ROLL CALL - PRESENT:  Alderman Feldman,  Alderman Moran  
Alderman Newman  Alderman Engelman  
Alderman Bernstein  Alderman Rainey  
A quorum being present.

NOT PRESENT AT  
ROLL CALL:  Aldermen Drummer, Wynne, Kent  

PRESIDING:  Mayor Lorraine H. Morton  

The OFFICIAL REGULAR MEETING of the City Council was called to order by Mayor Morton on Monday, May 8, 2000 at 5:50 p.m. in the Aldermanic Library. Alderman Feldman moved that Council adjourn into Closed Session for the purpose of discussion of matters involving collective bargaining, litigation, real estate acquisition and the setting of a price for the sale of real estate pursuant to 5ILCS Section 120/2 (c) 2, (c) 5, (c) 6 and (c) (11) of the Open Meetings Act which provides for the following exceptions:

(c) (2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees.

(c) (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.

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

(c) (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.


At 6:25 p.m. Alderman Feldman moved to reconvene into Open Session. Seconded by Alderman Moran. Motion carried, no nays. The meeting resumed in the Council Chamber.

Workshop Session – Series 2000 Bond Issue
Finance Director Bill Stafford explained debt components of the Series 2000 Bond Issue are $24 million for the Maple Avenue garage, which is part of the TIF project; $9.6 million for the senior center including off-site improvements and other issues related to the development and $5 million for the annual Capital Improvement Program (CIP).
Bob Rychlicki, Kane/McKenna stated the repayment included the Maple Avenue garage, senior center and related public improvements, but not the CIP. Assumptions are conservative and were updated in March and April based upon construction and additional research. Mr. Rychlicki stated *incremental property taxes* are from Church Street Plaza pavilion, hotel, residential apartment, 50% of the Research Park TIF, 50% from McDougal Littell and 100% from Scribcor 2 and Parcel 6 developments, which start in 2002. Those are expected to phase out in 2008.

*Incremental sales taxes* will come from the Church Street Plaza retail, cinema and parking, residential retail, garage retail and McDougal retail. In each case, with the exception of the McDougal retail, 100% of the sales tax is allocated to the repayment stream. Other revenue sources include the entertainment tax on the cinema, hotel tax of 2.5%, garage revenues after operations and maintenance and developer land payments. He thought the TIF property tax portion is around 35%, garage revenues 30-35% and the remainder split among the other components. He explained the revenue streams are applied to expenditures for city services adjusted for inflation annually, Maple Avenue garage operations and maintenance, debt service on the garage, the senior center and related TIF improvements.

Mr. Rychlicki stated 65% of the debt would be retired by 2010. Debt financing provides for city-owned assets. He noted conservative assumptions were used throughout on property, sales and other taxes thus it is anticipated when the project is fully operational it would do better than the projections.

Mr. Stafford explained business factors involved for the type of bond financing mechanism suggested. First is uncertain revenue cash flow. While they have projections and pro formas, they are not certain when dollars will come in. If more revenue comes in, with a flat rate, they could not retire more debt. The City wants to get as much paid off before the TIF expires in 2008. This method allows maximum flexibility to do that. They want to maximize use of TIF revenues to pay off the garage and other components. Arbitrage will be used. Because of lower interest rates of between 100-150 basis points below the normal rate they would get for a flat rate series issue as opposed to a variable rate, they will gain which also reduces capitalized interest. If there is less interest to pay, it means they need less money in those years when they are not getting revenue flows in. Staff believes this will reduce interest cost on average.

Mr. Stafford noted on the variable rate issue that they will issue bonds, which will become seven-day demand notes or other modes, where the paper is remarketed weekly or monthly. Because of this they have to be sure they can cover the bonds so will need a bank line of credit. He reported an RFP was put out recently and they are analyzing the bids now. The interest is paid monthly as opposed to twice a year. They believe they can do rate management. If pro formas are between 6-6-1/2% they can do a hedge or swap to make sure they don’t go above the pro formas. Staff believes they can get interest rate protection. Mr. Stafford outlined advantages: reduce principal on 30-days notice; reduce interest costs; reduce capitalized interest; more flexibility in refinancing options; hedge or swap interest rate projection and, most importantly, allows them to match funds that come in versus debt service.

Staff recommends using Banc One Capital Markets, a leader in the variable rate field with $11 billion in their portfolio. They have experience with Illinois communities, with similar business issues and with R.V. Norene. He noted when they do a negotiated sale, the rate is from the bank, so they have to make sure the rate is competitive. Ron Norene will make sure the rate is competitive and market indices will be used.

Mr. Stafford introduced John Peterson from Bank One noting he has run numbers on prior bond issues and worked with R.V. Norene. He noted that Schaumburg did similar financing on their stadium with two parallels to Evanston: uncertain revenue flows and part of the deal will be taxable. Part is taxable due to agreements the City has with the cinemas and the hotel. Schaumburg is similar to Evanston in size and credit ability to take advantage of economies of scale. He did not think a variable rate issue would have any effect on the City’s Aaa rating by Moody’s. Mr. Stafford asked Council approval of the variable rate issue with Bank One as underwriter and a reimbursement resolution to get the CIP moving.

Alderman Newman clarified that $9.6 million for the senior center was actually $6 million for the Levy Center and $3.6 million for McDougal Littell and off-site improvements. Mr. Stafford explained the McDougal Littell/Hill settlement
Assistant City Manager Judith Aiello explained off-site improvements include various traffic signal improvements to Ridge, Green Bay and Emerson, Maple and University and Church Street. The $350,000 for demolition includes Pine Yard, Dave’s Italian Kitchen, Levy Center and some tank removal under the main pavilion ($50,000).

In response to Alderman Bernstein, Mr. Stafford explained that Norene would monitor the day-to-day rate for similar ratings to the City’s issue and put together the official statement. These rates get set by market indicators. He will look at both the market indicators and similar issues.

Alderman Rainey asked how fees and bond counsel compare? Mr. Stafford stated fees would be higher because they have to pay for the bank line of credit and Bank One’s higher involvement. If they are getting between 100-150 points lower than a flat rate, that should more than make up for those fees. He pointed out there is a significant drop in capitalized interest and other interest costs. Alderman Rainey asked the downside of this? Mr. Stafford said if the market continues to ratchet up rates, theoretically, if the City’s pro formas are at 6% and rates go to 8%, and the City’s rate is at 6-½%, they have blown the budget. If there is any inkling of that they would use another financing mechanism to swap and lock in a rate at a lower amount.

John Peterson stated the variable rate is short-term and has been consistently lower than long-term fixed rates. He said if interest rates go above what the various revenues can support, the budget does not work and they are not covered. If they issued fix rate debt they would have the same problem. A hedging device to keep the interest rate from going through the budget is what is put in place. Mr. Peterson confirmed with Alderman Rainey that a hedging device is like insurance. An interest rate cap is insurance that assures if the variable rate goes through the cap, they get a payment that keeps them at the cap level. Alderman Rainey asked the cost of 25 basis points in excess of what they budgeted for? He believed the premium would be less on $30 million. Alderman Rainey confirmed they do not have to acquire the hedge at the outset. Mr. Stafford stated they would run a sensitivity analysis to get a better feel of when to lock in.

Alderman Engelman commented another downside is the advantage to pay back principal and retire bonds early won’t materialize because the revenue sources they anticipate may not materialize. If that happens, the City loses those advantages. Mr. Peterson agreed that if interest rates go high enough there would not be enough revenue to pay down principal. However he noted with a lower interest rate, they have more room to work with. Alderman Engelman asked if they were going to do runs of what it would look like with a fixed rate using reasonable assumptions, if they do not get revenues or interest rates go up. Mr. Stafford stated they could do that. Alderman Engelman commented that they are being asked to participate in a financing structure they seldom have used, if ever, and it is new to them. He asked for the runs to get a full understanding of potential savings that justify the risk and to quantify savings versus risks.

Alderman Moran asked if Council had received costs on the new Levy Center previously? Mr. Stafford stated costs were in the April 3 Kane/McKenna memo. Alderman Moran recalled a reserve of $2.4 million for replacement of the Levy Center and was that included in the $6 million. No. He asked what happened to the $2.4 million? Ms. Aiello stated that figure was part of early projections. They have taken all assumptions and these are the final preliminary numbers. They never had a cash reserve. Alderman Moran asked Mr. Rychlicki to explain, on the page indicating revenue sources pledged for the Maple Avenue garage, the proportions to each element? Property taxes from Church Street Plaza are 18%, sales taxes 7%, hotel taxes, 12%, all revenues from the parking garage 32%, commercial rental revenue first floor 2%, entertainment taxes 8%, downtown TIF allocation 8%, McDougal allocation 5%, land payments from Hill 2% and Scribcor development around 5%. TIF revenues are about 35% of the whole.

Mayor Morton asked if there was any community other than Schaumburg to compare to because they have more opportunity for substantial tax monies. Mr. Stafford pointed out Evanston and Schaumburg are about the same size and Evanston has a better credit rating. He said the deal was comparable; Schaumburg had the same business issues, the uncertain revenue stream and similar taxable and nontaxable issue. He acknowledged the communities are not comparable in revenue/expenditure makeup. Mayor Morton asked the timeframe? Mr. Stafford stated the City would issue a bond in late June. Repayment begins when the bond is issued. He explained they issue the bond for more money
than needed for the specific project so they can pay interest until the revenue flow starts. That is capitalized interest.

Alderman Engelman asked if they looked at the variable rate against a fixed rate with a call option when the TIF expires which allows them to do the same thing -- pay off the principal? Mr. Stafford said they did not but could do that. Mr. Peterson explained they started with fixed rate assumption. When they shifted the assumption from a fixed rate to a lower variable rate, the senior center bonds could be paid off two years earlier. The lower variable rate affords a faster paydown than the fixed rate would provide. In addition a fixed rate issue would not give them the opportunity to accelerate that prior to expiration of the TIF. Alderman Engelman was concerned that when they started with the fixed rate assumption they could not pay off the bonds. He said this community has used a fixed rate assumption in every bond issue for generations. Mr. Rychlicki explained when they did a 6 or 6 ¼% fixed rate scenario the coverage was 1.05% and when Bank One did the numbers they could pay the CIP.

Alderman Drummer asked how conservative the numbers could be when various other sources are used to pay down the debt and suggested this project cannot pay for itself. Mr. Rychlicki stated there are diverse sources of sales, hotel, entertainment and property taxes. Alderman Drummer would like the projects to pay for themselves. Mr. Rychlicki noted the garage has increased in size to serve a larger universe plus a public policy issue involved with parking in downtown. Alderman Drummer asked how much money the Downtown II TIF has generated? When they started they were taking in $350,000 in annual property taxes. How much has the City pumped back into it? After the TIF ends the City will still be paying for 10-12 years. Mr. Rychlicki pointed out 65% of the debt will be retired at the end of the TIF and then net garage revenues and sales taxes would pay the remainder. Alderman Drummer confirmed the interim Levy site build out is part of the $6 million for the senior center.

Alderman Newman explained the Hill project began with a 1,000-space garage, then they planned for 2,400 parking spaces to be divided between the Maple Avenue and Sherman Avenue garages to include parking for the Scribcor buildings and others with leases. The Maple Avenue garage then went from 1,000 to 1,200 spaces. Even when the garage was planned for 1,000 spaces, the Shaw building cars were to park there during the day. With an addition of 250,000 square feet of office space, the garage was expanded to 1,400 spaces. When the Klutznick project was proposed, they decided to make the Maple Avenue garage 1,400 spaces and add 1,300 to Sherman Avenue. During planning of this project they went from 1,000 to 1,400 spaces at $16,000 a space, which dramatically increased the garage cost. He noted additional buildings are being constructed with parking leases so there is an obligation to provide parking. These buildings would not have been built without parking. All building owners will benefit from the taxes from the Hill development and after 2008 entertainment, hotel and sales taxes will subsidize parking. He did not think the Church Street Plaza project should pay for parking for other buildings that have come along.

Alderman Rainey stated the Evanston City Council in the late 1980s committed to building a parking garage as parcels became developed in the Research Park.

Alderman Drummer observed government is the only entity that can do business this way because it works with other people’s money; noted if they did nothing in the Research Park, they would have $20 million in the bank in 2008. Now they will be deeply in debt but it will be paid. He asked for a report on the money this project has generated.

Marty Stern, U.S. Equities, commented that all uses created in the park collectively would pay for the garage. The City had obligations that might have required tax dollars unless other ways were created to fund this. The Hill project provided a way to pay for parking that it generated, but to pay for all obligations the City had for the Shaw and the Scribcor buildings involved other sources. There are four or five sources to pay for the garage and at the end of 2008 there will be surpluses. All of the real estate taxes currently going into the TIF after 2008 will go to all taxing bodies.

At 7:45 p.m. the meeting recessed so that aldermen could attend standing committee meetings. At 8:38 p.m., Mayor Morton called the Council meeting to order in the Council Chamber.
McGaw YMCA – City Youth & Government 2000

Mayor Morton introduced and swore in these individuals elected and appointed to city offices: Joanna Kretchmer, Mayor; James Laviene, Alderman 1st Ward; Tony Grusich, Alderman 2nd Ward; David Plotkin, Alderman 3rd Ward; Daniel Epstein, Alderman 4th Ward; Julia Nash, Alderman 5th Ward; Evan Howell, Alderman 6th Ward; Laura Shapiro, Alderman 7th Ward/City Clerk; Jamaal Johnson, Alderman 8th Ward; Andrew Bitler, Alderman 9th Ward; Eric Hubbard, Finance Director; Brigitte Frett, Health & Human Services Director; Morgan Clark, Human Relations Director; Andy Mason, Police Chief; Jessie Waller, Parks/Forestry & Recreation Director and Candy James, Zoning Director.

City Manager Announcements:
Assistant City Manager Judith Aiello announced that the Farmer’s Market would begin on Saturday, May 20 through October 28 from 7:30 a.m. to 12:30 p.m. in the parking lot at Emerson St. and Oak Ave. All the farmers will be back, non-profit groups will sell baked goods and City departments will distribute information to citizens.

Proclamations:

Older Adults Month – May 2000
Police Week – May 14-20, 2000
Police Officers’ Memorial Day – May 15, 2000

Communications: None

CITIZEN COMMENT:

Rosemary O’Neil, 2044 Sheridan Rd., stated as of March 2000 there were 36,042 registered voters in Evanston. In the Fair Share referendum 12,702 persons voted – 45% of registered voters. Non-voters were 65%. Of those who voted, 10,444 voted yes representing only 29% of the 36,042 registered voters; 6% or 2,258 voted no. She noted when people say Fair Share got 80% of the vote, she thought Fair Share actually got 80% of the 35% who voted. She saw this as a minority figure, which seemed to motivate people to be on a crusade. She suggested if Council is moved by 29%, to consider twice the number 58% and asked them to remember that figure.

Mary McWilliams, 1606 Wesley Ave., representing the Northeast Historic District Association announced that national preservation week begins Sunday, May 14. and presented Mayor Morton with a copy of a certificate stating that the Northeast Evanston Historic District has been listed in the National Register of Historic Places. She noted Evanston now has four districts in the national register; nine buildings listed individually in the national register and three national historic landmarks. She was joined by Ann Dienner, representing the Lakeshore Historic District; Ann Earl, co-author of the Ridge Historic District nomination and R.J. Coleman, president, Dewey Community Conference.

Bennett J. Johnson, 708 Washington St., president North Shore branch, NAACP, recalled growing up at 570 Milburn at the Bridges home. He found the proposed historic district to be divisive and pointed out there are many problems working together as people in Evanston. He suggested the need to find more ways to connect and relate to each other. He thought the tax implications have not been looked at; suggested the district would de facto raise taxes for the entire city. He recalled some homes in the Ridge Historic District are on the old Patten estate. He noted when the Butler building on Emerson Street was torn down, Dave Galloway, Preservation Commission member, stood with them to try and save it. He stated that was a historic building and if it had been rehabbed for use in the Research Park it would have retained the memory of one of the most important men in the community, Henry Butler, an African American. He saw a lack of fairness in this situation; noted bricks in the Butler building came from the Tuskeegee Institute.

Denis Drennan, 4 Milburn Park stated: freedom, democracy, will of the people, homeowners rights, restriction of homeowners rights, taxes, historic districts, more historic districts, more taxes. He stated 59% of the northeast local historic district have spoken and asked Council to respect their voice.

CONSENT AGENDA (Any item marked with an Asterisk*)
Alderman Drummer moved Council approval of the Consent Agenda with these exceptions: Special Event – Custer’s Last Stand; Ordinance 56-O-00 – Northeast Historic Preservation Ordinance; Ordinance 57-O-00 – Amending Church St. Plaza Planned Development; Ordinance 46-O-00 – Adopting Revisions to the Comprehensive General Plan and Resolution 42-R-00 – Parking Lease for 1011 University Place. Alderman Feldman abstained from voting on Authorization for approval of proposal of E-tropolis Partners because he serves on that board. Seconded by Alderman Moran. Roll call. Voting aye – Feldman, Newman, Drummer, Wynne, Bernstein, Kent, Moran, Engelman, Rainey. Voting nay – none. Motion carried (9-0).

* ITEMS APPROVED ON CONSENT AGENDA

MINUTES:

* Approval of the minutes of the Regular Council Meeting of April 24, 2000. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

ADMINISTRATION & PUBLIC WORKS:

* Approval, as recommended, of City of Evanston payroll for the period ending April 13, 2000 and City of Evanston bills for the period ending April 25, 2000 and that they be authorized and charged to the proper accounts, summarized as follows:

  City of Evanston payroll (through 4/27/00) $1,712,397.36
  City of Evanston Bills (through 5/09/00) $1,650,445.67

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

* Approval of the lowest responsive and responsible bid for 50/50 Sidewalk/Curb Replacement Program for Public Works Department to Suburban Concrete at a cost of $64,025. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Approval of the lowest responsive and responsible bid for replacement of sewer structures and spot repairs on sewers for Public Works to DNB Construction at a cost of $196,226. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Approval of the lowest responsive and responsible bid for demolition of Dave’s Italian Kitchen to ACES Maintenance at a cost of $56,750. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Authorization for approval of proposal of E-tropolis Partners to provide Internet access and high-speed data connections. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (8-0-1) (Alderman Feldman abstained due to a possible conflict of interest.)

* Approval of proposal of Water Resources, Inc. to provide water meters and an automated water reading system for Water & Sewer Div. at a cost of $2,178,272. * APPROVED – CONSENT AGENDA MOTION & ROLL CALL (9-0)

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  * Special Event – Evansfest 2000 – Consideration to approve the request for permission from the City to hold a promotion titled Evansfest 2000 in downtown Evanston on July 28-30. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

  * Special Event – Central Street Arts & Crafts and Sidewalk Sale – Consideration of a recommendation that City Council approve the request of the Central Street/Green Bay Road Business Association for permission to hold their annual Central Street Arts & Crafts Fair and Sidewalk Sale. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)
* Recommendation of Revisions to the M/W/EBE Purchasing Policy – Consideration to approve revisions to the M/W/EBE purchasing policy which increases the City’s procurement goal from 20 to 25% and add a 3% goal for Evanston-based businesses as part of the 25% goal for M/W/EBE in future redevelopment agreements. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Recommendation on Permanent Speed Humps – Consideration of a recommendation pertaining to permanent speed humps in the 9th Ward. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Resolution 36-R-00 – Capital Improvement Plan Reimbursement Resolution – Consideration of proposed Resolution 36-R-00, which would enable the City to reimburse itself for CIP expenditures made prior to the issuance of General Obligation Bonds. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Recommendation to approve Bank One as Bond Underwriter – Consideration of recommendation to approve Bank One Capital Markets to provide underwriting services for the City’s proposed $39 million Series 2000 Bond issue. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Resolution 41-R-00 – Agreement of Understanding with IDOT for MFT – Consideration of proposed Resolution 41-R-00, by which City Council would authorize the City Manager, City Engineer and Senior Engineer to sign an agreement with IDOT related to engineering services on certain MFT-funded projects. * APPROVED-CONSENT AGENDA MOTION & ROLL CALL (9-0)

* Ordinance 33-O-00 – Street Vacation – Brown Ave. North of Greenleaf St. – Consideration of proposed Ordinance 33-O-00, by which City Council would vacate a portion of Brown Ave. north of Greenleaf St. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 38-O-00 – Prohibit Immobilizing Vehicles – Consideration of proposed Ordinance 38-O-00, by which City Council would prohibit private towing companies from immobilizing vehicles on private property. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 59-O-00 – Liquor License – Consideration of proposed Ordinance 59-O-00, by which City Council would decrease the number of Class D liquor licenses due to the closing of Charles Murray, dba Old Orleans Restaurant, 1458 Sherman Ave., for a decrease the number of authorized Class D liquor licenses from 21 to 20. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 61-O-00 – Sale of Surplus Items – Declaration of various items as surplus property to be sold at the Lake County auction on June 3, 2000. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 55-O-00 – Special Assessment #1439 – Consideration of proposed Ordinance 55-O-00, introduced April 24, 2000, by which City Council would authorize the paving of the alley north of Crain Street, east of Dewey Avenue by Special Assessment #1439. * ADOPTED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

Agenda Addendum

* Approval of Collective Bargaining Agreement – Consideration of approval of the collective
bargaining agreement between the City of Evanston and Teamsters Local 714, effective March 1, 2000 through February 28, 2003. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

PLANNING & DEVELOPMENT:

* Sidewalk Café for 500 Main Street – Consideration of the Site Plan & Appearance Review Committee’s recommendation that City Council approve a permit for a sidewalk café for 500 Main Street, with a waiver for the use of disposable beverage containers. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Ordinance 60-O-00 – Planned Development – Recommendation to enter into a Planned Development Agreement with Walter Kihm for a mixed-use consisting of retail and other commercial uses at 1004-1010 Church St. and 1642 Maple Ave. * MARKED INTRODUCED – CONSENT AGENDA

HUMAN SERVICES

* Continuum of Care of the Homeless – Consideration of the 2000 Continuum of Care of the Homeless whereby City Council approves for submission to the U.S. Department of Housing & Urban Development our annual strategy for addressing homelessness. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Approval of Township Monthly Bills – Approval of a recommendation that City Council approve Township bills, payroll and medical payments for the month of April 2000 in the amount of $116,202.80. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

OTHER COMMITTEES:

* Consideration of Supplemental Information to HUD Consolidated Plan – 2000-2004 – The U.S. Department of Housing & Urban Development (HUD) has asked the City to provide additional information for the City’s Consolidated Plan – 2000-2004. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Resolution 29-R-00 – Redevelopment Agreement for 1011 University Place – Consideration of proposed Resolution 29-R-00, by which City Council would authorize the City Manager to enter into a redevelopment agreement for 1011 University Place. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

APPOINTMENTS

* Mayor Morton asked for confirmation of the following reappointment:

  Barbara Putta  Zoning Board of Appeals
  634 Sheridan Rd.
  For term ending May 15, 2005

* APPROVED – CONSENT AGENDA

REPORT OF THE STANDING COMMITTEES

ADMINISTRATION & PUBLIC WORKS:
Special Event – Custer’s Last Stand – Consideration of a recommendation to approve the request of the Custer St. Fair Organization to hold its 28th annual Custer’s Last Stand on June 17-18, 2000.

Alderman Rainey moved approval of the Special Event – Custer’s Last Stand. Seconded by Alderman Drummer.

Alderman Bernstein noted this fair impacts Washington Street neighbors and would support it with the understanding that John Szostek, fair organizer, would maintain and keep exhibits off parkways to the extent possible; that there be full compliance with Health Department standards and noted the Custer Fair is not empowered to mandate contributions to enter the fair. Booths should be set up in such a way that there is no feeling of the necessity to pay to attend the fair. He encouraged people to attend and make a contribution.

Alderman Feldman objected to a setup at each entrance asking for money and wanted to see some other arrangement for raising funds within the fair.

Motion carried, no nays.

Alderman Rainey reported a purchase in excess of $2 million for a fixed network system that reads water meters without personnel. It involves 4,000 new water meters and 12 data collectors. The remaining 10,000 plus meters not being replaced will have a transmission device added to them. The 12 data collectors will be placed on public buildings and collect data from water meters up to ¾ of a mile away. The City will have the capability to alert the department to spikes in water usage, eliminate use of vehicles, personnel and estimated “reads.”

Alderman Rainey reported there are now 15 vacancies at the Police Department. The Civil Service Commission is interviewing eight persons during May.

PLANNING & DEVELOPMENT:

Ordinance 56-O-00 – Northeast Historic Preservation Ordinance – Consideration of proposed Ordinance 56-O-00, which would adopt the recommendation of the Preservation Commission to establish the Northeast Evanston Historic District.

Alderman Newman moved to hold this item over. Seconded by Alderman Feldman. At the request of two aldermen this item was held. Alderman Newman moved to send this matter back to the P&D Committee and return it at the May 22 Council meeting. Seconded by Alderman Feldman.

Alderman Engelman noted there was no majority on either side presently; all realize the issue’s divisiveness and frustration on both sides to get this over with; further dialogue is needed to determine what Council wishes to do.

Alderman Newman said it would not be fair if they voted on the proposed district with a boundary change without giving people an opportunity to address the change. Anybody who wanted to address a boundary change is welcome to do so and the committee could discuss implications of it.

Alderman Drummer suggested the P&D Committee bring a recommendation to Council. Alderman Engelman could not support that suggestion pointing out when it was decided that the P&D Committee was to hear this matter, all Council members and the Mayor were invited and all came. He was opposed to that then and thought the matter should have been heard by the Council as a Committee of the Whole because of the importance of the issue and widespread divisiveness in the community. He noted to send this back to a five-member committee and ask for them to vote without comment of four Council members who do not sit on that committee flies in the face of his previous comments. He preferred to vote that evening because there would be one vote and it does not matter where the boundaries are -- 59% of the people oppose this. Alderman Drummer withdrew his request.
Alderman Feldman wanted the P&D Committee to hear this and invited other Council members. He thought a recommendation did not preclude debate by the Council and favored the P&D Committee making a recommendation.

Alderman Newman planned to ask the P&D Committee for a recommendation on a boundary change. Alderman Engelman pointed out the P&D Committee consists of five members of Council, a majority of aldermen, and could not think of a single vote by a committee that was overturned by Council.

Alderman Drummer understood to pass this ordinance a majority of the corporate authority was needed which is six. Mayor Morton confirmed that. Corporation Counsel Jack Siegel explained that an ordinance for adoption of either a historic district or building calls for a majority of the corporate authorities, which are defined in state statute and Council rules as the alderman and Mayor. The glossary of Council Rules 32-R-97 specifically provides “City Council and corporate authorities shall mean the nine aldermen and mayor which are used interchangeably.” He noted an opinion had been rendered in several situations where an ordinance calls for a majority of corporate authorities as opposed to a majority of aldermen, which means six.

Mayor Morton suggested it would save time to bring the matter before Council. Alderman Feldman supported the committee system, which handles difficult issues and is a traditional way to legislate; believed it produces the best, considered decisions. He noted the standing committees are made up of individuals who specialized in issues over time whom he described as leaders who can frame debate, inquiry and deliberation. Mayor Morton asked why not meet as a committee of the whole Council? Alderman Feldman stated the P&D Committee is the committee of jurisdiction.


Voice vote, motion carried.

May 18 was set for the Special P&D Committee meeting at 7:30 p.m. in the Council Chamber.

Ordinance 57-O-00 – Amending Church Street Plaza Planned Development – Consideration of proposed Ordinance 57-O-00, introduced April 24, 2000, by which City Council would approve a recommendation of the Plan Commission to approve an amendment to the Church Street Plaza Planned Development to permit construction of an office building with ground-floor retail south of Church Street on Parcel 18.

Alderman Newman moved approval of Ordinance 57-O-00. Seconded by Alderman Feldman.

Alderman Newman noted the work done by Mr. Crum, Ms. Aiello and Mr. Stern who brought Arthur Hill, McDougal Littell, Mesirow Stein and the City together for a significantly improved project that will produce over $1.2 million in annual property taxes versus $34,000 annual property taxes before development. McDougal Littell will be the anchor tenant. He thanked McDougal Littell CEO Julie McGhee for working to keep the company in Evanston. He thanked Art Hill, who had development rights to this property and worked with the City as a partner. He recalled Council had voted recently to relocate Dave’s Italian Kitchen, which had seven more years on its lease. In those seven years the City will recoup $8 million and every year after $1.2 million to the City. He praised Alderman Feldman, chair, Economic Development Committee.


Ordinance 46-O-00 – Adopting Revisions to the Comprehensive General Plan – Consideration of proposed Ordinance 46-O-00, introduced March 27, 2000, by which City Council would adopt
revisions to the Comprehensive General Plan.


Alderman Engelman moved to amend the Historic Preservation chapter (Chapter 14) of the Comprehensive General Plan to add the following wording after the first sentence of the third grammatical paragraph on Part IV, page 12:

“High maintenance costs, high energy costs and high property taxes are among the problems that will continue to make owning a landmark a labor of love, sometimes a severely tested love.”

Alderman Engelman pointed out this language was in the 1986 Comprehensive General Plan and its message is as relevant today as it was 14 years ago. He noted much of the chapter extols the benefits of preservation and thought balancing the accolades with the reality that preservation imposes a burden as well as benefit was important and also important to reinforce that preservation requires the voluntary and active participation of affected property owners. Seconded by Alderman Moran.

Voice vote, motion carried, no nays.

Alderman Drummer reported that staff assured him that suggested corrections would be in the ordinance.

Alderman Moran congratulated the Plan Commission for the amended Comprehensive General Plan. He noted the plan is seldom talked about which he thought a mistake; suggested that staff work with the Plan Commission to prepare an annual report on what the City has done to advance goals in the plan so Council can monitor progress on goals.


OTHER COMMITTEES:

Resolution 42-R-00 – Parking Lease for 1011 University Place (Parcel 6) – Consideration of Resolution 42-R-00, by which City Council would authorize the City Manager to enter into a parking lease for 1011 University Place.

Alderman Feldman reported that this item was withdrawn at the request of the applicant.

Alderman Moran announced a Special Human Services Committee meeting on May 15 at 6:00 p.m. and May 31 at 6:30 p.m. for the purpose of discussing the Township budget. The first meeting will be presentations and informational and the committee would discuss data and make recommendations to Council at the second meeting.

Alderman Rainey announced a Special A&PW Committee meeting May 15 at 7:30 p.m. to begin the budget process.

CALL OF THE WARDS:

Alderman Newman thanked the Plan Commission for their work on the Comprehensive General Plan and was glad the preservation chapter is strong. He said the tax freeze would not be affected by the Council vote. He noted the tax freeze has played a critical part in Evanston’s efforts to maintain large homes for single family occupancy and preventing them from turning into rooming houses. He recalled a time when it became profitable for large houses near the lakefront to be filled with students. To date, on the 800 block of Foster Street, rooming houses continue to haunt the City.

Alderman Newman reported at the last meeting of the Human Services Committee there was extensive discussion about panhandling in the downtown. They heard from the Entry Point Program of the Center for Public Ministry that many of
the panhandlers’s are not interested in the shelter programs that help with job training and housing. They also heard from the owner of Unicorn Café who spoke about harassment of outdoor business patrons by panhandlers. He stated that creative solutions are needed.

Alderman Newman reported that he had spoken to Rev. Hanawalt of the Vineyard Christian Fellowship and Scribcor about finding another location for the church and that they are working together to find a location that won’t use a 35,000 square foot office building. He suggested it would be wonderful to find a way to relocate Vineyard in the community and get that building fully back on the tax rolls. He praised Council for standing firmly for the tax base.

Alderman Drummer thanked staff for their hard work in redoing to the Consolidated Plan for HUD and urged Council to review it. He suggested more attention would have to be paid to the plan in the future. He asked if ComEd had contacted the City about the expected storm that evening? Facilities Management Director Max Rubin stated ComEd had contacted the City about the storm and there was an outage east of James Park.

Alderman Wynne invited all to the Young Evanston Artists fest Saturday and Sunday May 19-20 at Dempster/Chicago.

Alderman Bernstein invited people to walk to Greenleaf to see the mural by James Russell Parks under the viaduct.

Alderman Bernstein congratulated the YMCA Youth in Government. He noted that a few months ago a 4th Ward activist came before Council with concerns about tree trimming and brought in several tree experts. The Forestry Department found there was some truth to her statements. He noted this person is being sued by a firm doing business with the City; suggested that citizens who speak should be protected as the aldermen are.

He announced buses would leave Saturday for Washington D.C. for the Mothers March Against Violence. Those who want to participate should contact Congresswoman Jan Schakowsky.

Alderman Bernstein noted funds were authorized for a public relations officer and asked the City Manager to respond.

Alderman Kent announced he now lives at 2024 Emerson Street. He, too, was concerned about 15 police officer vacancies. He does not see much diversity in hiring at the Fire Department. He made a reference to A&PW Committee regarding changes in standards for hiring to see where they are and how hiring can be influenced to have more diversity. Mr. Crum commented that the Fire Department is hiring off the list with an offer to a woman firefighter and another to a person of color.

Alderman Moran noted Dick Manger, owner of The Corner Store had retired and was a leader of the Central/Green Bay Merchants Association which did a lot of good work in bringing people together.

Alderman Moran noted that recently Northwestern University was designated the first Illinois Tech Center, the first of a regional network of privately managed centers by the Illinois Coalition. They will provide entrepreneurs assistance in reviewing business plans, raising capital investment, and forming strategic alliances with universities, labs and technology corporations. The primary goal of the center is to foster high technology companies and jobs in Evanston and the region. Northwestern University is committing substantial dollars. Governor Ryan made the announcement in the BIRL building, which is now the I-Tech Center. This is a major step for Evanston to continue progress made in the Research Park over the past few years.

Alderman Moran paid homage to Phil Peters, former executive director of the Northern Illinois Planning Commission, who passed away. He stated that Mr. Peters did a lot for the region and was a great family man.

Alderman Rainey reported the Human Services Committee had begun to deal with the buy back gun program. She referred to a speaker who made little of the 10,000 people who voted for the fair share referendum, which she felt was offensive. She stated there are few elections here where candidates win 10,000 votes. She looked forward to an apology.
Alderman Rainey announced that the 8th Ward is the first ward to have a web page and in just 24 hours learned that several people are interested in serving on a board or commission. The address is: annrainey.com.

Alderman Newman announced he will move to 2123 Sherman Avenue.

There being no further business to come before Council, the meeting was adjourned at 10:35 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.