



City of Evanston

SPECIAL CITY COUNCIL MEETING

**CITY OF EVANSTON, ILLINOIS
LORRAINE H. MORTON CIVIC CENTER
JAMES C. LYTTLE COUNCIL CHAMBERS
Monday, April 29th, 2019**

Present:

Alderman Fiske

Alderman Rue Simmons

Alderman Braithwaite

Alderman Revelle

Alderman Wynne

Alderman Fleming

Alderman Wilson

Alderman Suffredin

(8)

Absent:

Alderman Rainey (1)

Presiding:

Mayor Stephen Hagerty

**Devon Reid
City Clerk**

Mayor's Public Announcements

Mayor Hagerty had no Announcements

[Watch](#)

City Manager's Public Announcements

City Manager Wally Bobkiewicz had no Announcements

[Watch](#)

City Clerk's Communications

City Clerk Reid had no Announcements

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Public Comment

Amalia Malos

Owner of Evanston Stitchworks who stated she will no longer be able to offer her 3-hour classes at her studio with the proposed changes in the City's parking rule. She believes the parking rules are not taking retail stores into consideration. She reasons this will be an inconvenience to residents who may be forced to move to another parking spot and may not encourage them to stay and visit other local businesses.

[Watch](#)

Julie Matthei

Co-owner of Hewn Bakery shared her concerns over the proposed amendments to "Parking Meter Zones. Although some concerns were addressed in the proposed Ordinance, she believes the bulk of her concerns are not being reflected. A few items she wished City Council to consider include: Creating a business parking in residential areas from 9-5 p.m.; commercial parking in a residential neighborhood, and having parking enforcement issuing ticket warnings. Asked City Council to reconsider free parking on Sundays and eliminating the convenience fee.

[Watch](#)

James Engleman

Voiced his support for more affordable housing in Evanston.

[Watch](#)

Jane Wickenkamp

Stated there is an increase in demand for affordable housing for senior citizens in Evanston. Was pleased to know City Council is open to discussing mixed-income housing by the Jane Pearlman building. Hopes other properties will be considered for affordable housing in Evanston.

[Watch](#)

Mary De Jong	Shared her support for any measure that would help increase affordable housing, especially if it includes mixed-income housing.	Watch
Peter De Jong	Asked City Council to review parking on Main St. which is overflowed by commuters who park there in order to take the Metra train. Voiced his support for affordable housing for senior citizens in Evanston. Would like to see any proposed affordable housing to be deeded in order to remain affordable.	Watch
Sue Loellbach	She appreciated the quarterly meetings being held to discuss affordable housing. She expects to see more affordable housing units become available. Asked City Council to find solutions that can help increase affordable housing for the mixed demographics in Evanston to support a more equitable and inclusive community.	Watch
Lori Keenan	Stated her son received a \$75 parking ticket while parking near ETHS and believes the price to be outrageous and a regressive tax. She stated to have received a parking ticket despite having paid for the meter. Claimed other people she knows have received tickets despite also paying for their parking meters.	Watch
Priscilla Giles	Read an article dated March 6, 21960 relating to bonds issuance. The article states bonds being issued may serve to keep Evanston under the 90,000 population threshold and may force individuals to seek cheaper housing elsewhere.	Watch
Doreen Price	Talked about affordable housing in Evanston. Believes in keeping homeowners in their own homes is the cheapest solution to make businesses prosper.	Watch
Ray Friedman	Wanted to know if closed session minutes had been released per the Resolution passed on January 29, 2019. Asked why ward meetings are being restricted to only agenda items being discussed by the Aldermen. Lastly, he would like to see more details in the City Council goals pertaining to the long-term finances of the city.	Watch
Carlis Sutton	Inquired if any EPA assessment for the contaminated soil, traffic study and what type of building are planned to be developed at 1805 Church Street. He is concerned the city hasn't addressed the issue of elderly residents not being able to live in their homes. Requested a study be conducted to determine how many units will become affordable housing at the development site on Church St. and Darrow Ave.	Watch
Tina Paden	Requested assistance to be given for landlords that provide affordable housing in Evanston. If funds could be allocated to assist landlords, more affordable housing units can be sustained.	Watch

Special Order of Business

(SP1) Presentation by Housing Authority of Cook County

[Watch](#)

The Housing Authority of Cook County will present City Council with an update on the Perlman Expansion, a proposed new mixed-income senior residence at 1900 Sherman Avenue.

For Discussion

(SP2) Affordable Housing Work Plan Progress to Date

[Watch](#)

City Council accepted and placed on file a report updating City Council on activities that further the Council goal of expanding affordable options in Evanston, including: rental registration of ADU/coach houses, recent developments covered by the Inclusionary Housing Ordinance, home ownership activities, projects to expand the supply of new income restricted rental units, activities to preserve affordable housing, updates on housing services, including landlord-tenant and the IHO waitlist, the Assessment of Fair Housing, and the Affordable Housing Plan Steering Committee. In addition, staff seeks direction from City Council on proposed amendments to zoning code relating to attached accessory dwelling units and small lot housing.

For Action: Accept and Place on File

Passed 7-0

(SP3) Tenant Relocation Assistance Policy for Displaced Tenants

Staff seeks direction from City Council regarding next steps relating to the development of a Tenant Relocation Assistance Policy. Such policies are being implemented in municipalities that are experiencing high levels of displacement, particularly of low-income and senior tenants, due to redevelopment and rapidly rising rents. Some also cover displacement resulting from property standards violations that result in a unit being declared uninhabitable.

For Discussion

(SP4) Ordinance 38-O-19, Amending Title 4, Chapter 18, “Demolition Tax”

Motion: Ald.
Wilson

[Watch](#)

City Council approved for introduction Ordinance 38-O-19, amending Title 4, Chapter 18 of the City Code, to increase the Demolition Tax to further Affordable Housing efforts. The demolition tax for a single-family detached

residential structure will increase to fifteen thousand dollars (\$15,000.00) from ten thousand dollars (\$10,000); and for any multi-family, single-family attached, or two-family residential structure, either fifteen thousand dollars (\$15,000.00) or five thousand dollars (\$5,000.00) for each unit in the structure, whichever amount is more.

For Introduction

Passed 6-0

(SP5) Resolution 36-R-19, Deed in Lieu of Foreclosure of 1805 Church Street

Motion: Ald.
Rue Simmons

[Watch](#)

City Council approved Resolution 36-R-19, authorizing the City Manager to execute a Deed in Lieu of Foreclosure Agreement for the acquisition of a vacant lot located at 1805 Church Street in Evanston, Illinois. This property at the corner of Church Street and Darrow Avenue has been identified as a development site for affordable or mixed income housing. It is adjacent to two parcels owned by the City, 1708 and 1710 Darrow Avenue.

For Action

Passed 7-0

(SP6) Ordinance 36-O-19 Authorizing the City Manager to Negotiate the Sale of City-Owned Real Property at 1824 Emerson Street

Motion: Ald.
Rue Simmons

[Watch](#)

City Council adopted Ordinance 36-O-19 authorizing the City Manager to negotiate the sale of City-owned property at 1824 Emerson Street to Evanston Township High School (“ETHS”) in conformance with the terms of the Intergovernmental Agreement between the City of Evanston and ETHS for the Geometry in Construction class.

For Introduction

Passed 7-0

(SP7) Parking Updates

[Watch](#)

Staff will provide an update on several parking initiatives that have been implemented over the last several months.

For Discussion

Direction was given to staff to return in 90 days with an update

(SP8) Ordinance 31-O-19, Amending Various Sections of Title 10, Chapter 11, Section 12 “Parking Meter Zones”

Motion: Ald.
Wynne

[Watch](#)

City Council adopted for introduction Ordinance 31-0-19, amending various Sections of Title 10, Chapter 11, Section 12 “Parking Meter Zones” changing the maximum time allowed at meters and surface lots by location. These changes will allow for four-hour limits on on-street parking in certain areas after 5pm and fourhour maximum parking all day in select surface parking lots.

For Introduction

Passed 8-0

(SP9) 2019-2020 City Council Goals

Motion: Ald.
Braithwaite

[Watch](#)

City Council approved the 2019-2020 City Council goals document, which outlines the definitions, metrics, and city-wide projects for each goal.

Motion to amend the language to include Sunday transportation option and creating MOU’s for fundraising groups.

Motion: Ald.
Fleming

Passed 8-0

For Action

Passed 8-0

Call of the Wards

Ward 1:	No Report	Watch
Ward 2:	The waste transfer station will be holding a meeting on May 2, 2019, at Gibbs-Morris Center starting at 6:30 p.m.	Watch
Ward 3:	On May 2, 2019 offices hours will be from 7:30 -10 a.m at Brothers K.	Watch
Ward 4:	There is a proposed development at 601 Davis St. and meetings will be scheduled on a date TBD.	Watch
Ward 5:	Thanked Rebuilding Together for their volunteer work in rebuilding 4 homes in the 5th Ward and supporting affordable housing. Congratulated the women of Delta Sigma Theta on their annual scholarship fundraiser. The group raised over \$250,000.00 for scholarships for the Evanston youth.	Watch
Ward 6:	No Report	Watch
Ward 7:	No Report	Watch
Ward 8:	No Report	Watch
Ward 9:	Voiced her support for Cook County which passed the Just Housing Ordinance that aimed at ending housing discrimination against people with arrest records.	Watch

Adjournment

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