

Observer: Betty Hayford

Council members present: All. Reid was remote and Suffredin came late.

Meeting started: 7:00 pm

Meeting ended: 10:00 pm

Announcements. The Mayor had no announcements. The City Manager said Evanston has been awarded a water quality award. Darryl King, Water Bureau Chief, was recognized as Water Man of the Year and he described the award for water quality. The Clerk summarized several messages.

Public comment. 21 comments. 17 spoke about the Church- Darrow proposed development, 8 in support and 9 opposed. 3 spoke against the amount of General Obligation Bonds being authorized and 1 emphasized the importance of revising the zoning code.

Special orders of business. (SP1) Resolution Reaffirming Evanston's Commitment to the Protection of Fundamental Reproductive Health Care. Part of the purpose of this update is to oppose any other state interference with procedures in Evanston. It was voted to accept and file, 9-0.

(SP2) ADA Transition Plan Report. Lara Biggs, City Engineer, explained Evanston's ongoing effort to carry out the goals of the 1992 ADA legislation. The plan requires that Evanston employ a full time ADA coordinator. Audrey Thompson outlined the five point plan and progress being made. She made a substantive report. It was moved and approved to accept and file the report 9-0.

(SP3) Update on the Proposal for a New Comprehensive Plan and Zoning Code. Sarah Flax explained that a holistic process would bring together planning for a new Comprehensive Plan with a Zoning Code. Data collection will be carried out and the community will be involved in a transparent discussion. Her colleague explained that the current plan was adopted in 2000 and the economic crisis of 2008-2009 and Covid have changed the environment. New goals and objectives in the plan will require a new zoning code. She outlined phases of the process and predicted it would take about two years. Council members expressed the importance of this project. They had some regret that the process would take so long but agreed that it needed to be done carefully and correctly. They agreed there is a strong need for a revised zoning code. The Mayor added comments about the importance of this effort for a smoothly operating city.

Consent agenda. Several items were removed from the consent agenda. A6 and P1 were held in committee. In addition, A12, P5, P6, and F1 were removed.

The consent agenda passed 9-0.

A12. Authorizing a License Agreement with Jens Jenson Gardens for work on the Harley Clarke Mansion grounds. CM Revelle expressed concern about the uncertain status of the coach house in this agreement. CM Reid expressed support and appreciation for the community members who are volunteering their efforts to maintain and improve the gardens. Nieuwsma clarified the fact that this is a short term agreement, a 4 week license, and not a long term lease. This temporary arrangement is necessary because the long term agreement for house and grounds with the Artist Book House has been terminated. It is important to keep the garden situation open until another long term lease for the house has been concluded. Reid spoke again and expressed the value of this short term arrangement and a lack

of concern for the long term. Revelle agreed with Nieuwsma that it is unwise to separate a contract for the gardens from the rest of the property. The status of the coach house is particularly ambiguous.

The motion passed 5-3. Nieuwsma, Suffredin and Revelle voted no, and Burns did not vote.

P5. Approval of a Special Use for a religious institution at 1801-1805 Church Street. After some discussion, it was agreed to include in a single motion P5 and P6, Approving the construction of a mixed use 4 story building for retail and affordable housing at 1811-1815 Church Street.

CM Kelly urged sending the items back to the Land Use Commission because the plans have changed and she is concerned about the management competence of the developer Housing Opportunity Development Corporation (HODC). She moved to refer to LUC. Reid asked if there is any evidence that HODC engaged in substandard management. Sarah Flax said there is not. There have been recent inspections of HODC buildings and no significant problems. Reid concluded there is no reason to hold the project or send back to LUC. Burns spoke extensively to present the facts (his emphasis) on the situation. There is no evidence of bad HODC management. He suggested his colleague was exploiting the issue and not working with facts. The reduced amount of retail space was regretted, and Sarah Flax asked for a recess to confirm with the developer. She returned to say the developer thought the amount of retail space could be increased from 1200 to 2000 square feet but it would take a few days to be sure.

The vote to send the motion back to LUC failed, 8-1, Kelly voting no.

Burns moved to table until April 10 when information on retail space will be available. He provided information on the circumstances around the death of the tenant at 319 Dempster Street. The motion to table passed 9-0.

F1. Authorizing payments relating to FY 2023 Capital Improvement Plan (CIP) projects up to \$17,706,000 to be reimbursed by 2023 General Obligation bond issuance. There was quite a long discussion about whether this amount of bonds will be needed or whether reserves can be used. CFO Hitash Desai explained that this authorization did not mean the full amount of bonds would be issued. Kelly moved to amend the motion to reduce the amount from \$17.7 million to \$7.7 million. Desai pointed out that expenditures over the 2023 budget have already been approved, using the animal shelter and insurance costs as examples. The motion to amend failed 7-2, Reid and Kelly voting in favor. The motion to authorize issuing bonds of \$17.7 million passed 7-2, Kelly and Reid voted no.

Call of the wards. Several meetings were announced. Reid called attention to the passage on the consent agenda of cash payment for reparations (R1 and R2), with no discussion or public comment. He asserted that this will provide some repair.

The meeting moved into Executive Session to discuss litigation at 10:00.