# SPECIAL CITY COUNCIL MEETING

CITY OF EVANSTON, ILLINOIS  
LORRAINE H. MORTON CIVIC CENTER  
JAMES C. LYTLE COUNCIL CHAMBERS  
Monday, October 29th, 2018

<table>
<thead>
<tr>
<th>Present:</th>
<th>Absent:</th>
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<tr>
<td>Alderman Fiske</td>
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<td>Alderman Revelle</td>
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<td>Alderman Braithwaite</td>
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<td>Alderman Rainey</td>
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<td>Alderman Wynne</td>
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<td>Alderman Fleming</td>
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<td>Alderman Wilson</td>
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<td>Alderman Suffredin</td>
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<td>Alderman Rue Simmons</td>
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Presiding: Mayor Stephen Hagerty

Devon Reid  
City Clerk
Mayor’s Public Announcements

Mayor Hagerty issued a moment of silence for the victims at the Tree of Life congregation. Thanked the 55 young adults who submitted their entries for the Mayor’s holiday card contest.

City Manager’s Public Announcements

City Manager Wally Bobkiewicz had no announcements

City Clerk’s Communications

City Clerk Reid read a letter from a resident thanking two Police Officers. Shared early voting hours and turn-out numbers for Evanston. Informed the public about a memo submitted to City Council for consideration. The memo describes transferring Vital Records to the Clerk’s Office.

Public Comment

Pastor Daniel Ruen Spoke about the city budget. Watch

Meg Welch Spoke about the proposed changes to the Inclusionary Housing Ordinance. Watch

Trisha Connolly Spoke about the Inclusionary Housing Ordinance Watch

David Guran Talked about corruption by Ald. Rainey and ethic violations. Voice his support for affordable housing. Watch

Lonnie Wilson Asked City Council to keep the Gibbs - Morrison Cultural Center and the city budget. Watch

Lucinda Bush Talked about proposed budget cuts to the health department. Watch

Michael Baskin Wanted City Council to think about the health of its residents. Watch

Junad Rizki Shared his concerns about the city budget. Concerned about the appointment of non-residents to our committees. Watch

Doug Sharp Spoke about the Inclusionary Housing Ordinance Watch
Trudi Davis  Member of Reclaim Evanston that stated we need more affordable housing in Evanston.  Watch

Conrad Floeter  Member of Reclaim Evanston who spoke about affordable housing.  Watch

Rachel Heuman  Member of Reclaim Evanston who spoke about affordable housing.  Watch

Sharon Goodman  Member of Reclaim Evanston who spoke about affordable housing.  Watch

Phyllis Nickel  Member of Reclaim Evanston who spoke about affordable housing.  Watch

Tricia Tenpenny  Member of Reclaim Evanston who spoke about affordable housing.  Watch

Tabitha Bonilla  Shared her opinion and concerns about the closing of Fire House #4.  Watch

Maryann Kearns  Said that the cuts to the Mental Health Board are significant and hopes it gets better funding.  Watch

Murphy Monroe  Spoke about the arts in Evanston. Asked City Council to not cut funds to the arts.  Watch

Bea Rashid  Voiced her support for the funding of the arts programs in Evanston.  Watch

Jane Wikenkamp  Talked about affordable housing and the lack of housing in Evanston.  Watch

Leslie Yamshon  Shared her concerns about the restructuring of the Youth and Young Adult Services.  Watch

Jill Graham  Spoke about the proposed changes in the Inclusionary Housing Ordinance.  Watch

Sue Loellbach  Hoped that City Council pass the Inclusionary Housing Ordinance. Also shared her concerns to the Mental Health Board.  Watch

Betsy Wilson  Said that the cuts to the Health and Human Services and other areas will affect the most vulnerable members of the community.  Watch

Alan Factor  Informed City Council about a grassroots initiative in Evanston to offer care for people suffering with dementia and making Evanston age friendly.  Watch

Christine Escobar  Shared her opposition for cuts to the health department, youth services and the closing of Fire Station #4. Also shared her concerns about the City Manager’s salary.  Watch

Judith Tredway  Wanted to remind City Council about the potential of imposing an
Employee Tax on city workers that do not live in Evanston. Wanted to keep the adequate staffing in the Health Department so the city can have a certified Health Department.

Ally Harned  Said there was no impact on the budget by saving the Harley Clarke mansion.

Ray Friedman  Asked why City Council did not act accordingly based on the survey information they gathered by the residents. Also talked about Robert Crown, Harley Clarke and Howard Theater.

Doreen Price  Said there is no enough money being invested in affordable housing.

Eileen Wiviott  Minister from the Unitarian Church of Evanston who voiced her support for mental health care services in Evanston.

Daniel Yamshon  Said there needs to be appropriate specialist in the Health Department in order to respond to emergencies.

Rose Welch  Talked about the effects the budget cuts will have to the proposed staff downsizing

Priscilla Giles  Asked why the salaries of some members of the dias are not being cut, while important services in the city are being slashed.

Nolan Robinson  Stated that increasing taxes on ride-sharing services is bad for business and asked City Council to not increase the tax.

Special Order of Business

(SP1) Public Benefits for Planned Developments  Motion: Ald. Rainey

Staff requests City Council direction, which could come in the form of a referral to the Plan Commission if a Text Amendment is recommended or a recommendation for no further action.

For Discussion

Referred to the Planning Commission
(SP2) Downtown Zoning Regulations

Staff requests City Council direction regarding addressing current Downtown zoning regulations.

For Discussion
Item was held

(SP3) Affordable Housing Work Plan Progress to Date

Staff will provide City Council with updates on the revised Inclusionary Housing Ordinance, Affordable Housing Fund, the rental of accessory dwelling units, the three-unrelated occupancy rule, landlord-tenant services, the Landlord Rehabilitation Assistance Program and a housing plan scope of work.

For Action: Receive and Place on File
Motion made to Receive and Place on File
Passed 8-0

(SP4) Ordinance 107-O-18 Amending Title 5, Chapter 7, “Inclusionary Housing”

City Council approved Ordinance 107-O-18, amending Title 5, Chapter 7 of the City Code, “Inclusionary Housing," contingent on City Council’s decision on affordability levels for homeownership in §5-7-6(B)1.

Motion to amend Ordinance to include a review clause at 36 months
Passed 9-0

Motion to suspend the rules to allow reconsideration on SP4
Passed 9-0

Motion to adopts all IDUs at 100% AMI
Passed 8-1
Ald. Rue Simmons voted “No”

Motion to approve Ordinance as amended
Passed 8-1
Ald. Rue Simmons voted “No”

For Action
Passed 8-1
Ald. Rue Simmons voted “No”
(SP5) Approval of a $200 fee for Initial Registration of an Existing Dwelling Unit and a $75 to $375 Fine for Renting an Unregistered Dwelling Unit

City Council approved the proposed fee of $200 for the initial inspection and registration of an Accessory Dwelling Unit/coach house, and a fine from $75 to $375 for renting an unregistered unit following the “amnesty period.” In addition, staff recommends this fee and fine schedule be adopted for initial rental registration of all existing dwelling units. This will be consistent with registration for other types of businesses and will recover the direct costs of the initial rental inspections and registrations.

For Action
Passed 9-0

(SP6) Resolution 100-R-18 to Approve an Intergovernmental Agreement for the 2020-2025 Assessment of Fair Housing

City Council approved Resolution 100-R-18 to Approve an Intergovernmental Agreement for the 2020-2025 Assessment of Fair Housing (AFH). The City is required to include information about barriers to fair housing and what actions it will take to affirmatively further fair housing in its 2020 – 2024 Consolidated Plan to continue to receive its federal entitlement grants. The City would contribute $13,000 of the total AFH budget of $327,000. The AFH will be funded from the City’s Community Development Block Grant (CDBG) under CDBG Administration, 215.21.5220.62490 and/or its HOME Investment Partnerships grant, 240.21.5430.62490. Payments may be from the 2018 or 2019 grants depending on timing of invoices.

For Action
Passed 9-0

(SP7) Different Forms of Shared Housing

City Council members requested more information on various types of shared housing options. Different types of shared housing include: co-housing, housing co-operatives, home sharing, and rooming houses, which are identified in the corresponding memorandum. Rooming houses are the only type of shared housing currently addressed in Evanston’s City Code.

For Action: Received and Place on File
Passed 9-0
(SP8) **Evanston Development Corporation Presentation**

Representatives from the Evanston Development Corporation will present City Council with an overview of its activities.

**For Discussion**

(SP9) **Fiscal Year 2019 Budget Workshop**

No formal action will be taken regarding the FY 2019 Budget. Budget documents are available here: www.cityofevanston.org/city-budget/.

**For Discussion**

Motion to remove the Assistant Health Director, Health Educator and Communicable Disease Specialist positions from being considered for elimination

Failed 5-3  Ald. Wynne, Wilson, Suffredin, Revelle & Fiske voted “No”

(SP10) **For Appointment to:**

**Affordable Housing Plan Steering Committee - Ellen Cushing**

Ellen Cushing serves as chair of the City’s Housing and Homelessness Commission. Previously, she served as a two-term board member for Connections for the Homeless and as a member of the Community Partners for Affordable Housing Advisory Board. Ellen volunteers her time at Hilda’s Place and at the Interfaith Action overnight homeless shelter.

**Affordable Housing Plan Steering Committee - Sarah Delgado**

Sarah Delgado is the community engagement and education manager for the Chicago Area Fair Housing Alliance, where she analyzes municipal housing policies and provides technical assistance to municipal governments concerning fair housing policies and procedures. Sarah is a member of the Steering Committee of Joining Forces for Affordable Housing.

**Affordable Housing Plan Steering Committee - Aum Harvey**

Aum Harvey is an ETHS alumna and a former 20-year resident of Evanston seeking affordable housing solutions for her hometown. Aum holds a Master of Business Administration and currently works for the U.S. Department of Veterans Affairs.

**Affordable Housing Plan Steering Committee - Stephanie Murray**

Stephanie Murray is a 25-year resident of Evanston and has worked in the community for the past 17 years at First Bank & Trust, where she serves as assistant vice president of consumer lending and specializes in home equity lending. Stephanie holds a Master of Public Administration with a
concentration in financial management.

**Affordable Housing Plan Steering Committee - Jennifer O'Neil**
Jennifer O'Neil has 45 years of experience in the management and development of residential real estate and the administration of subsidy programs. During her career, she has designed and implemented housing mobility, self-sufficiency and homeownership programs serving more than 7,000 low-income families. Jennifer is president of the North Shore Village Board of Directors and serves as a member of the Steering Committee for Joining Forces for Affordable Housing.

**Affordable Housing Plan Steering Committee - Rodney Orr**
Rodney Orr is a recent graduate of Northwestern University and currently works as a medical assistant at Howard Brown Health. Rodney serves on the Board of Directors for Project Fierce Chicago, which provides transitional housing to homeless LGBTQ+ young adults in North Lawndale.

**Affordable Housing Plan Steering Committee - Uri Pachter**
Uri Pachter is a senior planner with Valerie S. Kretchmer Associates, where he conducts market assessments and feasibility studies for affordable and market rate residential developments in the Chicago area. Uri led an equitable transit oriented development endorsement program (eTOD) in the Bay Area while serving as a project manager at Greenbelt Alliance. He volunteers his time as an advanced tax preparer for the Volunteer Income Tax Assistance Program at the Evanston Public Library.

**Affordable Housing Plan Steering Committee - Eleanor Revelle**
Eleanor Revelle serves as alderman of the City’s 7th Ward and has been the City Council representative on the Housing and Homelessness Commission since the spring of 2017. Alderman Revelle is also a member of the City’s Inclusionary Housing Ordinance Subcommittee.

**Affordable Housing Plan Steering Committee - Michael Roane**
Michael Roane has 15 years of experience in affordable housing and community development in the public, private and nonprofit sectors. He currently serves as vice president at Brinshore Development, where he manages complex residential and mixed-use urban development projects throughout the Midwest and serves as team leader for the development of affordable housing projects. Michael earned a master’s degree in Urban Planning at the University of Virginia.

**Affordable Housing Plan Steering Committee - Christopher Rothwell**
Christopher Rothwell is a member of the Community Investment group at Federal Home Loan Bank of Chicago, where he helps provide grant funds to affordable housing projects through the Affordable Housing Program.
Christopher has a bachelor’s degree in Political Science from Florida State University and a J.D. from the Chicago-Kent College of Law.

**Affordable Housing Plan Steering Committee - Timothy Stroh**
Timothy Stroh has worked as a realtor in Evanston’s off-campus student housing market for more than 10 years, representing both landlords and renters. As a property manager and broker at Honore Properties, Timothy manages the day-to-day operations of 17 residential buildings. Previously, Timothy served as a member of the Evanston Arts Council.

**For Action**
**Passed 5-4  Ald. Rue Simmons, Suffredin, Fleming & Fiske voted “No”**

(SP11) **For Reappointment to:**  
Preservation Commission - Robert Bady

**For Action**
**Passed 9-0**

**Call of the Wards**

Ward 1: No Report  
Ward 2: Shared his condolences to the family of Pierre Jean-Paul. Thanked staff and City Council for moving the street naming ceremony to an earlier date.  
Ward 3: Thanked Rabbi London and the Beth Emet congregation for hosting the prayer vigil. On Thursday, November 1, office hours will be from 7-10 a.m. at Brothers K.

Ward 4: No Report  
Ward 5: No Report  
Ward 6: No Report  
Ward 7: Gave an update about a developer who requested road access to his land lot  
Ward 8: No Report
Ward 9: Thanked 9th Ward residents for attending meeting and voicing their concerns.

Adjournment

Mayor Hagerty called a voice vote to adjourn the City Council meeting, and by unanimous vote the meeting was adjourned.