

**MINUTES OF A REGULAR MEETING OF THE COMMITTEE OF THE WHOLE
OF THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, ILLINOIS**

MEETING DATE: Monday, May 24, 2010
MEETING LOCATION: Pre-Session Conference Room, City Hall
1707 St. Johns Avenue, Highland Park, Illinois

CALL TO ORDER

At 4:39 p.m., Mayor Belsky called the meeting to order and asked the City Clerk to call the roll:

ROLL CALL

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

Members Absent: None

Mayor Belsky declared that a quorum was present.

Staff Present: David Limardi, Shirley Fitzgerald, Patrick Brennan, Mary Anderson, Michael Blue, Pat Tanner, Brian Gosnell, Paul Shafer, Will Jones and Emily Palm

Also Present: Corporation Counsel Hart Passman

The following items are listed in the order called.

APPROVAL OF MINUTES

- A. Special Meeting of the Committee of the Whole – May 10, 2010 and
- B. Regular Meeting of the Committee of the Whole – May 10, 2010

Councilman Rotering moved approval of minutes of the special and regular meetings of the Committee of the Whole held on May 10, 2010. Councilman Mandel seconded the motion.

On a voice vote, the Mayor declared that the motion passed unanimously.

EXECUTIVE SESSION

The Mayor announced that there were no Executive Session matters to be discussed at this meeting.

OTHER MATTERS

Notice of Pending Destruction of Verbatim Records

Councilman Mandel stated his opposition to the destruction of the verbatim records listed on the Notice of Impending Destruction of Verbatim Records dated May 20, 2010, and for destruction of verbatim records on future Notices of Impending Destruction of Verbatim Records.

SCHEDULED BUSINESS

1. Discussion Concerning Revisions to the Social Hosting Ordinance

Police Chief Shafer reviewed the proposed revisions to the City's Social Hosting ordinance (Chapter 135: Responsibility for Minors), including adopting preventative conduct provisions, standards for "knowledge" of prohibited activities, and delineation of "social hosting" provisions to clarify the prohibitions and liability. Following discussion, the sense of the majority of the Committee was to give any additional comments to the Mayor and City Manager, and direct Corporation Counsel to draft an ordinance for the City Council's consideration.

RECESS

Upon a motion made, seconded and passed by acclamation, the Committee recessed its meeting at 5:20 p.m. At 5:59 p.m., Mayor Belsky reconvened the Committee of the Whole Meeting, and upon roll call:

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

Absent: None

Mayor Belsky declared that a quorum was present.

Staff Present: David Limardi, Shirley Fitzgerald, Patrick Brennan, Mary Anderson, Michael Blue, Pat Tanner, Brian Gosnell, Barbara Cates, Paul Shafer, Renee Helm, Will Jones and Emily Palm

Also Present: Corporation Counsel Hart Passman

SCHEDULED BUSINESS

2. Discussion Concerning the Merger of the Environmental Commission with the Lakefront Commission and the Formation of a Natural Resources Commission

Management Analyst Palm reviewed the current Environmental and Lakefront Commission responsibilities, the staff recommendation to combine the Environmental and Lakefront Commissions into the Natural Resources Commission (NRC), the draft NRC Mission Statement, and implementation specifics. The Committee heard comments from the following individuals:

Donnie Dann, Lakefront Commission Chair, who opposed the consolidation of the Environmental and Lakefront Commissions, and addressed the Committee regarding the goals of the Lakefront Commission, public outreach and becoming more pro-active.

Dr. Mark Nolan Hill, Lakefront Commission member, who opposed the consolidation, felt that it would compromise effectiveness and reduce on-site visits and resident advice.

Dr. Tom Sultan, Lakefront Commission Vice Chair, who opposed the consolidation, felt that the Lakefront Commission was very interactive with homeowners and interested in helping them and preserving the lakefront. He suggested that the two Commissions meet to discuss their interests and differences and prepare a plan for the Committee's review.

David Naftzger, Lakefront Commission member, who spoke in favor of merging the two Commissions and working through the implementation details, work load and membership.

Following discussion, the sense of the majority of the Committee was to continue discussion of the formation of a Natural Resources Commission, and schedule a workshop with the Environmental and Lakefront Commissions to discuss work plans, the mission statement, key issues, and the proposed merger.

3. Discussion Concerning Preliminary Consideration of a Plan Commission Recommendation to Amend Articles II, IV, VII and IX of Chapter 150 of the City Code to Establish Maximum Lot Coverage Rates for Single-Family Residential Zoning Districts

Director of Community Development Blue presented the Plan Commission's recommendation to adopt single-family lot coverage regulations to limit surfaces which may impede the ability of stormwater to filter into the ground, and reviewed the proposed text amendments. The proposed amendments would impose new single-family lot coverage regulations in the R1, R2, R3, R4, R5, R5A, R6 and R7 zoning districts, and set a maximum percentage of a lot that can be occupied by principal structures, vehicular use areas, patios, decks, walkways and miscellaneous impervious surfaces. The proposed lot coverage limits are structured in the same manner as the City's existing Floor Area Ratio regulations, intentionally utilize the same lot size brackets, are set in a manner that minimizes non-conformities, and prevents small lots from being unfairly burdened. In addition to clarifying several existing regulations, the proposed text amendments will make the Zoning Code more stringent with regard to lot coverage on single-family residential lots by:

- 1) Setting a maximum lot coverage percentage for each single-family lot size bracket, at a level that results in 10% or less of lots becoming non-conforming as to lot coverage limits,
- 2) Counting all types of surface coverage in calculating lot coverage including, principal structures, accessory structures, vehicular use areas, patios, decks, walkways and miscellaneous impervious surfaces,
- 3) Allowing existing legally constructed principal structures, accessory structures and surfaces that would become non-conforming as to lot coverage to be repaired and maintained as long as the footprint is not expanded,
- 4) Requiring existing legally constructed principal structures, accessory structures and surfaces that contribute to non-conforming lot coverage conditions which have 50% or more of total area that exceeds maximum limits that is voluntarily replaced to be brought into conformance through the removal or the replacement of non-conforming accessory structures or surfaces with permeable materials,

- 5) Prohibiting the construction, expansion or relocation of non-conforming principal structures, accessory structures or surfaces unless a variation is granted by the Zoning Board of Appeals,
- 6) Allowing existing legally constructed principal structures, accessory structures and surfaces to be repaired or restored if they are damaged or destroyed by means not within the control of the owner,
- 7) Providing a process for relief from the maximum lot coverage to be pursued before the Zoning Board of Appeals, and
- 8) Imposing a surface coverage fee for all new residential construction, to be placed in an account and used to provide grants to fund on-site residential or neighborhood level stormwater management projects.

No changes to the existing single-family regulations regarding setbacks, Floor Area Ratio and rear yard lot coverage are proposed.

The Committee heard comments from the following individuals:

Donnie Dann, 60 Ravinoaks Lane, who spoke about public education and incentives for installation of alternate stormwater techniques to minimize stormwater runoff.

Mike Brenner, 696 Sumac, who voiced concerns about imposing lot coverage regulations in the R5 and R6 zoning districts and overburdening homeowners of smaller lots.

Mayor Belsky left the meeting at 7: 18 p.m.

Following discussion, the sense of the majority of the Committee was to: (i) move forward with the Plan Commission recommendation to establish maximum lot coverage rates for single-family residential zoning districts, (ii) direct Corporation Counsel to draft an ordinance for the City Council's consideration, (iii) continue discussion of the proposed Surface Coverage Fee during 2011 Budget meetings, (iv) ask those Councilmen who would modify the proposed amendments to provide their modifications to the City Manager, and (v) ask that the ordinance be drafted with those modification options for the City Council's consideration.

OTHER MATTERS

Presiding Officer Kirsch announced that there were no other matters to be discussed at this meeting.

ADJOURNMENT

Presiding Officer Kirsch entertained a motion to adjourn the meeting. Councilman Silberman moved to adjourn. Councilman Mandel seconded the motion.

On a voice vote, the Presiding Officer declared that the motion passed unanimously.

Regular Meeting – Committee of the Whole

May 24, 2010

-5-

The Committee adjourned its meeting at 7:28 p.m.

Respectfully Submitted,

City Clerk

MINUTES APPROVED BY THE COMMITTEE ON June 14, 2010

- WITH NO CORRECTIONS X
- WITH CORRECTIONS _____
(SEE MINUTES OF [date] MEETING FOR CORRECTIONS)