

**MINUTES OF A COMMITTEE OF THE WHOLE MEETING OF THE BOARD OF TRUSTEES  
OF THE VILLAGE OF HARWOOD HEIGHTS  
HELD ON THURSDAY OCTOBER 5, 2023**

**A. CALL TO ORDER** at 7:01pm by Mayor Arlene Jezierny

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL –**

Mayor Arlene C. Jezierny

Clerk Marcia L. Pollowy

**Motion by Trustee Lewandowski, seconded by Trustee Brutto to allow Trustee Brzezniak-Volpe to attend the meeting by Electronic Attendance; on a voice vote, all in favor (Trustee Brzozowski-Wegrecki – Absent).**

Trustees Eugene Brutto  
Annette Brzezniak-Volpe (Electronic Attendance)  
Anna Brzozowski-Wegrecki (Arrived 7:05pm)  
Zbigniew Lewandowski  
Lawrence Steiner  
Giuseppe Zerillo

Attorney Rob Bush

Also present: Chief John DeVries  
Sergeant Jolanta Smith  
Accountant Mary Ventrella

**PUBLIC COMMENT**

**Zee Kawa, 4703 N. Octavia:** Asked for the village's help in getting Nicor to replace his sidewalks due to Nicor work that was done and nothing has been done in 5-years; afraid someone will trip and fall.

**Wahib Ben, 7350 W. Lawrence Avenue:** Currently the owner of a restaurant in the strip mall on the 7300 block of Lawrence. Would like to convert the restaurant to a hookah bar and is asking the board if he can proceed with this request?

**Mayor Jezierny:** Stated that the board would discuss his request and we would respond to him in 1-2 weeks.

**D. AGENDA ITEMS**

**Approval of Committee of the Whole minutes for September 6, 2023**

**Motion by Trustee Lewandowski, seconded by Trustee Zerillo on September 6, 2023 COW minutes:**

- Approval of the Committee of the Whole Minutes for the meeting held on September 6, 2023.

**On a voice vote, all in favor, the motion carried and the minutes of the September 6, 2023 Committee of the Whole meeting were approved.**

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**Resident Only Parking**

- Mayor Jezierny stated that 7500 block of Gunnison is requesting “Resident Only” parking and she had provided the board with the rules for obtaining “Resident Only” parking and the request was passed on to the Ordinance/License Committee to follow the procedures and call a committee meeting with the residents and then bring the decision to the board for either approval or disapproval.
- Trustee Steiner will contact all of the households on the petition, if 85% of the 36 households signed the petition, with a letter to give notice that there will be a meeting pertaining to their request if they would like to come; all the residents need not be present. He may also call the lead resident that a meeting will be held regarding their request.
- Mayor Jezierny stated that the people in the Clock Tower Condos are residents so they can park on Gunnison even if the block is granted “Resident Only.”
- Trustee Steiner will contact all the households that there will be a meeting at 6:00pm on Thursday, October 26, 2023 prior to the regular board meeting at 7:30pm.

**Parking Passes**

- Chief DeVries stated that he spoke with Director Ron Gross and that MCD is very familiar with Mrs. Crespo; it seems that she calls quite often for guest parking and MCD Director Ron Gross said if she gives a time frame he would approve it without taking down license plate numbers.
- Discussion ensued regarding the pros and cons of a parking pass booklet or allowing each “Resident Only” parking block to receive 3 passes instead of 2 each year.

**7444 W. Wilson Avenue**

- Discussion ensued regarding the letter from 7444 W. Wilson’s attorney with the explanation of why they want to renew the Class 6b classification. After a lengthy discussion the consensus of the board was to deny 7444 W. Wilson their request to move forward with renewing the Class 6b.
- Attorney Bush will contact Attorney Mark Heinle on the village’s decision so he can respond to 7444 W. Wilson’s attorney.
- A motion will be placed on the October 12, 2023 Consent Agenda denying their request.

**Flock Cameras**

- Detective/Sergeant Yolanda Smith thanked the board for the first set of cameras that were ordered last year, stating that they have been very helpful in our investigations and lead to the arrest of the suspect within 3 hours in the carjacking and murder of one of our residents on the eastside in August. She provided the board with a proposal for 2 additional cameras.
- Currently the 4 cameras that we do have, one is affixed to a pole right off of Fuller’s Car Wash on Gunnison and it is facing westbound. Another camera is on Gunnison just west of the Post Office capturing anyone going eastbound on Gunnison. There are two cameras on Narragansett by the Shell Gas Station one is facing northbound and one is facing southbound.
- The additional cameras that Detective/Sergeant Smith is proposing are for the westside. We have nothing on Lawrence Avenue and the shopping center by Portillo’s brings in a lot of traffic so we would really need one along Lawrence Avenue going westbound and possibly on Foster or southbound on Harlem.
- A lengthy discussion ensued regarding the cameras, the cost and the installation fee and the consensus of the board was to order 3 additional cameras rather than the 2 proposed in the proposal. Down the road Detective/Sergeant stated that we need to consider putting Flock cameras on Oak Park Avenue; Accountant Mary Ventrella will appropriate money in next year’s budget for the 2 Oak Park cameras.
- Detective/Sergeant Smith will contact Flock Safety for a new proposal for 3 cameras and will submit it to the Mayor & Trustee’s to reviewed prior to the October 12th board meeting.
- A motion will be placed on the October 12, 2023 board meeting agenda for board approval on the new proposal received for 3 Flock cameras; 2 on Lawrence and 1 on Harlem.

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**Lead Service**

- Mayor Jezierny stated that we have not received the funding yet for this future project. We thought we would be able to get at least \$50,000 to do some the preliminary work for this project but that did not pan out so we have to apply by October 10th for another \$40,000-\$50,000 and it looks good that we'll get that. When we get the "lead" funding we don't know.

**Other Items**

- We've had quite a few "water Incidents" many of them on Forest Preserve Drive, so it's time we need a new watermain from Montrose to Newland on Forest Preserve Drive; that's a necessity.
- Mayor Jezierny asked Attorney Rob Bush to look into an ordinance for a moratorium on the number of Hookah Bars allowed in the village; after a brief discussion the consensus of the board was in agreement for an ordinance for a moratorium on "Hookah Bars."

**Building Permit Fees**

- Mayor Jezierny stated that we need to form a group to review the building permit fees from all the surrounding communities that each trustee was asked to contact and revise our village building permit fees accordingly.
- The Mayor will get the Building Commissioner and two/three trustees to set-up a series of meetings to review the building permit fees from the surrounding communities and to then make recommendations for ordinance updates for building permit fees.

**Extra Space Storage**

- Mayor Jezierny gave the board an update on Extra Space Storage and the illegal work that they did on the "retail spaces" without permits by increasing the size of their storage area removing plumbing/heating and a bathroom. They will be working with our Building Department to remedy the major problems to create a useable space for retail purposes.
- Mayor Jezierny stated that someone is interested in renting the "retail space" as a video gaming parlor.
- A brief discussion ensued regarding allowing a video gaming parlor with a consensus at the end of the discussion to allow a gaming parlor.
- The village will work with Extra Space Storage Management to work on the changes and an agreement to allow the space to be a video gaming parlor with the interested party.

**Oketo Recommendation**

- After reviewing the recommendations suggested from the resident on the 5100 block of Oketo regarding cars not stopping at the new posted stop signs or slowing down, the decision of the board was to increase the patrolling of that street by the Harwood Heights Police Department.

**Appraisals**

- Mayor Jezierny stated that she received the appraisals on 2 of the 3 properties on the northeast corner of Harlem/Lawrence. PDQ is asking for \$2.3 million; the appraisal for that lot is \$1.9 million. The Parkway Bank property is appraised at \$1.2 million. She will have the appraisal for the Grande building sometime next week.
- Mayor Jezierny stated that Panda Express has shown an interest in the PDQ property and are willing to put up a border wall and would like to make a presentation to the board on their building concept.
- Mayor Jezierny stated that our Development Coordinator Dan Gardner has also been in talks with Bradford and Kensington regarding that property.
- Mayor Jezierny will kept the board updated on any future developments.

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**EXECUTIVE SESSION**

**Motion to enter into Executive Session:** pursuant to (5 ILCS 120/2) Sec.2. Open meetings © Exceptions.  
A public body may hold closed meetings to consider the following subjects:

**ADJOURNMENT**

Motion by Trustee Brutto, seconded by Trustee Zerillo to adjourn. On a voice vote, all present being in favor, the motion carried and the Committee of the Whole Meeting of the Board of Trustees of the Village of Harwood Heights was adjourned by Mayor Arlene Jezierny on Thursday, October 5, 2023 at 8:23pm.

Respectfully submitted,

  
Marcia L. Polowy, Village Clerk