

CITY COUNCIL

October 13, 2003

ROLL CALL - PRESENT:

Alderman Feldman
Alderman Newman
Alderman Jean-Baptiste

Alderman Wynne
Alderman Bernstein
Alderman Tisdahl
Alderman Rainey

A Quorum was present.

ABSENT: Aldermen Kent and Moran

PRESIDING: Mayor Lorraine H. Morton

The OFFICIAL REGULAR MEETING of the City Council was called to order by Mayor Morton Monday, October 13, 2003, at 8:36 p.m. in the City Council Chamber.

ANNOUNCEMENTS:

Public Works Director David Jennings announced that leaf collection had begun Sunday, and reminded residents that leaves are to be placed in brown Kraft paper bags only, no plastic bags. Leaves also may be disposed of by using yard waste carts or taken to the yard waste drop-off site at the Recycling Center on Oakton through the first week of December 9:00 a.m. to 7:00 p.m., Fridays and 8:30 a.m. to 5:00 p.m., Saturdays and Sundays. Homeowners may compost leaves on their property, the most environmentally friendly option. The use of leaf blowers is permitted through December 14. Residents should not blow or rake leaves into the street. He reminded residents that during leaf season, the City collects bundles of brush once a month due to the high volume of leaves picked up. Mr. Jennings announced that recycling and refuse collections were back to the normal schedule.

Finance Director Bill Stafford announced that 2004 City Vehicle Stickers would go on sale Monday, October 27 and a new discount program for senior citizens 65 years of age who fulfill income requirements (\$30,000 for single and \$50,000 for couple) can receive a 50% discount on their vehicle sticker. Senior Citizen Discount cards will be given to income-eligible seniors with special senior citizen Saturdays November 8 and 22, from 9:00 a.m. to 1:00 p.m. The last senior day is Saturday, January 3, 2004 from, 10:00 a.m. to 2:00 p.m. The last day to buy vehicle stickers will be January 10, 2004, which coincides with purchase of residential parking permits.

Mr. Stafford explained the resolutions for tax abatement; when the City issues bonds those levies are at Cook County and remain there until the bonds are completed. Historically, the City has taken advantage of its Aaa bond rating and issued General Obligation bonds at the lowest interest rate for many different funds. As a result, where the City would normally issue Revenue Bonds for the Parking Fund or special assessments, the City does not issue Revenue Bonds, but issues Aaa bonds so the City receives the lowest interest rate that results in abatements annually. The resolutions provide for those abatements and are done in October so they can be verified with Cook County in November to make sure that when the process ends in December all are verified and they have the proper amount in the levy.

Fire Division Chief Alan Berkowsky reported Fire Prevention Week, which ended Saturday, was used to speak to thousands of school children on fire and life safety education. On Saturday there was a fire at 1915 Asbury Ave., a rooming house with six occupants. He recalled 22 years ago, two adults and three children died in a fatal fire across the street. There were no injuries resulting from the fire Saturday. In 1998, the Fire Department ordered the owner of 1915 Asbury to install electric smoke detectors, which do not rely upon somebody to replace batteries. One person was asleep when this fire broke out and, had there not been a smoke detector, there could have been a fatality. Thirty years ago the problem was homes without smoke detectors. Today the problem is homes with smoke detectors that do not work. He urged all to make sure that their smoke detectors work properly because it could be the difference between life and death

in a fire situation.

City Manager Roger Crum invited parents to bring their children to the Farmers' Market Saturday, October 25, from 10:00 a.m. to 12:00 p.m. to decorate miniature pumpkins and guess the weight of "Jack O'Lantern."

Mayor Morton announced that Evanston's official Trick or Treat hours will be on Halloween, Friday, October 31, from 4-7 p.m.

Mayor Morton announced receipt of correspondence from the CTA indicating that within the next five years the CTA has placed \$23.6 million dollars for repair of some of Evanston's viaducts in its five-year capital plan.

Mayor Morton announced that there would be an Executive Session of City Council Monday, October 20, 2003, at 5:30 p.m.

COMMUNICATIONS: None

Alderman Newman moved to permit speakers during Citizens Comment to speak for up to five (5) minutes. Seconded by Alderman Feldman.

Roll call. Voting aye –Feldman, Newman, Bernstein, Rainey. Voting nay –Jean-Baptiste, Wynne, Tisdahl. Motion carried (4-3).

CITIZEN COMMENT:

Jane Evans, 813 Gaffield Pl., 28-year resident called Northwestern University "the neighbor from hell" recognizing that there is a problem of excessive student drinking on America's college campuses today. On Thursdays, Fridays and Saturday nights from 10:00 p.m. to 3:00 a.m., she described streets bordering NU as filled with hundreds of drunk, rowdy students, who yell and scream, damage and vandalize property and ignore all boundaries of respect and accountability. She stated that students' trample residents' bushes and backyards, urinate on their front porches and on those nights residents feel like prisoners in their own homes. The next day they clean their yards and streets of beer bottles, cups and debris. She noted that these students are the "cream of the crop" but run wild in the streets and show no respect for the community. She said that Northwestern University created the problem and then looked the other way; that NU police don't have any teeth to break up these moving party mobs. She asked Northwestern University to add more police to attack this neighborhood problem; for nightly foot patrols to fine and arrest students for abuses and for academic consequences for students who break the law. She said this is a serious community problem that is destroying the spirit of cooperation between the university and community; asked for an open dialogue about accountability, responsibility and respect for the community. She spoke on behalf of ten other neighbors.

Jessica Donnelly, 906 Hamlin Pl., reported on October 4 her home was invaded by two drunken and violent Northwestern male students shouting obscenities. She commended Aldermen Newman and Kent who assisted immediately; said that Police Chief Frank Kaminski had been supportive and informative to her and neighbors on how to combat this problem. This was not an isolated incident but the most aggressive to date and could have happened to any of her neighbors because those students were looking for parties. She has a four-year-old child who, until this date, thought her home was safe. After inviting neighbors and police officers from the City and University into her home to help them better understand how they can embrace their neighbors so it isn't a "Hatfield and McCoy" situation, it seemed that the situation is out of their control. Neighbors attend meetings at NU but nothing happens. She read part of a letter sent to President Bienen describing the incident on October 4. There was a party next door at 908 Hamlin and one at 912 Hamlin that night. On that night her neighbor's stroller was stolen and urinated on. Another neighbor's cat was stolen and the perpetrator admitted it when police were called. She said this year during the first week of school, police were on her block every single night until 3-4:00 a.m. When students are asked to cut down on noise it falls on deaf ears. She stated residents have a right to live in a peaceful community, which is being denied.

Sam Inglese, 2157 Ridge Ave., spoke about 2201 Ridge the building just north of his, which has 30 units filled with undergraduate students. An alleyway between the two buildings has five of the six units that have an entrance between

the two buildings contain problem students. He and his wife have a four-month-old baby and now have problems sleeping. He said this began several years ago when NU took all alcohol off campus. Now students party at home with no concern about neighbors. They constantly call the police and a \$75 ticket means nothing. Now there is talk of a \$750 fee payable by the landlord. He noted to somebody who has many units, one \$750 fee is not worth what it would cost to kick out a student and rent to somebody else. Last week a student took two manhole covers. If he had not called the City and gotten those holes marked, a group of children who ride their bicycles to school could have fallen into them. Some kid has those manhole covers as a trophy in his apartment. He and his wife have discussed the problem with students asking them to close their windows, which they refuse to do. His wife has asked repeatedly to keep the noise down because the baby needs to sleep. Now four or five times a week, a voice yells out insulting obscenities at his wife in the middle of the night. He recalled last semester, after the police came, a student would bang pots and pans between midnight and 3:00 a.m. He recounted the number of calls to northwestern police and citations. On October 7 this building was declared a nuisance premises. That means a \$750 fine for the landlord. This building has a month to do something about this situation, come up with a plan, and then has additional time to see if it happens. By that time the semester is over, so there is no threat. Something more serious needs to be done. He said he was puzzled by the way students treat police officers. Evanston says if police are called out twice in the same night, people can be arrested. At parties next door, police are called and they shut down; start up in a half-hour and police are once again called. Nobody has been arrested over a course of four hours. He said the biggest problem is the NU (police) shift change at 11:00 p.m. He described disrespectful, cursing at police officers and yet nobody was arrested. He asked how students are going to take this seriously when \$75 is loose change to them. He stated they have to arrest people not that police can arrest. One police officer told him she liked to give students a break and suggested he and his wife find someplace else to live.

Mayor Morton stated there are problems in her neighborhood and police have always said that somebody has to sign a complaint and press charges.

Catherine Saccany, 926 Judson Ave., supported the moratorium in the 3rd Ward. As a distance runner, she has noticed between 4-5:00 a.m. on weekends, the number of drunken students near Sheridan Road; reported being given incorrect information by a police officer so she could not testify in court on a complaint she signed.

Judy Freeman, 937 Sherman Ave., supported the moratorium on building permits in the area of Chicago/Main to give people a chance to consider the kind of zoning they want where they have seen serious consequences of development to date. What happened is revitalization and she asked that they consider how they want this City to be restructured.

Connie Wood, 926 Judson Ave., supported the moratorium at Chicago/Main; was concerned about proposed development in the neighborhood, parking, infrastructure and congestion. She believes they need to step back and look at what is happening there and give residents a chance to speak about it.

Nancy Van Brundt, 926 Judson Ave., reiterated what others said; supported the moratorium and noted the area has become quite congested. She urged them to step back so they know where all the cars and people are going.

Maureen Glasoe, 901 Hinman Ave., supported the moratorium at Main/Chicago; believed it has reached critical mass.

Ted Glasoe, 901 Hinman Ave., supported the moratorium.

Laura Bangs, 515 Lee St., supported the moratorium. She goes to and from work daily to the El and it is dangerous due to so much traffic. She worries about even more traffic.

Doug Geyer, 811 Chicago Ave., spoke in behalf of the moratorium. He did not think a moratorium meant an ordinance change. If there was time to discuss what is happening to zoning in this neighborhood conceivably nothing could change in the ordinance. He did not know how much threat there was to a 120-day break. He said the neighborhood is changing and did not know whether it was a business district anymore. B3 is spoken of in the ordinance as high density business development. They face high-density residential development and need to take time to look at that. He did not think two buildings put together that are businesses were the same thing as two high-rise residential developments put together. B districts raise different kinds of problems. There are competing interests: business parking, customer parking, residents,

residential parking, guest parking and all kinds of commerce. He did not know if they had a comprehensive idea of what is happening to be able to address the different problems that a B district raises. Because of those outstanding questions, a moratorium is a good idea.

Niki Hiltwein, 820 Hinman Ave., recalled when the Chicago Avenue Plan was approved several years ago. It was a product of years of discussion and work between the Zoning Committee, the Plan Commission and neighborhood representatives. C1a zoning was studied, which would allow buildings on Chicago Avenue to be built to a height of 107 feet. Nobody agreed on everything and discussion was quite vigorous but all agreed that 107 feet was too high. The compromise height proposed by the Plan Commission was 67 feet, which was approved by City Council. As they discussed C1a on Chicago Avenue, they realized that B3 zoning on Chicago Avenue could have a more devastating impact on the residential neighborhood. Buildings could be even taller and go to 125 feet and could be denser with onerous built-to-lot line requirements. Before the Plan Commission could begin their study of B3, property owners came forth with plans to get into the pipeline. When the Plan Commission got to B3, they rezoned the area west of the tracks and the northwest corner of Main/Hinman to B2. Years have passed and the B3 at Main/Chicago has not been redeveloped. B3 allows the biggest buildings outside of downtown Evanston. Main/Chicago is not downtown Evanston! She asked Council to vote yes for the moratorium and to protect their neighborhood while the Plan Commission studies B3 at Main/Chicago.

Hans Vija, 811 Chicago Ave., supported the moratorium mainly because it has been accepted that a community traffic study would benefit that part of the City where many residents have noticed that morning/evening traffic is difficult. Developing a building in B3 of great height and potential density without studying cumulative effect on traffic could have a detrimental impact on the neighborhood. A traffic study of cumulative impact would take time and a moratorium would help them take that step, take a breather and also study the impact of other developments. Looking at other zoning in Evanston, this zoning is an island inside other zoning, goes quite high and must be re-thought. He was sure the developer has other reasons but they are not for residents of the neighborhood.

Margaret Ronan, 2048 Sherman Ave., lives at the corner of Sherman/Simpson and enjoys having Northwestern in Evanston. She has problems with students in her neighborhood. During the last three years her car windows have been broken. Evenings and weekends she cannot walk her dog. When they call the police and tell them that there are 200 people at the corner, police say they have to call for each incident. Police come and break it up and if there is a fight, the students say they don't have an I.D. on them. Students are smart enough to know if they have no I.D., they cannot get into trouble. The cell phone phenomenon has changed everything with students rotating up and down Sherman, Simpson and Hamlin. The situation has changed since alcohol is not allowed on campus. She wondered if there was any way to keep students partying on campus. She did not know whether sophomores are allowed to live off campus, but it is an incredible scene in the evenings. The problem is that when students who are having the parties are confronted, residents have beer cans thrown through their screens, then become afraid to confront students for fear more car windows will be broken or they will do something to the dog. She now calls the police anonymously. If students are confronted, neighbors have a year of "hell" because the party house will take action against the complainer. She has told police they can park in her driveway or stay at the corner, but police say they cannot because they have other calls. She wished NU or faculty could host the parties. Any suggestions from Council to help solve this problem would be great.

Tim Cronin, 811 Chicago Ave., asked Council to vote yes on the moratorium. He looked at the paintings in the Council Chamber and said that is the Evanston they all want Council to defend. He thought a moratorium gives them a chance to develop a clear vision that the south end of Evanston really needs. Once they have a vision, they can understand the ramifications of what is happening and whether that is driving vehicle and pedestrian traffic or the safety of people whether walking or driving. It allows them to be responsive to the neighborhood needs and to be responsible to the future of Evanston. It gives Council the opportunity to give something back to the community and not just adding buildings to increase revenues. He said at this end of Evanston they have the needs of an R1 district while they have the protections of B and C districts and time is needed to review that to decide what are the protections to somebody living in a C1a development. They have 64 people who live in a vertical, not horizontal, neighborhood. A moratorium gives them an opportunity because the next generation is counting on them. The next generation of voters and taxpayers, are people who want to grow up in the community and stay here.

Alderman Newman noted that 2201 Ridge Avenue is owned by Camille Halim, owner the Carlson Building and other properties. One week prior to October 4 when the football players tried to knock down the door at 906 Hamlin, City police observed 20 people consuming beer cups in a garage at 909 Hamlin. All individuals were under 21 years of age. Early in the year, when there was an all-campus party to take place at the 1800 Club, a neighbor alerted them and the police came and found not less than 10 NU students with fake IDs who were arrested. He mentioned the fake IDs because we live in the world after 9/11 and this is a serious issue in our country. They hear the university is extending discipline to off-campus situations. No one knows what will happen to the ten students who had illegal IDs and those ticketed for under-age drinking in the university disciplinary system. If they are suspended from the university for a year, it is because the university values the rights of people in the community to live with a sense of decency. Some things going on at Hamlin include young women who urinate in public and claim they have the right to do that because they live there. Children live on that block. Other residents have strollers removed from their property and used to carry beer cans around the neighborhood. The neighbors have met no less than seven or eight times with NU administrators. NU hosted three meetings in the last year. Neighbors went to the meetings and offered suggestions but have not received answers to suggestions to provide more police. NU did put up dumpsters on several streets and hosted a party in Fireman's Park about two weeks before students returned to school. He asserted that the community does not get cooperation in helping the City's Building Division work with over-occupancy problems on Hamlin and Simpson. Last year on September 22 there were 23 calls in this neighborhood for police service. The university told neighbors at one meeting that if their police were given jurisdiction to arrest people in the 5th Ward, they could help. NU was given jurisdiction. This has been the worst year yet. Millions of dollars are being spent by NU on a lawsuit against the City, yet neighbors cannot get anything spent on Hamlin, Simpson, Maple and Ridge for extra police officers that are needed from 9:00 p.m. until 1:00 a.m. These police officers should not be paid for by Evanston residents but paid for by the university. Neighbors don't get any response to the issue of extending discipline to off-campus students. There is no response about what happens to students who receive "C" tickets and those with fake IDs.

He suggested that this is a solvable problem on Hamlin, Simpson, Maple, Gaffield and Ridge. Neighbors have taken this to NU administration and never get anybody at a high level such as Mr. Sunshine or Mr. Bienen there. NU sends their community lobbyist. He has attended these meetings for his 12 years on the Council and has never seen Mr. Bienen. Yet both of these men have the time to put together a slide program for trustees that knocks the Evanston City Council. NU doesn't have the time and determination to have people living on these streets with a sense of decency. NU has an obligation because of their policy on alcohol to put the necessary resources in the community. Recently, NU raised more than a billion dollars. What they are talking about is protection for three months of the year, when school starts and not having the Evanston police foot the bill and take protection away from other parts of Evanston.

He said there are many accusations toward some members of the Council about good faith; recalled there was a sexual assault at one of these party houses on his block within the last three years. A woman on his block has one of the most beautiful gardens and is thinking of selling because there is a party house next door. They have addresses, go to the meetings, ask for help and don't get any. NU was asked to help with parking problems and they haven't. A walk through the neighborhood shows garbage in the streets next to beautiful homes with well-maintained lawns and gardens. Neighbors have attended meetings and all they get back is why NU cannot do things. He suggested this has to be on the front burner. The university must be held accountable. When his neighborhood or Alderman Kent's neighborhood is asked why they don't want any more dormitories or residence halls, the reason is that residents cannot count on the university to do anything to help them. Residents want control of what they have now. He thought Council has to take a stand and demand that NU provide the resources to deal with these problems. NU has 25 people on their police force; University of Chicago has 120 including 60 part time. He said the problem can be solved from 9:00-11:00 p.m. from September 22 to November 22, while it is still warm outdoors with an adequate presence on these streets. When people are caught for underage drinking, NU disciplines them. He stated that the streets of Evanston should not be a tavern. NU has been given jurisdiction to make arrests. This neighborhood needs resources put up by the university to put an end to this. He was hopeful if the two football players are found guilty, that they won't be allowed to remain on the NU team and in this community. The kind of language used to Jessica Donnelly could only turn your stomach and there is no place for that in Evanston. All of this can be prevented and neighbors have talked to the university about this for several years prior the October 4 incident. Many of these neighbors are NU graduates and come to the table with no agenda. They like the university but want their neighborhood to be decent.

Alderman Newman suggested that Mayor Morton had a good relationship with President Bienen and to meet with him. Mayor Morton did not think this was the place to discuss her relationship with Mr. Bienen. He called for help from any elected official to get the university to expend the necessary resources to create a sense of decency on the streets -- especially for accountability by people with fake IDs and underage drinking which cannot be tolerated.

Alderman Feldman referred this issue to the Human Services Committee.

Alderman Jean-Baptiste expressed sympathy to families victimized by the disorder caused by some NU students. His son is a student at NU and lives at home. While all share Alderman Newman's position that something needs to be done about this situation – the methodology may vary. As alderman of the 2nd Ward, he lives where many youth hang out. His neighborhood has had many meetings and consultations with these youth to see if their behavior can be changed. He said that no matter the number of police officers, it is difficult to impact hard core youth who want to destabilize the community. He suggested greater interaction between neighbors, students, NU and the City. Students need to hear what is going on from neighbors so they can be conscientious about how they carry themselves. Even if the police round them up every Friday, the impact will not be as great as when all interact and there is a neighborhood presence. The Mayor's declaration of sympathy does not equal that the City will do something. Every crime has to have a complaint, even if initiated by a police officer, then a judge must determine guilt or innocence. There is a lot to be done. He did not want them to walk away when the Mayor did not respond for fear they are not getting the kind of action to their issues. All want to do something, but they have to take this to the Human Services Committee, figure out what can be done, work with NU's and the City's police departments to fashion some kind of process to alleviate the conditions described. He hoped citizens would attend meetings and that they could bring student leadership to this meeting. November 3 is the next meeting of the Human Services Committee. In response to an anonymous speaker, Alderman Jean-Baptiste stated that Council has a process and it creates confusion when the issue is referred to the Mayor (as a good friend of President Bienen) as the person who should take the lead in solving this problem. All sympathize with neighbors and none want to turn their backs on them. Solving this is not based on the good relationships of any one of them, but on the process of going through committee and fashioning feasible sanctions.

Mayor Morton stated that she wished citizens had come to Council sooner. Unfortunately, Council has not been addressed about the problems they described that evening. The last time she recalled discussion of this issue was about allocation of police to the 5th and 2nd wards. She was glad the problem was brought to them; said there is a process and asked them to participate and have faith.

Alderman Feldman said that the Human Services Committee's deliberations will not be a process for paralysis. There are four elements responsible: citizens, City Council, students and NU. He asked does NU not know this situation exists? If they do know, why aren't they here asking for help to solve this problem. The committee will invite major stakeholders at NU to participate so they can partner and solve this. This won't be solved without NU's cooperation.

Alderman Rainey encouraged Mayor Morton, as leader of Evanston, to meet with President Bienen and to ride in police party cars on a Friday night to experience what residents are experiencing.

CONSENT AGENDA (Any item marked with an Asterisk*)

Alderman Feldman moved Council approval of the Consent Agenda with these exceptions: Ordinance 91-O-03 – Renewal of Easement Agreement with Orrington Hotel, Ordinance 94-O-03 – Extension of TIF District Tax Levy Collection (Downtown II Redevelopment Project), Proposed Planned Development – 801 Chicago Ave., Request for Special Use Extension: 1717 Benson Ave., Request for Additional Funding, Request for Housing Rehabilitation Loan, Ordinance 93-O-03 – Planned Development: 1710 Orrington/1717-25 Sherman and Ordinance 90-O-03 – 120-Day Moratorium on Building Permits for Main/Chicago B3 Zoning District. Seconded by Alderman Rainey. Roll call. Voting aye – Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Tisdahl, Rainey. Voting nay – none. Motion carried (7-0).

*** ITEMS APPROVED ON CONSENT AGENDA**

MINUTES:

* Approval of Minutes of the Regular City Council Meeting of September 22, 2003. * APPROVED - CONSENT AGENDA MOTION AND ROLL CALL (7-0)

ADMINISTRATION & PUBLIC WORKS:

* Approval, as recommended, of the City of Evanston payroll for the periods ending September 25, 2003 and October 9, 2003 and the City of Evanston bills for the period ending October 14, 2003 that those be authorized and charged to the proper accounts, summarized as follows:

City of Evanston payroll (through 09/25/03)	\$2,273,869.57
City of Evanston payroll (through 10/09/03)	\$1,961,781.08
City of Evanston bills (through 10/14/03)	\$2,418,337.23

* APPROVED - CONSENT AGENDA MOTION AND ROLL CALL (7-0)

* Approval of the lowest responsive and responsible bid from CCJM Engineers for professional consulting services for design and installation of a back-up data center and emergency generator system at a cost of \$63,000. (Funding is from Planned Technology Replacement Schedule and the ETSB budget.) * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

* Approval of the lowest responsive and responsible bid from Patterson Pump Company for one split-case centrifugal pump as replacement for existing High Lift Pump #7 at a cost of \$68,000. (Funding is the Water Bond Fund.) * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

* Approval of the lowest responsive and responsible bid from Solidstate Controls Inc. for an Uninterruptable Power Supply System (UPS) for the Water Division at a cost of \$60,914. (Funding is the Water Division Capital Outlay budget.) * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

* Approval of the proposal of Trott Communications to provide a Fire Department Radio & Propagation Study for \$41,000. (Funding through the department budget and from the ETSB/9-1-1 budget.) * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

* Approval of Change Order #3 with Central Lakes Construction for the Fire/Police Headquarters Renovation project, increasing the cost by \$82,306, from \$3,489,574 to \$3,571,880. (Funded through CIP funds.) * APPROVED - CONSENT AGENDA MOTION & ROLL CALL (7-0)

* Approval of Change Order #1 with Johnson Paving, adding the Lee Street project between Grey and Pitner avenues, increasing the cost by \$33,000. (Funded through CIP funds.) * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)



* Traffic Calming Plan: Speed Humps - Consideration of a recommendation to place speed humps on Wesley and Ashland between Church and Emerson, and on Lyons between Asbury and Ashland. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

* Traffic Calming Plan: Speed Humps - Consideration of a recommendation to place speed humps on Wesley Ave. between Lake and Davis streets. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

* Traffic Calming Plan: Speed Bumps - Consideration of a recommendation to place speed bumps in the 2000 block of Isabella St. (south alley). * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

* 2004 Street Improvement Program – Preliminary Approval – Consideration of a recommendation to give preliminary approval to the 2004 street resurfacing program. (Funded through MFT and CIP funds.) * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

* Resolution 51-R-03 – Acceptance of Restricted Gift for Merrick Rose Garden – Consideration of proposed Resolution 51-R-03 authorizing the City Manager to execute an acceptance from the Richard L. Merrick Trust of a restricted gift of \$50,000 for maintenance of the Rose Garden. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

* Resolutions 53-R-03 through 64-R-03 – Debt Service Tax Abatement Resolutions – Consideration of proposed Resolutions 53-R-03 through 64-R-03, abating debt service property tax on bonds issued from 1992 through 2003. * APPROVED – CONSENT AGENDA MOTION & ROLL CALL (7-0)

* Resolution 65-R-03 – Closeout of Howard St. Reconstruction Project – Consideration of proposed Resolution 65-R-03, the Motor Fuel Tax Resolution for Howard St. from the west Evanston City limits to Ridge Ave. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

* Ordinance 92-O-03 – Equalization of Gas Use Tax to Gas Utility Tax – Consideration of proposed Ordinance 92-O-03, which approves an equalization of the Gas Use Tax to the Gas Utility Tax, creating equity in taxation among residential, commercial and industrial sectors. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 95-O-03 – Extension of TIF District Tax Levy Collection (Howard-Hartrey Redevelopment Project) – Consideration of proposed Ordinance 95-O-03, which approves an amendment to the redevelopment plan and project for the Howard-Hartrey Redevelopment Project. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 96-O-03 – Extension of TIF District Tax Levy Collection (Southwest Redevelopment Project) – Consideration of proposed Ordinance 96-O-03, which approves an amendment to the redevelopment plan and project for the Southwest Redevelopment Project. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 97-O-03 – Extension of TIF District Tax Levy Collection (Washington National Redevelopment Project) – Consideration of proposed Ordinance 97-O-03, which approves an amendment to the redevelopment plan and project for the Washington National Redevelopment Project. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 86-O-03 – Decrease in Class B Liquor Licenses – Consideration of proposed Ordinance 86-O-03, introduced September 22, 2003, which decreases Class B liquor licenses from 12 to 11 due to the organizational/managerial change within operations of the Hilton Garden Inn, 1818 Maple Ave. * ADOPTED CONSENT AGENDA AND ROLL CALL (7-0)

* Ordinance 87-O-03 – Decrease in Class B Liquor Licenses – Consideration of proposed Ordinance 87-O-03, introduced September 22, 2003, which decreases Class B liquor licenses from 11 to 10 due to the organizational/managerial change within operations of the Wolfgang Puck Grand Café, 1701 Maple Ave. * ADOPTED CONSENT AGENDA AND ROLL CALL (7-0)

* Ordinance 89-O-03 – Increase in Class B Liquor Licenses – Consideration of proposed Ordinance 89-O-03, introduced September 22, 2003, which increases Class B liquor licenses from 11 to 12 due to the organizational/managerial change within operations of the Wolfgang Puck Grand Café, 1701 Maple Ave. * ADOPTED CONSENT AGENDA AND ROLL CALL (7-0)

AGENDA ADDENDUM

* Approval of Change Order #1 for \$42,660 to Clauss Brothers, Inc. for the James Park Soccer Field Renovation Project, increasing the total contract amount from \$123,142.83 to \$165,802.83. (Funding source is GO Bonds.)* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

HUMAN SERVICES:

* Approval of Township Bills – Consideration of a recommendation to approve the Township bills, payroll and medical payments for the month of September 2003 in the amount of \$91,885.54. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

OTHER COMMITTEES:

* Ordinance 98-O-03 – Consideration of a Proposed Tax Increment Financing (TIF) District for Howard Street, east of Ridge Ave. – Consideration of proposed Ordinance 98-O-03, which proposes establishment of dates for a Joint Review Board Meeting and Public Hearing for the proposed Howard/Ridge TIF District and establishment of an Interested Parties Registry. * MARKED INTRODUCED – CONSENT AGENDA

Alderman Feldman moved to Suspend the Rules to adopt an ordinance at the meeting in which it was introduced. Seconded by Alderman Rainey.

Roll call. Voting aye –Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Tisdahl, Rainey. Voting nay – none. Motion carried (7-0).

APPOINTMENTS:

Mayor Morton asked that the following re-appointments be introduced.

- | | |
|--|------------------------------------|
| Virginia O. Roeder
2016 Sherman Ave. | Arts Council |
| Eric J. Parker
1218 Washington St. | Commission on Aging |
| Rudolph A. Wolfson
726 Michigan Ave. | Energy Commission |
| Mardi Klevs
2641 Prairie Ave. | Environment Board |
| Gwendolyn Burton Poole
341 Sherman Ave. | Environment Board |
| David E. Schoenfeld
2039 Orrington Ave. | Housing & Community Dev. Act Cmte. |
| Ronald Kysiak
1508 Elmwood Ave. | Public Art Committee |
| Dorothy A. Laudati | Public Art Committee |

2214 Lincoln St.

Sally Lupel
1108 Hinman Ave.

Public Art Committee

* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (7-0)

REPORT OF THE STANDING COMMITTEES

ADMINISTRATION & PUBLIC WORKS:

Ordinance 91-O-03 – Renewal of Easement Agreement with Orrington Hotel – Consideration of proposed Ordinance 91-O-03, which approves the renewal of an easement agreement with the Orrington Hotel to operate and maintain a tunnel under the alley right-of-way.

Alderman Feldman asked that this item be marked introduced.

Alderman Feldman moved to Suspend the Rules to adopt an ordinance at the meeting in which it was introduced. Seconded by Alderman Rainey.

Roll call. Voting aye –Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Tisdahl, Rainey. Voting nay – none. Motion carried (7-0).

Alderman Feldman moved approval. Seconded by Alderman Rainey.

Roll call. Voting aye –Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Tisdahl, Rainey. Voting nay – none. Motion carried (7-0).

Ordinance 94-O-03 – Extension of TIF District Tax Levy Collection (Downtown II Redevelopment Project) – Consideration of proposed Ordinance 94-O-03, which approves an amendment to the redevelopment plan and project for Downtown II Redevelopment Project.

Alderman Feldman asked that this item be marked introduced.

Alderman Tisdahl asked City Manager Crum if the two school districts had been notified about this and are they regularly informed before Council votes on a TIF district? Mr. Crum stated these are routine bookkeeping items. The City has a regular process when a new TIF is created, meetings are held and the school districts are involved.

PLANNING & DEVELOPMENT:

Proposed Planned Development – 801 Chicago Ave. – Consideration of a recommendation from the Plan Commission to deny a proposed planned development at 801 Chicago Ave.

Alderman Newman reported that this item was held in committee until the October 27 meeting.

Request for Special Use Extension: 1717 Benson Ave. – Consideration of a request from the Second Baptist Church, 1717 Benson Ave., for a one-year extension on the period to obtain a building permit and initiate construction.

Alderman Newman reported that this item was held and is being handled by staff.

Request for Additional Funding – Consideration of a request from Econ Housing for \$50,000 in additional funding to help defer additional costs for the affordable single-family home built at 1816 Darrow Ave.

Alderman Newman reported that this item was held in committee.

Request for Housing Rehabilitation Loan – Consideration of a request from Over the Rainbow Association for loan funds in an amount not to exceed \$90,000 for completion of a roof replacement at Hill Arboretum Apartments, 2040 Brown Ave.

Alderman Newman reported the committee approved the concept but held it so they could determine how the loan would be structured.

Mr. Crum reported instruction to staff was to get together, develop the loan and determine where it would come from. Then it would come back for final action by Council.

Alderman Rainey stated this request received extensive discussion at the CD Committee. Because the sum needed to replace the roof was so great, the committee did not feel they could fund all of it, so part of it was granted. Both the CD and P&D committees discussed whether HOME funds or rehab money could be used. She thought roof construction would start immediately and could not be phased. Her concern was about delay. Over the Rainbow's director was asked to get together with Community Development Director James Wolinski to determine what funds would be used.

Ordinance 93-O-03 – Planned Development: 1710 Orrington/1717-25 Sherman – Consideration of proposed Ordinance 93-O-03, which approves a recommendation of the Site Plan & Appearance Review Committee and Plan Commission to grant the planned development at 1710 Orrington/1717-25 Sherman, renovating the existing hotel, adding a conference center and constructing a three-story, multi-family dwelling unit above the parking facility.

Alderman Newman asked that this item be marked introduced.

Alderman Newman moved to Suspend the Rules to adopt an ordinance at the meeting in which it was introduced. Seconded by Alderman Feldman.

Roll call. Voting aye – Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Tisdahl, Rainey. Voting nay – none. Motion carried (7-0).

Alderman Newman moved approval. Seconded by Alderman Wynne.

Alderman Newman explained that this is a major renovation of the Orrington Hotel by new owners. What is great about this project is the Orrington Hotel will be maintained, which means the City will continue to accrue hotel and real estate taxes. At least \$20 million of improvements will be made making it state of the art by expanding the conference center and improving the retail around the hotel. He thought the hotel and movie theaters on Maple served as a catalyst to help the people who own the Orrington be confident that investing in it is good for them and the City. He was pleased this was going forward and wished the new owners good luck.

Alderman Feldman expressed gratitude for the validation investors in the Orrington Hotel have demonstrated for Evanston. It will be a premier hotel and Evanston will still have the Orrington, which is a landmark and a tradition.

Roll call. Voting aye –Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Tisdahl, Rainey. Voting nay – none. Motion carried (7-0).

Ordinance 90-O-03 – A Moratorium on the Issuance of Building Permits for 120 Days on Portions of Main St. and Chicago Ave. in B3 Zoning District – Consideration of proposed Ordinance 90-O-03, introduced September 22, 2003, which approves a moratorium on the issuance of building permits for 120 days on portions of Main Street and Chicago Avenue in the B3 Zoning District.

Alderman Newman moved approval. Seconded by Alderman Wynne.

Alderman Wynne said most of the important reasons for this moratorium were stated by constituents; noted that they had worked hard on Chicago Avenue over the past few years to make changes that recognized the types of new development coming to Chicago Avenue is not commercial but mostly high density residential. It is no longer car dealer row. Due to major changes they need to adapt the City's Zoning Ordinance to recognize the impact of these changes. Council has realized over time that building height and density are important issues. Adjustments were made on Chicago Avenue to reduce building height and density and to increase parking requirements. However, they are not finished. When this was examined several years back, they were precluded from making changes at this corner, but now time has passed and, if anything, the feeling in the community is even stronger that changes in zoning are needed that permits inappropriate height and overwhelming density. Congestion at the corner of Chicago/Main on a Saturday is lowering its traffic grade, E and F are failures, and they are close to that there. Zoning that permits a building of 125 feet at this corner is not appropriate and needs to be reexamined. The Orrington Hotel in the core of downtown is not as tall as zoning permits at the corner of Main/Chicago. She said they needed to look at this corner and make decisions about what is appropriate development for it. She has talked with other aldermen and a concern is that Council too often is putting out fires with the Zoning Ordinance, so these things need to be approached differently. She and Alderman Tisdahl plan to come up with a number of issues that need to be addressed systematically to deal with critical issues staff is aware of so that they don't need to have moratoriums and citizens don't have to learn to be a zoning lawyer and that developers have some certainty about what is going on. She stated the moratorium is needed because the Zoning Subcommittee of the Plan Commission needs time to work on this. Government moves slowly and she urged Council to support the moratorium because it will give them the opportunity to study changes.

Roll call. Voting aye –Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Tisdahl, Rainey. Voting nay – none. Motion carried (7-0).

OTHER COMMITTEES:

Ordinance 98-O-03 – Consideration of a Proposed Tax Increment Financing (TIF) District for Howard Street, east of Ridge - Consideration of proposed Ordinance 98-O-03 proposing establishment of dates for a Joint Review Board Meeting and Public Hearing for the proposed Howard/Ridge TIF District and establishment of an Interested Parties Registry.

Alderman Feldman asked that this ordinance be marked introduced.

Alderman Feldman moved to Suspend the Rules to adopt an ordinance at the meeting in which it was introduced. Seconded by Alderman Rainey.

Roll call. Voting aye –Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Tisdahl, Rainey. Voting nay – none. Motion carried (7-0).

Alderman Feldman moved approval. Seconded by Alderman Rainey.

Alderman Feldman said when this came before the Economic Development Committee because of long-term work by Alderman Rainey, staff and citizens, he realized nothing would help that area as much as this. For a long time he has been saddened that all of the City's efforts to deal with issues around Howard Street have not been as successful as he hoped. He saw this as the capstone of their efforts that offers the most promise for success. Without City participation in fostering growth, he did not think it would happen. He saw this as a significant moment for the City. Howard Street is the southern entryway to Evanston and the neighborhood has always been a vital, active political force in City affairs and this would bring this area back.

Roll call. Voting aye –Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Tisdahl, Rainey. Voting nay – none. Motion carried (7-0).

City Manager Crum explained that this action does not create a TIF district but sets the process in motion.

CALL OF THE WARDS:

9th Ward. Alderman Feldman said the Levy Center and its name have never been on an official contract with the Levy family and he thought that should be remedied. He made a reference to the Human Services Committee to establish a process with the City and Levy family to get that done.

1st Ward. Alderman Newman noted that recently a brick was thrown at an Evanston police car in the 2200 block of Sherman Avenue; said the neighborhood has had numerous meetings with NU and brought problems directly to the administration's attention. Recently NU hosted three meetings at the Family Institute; neighbors attended and talked about party and alcohol problems. Ideas have been suggested, but there has been no response. It was frustrating to him because he knows that when NU puts its mind to something it is a brilliant institution. When they put their mind to elections, they come up with busses for students, new polling places, ads in the newspaper and registering people to vote. He called upon those interested in redistricting, the Citizens Committee and student government to help people, support that neighborhood and solve a problem.

Alderman Newman made a reference to the P&D Committee to consider creation of an overlay district in the area west of Sherman between Ridge, Emerson and Noyes to create an R5a zone where any new multi-family is built will require a special use.

He said one of the things going on in this neighborhood is that they have the classic slumlord operating two or three of these buildings. Mr. Sims, who used to own a car dealership on Chicago Avenue, owns 909 Hamlin and another rooming house on the 800 block of Foster. What happens is they pile as many people as possible into these places and generate monthly rents of \$4-6,000, yet none of it is put back into the building. The reason he brought up Halim is that he is a major property owner and should respond instead of getting letters from the police about the nuisance property he owns. He stated this is a solvable problem if NU puts in appropriate resources. NU will have to spend money, hire some off-duty Evanston people and get them out there.

Alderman Newman noted that Bob Lowey, a constituent, had passed away recently. His daughter is jazz pianist Judy Roberts. Mr. Lowey, his wife Kate and Mary Benson, who also passed away recently, were long-time leaders at Sherman Gardens and knew them for many years. Mr. Lowey, Mary Benson and Loretta Simmons were true democrats and the best people he could ever meet. He appreciated knowing these people over the years and sent condolences to their families.

2nd Ward. Alderman Jean-Baptiste reminded all that Dance Africa was making its yearly presentation with dance performances from South Africa, Haiti, the Congo and the United States and were performing that evening at Fleetwood-Jourdain Community Center; at the Auditorium Theater in Chicago on October 17-19 and at a free performance at ETHS tomorrow evening at 7:00 p.m.

He announced a Special Rules Committee meeting about redistricting on October 20 at 7:00 p.m. He spoke about the situation with NU students within context of the entire City; noted that aldermen Rainey, Kent and himself have spoken about efforts to stabilize communities within their wards. As he heard the presentation about the horrors in the 1st Ward, he thought the City has to take a broad look. At the Human Services Committee they may be able to broaden the discussion as to what can be done to alleviate some of the neighborhood problems they face. One issue for the agenda is the issue of re-entry. In the 1st Ward students are transient, while in the 2nd, 5th and 8th wards, youth born and raised here have gotten into criminal behavior and those who have gotten into trouble with the law have not been able to re-enter the mainstream of society. When they come back it is difficult for them to find work. So they have a number of able-bodied youth willing to work sitting at home because there is nothing for them. He asked that this matter be put on the agenda of the City/School Liaison Committee and also made a reference to the Human Services Committee to consider how the City can assist with re-entry of those willing to be productive citizens in the community.

3rd Ward. No report.

4th Ward. No report.

5th Ward. No report.

6th Ward. No report.

7th Ward. No report.

8th Ward. Alderman Rainey made a referral to the A&PW Committee to review all ordinances having to do with alcohol and liquor licenses. A second referral to the A&PW Committee was to take on the responsibility for approving all renewals for liquor licenses for eating establishments and packaged liquor stores.

There being no further business to come before Council, Mayor Morton asked for a motion to adjourn. The Council so moved at 10:47 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.