neighborhood Committee, with a representative from the Off-campus Student Housing office and neighbors to deal with student problems on Gaffield Place. A major part of that effort would be to contact parents of students who are destroying the neighborhood and asked Ms. Aiello to set up a meeting.

**6<sup>th</sup> Ward.** Alderman Moran related he was reading a book titled *Bowling Alone* by Robert Putnam, a sociologist/political scientist at Harvard University. The book deals with the level of civic engagement in the second half of the 20<sup>th</sup> Century in this country and vividly documents a significant drop-off in civic involvement in the last 25-30 years by the average American. By civic engagement, he emphasized that people used to do things together and now do them alone. His own experience in certain respects is consistent with these findings. Coming away from the events of September 11, he struggled with the idea that when something this terrible happens, one looks for the silver lining. He has begun to see some silver linings and one is the remarkable response by Evanstonians on Friday and all around the country with memorial services and fund-raising events. This was heartening to him and what happened was heartbreaking. One silver lining is that people have learned how fragile and short life is and how we are more alike than not; share many common values and don't like it when people try to deprive them. He encouraged all to think of the days since the tragedy, to take heart from them and, hopefully, as time goes forward fewer will feel alone.

Alderman Moran was eager that Alderman Engelman recover completely and quickly and rejoin them.

**7<sup>th</sup> Ward.** No report.

**8<sup>th</sup> Ward.** Alderman Rainey thanked Alderman Moran for his comments about September 11, which were helpful, but he was further along because she had not found the silver lining. To Alderman Engelman she said he was not replaced and his chair was kept empty.

She reported over the weekend there was another shooting in Evanston; did not think Council deals enough with crime in this community. World events are overwhelming and that may be why troubles here seem small. She encouraged Council to begin serious thinking about crime and guns here; recalled the City had a successful gun buy-back program. She noted President Bush had cancelled all federal money that came through Community Development to support those programs, but thought they could find money for another gun buy-back program. She encouraged another program, noting it does not matter where one lives. Some people live in parts of Evanston where gunfire is never heard, while others live where it is not uncommon to hear gunfire. She asked her colleagues to imagine that -- an astonishing situation to find oneself in. She thought Council could do something and, when the budget comes before them, she wants them to be cognizant of the Police Department's budget. The police outpost on Howard Street is up and running and different City departments provide services there. She read the Mayor said there was no blood bank in Evanston; suggested the City make the outpost available as a place where people from Rogers Park and Evanston could donate blood.

**9<sup>th</sup> Ward.** Alderman Feldman stated he returned from Turkey late Monday, September 10 and woke up to one of the great horrors of American life, noting how everybody struggled with how to go on, how lives have changed and whether it will ever be the same with the kind of laughter and joy and, in a sense, innocence as before. He thought innocence applies more to younger generations. He recalled last week Mayor Daley asked for a moment of silence and ringing of church bells at noon. Crowds were heavy and he and family stopped in at Holy Name Cathedral. As he looked around most of the people there were young taking it in a way people of his generation did not. They had lost their sense of invulnerability and the assumptions they lived under. In speaking with his daughter and sons, he sees a dramatically different change in the way they look at their lives than he. He went through WWII as a boy and subsequent violent episodes. There was an immediacy to this that made all feel differently. He sensed a new focus by younger people on what this country is about, a reappraisal of the country's values and of what they have and the need for a sense of national unity. He recalled when hard hats were the symbolic enemy of college students and noted how this has changed and how

the hard hats are cheered. People had focused on differences and now people focus on what people have in common and what they all love. He prayed that through the difficult times ahead, as a course of action is determined, that the sense of community and nation as Americans remains. He noted that life goes on, announcing his son and wife are parents of a son named Noah Theodore Feldman who is the alderman's ninth grandchild. He asked God's blessing on this world and direction for preserving and protecting life.

**1<sup>st</sup> Ward.** Alderman Newman agreed that outages seem to be much worse. He urged people to look at the City's web site where news of the ComEd outages is posted. He also agreed with Alderman Kent about the 800 block of Simpson where there are large piles of garbage that have been there for days. Also on Simpson, just outside the historic district, a third building is set to be demolished since passage of the historic district. There have been three demolitions within the area of Sherman and Simpson. One of the buildings to be demolished was built in 1873 and owned by Eli Gaffield, an original Evanston settler. This underscores the policy and concern of Council on teardowns in Evanston. While some of Council recognized in the southern part of the historic district the concerns of the community, others have not.

He stated that the City has been implementing plans for parks, which were discussed by Council for years. In 1997 parks were made a priority as a result of sessions on goals. There was also extended discussion on the 2001 budget on what would be spent on parks. Chicago is spending hundreds of millions on parks. Evanston spends nowhere near what Skokie spent in the early 1990s for parks and cannot keep up with what is offered there. Wilmette spent \$10 million in the early 1990s and another \$10 million on Centennial Park, which draws Evanston residents. Evanston owns 85 parcels, which have to be maintained just as streets have to be maintained. That will be a challenge. He noted in the early 1990s, the superintendent of streets was eliminated which was perhaps a bad decision of Council.

Alderman Newman appreciated all the comments about September 11, noting that all felt deep emotions and thought they would overcome the adversity the nation faces. They need to back up words with actions. Currently, the City is considering a 2% across-the-board cut that includes police/fire departments. He said this would call for a \$300,000 expenditure reduction in the Police Department. He did not see how they could cut this when, as Alderman Rainey pointed out, there are neighborhoods that need more protection. They heard that very evening how the NET team needs more resources. Also at this time, as all watched the firefighters go into the World Trade Building, the Evanston Fire Department is looking to cut their budget 2% or \$140,000, which could be up to three positions as Evanston goes through its biggest building boom in the last 30 years. They are looking to cut firefighters, while Northwestern University is expanding and a 28-story building is going up downtown and a 17-story building next to Carmen's. Fire protection needs are expanding here. He could not support the 2% cuts. He recalled when Evanston firefighters went into the 1603 Orrington building and into 1862 Sherman and pulled out people in the middle of the night. Perhaps September 11 will drive home that tough decisions have to be made. Simply looking at a 2% cut across the board is not the best approach. He wished a happy new year to those of the Jewish faith and wished all peace and to look forward to good times ahead.

Mayor Morton announced that she had received calls/letters and comments from people who were enraged by the drawing on the embankment wall across from Hecky's barbecue. She has communicated these concerns to the City Manager and to Doug Gaynor and has been promised this will be looked into and reported on.

Mayor Morton wished Alderman Engelman a speedy recovery.

Facilities Management Director Max Rubin asked that before people call him about an outage, call ComEd first because he cannot fix it. The latest outage information showing the date, time, how many affected, the circuit and cause of the outage is on the City' web site for 30 days under "News."

Mayor Morton reported receipt of a letter from ComEd asking that the City contribute to another survey.

There being no further business to come before Council, Mayor Morton asked for a motion to adjourn. The Council so moved at 11:34 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.