

CITY COUNCIL

October 14, 2002

ROLL CALL - PRESENT:

Alderman Feldman	Alderman Bernstein
Alderman Jean-Baptiste	Alderman Moran
Alderman Wynne	Alderman Rainey

A Quorum was present.

NOT PRESENT AT

ROLL CALL:

Aldermen Newman, Kent, Engelman

ABSENT:

None

PRESIDING:

Mayor Lorraine H. Morton

The OFFICIAL REGULAR MEETING of the City Council was called to order by Mayor Morton Monday, October 14, 2002 at 5:41 p.m. in the Aldermanic Library. Alderman Jean-Baptiste moved that Council convene into Closed Session for the purpose of discussing matters related to litigation and claims pursuant to 5ILCS Section 120/2 (c) (11) and (12). Seconded by Alderman Feldman.

(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.

(12) The establishment of reserves or settlement of claims as provided in the Local Government and Governmental Employees Tort Immunity Act, if otherwise the disposition of a claim or potential claim might be prejudiced, or the review or discussion of claims, loss or risk management information, records, data, advice or communications from or with respect to any insurer of the public body or any intergovernmental risk management association or self insurance pool of which the public body is a member.

Roll call. Voting aye – Feldman, Jean-Baptiste, Bernstein, Wynne, Moran, Rainey. Voting nay – none. Motion carried 6-0.

At 6:57 p.m. Alderman Wynne moved to reconvene into Open Session and recess. Seconded by Alderman Jean-Baptiste. Motion carried. No nays.

Mayor Morton reconvened the City Council at 9:13 p.m. in the City Council Chamber.

Special Presentation of Artwork by Richard Halstead

Mayor Morton welcomed Mr. Halstead.

Mr. Halstead stated he was giving the first painting in a series of paintings of professions who provide emergency and special services in Evanston. The first painting is of a firefighter; second will be a forestry worker, followed by a paramedic and a police officer. This project has germinated in his mind for many years and coalesced when he noticed a photograph in the Civic Center of a young firefighter, Marty Leoni, who died somewhere in Evanston while fighting a fire. He has often looked at that photograph and studied the personality of his face. It reminded him of how often people take these professions for granted until there is a real need for their services or people are suddenly reminded of daily dangers, especially when a professional falls in the line of service. Because of that, he wanted to create a lasting, symbolic tribute to those who have been lost and to those who carry on these services and live long lives.

He thanked Mayor Morton for her encouragement and support, noting that she had two stipulations. One was that these paintings represent the rank and file and that it had the approval of Facilities Management Director Max Rubin. Mr. Rubin not only approved the project but also became deeply involved with it. He thanked Harmon Greenblatt, Noyes Cultural Arts Coordinator, who helped by allowing a portion of the time to do the paintings be community service. He said the Noyes Center community service is a kind of symbiosis that exists between the center and the City. Studios are paid for through traditional rent and a smaller portion from community service. Occasionally some tenants go beyond community service requirements with a special project like this. He wanted to give back to Evanston by creating a special tribute to these men and women. Four

matching frames have been made for these paintings by Good's of Evanston, which gave a generous discount. He thanked the Fire Department, which loaned equipment, and the firefighter who posed for this painting and was adamant that his identity not be revealed because he felt the painting would better represent all firefighters if his personality was not involved. Liberties were taken with his likeness and Mr. Halstead also tried to portray the hardness and agility that the firefighter's appearance suggests as well as a look of fatigue combined with alertness that he imagined might be characteristic of long days and nights. When the firefighter saw this painting, he said it was good and that it seemed to say, "I am here to help you." That was what Mr. Halstead wanted to portray. He thanked Evanston firefighters for helping citizens to feel safe and for protecting people and their homes. He also thanked police officers, forestry workers, paramedics and all dedicated city workers who are there to help when needed including those in offices, those who do repairs and maintenance in the parks, and in sanitation and streets.

On behalf of the City, Mayor Morton thanked Mr. Halstead for his gift.

Alderman Feldman said this wonderful gift comes from an artist who has been part of the Evanston tradition of fine arts for a long time. He noted Mr. Halstead and other fine artists with studios at the Noyes Center live in Evanston because this community supports the arts. A painting of this quality does justice to firefighters and the community. He thanked Mr. Halstead for a work of art that will be an inspiration to all who see it.

Presentation on Evanston property tax bills

Finance Director Bill Stafford stated there is a triennial reassessment every three years when one third of Cook County is reassessed. The northern portion of Cook County was reassessed this year. The City's assessments went up about 25.6% and the total EAV went from \$1.3 billion to \$1.6 billion due to the reassessment and new construction. The tax rate last year was 10.859% and this year was reduced to 9.126% per \$100 of EAV. The City's portion of the tax bill decreased from 18.72% to 17.84%. He took an average tax bill of \$5,000 in 2002, on a home valued at \$180-200,000, which was the median home value in 1998. If that tax bill increased as much as the EAV of 25.6%, there would be an \$277.81 increase. If they took a 20% increase in EAV, then the tax bill went to \$5,042. If the value of the home went up 35%, as many have, it is a 13.4% increase in the tax bill from \$5,000 to \$5,672.81. He noted if above the 25.6%, there is a disproportionately higher amount of increased tax. He pointed out that countywide taxes were higher and the reason is when the EAV goes up, Evanston has a bigger piece of the pie. The northern portion of the county takes a greater tax burden. Citywide taxes are close to what was passed, while the county's taxes are significantly higher because Evanston makes up a greater portion of the county's tax base. Due to the triennial assessment, Evanston pays a greater portion of countywide taxes and bears a greater burden on residential due to appeals. In 1998, 61% of total EAV was residential which jumped to 64.4% in 2000. He said there is a slight increase in the housing base in Evanston. Mayor Daley has spoken about this and the Civic Federation has studied this. The Property Tax Appeals Board has been giving more rulings to commercial businesses and has case law that says they cannot assess businesses at more than 25%. The Cook County assessment is at 36-37% for commercial. Those assessments that are appealed are lowered to 25%. Civic Federation projections show that Cook County homeowners may see an 8% or greater increase in their tax burden. Summarizing, he said one factor is assessments and the other is a major change due to appeals by corporations.

Alderman Newman praised Mr. Stafford's presentation; said that Mayor Daley is instituting a policy of challenging when the EAV is over \$1 million and asked if Evanston should adopt a similar policy? Mr. Stafford said that it helps and one reason Mayor Daley is there is if they have standing in the case, that makes a difference. The school districts do that on cases over \$100,000. The City has to tread carefully due to some legal issues on TIFs. The City cannot stand between people, the TIFs and the tax appeal process. Businesses outside the TIFs are a possibility. That can be discussed and schools are serving as a surrogate for the City. Alderman Newman asked how active the school districts are? Mr. Stafford stated they have a firm on retainer that goes in and takes a position on cases over \$100,000. Mr. Stafford receives copies. Alderman Newman asked for a summary of those cases, which will be provided.

Mr. Crum noted that the City's portion on the tax bills discussed was \$1,000 for which people get police, fire, emergency medical response, parks, libraries, streets, sanitation, snow removal and assorted other services.

Sherman Plaza project update

Assistant City Manager Judith Aiello said all documents and final design would be reviewed briefly. A summary of major changes to the project was sent in the packets. The five documents include, First Amendment to the Public

Improvement Construction Agreement (outlines developer's responsibilities in building public improvements including the garage the City is financing); Second Amendment to the Redevelopment Agreement that further delineates responsibilities of the City and developer in getting the project completed; Reciprocal Easement and Operating Agreement, which because the project is so integrated lays out easements over different portions of the parcel for different entities and who will maintain the development; two parking leases for major retail and the health club with the City for spaces in the new garage. There will be no free parking. Retail and health club users will pay for parking. Condominium owners will buy parking spaces from the City when the development is complete. A retail lease will be distributed October 28. In the City's portion of the garage there is 10,000 square feet of retail space the City will lease to the developer who will sub-lease it for commercial use. No action was requested, even on the resolutions. Once these documents are approved by the end of the month, the project goes out to bid. Construction plans will come in for review and this project will be value engineered. When the developer meets all conditions by year's end, the Sherman Avenue garage will be closed after the Christmas season, demolition begun in January and construction thereafter.

Ms. Aiello introduced Mr. James Klutznick. Mr. Klutznick introduced team members: Morrie Fisher, his partner in Klutznick, Fisher Development Co.; John Terrell from Kaiser Companies, which are venture partners; Tim Anderson, sole owner of Focus Development Inc., which joined the Kaiser Companies in the condominium section of the project. In the interim, they have worked on plans and actively marketed the building with good reactions. Commercial space of 250,000 square feet on four levels is more than 70% committed, including the fitness club. They will announce who tenants are when leases are signed and financing is in place. They anticipate having all financial obligations in place just after the first of the year and have had good response to marketing the condominiums.

John Terrell presented changes to the plan, which were approved by the Plan Commission on September 25. Changes occurred due to major tenants. Market studies were done on the residential, which required an evaluation of the tower, loft and penthouse units. Because of the market they are targeting, building height was increased. He showed the original planned development, which has not changed except for 30,000 square feet of additional space in the penthouses. They have a major tenant that will take 30,000 square feet or 15,000 on each floor, which required an identity to the corner building. They worked with the Lakeshore Athletic Club on their plans, which is taking the top two floors. They wanted to give individual identities to these buildings and also respond to tenants. Osco has its own identity and will take 9,500 square feet of ground space and 4,000 square feet of basement space. The rooftops have changed. The athletic club has changed with pools on the top with an outdoor area for sunning and food/beverage service. There are terraces around the residential so the roof space is enhanced. More detailed planning was done and 90% of the construction documents are out to bid now. The basic configuration of the condominiums is the same. Originally they had 8-foot ceilings, now will have 8.6-foot ceilings due to the quality of market. The penthouses are virtually the same with three levels of terraces versus four levels. He said there is a refinement to the Davis/Sherman corner. Originally they had four levels of loft units (two-story units), then decided to go with single-story loft units, which allowed them to enhance the building with three levels rather than four. There would be retail on two levels with medical office/quasi retail on the second level. Originally 212 condominium units were planned and now there are 229 units. There are a number of enhancements to the garage with construction drawings out for bid.

Ms. Aiello stated the Plan Commission, as part of the planned development process, reviewed all design plans. The redesign was approved unanimously. W. O'Neill, contractor for the project, is working with the City on the M/W/EBE utilization. There will be further meetings to ensure they meet the 25% or more goal in the redevelopment agreement.

Mr. Stern, U.S. Equities, stated the Second Amendment to the Redevelopment Agreement and the First Amendment to the Public Construction Agreement were amended to reflect changes in the project, described by John Terrell and also reflect the current timing and budgets, which represent the current status of the project. Aldermen received a copy of the Reciprocal Easement Agreement, which governs how the different users share the space and cost of maintaining the space. It also defines easement rights that each property owner has over the other's property. The parking leases for the health club and retail cover zoning requirements in the mixed-use planned development only. He said that health club and retail users would pay for parking in accordance with City rates. There will be no subsidy on rates. He called attention to two changes from the original concept. He said these changes were in the interest of the City as well as beneficial to the project. The First Amendment to the Construction Agreement and Second Amendment to the Redevelopment Agreement now introduce the concept of a "pre-sale" condition for condominium sales before the garage

can be demolished. In the original approved project, 65% of the retail was required to be leased and equity and debt financing were to be in place for the entire project before turning over the garage for demolition. As markets have gotten tighter, lenders have proposed pre-sale conditions before funding can be drawn down. This could add 3-6 months to the start of the project. For the developer this presents a problem because it is hard to hold together the retail leases he has put together and a problem for the City because it delays the start of the project, which delays receipt of tax revenues within the TIF. A delay means TIF monies cannot be recovered. The City has a strong interest in tearing down the Sherman Avenue garage as quickly as possible to save the expense of repairs, potential liability and to make sure the garage is closed for only one holiday season (2003). To allow an earlier start to the garage, a condition has been added that would allow it to be demolished if all the other conditions were met, including having financing in place and pre-leasing. If the loan has a lender's condition for the amount of pre-sales, they would allow the developer to start when he has 50% of the lender's pre-sale requirements. That would indicate a strong demand for the condominiums. It takes 3-6 months to tear down the garage and do the land preparation work before they are ready to build the condominiums. That time would allow them to complete the remaining 50% of the pre-sales agreement. This would benefit the developer in getting the project started earlier and benefit the City in letting them take care of the Sherman Avenue garage. The second condition that represents a departure, is the First Amendment to the Public Construction Agreement, which relates to when the City gets paid for residential parking. The developer is taking about 255 parking spaces in the garage and paying a proportionate share of all the costs for that. The original document required payment when spaces were ready. They have decided to finance this with an innovative bond program, which will save a lot of money. It is being financed through a taxable bond secured by a letter of credit from the developer, who wishes to keep this loan in place for a longer period of time to take advantage of lower rates and to better time payments for the parking spaces with the actual closing on sales. It is now proposed that the developer pay the City one-third of the total amount owed the City at the first closing, one-third in six months and the final third six months after that. Because the developer is paying all the interest costs, secured by a letter of credit, this costs the City nothing and allows the developer to be compensated for some of the costs he has taken on. By taking on a proportionate share, he may be paying for lobbies he is not using. This garage is designed to the highest standards. He thought the developer has been gracious in paying proportionate costs. Helping out the developer regarding this loan, with no cost to the City, is recommended. Mr. Stern stated that documents were reviewed by U.S. Equities and he recommended adoption.

Ms. Aiello stated questions were welcome in the interim and at the October 28 meeting. Once these major documents are approved, there are two minor documents. One is a Plat of Vacation that will go through the normal process of P&D Committee and Council. In November they will look at insurance with the developer so there will be one policy that will be brought back in November/December. Because they are financing this, they are putting together a project administration contract with U.S. Equities. She noted the debt has been issued already with bond coverage exceeding 1.25 once the project is underway.

Alderman Newman asked for information on October 28 as to exactly what the block has been generating in real estate taxes and what it will generate in real estate and sales taxes after the project is built.

Communications:

City Clerk Mary Morris announced that in-person absentee voting for the November 5 General Election would begin the next day and run through Monday, November 4, weekdays from 8:30 a.m. to 5:00 p.m., with extended hours on Saturdays: October 19 and 26 and November 2 from 9:00 a.m. to noon in the City Clerk's office.

CITIZEN COMMENT:

Debbie Hillman, 1118 Sherman Ave., representative of Evanston's Energy Future, a citizens group, stated that this group has been trying to find how much electricity the City uses. There are 80 accounts with ComEd for which they have been trying to find amount used and cost and it has been difficult to obtain complete, accurate figures. They have data on 55 accounts, which are billed directly by ComEd to the City. Some City facilities are not billed because all electricity users pay for electricity used in these buildings. This includes police/fire stations, libraries, animal shelter, maintenance center, and a portion of the Civic Center. She said in a narrow sense this electricity is free to the City but not free to taxpayers. It was hard to get data on these buildings but was important for two reasons. If the City is not billed directly, it lacks any fiscal incentive to conserve energy, either by turning off lights or using energy efficient building materials in new

construction or retrofitting existing buildings with better equipment. If no one knows how much electricity is being used, how do they know that what businesses and residences are paying is a good deal. She thought good financial administration dictates they know whether it is a good deal. She noted the City is about to purchase a multi-million software system to streamline record keeping and data dissemination. Evanston's Energy Future sees this as an opportunity to improve data collection on all energy usage. They hope the City can require ComEd to provide timely and accurate records of electricity usage by all City facilities.

Nancy Hoppa, 610 Callan Ave., sent a letter to the P&D Committee/Council requesting that building permit fees be waived. She stated they had spent considerable time getting plans approved by the Preservation Commission, which cost more than they planned to spend. They have complied with the Preservation Commission by converting their two-family dwelling to a single-family home. The excess expense consisted of additional architectural fees for drawings, attending meetings at the Civic Center and preparing request forms for P&D review. Since they converted their home to a single family, they had to move out and have rent expense. They also pay all utilities on their home and lost rental income.

Rudolph Wolfson, 726 Michigan Ave., Energy Commission and Franchise Negotiation Committee member, spoke in favor of acceptance of the Negotiating Committee's report and extension of the ComEd Franchise for a year. He said that ComEd has made significant progress in improving performance reliability. He called attention to a letter from ComEd outlining ways to improve reliability and performance report of the Technical Review Group. ComEd has promised to meet with the Planning Division semi-annually to coordinate data regarding proposed new construction and attendant load additions. He said the agreement will extend the franchise for one year and thereafter be reviewed on the basis of performance; after that period they would consider additional franchise extensions if they are in order. He said the exhibits are specific and important, because they give the Technical Review Committee and the Energy Commission the option to monitor and discuss with ComEd the condition of their system. They are pleased with the progress made in the last three years, which is the reason they can recommend the extension of the franchise and perhaps suggest a longer term in the future. He noted that takes a burden off Council, the negotiating group and the commission to constantly be going back, as long as they keep in touch and keep viewing what they do. They asked that they take action that evening. He stated that Mike Radowitz of ComEd was present to answer questions.

CONSENT AGENDA (Any item marked with an Asterisk*)

Alderman Feldman moved Council approval of the Consent Agenda with the following exceptions: bid of Mobil Concepts by Scotty for a fire safety trailer, Resolution 70-R-02 – Adopting a New Energy Policy, Exemption from Special Use Provision for Homeless Shelter, 610 Callan Ave. Request to Waive Building Permit Fee, TIF Agreement with School Districts #65/202, Resolution 77-R-02 – Retail Space Lease, Resolution 78-R-02 – Parking Lease for Health Club in Sherman Plaza, Resolution 79-R-02 – Parking Lease for Retail Space in Sherman Plaza, Resolution 80-R-02 – First Amendment to Public Improvements Construction Agreement and Ordinance 98-O-02 – Recommendation of Electric Franchise Negotiating Team. Seconded by Alderman Engelman. Roll call. Voting aye – Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Engelman, Rainey. Voting nay – none. Motion carried (9-0).

*** ITEMS APPROVED ON CONSENT AGENDA**

MINUTES:

* Approval of Minutes of the Regular City Council Meeting of September 23, 2002. * APPROVED - CONSENT AGENDA MOTION AND ROLL CALL (9-0)

ADMINISTRATION & PUBLIC WORKS:

* Approval, as recommended, of the City of Evanston payroll for the periods ending September 26, 2002 and October 10, 2002 and the City of Evanston bills for the period ending October 15, 2002 and that they be authorized and charged to the proper accounts, summarized as follows:

City of Evanston payroll (through 09/26/02)	\$1,903,664.51
City of Evanston payroll (through 10/10/02)	\$1,863,245.14
City of Evanston bills (through 10/15/02)	\$2,631,111.61

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

* Approval of the proposal of Greeley & Hansen LLC to provide engineering services for a 480-volt substation replacement at the Evanston Water Treatment Facility at a not-to-exceed cost of \$47,300. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Approval of the purchase of 114 trees for fall planting from the Suburban Tree Consortium in the amount of \$24,676 for Parks/Forestry & Recreation. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Approval of Change Order #11 with the Meyne Company for the new Levy Senior Center Construction, for an increase of \$9,488, increasing the contract from \$7,578,583 to \$7,588,071. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)



* Acceptance of Comprehensive Annual Financial Report (Audit) – Consideration of a recommendation to approve the 2002 Comprehensive Annual Financial Report (CAFR) for the City of Evanston. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Acceptance of Law Enforcement Block Grant – Consideration of a recommendation that the City Council accept a 2003 Law Enforcement Block Grant from the Federal Government in the amount of \$79,154. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Resolution 73-R-02 – Lease Agreement with Lekotek – Consideration of proposed Resolution 73-R-02, which authorizes the City Manager to enter into a one-year lease agreement with Lekotek for space on the second floor of the Civic Center. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Resolution 76-R-02 – TARP Assignment Agreement with MWRD – Consideration of proposed Resolution 76-R-02, which authorizes the City Manager to execute a TARP Assignment Agreement with the Metropolitan Water Reclamation District. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Resolution 69-R-02 – Transfer of Funds to Insurance Fund – Consideration of proposed Resolution 69-R-02, which approves the transfer of \$3 million from the Water Fund to the Insurance Fund. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Ordinance 97-O-02 – Decreasing the Number of Class C Liquor Licenses – Consideration of proposed Ordinance 97-O-02, which amends Section 3-5-6(C) decreasing the number of Class C licenses, not to exceed 19 at any one time, due to the closing of Jalapeno Mexican Restaurant, 726 Clark. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 93-O-02 – Two-Way Traffic/Washington St. – Consideration of proposed Ordinance 93-O-02, introduced September 23, 2002, which amends Section 10-11-4, Schedule IV(A) of the City Code to establish two-way traffic on Washington St. between Dodge Ave. and Fire Station #4. * ADOPTED CONSENT AGENDA AND ROLL CALL (9-0)

* Ordinance 94-O-02 – Four-Way Stop: Ewing Ave. and Colfax St. – Consideration of proposed Ordinance 94-O-02, introduced September 23, 2002, which amends Section 10-11-5, Schedule V(D) of the City Code to establish a four-way stop sign at Ewing and Colfax. * ADOPTED CONSENT

AGENDA AND ROLL CALL (9-0)

* Ordinance 95-O-02 – Repeal of No Parking Loading Zone Restriction – Consideration of proposed Ordinance 95-O-02, introduced September 23, 2002, which amends Section 10-11-7, Schedule VII(B) of the City Code to repeal the Loading Zone at 1316 Fowler Ave. * ADOPTED CONSENT AGENDA AND ROLL CALL (9-0)

* Ordinance 96-O-02 – Vacation of Portion of Forest Avenue – Consideration of proposed Ordinance 96-O-02, introduced September 23, 2002, which authorizes the vacation of a portion of Forest Ave. south of South Blvd. * ADOPTED CONSENT AGENDA AND ROLL CALL (9-0)

OTHER COMMITTEES:

* Resolution 71-R-02 – Approval of Capital Improvement Fund Policy – Consideration of a recommendation of the Budget Committee to adopt a modified Capital Improvement Fund Policy based upon past policies and the recent City Council Budget Retreat. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Resolution 74-R-02 – Amending the 2001/02 and 2002/03 CDBG Programs – Consideration of proposed Resolution 74-R-02, which amends the FY 2001/02 and 2002/03 CDBG programs and authorizes the reallocation of unexpended funds. * APPROVED – CONSENT AGENDA MOTION AND ROLL CALL (9-0)

* Ordinance 99-O-02 – Second Amendment to Redevelopment Agreement – Consideration of proposed Ordinance 99-O-02, authorizing the City Manager to sign the second amendment to the redevelopment agreement for Sherman Plaza. * MARKED INTRODUCED – CONSENT AGENDA

* Ordinance 100-O-02 – Reciprocal Easement and Operating Agreement – Consideration of proposed Ordinance 100-O-02, which authorizes the City Manager to sign a reciprocal easement and operating agreement for Sherman Plaza. * MARKED INTRODUCED – CONSENT AGENDA

APPOINTMENTS:

Mayor Morton asked for introduction of the following appointments:

Nancy Yalowitz 1700 Hinman Ave.	Commission on Aging
Natalie Birk 576 Sheridan Sq.	M/W/EBE Committee
Betsi Burns Jacobson 2408 Ridgeway Ave.	Playground & Recreation Board
Geraldine Macsai 1501 Hinman Ave.	Public Art Committee
Michael Seligman 332 Custer Ave.	Public Art Committee
Marie Figaro 1123 Emerson	Taxicab Advisory Board

Stina L. Hirsch
820-B Dodge Ave.

Taxicab Advisory Board

Mayor Morton asked for confirmation of the following appointments:

Erin Breen Chrusciel 1102 Dempster St. For term ending October 31, 2005	Arts Council
Dr. Jerry L. Garner 623 Sheridan Rd. For term ending October 31, 2005	Arts Council
Delores A. Holmes 1715 McDaniel Ave. For term ending October 31, 2005	Arts Council
Dean L. Francis 310 Church St. For term ending October 31, 2005	Human Relations Commission
Richard Robles Wug 936 Judson For term ending November 1, 2005	Human Relations Commission
Robert Jacobi 1712 Ashland Ave. For term ending October 31, 2005	Public Art Committee
Lyn Delli Quadri 2321 Thayer St. For term ending October 31, 2005	Public Art Committee
Alan J. Miller 151 Ashland Ave. For term ending October 31, 2005	Taxicab Advisory Board

*APPROVED - CONSENT AGENDA

REPORT OF THE STANDING COMMITTEES

ADMINISTRATION & PUBLIC WORKS:

Alderman Jean-Baptiste moved approval of the lowest responsive and responsible bid of Mobil Concepts by Scotty for a fire safety trailer at a cost of \$32,626. Seconded by Alderman Feldman.

Roll call. Voting aye – Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Engelman, Rainey. Voting nay – Moran. Motion carried (8-1).

Resolution 70-R-02 – Adopting a New Energy Policy – Consideration of proposed Resolution 70-R-02, which approves a recommendation of the Energy Commission and Environment Board to replace and expand the Energy Policy adopted by the Council in 1995.

Alderman Jean-Baptiste reported that this item was held in committee. He announced that a joint meeting of the A&PW Committee/Energy Commission was scheduled for November 21 at 6:30 p.m. to discuss the energy policy and audit.

PLANNING & DEVELOPMENT:

Exemption from Special Use Provision for Homeless Shelter – Consideration of a request from Connections for the Homeless that the City Council renew the one-year exemption of Ordinance 49-O-86 from special use provisions of the Zoning Ordinance.

Alderman Bernstein reported that there would be a public hearing on extending the exemption from the special use provision on October 28, 2002. Motion carried. No nays.

610 Callan Avenue – Request to Waive Building Permit Fee – Consideration of a request from the property owners that the City Council waive the \$2,474 permit fee for construction of a one-story addition to rear of home, a rear yard deck and front porch to this property, designated as an Evanston Landmark.

Alderman Bernstein reported the committee voted 3-2 to reject the request. He moved that rejection be upheld. Seconded by Alderman Rainey.

Alderman Newman made a substitute motion that the building permit waiver be granted. Seconded by Alderman Moran. He explained the applicant originally wanted to have a two-flat in the landmark house, which would have meant increasing the roof height by six feet and was rejected by the Preservation Commission. Consequently, several alternatives were discussed with the applicant, who ultimately, to have the community vision of this property continue as a landmark, abandoned plans for a two-flat and, instead changed to a single-family home that would reduce the income. The plan adopted by Ms. Hoppa was a little different from what the Preservation Commission wanted because she had a strong interest in preserving as much of the back yard as possible. The plan preserves the home's landmark status and the applicant is happy with the home but has incurred substantial costs. He thought because the community asked so much of Ms. Hoppa and for her a painful experience, it was appropriate that the fee of \$2,474 be waived.

Alderman Engelman noted the city ordinance allows building permit fees to be waived where hardship is shown. He did not believe that hardship had been shown. While appreciating the difficulty that Ms. Hoppa went through due to the decision of the Preservation Commission in her appeal before this Council, Alderman Moran opposed the action Ms. Hoppa was put through. During the 14 years the City has had the waiver, staff advised, waivers have only been granted to non-profit organizations. The fees have never been waived for a private property owner. He pointed out the action taken did not require Ms. Hoppa to de-convert her property from a two-flat to a single-family residence. She chose to do that voluntarily. What she was faced with after the Preservation Commission's decision was not to allow her to go up, but to build out. Instead of going as far out as suggested, to expand the residence for her growing family and keep the rental unit, would have required taking up more yard space. She chose to expand her family, not take up as much yard space and as a result had to displace the second unit. The expense she spoke about was for the architect to be at Preservation Commission meetings, before the P&D Committee and the Council throughout the proceedings. These expenses were not incurred due to actions of the City Council. These are the same expenses that any person who owns a historic home or structure in a historic district is required to incur if they want to make changes to their property. He thought it would be an inappropriate precedent for Council to waive the fee because a homeowner wanted to modify their property and was not allowed to do so by the Preservation Commission.

Alderman Feldman asked staff if the ordinance defines hardship? Community Development Director James Wolinski said there is no further definition. When private parties have asked for building permit fee waivers, past P&D Committees have asked for financial records. Not-for-profits have not been scrutinized that way. Alderman Feldman voted against the applicant to deny the exception and to preserve the Preservation Commission decision and overriding community values. Ms. Hoppa lives in the 9th Ward. He said that community values are paid for by citizens and not shared. In this case, community values were borne financially and aesthetically by the applicant with expenses to defend her original request plus additional expenses to comply with the Preservation Commission. He agreed that some came

from her choices. He felt the City has asked enough and Ms. Hoppa deserved consideration from this Council to mitigate expenses she went through because she lives in a historic house. People who live in historic houses are happy but don't have a lot to say as to whether their house is chosen. Owning a historic home places an obligation and additional costs on owners and there are benefits. In this case, without going through a financial statement, adding up the total costs this family has had to pay to move into their own house that upholds community values was enough. He said the dollars are small enough that they can do this. He did not think it set a precedent. He could not believe the only time a waiver was given was for not-for-profit entities. He asked what about people? This is a family and why should a waiver be reserved for a not-for-profit? The Hoppa family is paying for City standards and the waiver should be granted.

Alderman Moran recalled when Chris and Nancy Hoppa came for a waiver in their original proposal to build on to their house, he thought what happened to them, in relation to the Preservation Commission, was unfortunate. It was an unusual situation that did not lend itself to an adverse precedent should the permit fee be waived. He recalled this is a Luxembourg farmhouse style, and the Preservation Commission determined because this house was a good example of this architectural style, the Hoppas were told, notwithstanding the fact they were young with a growing family, that the needs of their family in terms of adding onto the house should be disregarded in relation to the aesthetic preference of the Preservation Commission. He said if that is not a definition of a hardship, he did not know what is. The hardship was less dollars and cents, but was the scrutiny this was given and the months they had to come here and meet with the P&D Committee and be told they could not do what they wanted to do. He was not happy with what the City did in relation to the Hoppa family. He found the waiver of the \$2,700 fee to be small recompense but meritorious recompense for the hardship this family went through; urged voting in favor of waiving the building permit fee.

Alderman Wynne spoke against granting the waiver; thought this sets a precedent for anyone who has to go through the preservation process, follow the ordinance and take any steps under it that they want, if they come to Council or not and present their cause as a hardship. She pointed out no standard was set as to what they would deem a hardship in the future. They took a list presented by Ms. Hoppa and said that was a hardship. No questions were asked; recognized costs were incurred, went through the preservation process and came to Council. She noted that almost every home in the 3rd Ward is in the Lakeshore Historic District. Everyone who wanted an addition, to make changes and do any of the things the Hoppa's have done would have to go through this process. People will make powerful, cogent and sentimental arguments on why their list is a hardship. She said anytime a home improvement is made is a hardship because all can think of other ways to spend money. She stated Council is opening the floodgates. This is part of living in this community. She was sorry the Hoppa family was not pleased with the process but glad they have something they are happy to live in now. She thought they were saying that anyone who wants to come in, does not even have to make a decent argument, just come in, present their list and say they don't like what happened to them. Everybody in Evanston deals with Evanston government at some point. She pointed out that several not-for-profit entities have been turned down; recalled Beth Emet came in for a waiver, then withdrew the request. Not every not-for-profit gets to put their list down and receive an okay on a waiver. She said, in granting this waiver, they do so without any financial documentation of hardship, only that the Hoppas were unhappy with the process. She said they might as well open the door, tell anyone who goes through the preservation process that whatever costs are incurred, building permit fees will be waived.

Alderman Jean-Baptiste asked Mr. Wolinski the percentage of building fee permits generated from landmark homeowners or homes in historic districts? Mr. Wolinski said the percentage is small and guessed 2% of total fees.

Alderman Newman said Alderman Wynne made a gross exaggeration; nobody has come in and there is no limitation for not-for-profits in the ordinance. The ordinance says "hardship." Anyone who seeks a building permit has a right to come in because there is nothing against it in the ordinance. Even though fees have been waived in the past, he noted only four-five requests to waive fees. He predicted no floodgates will open; said those who oppose this and are concerned should change the ordinance. He and Alderman Moran disagree on what the hardship is here. Alderman Newman thought when somebody pays an architect to present a plan and has to go to a second architect for another plan, lose income because they originally wanted a two-flat, that affects their ability to live there and is a hardship. He said the floodgates were open when the ordinance was passed and nobody has come in requesting a waiver. He said the Beth Emet case was a good example of wanting a waiver because they are a not-for-profit entity. He thought not-for-profits should pay building permit fees because their property is off the tax rolls. In the Hoppa case, he felt the circumstances were unique. The Preservation Ordinance has been in effect eight years and they have had only one case during that time. He respected those who wanted to turn this down. He thought this situation fits the definition of hardship and there is no limitation

that this does not apply to private homeowners and that was why he supported granting the waiver.

Alderman Rainey asked if there was any determination of what additional expenses were expended by this family? Did anyone project what building, architectural and construction fees would have been incurred if what she originally wanted was built versus what she ended up with? Was an analysis done on what the property taxes will be after the fact, if she kept this as income producing property? She agreed with Alderman Wynne; said this property started off giving people a bad taste regarding preservation and if an exception were made, that will be exacerbated. She urged a no vote. No analysis was done.

Roll call. Voting aye – Feldman, Newman, Jean-Baptiste, Kent, Moran. Voting nay – Wynne, Bernstein, Engelman, Rainey. Motion carried (5-4).

OTHER COMMITTEES:

TIF Agreement with School Districts #65 and #202 – Consideration of the renewal of the TIF agreement with School Districts #65 and #202 to share TIF revenues from the Southwest TIF.

Alderman Feldman moved approval. Seconded by Alderman Bernstein.

Alderman Rainey supported the agreement; reported that the CD Committee is receiving more applications from organizations that want to provide computer training and job readiness, the kind of things this \$600,000 going to the schools is supposed to provide. At the CD Committee they were told there is an absence of technology training and the committee was asked to provide \$10-100,000 for startup computer training for people, in many cases, in the age groups that attend Districts 65 and 202. She noted in the agreement, the high school proposes they will do adult training. She asked what information they have on implementation of these programs from the school districts? She was looking for evidence of these programs, and if there are programs, how do they get the word to the community that people can access this training? She read the high school's budget is \$1.8 million; said \$600,000 is a tremendous amount for the schools to share to enhance their programs. If people seeking funds through the CD Committee could access the school district programs, it would make a lot of CD money available for other needs.

Alderman Jean-Baptiste reported at a recent City-School Liaison meeting, Superintendent Alson was asked what was going on at ETHS. Mr. Alson gave an overview of equipment that is used to provide high-tech training but no results on how many had been trained and in what areas. They will meet in January and tour the facility. Alderman Jean-Baptiste recalled the special CD Committee meeting to address broad job needs in the community. He is working with people in the community and developers who are calling for more job training and job placement because many people can't access jobs here. He suggested this item be held and that they ask the high school to report in two weeks on how this program can be enhanced and the perception managed that there is something people can take advantage of.

Alderman Newman explained that when there is a TIF district, there is an agreement for 24 years that growth in tax revenues is not available to other taxing bodies. Even if the bonds were paid down faster, all the remaining money at the end of the TIF district, including this \$600,000, would have to be refunded to the other taxing bodies. There is no request for this extra money. Bonds are paid off in a timely fashion and there is more than enough coverage. This is extra money that will sit in the TIF until it expires. There is a perception by school districts throughout Chicagoland that because of TIFs, they are being robbed of the opportunity of growth for a substantial amount of time. This property cannot generate taxes for them for 24 years, but it can generate taxes for the City. However, the City does not control the TIF money and is restricted to using this money for TIF-eligible expenses within that district. He agreed that there is a common interest in job training programs between the City and school districts. He suggested, in acting in good faith, that it would not be up to the City Council to approve their performance in job training, but to encourage them. He was not sure Alderman Jean-Baptiste would get the answer he wanted in two weeks. This is money that will only sit, even if bonds are paid off sooner, so there would be even more money at the end to be distributed. District 65 is under budget pressure and has federal, state and local taxes that are capped locally. He urged an overall explanation about job training. He did not think it was in their interest to create a perception and somehow have a hammer over the districts' heads that unless things are done the City's way they won't get the money. These are equal taxing bodies and this has to be done in a spirit of

cooperation and common goals.

Alderman Feldman agreed they should work to get information. He noted in Exhibit A, letter from District 202, all programs are described in which a significant portion is paid by general revenue to the school that increases by 5% per year. If general revenue went to other needs, that could come away from these programs. The school indicates that without TIF funds, district programs could not be fully funded. He said an outgrowth of economic development and this TIF are funds to help educate youth. He thought examining how that is done was fine. That would be like saying that they (Council) know better than they (educators) do and would have to have some evidence that they are not providing this education. He recommended the City-School Liaison Committee was the place to get into that; did not believe they should hold these funds hostage to any kind of examination. There were communications from both districts indicating they are spending these funds in the manner required which he took on good faith. If they are interested in more job training or better training, maybe they should take lessons from the schools. Perhaps more money could be added next year. Staff came up with another \$200,000 this year, he wished they had more to give. He noted that 70% of all real estate taxes is for schools.

Alderman Bernstein would vote to give these funds but did not think it unreasonable to ask for an accounting of where those funds go. He noted one agency that is funded by the CD Committee, in its lengthy existence, cannot even get a room at District 202 for job training and career service. He said that is wrong if true. He said it is wonderful that the TIF district is generating the money so these funds can go to the school districts.

Alderman Rainey said it was unfortunate when somebody asks an honest question and says they wholeheartedly support the districts receiving these funds and then has questions about it. The only way the schools get this money is by offering computer or other training that will enhance employment skills in the community. She thought with this round of CD applications there were six organizations asking for funds for job training and computer training for young people who live here and attend public schools. Her understanding was that these funds are for enhancements to current programs. She has no idea of the outreach to low and moderate-income children, noting these applications are to serve low and moderate income kids and young adults. She said it was not unreasonable to ask what the districts are doing specifically with this money and how it has enhanced job opportunities for youth. This is the third year the CD Committee has gotten these proposals. Ann Jennett, Youth Job Service, asked when she came in for specific funds to run an office in the high school, but could not get tables, chairs or access to a copy machine there. A committee member brought up questions about these TIF funds. She hoped asking these questions might generate answers from the schools and also might reach the kids the proposers for CD money are trying to reach. She reported the CD Committee has three times as many requests as they have funds.

Alderman Jean-Baptiste said that Alderman Feldman was concentrating on form and missing the essence. He said the essence is that a number of youth and adults have not been getting access to training and opportunities to train for jobs. There is a lot of construction here and people don't have access to jobs because they are untrained or there is no job placement assistance. He supported the districts getting all the funds they are entitled to. His concern was that not a good enough job is being done to reach those who need to be reached. Maybe it is because it is not being marketed properly or effectively. He would like to get a report earlier than January and wanted a sense of what is being done. He rescinded his request to hold the money. He asked Mr. Crum to contact Mr. Alson and have somebody here in two weeks to explain what is going on with the program, how many are trained, how the program is marketed and, if it is extended to adults, how many adults are being trained, in what fields and in what jobs are they being placed. He said if they can show they have these great things, yet they have to spend so much money to hold up the bottom because they aren't getting access, the work is not getting done.

Alderman Newman repeated they are not giving this money to District 65 because it is tax money that they will ultimately get. All issues raised about school job programs are great questions. He wished the City could answer questions about the Summer Youth Employment Program that costs \$250,000 and they know nothing. They know there is a job fair, but don't know the jobs people do, nor what income levels get the jobs. There is another job training program through the economic development fund and they have not had a report in years on the \$40,000 spent annually. He noted years of job training at the Township and did not think anybody could explain the level some want to hold the school districts to. Earlier that evening Ms. Aiello spoke about the hope to get 25% on minority set asides He does not

know that goal would include hiring one Evanston resident. He said there are many issues related to job training and how people get jobs. He does not know how jobs have been generated through City programs; thought it was important and welcomed the questions. Because it is a difficult area, the City should hold itself to the same standards as the school districts. He could not blame the school districts for lack of success as a community in that area.

Alderman Jean-Baptiste asked Mr. Crum for an update on the Summer Youth Employment Program and other programs mentioned. He urged a way be found to strengthen that area and to get a return from money that is invested. He suggested a comprehensive report. He noted there is a call from CDBG for greater cooperation between purchasing and M/W/EBE Committee, so they can evaluate if progress is being made.

Alderman Rainey said they have gotten off track. Her concern was requests for technology-based training programs at the CD Committee. She wanted to be sure that TIF funds are enhancing programs for children who attend public schools here and given access to computers, other technology and training. Alderman Rainey reminded Alderman Newman that she has never received an answer to any question she has posed to the Evanston Township Assessor's office. She believed he has supported intransigence on the part of that office; wanted to know the number of services provided and number of clients seen by the \$50,000-plus assessor's assistant at the Township Assessor's office.

Roll call. Voting aye – Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Engelman, Rainey. Voting nay – none. Motion carried (9-0).

Resolution 77-R-02 – Retail Space – Consideration of proposed Resolution 77-R-02, which authorizes the City Manager to execute a retail space lease in the Sherman Ave. Self Park with Sherman Plaza Venture.

* Resolution 78-R-02 – Parking Lease for Health Club in Sherman Plaza – Consideration of proposed Resolution 78-R-02, which authorizes the City Manager to execute a parking lease with Lakeshore for the Health Club in Sherman Plaza.

* Resolution 79-R-02 – Parking Lease for the Retail Space in Sherman Plaza – Consideration of proposed Resolution 79-R-02, which authorizes the City Manager to execute a retail space parking lease with Sherman Plaza Venture.

* Resolution 80-R-02 – First Amendment to Public Improvements Construction Agreement – Consideration of proposed Resolution 80-R-02, which authorizes the City Manager to sign the first amendment to the public improvements construction agreement for Sherman Plaza.

Alderman Feldman reported that the above four resolutions would be held in Council.

Ordinance 98-O-02 – Recommendation of Electric Franchise Negotiating Team – Consideration of proposed Ordinance 98-O-02, forthcoming from the Electric Franchise Negotiating Team after its meeting, which was held Friday, October 11, 2002.

Alderman Moran asked that this item be marked introduced.

Alderman Moran moved to Suspend the Rules to adopt an ordinance at the same meeting in which it was introduced. Seconded by Alderman Rainey. Motion carried. No nays.

Alderman Moran moved approval. Seconded by Alderman Rainey.

Alderman Moran recalled that three years ago, the City entered into a franchise agreement that provided for a three-year term with two one-year extensions possible. That agreement was preceded by an immense amount of work by many people in Evanston who cooperated and went to ComEd with a myriad of problems Evanston experienced with its electrical distribution system. A consultant was hired to prepare a comprehensive report on this system and that report

was used to engage in significant negotiations with ComEd to enter into an extension of the long-standing franchise. Three years ago a breakthrough agreement was reached with the hope that there would be greater reliability in the system, that frequency and duration of outages would be reduced, and ComEd would make significant capital outlays to improve the system. ComEd entered into an agreement that made a commitment to do those things. When the franchise was approved, the City set up through the Energy Commission, the Technical Review Group. Several members have met on at least a quarterly basis with representatives of ComEd and continued to work with the consultants. They have found ComEd has met its commitments in that agreement. The City has engaged in further negotiations with the company to extend that agreement for one year. As Mr. Wolfson indicated, Exhibits A and B call for specific commitments by ComEd in the upcoming year. The projects are responsive to perceived needs of the Technical Review Group and Negotiating Team. He said this is a good agreement and in furtherance of the significant progress the City has made with ComEd. He recommended adoption. He thanked Del Leppke and Rudy Wolfson, who provided invaluable assistance to the committee; thanked Facilities Management Director Max Rubin and Assistant Director for Planning Dennis Marino, who helped and sat in on negotiations; thanked Aldermen Ann Rainey and Steve Bernstein for their time and efforts on the negotiating team. Mike McGrath from ComEd was present and Alderman Moran praised his work and cooperation with the City.

Roll call. Voting aye – Feldman, Newman, Jean-Baptiste, Wynne, Bernstein, Kent, Moran, Engelman, Rainey. Voting nay – none. Motion carried (9-0).

BUDGET POLICY COMMITTEE REPORT:

Alderman Engelman noted residents had received their property tax bills and many are concerned. Budget Committee members, staff and ward aldermen will go into the community to hold citywide meetings. These meetings will provide general information about the City's current and future budgets. The City Manager estimates the City faces a \$3.5-\$5 million deficit for the coming year. Residents will receive information about where their tax dollars go, can ask questions and provide feedback about the City's financial status. All residents are invited to attend one of these meetings: Thursday, October 24, Lincoln School; Wednesday, October 30 Fleetwood-Jourdain Center; Wednesday, November 6, Chandler-Newberger Center; Thursday, November 14, Robert Crown Center and Tuesday, November 19, Levy Center. He announced a Budget Policy Committee meeting on October 16 at 7:00 p.m.

Alderman Engelman moved that a Special City Council meeting be held Monday, December 9 at 7:00 p.m. for the purpose of addressing budget issues. Seconded by Alderman Feldman. Motion carried. No nays.

Aldermen Newman and Feldman asked if minutes would be taken at the community meetings? Mr. Crum stated there were no plans to take minutes. Alderman Engelman stated the Budget Committee would report on the meetings. Alderman Newman asked if the community meetings could be broadcast on cable TV? Mr. Crum stated one master tape would be made of the presentation with no plans for cable broadcasting. Alderman Newman asked if ECMC could tape the meetings and replay them on Channel 16? Alderman Feldman noted at the last special meeting there were arguments about the state of the City and wanted an agreed upon presentation or would it be left up to any alderman to say what the deficit is. He said the presentation cannot change from meeting to meeting; would be agreeable to a presentation by the manager and staff. He asked if these meetings would be tape-recorded? Mr. Crum stated the presentation is standard done by staff and comments will be noted. Alderman Feldman asked how they would keep track of comments of up to 150 people in the audience? Mr. Crum stated that notes will be taken of highlights of the meetings. Alderman Feldman wanted the flavor of the participation communicated.

CALL OF THE WARDS:

9th Ward. No report

1st Ward. Alderman Newman stated the lack of minutes diminishes the importance of meetings and usefulness to other Council members. He made a reference to the P&D Committee to consolidate the Housing Commission and the Human Relations Commission and that the new body have at least three landlords and three tenants and asked that be put on the agenda in the near future.

He asked if there is any federal grant money for the Summer Youth Employment Program? He would like to have a complete examination by the City Manager's office. If there is funding, how would that affect the City's program?

He noted a September 25 *Chicago Tribune* article about reassessment. Evanston led the charge with the greatest reassessed value at 27.5% of any communities reassessed in the triennial reassessment, which meant that Evanston had greater economic growth in expansion of the tax base and value of properties than any other community in northern Cook County. He saw this as validation of the City's economic development policies, which have been in place since 1998. He said one way to look at Mr. Stafford's presentation was, if someone's house valuation went up \$100,000, the owner has a more valuable property and may have to pay higher taxes. Mr. Stafford's evaluation said that the increase in assessed valuation is mostly attributable to an increase in value of property. He felt Mr. Stafford's presentation was the most important thing that can be communicated at citywide budget meetings. Citizens can also be told communities all over Illinois have similar financial problems. He noted the City of Chicago announced elimination of thousands of jobs due to revenue decreases. He was glad they had set the special City Council meeting in December because of the problem of having accurate projections.

He reported the night of September 23, there were 23 calls to the Police Department in the 1st and 5th Wards relating to activities in housing inhabited by Northwestern University students. He said the University put out a notice in the neighborhoods and appreciated that NU had joined in and is working on this problem. He appreciated Alderman Kent's efforts. He suggested the problem of excessive noise and other disturbances happens three times a year. Education must be done in September, May and during the summer. He noted the university police were patrolling that night. He asked them to participate in dealing with the massive education that has to go on because the student body changes. He said almost all NU students are terrific people and these incidents are mainly exceptions.

2nd Ward. Alderman Jean-Baptiste responded to an email from a St. John's area resident who indicated there are 4th Ward meetings occasionally and asked whether the 2nd Ward has meetings? Based on his predecessor Dennis Drummer, he did not approach the ward from a broad general call because particular issues cannot be addressed on different blocks and neighborhoods. He said that Canal Park Neighbors continue to meet quarterly. He meets with Brown, Grey, Main Neighbors; Lee, Darrow, Dewey Neighbors; 1100 block Darrow Neighbors have been to court several times on a problem. Davis, Mason Park Neighbors have met three times. Regarding St. John's Neighbors, he and Alderman Bernstein have gone to court six times alternatively to ensure that somebody who was disruptive in the community experienced consequences. King Lab Neighbors have met and are scheduled to meet November 17. ETHS Neighbors will meet with the Ashland, Lyons Neighbors. He said most meetings are initiated by neighbors and he initiates some. The goal was to have community groups meet consistently, identify issues and troubleshoot. He may not be at every meeting but it was important to start the process. The beat officer comes with him and he may bring a representative from Traffic Engineering or any other relevant City department. He reported that much work is going on. He reported that all but one Illinois congressional representative voted against going to war with Iraq. Soon he may introduce a resolution that would take a stand against the war.

He stated that Alderman Newman has had a thing out for the Human Relations Commission and at every opportunity suggests throwing the baby out with the bath water. His latest proposal is to pit landlords and tenants and the mandate of the Human Relations Commission ought not to be a tug of war between landlords/tenants. By its own definition, the Human Relations Commission's mission is to troubleshoot those things that stand in the way of having an ease of relationship between various groups. Historically, there have been divisions based on race, ethnicity, and religion so the role of the commission is to make sure there is no discrimination of one group over another. If something is wrong it must be fixed. He suggested they find a way to redirect the commission and not eradicate it. He urged people be put on the commission who can bring clarity and some direction.

3rd Ward. No report

4th Ward. Alderman Bernstein made a reference to the Parking Committee to study the concept of Resident Only Parking on South Blvd. from Chicago Ave. eastbound to Hinman Ave. due to the advent of construction of the Dublin Townhomes. Motion carried. No nays.

He recalled when Council voted on the CMAQ project for traffic signals on Ridge Ave. As the result of an omission, there were difficulties with the process and federal funds for the project. Many residents along Ridge Ave. objected to mast-arm signals and found certain rules of the City and state were not adhered to, resulting in Congresswoman Schakowsky requesting a stop be put on funds until a 106 hearing could be held. The 106 hearing is supposed to open the process to all. Special consultants raised issues of safety along Ridge Ave. There were meetings with IDOT, and the next step was to schedule the 106 hearing, which will be convened with consent of IDOT. He attended a closed meeting where a consensus was taken regarding a report that will be generated and sent to the state as a prelude to the 106 hearing. He found, subsequently, the City set out on the process to send the document, which was contrary to his feelings and special consultants from the community, of what should have been included. He stated the process was opened because there was an appearance it had been closed. He asked Council at the next meeting to vote what inclusions, if any, should be placed in a letter to IDOT, regarding the desires of the citizenry. To avoid any taint of lack of due process, that they needed to discuss this matter at Council. He asked this item be placed on the next meeting's agenda.

Alderman Bernstein announced the Rules Committee established a Civic Center Committee to deal with the concept of a Civic Center. He was selected chairman. The first meeting is Thursday, October 24 at 7:00 p.m. Mr. Rubin would update them on the needs of the Civic Center building. They hope to analyze the needs of the City for an office building.

He congratulated the Ecology Center on a successful Duck Pluck event.

He expressed condolences to the family of Joe Maseleo on Elmwood Ave.; thanked Congresswoman Jan Schakowsky for her vote against going to war against Iraq.

5th Ward. Alderman Kent made a reference to the Parking Committee to investigate and modify residential only parking districts regarding special circumstances. Seconded by Alderman Bernstein. Motion carried. No nays. He asked Neighborhood Planner Susan Gudderly to put this matter on the agenda for the neighborhood Plan Commission meeting.

He asked for the list of names of those attending the homebuyer seminar Saturday, September 21, regarding 1816 Darrow Avenue; asked if another seminar is held that it be on a weekday.

He reported that since September 23, there has been a meeting of NU police, City police, off-campus housing office, NU community relations and residents regarding student partying in the eastern part of the 5th Ward. The week of the Ohio State game there was good patrolling and at 10:00 p.m. it was calm. The same assistance was asked for the past weekend. This group will meet again. He will forward citations given and the situation seems to be under control. He was pleased with flyers sent by NU that indicated parents would be contacted.

He apologized for missing the last Rules Committee meeting; was at the school board speaking about a school in the 5th Ward. Another community meeting about education will be October 16 and encouraged 5th Ward residents to attend.

6th Ward. Alderman Moran recalled a meeting two weeks ago organized by Alderman Engelman with Police Officer Tom Guenther at the north branch library. He noted a rash of burglaries around Grant/Prairie, home and garage break-ins continue. Tools and bicycles are stolen and he noted burglary rings are operating here. He did not realize that these crimes are rising in northwest Evanston and people have a right to be angry about this. Numerous people spoke saying that action needs to be taken. He stated that appropriate action will be taken.

He reported a discussion coming at the P&D Committee about teardowns, a phenomenon that is gathering force in the 6th Ward with a rapidity that is becoming frightening. It is impacting people's lives and gaining momentum. He has calls from the 2500-2600 block of Noyes where the neighborhood is being transformed much to the dismay of people who have lived there for decades. A man who bought the house where he grew up called him and the man did not recognize the block he is now living on. There is strong feeling about teardowns and he is receiving more calls on the subject. He admonished colleagues who address this to give it their best consideration. Living across the street from Wilmette, he sees many teardowns in south Wilmette.

7th Ward. No report.

8th Ward. Alderman Rainey noted the Civic Center Committee was meeting the first night of the Community Budget Outreach meeting at Lincoln school. She expressed empathy to people in the 6th Ward; asked where is the disorderly house ordinance? Alderman Kent stated it had been drastically revised and was on its way to the A&PW Committee.

Alderman Newman reported staff was asked to draft an ordinance on teardowns months ago and the committee is awaiting it. Staff reported they have been too busy to get to it.

Alderman Rainey reminded colleagues that any alteration of existing committees or new committees is the purview of the Rules Committee.

There being no further business to come before Council, Mayor Morton asked for a motion to adjourn. The Council so moved at 12:25 a.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.