



**THE CITY COUNCIL REGULAR MEETING MINUTES
OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS
WAS HELD ON MONDAY, MARCH 23, 2026 AT 6:00 PM**

CALL TO ORDER AND ROLL CALL – At 6:00 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.

City Clerk Prisiajniouk 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, City Clerk Prisiajniouk

ABSENT – City Treasurer Tibbits 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, Management Analyst Coalter, Attorney Jim Hess, Digital Communication Technician Colvin.

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

APPROVAL OF MINUTES – Alderman Ward 2 Anderson moved to omnimously approve the March 9, 2026 City Council Regular Meeting Minutes and the March 9, 2026 Executive Session Minutes; 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

A. March 9, 2026 City Council Regular Meeting Minutes –

B. March 9, 2026 City Council Executive Session Minutes –

PRESENTATIONS –

A. FY2026-27 City of Prospect Heights Budget Presentation: 5 Year Capital Improvement Plan, Tourism, Motor Fuel Tax, Water, Sewer, Special Service Areas, Solid Waste, and Road Construction Debt Service – **City Administrator Peter Falcone** outlined the comprehensive budget presentation covering enterprise funds and the 5-year capital

improvement plan.

Finance Director Cheri Grieco presented detailed budget projections showing the general fund expected a positive \$460,000 by fiscal year-end 2027. The motor fuel tax fund shows \$8 million ending balance for future projects. Tourism revenue decreased slightly due to hotel losses, but it maintains four hotels plus third-party rentals. The solid waste fund shows no rate changes with a 6% increase in SWANCC charges. Special Service Area updates included SSA 8's \$1.2 million levy wall repairs with DCEO grant reimbursement and a \$522,000 sluice gate installation with IDNR funding covering \$500,000. The water fund implements a 3.7% rate increase to \$63.61 monthly, while the sewer fund adds \$2 monthly (from \$60 to \$66 quarterly) - the first increase since the city takeover nine years ago.

Public Works Director Mark Roscoe detailed the extensive 5-year capital improvement plan totaling \$47 million in projects with \$48 million in identified funding sources.

Major initiatives include:

- **Street Projects:** Comprehensive resurfacing program guided by pavement assessments, with adjustments based on changing conditions. Traditional patching continues, but avoids excessive spending on roads scheduled for replacement.
- **Stormwater Management:** Willow Road flood control continuing with basin and Owen completion, now focusing on road elevation. Hillcrest relief project with a large overflow pipe, starting summer construction. Elmhurst Road culvert improvements to prevent road closures during major rains. The West Camp McDonald Road project addresses the Camp to Schoenbeck area with detention and water flow management.
- **Infrastructure:** Levy wall project nearing completion with guardrail installation and restoration work remaining. Sluice gate installation provides additional flood control. Water system improvements, including the \$1 million Cauldron water main loop project with grant funding. Future Rob Roy and Camp McDonald water main extensions to expand city system coverage and reduce Illinois American Water dependence.
- **Municipal Facilities:** Fire department expansion, enabling 12 additional parking spots and police department lot repaving. Security fencing installation creates protected employee and vehicle areas. Project groundbreaking scheduled for May, prompting a Community Day relocation to public works this year.
- **Equipment Replacement:** Vehicle schedules for building department, police, and public works based on mileage and salt damage rather than age alone. International plow truck replacement as the existing 2012-2014 fleet shows rust damage despite maintenance efforts. The plan demonstrates a successful grant funding strategy enabling major community improvements within available resources. Officials emphasized the forecast nature of projections, noting priorities and funding sources may change as circumstances evolve.

APPOINTMENTS, CONFIRMATIONS, AND PROCLAMATIONS – None

PUBLIC COMMENTS ON AGENDA MATTERS (FIVE MINUTES TIME LIMIT) – Mayor Ludvigsen requested a motion to move items 6, 9B, and 12 to occur immediately after item 3, then return to the regular agenda order. Alderman Ward 2 Anderson moved to approve the Mayor's request; 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

Mary Jean Meyer - Opposed the special use and PUD for Muir Park, expressing concerns about the density and proximity of buildings. She questioned whether council members had visited the property and urged them to consider the semi-rural character mentioned in the city's newsletter. She argued the development would not align with what draws people to Prospect Heights.

Jim Piccuch - From 13 Prospect Drive expressed concerns about the developer, Neder Capital Services. Having worked in construction, he questioned the company's professionalism based on his observations of their office in Wheeling, which appeared to lack proper signage and had what he described as a "junkyard" appearance in the back. He also referenced another project at Milwaukee and Dundee Road that lacked company identification.

Anna Piccuch - From 13 Prospect Drive cited the city's quarterly newsletter describing Prospect Heights as having "large lots and semi-rural character" and argued that 69 units on a small property contradicts this stated identity.

Jerry Simmons - From 101 Clarendon questioned the process, noting that the project had previously expired and asking why Neder wouldn't need to restart the approval process entirely. He compared it to a single-family home builder who would need to resubmit expired plans, questioning why 69 units should receive different treatment.

Diana Stirba - From 1102 Maple Lane asked two specific questions: whether there were comparable developments of 69 townhomes accessed via side streets (rather than main roads) that could be examined, and what safety measures would be implemented to address traffic concerns on side streets without sidewalks or streetlights where residents walk dogs and children play.

Rachel Simmons - From Sixth Drake emphasized traffic safety concerns, calculating that 69 townhomes could generate nearly 200 car trips daily past her house. She expressed concerns about safety for her daughter and questioned whether young families would want to move to the area due to increased traffic risks.

CONSENT AGENDA – None

OLD BUSINESS – None

NEW BUSINESS –

- A. O-26-03** Staff Memo and Ordinance Establishing Water Rates for FY2026-27 (**1st Reading**) – The item will return for second reading and final action at the April 13th meeting.
- B. O-26-04** Staff Memo and Ordinance Re-establishing a Special Use and Planned Unit Development for Neder Capital Services, LLC at 1001 and 999 Oak Avenue (**1st Reading**) – **Building Director Dan Peterson** explained the project's history. Originally approved for Lexington Homes in 2021 for a 69-unit townhome subdivision on 5.23 acres, the project included a land swap with the park district and park improvements. After extensive public hearings and PZBA recommendation, the City Council approved the ordinance in 2020. However, extensions expired, and the deal never closed. The only area in default was the special use ordinance provision requiring work to begin within 12 months. Neder Capital Services now has a contract to purchase the property and seeks to reestablish the special use to proceed with the same approved project. **Attorney Tom Burney** represented Neder Capital and emphasized the extensive vetting the project received originally. He noted concerns about the developer's credibility but stated that staff in neighboring Wheeling had positively evaluated Neder's work.
- Urina Makorch**, General Counsel for Neder Capital Services, introduced the family-founded company as being in its third generation of leadership with a hands-on approach. She emphasized their long-term commitment to communities and confirmed financial backing from Marquette Bank.
- Carolyn Schofield** presented the site plan showing 69 units in 12 buildings (4-6 units each) on 5.2 acres east of Elmhurst Road and south of Hens Road at the former Jolly Fun House Academy. The project includes high-quality materials, landscaping, and the previously negotiated park improvements.
- Nate Weinsma** from Lexington Homes explained their cooperation in assigning previous work to Neder Capital. He described Neder's extensive current projects in the area, including developments in Des Plaines, Wheeling, and the former Cole Taylor Bank building on Milwaukee and Dundee. Weinsma emphasized Neder's demonstrated capability in financing and building large-scale developments.
- Council members engaged in detailed discussion:** **Alderman Dash** noted the traffic study from 2020 would need updating per PZBA conditions. She clarified that final engineering would meet current 2025 standards, not outdated requirements. She asked about architecture plans, learning that Neder might modify the BSB designs within approved parameters while maintaining substantial compliance. Dash emphasized that the land purchase is contingent on approvals and noted the development's transitional use between different density areas. She stressed the development would feature premium homes at higher price points.
- Alderman Dolick** expressed concerns about density, traffic, and parking, noting his perspective had changed since the original approval five years ago.
- Alderman Morgan Adams** She requested meetings with the developer to address these concerns.

Alderman Cameron inquired about exterior lighting impacts on neighboring properties. Attorney Bernie confirmed they would work with staff to address lighting concerns and prevent off-site illumination.

Mayor Ludvigsen asked about similarities to Neder's Des Plaines development at 180 NE River Road. Dennis from Neder confirmed it's nearly identical product - 3-story, rear-loaded units ranging from 1,700 square feet, with all but one unit sold and closing around \$475,000. He indicated Prospect Heights units would be priced in the \$425-475,000 range.

Building Director Dan Peterson confirmed parking details: 138 garage spots (2 per unit), 40 guest parking, and 26 shared parking spaces, totaling over 200 spaces. The PZBA had recommended approval 6-1 to reinstate the special use. This was the first reading with no vote required. The item will return for second reading and final action at the April 13th meeting.

STAFF, ELECTED OFFICIALS, AND COMMISSION REPORTS –

City Administrator Falcone - Welcomed new Management Analyst Regan Coalter, who has been with the city for a week and a half.

Building Director Peterson - Reported interviewing for code enforcement officer replacement after Gonsalo Sains took another position. They're also interviewing for part-time administrative help during the busy season. He warned against contractor fraud and work without permits, advising residents to verify unsolicited contractors through the building department.

Public Works Director Roscoe - Announced the Park District's spring fling bunny bash with Lions Club pancake breakfast, encouraging residents to check the Park District website.

City Clerk Prisiajniouk - Inquired about IDOT road maintenance quality, noting poor pothole repair methods. Mark Roscoe confirmed that both IDOT and Cook County responsiveness varies, with residents able to contact agencies directly, while the city also advocates. He noted Wheeling Road's recent resurfacing and planned outreach regarding Schoenbeck Road timeline.

Alderman Anderson - Promoted Dollars for Scholars applications, emphasizing a \$4,000 scholarship specifically for Prospect Heights residents, with no applications received yet. The deadline extends to April 10th. She also announced the June 22nd golf outing at Rolling Green Country Club.

A. February Financial Report Presented by Assistant Finance Director Tannehill –

APPROVAL OF WARRANTS –

A. Approval of Expenditures

General Fund	\$136,378.22
Motor Fuel Tax Fund	\$0.00

Tourism District	\$13,141.18
Solid Waste Fund	\$0.00
Drug Enforcement Agenda Fund	\$950.00
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	\$0.00
Special Service Area - Debt #6	\$0.00
Road Construction Debt	\$0.00
Water Fund	\$33,852.31
Parking Fund	\$203.65
Sanitary Sewer Fund	\$0.00
Road/Building Bond Escrow	\$0.00
TOTAL	\$184,525.36
Wire Payments	
03.06.26 Payroll	\$198,484.19
FEB IMRF Payment	\$18,559.65
Manual Checks	
PD Petty Cash	\$500.00
TOTAL WARRANT	\$402,069.20

– Alderman Ward 5 Dolick moved to approve the warrants as presented; seconded by Alderman Ward 3 Morgan-Adams to include a Total Amount of \$184,525.36, a wire payment amount of \$198,484.19 for 03.06.26 Payroll, a wire payment amount of \$18,559.65 for Feb IMRF, a wire payment amount of \$500.00 for Petty Cash, and a TOTAL WARRANT of \$402,069.20.

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) –

Kin Ribeiro - Criticized the police department's handling of federal immigration enforcement, noting selectively redacted video that protected ICE license plates while exposing witness faces.

Yuna Jeong - A junior at Prospect Heights High School and Hana Center member, shared her personal experience as an immigrant facing discrimination since 2020. She expressed concern that a US citizen was nearly detained by immigration officers while Prospect Heights police helped create a security perimeter. She questioned what equality and protection mean if citizens aren't safe and requested that officials meet with the community, provide accessible immigrant resources, and be transparent about police training under the Trust Act.

Lydia An - Also a Prospect Heights High School junior and Suburban Youth Council member at Hana Center, whose mother owns a Palwaukee Plaza business. She called for police training compliance with the Trust Act. She described masked federal agents detaining individuals and questioned why police appear to enable rather than protect residents. Drawing on her constitutional law studies, she cited Fourth Amendment violations and historical parallels to Japanese internment. She noted immigrants comprise 41% of the community.

Andrew de las Alas - A suburban youth organizer at Hana Center, formally invited all officials to the April 9th community meeting at Pawlaukee Plaza. He described ongoing fear among business owners and families following continued enforcement actions. He challenged officials to meet with affected students and parents, emphasizing the need for difficult democratic dialogue.

Marcela Lopez - Briefly stated she hoped to see officials at the community event and would bring questions to future meetings based on past interactions.

Tom Devit - Connected the townhouse development to broader surveillance and safety issues, noting that those supporting the development stand to profit while opponents are residents. He criticized Flock cameras as ineffective surveillance and suggested contract modifications with financial protections like those implemented in Arlington Heights. Regarding the townhouses, he referenced studies showing that average Americans have little policy influence and predicted the outcome regardless of public opposition.

EXECUTIVE SESSION – Alderman Ward 5 Dolick moved to approve executive session subject to 5ILCS 120/2.C1; 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

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

ADJOURNMENT – Alderman Ward 3 Morgan-Adams moved to Adjourn; seconded by Alderman Ward 1 Cameron.


VOICE VOTE: All AYES No NAYS

Motion carried 5-0

Approved by the Prospect Heights City Council on this the 13th day of April, 2026.



City Clerk Prisiajnicouk



Mayor Patrick Ludvigsen

