



## CITY COUNCIL REGULAR MEETING

CITY OF EVANSTON, ILLINOIS  
LORRAINE H. MORTON CIVIC CENTER  
COUNCIL CHAMBERS  
Monday, July 22, 2013

Roll Call:           Alderman Grover                               Alderman Wynne  
                          Alderman Rainey                            Alderman Wilson  
                          Alderman Burrus                              Alderman Holmes  
                          Alderman Fiske                               Alderman Tendam  
                          Alderman Braithwaite

Presiding:           Mayor Elizabeth B. Tisdahl

Mayor Tisdahl called the Regular Meeting of the City Council to order at 8:26 pm.

### Mayor Public Announcements

The Mayor congratulated the staff for having a wonderful Ethnic Arts Festival. She then stated if the blame should fall on anyone it will fall on her. She said, "she and another person wanted to find an adaptive use for the mansion, and so approached Colonel Pritzker to have a B&B there, but his proposal was not what she anticipated. She did not believe in selling public land nor does the Council.

Recognition of the Youth Citizen Police Academy Graduates was done just before the P&D committee meeting. The Mayor spoke highly of the youth and then asked Officer Spells, Director of the Academy to come forward to present the graduates with their certificates.

City Manager Public Announcements  
Had no report.

Communications: City Clerk  
Clerk Greene made corrections for the minutes of July 8<sup>th</sup>.

### Citizen Comment

**Sharon Eckersall**, 2519 Ashland posed a question to the Clerk, because of Alderman Tendam's connection with Pritzker during his campaign could not vote on the Harley Clarke issue. Mayor Tisdahl answered; "There is no reason I know of that Alderman Tendam cannot vote. Ms. Eckersall then commented on the NOVAK report and how it stated on page 10 the services could not be effectively absorbed within the City, and she said she hoped the City would consider the statement before abolishing the Township.  
**Carl Adler**, 2235 Wesley asked for a white paper copy of what the home rule powers are because in 45 years he hasn't seen one or know what the taxes are.

**Citizens speaking on the Harley Clarke Mansion issue:**

**John Walsh**, 2736 Hartzel  
**Judith Ramey**, 616 Hinman  
**Susan Aaron**, 2520 Sheridan Rd.  
**Lawrence Aaron**, 2520 Sheridan Rd.  
**Anna Roosevelt**, 1028 Judson  
**Patricia Atkins** 2005 Orrington,  
**Junad Rizki**, 2784 Sheridan  
**David Burden**, 1619 Lincoln  
**Jeff Smith**, 2724 Main  
**Eve Epstein**, 805 Clinton  
**Michael Jackson**,  
**Bruce Enenbach**, 723 Emerson  
**Ellen Alexander**, 2009 Harrison  
**Corinne Peterson**, 828 Colfax

**Jerry Woods**, 847 Judson  
**Camille Blachowicz**, 806 Colfax  
**Bennett Johnson**, 706 Washington  
**Neil**  
**Judy Pigozzi**, 704 Trinity Ct.  
**Gary J. Brown**, 2741 Simpson  
**Doris Brown**, 2741 Simpson  
**Wendall Thomas**, 547 Judson  
**Bonnie Ford**, 1507 Seward  
**Paul Mokdessi**, 807 Davis  
**Barbara Janes**, 802 Colfax  
**Linda Damashek**, 1318 Judson  
**Mary Rosinski**, 1729 Chancellor  
**Andrew Kniffen**, 147 Callen

**SPECIAL ORDER OF BUSINESS**

**(SP1)Harley Clarke Mansion Update**

Staff requests direction from City Council regarding next steps for the Harley Clarke Mansion Project.

**For Action**

Alderman Wilson motioned to decline this proposal and it was seconded by Alderman Braithwaite.

**Alderman Burrus** stated an apology should be given to Mr. Pritzker who just tried to do a good service to the City. **Alderman Grover** suggested various ways to create something that all of us can use and to have conversations with the citizens. **Alderman Wilson** stated we should get the ideas from those who are committed to finding better use of the property for the public. **Alderman Fiske** stated it is an amazing show of concern from the public and we (the Council) should look at our policies to help open up the dialogue, and she talks about the issue during her ward meetings. **Alderman Wynne** stated she appreciated the emails and communications, and she would like to just tear the building down and keep all of the artifacts and turn over to artist to show what it looked like before. **Alderman Tendam** said he hoped the committee would get behind the idea of finding alternative uses for the property. Roll Call vote was taken with the result of 6-3 (Aldermen Holmes, Rainey, Burrus voted nay). Alderman Wilson motioned to direct the City Manager to look for alternate use which will not include selling of the land and it was seconded. With a Roll Call vote the result was 9-0 and the motion passed.

**Alderman Tendam** stated he and other groups are supporting a downtown location for the Arts Center and that more information is forth coming.

**(SP2)Novak Consulting Group Management Audit of Evanston Township**

Staff recommends consideration of the Township Management Audit from The Novak Consulting Group of Cincinnati, Ohio and implementation of its recommendations for Evanston Township.

**For Action**

This item was presented by Ms. Novak's (owner) company. Mayor Tisdahl interrupted the presenter and stated Clerk Greene has a question or comment. Clerk Greene then stated this item is here for action dealing with Township business and the City Council cannot deal with Township business unless to breaks into the Township Trustee Board. I ask that you stop the presentation of this item until we break into the Trustee Board. It's for action not introduction it's for action.

**City Manager Bobkiewicz** responded the action is just to receive, we contracted for this and the Township Board did not and at the conclusion of the report and questions we will move onto the next item. **Alderman Rainey** said "Madam Mayor I don't know if there are any new rules, but over the years when Township issues came up we were able to simply move into our positions as Township Board members. **Mayor Tisdahl** stated "I don't believe there are any new rules". Ms. Novak stated her client is the City of Evanston as was it agreed to by the City Manager. **Alderman Holmes** stated "since the Aldermen did request the report we wanted to accept the report tonight". After **Alderman Grover** stated she agreed with Alderman Holmes, Mayor Tisdahl apologized to Ms. Novak and asked her to please continue. To follow all that was stated by Ms. Novak please refer to the video on the city's website.

**Items not approved on Consent Agenda:**

**(A3.3)Approval of Contract with T.Y. Lin International for the Evanston Bicycle Plan Update Project (Bid 13-18)**

Staff recommends that City Council authorize the City Manager to execute a contract with T.Y. Lin International (200 S. Wacker Drive, Suite 1400, Chicago IL) in the amount of \$120,321.58 for the Evanston Bicycle Plan Update project. Funding is provided by the Chicago Metropolitan Agency for Planning (CMAP) grant in the amount of \$100,000 and the CIP Fund (415937) in the amount of \$20,321.58.

**For Action**

Alderman Rainey motioned for approval and 2<sup>nd</sup> by Alderman Holmes. Alderman Wilson requested they understand all of the Council's expectations. Roll Call vote was done with the result of 9-0 and the contract was approved.

**(A3.5)Approval of Grandmother Park Project**

Staff recommends adoption of Resolution 36-R-13 authorizing the City Manager to amend the agreement with the Grandmother Park Initiative and CorLands to allow for the construction of the new park at 1125 Dewey. Grandmother Park Initiative (GPI) has raised the required revenue needed to complete this park according to estimates reviewed by City and Grandmother Park representatives. GPI representatives recommend the use of Nature's Perspective for this project.

**For Action**

Alderman Rainey motioned for approval and 2<sup>nd</sup> by Alderman Grover. Alderman Burrus is in opposition of the proposal. Alderman Braithwaite thanked all who assisted in getting the project to this point of private entities. With a Roll Call vote of 8-1 (Alderman Burrus voted nay), and the item passed.

**(P3)Ordinance 86-O-13 Granting a Planned Development and Special Use at 1611-1629 Chicago Avenue, “North Shore Residence”**

Ordinance 86-O-13 does not include a condition that requires the applicant to reserve at least 10% of all residential units in the project as affordable housing.

**For Introduction**

**(H1)Ordinance 43-O-13, Lease and Construction Agreement for City-Owned Property at 927 Noyes Street with Piven Theater Workshop**

Staff recommends consideration of Ordinance 43-O-13, “Authorizing the City Manager to Negotiate and Execute a Lease and Construction Agreement with Piven Theater Workshop”. This ordinance was discussed at the June 3, 2013 Human Services Committee meeting and forwarded to City Council without recommendation. This ordinance was introduced at the July 8, 2013 City Council meeting.

**For Action**

**(H2)Resolution 8-R-13, Amendment of 2011 Piven Theatre Workshop Lease Agreement**

Staff recommends that City Council consider Resolution 8-R-13 “Authorizing the City Manager to Enter into an Amendment of a Lease Agreement with Piven Theatre Workshop, Inc.”. This resolution was discussed at the June 3, 2013 Human Services Committee meeting and forwarded to City Council without recommendation. This ordinance was held at the July 8, 2013 City Council meeting.

**For Action**

**CONSENT AGENDA**

**(M1)**Approval of Minutes of the Regular City Council meeting July 8, 2013

**(M2)**Approval of Minutes of the Regular City Council meeting July 15, 2013

**For Action**

**ADMINISTRATION & PUBLIC WORKS COMMITTEE**

**(A1)**City of Evanston Payroll through 6/30/13 \$2,801,415.86

**(A2)**City of Evanston Bills FY2013 7/23/13 \$2,857,592.18

**For Action**

**(A3.1)Approval of One-year Contract Extension with Badger Meter, Inc. for the Water Meter Purchase Contract (Bid 12-138)**

Staff recommends that City Council authorize the City Manager to execute a one-year contract extension for the Water Meter Purchase contract to Badger Meter, Inc. (4545 West Brown Deer Road, Milwaukee, WI) in the amount of \$20,000. Funding is provided by the Water Fund Accounts 7120.65070 and 7125.65080.

**For Action**

**(A3.2)Approval of Contract with F.E. Moran, Inc. for the 2013 HVAC Improvement Project (Bid 13-48)**

Staff recommends that City Council authorize the City Manager to execute a contract for the base bid plus alternate bid 2 for the 2013 HVAC Improvement Project with F.E. Moran Inc. (2265 Carlson Drive, Northbrook, IL) in the amount of \$489,300. Funding is provided by the FY2013 Capital Improvement Plan (CIP) Accounts 416144, 415602, and 415688.

**For Action**

**(A3.4)Approval of Contract with Schroeder & Schroeder, Inc. for the 2013 Alley Paving Project (Bid 13-53)**

Staff recommends the City Council authorize the City Manager to execute a contract for the 2013 Alley Paving Project to Schroeder & Schroeder, Inc. (7306 Central Park, Skokie, IL) in the amount of \$497,590.06. Funding is provided by the Special Assessment Fund (6365.65515) in the amount of \$252,590.06 and CDBG Funds in the amount of \$245,000. The homeowner's portion of the special cost is collected over a period of ten years.

**For Action**

**(A4)Approval of an Amendment to the Agency Agreement for the Management of the Natural Gas Purchase and an Amendment to the Agreement for the Purchase of Natural Gas for 16 City Owned Buildings**

Staff recommends that the City Council authorize the City Manager to negotiate and execute Amendment 1 to the Agency Agreement with Northwestern University for the management of the natural gas purchase. The amendment extends the term of the agreement through August 31, 2015. Staff also recommends that the City Council authorize the City Manager to negotiate and execute Amendment 5 to the agreement with Twin Eagle Resource Management, LLC (5120 Woodway, Suite 10010, Houston, TX) for the purchase of natural gas for 16 City owned buildings when the strike price is below \$5.00 per MMBTU. The amended term of the agreement would be effective September 1, 2015 through August 31, 2016.

**For Action**

**(A5)Resolution 46-R-13, 1223 Simpson Street Boiler Room Apartment Lease Renewal**

Staff recommends approval of Resolution 46-R-13, authorizing the City Manager to execute a lease between the City of Evanston and Norma and Nolan Robinson for the Apartment located at 1223 Simpson Street for the period August 1, 2013 to July 31, 2014.

**For Action**

**(A6)Ordinance 57-O-13, Amending Title 10, to Regulate Parking in Electric Vehicle Charging Stations**

Staff recommends City Council City consideration of Ordinance 57-O-13, which amends Title 10 regarding restricted use of Electric Vehicle Charging Stations and parking Violation Penalties to regulate parking in electric vehicle charging stations.

**For Introduction**

**(A7) Ordinance 79-O-13, Amending Title 10, Passenger Loading Zone at 1702 Sherman Avenue and Taxicab Stand on 1600 Block of Oak Avenue**

The Transportation/Parking Committee and staff recommend City Council City consideration of Ordinance 79-O-13 which amends Title 10 to replace the existing cab stand at 1702 Sherman with a three (3) minute Passenger Loading Zone. The Music Institute of Chicago is relocating its headquarters to 1702 Sherman Avenue. A new taxicab stand is recommended for the 1600 block of Oak Avenue.

**For Introduction**

**(A8) Ordinance 81-O-13, Amending Title 10, to Create a Resident Only Parking District**

Staff recommends City Council adoption of Ordinance 81-O-13 to create a Evanston Resident Only Parking District adding subsection (B) District E-2: Six o'clock (6:00) P.M. to six o'clock (6:00) A.M., seven (7) days a week in the area north of Howard Street to the Chicago Transit Authority (CTA) tracks and east of Ridge Avenue to include Custer Avenue.

**For Introduction**

Alderman Rainey asked for suspension of the rules.

**(A9) Ordinance 82-O-13, Amending Title 10, to Impose Two-Hour Parking on Hurd Avenue**

Staff recommends City Council adoption of Ordinance 82-O-13 which adds both sides of Hurd Avenue from the south alley of Central Street to the north alley of Central Street as limited two-hour parking between the hours of nine o'clock (9:00) A.M. and six o'clock (6:00) P.M. on any day except Sunday and national holidays.

**For Introduction**

**(A10) Ordinance 83-O-13, Amending Sections 3-25-1 and 3-25-6 Regarding Real Estate Transfer Tax**

City Clerk recommends approval of Ordinance 83-O-13 to amend Sections 3-25-1 and 3-25-6 of the Real Estate Transfer Tax, which adds a definition of the terms "Mortgagee and Secured Creditor". The definition is necessary to clarify parties which can be classified as mortgagee and secured creditor for purposes of a real estate transfer tax exemption.

**For Introduction**

**(A11) Ordinance 77-O-13, Authorizing Sale of Surplus Vehicles and Equipment**

Staff recommends that City Council authorize the City Manager to publicly offer for sale various vehicles and equipment owned by the city through public auction based on Ordinance 77-O-13. The vehicles are presently out of service. This ordinance was introduced at the July 8, 2013 City Council meeting.

**For Action**

**(A12) Ordinance 84-O-13 Authorizing 2013 General Obligation Bond Issue**

Staff recommends approval of the attached draft ordinance number 84-O-13 for the FY 2013 bond issuance in the not-to-exceed amount totaling \$12,700,000. The ordinance will be completed and signed after the bond sale date, which is tentatively scheduled for July 31, 2013. This ordinance was introduced at the July 8, 2013 City Council meeting.

**For Action**

## **PLANNING AND DEVELOPMENT**

### **(P1) Approval of a Application for HOME Funds for a Tenant Based Rental Assistance Program by Connections for the Homeless**

The Housing and Homelessness Commission and staff recommend approval of a \$500,000 HOME grant to Connections for the Homeless for a 36-month Tenant Based Rental Assistance program (TBRA) that will run from September 2013 to August 2016; expenditures are projected as follows: \$30,000 in 2013, \$250,000 in 2014, \$190,000 in 2015 and \$25,000 in 2016. TBRA was recommended by the Mayor's Task Force on Homelessness in 2012. The additional information on outcome measurements and program administration requested by aldermen is in the attached memo from Connections for the Homeless. This item was held in Committee on July 8, 2013.

#### **For Action**

### **(P2) Resolution 44-R-13, Authorizing a Termination and Restatement of Obligations Regarding the Church Street Plaza Development**

Staff recommends that the City Council adopt Resolution 44-R-13 authorizing the City Manager to execute a termination and restatement of surviving obligations regarding the Church Street Plaza Redevelopment Agreement.

#### **For Action**

*The Plan Commission, Zoning Board of Appeals, and City staff recommend the adoption of either Ordinance 86-O-13 or 89-O-13, granting Planned Development approval to construct an eight-story tower addition to the North Shore Residence at 1611-1629 Chicago Avenue as well as a Special Use for an Independent Living Facility. Both ordinances are the same, except that Ordinance 89-O-13, which is proposed at the request of Mayor Tisdahl, includes an additional condition that requires the applicant to reserve at least 10% of all residential units in the project as affordable housing.*

### **(P4) Ordinance 89-O-13 Granting a Planned Development and Special Use at 1611-1629 Chicago Avenue, "North Shore Residence"**

Ordinance 89-O-13 includes an additional condition that requires the applicant to reserve at least 10% of all residential units in the project as affordable housing.

#### **For Introduction**

Alderman Rainey motioned for approval of the Consent Agenda and it was seconded, and with a Roll Call vote of 9-0 the Consent Agenda was approved.

**This was removed from the list by request of Alderman Rainey, even though it was not introduced.**

#### **Items for discussion:**

### **(A3.3) Approval of Contract with T.Y. Lin International for the Evanston Bicycle Plan Update Project (Bid 13-18)**

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#### **For Action**

**(A3.5)Approval of Grandmother Park Project**

Staff recommends adoption of Resolution 36-R-13 authorizing the City Manager to amend the agreement with the Grandmother Park Initiative and CorLands to allow for the construction of the new park at 1125 Dewey. Grandmother Park Initiative (GPI) has raised the required revenue needed to complete this park according to estimates reviewed by City and Grandmother Park representatives. GPI representatives recommend the use of Nature's Perspective for this project.

**For Action**

Alderman Rainey motioned for approval and it was seconded. Alderman Burrus stated she was in opposition. Alderman Braithwaite thanked the supporters for raising over \$93,000 as well as other private investors. A Roll Call vote was taken with a 8-1 approval (Alderman Burrus voted nay) and the contract was passed.

**(A8)Ordinance 81-O-13, Amending Title 10, to Create a Resident Only Parking District**

Staff recommends City Council adoption of Ordinance 81-O-13 to create a Evanston Resident Only Parking District adding subsection (B) District E-2: Six o'clock (6:00) P.M. to six o'clock (6:00) A.M., seven (7) days a week in the area north of Howard Street to the Chicago Transit Authority (CTA) tracks and east of Ridge Avenue to include Custer Avenue.

**For Introduction**

Alderman Rainey asked for suspension of the rules. Alderman Rainey motioned for Approval and was seconded by Alderman Tendam. Roll Call vote resulted in a 9-0 vote of approval.

**(P3)Ordinance 86-O-13 Granting a Planned Development and Special Use at 1611-1629 Chicago Avenue, "North Shore Residence"**

Ordinance 86-O-13 does not include a condition that requires the applicant to reserve at least 10% of all residential units in the project as affordable housing.

**For Introduction**

Alderman Wynne motioned for approval and it was seconded by Alderman Grover. Alderman Holmes suggested the 10% be included in the contract. Mayor Tisdahl mentioned that many of the residents explained they could not stay with the increase and had to move out of Evanston. A Roll Call was taken with a 8-1 (Alderman Holmes voted nay), and the motion passed.

**(H1)Ordinance 43-O-13, Lease and Construction Agreement for City-Owned Property at 927 Noyes Street with Piven Theater Workshop**

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**For Action**

Alderman Holmes motioned for approval and was seconded by Alderman Braithwaite. Alderman Tendam stated he wanted to table to an uncertain date, and he and the other entities are looking at some downtown site. A voice vote was taken and the ayes prevailed. The item was tabled.



**(H2)Resolution 8-R-13, Amendment of 2011 Piven Theatre Workshop Lease Agreement**

Staff recommends that City Council consider Resolution 8-R-13 "Authorizing the City Manager to Enter into an Amendment of a Lease Agreement with Piven Theatre Workshop, Inc.". This resolution was discussed at the June 3, 2013 Human Services Committee meeting and forwarded to City Council without recommendation. This ordinance was held at the July 8, 2013 City Council meeting.

**For Action**

Alderman Holmes motioned for approval and it was seconded. City Manager stated they will come back with a new one year lease for the August 12<sup>th</sup> meeting.

Alderman Rainey motioned to have P4 removed from the Consent Agenda even though it was not introduced, it was seconded and a Voice Vote was unanimous.

**Call of the Wards**

**Ward 7**, Alderman Grover wished belated birthday greetings to Alderman Rainey, City Manager, Alderman Braithwaite.

**Ward 8**, Alderman Rainey announced Thursday at Brummel Park 3<sup>rd</sup> annual food truck concert. She made a correction to the dollar amount \$588,110.00.

**Ward 9**, Alderman Burrus had no report.

**Ward 1**, Alderman Fiske thanked all who supported her decision on the Harley Clarke Mansion issue.

**Ward 2**, Alderman Braithwaite had no report.

**Ward 3**, Alderman Wynne had no report.

**Ward 4**, Alderman Wilson had no report.

**Ward 5**, Alderman Holmes invited all to Twiggs Park on August 8<sup>th</sup> for good music and at least one food truck. She also announced Tuesday, August 6<sup>th</sup> is National Night Out at Church and Dodge for the candle light visual.

**Ward 6**, Alderman Tendam cautioned all about the West Nile Virus and the three dead birds reported in the 6<sup>th</sup> ward.

A unanimous voice vote to adjourn Regular Meeting of the City Council ended at 10:42 pm.

Submitted,  
Hon. Rodney Greene, MMC  
City Clerk