



THE CITY COUNCIL MEETING
OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS
HELD ON WEDNESDAY, SEPTEMBER 27, 2023 AT 6:30PM

CALL TO ORDER AND ROLL CALL – At 6:30 PM, Mayor Ludvigsen called to order the Regular City Council Meeting at City Hall, 8 N Elmhurst Road, Prospect Heights, IL 60070.

Deputy Clerk Schultheis read the preamble to the Meeting.

Deputy Clerk Schultheis called roll. A quorum was present.

ELECTED OFFICIALS PRESENT – Mayor Ludvigsen, Treasurer Tibbits Aldermen – Dolick, Dash, Morgan-Adams, Anderson, Cameron

ABSENT – City Clerk Prisiajniouk with previous notification

OTHER OFFICIALS PRESENT - City Administrator Wade, Assistant City Administrator Falcone, Director of Building and Development Peterson, Public Works Director Roscoe, Police Chief Caponigro, Deputy Clerk Schultheis, Digital Communications Technician Colvin, and Attorney O'Driscoll.

PLEDGE OF ALLEGIANCE – led by Mayor Ludvigsen

APPROVAL OF MINUTES

A.September 11, 2023 City Council Regular Meeting Minutes

B.September 11, 2023 City Council Executive Session Meeting Minutes

C.August 28, 2023 City Council Executive Session Minutes

D.September 20, 2023 Joint Meeting Chicago Executive Airport-City of Prospect Heights-Village of Wheeling – **Alderman Anderson moved for omnibus approval of September 11, 2023 City Council Regular Meeting Minutes; September 11, 2023 City Council Executive Session Meeting Minutes; August 28, 2023 City Council Executive Session Minutes; and September 20, 2023 Joint Meeting Chicago Executive Airport-City of Prospect Heights-Village of Wheeling as presented; seconded by Alderman Morgan-Adams. There was unanimous approval.**

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

Motion carried 5 - 0

PRESENTATIONS - None

APPOINTMENTS, CONFIRMATIONS, AND PROCLAMATIONS - None

PUBLIC COMMENT ON AGENDA MATTERS (*Five Minute Time Limit*)

Sara Meyer – said that the residents were not told about the possible rezoning of 506-508 Camp McDonald, and that there was no Public Hearing.

Mayor Ludvigsen noted that there was no vote being taken tonight, and the was being introduced by the property owner to decide whether it should go to the PZBA.

Ms. Meyer said that the Agenda showed that there would be a vote taken.

Mayor Ludvigsen responded that the vote was whether or not to send the project to the PZBA.

Director Peterson said that if the project went to the PZBA, there would be a public hearing and as a recommending body they could approve, deny or amend the project, but it would still have to come back to the City Council for a vote. He said this introduction was a first step in the process.

Alderman Dash said that she was aware that Andrew Meyer had tried to contact her, and she could follow up if there were any questions.

Ms. Meyer iterated that she was against the zoning being changed to R2.

Director Peterson noted that there were guidelines to the procedure for a new project in the City Code online.

Jean Salerno – She just wanted to make certain that the residents understood what the process was and that they would have an opportunity to respond against it.

Pat Clarke – said that she abuts up to the property in question, and that there are trees on the property and no building can take place there because there is no access in case of emergency. She said that these townhomes would impinge on her property. She said that this was not an area that supported R2 housing.

Frank Marino – said that he has lived in the area since 1994. He is afraid that if this development is allowed it will “snowball” into other variances. He noted that residents in the same area had their projects thwarted in the past because it was R1 zoning. He said that his fear is that everyone with a single family home will be able to convert to townhomes.

Laura Gitlin – She noted that the development would be a few feet from her yard. She wondered what would be done about water for so many new residents if the townhomes were built. She asked if the townhomes would get City water, and would the rest of the community stay on well water.

Peter Gitlin – also was concerned about water. He stated that former Mayor Helmer had sent out a survey and asked if the residents wanted Lake Michigan water. After the survey was taken the matter was dropped. Adding townhomes will hurt the water table. He was also worried about the trees that would be taken down and the narrow access ways for emergency vehicles.

Matthew Fastert – said that when his family moved to their home nine years ago, it was with the understanding that this was R1 zoned housing. He was also worried with the influx of new students as a burden to the capacity of the schools.

Wieslaw Dziura – Stated that the townhouses are a waste of land. While he welcomes construction, he wants the neighborhood to keep the R1 zoning. He said that the townhomes would need to tap into water and sewer, and he wondered if the City could handle the additional burden. He said that that there were already stormwater issues, and that his community needs to use pumps at times to handle flooding. He believed that private wells would be overburdened.

Bozena Dziura – said that she believed that a surveyor knocking on residents’ doors was a “red flag” that the project was going forward.

Alderman Morgan-Adams replied that this meeting was a presentation to move the project to the next step which would be review by the PZBA. Alderman Dash said that the project might not even get approved to go to the PZBA.

Director Peterson said that if the project did go to the PZBA, legal notices would be given to residents prior to any PZBA meeting. He noted that the State of Illinois only required that residents

within 250 feet of the project needed to be notified but that the City notified residents within 350 feet. He added that the City would be announcing the meetings in the Enews and website.

Calin Cuceu – said that he is a new resident, and he had purchased in the area because it is single family homes on ½ acre lots.

CONSENT AGENDA –

A.R-23-25 Staff Memo and Resolution Approving Bid and Contract Award for the 2023 Street Patching Program with Chicagoland Paving Contractors, Inc. at a Cost of \$58,900.00

B.R-23-26 Staff Memo and Resolution Authorizing an Intergovernmental Agreement with Cook County Department of Transportation and Highways “Invest in Cook” Grant, for Phase I Preliminary Engineering, for Elmhurst Road Sidewalk Connectivity Project

C.R-23-27 Staff Memo and Resolution Authorizing a Civil Engineering Servicers Agreement with Gewalt Hamilton Associates, Inc., for Phase I Preliminary Engineering Services for the Elmhurst Road Sidewalk Connectivity Project – **Alderman Morgan-Adams moved for omnibus approval of R-23-25 Staff Memo and Resolution Approving Bid and Contract Award for the 2023 Street Patching Program with Chicagoland Paving Contractors, Inc. at a Cost of \$58,900.00, R-23-26 Staff Memo and Resolution Authorizing an Intergovernmental Agreement with Cook County Department of Transportation and Highways “Invest in Cook” Grant, for Phase I Preliminary Engineering, for Elmhurst Road Sidewalk Connectivity Project, and R-23-27 Staff Memo and Resolution Authorizing a Civil Engineering Servicers Agreement with Gewalt Hamilton Associates, Inc., for Phase I Preliminary Engineering Services for the Elmhurst Road Sidewalk Connectivity Project; seconded by Alderman Dolick. There was unanimous approval.**

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

Motion carried 5 - 0

OLD BUSINESS

A.O-23-24 Staff Memo and Ordinance Granting a Variation to Reduce Required Rear Yard Setback for a Garage Addition to the Single-family Residence, 910 Sherwood Drive (**2nd Reading**) –

Alderman Dolick moved to Approve O-23-24 Staff memo and Ordinance Granting a Variation to Reduce required Rear Yard Setback for a garage addition to a Single Family Residence, 910 Sherwood Drive; seconded by Alderman Anderson. There was unanimous approval.

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

Motion carried 5 – 0

NEW BUSINESS

A. Presentation by ML Development, of Development Plan for 506-508 Camp McDonald Road, Rezoning Property R1 to R2 and Request for Referral to Plan Commission Zoning Board – John Schiess, architect with JCSA, presented a plan for the development of 506-508 Camp McDonald Road.

He showed slides of other developments with similar long, narrow infill sites. He showed sites in Chicago that had been developed. He said that the lot size is 3.45 acres, and they are proposing R2 zoning for 48 attached, single family homes. Total parking would be 204 spaces with 12 guest spaces and two car garages. There would be six buildings on a common drive with a hammerhead turnaround for emergency vehicles.

He said that Staff would need to vet the plans, and that the construction could be changed to meet the suggested changes of the City.

Mayor Ludvigsen asked that Mr. Schiess clarify his use of the words “front yard.” Mr. Schiess replied that the front yard is the area off of east Camp McDonald Road. From the road the primary access – the distance between that road and the first structure is called the front yard setback. The Zoning Code requires 20% of the lot depth to start construction. According to the linear feet of this site, that would require 169 feet, but the first building is only 139 feet so there would be a request for relief of the difference.

Alderman Dash said that while she is a proponent of development, the photos that were in the presentation looked very urban. She said that the area in question is suburban, and was designed to be R1 – single family. She did not consider the property to be an infill piece of land. There was concern that trees would need to cut down, schools would have to handle a greater volume of students, there might be traffic issues, and existing water supplies would be impacted. She added that R2 status is not compatible when surrounded on three sides by R1 housing. She said that the “geometry” of the development did not “bode well” with townhomes. She said that she would not support the project.

Alderman Dolick said that he shared the same concerns. Compatibility with the area would be compromised. He also noted that lighting and visibility might be an issue. He added that the traffic patterns could be disruptive. He said that he was not in favor of the project.

Alderman Morgan-Adams shared the same views. She mentioned issues with compatibility, water, traffic, and the destruction of trees. She noted that there were other properties that suited this type of development. She said that she was not in favor of the development.

Alderman Anderson said that while the City does have a need for townhomes, this would be the wrong location. She said that she would be against the development.

Alderman Cameron said that the project sounded a lot like the Lexington development. She did not feel that this was a suitable location, and she would be against the project.

Mayor Ludvigsen said that this would be a great location for single family homes. He suggested that the developer look at other alternatives to townhomes.

Mayor Ludvigsen asked the requester if they wanted to have the Council take a vote or if they wanted to withdraw the request for referral to the PZBA. Mr. Schiess said that ML Development would withdraw the request to reconfigure its project.

No action was taken as per the withdrawal of the request.

STAFF, ELECTED OFFICIALS, AND COMMISSION REPORTS

A.August Financial Report Presented by Assistant Finance Director Bob Tannehill

11. APPROVAL OF WARRANTS

A. Approval of Expenditures

General Fund	\$167,559.41
Motor Fuel Tax Fund	\$0.00
Tourism District	\$2,482.53
Solid Waste Fund	\$0.00
Drug Enforcement Agency Fund	\$595.18

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	\$0.00
Special Service Area - Constr #6 (Water Main)	\$0.00
Special Service Area - #8 Levee Wall #37	\$0.00
Capital Improvements	\$48,500.00
Special Service Area - Debt #6	\$0.00
Road Construction Debt	\$0.00
Water Fund	\$9,521.00
Parking Fund	\$814.57
Sanitary Sewer Fund	\$8,734.54
Road/Building Bond Escrow	\$0.00
TOTAL	\$238,207.23
<u>Wire Payments</u>	
09/08/2023 PAYROLL	\$170,365.63
AUGUST ILLINOIS MUNICIPAL RETIREMENT FUND PAYMENT	\$16,093.29
TOTAL WARRANT	\$424,666.15

Deputy Clerk Schultheis read the warrants.

Alderman Anderson moved to approve the warrants as presented; seconded by Alderman Cameron to include a TOTAL of \$238,207.23; 09/08/2023 PAYROLL of \$170,365.63; AUGUST ILLINOIS MUNICIPAL RETIREMENT FUND PAYMENT of \$16,093.29 and a TOTAL WARRANT of \$424,666.15. There was unanimous approval.

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

Motion carried 5 – 0

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

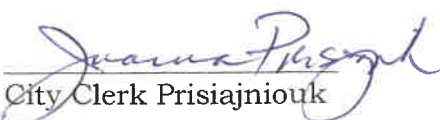
EXECUTIVE SESSION – None

ADJOURNMENT – At 7:30 PM, Alderman Dolick moved to Adjourn; seconded by Alderman Cameron. There was unanimous approval.

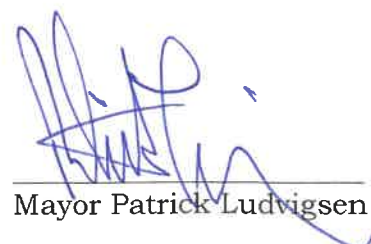
VOICE VOTE: All Ayes, No Nays

Motion carried 5 – 0

Approved by the Prospect Heights City Council on the 9th day of October, 2023.


City Clerk Prisiajnikouk




Mayor Patrick Ludvigsen