



**THE CITY COUNCIL REGULAR MEETING MINUTES
OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS
WAS HELD ON MONDAY, MARCH 9, 2026 AT 6:00 PM**

CALL TO ORDER AND ROLL CALL – At 6:03 PM, Mayor Ludvigsen called to order the Regular Meeting of the Prospect Heights City Council at City Hall, 8 N Elmhurst Road, Prospect Heights, IL 60070.

Alderman Ward 2 Anderson moved to appoint Assistant to the City Administrator Austin as the Acting Deputy Clerk; seconded by Alderman Ward 1 Cameron.

ROLL CALL VOTE:

AYES:	Michelle Cameron, Terry Anderson, Wendy Morgan-Adams, Danielle Dash, Matt Dolick
NAYS:	None
ABSENT:	None

Motion carried 5-0

Assistant to the City Administrator Austin called roll. A quorum was present.

ELECTED OFFICIALS PRESENT – Alderman Ward 1 Cameron, Alderman Ward 2 Anderson, Alderman Ward 3 Morgan-Adams, Alderman Ward 4 Dash, Alderman Ward 5 Dolick, Mayor Ludvigsen

ABSENT – City Treasurer Tibbits with prior notice, City Clerk Prisiajniouk with prior notice

OTHER OFFICIALS PRESENT – City Administrator Falcone, Assistant to the City Administrator Austin, Director of Building and Development Peterson, Director of Public Works Roscoe, Police Chief Derman, Finance Director Grieco, Assistant Finance Director Tannehill, Attorney Jim Hess, Digital Communication Technician Colvin.

PLEDGE OF ALLEGIANCE – Mayor Ludvigsen led the pledge of Allegiance.

Alderman Ward 2 Anderson moved to adjust the agenda and move item number 12, Public Comment on Non-Agenda matters, to item number 2; seconded by Alderman Ward 3 Morgan-Adams.

ROLL CALL VOTE:

AYES:	Michelle Cameron, Terry Anderson, Wendy Morgan-Adams, Danielle Dash, Matt Dolick
NAYS:	None
ABSENT:	None

Motion carried 5-0

Jim Pikeshaka (13 Prospect Drive): Mr. Pikeshaka expressed opposition to the proposed 69-unit townhome development, citing concerns based on his construction experience. He stated the project is incompatible with the neighborhood and criticized the density and single access point. He highlighted anticipated construction impacts, including heavy truck traffic and safety risks for pedestrians, particularly schoolchildren. He also expressed frustration that similar developments would not be accepted in other neighborhoods.

Mary Jean Meyer (1101 Oak Street): Ms. Meyer opposed the development, stating that the proposed density is too high for the property and surrounding neighborhood. She noted that the scale and design of the buildings are inconsistent with the existing character of the area. She expressed concern that the project contradicts the City's stated vision of maintaining a semi-rural community and may negatively impact property values.

Susan Evans (Adrienne Drive): Ms. Evans voiced strong opposition to the development and indicated that residents intend to remain actively engaged on the issue. She expressed concern about potential impacts on property values and local drainage conditions, noting existing flooding issues. She urged City officials to reconsider the project and act with the community's best interests in mind.

Steve Drake (7 Prospect Drive): Mr. Drake expressed concerns regarding both the density of the development and the credibility of the developer. He described inconsistencies in communication from the developer and questioned the accuracy of information provided. He also highlighted traffic and safety concerns due to narrow streets, lack of sidewalks, and existing congestion, stating that the addition of 69 units would exacerbate these issues.

Joy Drake (7 Prospect Drive): Ms. Drake acknowledged the need for redevelopment of the property but stated that the proposed number of units is excessive. She urged City officials to visit the site and consider the physical limitations of the property. She emphasized concerns about neighborhood safety, particularly for children and vulnerable residents, as well as potential impacts related to density and infrastructure.

Don (last name not provided): Don expressed strong opposition to the project, focusing on excessive density, traffic impacts, and potential strain on infrastructure. Drawing on his experience in real estate, he raised concerns about the project's effect on property values and questioned the qualifications of the developer. He also cited concerns about private well systems and suggested residents may pursue legal action if the project proceeds. He urged City officials to negotiate a reduced scope.

APPROVAL OF MINUTES –

- A. February 23, 2026 City Council Regular Meeting Minutes – Alderman Ward 5 Dolick moved to approve February 23, 2026 City Council Regular Meeting Minutes; seconded by Alderman Ward 2 Anderson.**

ROLL CALL VOTE:	AYES:	Michelle Cameron, Terry Anderson, Wendy Morgan-Adams, Danielle Dash, Matt Dolick
	NAYS:	None

ABSENT: None

Motion carried 5-0

PRESENTATIONS –

- A.** FY2026-27 City of Prospect Heights Budget Presentation: General Fund Revenues, General Fund Departmental Expenditures (Police, Community Development, Public Works, Finance, and Administration), and Police Pension Fund –

The meeting opened with the kickoff of the Fiscal Year 2026–2027 budget presentation, focusing on the General Fund, including revenues and departmental expenditures. Staff noted this is the first of two budget workshops, with a second meeting scheduled to cover capital improvements, other funds, and overall budget summary. Appreciation was expressed to administration and department heads for their work on the budget, which began earlier in the year and was developed using a conservative approach amid ongoing economic uncertainty.

An overview of key financial considerations was presented, including full funding of the police pension contribution (approximately \$1.6 million) and the anticipated payoff of existing general obligation bonds by the end of 2026. The proposed \$21.5 million bond referendum was also highlighted as a means to fund future infrastructure improvements while maintaining the current tax rate. The five-year capital improvement plan totals approximately \$44.7 million, with funding sources including the proposed bond, grants, and general fund contributions.

The proposed FY27 General Fund budget reflects a projected surplus of approximately \$473,000, increasing the fund balance to over \$18.2 million. Revenues are expected to remain stable overall, with key sources including intergovernmental and local taxes, while expenditures remain consistent with prior years aside from modest increases due to personnel costs and select staffing additions. The presentation concluded with an overview of departmental budget allocations and set the stage for detailed department presentations to follow.

City Council, Administration, Finance

The presentation reviewed the proposed Fiscal Year 2026–2027 budgets for City Council, Administration, Finance, and Legal. The City Council and commissions budgets remain largely flat, with no changes to elected officials' compensation and a 3% cost-of-living increase proposed for staff. An increase in the special events budget—from \$5,000 to \$10,000—was noted to support community programming tied to the City's 50th anniversary, while other areas such as the Natural Resource Commission and audiovisual services remain consistent with prior years.

The Administration budget reflects a 5.8% increase, primarily driven by higher health insurance costs and expanded professional services. Notable additions include funding for legal consulting services and the implementation of new vehicle sticker software to improve efficiency, processing times, and compliance. Efforts to reduce paper usage were also highlighted despite rising printing and postage costs.

The Finance budget shows a modest increase due to rising audit, actuarial, and software expenses, including upgrades to the City's financial system. The Legal budget includes a \$15,000 increase to account for potential labor-related expenses tied to upcoming collective bargaining and possible mediation. Staff also discussed the potential shift of credit card processing fees to users, which could generate cost savings for the City in future years.

Community Development

The Community Development (Building Department) presentation outlined a modest increase in permit revenue for the current year, driven by several new single-family home projects and larger-scale developments. A similar, though conservative, revenue outlook is projected for the upcoming fiscal year, as most activity in the City is expected to consist of redevelopment, remodeling, and teardown projects rather than new construction. Potential future developments, such as Prospect Pointe/Muir Park and Sky Harbor, were noted as possible revenue boosts but are not currently included in projections.

A key operational change involves the transition to third-party fire inspection and plan review services following the retirement of a fire district official. This shift is expected to increase both permit revenues (to recover costs) and corresponding expenditures. The department also highlighted completed initiatives, including building code updates and ongoing records digitization efforts, which will continue through future phases already accounted for in the budget.

On the expenditure side, the department is proposing the addition of a Deputy Community Development Director position to address increased workload, support inspections and code enforcement, and assist with succession planning. Rising third-party service costs and increased code enforcement activity were also identified as contributing factors. Overall, aside from these targeted adjustments, the department's budget remains largely consistent with prior years.

Public Works

The Public Works Department presented its Fiscal Year 2026–2027 General Fund budget, focusing on routine operations and core services, with additional funds and special projects to be discussed at a future meeting. The proposed budget reflects a modest increase from the prior year, primarily due to rising personnel-related costs such as healthcare and payroll expenses rather than significant operational changes.

Key initiatives include enhanced neighborhood stormwater inspections, continued implementation of asset management systems, and upgrades to street signage. Increased overtime costs were noted due to expanded support for community events, including block parties, holiday celebrations, and other City activities. Investments in workforce development, such as CDL training, and operational improvements like updated snow and ice management processes were also highlighted.

The department emphasized improvements in data tracking and documentation through new software and mobile tools, allowing for better reporting of staff time, activities, and resource allocation. This enhanced data collection supports long-term planning, grant applications, and operational transparency. Staffing levels are proposed to increase by one additional employee, bringing the total to seven, to

support growing service demands.

Police Department

The Police Department presented its Fiscal Year 2026–2027 budget, highlighting staffing, operations, accomplishments, and future needs. The department maintains its current structure but is requesting the addition of one full-time police officer to address increasing call volumes and staffing shortages. The Chief emphasized that current staffing levels are significantly below comparable communities and recommended benchmarks, noting high service demand relative to available personnel.

The department reported numerous accomplishments over the past year, including enhanced officer wellness programs, expanded training initiatives, updated surveillance technology through grant funding, and increased community engagement through approximately 40 annual events. The Records Division was noted as a critical area of strain due to a significant rise in Freedom of Information Act (FOIA) and body-worn camera requests, resulting in substantial staff time dedicated to video redaction and compliance.

From a financial perspective, revenues are conservatively projected due to the unpredictable nature of citation-based income. Expenditures have increased primarily due to recently approved union contracts, resulting in higher wages, overtime, and equipment costs. Additional investments include vehicle replacements, technology upgrades, and facility improvements. The department also continues to pursue grant funding and utilize alternative revenue sources, such as DEA funds, to offset costs.

Overall, the proposed budget reflects a focus on maintaining service levels, supporting officer wellness and development, addressing operational demands, and planning for future staffing and infrastructure needs.

APPOINTMENTS, CONFIRMATIONS, AND PROCLAMATIONS – None

PUBLIC COMMENTS ON AGENDA MATTERS (FIVE MINUTES TIME LIMIT) – None

CONSENT AGENDA – None

OLD BUSINESS –

- A. O-26-02 Staff Memo and Ordinance Approving the Sale, Donation, and Destruction of Surplus Vehicle (2nd Reading) – Alderman Ward 5 Dolick moved to approve O-26-02 Staff Memo and Ordinance Approving the Sale, Donation, and Destruction of Surplus Vehicle (2nd Reading); seconded by Alderman Ward 3 Morgan-Adams.**

ROLL CALL VOTE:

AYES:	Michelle Cameron, Terry Anderson, Wendy Morgan-Adams, Danielle Dash, Matt Dolick
NAYS:	None
ABSENT:	None

Motion carried 5-0

NEW BUSINESS –

- A. R-26-06** Staff Memo and Resolution Authorizing a Civil Engineering Services Agreement with Gewalt Hamilton Associates, Inc., for Construction Engineering Services for the Hillcrest Lake Outflow Flood Control Project for a Cost Not to Exceed \$49,800, Subject to Attorney Review – **Alderman Ward 3 Morgan-Adams moved to approve R-26-06 Staff Memo and Resolution Authorizing a Civil Engineering Services Agreement with Gewalt Hamilton Associates, Inc., for Construction Engineering Services for the Hillcrest Lake Outflow Flood Control Project for a Cost Not to Exceed \$49,800, Subject to Attorney Review; seconded by Alderman Ward 2 Anderson.**

Public Works Director Roscoe explained that this project will include adding a pipe to help with the flooding issues that occur at Hillcrest Lake when large amounts of rainfall occur.

ROLL CALL VOTE:

AYES:	Michelle Cameron, Terry Anderson, Wendy Morgan-Adams, Danielle Dash, Matt Dolick
NAYS:	None
ABSENT:	None

Motion carried 5-0

- B. R-26-07** Staff Memo and Resolution Authorizing and Awarding Bid Recommendation for the Hillcrest Lake Outflow Flood Control Project with Berger Contractors, Inc. for a Cost of \$588,259.70 with a Recommended 10% Contingency for Unforeseen Underground Conditions – **Alderman Ward 3 Morgan-Adams moved to approve R-26-07 Staff Memo and Resolution Authorizing and Awarding Bid Recommendation for the Hillcrest Lake Outflow Flood Control Project with Berger Contractors, Inc. for a Cost of \$588,259.70 with a Recommended 10% Contingency for Unforeseen Underground Conditions; seconded by Alderman Ward 1 Cameron.**

City Administrator Falcone added that this project was possible thanks to the funding from Representative Mark Walker, which brought in \$420,000 to cover about 75% of this project.

ROLL CALL VOTE:

AYES:	Michelle Cameron, Terry Anderson, Wendy Morgan-Adams, Danielle Dash, Matt Dolick
NAYS:	None
ABSENT:	None

Motion carried 5-0

- C. R-26-08** Staff Memo and Resolution Authorizing Professional Services Agreement with Gewalt Hamilton, Inc. for a Plat of Highways and Land Acquisition Process for the Procurement of a Permanent Easement Across the CN Railroad for a Pedestrian

Special Service Area #4	\$0.00
Special Service Area #5	\$148.34
Special Service Area - Constr #6 (Water Main)	\$0.00
Special Service Area - #8 Levee Wall #37	\$26,459.90
Capital Improvements	\$97,494.67
Special Service Area - Debt #6	\$0.00
Road Construction Debt	\$0.00
Water Fund	\$11,430.48
Parking Fund	\$921.95
Sanitary Sewer Fund	\$3,913.11
Road/Building Bond Escrow	\$0.00
TOTAL	\$227,521.44
Wire Payments	
02.20.26 Payroll	\$199,065.67
Manual Checks IL Dept of Natural Resources - Camp McDonald Sidewalk Permit Review	\$1,380.00
TOTAL WARRANT	\$427,967.11

– Alderman Ward 2 Anderson moved to approve the warrants as presented; seconded by Alderman Ward 5 Dolick to include a Total amount of \$227,521.44, a wire payment amount of \$199,065.67 for a 02.20.26 Payroll, a wire payment for a Manual Check to the IL Dept of Natural Resources for Camp McDonald Sidewalk Permit Review amount of \$1,380.00, and a TOTAL AMOUNT of \$427,967.11. There was unanimous approval.

ROLL CALL VOTE: AYES: Michelle Cameron, Terry Anderson, Wendy Morgan-Adams, Danielle Dash, Matt Dolick
 NAYS: None
 ABSENT: None

Motion carried 5-0

PUBLIC COMMENT ON NON-AGENDA MATTERS (FIVE MINUTE TIME LIMIT) – Lisa Cohen: Started by thanking the elected official for taking an oath of office to protect all residents. She emphasized the importance of listening to the voices of all residents, especially in a time when many residents feel unsafe and fear for their safety.

Andrew de las Alas: The suburban youth organizer at the Hana Center. For the past few months, Andrew has heard from community members and businesses about the impact on their decision to adopt a city policy/statement to protect residents. He then discussed the three demands that the Hana Center presented to the City. The Hana Center still has several requests for the city to address.

Kin Ribeiro: An ESL tutor at the Hana Center. Kin expressed the difficulties presented by the city website and provided suggestions for improving the website for non-English speaking residents. She then gave a statement from a student of hers who was unable to attend the meeting.

Jen Abonce-Alcanter: Started by telling a story about a resident of the city affected by immigration policies. She voiced concerns about the presence of Flock Security cameras and their security.

EXECUTIVE SESSION – Alderman Ward 2 Anderson moved to approve executive session subject to 5ILCS 120/2.C1; seconded by Alderman Ward 1 Cameron.

ROLL CALL VOTE:
AYES: Michelle Cameron, Terry Anderson, Wendy Morgan-Adams, Danielle Dash, Matt Dolick
NAYS: None
ABSENT: None

Motion carried 5-0

ACTION ON EXECUTIVE SESSION ITEMS, IF REQUIRED – No council action was taken in executive session

ADJOURNMENT – Alderman Ward 2 Anderson moved to adjourn; seconded by Alderman Ward 3 Morgan-Adams.

VOICE VOTE: All AYES No NAYS

Motion carried 5-0

Approved by the Prospect Heights City Council on this the 23rd day of March, 2026.

Jeanne Prisiainjuk
City Clerk Prisiainjuk



Patrick Ludvigsen
Mayor Patrick Ludvigsen