

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF  
HIGHLAND PARK, COUNTY OF LAKE, STATE OF ILLINOIS, HELD ON MONDAY,  
JANUARY 12, 2009

At 7:32 p.m., Mayor Belsky called the meeting to order and upon roll call the following members were:

Present: Mayor Belsky, Councilwoman Olian, and Councilmen Levenfeld, Brenner, Kirsch, Mandel, and Silberman.

Absent: None

The Mayor declared that a quorum was present.

Staff Present: David Limardi, Will Jones, Shirley Fitzgerald, Mary Anderson, Elizabeth Holleb, Paul Shafer, Michael Blue, Alan Wax, Lee Smith, Linda Sloan, Jason Berry, Emily Palm and David Mitchell

Also Present: Corporation Counsel Steve Elrod

The following items are listed in the order called.

**APPROVAL OF MINUTES**

A. Regular Meeting of the City Council – December 8, 2008

Councilman Kirsch moved approval of minutes of a regular meeting of the City Council held on December 8, 2008.

Councilwoman Olian seconded the motion.

Upon roll call: Yeas: Mayor Belsky, Councilwoman Olian, and Councilmen Levenfeld, Brenner, Kirsch, Mandel, and Silberman  
Nays: None

The Mayor declared that the motion carried.

B. Special Meeting of the City Council – December 19, 2008

Councilman Brenner moved approval of minutes of a special meeting of the City Council held on December 19, 2008.

Councilman Mandel seconded the motion.

Upon roll call: Yeas: Mayor Belsky, Councilwoman Olian, and Councilmen Levenfeld, Brenner, Kirsch, Mandel, and Silberman  
Nays: None

The Mayor declared that the motion carried.

**APPROVAL OF WARRANT LIST**

Councilman Levenfeld moved that the City Council approve warrants for December 12, 2008 to January 5, 2009 in the amount of \$2,393,530.32 and wire transfers in the amount of \$68,447.87 for a total disbursement of \$2,461,978.19.

Councilman Brenner seconded the motion.

Upon roll call: Yeas: Mayor Belsky, Councilwoman Olian, and Councilmen Levenfeld,  
Brenner, Kirsch, Mandel, and Silberman  
Nays: None

The Mayor declared that the motion carried.

**REPORT OF MAYOR**

A. Appointments

Councilman Kirsch moved that the Council advise and consent to the following appointment made by the Mayor:

**Design Review Commission**

Re-Appoint David Block

**Term**

01/01/09 – 12/31/12

Councilman Silberman seconded the motion.

Upon roll call: Yeas: Mayor Belsky, Councilwoman Olian, and Councilmen Levenfeld,  
Brenner, Kirsch, Mandel, and Silberman  
Nays: None

The Mayor declared that the motion carried.

Councilman Mandel moved that the Council advise and consent to the following appointment made by the Mayor:

**Lakefront Commission**

Appoint Jacob Arber as Student Representative

01/13/09 – 12/31/09

Councilman Kirsch seconded the motion.

Upon roll call: Yeas: Mayor Belsky, Councilwoman Olian, and Councilmen Levenfeld,  
Brenner, Kirsch, Mandel, and Silberman  
Nays: None

The Mayor declared that the motion carried.

B. Proclamations

There were no proclamations this evening.

C. Other Business:

1. Recognition of Outgoing City Board, Commission and Task Force Members and Recognition of Late Nite HP Volunteers

Mayor Belsky recognized Late Nite HP volunteers, Nic DeGrazia, Rick March, Sue Resnick and Anne Pellegrino for their dedication and hard work to make the Late Nite HP program a success. Councilwoman Olian thanked all those who have worked on Late Nite HP, Josh Olian for the original logo, and especially the four volunteers recognized this evening, whose above and beyond efforts include starting the Late Nite Rumble/Battle of the Bands and Comedy Fest, providing ongoing communication with the schools and businesses, and designing posters, taglines, ads and flyers, respectively

Mayor Belsky, on behalf of the City Council, then recognized the service of outgoing Board, Commission, and Task Force members and read and presented a proclamation and commemorative gift to each of the following present:

Steve Hamel	Beautification Task Force
Heidi Kirsch	Beautification Task Force
Linda Lawrence	Beautification Task Force
Sandra Lund	Beautification Task Force
Robert Mintz	Beautification Task Force
Bobby Dubin	Business and Economic Development Commission
Rick Nelson	Business and Economic Development Commission
John Blane	Cultural Arts Commission
Jonathan Plotkin	Cultural Arts Commission
Debra Rade	Design Review Commission
Doug Ross	Design Review Commission
Bert Frey	Environmental Commission
Elayne Baum	Historic Preservation Commission
Mary Seyfarth	Historic Preservation Commission
Roberta Brown	Housing Commission
Tony Licata	Housing Commission
Janet Swartz	Housing Commission
Debra Gordon	Human Relations Commission
Barbara Haley	Human Relations Commission
Kim Novoa	Human Relations Commission
Linden Hill	Lakefront Commission
Joel Schneider	Lakefront Commission
Ruth Buhai	Library Board of Trustees
Nick Patera	Plan Commission
Joan Drapekin	Ravinia Festival Community Relations Commission
Richard Becker	Zoning Board of Appeals
Ferdinando Ladurini	Zoning Board of Appeals

Councilman Kirsch expressed gratitude to all those who serve on Boards, Commissions and Task Forces, and Councilwoman Olian told them how valuable their research and reports are to the City Council.

2. Presentations of the 2008 Mayor’s Award for the Arts to Amy Amdur

Mayor Belsky presented the 2008 Mayor’s Award for the Arts to Amy Amdur in recognition of her contribution to the arts in Highland Park. Amy Amdur thanked the City Council, accepted the Mayor’s award, and took the opportunity to speak about the Port Clinton Art Festival and its development over the last twenty-five years.

Mayor Belsky extended the condolences of the City Council and the City to the family of Eileen Boevers, a theatre educator and director who influenced several generations of theatre artists, and founded Apple Tree Theatre in Highland Park, IL, who passed away yesterday after a battle with cancer.

**BUSINESS FROM THE PUBLIC**

There was no business from the public this evening.

**SCHEDULED BUSINESS**

A. Items for Omnibus Vote Consideration

The Council unanimously consented to take a single vote by yeas and nays on several items grouped together for voting purposes under the designation “omnibus vote”.

Councilman Brenner moved approval of Items 1 through 5.

Councilman Levenfeld seconded the motion.

Upon roll call: Yeas: Mayor Belsky, Councilwoman Olian, and Councilmen Levenfeld,  
Brenner, Kirsch, Mandel, and Silberman  
Nays: None

The Mayor declared that the motion carried.

**Administration**

1. Adoption of an Ordinance Amending Chapter 33 of the City Code Regarding the Addition of Beautification Efforts to the Purpose of the Business and Economic Development Commission

Adoption of an Ordinance (No. 01-09) entitled "AN ORDINANCE AMENDING CHAPTER 33 OF “THE HIGHLAND PARK CODE OF 1968,” AS AMENDED, REGARDING THE ADDITION OF BEAUTIFICATION EFFORTS TO THE PURPOSE OF THE BUSINESS AND ECONOMIC DEVELOPMENT COMMISSION."

Omnibus Vote

**Finance**

2. Adoption of a Resolution Authorizing a Two-Month Extension in the Maturity Dates of The Art Center's Note Obligations with First Bank of Highland Park to March 25, 2009  
Adoption of a Resolution (No. R01-09) entitled "A RESOLUTION APPROVING THE EXTENSION OF THE MATURITY DATES FOR LOAN OBLIGATIONS OF THE ART CENTER HIGHLAND PARK," to March 25 2009.

Omnibus Vote

**Public Works**

3. Adoption of a Resolution for Maintenance of Streets and Highways by a Municipality under the Illinois Code to Establish a 2009 Estimate of Expenditure Covered Under the Motor Fuel Program in the Amount of \$898,350  
Adoption of a Resolution (No. R02-09) entitled "A RESOLUTION FOR MAINTENANCE OF STREETS AND HIGHWAYS BY MUNICIPALITY UNDER THE ILLINOIS HIGHWAY CODE," establishing a 2009 estimate of the projected expenditures for the City of Highland Park covered under the Motor Fuel Tax Program for the period from January 1 through December 31, 2009, in the amount of \$898,350.00.

Omnibus Vote

4. Adoption of a Resolution Authorizing the Renewal of a Purchase of Service Agreement with PACE to Provide Local Bus and Ravinia Park-N-Ride Service for Calendar Year 2009  
Adoption of a Resolution (No. R03-09) entitled "A RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF HIGHLAND PARK AND PACE, INC.," to provide local bus and Ravinia Park-N-Ride Service for calendar year 2009.

Omnibus Vote

**Community Development**

5. Adoption of an Ordinance Amending Article II and XI of the Zoning Code to Modify the Regulations Pertaining to Mailing of ZBA Final Orders  
Adoption of an Ordinance (No. 02-09) entitled "AN ORDINANCE AMENDING ARTICLES II AND XI OF "THE CITY OF HIGHLAND PARK ZONING ORDINANCE OF 1997," AS AMENDED, REGARDING FINAL ORDERS OF THE ZONING BOARD OF APPEALS," to simplify and clarify the procedures for service of final orders issued by the Zoning Board of Appeals.

Omnibus Vote

## **OTHER BUSINESS**

### **Public Works**

#### **6. Consideration of a Resolution Authorizing a Recapture Agreement for the Construction of a Public Storm Sewer Serving 48 Valley Road**

At the petitioner's request, Councilman Mandel moved to indefinitely table consideration of a recapture agreement for construction of a public storm sewer serving 48 Valley Road.

Omnibus Vote

### **Community Development**

#### **7. Consideration of a Proposed Preliminary Planned Unit Development with a 6-Lot Subdivision, Consisting of 6 Single-Family Dwellings Located at 1629 Park Avenue West and 2100 Grange Avenue (Green at the Spring)**

Director of Community Development Blue gave a PowerPoint slide presentation of the revised proposal for a Planned Unit Development of six homes at 1629 Park Avenue West and 2100 Grange Avenue. He highlighted the changes to the site layout and number of units as discussed at the October 13, 2008 City Council meeting, including: (i) a reduction in units from 8 to 6, (ii) an increase in floor area ratio (FAR) per unit from 5,200 sq ft to 8,656 sq ft, (iii) an increase in total FAR for the site from 38,850 sq ft to 46,310 sq ft, (iv) an increase in the buildable footprint from 3,337 sq ft to a proposed building pad of 8,162 sq ft., (v) an increase in the minimum distance between homes from 22 ft to 30 ft., and (vi) a reduction in density from 2.1 units/acres (not including street) to 1.26 units/acre.

Director Blue explained that certain items have been excluded in the 6-unit plan, that were included in the 8-unit plan, being: (i) "green" elements such as the LEED certification and extensive native landscaping, (ii) the neighborhood community center (stable) and neighborhood garden, and (iii) the percentage of open space has been reduced from 59% (122,084 sq ft) to 21% (44,314 sq ft). He also reviewed the additional items of the 6-unit plan, being: (i) conservation easements of 25 feet for the rear yard and 22 feet for the front yard, (ii) the use of bio swales or level spreaders as a method to filter stormwater prior to it entering the storm sewer system, (iii) an open space conservation easement on Lot 1, which also serves as a possible detention area, (iv) adaptive re-use of the historic well house into the residence on Lot 1 and (v) the remaining 5 homes will be custom-built (monotony restrictions would be a staff recommended condition of approval); and presented the Department of Community Development recommendation that the City Council consider holding a public hearing for the proposed Planned Unit Development with 6-Lot Subdivision, consisting of 6 single-family dwellings at 1629 Park Avenue West and 2100 Grange Avenue (Green at the Spring). Councilman Brenner then moved that the City Council schedule a public hearing on the proposed 6-Lot Subdivision Planned Unit Development at 1629 Park Avenue West and 2100 Grange Avenue (Green at the Spring). Councilman Silberman seconded the motion.

During discussion Director Blue answered the Council's questions regarding the monotony clause and the location of garages, the maximum floor area ratio, public benefit (none for

this project), and the payment in lieu amount for affordable housing. Councilwoman Olian and Councilman Mandel supported sending the revised 6-unit plan to the Plan Commission for public hearing, report and recommendation back to the City Council. Testimony was heard from the agent, Brad Zenner, Green at the Spring Ventures, LLC, who: (i) answered the Council's questions, (ii) spoke against sending this back to the Plan Commission and to restricting tennis courts, (iii) confirmed that there have been no discussions with, presentations to or input from the neighbors on the proposed 6-lot subdivision, and (iv) asked for a roll call vote tonight to proceed to public hearing before the City Council.

Discussion continued. Councilman Mandel requested that the developer look at including sustainability elements, a design that would be in keeping with the neighborhood, and addressing neighbor concerns.

Upon roll call: Yeas: Mayor Belsky and Councilmen Levenfeld, Brenner, Kirsch and Silberman

Nays: Councilwoman Olian and Councilman Mandel

The Mayor declared that the motion carried

Councilman Brenner asked that there be no curb and gutter on Grange and if there would be a retention pond at that corner.

## **BUSINESS FROM THE COUNCIL**

1. Councilman Mandel asked staff to investigate giving residents the option of receiving the *Highlander* via email for report and recommendation to the City Council.
2. Councilman Olian announced that the Character Counts Committee is seeking nominations for the Robert Barnard Character Counts Pillar Awards for the following categories: businesses, residents and employees. The deadline for award nominations for people who exemplify the six pillars of character (trustworthiness, respect, responsibility, fairness, caring, and citizenship) is February 13<sup>th</sup>. For more information or to download a nomination form, visit [www.cityhpil.com](http://www.cityhpil.com) or contact Gina Gooden, Program Supervisor, at (847) 926-1865.
3. Councilman Levenfeld asked staff to investigate the feasibility of establishing a warranty program for new construction for report and recommendation to the City Council at a Committee of the Whole meeting.

## **OTHER BUSINESS FROM CITY STAFF**

There was no other business from City staff this evening.

Regular Meeting – City Council

January 12, 2009

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**ADJOURNMENT**

With no further business to conduct, and upon a motion by Councilman Brenner, seconded by Councilman Silberman, and passed by acclamation, the City Council adjourned its meeting at 8:57 pm.

City Clerk