

MINUTES OF A REGULAR MEETING OF THE COMMITTEE OF THE WHOLE OF THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, COUNTY OF LAKE, STATE OF ILLINOIS, HELD ON MONDAY, APRIL 14, 2008

The meeting was called to order at 4:36 p.m., and upon roll call the following members were:

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

Absent: None

Mayor Belsky declared that a quorum was present.

Staff Present: David Limardi, Shirley Fitzgerald, Patrick Brennan, Will Jones, Paul Shafer, Mary Anderson, Elizabeth Holleb, Michael Blue, Alan Wax and David Mitchell

Also Present: Corporation Counsel Steve Elrod

**APPROVAL OF MINUTES**

A. Special Meeting – Committee of the Whole – March 17, 2008

Councilman Mandel moved approval of minutes of the special meeting of the Committee of the Whole held on March 17, 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. Regular Meeting – Committee of the Whole – March 24, 2008

Councilwoman Olian moved approval of minutes of the regular meeting of the Committee of the Whole held on March 24, 2008.

Councilwoman 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.

C. Special Meeting – Committee of the Whole – April 1, 2008

Councilwoman Olian moved approval of minutes of the special meeting of the Committee of the Whole held on April 1, 2008.

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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.

### **EXECUTIVE SESSION**

Councilman Levenfeld moved that the Committee close its meeting to the public to discuss matters of pending litigation, land sale/acquisition, and approval of closed session minutes.

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.

At 4:37 p.m., the Committee recessed the public portion of the meeting to meet in closed session for the purpose of discussing matters of pending litigation, land sale/acquisition, and approval of closed session minutes.

Following the closed session, Mayor Belsky reconvened the open session of the Committee of the Whole at 5:32 p.m., and upon roll call the following members were:

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

Absent: None

Mayor Belsky declared that a quorum was present.

Staff Present: David Limardi, Shirley Fitzgerald, Patrick Brennan, Will Jones, Paul  
Shafer, Mary Anderson, Elizabeth Holleb, Michael Blue, Alan Wax and  
David Mitchell

Also Present: Corporation Counsel Steve Elrod

Councilman Levenfeld then moved that the Committee close its meeting to the public to discuss personnel matters.

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.

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At 5:33 p.m., the Committee recessed the public portion of the meeting to meet in closed session for the purpose of discussing personnel matters.

Following the closed session, Mayor Belsky reconvened the open session of the Committee of the Whole at 5:38 p.m., and upon roll call the following members were:

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

Absent: None

Mayor Belsky declared that a quorum was present.

Staff Present: David Limardi, Shirley Fitzgerald, Patrick Brennan, Will Jones, Paul Shafer, Mary Anderson, Elizabeth Holleb, Michael Blue, Alan Wax and David Mitchell

Also Present: Corporation Counsel Steve Elrod

### **RECESS**

Upon a motion made, seconded and passed by acclamation, the Committee recessed its meeting at 5:39 p.m. At 6:07 p.m., Mayor Belsky reconvened the Committee of the Whole Meeting, and upon roll call:

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

Absent: None

Mayor Belsky declared that a quorum was present.

Staff Present: David Limardi, Shirley Fitzgerald, Patrick Brennan, Will Jones, Michael Blue, Mary Anderson, Alan Wax, Elizabeth Holleb, Paul Shafer, John Welch, Bill Stewart and David Mitchell

Also Present: Corporation Counsel Steve Elrod

Representatives of the Public Works Accreditation Evaluation Team

### **SCHEDULED BUSINESS**

#### 1. Discussion Concerning the Status of Neighborhood Sanitary Service Line Repair Program Activities for 2007

Director of Public Works Anderson gave a PowerPoint slide presentation of the 2007 Neighborhood Sanitary Service Line Repair Program (NSSLR), including work status and budget impact. Forty-five properties in the Highlands, a portion of Sunset Woods and a portion of Ridgewood were included in the 2007 program. The contract for repairs was awarded to Performance Pipelining, Inc. in late August 2007. Work began in September

2007 and is now being completed on the final four properties that signed the City's temporary license form. Final prices came in at or below estimated costs (estimated average cost per household was \$7,500, \$1,500 being the City share, the actual City share averaged \$1,147). To date eight properties have not signed the license form. Staff recommended that the eight property owners be issued Administrative Hearing citations for violation of the City Code requiring maintenance of the sanitary service line to and through the connection to the sewer main, and also be required to: (i) pay a fine, court costs and 100% of the cost of the sanitary service line repair (now ineligible for City cost share), and (ii) repair their service lines through the City's 2008 NSSLR Contract.

Director Anderson advised the Committee that the 2008 NSSLR program would include Ravinia area residences in the vicinity of Blackstone and Burton, as well as, a portion of Linden Avenue (total number of impacted properties to be determined). Staff is also reviewing the NSSLR program for improvements to ensure that the contractor can complete the construction work on a timely basis. Proposed changes, such as City staff conducting more of the preliminary analysis and project work (i.e. lineal footage calculation, clean-out installations) will be considered for the 2008 NSSLR program. Following discussion, the sense of the Committee was to direct staff to send a letter to the eight property owners informing them of the City's course of action as recommended by staff and making it clear that the owners should contact staff to discuss any problems they have with signing the City's temporary license form and in order to identify hardships, and then if these owners still choose not to comply, to cite them for violations of the City Code.

## 2. Discussion Concerning the Master Plan Implementation Recommendations with Regard to the Neighborhood Plans

Director of Community Development Blue gave a PowerPoint slide presentation of the Plan Commission findings and recommendations concerning the Master Plan Implementation with regard to neighborhood plans. The goal of the Master Plan update was to prepare and adopt focused neighborhood plans to guide land use and community development decisions in each planning district. Twelve Neighborhood Plans were adopted for the following Planning Districts: Moraine North, Southwest, Westside, South Central, Northwest, South Green Bay Road, Lakefront, North Central, Central District, Skokie Highway-North and South Corridor segments, Fort Sheridan, and Ravinia Business District.

Director Blue began the discussion by reviewing the recommendations for zoning text amendments to establish new zoning districts, zoning map amendments to new or existing zoning districts, regulatory text amendments, land use policy initiatives, and specialized Master Plan elements (Affordable Housing Plan, Greenways Plans, etc.) that have been implemented.

Six new zoning districts or overlay districts were established and the requirement for selected multiple family and commercial districts were amended as follows:

- R5A District on the west side established
- Small Lot Overlay Zone in the Ravinia Neighborhood established
- Lake Front Overlay Zone in the R4 Zoning District established
- Public Activity (PA) District established
- RM1A Multiple Family District established
- B1A Waukegan Avenue Business District text amendments implemented

- RM1 and RM2 Multi-Family District zoning text amendments to reduce permitted height

Zoning map amendments implementing Master Plan recommendations were enacted in the following neighborhoods:

- Moraine North – map amendments decreasing multiple family residential densities
- Central District – map amendments decreasing multiple family residential densities
- Central District – map amendments zoning areas previously B4 Commercial to RM1A Multiple Family
- Central District – map amendments in the Hospital East neighborhood to reduce RM2 multi-family densities to RM1 and R7
- Central District – map amendments in the Legion Hall East neighborhood to reduce density from RM2 to R6
- Central District – The Art Center and downtown parking lots rezoned to the Public Activity District

Implementation actions were taken with respect to residential zoning bulk requirements:

- Maximum height of residential structures has been addressed through a zoning text amendment to redefine “grade” in the Zoning Code
- Single family floor area ratios were standardized to remove what was called the “step back” F.A.R. provision and equalize the permitted amount of floor area on same sized lots, regardless of the zoning district

Land use policy recommendations that have been implemented:

- On-going preservation of the low density single family character of Highland Park neighborhoods
- Preservation of existing zoning in order to prevent additional lot subdivision
- Discouragement of the creation of new “lots-in-depth”

Recommendations of specialized Master Plan elements that have been implemented:

- The major recommendations of the Affordable Housing Plan including the Housing Trust Fund; the Community Land Trust and Inclusionary Zoning regulations have been enacted
- Greenways plan improvements including the expansion of the City’s sidewalk system, mapping and education efforts have been ongoing
- City purchase of the “38” acres for permanent open space
- On-going and enhanced education about and preservation of the lakefront, steep slope, bluff and ravine areas
- Defining the medium and high priority open space parcels identified in the Lake County North Branch of the Chicago River Open Space Plan as environmentally sensitive areas in the Zoning Code
- Development of a program for population containment of local resident deer

The Committee was asked for input on recommendations not yet implemented. With regard to establishing a Townhome (TH) Zoning District (Central), the sense of the Committee following lengthy discussion was to concur with the proposed recommendation -- to develop and incorporate townhouse design standards into the Zoning Code as guidelines promoting the appropriate development of townhouses in the community. These standards would address issues of orientation of the site and street; setbacks; location of front doors, private open space per unit, and other factors. The standards could be applied to the existing multi-family zoning districts and to townhouses developed as Planned Developments in single-family districts.

With regard to establishing a Low Density Office District (NC), the sense of the Committee was to modify the permitted uses in the B1 District to allow the type of lower intensity business uses that are likely to occupy an existing building, on a case by case basis, rather than create a new zoning district.

With regard to rezoning the site of the existing apartment building at the northwest corner of Hyacinth and Western (501 Hyacinth) to RM1 or townhome zoning, the sense of the Committee was to concur with the proposed recommendation to retain the zoning of the property at 501 Hyacinth under the RM2 zoning district.

In light of the hour, the sense of the Committee was to schedule continued discussion of this matter and the remaining recommendations at subsequent Committee of the Whole meetings until this matter has been fully vetted.

## **OTHER MATTERS**

1. City Manager Limardi briefly addressed the Committee regarding this year's "Taste of Highland Park" to be held in conjunction with the Port Clinton Art Festival on August 22 –24, 2008, and the proposed amendment to the existing Port Clinton Art Festival Agreement between the City of Highland Park and Amdur Productions regarding administration of the "Taste of Highland Park" for calendar year 2008 to permit: (i) the "Taste of Highland Park" to be staged on Central Avenue between First and Second Streets, and (ii) Central Avenue to be closed between First and Second Streets from 4:00 a.m. on Friday, August 22, to 2:00 a.m. on Monday, August 25, 2008.

The Committee discussed traffic management, signage, possible merchant opposition, Business Alliance and Chamber of Commerce support, and how closing Central Avenue would enhance the "Taste of Highland Park" and provide increased public access and safety. The proposed amendment is scheduled for consideration on the April 28, 2008 City Council agenda.

2. The City Manager sought the Committee's direction regarding enforcement of smoking regulations at Ravinia Festival due to their unique circumstances. Ravinia Festival has suggested designating smoking areas in their parking lots as an alternative to strict enforcement of smoking prohibitions, which would necessitate the use of public rights-of-way outside of Ravinia Festival. Following discussion, the sense of the Committee was to enforce the smoking regulations.

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3. The Committee briefly discussed their support of the proposed wording change for the North Shore Sanitary District sign on Clavey Road.
4. Staff answered the Committee's questions regarding the Warrant List of tonight's City Council agenda, and the City's proposed debt service budget allocation for the Library improvements/expansion.

#### **ADJOURNMENT**

With no further business to conduct, Councilwoman Olian moved to adjourn. The motion was seconded by Councilman Kirsch and passed by acclamation. The Committee adjourned its meeting at 7:31 p.m.

City Clerk