

**ROLL CALL - PRESENT:**

Alderman Jean-Baptiste	Alderman Moran
Alderman Bernstein	Alderman Feldman
	Alderman Newman

A Quorum was present.

**NOT PRESENT AT  
ROLL CALL:**

Aldermen Wynne, Kent, Engelman, Rainey

**ABSENT:**

None

**PRESIDING:**

Mayor Lorraine H. Morton

The OFFICIAL REGULAR MEETING of the City Council was called to order by Mayor Morton Monday, January 28, 2002 at 5:42 p.m. in the Aldermanic Library. Alderman Jean-Baptiste moved that Council convene into Closed Session for the purpose of discussing matters related to real estate, litigation and closed session minutes pursuant to 5ILCS Section 120/2 (c) (5) (6) (11) and (21). Seconded by Alderman Bernstein.

(5) The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

(6) The setting of a price for sale or lease of property owned by the public body.

(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.

Roll call. Voting aye – Jean-Baptiste, Bernstein, Moran, Feldman, Newman. Voting nay – none. Motion carried (5-0).

At 6:17 p.m. Alderman Jean-Baptiste moved to reconvene into Open Session. Seconded by Alderman Engelman. Motion carried. No nays. Council then recessed so that aldermen could attend the standing committee meetings.

Mayor Morton reconvened the City Council at 8:23 p.m. in the City Council Chamber.

**City Manager Announcements:**

Community Information Coordinator Donna Stuckert announced that the deadline for displaying the 2002 City vehicle sticker is Friday, February 15. Stickers can be purchased at the City Collector's office 8:00 a.m. to 5:00 p.m. with extended hours Saturday, February 9 from 9:00 a.m. to 1:00 p.m., and Monday – Thursday, February 11-14 from 8:00 a.m. to 7:00 p.m. After February 15, the fee will be \$75. Vehicle sticker application forms are available at the Collector's office and on the City's web site: [www.cityofevanston.org](http://www.cityofevanston.org). Site visitors can complete the form on their computer, print and mail to the City with payment and a copy of automobile registration. For additional information call 866-2926. Public Works Director David Jennings announced a public information meeting on the McCormick Blvd. project on

Wednesday, January 30, at 7:00 p.m. in the Council Chamber. Design alternatives for this project will be presented and public comment received.

Mr. Jennings announced a special meeting of the Parking Committee at 7:00 p.m. on Tuesday, February 5 to discuss the proposed extension of meter hour's downtown.

**Communications:** None

**CITIZEN COMMENT:**

Richard Aaronson, 3475 Oak Valley Rd., Atlanta, GA, Atlantic Realty Partners, developer for proposed redevelopment project at 1930 Ridge Avenue spoke in response to concerns about future ownership of this building by a non-profit entity that would be exempt from property taxes. They proposed a modification to their proposal that would require that ownership of this property, now and in the future, not be exempt from real estate taxes. He stated his firm and investment partners are long-term owners on all prior projects.

Janet Messinger, 1102 Grant St., stated approval of the 1930 Ridge project should be a "no" vote because it does not come near to meeting R5 zoning, which allows 105 units and the developers plan 194 almost twice that amount. She stated that R5 is not R5 if the developer can double the density; noted this developer received praise for changing the plan from high-rise to four stories and putting parking underground. She asked what about setbacks and density? This project started at 205 units and was reduced by 11 units, a nod to the Zoning Ordinance. The project is now at 194 units on a tiny land triangle with one driveway exiting onto Ridge. She asked them to imagine as many as 400 automobiles sharing a single driveway exiting onto a busy two-lane street; recalled when Whole Foods grocery was there and traffic came to a standstill. Some argued that the Plan Commission recommended R6, closer to the density of this project. The P&D Committee changed it to R5 because it did not want to set a precedent for neighboring properties. She pointed out that Northwestern owns two properties north of this site and they could assume their property could be rezoned like this one with variances and these variances are huge. She stated if the City holds zoning sacred, undertaking such zoning battles as with the Vineyard Christian Fellowship, it should do the same regarding all other properties. She noted early in the City's history leaders recognized the importance of strong zoning to create a healthy environment for homes, stores and industry and why Evanston was the first city in Illinois to adopt a zoning ordinance. Over the years City leaders have revamped the Zoning Ordinance in a thoughtful "big-picture" way. She stated letting developers ride roughshod over the code and decide what goes where, is an ad hoc approach that will not serve Evanston in the long run. She said that if this project passes, they might as well erase the zoning code as useless; that anything goes, anywhere. She stated that Evanston is a wonderful place to live, work, attend school and develop property and they don't have to emasculate the zoning code to attract developers. She urged Council to reject this development because it violates the zoning code and to vote "no" to reaffirm the Zoning Ordinance as a guiding tool for Evanston's future.

Cameron Ellis, 1239 Leon Pl., hoped this development would not be approved. He passed out copies of the fiscal impact analysis of the developers submitted a year ago, which shows net revenue to the City of less than \$20,000. Since that time they have learned the per capita expenses would be higher than those used by the consultant. Then the affordable housing element was added. Logically this population would consume less and may make more use of City services thus reducing the revenue side. He asked if this was the time to approve a project that may turn out to be a net loss to the City? He stated the zoning requested is "spot" zoning, inserted where it does not belong and in total contradiction to the recent comprehensive zoning plan for the City, which shows an overall reduction in intensity of use compared to prior zoning. Foremost is the density, which has not come down much from the initial proposal. Compared to the former Dominick's site in south Evanston, this project is more than twice the density on less land with about half the parking spaces. He said approval of this project is admitting to desperation, not good policy and bad stewardship.

Daniel Garrison, 1228 Simpson St., stated no one has seen a west elevation of the 1930 Ridge project. He suggested anyone who has looked at the west side of the Maple Avenue garage would be sensitive to west elevations. He said this cul-de-sac, which opens only onto Ridge Avenue, is at risk because fire equipment can only access from Ridge and that has not been addressed. The small access corridors within the development are not large enough to allow a fire truck to employ a high ladder. This life/safety matter has not been addressed since the beginning. Impact on east/west traffic has

not been addressed. With so many small apartments, this will spill a lot of foot/automobile traffic onto Foster without any provision made for a traffic light. He said this area is already traffic-intense and will be more so as students come and go from this location. He hoped these issues would be considered before committing to this project, which all would welcome if it were 100 units instead of 194 units.

Judy Fiske, 2319 Sherman Ave., urged Council to vote down the construction of 1930 Ridge rental building. She stated the project is wrong for this site and the neighborhood. Controversy over density, height, appearance, mass, size of units, setbacks, parking, traffic, student population, accessibility for life safety vehicles and impact on the surrounding neighborhood has plagued this project from the beginning. A recent fiscal impact analysis shows a revenue stream that is a trickle. Using the developer's own numbers delivered to Council over the weekend for review, shows the surplus the City will reap after revenues/expenses is somewhere between \$34,000-\$86,000 annually. The \$86,000 is based upon the developer getting a favorable ruling from the Cook County Assessor on his request that the assessed value be increased. They found the fiscal impact analysis submitted March 2001 to the City by the developer's consultant, Teska Associates, projected the surplus to the City at only \$20,000 a year. She found this ironic because this site is already producing \$32,000 surplus by being vacant as long as the owner pays the taxes. The surplus revenue to District 65 is based on there being no more than three elementary age children living there. If there are 10 or more children in the building, District 65 will lose money. She pointed out affordable housing units are planned for this project, but will there be children in them? She did not think it was a project Evanston could afford.

Bob Atkins, 2005 Orrington Ave., president of Northwestern Neighbors, an association of homeowners residing north of Emerson in proximity to Northwestern University, stated that his board asks Council not to approve the 1930 Ridge proposal. Of concern is that a substantial portion of these units will be occupied by Northwestern students. He stated that the quality of their lives and value of their homes has been adversely impacted by excessive congestion, noise, trash and parking problems caused by NU students. The prospect of a building filled with 200 or more inconsiderate undergraduate students clogging streets and sidewalks of their neighborhood is worrisome. The developer and proponents of this project compare it to two successful downtown apartment buildings, however this is not downtown, but a residential area. He pointed out the difficulty of navigating narrow sidewalks on Emerson and traversing busy intersections in an area that is not "walker-friendly." He suggested without a traffic light at Foster Street, the site could present substantial safety problems; Foster Street will have much increased bicycle and pedestrian traffic. His association hopes that Council will realize that pedestrians, particularly children and the elderly, are in danger of injury and in need of protection from the increasing use of Foster Street sidewalks by bicyclists. He was almost hit by two cyclists without lights riding on the sidewalk as he came that evening. Should this project be approved as is, it does not warrant the adverse impact the project will have on surrounding neighborhoods. His association believes the City should have zero tolerance for building owners west of Orrington and north of Emerson who allow their properties to be trashed and used as illegal boarding houses.

Debbie Hillman, 1118 Sherman Ave., believed it wiser to close branch libraries even though she prefers small venues she can walk to. She said with the City's financial constraints and, looking at the long-term picture, the branches are primarily a duplication of services. She noted Evanston is barely three miles wide and not even three miles long. The south branch is one mile from the main library and the north branch is two and one half miles away. All three sites are on the 201-bus route and can be reached in minutes. The main library is accessible by every form of public transportation. By eliminating redundancy in materials and staff, the main library can be enhanced, a recognized need when compared to other suburban libraries. She said multiple libraries in a small geographic area are symptomatic of trying to do too much so that core institutions suffer. She noted the citizen's budget workshops cited a number of services that seem to duplicate other city/county/state services. She supported maintaining funding for the Fleetwood-Jourdain Theatre and ECMC, unique institutions that serve vital functions. As a professional gardener, she recommended the City eliminate leaf collection and begin a sticker program for other yard waste. She stated it is criminal to throw out one of our most basic resources – the land. Leaves are not litter, but soil. If residents kept leaves instead of discarding them, trees, yards and gardens would be healthier today. She pointed out keeping one's own yard waste requires much less work and other resources than removing it does and then paying to bring it back in the form of compost or mulch.

Mimi Peterson, 1008 Ashland Ave., spoke on behalf of the Fair Share Action Committee; was disappointed that the head tax was not discussed. She stated that non-profit institutions receive the full benefits of police/fire and other essential services, which are supported by taxpaying residents and there is no evidence that non-profit institutions receive fewer

benefits than do taxable non-profit entities. She said Fair Share has come to Council for more than two years asking them to deal with non-profits and the enormous burden carried by property owners in Evanston. They continue to ask.

Louis Silverstein, 1211 Leonard Pl., attended the A&PW Committee intending to speak on the head tax and was dismayed that he was not allowed to speak. He felt the meeting was a subversion of the democratic process and an insult to citizens and hoped this will be on the committee's agenda. He quoted from an article in the *New York Times*; noted in the *Daily Northwestern* editorials urging that certain services not be cut and urged the administration to put their money where their mouth is.

Adele Lehner, 2419 Noyes St., 7<sup>th</sup> grader at Timber Ridge School, was concerned when she heard the north branch library might close. She has gone there since she was a baby and loves the library; collected some signatures on a petition supporting it and a cash donation to help keep it in business, which she gave to Mayor Morton.

Alderman Engelman moved that the City accept the money with grateful thanks. Seconded by Alderman Kent. Mayor Morton thanked Miss Lehner for the donation.

Hans Detweiler, 832 Hinman Ave., member Energy Commission and chair of the subcommittee to examine issues concerning the ComEd franchise renewal, stated he identified four problems that need to be discussed with ComEd. One is that the City gets free electrical power, which is paid by ratepayers for electricity used at City facilities. He said those facilities waste electricity with inefficient lighting fixtures, traffic signals, etc. He said they needed to find ways to change the incentive structure so that taxpayer money is no longer wasted. He said all power for electricity in City buildings came from coal and nuclear power plants. Smog from coal plants has promoted asthma, the number one cause of absenteeism in schools. He said they need to see less of coal and nuclear power due to the risk from terror attacks. He stated none of the electricity powering the City comes from renewable energy sources, unlike Chicago and 47 other municipalities who have pooled funds to buy power. He noted Chicago and other municipalities save money by consolidating various accounts. Evanston cannot do that because there is not a list of how much electricity each facility uses and the budget. He stated not knowing levels of power consumption is unacceptable.

Stephen Perkins, 1127 Hull Tr., Senior Vice President, Center for Neighborhood Technology in Chicago and director of Evanston's Energy Future, which grew out of a forum in November sponsored by the Environment Board, the Evanston Religious Sustainability Circle, the *Evanston RoundTable* and the Environmental Law Policy Center. The new group is committed to promoting an aggressive energy policy in Evanston, which is important for households and the municipality. It is an opportunity to save money, improve the environment and globally to decrease greenhouse gases. Their vision for the City has a demand side and a supply side. On the demand side he said there is an opportunity to decrease the energy used without changing the quality of life. He stated using market mechanisms they can incentivize the right behavior by the City and residents; make energy efficiency easy for residents; regulate through changes in the energy code and innovate as did ETHE which has a co-generation system, one of the first in the region. On the supply side they can shift from non-renewable to renewable sources. He asked what could they expect from the franchise negotiation? He said the franchise is derived from ComEd's need to use rights of way, so the question is how far can they go with the franchise negotiation? It seemed unclear what could be gotten from the negotiation because now this is being done in the context of deregulation, which has changed the playing field in Illinois and has everybody nervous. Deregulation separates production of energy from its distribution. The theory was to promote competition in the supply of energy, which has not happened. He thought some communities can become aggregators of energy for their own communities in changing the economics of energy.

Mike Rothschild, 2425 Payne Ave., was critical of the A&PW Committee that evening; recalled two years ago Alderman Feldman said citizen support was needed in negotiating with Northwestern University. He thought the Fair Share Action Committee did their job, now Council needs to do its job and hoped they would get it together before the next election.

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

Alderman Feldman moved Council approval of the Consent Agenda with these exceptions: Resolution 7-R-02 – Easement Agreement for 622 Davis St., Request for Designation as Type 1 Street and Ordinance 123-O-01 – Map

Amendment/Planned Development: 1930 Ridge. Seconded by Alderman Bernstein. Roll call. Voting aye – Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Engelman, Rainey, Feldman, Newman. Voting nay – none. Motion carried (9-0).

**\* ITEMS APPROVED ON CONSENT AGENDA**

**MINUTES:**

\* Approval of Minutes of Regular City Council Meeting of January 14, 2002 and Special City Council Meeting of January 7, 2002. \* APPROVED - CONSENT AGENDA MOTION AND ROLL CALL (9-0)

**ADMINISTRATION & PUBLIC WORKS:**

\* Approval, as recommended, of the City of Evanston payroll for the period ending January 17, 2002 and the City of Evanston bills for the period ending January 29, 2002 and that they be authorized and charged to the proper accounts, summarized as follows:

City of Evanston payroll (through 01/17/02)	\$1,727,563.11
City of Evanston bills (through 01/29/02)	\$2,199,545.48

\* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

\* Approval of a proposal for unemployment insurance from Martin Boyer Co. teamed with First Nonprofit Co. at an estimated \$98,000/yr. for two years. \* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

\* Approval of the lowest responsive and responsible bid from DiPaolo Construction for Phase VI, Contract C of the Long Range Sewer Project at a cost of \$5,339,000, contingent on receiving a loan from the Illinois Environmental Protection Agency (IEPA). \* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

\* Approval of the agreement with Harza Environmental Services, now MWH Americas, Inc., to provide engineering services for Phase VI, Contract C of the Long Range Sewer Project at a not-to-exceed amount of \$638,805. \* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

\* Approval of the one-year renewal of the contract with Stiles-Kem Division of Met-Pro Corporation for blended phosphate treatment for Water & Sewer Div. Total annual cost if \$180,000; a portion is reimbursed by the Northwest Water Commission; actual cost to the City is approximately \$95,000. \* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

\* Approval of Amendment #1 to professional services contract (landscape architecture) with SmithGroup JJR for the Beck Park renovation project, increasing the contract amount by \$3,000 from \$22,355 to \$25,355. \* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)



\* Special Event – Annual Evanston Garden Fair – Consideration of a request from the Garden Council of Evanston to hold its annual Garden Fair at Raymond and Independence parks from 9:00 a.m.-5:00 p.m., May 17-18, 2002, and to waive associated City fees. \* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

\* Ordinance 4-O-02 – Loading Zone at 2102 Jackson – Consideration of proposed Ordinance 4-O-02, which amends Section 10-11-7, Schedule VII(B) of the City Code to establish a loading zone at 2102 Jackson Ave. \* MARKED INTRODUCED – CONSENT AGENDA

\* Ordinance 1-O-02 – Reduction of Speed Limit on Residential Streets – Consideration of proposed

Ordinance 1-O-02, which approves a 25 mph city-wide speed limit (from current 30 mph) on streets on which the speed limit has not previously been increased or decreased by Ordinance and which are not under State jurisdiction. \* MARKED INTRODUCED – CONSENT AGENDA

### **PLANNING & DEVELOPMENT**

\* Special Use Extension – Evanston Hospital Administration & Research Building – Consideration of a request for an extension of the Special Use granted through Ordinance 5-O-01 to Evanston Northwestern Healthcare for its Administration & Research Building by a period of one year, to obtain a building permit and initiate construction. \* APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

\* Ordinance 3-O-02 – Special Use for 803½ Chicago (Seattle Sutton) – Consideration of proposed Ordinance 3-O-02, which approves a recommendation of the ZBA to grant a Special Use to permit a Seattle Sutton Healthy Eating Distribution Store as a Type 2 restaurant at 803½ Chicago Ave. \* MARKED INTRODUCED – CONSENT AGENDA

\* Ordinance 2-O-02 – Special Use for 1100 Davis St. (Type 2 Restaurant: Coffee Shop) – Consideration of proposed Ordinance 2-O-02, which approves a recommendation of the ZBA to grant a Special Use to permit a coffee shop as a Type 2 restaurant at 1100 Davis. \* MARKED INTRODUCED – CONSENT AGENDA

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

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

Resolution 7-R-02 – Easement Agreement for 622 Davis St. – Consideration of proposed Resolution 7-R-01, which authorizes the City Manager to sign an easement agreement with Davis St. Land Company to allow for a subsurface easement at 622 Davis St.

Alderman Rainey reported that this item was not ready; explained the head tax discussion did not take place because there was a tie vote to remove the item from the table so it failed. They were prepared to permit citizens to speak.

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

Request for Designation as Type 1 Street – Consideration of a request by residents and property owners along Dewey Avenue from Simpson north to Twiggs Park for designation as a Type 1 Street allowing front-yard fences.

Alderman Kent reported that the committee vote was 4-1 to direct staff to bring an ordinance to the next P&D Committee meeting February 11, 2002.

Ordinance 123-O-01 – Map Amendment & Planned Development: 1930 Ridge Ave. – Consideration of proposed Ordinance 123-O-01, introduced January 14, 2002, which concerns the findings and report of the Plan Commission to rezone property into R6 District and grant a planned development for construction of a 194-unit residential complex.

Alderman Kent moved approval and asked to have inserted in Section 3, paragraph B, third line, “for the mass of the buildings and 4.5 feet for the bays of the buildings fronting on Ridge Avenue.” Seconded by Alderman Engelman.

Alderman Kent said Mr. Aaronson allayed the fear that the building might be sold. Alderman Kent moved to have inserted in Section 6, which was renumbered 7-8-9: “The subject property shall not be sold or leased or otherwise disposed of by the applicant, any affiliate of the applicant or any successor in interest to the applicant, to a tax-exempt

entity if the result thereof would be to exempt the property or any portion thereof from the payment of real estate taxes.”  
Seconded by Alderman Newman. Motion carried unanimously.

Alderman Kent appreciated citizens who spoke and said the majority of Council took their concerns to heart. He appreciated changes made by the developer in providing underground parking, the façade change and going from eleven to four stories. The big question was the 194 units that could bring in up to 500 people. He noted that the neighbor’s experience with undergraduate students has not been pleasant and that Alderman Engelman pointed out this building would be managed by different people. Perhaps it would work, but his concern was that it would not. He has heard that these 194 units will bring in less traffic than the former Fields Cadillac dealer and Whole Foods and he thought that might be true for automobiles. He noted this building is being marketed to people who use the El and undergraduate students and suggested they were trading automobile traffic for pedestrian traffic. There will be much more foot traffic across Ridge and through the neighborhoods to the east. He suggested more than a hundred people crossing Ridge brings up a pedestrian safety concern and asked what if there needs to be a traffic light at Foster/Ridge? At present the Traffic Division says it is not needed. He wished for time to hear whether the developer would pay for that light. He hoped all vehicles would fit there recalling numerous times that residents have complained about parking in that area with many students living in former single-family homes and owning automobiles. He noted the former Fields Cadillac and Whole Foods were quiet after 10:00 p.m. because they were closed. He said one of the biggest fears of those bordering Northwestern University is the encroachment of Northwestern into residential neighborhoods. He urged them to look at a map provided by Vito Brugliera to see what they are dealing with. He emphasized that no 5<sup>th</sup> Ward resident has said they don’t want development there but don’t want to deal with all those people in a small area. He urged Council to base their vote on if they had to live down the street from this building. He reiterated all the foot traffic, people and cars that have to be dealt with is something to consider and thanked them for approving the amendment.

Alderman Newman disagreed with Alderman Kent; said the track record here does not support some of the comments. He noted that Evanston Place is in a residential neighborhood with single-family homes on Hinman. Evanston Place has 192 units and the only complaint he’s heard is about horns going off in the middle of the night on alarm systems in the garage. He said the difference between this project and that, is that this developer has asked for nothing. He pointed out this developer responded to the community in many ways; went from eleven stories to four; agreed to knock down the parking structure; worked on the appearance but has not compromised on the number of units because the market won’t compromise. He thought the developer would build a 150-unit building with amenities if the market would support it and had worked in good faith by including affordable units. He thought the City had followed the right path to grow the downtown by adding entertainment and people which was consistent with other development and pointed out across the street at Ridge/Emerson there is a business district, housing and significant numbers of units were promoted. He said this development is near downtown and is being driven by rail lines. People don’t want to pay \$20 a day to park downtown and that is the reason why the real estate market is hot here. He thought the developer needed the units and the City needs people living there to go to Hecky’s on Green Bay Road and to Foster/Maple. Many of the people who will live here will walk. He said the current taxes are \$165,000. He thought the taxes on units would be approximately \$3,800 and taxes will go up to \$700,000. He said the responsibility to grow the tax base is also for the school districts. He thought it was a good project, noting that the City does not collect refuse from commercial buildings. Evanston Place and the Park Evanston have mostly graduate students. He did not think it fair to claim that this building would attract all undergraduates. He said they have been hearing about problems in nearby neighborhoods, which were not due to students, but to absentee owners who don’t maintain their property. He termed this an outstanding developer; noted this is not in a TIF district and will grant growth in the tax base. He urged support for it.

Alderman Jean-Baptiste congratulated Alderman Kent for his leadership in the process, noting he fought for many concessions for residents and none were more important than that the developer provide affordable housing. He stated the reality is that development here has been luxury housing and what is done reflects intent. For the first time they fought to get affordable units, which would open the door for more affordable housing in future developments. He supported the project.

Alderman Wynne expressed opposition to the project and appreciation of changes to the project outlined by aldermen Kent and Newman, but even with the changes could not support it. She said that density and changes to the community are things they need to be cautious about. She thought the economic development benefits they hear for every project

could be made for every parcel in Evanston. At some point they have to decide whether costs outweigh benefits. They've heard arguments in the 3<sup>rd</sup> Ward about potential economic development, yet have held back and changed things because of a belief that community life around Chicago Avenue is more important than some potential economic development benefit that would have a rippling negative effect on the community. She urged them to be cautious here because the lure was powerful, especially as the City faces a deficit, these economic benefits look wonderful. She was concerned about other impacts that occur and the slippery slope they find themselves on where every project has some wonderful economic benefit and before they know it they don't live in the same community they started off in. She also was concerned about the elasticity of zoning designations in the Zoning Ordinance. This property is zoned R5, which normally would permit 103 units and under planned unit development, 128 units, so they are stretching to permit 194 units. She asked why does the City have zoning designations when there is this much elasticity? She admired the developer for his persistence and changes to the project, but could not support it.

Roll call. Voting aye – Jean-Baptiste, Bernstein, Moran, Engelman, Feldman, Newman. Voting nay – Wynne, Kent, Rainey. Motion carried (6-3).

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

**2<sup>nd</sup> Ward.** Alderman Jean-Baptiste explained that in the A&PW Committee when the head tax was being taken off the table, he thought that it was being removed from the agenda. He misunderstood and voted to oppose so they did not have a discussion because of the 2-2 vote. He supports such a discussion in the future, but with the current information he was not ready to vote on a head tax. He reported a number of people have approached him regarding the budget process, which he thought has been open; that many residents participated and no one has been stopped from coming forward. He has not seen participation by non-profit institutions. He was concerned because they have discussed the kind of contribution that it is thought is needed by the City. He hoped that is tackled early and these institutions come to the table and establish a true partnership.

He reported a day-care center recently had a meeting to which they invited families. He thought this was an important call. A criticism that is raised is that a number of families are not holding up their end in making this community healthy. Some are single-parent families with fathers not participating in raising the children. He stated it is important to find a way to support the growth of youth in the community and that fathers need to play a crucial role.

**3<sup>rd</sup> Ward.** Alderman Wynne thanked Mayor Morton for coming to Lincoln School for Martin Luther King, Jr., Day. She reported on the first annual Project Soar fundraiser of which the Mayor was honorary chair. A mentoring program, she said a number of Northwestern University students participate. Aldermen Bernstein, Moran, herself, Chief Kaminski, Fire Chief Sam Hunter, Chief of NU Security Sol Chapin, Hecky Powell, Reverend Thompson and others were celebrity waiters. She urged people to sign up for next year's event. Alderman Wynne made an Aldermanic request on matters raised by Hans Detweiler; asked for a list of how much electricity each municipal facility uses and how money could be saved.

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

**5<sup>th</sup> Ward.** Alderman Kent thanked aldermen Wynne and Rainey for their "no" votes. Since the project passed, he asked that the neighbors get some idea of how this will be staged for construction and where the trucks will be.

He attended a fathers' group set up by the Teen Baby Nursery and collaborative groups. He said a small number of fathers were present and if the group stays together may do positive things such as a men's reading group to go into kintergarden and first-grade classes. He noted there are few men visible in the schools and hoped the group could affect the lives of children. Alderman Kent reported he has information about the Pilot Program in Philadelphia and one in Boston. The Boston budget is \$1.8 billion and non-profits provide 2% of it. He said Boston was going after them for more revenue because everybody is losing money and will look at adding services. He believed it was in the City's interest to look at a municipal and head tax.

**6<sup>th</sup> Ward.** Alderman Moran commented on community activity on the question of the branch libraries. He thanked all whom sent letters, called, invited him to meetings and expressed their feelings about the importance of libraries to the fabric of the community. He read letters from people who communicated that generations of families made trips to the libraries. He said senior citizens find the library a haven and children say it is a place to work that is quiet and, even



commercial enterprises on Central Street communicated the north branch is an economic engine there because so many people are drawn to visit it and surrounding stores. He stated there was a wellspring of passion about this issue, which confirmed for him that Evanston is a place of learning, peace, community, connectedness among people regardless of age or economic circumstances and that people don't have to have money or be a certain age to go to the library. The library is there for everybody. He found it affirming to see the groundswell of support. Because he represents the 6<sup>th</sup> Ward, a lot of interest expressed to him was about the north branch. At meetings he attended on the question of retaining the north branch library, the common theme was support for it and concomitant support for the south branch and the community building that springs from their existence. He thanked all who expressed themselves on this issue.

He announced a neighborhood meeting on changes to the schedule of the 203-bus at the Presbyterian Home on Thursday, February 7 at 7:00 p.m. in the Kimball Fitness Center on Grant Street.

**7<sup>th</sup> Ward.** Alderman Engelman announced a Rules Committee meeting on February 18 at 6:30 p.m. and executive session minutes would be the sole item on the agenda.

**8<sup>th</sup> Ward.** Alderman Rainey made a reference to the A&PW Committee to consider discussion of a new head tax. She looked forward to acknowledging concerns conveyed by restaurateurs that they are being singled out on the food/beverage tax and was willing to do that as a last resort. She suggested it would be fairer, which some have suggested, to spread the burden to all retail/business services. She looked for staff to develop an ordinance for a small amount for all employers with 10 or more employees and to place a sunset on that when projects like 1930 Ridge Avenue come on board which will provide additional revenue.

Alderman Rainey commented that a time will come when Council remembers neighborhoods. She remarked that it is almost getting to be a rule of thumb that neighbors ask for relief and it is not granted. She said they patronize one another and developers by saying "we're so grateful" and "with all due respect" but in the final analysis that does not matter if enormous numbers of units crowded onto small spaces overwhelm a neighborhood. She said this developer is experienced; has a wonderful track record but this project would be better with 100-126 units, which might be tolerable for that neighborhood. Neighbors said they could work with those numbers. She pointed out this neighborhood will be imposed upon with a seven-story parking garage, which the City has given Northwestern University permission to build in the future. She suggested this neighborhood is becoming impacted and they were shown great disrespect. There comes a point where one asks, is the money generated into a city budget worth what is done to a neighborhood. She did not think this one project would make or break the City and looked forward to the next project and asked that they give consideration to neighbors. She pointed out that neighborhoods make this City go. Residential property finances this City, not the developers. She said money is not everything and this project was not needed. She found work done by neighbors on this project was phenomenal and they provided a lot of good information. She did not think the project would be as lucrative as hoped and the vote was a big mistake.

**9<sup>th</sup> Ward.** Alderman Feldman commented on why he supported the 1930 Ridge Avenue project. He said it would bring in a large number of new rental housing units and is the largest such project since the Buck building was built. There are complaints that only luxury condominiums are being built. He did not think this building would be attractive to those who will spend \$600,000-700,000 for a condominium but would provide rental units for people who work downtown or students. He found an unfortunate element to the discussion was the stigma to this building because it would rent to Northwestern students. He understood victims of students who don't care, don't respect property and landlords who don't keep of their property or maintain standards for student housing. He thought they are talking about a group of people where some don't obey the law and others adhere to high ethical and behavioral standards and that most have high standards. To indicate they would not construct a building because it would be occupied by Northwestern students was a serious position to take and the vision created by some of the speakers of a horde of students walking down Foster destroying the community appalled him. He pointed out Northwestern students are potential leaders and fine people. If there are those who misbehave, they have to take care of that. People cannot be allowed to be victims of having their property destroyed or their peace disturbed. Because they cannot tolerate that he asked does that mean they cannot build buildings where students live? He did not think they could characterize going to school as an attack on a community. He is glad students will live there in a well-managed rental with some affordable units. He understood people's concerns and thought they were listened to. They did not all agree. He could not remember any project that was welcomed and not

opposed with predictions of doom by those affected. People were scared and worried in each case but none of the neighborhoods were destroyed. He noted there are people who don't want change. He was comfortable in supporting it; did not think there would be a horror and people on the sidewalks would be a delight.

**1<sup>st</sup> Ward.** Alderman Newman reiterated various changes made to the project which took a year. If they used the rationale against this there would be no new movie theaters downtown. He recalled being told by well-organized neighbors where the traffic jams would appear on Maple/Church and Council decided it was in the interest of the entire community to go forward with the downtown project. He said wonderful things are happening there because they moved forward. Part of that is to create more housing around the downtown. He disagreed with the idea that if they don't do everything neighbors want, they should not do anything. He stated Evanston cannot continue to be the wonderful community it is without building the tax base. The answer is not putting every conceivable tax on the business community so that jobs are chased away.

He reported the Parking Committee has generated an additional \$480,000 without raising the fine on overtime parking downtown from \$10 to \$20. He thanked Aldermen Kent and Jean-Baptiste for their help so they could recommend a fair fine structure. Alderman Newman stated the Parking Committee will meet February 5 to discuss extending meter hours from 8:00 a.m. to 9:00 p.m., which would generate an additional \$250,000.

He was confident that funding will be restored for Evanston cable; was glad they passed the project at 1930 Ridge and listened to the neighbors. He predicted it would be successful without any subsidy.

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