



THE CITY COUNCIL MEETING MINUTES
OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS
HELD ON MONDAY, JULY 24, 2023 AT 6:30PM

CALL TO ORDER AND ROLL CALL – At 6:33 PM, Mayor Ludvigsen called to order the Regular Prospect Heights City Council meeting at City Hall, 8 North Elmhurst Road, Prospect Heights, IL 60070.

Deputy Clerk Schultheis read the preamble to the meeting

City Clerk Prisiajniouk called roll. A quorum was present.

ELECTED OFFICIALS PRESENT – Mayor Ludvigsen, City Clerk Prisiajniouk Alderman – Cameron, Anderson, Morgan-Adams, Dash, Dolick

ABSENT – Treasurer Tibbits – with previous notification

OTHER OFFICIALS PRESENT – City Administrator Wade, Assistant City Administrator Falcone, Police Chief Caponigro, Director of Building and Development Peterson, Public Works Director Roscoe, Deputy Clerk Schultheis, Assistant Finance Director Tannehill, Digital Communications Technician Colvin, and Attorney Frenzer.

PLEDGE OF ALLEGIANCE – led by Mayor Ludvigsen

APPROVAL OF MINUTES

A. July 10, 2023 City Council Regular Meeting Minutes – **Alderman Dolick moved to approve the July 10, 2023 City Council Meeting Minutes as presented; seconded by Alderman Morgan-Adams.**

ROLL CALL VOTE:	AYES -	Cameron, Anderson, Morgan-Adams, Dolick
	NAYS -	None
	ABSENT -	None
	ABSTAIN -	Dash

Motion carried 4 – 0, one abstention

PRESENTATIONS

A. Chicago Executive Airport Board of Directors Monthly Report by Director Kearns –

- the airfield lighting project is 90% finished
- there is a new hangar going up on Tower Road – Hawthorne’s Hangar 22
- there is a master drainage study – will be updated in the Spring, 2024.
- there is a rent study that will be completed in the next 60 days
- Residential Sound Insulation Program – the CEA is awaiting a letter from the State for \$2.5 million that has already been approved by the FAA.
- City Administrator Wade, Wheeling Village Manager Sfondilis and Executive Director Miller attended a meeting with Harper College to discuss a grant that they had received for an aircraft maintenance program. Currently the CEA has a program with District 214.

- there was money donated from the profits of the 5k Run at Run the Runway. This was the highest turnout ever – 461 runners, 193 walkers. \$1000 each was given to 99's Women in Aviation, Leading Edge Women in Aviation, and the Chicago Executive Pilots Association.
- the economic impact study showed that the airport's total economic impact on Cook County is \$485,510,000 (up from \$441,000,000 in 2021). It was noted that the fuel tax went up significantly due to the increased need for fuel.

APPOINTMENTS, CONFIRMATIONS, AND PROCLAMATIONS - None

PUBLIC COMMENT ON AGENDA MATTERS (Five Minute Time Limit) - None

CONSENT AGENDA - None

OLD BUSINESS -

A.O-23-21 Staff Memo and Ordinance Approving a Special Use Permit for a Sit Down Restaurant (Fortune's Cafe) at 1313 Unit A, N. Rand Road, Prospect Heights, IL (**2nd Reading**) – Mr. Thakker was available to present details to obtain a special use ordinance. Alderman Cameron asked about the size of the refrigerator. Mr. Thakker noted that the refrigerator is six feet long. Alderman Anderson asked about air fryer ventilation. Mr. Thakker noted that air fryers do not need ventilation.

Alderman Anderson asked if the soup would be transported. Mr. Thakker noted that the soup would be made at a different location but would be kept onsite.

Alderman Morgan-Adams stated that it did not seem that the focus of the facility was to be a restaurant., and that all of the other locations were video gaming locations. Mr. Thakker responded that the location would be open to all ages, and that only the gaming area would be closed off. Alderman Morgan-Adams continued that the menu was very limited. Mr. Thakker replied that he would be serving wraps, panini, pizza, and soup.

Alderman Dash noted that there were other restaurants in town that only offered specific items, such as Wingstop, whose menu is almost all wings.

Mayor Ludvigsen asked if the revenue would come from food. Mr. Thakker said that the proposed restaurant would be the most extensive of all of his locations. Mayor Ludvigsen asked if this was a model for revenue from food sales? He wanted to know more about the market plan to attract young adults.

Mr. Thakker offered that there marketing plan would include promotions through social media. He added that this is his first restaurant, and that he left an IT job to start this restaurant.

Alderman Dash noted that the location has been vacant for eight years. She also noted that there were no other video gaming locations in the area protesting the addition of Fortune Café. She said that the City needed the revenue from this location.

Mayor Ludvigsen said that a liquor license did not fit this location, and that the City should not feel obliged to fill the vacant space with just anything.

Alderman Morgan-Adams stated that the City Council did not want any more video gaming cafes, and she was not convinced that the menu that was being presented was viable for a restaurant.

Alderman Dash asked Mr. Thakker if he wanted the Council to take a vote; or, if he wanted the vote to be tabled to make further changes to the menu.

Mr. Thakker said that he wanted the Council to take a vote.

Alderman Anderson noted that the idea of a vegetarian restaurant was “exciting,” and wondered why Fortune Café did not expand on the concept and put in a full kitchen.

Mayor Ludvigsen told the requester that he had seen where the other Fortune Cafes serve beer for \$1 and promote video gaming. Mr. Thakker said that he does not have the “confidence” to have a restaurant that could be sustained with food alone – he would need the liquor license.

City Clerk Prisiajniouk asked why the PZBA was able to vote in favor of the special use. Mayor Ludvigsen replied that the PZBA has a very specific focus, and that they just recommend to the Council based upon all the specific criteria being met.

Alderman Dolick moved to approve O-23-21 Staff Memo and Ordinance Approving a Special Use Permit for a Sit Down Restaurant (Fortune's Cafe) at 1313 Unit A, N. Rand Road, Prospect Heights, IL (2nd Reading); seconded by Alderman Cameron.

ROLL CALL VOTE:
AYES - Dash
NAYS - Anderson, Morgan-Adams, Dolick, Cameron
ABSENT - None

MOTION FAILED 1 - 4

NEW BUSINESS - None

STAFF, ELECTED OFFICIALS, AND COMMISSION REPORTS

A. June Financial Report Presented by Assistant Finance Director Bob Tannehill – As of June 30th, the City is at 11.6% of revenue and 8% of expenses of budget. He said that the water and sewer rates are consistent with prior revenue. Assistant Finance Director Tannehill noted that the City was expecting property tax revenue for the second installment to come sometime in this month or August.

He added that the City has been able to take advantage of the favorable interest rates, noting that the City has over \$100,000 in interest. At the same time last year, the City had \$27,000 in interest.

Director of Building and Development Peterson – said that the Better Business Bureau has said that the number one scam perpetrated on consumers is in construction. There have been pavement fraud issues in the City, with work done with no permits and no contracts. Director Peterson said that driveways require permits. The workers must be bonded and insured. Any job over \$1000 requires a contract, and there must be a three-day waiting period. The residents that had the illegal work done have no protection, and they may be held responsible for fines that may be levied for illegal work done.

Public Works Director Roscoe – said that the Army Corp of Engineers has said that Levee 37 must have three sections of the wall replaced to remedy the damage done by the vehicular accident. He noted that Illinois Senator Morrison had secured \$750,000 in grants for the City, with the estimated cost at \$930,000 for repairs. The goal is to have the project completed by the summer of 2024. Alderman Dolick asked for an update on the Old Willow Sinkhole – Director Roscoe said that the road will be open for full service on July 28.

Alderman Cameron asked about completion date of Levee 37. Director Roscoe said that core boring still needed to be done. City Administrator Wade noted that the City Staff, as well as Mount Prospect, have contacted the multi-agencies involved, and expressed their frustration regarding the slow progress and the effect on residents in the area.

City Clerk Prisiajniouk – mentioned the August 2, 2023 Greater Wheeling Area Chamber Golf Outing that was open to residents to participate.

APPROVAL OF WARRANTS

A.Approval of Expenditures

General Fund	\$136,114.14
Motor Fuel Tax Fund	\$0.00
Palatine/Milwaukee Tax Increment Financing District	\$0.00
Tourism District	\$5,882.65

Solid Waste Fund	\$0.00
Drug Enforcement Agency Fund	\$1,199.00
Palatine Road Tax Increment Financing	\$0.00
Special Service Area #1	\$0.00
Special Service Area #2	\$0.00
Special Service Area #3	\$0.00
Special Service Area #4	\$0.00
Special Service Area #5	\$74.56
Special Service Area - Constr #6 (Water Main)	\$0.00
Special Service Area - #8 Levee Wall #37	\$0.00
Capital Improvements	\$11,818.21
Special Service Area - Debt #6	\$0.00
Road Construction Debt	\$0.00
Water Fund	\$41,233.87
Parking Fund	\$278.02
Sanitary Sewer Fund	\$1,520.00
Road/Building Bond Escrow	\$0.00
Police Pension	\$0.00
TOTAL	\$198,120.45
<u>Wire Payments</u>	
07/14/2023 Payroll	\$177,573.56
June Illinois Municipal Retirement Fund Payment	\$24,259.68
TOTAL WARRANT	\$399,953.69

City Clerk Prisiajniouk read the warrants.

Alderman Morgan-Adams moved to approve the warrants as presented; seconded by Alderman Anderson to include a TOTAL of \$198,120.45; 07/14/2023 Payroll of \$177,573.56; June Illinois Municipal Retirement Fund Payment of \$24,259; and a TOTAL WARRANT of \$399,953.69. there was unanimous approval.

ROLL CALL VOTE:

AYES-	Morgan-Adams, Dash, Dolick, Cameron, Anderson
NAYS -	None
ABSNET -	None

Motion carried 5 - 0

PUBLIC COMMENT ON NON-AGENDA MATTERS (*Five Minute Time Limit*) - None

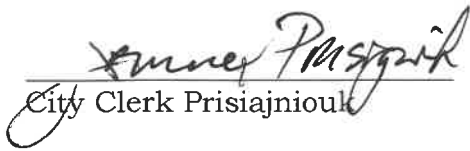
EXECUTIVE SESSION - None

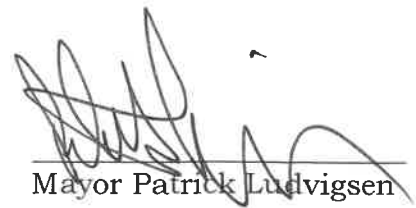
ADJOURNMENT – At 7:37 PM, Alderman Anderson moved to Adjourn; seconded by Alderman Morgan-Adams. There was unanimous approval.

VOICE VOTE: All Ayes, No Nays.

Motion carried 5 – 0.

Approved by the Prospect Heights City Council on this the 28th day of August, 2023.


City Clerk Prisiajniouk


Mayor Patrick Ludvigsen

