



## CITY OF HIGHWOOD

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City Council Meeting  
MINUTES

### January 2, 2008 Regular City Council Meeting

City Hall Council Chambers  
17 Highwood Avenue  
Highwood, IL 60040

#### 1. CALL TO ORDER

Mayor Donofrio called the City Council Meeting to order at 7:33 p.m.

#### 2. ROLL CALL

Present: Mayor Donofrio, Aldermen Pieri, Linari, Cahnmann, Bruni, Pecaro, Fiore, Murphy and Hospodarsky.

Absent: None.

Also present: S. Druktenis, City Clerk; S. Henley, Assistant to the City Administrator; M. Sommer, City Planner; and D. Blondin, City Attorney

#### 3. PLEDGE TO THE FLAG

All in attendance recited the Pledge of Allegiance.

#### 4. APPROVAL OF MINUTES

Approval of the December 18, 2007 minutes will be tabled until the January 15, 2008 meeting.

#### 5. PUBLIC FORUM

- Fran Kuchinsky, Highwood resident, noted a development in Park Ridge where all the condominium units were sold for \$500,000 or more. She does not feel that lower priced units will attract the type of residents that will bring more business into the City. She feels that Highwood Towers and North Shore Estates redevelopment needs to use high-end materials and the power lines need to be buried.
- Lisa Cervac, Highwood resident, indicated that she feels that Aldermen are "begging" for guidance and they are not getting it. She remarked that when she was an Alderman, she was thankful for the guidance she was given. She feels the community is opposed to the Highwood Towers development; the Plan Commission turned it down twice, yet the Council continues to consider the proposal. She questioned what affect adding 400 condo units (Highwood Towers and North Shore Estates proposal) will have on the community. She felt it will likely bring the value of the community down. She feels these proposals are not for Highwood; Highwood is not Evanston. She questioned City Attorney Blondin in that when Aldermen Murphy questioned the "shalls" in the Zoning Code; he indicated that the Council has the ability to override this. She further questioned

how the Council could consider a development that over 200 people for 18 months have indicated they do not support. She has respect for the Council and understands that decisions are sometimes made that are unpopular with the community; however, the Council does not support their decisions with sound reasoning. The Community does not get a response. She quoted a newspaper quote made by Alderman Bruni that stated, "Property Owners can do whatever they want". Ms Cervac asked City Attorney Blondin if this is true. She also noted that she neither Whole Foods nor Trader Joes is currently considering this retail space.

- Joe Passini, Highwood Resident, commented on the Holiday Lighting contract and felt that the City could receive a savings of up to \$1,069.00 since some of the trees were not wrapped as specified and some trees were only partially lit. Mr. Passini also noted a number of Home Rule initiatives that the City may want to consider. These include a gasoline tax, package liquor tax, property maintenance fines, grants (someone on staff should attend a grant writing class), business licenses, and parking permits that may include a coupon booklet for local business.
- Laurie and Jim Bohrman, 740 DeRoo Loop, felt that there has not been much response from the Council on the Highwood Towers issue. Although there was a newsletter distributed recently, it included a lot of "fluff" and there was nothing about Highwood Towers. They indicated that they would like to see more public comment from the Council rather than just a vote and suggested that the newsletter could be a vehicle to do this.
- To clarify Ms. Cervac's question, City Attorney Blondin read the section (13.9.5.2) indicating that the Council has the authority to override the "shalls" in the Zoning Code.

## 6. ALDERMEN REPORTS

- a. Aldermen Pecaro and Bruni will hold their 1<sup>st</sup> Ward Meeting on January 8, 2008, 6:30 @ city hall – primary objective will be to discuss the Highwood Towers proposal.
- b. Alderman Murphy and Alderman Linari will hold a 3<sup>rd</sup> Ward Meeting on January 9, 2008, 7:00 p.m. @ City Hall – primary objective will be to discuss the Highwood Towers Meeting
- c. Alderman Fiore indicated that the Long Term Planning Committee would be scheduling a meeting with the Finance Committee in February regarding funding for the Comprehensive Plan.
- d. A Judiciary Meeting was held on December 26, 2007 and was continued to January 14, 2008, 7:00 p.m. @ city hall.

## 7. ACTION ITEMS

- a. Consent agenda
  1. Alderman Hospodarsky, seconded by Alderman Linari, moved to remove the following items on the consent agenda and consider the first item separately and to table the second item until the January 15, 2008 meeting:
    - Ordinance approving variations for 427 N. Central Ave.
    - Traffic Agreement

Upon a call of the roll the following voted:

Ayes: Pieri, Cahnmann, Linari, Fiore, Bruni, Pecaro, Murphy,  
Hospodarsky  
Abstain: None  
Nays: None  
Absent: None

The motion carried.

2. Alderman Bruni, seconded by Alderman Linari, moved to approve the remaining items on the consent agenda:
  - **2008-R-1 – A Resolution approving an Agreement with Hach Company – Services Partnership**
  - An awning @ 323 Waukegan Ave.
  - An awning @ 320 Green Bay Rd.
  - Signage @ 752 Sheridan Rd.
  - Signage @ 814 Sheridan Rd.
  - A quote from FPS in the amount of \$2,957.77 to repair Water Department pump

Upon a call of the roll the following voted:

Ayes: Pieri, Cahnmann, Linari, Fiore, Bruni, Pecaro, Murphy,  
Hospodarsky  
Abstain: None  
Nays: None  
Absent: None

The motion carried.

## 7. ACTIVE AGENDA

- a. **2008-O-1 – An Ordinance Granting Variations for the Property Located at 427 N. Central** - Alderman Linari, seconded by Alderman Pieri, moved to approve an Ordinance Granting Variations for the Property Located at 427 N. Central. There was some discussion regarding the parking at this location. There have been occurrences when there has been parking in the alleyway, which will need to be enforced. Although the property owner indicated they would be willing to extend their parking area, this would not be allowed per ordinance and should not be allowed since other similar requests have been turned down. It was noted that the Zoning Code needs to be reviewed and revised so that so many variances are not required in the future (this request involved 5 variances)

Upon a call of the roll the following voted:

Ayes: Pieri, Cahnmann, Linari, Fiore, Bruni, Pecaro, Hospodarsky  
Abstain: Murphy

Nays: None  
Absent: None

The motion carried.

b. Old Business

- Joint Plan Commission/Zoning Board Meeting is scheduled for January 10, 2008 @ 7:00 p.m. – Morningside Condo Conversion proposal will be discussed.
- Alderman Pecaro noted his new e-mail address – [HWD1st@comcast.net](mailto:HWD1st@comcast.net)
- Mayor Donofrio commented that the City is, in fact, researching and/or considering a number of items; namely, a company to write parking tickets, continuing to look for grants and new revenues, considering a landscape ordinance, considering inspections for all rentals, limiting the number of cars that can be parked in a residential area, etc.
- Alderman Murphy requested the tear sheet copy of recent newspaper notices/postings {*Assistant to the City Administrator Henley made note and will handle*}.

8. **ADJOURN** - Alderman Linari, seconded by Alderman Bruni, motioned to adjourn the meeting and to reconvene the Committee of the Whole Meeting. All Aldermen voted aye. The meeting adjourned at 9:50 p.m.

Respectfully Submitted,



Susan Druktenis - City Clerk