



## CITY OF HIGHWOOD

17 Highwood Avenue  
Highwood, Illinois 60040  
847.432.1924 / 0735 Fax  
www.cityofhighwood.com

### City Council Meeting MINUTES

#### **March 18, 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 7:30 p.m.

#### **2. ROLL CALL**

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

Absent: Alderman Fiore.

Also present: S. Druktenis, City Clerk; R. Stefani, City Treasurer; J. Harding, Superintendent of Water; 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**

Alderman Linari moved for an approval of the minutes from the March 4, 2008 Regular City Council Meeting. Alderman Pieri seconded the motion. All Aldermen present voted aye. The motion carried.

#### **5. AWARDS AND RECOGNITIONS** – Alderman Pecaro displayed a plaque that was received from the Illinois Fire Chief Association that recognizes Highwood's efforts in following FEMA's recommendation for fire sprinkler requirements.

#### **6. PUBLIC FORUM**

- Marzio Piagentini, Euclid Court, commented on the stop sign proposed for Euclid Court. He felt that the stop sign was a good measure but indicated that the safety issue is more complex and that there are also safety concerns in regards to overcrowding, parking on the streets, kids with motorized vehicles, kids playing in the street, extended driveways, garbage, etc. He feels that the City needs to recognize the problems aside from what the stop sign can address.
- Lisa Cervac, 239 Burchell, commented that she felt that it is time to give credit where credit is due. She feels that the community should be recognized for the input they provided on the Highwood Towers proposal (including the Zoning Board and the Plan Commission). Without their commitment, the plan would not be what it is today. Ms. Cervac credits Aldermen Murphy-Pieri and Cahnmann for memorializing the decisions that were made and to provide protection for the City. She credits Mayor

- Donofrio and Ms. Lasday for getting the proposal passed. She credits the Plan Commission and Zoning Board for getting the height of the development reduced. She feels that everyone should give credit where credit is due, take the advice of the prior campaign slogan of “peace and unity” and now move on.
- Paul Martinez, 240 Jeffries, noted the traffic congestion and safety concerns regarding the dropping off and picking up of kids from a couple of businesses in this area coupled with the valets, etc. He feels the area is not safe and the City needs to take a look at the issue before someone is hurt. One suggestion might be to reserve half a dozen parking spaces to be used as a drop off and pick up area. Another concern Mr. Martinez expressed was a lack of communication and the fact that the website does not have the current minutes posted. He notes that the agendas are on the website; however, the minutes have not been updated since November of 2007.
  - Tom Mann, 305 Prairie, questioned the smoking ordinance and whose responsibility it is to make sure it is adhered to. He noted that he has seen smokers less than 15 feet from the entrances and has seen the police drive right by. He also commented on concerns regarding u-turns being made when Oak Terrace parents are dropping off children.
  - Meno Passini, Highwood resident, thanked the City Council for being open to review the ARC (Appearance Review Code). He feels that there should be a town hall meeting with the Council and the Chamber of Commerce. The ARC meeting should be scheduled as soon as possible and Mr. Passini will work at getting the business owners to attend.
  - Paul Diambri, Highwood Business owner, commented on the lack of information comment made by Mr. Martinez and offered to add anyone to his “From the Corner” newsletter. He also stated that he is pleased to see the Army annexation; however, noted that he has not heard any news regarding the Navy annexation (where hundreds of thousands of tax dollars are being lost). Is the City Council going to address this? Is the City Council going to announce the Police Chief’s leaving? Mr. Diambri noted that last year, several town hall meetings and ward meetings were held and this has not continued. He urged the Council to continue these types of meetings.

## 7. REPORTS

- a. Mayor’s Report –Alderman Linari, seconded by Alderman Pieri moved to approve the Mayor’s appointment of Mr. William Cora to the Zoning Board of Appeals.

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

Abstain: None

Nays: None

Absent: Fiore

The motion carried.

- b. City Administrator’s Report

1. Update regarding the North Shore Estates notice on the balconies – they have two more days until their 30-day notice is up. They have not responded to date.
2. Streetlight update - It was determined that there was a problem with the capacitors in the streetlights. 100 capacitors were received at no charge.

c. Aldermen Reports

1. Finance Committee meeting is scheduled for April 7, 2008
2. Judiciary Committee meeting is scheduled for March 24, 2008 @ 7:00 p.m.
3. Alderman Hospodarsky that anyone interested receiving his newsletter should e-mail him at [HWD4th@comcast.net](mailto:HWD4th@comcast.net)

d. Approval of Bills - Alderman Linari seconded by Alderman Pecaro, moved for an approval of the Bills as read by City Treasurer Stefani. Upon a call of the roll the following voted:

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

Abstain: None

Nays: None

Absent: Fiore

The motion carried.

e. Treasurer's Report - Alderman Linari, seconded by Alderman Hospodarsky, moved for an approval of the Treasurer's Report for the month of February 2008 as read by City Treasurer Stefani. Upon a call of the roll the following voted:

Ayes: Pieri, Linari, Cahnmann, Bruni, Pecaro, Hospodarsky

Abstain: None

Nays: Murphy

Absent: Fiore

The motion carried.

8. **CONSENT AGENDA** -Alderman Bruni, seconded by Alderman Hospodarsky, moved to approve the following items on the consent agenda:

- **2008-O-9** - An Ordinance annexing certain territory to the City of Highwood, Illinois
- ARC: Sign approval for North Shore Wine and Spirits located at 834 Sheridan Rd.
- ARC: Approval of the Amendment to the previously approved façade for Anna's Laundromat located at 451 Bank Lane
- **2008-R-11** – A Resolution Approving Agreement with Baxter & Woodman Consulting Engineers Related to USEPA Long Term & Enhanced Surface Water Treatment Rule (LT2ESWTR)
- **2008-R-12** – A Resolution Approving Agreement with Baxter & Woodman Consulting Engineers Related to IEPA Sludge Management Permit
- **2008-R-13** – A Resolution Reallocating 2008 Volume Cap to the Village of Buffalo Grove,

Upon a call of the roll the following voted:

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

Abstain: None

Nays: None

Absent: Fiore  
The motion carried.

## 9. ACTIVE AGENDA

- a. Appointment of Interim City management firm – The Council will be meeting with 2 firms on Thursday, March 20, 2008 @ 5:45 p.m.

## 10. OLD BUSINESS

- a. Alderman Murphy wanted to clarify her and Alderman Cahnmann's role in the changes to the Highwood Towers Ordinance. She also noted that five residents spent 20 hours preparing the 19-page document that the developer agreed to.

Following is the statement Alderman Murphy made:

There seems to be some confusion about what happened with the Highwood Towers Project. So I am going to take a few minutes to discuss the changes that were made to the ordinance by Alderman Cahnmann and myself. I have made copies of the 12/07 drafted ordinance and the 2/08 ordinance that was passed highlighting our additions. I have a few available here. If you are watching this at home, email me at kfm pieri@aol.com and I will be happy to email you one. To make this easy, what I have done is create a visual so that you can see the ordinance drafted in 12/07 w/attachments and the ordinance that was passed 02/08 w/attachments which has Alderman Cahnmann's and mine changes. I believe you can clearly see the difference. Now I would like to tell you about just a few of the changes that we had included in the ordinance and the attachments that were passed.

1. Alderman Cahnmann added three Where as'es to the ordinance. Primarily they highlight that this is an unusual piece of property and the passage of these zoning changes and relief Shall Not set any precedents for any other property.
2. There are MANY instances of the word MAY being replaced with shall throughout the document. Legally speaking, the word SHALL is mandatory, the word MAY is not. The best example of how important this is, is the word Shall was exchanged with the word May in regards to the amount of rental units that were allowed. It had been not more than 20% of the units MAY be rented to non- owners; it now reads not more than 20% of the units SHALL be rented to non-owners. One simple word makes a remarkable difference legally. We now have a document that reflects what the council wanted.
3. sec 2.i.) The document entitled Highwood Towers Donations and Fees to the City of Highwood attached hereto and made a part hereof as Exhibit A. In the original document the city was getting 150,000 towards the installation of the stoplight. The developer is now paying the entire cost. The developer was paying 50,000 towards landscaping of the front of the project; the developer is now paying the entire cost. The developer was paying 50,000 towards the burying of the utility lines; the developer is now paying the entire cost.
4. 2.j) The document dated January 15, 2008 entitled Highwood Towers Planned Development Plan Review prepared by Houseal Lavigne Associates. We asked for the plan review to be included in the ordinance.
5. 2.k). The document dated January 14, 2008, prepared by Teska Associates regarding review of the Highwood Towers Presentation to the City Council dated December 4, 2007. We asked for the plan review to be included in the ordinance.
6. 2.m). Letter dated January 10, 2008 from Mathew Andelman, Project Coordinator for Mega Realty, with attachments. We asked that this letter and the commitments that include the standards for the building be included in the ordinance.
7. 2.n). Letter dated February 19, 2008 from Nicholas Black, President of Mega Realty, regarding Clarification of Intent Highwood Towers Development.

Now this last document is some 19 pages long. It is a draft ordinance. It includes the commitments that the developer made to the planning commission during their 18 months of review. 5 residents and I spent 20 hours reviewing the transcripts, retrieving those commitments and we included them in this document. This 19-page document reflects the work our Planning commissions did. Ald. Cahnmann and I got the developer to agree to those commitments and they are attached to Nick Black's letter.

Alderman Cahnmann noted that additional recommended changes were 1) issues were to be directed to the Mayor and City Council, 2), variations from the

zoning code were reflected, 4) 1306 feet and 1289 units were reflected and that the community deserves the credit for the changes.

- b. Codification – since the codifying effort is progressing slowly, a suggestion was made to have a blanket Home Rule Ordinance until it is finished. This item will be discussed further at the next Committee of the Whole meeting.

#### 11. NEW BUSINESS

- a. AT&T boxes – a concern was expressed regarding the size and location of the boxes and whether or not installation of additional boxes can be stopped. The answer is no, however, they are required under the law to provide the smallest facility possible and to relocate within parameters. However, it was also noted that the City should have reviewed this and provided comments before they were installed. A suggestion was made to review any new locations prior to installation.
- b. Alderman Linari, seconded by Alderman Pieri, moved to authorize the signing of the Memorandum of Understanding between the 88<sup>th</sup> Regional Readiness Command and the City of Highwood, Illinois (for the provision of Fire and Police Protection).

Upon a call of the roll the following voted:

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

- 12. **ADJOURN** - Alderman Bruni, seconded by Alderman Pecaro, motioned to adjourn the meeting and to reconvene the Committee of the Whole Meeting. All Aldermen voted aye. The meeting adjourned at 8:35 p.m.

Respectfully Submitted,



Susan Druktenis - City Clerk