



## **CITY COUNCIL REGULAR MEETING**

**CITY OF EVANSTON, ILLINOIS  
LORRAINE H. MORTON CIVIC CENTER  
JAMES C. LYTTLE COUNCIL CHAMBERS  
Monday, July 9, 2018**

**Administration & Public Works (A&PW) Committee meets at 6 p.m.  
Planning & Development Committee (P&D) meets at 7 p.m. (NEW TIME).  
City Council meeting will convene at conclusion of P&D.**

### **ORDER OF BUSINESS**

- (I)** Roll Call – Begin with Alderman Fiske
- (II)** Mayor Public Announcements
- (III)** City Manager Public Announcements  
Lincoln Street Beach Reopens
- (IV)** Communications: City Clerk
- (V)** Public Comment

Members of the public are welcome to speak at City Council meetings. As part of the Council agenda, a period for public comments shall be offered at the commencement of each regular Council meeting. Public comments will be noted in the City Council Minutes and become part of the official record. Those wishing to speak should sign their name and the agenda item or non-agenda topic to be addressed on a designated participation sheet. If there are five or fewer speakers, fifteen minutes shall be provided for Public Comment. If there are more than five speakers, a period of forty-five minutes shall be provided for all comment, and no individual shall speak longer than three minutes. Speakers may not give their time to other speakers. The Mayor will allocate time among the speakers to ensure that Public Comment does not exceed forty-five minutes. The business of the City Council shall commence forty-five minutes after the beginning of Public Comment. Aldermen do not respond during Public Comment. Public Comment is intended to foster dialogue in a respectful and civil manner. Public comments are requested to be made with these guidelines in mind.

**(VI) Special Orders of Business****SPECIAL ORDERS OF BUSINESS****(SP1) Ordinance 71-O-18, Authorizing 2018 A, B, C and D General Obligation Bond Issues**

Staff recommends adoption of Ordinance 71-O-18 providing for the issuance of one or more series of not-to-exceed \$50,000,000 General Obligation Corporate Purpose Bonds, Series 2018A, to finance the construction and equipment of a new Robert Crown Community Center, Ice Complex and Library Center, one or more series of not-to-exceed \$20,000,000 General Obligation Corporate Purpose Bonds, Series 2018B, for capital improvements, one or more series of not-to-exceed \$10,000,000 General Obligation Refunding Bonds, Series 2018C, for refunding purposes and one or more series of not-to-exceed \$5,000,000 Taxable General Obligation Corporate Purpose Bonds, Series 2018D, for redevelopment projects, of the City of Evanston, Cook County, Illinois, authorizing the execution of one or more bond orders in connection therewith, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, authorizing and directing the execution of an escrow agreement in connection with said refunding bonds, and authorizing and directing the sale of said bonds at public competitive sale. The ordinance will be completed and signed after the bond sale date, which is tentatively scheduled in late July / August. A detailed breakdown of the funding sources can be found on the corresponding transmittal memorandum.

**For Action****(SP2) Real Estate Transfer Tax Increase Options**

Staff recommends direction from City Council regarding Alderman Rainey's inquiry at the June 18 City Council meeting whether the City has authority to impose a progressive real estate transfer tax based on purchase price of real estate within the City of Evanston. Staff also provides other options for changing the real estate transfer tax, the applicable process to pursue a real estate transfer tax referendum, and a comprehensive survey of Chicagoland municipalities and who is responsible for payment of the real estate transfer tax.

**For Discussion**

**(SP3) Application for Appeal to the City Council of Preservation Commission Decision Denying Certificate of Appropriateness for 917 Edgemere Court**

Staff submits to City Council the Application for Appeal from Adam Sabo and Sue Lee, Applicants, in regard to the Preservation Commission's decision denying a Certificate of Appropriateness for the construction of a new single family home within the Lakeshore Historic District at 917 Edgemere Court. Pursuant to City Code Subsection 2-8-8(G), "Appeals," the City Council may make a motion to accept the application for appeal and subsequently affirm, modify or reverse the decision of the Commission within forty (45) days. If no motion to accept the application for appeal is made, the decision of the Commission shall be final.

For Action

**(VII) Consent Agenda and Report of Standing Committees:**

Administration & Public Works	-	Alderman Fleming
Planning & Development	-	Alderman Fiske
Human Services	-	Alderman Revelle
Rules Committee	-	Alderman Wynne

## **CONSENT AGENDA**

**(M1)** Approval of Minutes of the Regular City Council Meetings of June 18, 2018 and June 25, 2018.

For Action

## **ADMINISTRATION & PUBLIC WORKS COMMITTEE**

**(A1)** Payroll –June 11, 2018 through June 24, 2018 \$3,235,279.13

For Action

**(A2)** Bills List – July 10, 2018 \$2,617,387.83

For Action

**(A3) 2017 Comprehensive Annual Financial Report**

Staff recommends that City Council accept and file the 2017 Audited Comprehensive Annual Financial Report (CAFR).

For Action: Accept and Place on File

**(A4) Contract with Grumman/Butkus Associates for the Lorraine H. Morton Civic Center HVAC Architectural/Engineering Services**

Staff recommends City Council authorize the City Manager to execute a contract for engineering services related to the Lorraine H. Morton Civic Center HVAC Architectural/Engineering Services (RFQ No. 18-07) with Grumman/Butkus Associates (820 Davis Street, Ste 300, Evanston, Illinois 60201), in the amount of \$47,330.00. Funding will be provided from the Capital Improvement Program (CIP) 2017 General Obligation Bonds (Account No. 415.40.4117-618004), which has an FY 2018 budget of \$100,000 with \$100,000 remaining.

**For Action**

**(A5) Contract with Lewellyn Technology for Citywide Arc Flash Program**

Staff recommends City Council authorize the City Manager to execute a contract for the Citywide Arc Flash Program (RFP 18-24) with Lewellyn Technology (6210 Technology Center Drive, Suite 200, Indianapolis, IN) in the amount of \$53,575. An Arc Flash study evaluates the level of potential hazard for all major electrical equipment, verifies it is working properly, and then labels them accordingly. Funding will be provided from Capital Improvements Fund 2018 General Obligation Bonds (Account 415.40.4118.65515 – 618003). This project was budgeted at \$150,000 in FY 2018 and has \$148,124 is remaining.

**For Action**

**(A6) Approval of 2018 Pay Station Expenses to Total Parking Solutions**

Staff recommends the City Council authorize expenditure to Total Parking Solutions, Inc. (2721 Curtiss St., Downers Grove, IL 60515), to cover the fees associated with 22 parking meter terminals (pay stations) in the amount of \$33,000 for the period May 16, 2018 through May 15, 2019. Funding is provided by the Parking Fund (Account 505.19.7015.62245), with an FY2018 budget of \$55,740 and a remaining balance of \$50,779.

**For Action**

**(A7) Robert Crown Community Center, Ice Complex and Library Construction Manager Services Construction Contract Award**

Staff recommends that City Council authorize the City Manager to execute a contract to provide construction management services for the Robert Crown Community Center, Ice Complex and Library with Bulley & Andrews (1755 W. Armitage Avenue, Chicago, Illinois, 60622) in the amount of \$47,741,803. A super-majority (two-thirds) vote by the City Council is required for approval. Funding for this project will be provided by various sources. Detailed information can be found in the corresponding transmittal memorandum.

**For Action**

**(A8) Consulting Contract Amendment #2 for Bidding, Negotiations, Permitting, Construction Administration and LEED Commissioning Services for the Robert Crown Community Center, Ice Complex and Library Project**

Staff and the Friends of the Robert Crown Center recommend City Council authorize the City Manager to amend an existing architectural services contract for bidding, negotiations, permitting, construction administration and LEED commissioning services for the Robert Crown Community Center, Ice Complex and Library Project (RFP No. 16-61) with Woodhouse Tinucci Architects LLC., (230 W. Superior Street, 6<sup>th</sup> Floor, Chicago, IL 60654), in the amount of \$1,099,650.00. This amendment will modify the existing agreement from \$2,146,833.00 to \$3,246,483.00 and extend the existing contract deadline from June 30, 2017 to July 31, 2021. Funding will be provided from General Obligation Bonds and expenses will be tracked in the Capital Improvements Fund, Account 416.40.4160.62145.616017.

**For Action**

**(A9) Resolution 48-R-18, Memorandum of Understanding with the Chicago Transit Authority for the Modernization of the CTA Purple Line in Evanston**

Transportation & Parking Committee and staff recommend City Council adopt Resolution 48-R-18, authorizing the City Manager to execute a Memorandum of Understanding (MOU) with the Chicago Transit Authority (CTA) for the modernization of the CTA Purple Line in Evanston, with a focus on support for the Davis Street CTA station, with a local match contribution from the Washington National Tax Increment Finance (TIF) district. Funding will be from the Washington National TIF Fund (Account 300.99.5470.65515).

**For Action**

**(A10) Resolution 27-R-18, Mutual Termination of Lease of City-Owned Property Located at 2222 Oakton Street with Smylie Brothers Draft and Package LLC**

Staff recommends City Council adopt Resolution 27-R-18, "Authorizing the City Manager to Execute a Mutual Termination of Lease Agreement for City-Owned Real Property Located at 2222 Oakton Street with Smylie Brothers Draft and Package LLC". The adoption of this resolution includes approval of the settlement agreement for repayment of three months of rent, utilities owed at the property, and additional funds attributed to sales, liquor and property taxes not recovered due to the business not locating at the property.

**For Action**

**(A11) Resolution 47-R-18, Issuance of a Request for Qualifications/Proposals for Reuse of Recycling Center at 2222 Oakton Street**

Staff recommends City Council adoption of Resolution 47-R-18, "Authorizing the City Manager to Initiate a Request for Qualifications / Request for Proposals (RFQ/P) for Reuse of City-Owned Real Property Located at 2222 Oakton Street". This resolution would initiate the process to identify future users for the City-owned property. The proposed timeline is enclosed in the memo and, if authorized by the City Council, staff will update the RFQ/P document.

**For Action**

**(A12) Ordinance 70-O-18, Amending City Code Section 10-11-7, Schedule VII(A), "Passenger Loading Zones, Public Carrier Stops and Stands" to Add a Loading Zone at 1007 Church Street**

The Transportation/Parking Committee recommends City Council adoption of Ordinance 70-O-18, amending City Code Section 10-11-7, Schedule VII(A), "Passenger Loading Zones, Public Carrier Stops and Stands." to add a loading zone at 1007 Church Street.

**For Introduction**

**(A13) Ordinance 75-O-18, Amending City Code Section 10-11-7, Schedule VII(B), "Loading Zones" to Add a Loading Zone at 609 South Boulevard**

The Transportation/Parking Committee recommend City Council adoption of Ordinance 75-O-18, amending City Code Section 10-11-7(B), "Loading Zones," to Add a Loading Zone at 609 South Boulevard.

**For Introduction**

## **PLANNING & DEVELOPMENT COMMITTEE**

**(P1) Vacation Rental License for 2001 Orrington Avenue**

City staff recommends approval of a Vacation Rental License for the property located at 2001 Orrington Avenue. The Vacation Rental meets all of the Standards and Procedures for license approval. This item was tabled on June 25, 2018 until the July 9, 2018 City Council meeting.

**For Action**

**(P2) Resolution 34-R-18, Approving a Plat of Resubdivision for 2020 Greenwood Street**

City staff recommends adoption of Resolution 34-R-18 approving the proposed re-subdivision of the property located at 2020 Greenwood Street. The applicant, Nikita Turik, Co-Manager, Greenwood Storage, LLC, is proposing to re-subdivide the property into 2 lots. The storage facility will remain; the new lot will be created at the west end of the property. The proposed lots will exceed minimum lot dimension requirements for the district. Resolution 34-R-18 was held on June 25, 2018 to the July 9, 2018 City Council.

**For Action**

(P3) **Ordinance 80-O-18, Granting a Special Use for a Type 2 Restaurant, Gotta B Crepes, at 2901 Central Street**

The Zoning Board of Appeals and City staff recommend adoption of Ordinance 80-O-18, granting special use approval for a Type 2 Restaurant, Gotta B Crepes, at 2901 Central Street in the B1a Business District and oCSC Central Street Overlay District. The applicant has complied with all zoning requirements and meets all of the standards for a special use for this district. *Alderman Suffredin has requested suspension of the rules for Introduction and Action on July 9, 2018.*

**For Introduction and Action**

(P4) **Ordinance 79-O-18, Amending Various Portions of the City of Evanston Zoning Ordinance Revising Minor Preservation Commission Review Procedures**

Plan Commission and Staff recommend amending the Zoning Ordinance Sections 6-4-6-7, Special Regulations Applicable to Fences, 6-15-11, Historic Structures, Sites, and Landmarks Districts and 6-18-3, Definitions, to revise the language and procedures regarding the review of special uses and variations by the Preservation Commission.

**For Introduction**

## **HUMAN SERVICES COMMITTEE**

(O1) **Removal of Arrest Records from Website**

Human Services Committee recommends staff to no longer post arrest records on the City of Evanston's website; however, staff will continue to maintain the daily crime bulletins and make arrest records available upon request.

**For Action**

## **RULES COMMITTEE**

(O2) **Ordinance 69-O-18, Amending City Code Section 2-14-2, "Membership" of the Housing and Community Development Act Committee**

Rules Committee and staff recommend City Council adoption of Ordinance 69-O-18, amending Ordinance 103-O-16 that codified the Housing and Community Development Act Committee in line with other City boards and commission, and changes "Section 2-14-2: Membership" to delete the requirement of one member who is a representative of the Plan Commission. This also reduces the total membership of the committee to nine to facilitate quorum.

**For Action**

## **ECONOMIC DEVELOPMENT COMMITTEE**

**(O3) Entrepreneurship Support Program Applications**

Staff and Economic Development Committee recommend approval of financial assistance through the Entrepreneurship Support Program totaling \$5,000 for the following Evanston businesses: Hair Science for \$2,500; and Aerospace Careers Network Resource for \$2,500. Funding will be from the Economic Development's Business Retention/Expansion Fund (Account 100.21.5300.62662), with a FY 2018 Budget of \$150,000. A total of \$47,846 has been spent or encumbered from this account since the beginning of FY 2018, leaving \$102,153.54 available for expenditure.

**For Action**

**(O4) Storefront Modernization Program Applications**

Staff and Economic Development Committee recommend approval of financial assistance on a 50/50 cost-sharing basis through the Storefront Modernization Program to the following Evanston businesses: 10Q Chicken at 816 Church Street in an amount not to exceed \$3,401.66; 1030 Davis in an amount not to exceed \$18,143 for masonry restoration and storefront glass; and Connections Health at 1854 Sherman Ave in an amount not to exceed \$2,705 for an awning and front stoop. Funding will be from the Economic Development's Business District Improvement Fund (Account 100.21.5300.65522), with a FY 2018 Budget of \$250,000 for this account to fund both the Storefront Modernization and Great Merchant Grant programs. To date, \$34,489 has been spent or encumbered from this account, leaving \$214,511 available for expenditure.

**For Action**

## **APPOINTMENTS**

**(APP1) For Re-Appointment:**

Public Safety Civil Service Commission	Joan Hickman
Animal Welfare Board	Vicky Pasenko
Housing & Community Development Act Committee	Shawn Jones
Housing & Community Development Act Committee	Glenn Mackey
Housing & Community Development Act Committee	Michael Miro

**For Action**

**(VIII) Call of the Wards**

(Aldermen shall be called upon by the Mayor to announce or provide information about any Ward or City matter which an Alderman desires to bring before the Council.) {Council Rule 2.1(10)}

**(IX) Executive Session**



(X) Adjournment

**MEETINGS SCHEDULED THROUGH JULY 2018**

## Upcoming Aldermanic Committee Meetings

7/12/2018	7:00 PM	Housing and Homelessness Commission
7/16/2018	7:00 PM	City Council - CANCELED
7/17/2018	7:00 PM	Housing & Community Development Act
7/18/2018	6:30 PM	M/W/EBE
7/23/2018	6:00 PM	Administration & Public Works, Planning & Development, City Council
7/25/2018	6:00 PM	Transportation & Parking Committee
7/25/2018	7:30 PM	Economic Development Committee
7/26/2018	6:30 PM	Equity & Empowerment Commission
7/30/2018	6:00 PM	Special City Council

Information is available about Evanston City Council meetings at: [www.cityofevanston.org/citycouncil](http://www.cityofevanston.org/citycouncil).

Questions can be directed to the City Manager's Office at 847-866-2936. The City is committed to ensuring accessibility for all citizens. If an accommodation is needed to participate in this meeting, please contact the City Manager's Office 48 hours in advance so that arrangements can be made for the accommodation if possible.