



**THE CITY COUNCIL REGULAR MEETING MINUTES
OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS
WAS HELD ON MONDAY, APRIL 13, 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 2 Anderson, Alderman Ward 3 Morgan-Adams, Alderman Ward 4 Dash, Alderman Ward 5 Dolick, Mayor Ludvigsen, City Clerk Prisiajniouk, City Treasurer Tibbits

ABSENT – Alderman Ward 1 Cameron 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, Assistant Finance Director Tannehill, 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 3 Morgan-Adams moved to omniously approve March 23, 2026, City Council Regular Meeting Minutes & March 23, 2026, City Council Executive Session Minutes; seconded by Alderman Ward 5 Dolick.

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

Motion carried 4-0, 1 absent

A. March 23, 2026 City Council Regular Meeting Minutes –

B. March 23, 2026 City Council Executive Session Minutes (*not for public release*) –

PRESENTATIONS –

A. FY2026-27 Chicago Executive Airport Budget Presentation by Jason G. Griffith –

The Chicago Executive Airport FY27 budget presentation outlined the airport's

financial plan and operational goals as a self-sustaining enterprise fund, meaning it operates similarly to a private business and is primarily funded through user fees. Covering a May–April fiscal year, the budget includes projections for revenues, expenses, debt service, reserves, and capital investments, all aimed at ensuring long-term financial stability. Key goals for FY27 include maintaining the airport’s status as a premier general aviation facility, ensuring financial self-sufficiency, supporting steady revenue growth, managing expenses effectively, strategically using reserve funds, and advancing plans for a new aviation community center.

Financially, the airport projects approximately \$9.8 million in revenue and \$6.6 million in operating expenses, reflecting a 12% increase from the previous year, with a net income of about \$428,000 after transfers. Revenue growth is supported by a 3% CPI-based fee increase and expanded income streams such as fuel, leases, and service fees. Expense increases are driven by special events tied to the airport’s 100th anniversary, hosting a major aviation conference, rising software, insurance, and utility costs, changes in aircraft movement services, and personnel expenses. The airport remains in strong financial standing, with an estimated \$5 million operating fund balance that exceeds required reserve thresholds for both three months of operating expenses and a 180-day cash requirement.

The budget also includes significant capital and operational investments, such as major equipment purchases, infrastructure improvements, and \$2.25 million allocated for the design and construction of a new aviation community center. Additional funds support sewer, equipment, and facility needs, as well as ongoing FAA-supported projects like taxiway reconfiguration. The residential sound insulation program accounts for \$4.1 million in expenses, offset by nearly \$3.9 million in reimbursements. Overall, the FY27 budget reflects a balanced approach to maintaining current operations, investing in future development, and preserving financial health, and the presentation concluded without questions from attendees.

B. City of Prospect Heights Water Quality and Compliance with National Pollution Discharge Elimination System Report by Dave Koldoff –

The presentation covered the City’s water quality efforts and compliance with the National Pollutant Discharge Elimination System (NPDES). The report is required under the Illinois Environmental Protection Agency’s Municipal Separate Storm Sewer System (MS4) permit as part of its public education and outreach responsibilities. The NPDES program, established under the Clean Water Act, recognizes stormwater runoff as a potential source of pollution and requires local agencies to monitor, detect, and mitigate contaminants. Common pollutants identified include debris, organic matter, chemical spills, and sediment caused by erosion.

As part of compliance, the City conducts water quality monitoring at three locations along McDonald Creek and its tributary—where the waterway enters and exits the City and at a key tributary point. These assessments include visual inspections for vegetation issues, algae growth, odor, discoloration, turbidity, and floating debris. The most recent inspection, conducted in November, found no significant concerns. The NPDES program is administered in Illinois by the Illinois Environmental Protection Agency, which issues permits and oversees compliance. The current permit, updated after expiring in 2024, took effect on August 1, 2025, and runs through 2030, with

only minor updates to existing requirements.

Additionally, the City participates in regional watershed working groups related to the Des Plaines River, allowing coordination with upstream and downstream communities and awareness of broader environmental initiatives. The presentation concluded with no questions from attendees.

APPOINTMENTS, CONFIRMATIONS, AND PROCLAMATIONS – Alderman Anderson moved to approve City Administrator Peter Falcone as the budget officer; seconded by Alderman Morgan-Adams

ROLL CALL VOTE:

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

Motion 4-0, 1 absent

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

CONSENT AGENDA – Alderman Ward 2 Anderson moved to approve **A. Arbor Day Proclamation- Arbor Day- Friday, April 24, 2026, B. O-26-03 Staff Memo and Ordinance Establishing Water Rates for FY2026-27 (2nd Reading), C. R-26-09 Memo and Resolution Approving the FY2026-27 Budget for the Chicago Executive Airport; seconded by Alderman Ward 5 Dolick.**

ROLL CALL VOTE:

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

Motion carried 4-0, 1 absent

- A.** Arbor Day Proclamation – Arbor Day – Friday, April 24, 2026 –
- B.** **O-26-03** Staff Memo and Ordinance Establishing Water Rates for FY2026-27 (**2nd Reading**) –
- C.** **R-26-09** Memo and Resolution Approving the FY2026-27 Budget for the Chicago Executive Airport –

OLD BUSINESS – This Item was continued till the April 27th, 2026 City Council Meeting

- A.** **Continued at the request of the applicant to the April 27th, 2026 City Council Regular Meeting - O-26-04** Staff Memo and Ordinance Reestablishing a Special Use and Planned Unit Development for Neder Capital Services, LLC at 1001 and 999 Oak Avenue (**2nd Reading**)
Action Requested: (No Action to be Taken) –

Chapter 1, Section 12 of the Prospect Heights City Code Relating to the City's Compensatory Storage Ratio Requirements for Storm Water Management on New Developments (*1st Reading*) – **Alderman Ward 5 Dolick moved to approve Waiver of 1st Reading O-26-09 Staff Memo and Ordinance Amending Title 7, Chapter 1, Section 12 of the Prospect Heights City Code Relating to the City's Compensatory Storage Ratio Requirements for Storm Water Management on New Developments (1st Reading); seconded by Alderman Ward 2 Anderson.**

The council considered a waiver of first reading for an ordinance amending the city code related to stormwater compensatory storage requirements. The amendment would allow developers to request a variation from the current 1.5:1 storage ratio, aligning more closely with the Metropolitan Water Reclamation District's 1:1 standard in certain areas without significant impact. This change enables requests to be reviewed through the zoning and site plan process, with final approval by the city council. A motion and second were made to approve the waiver.

ROLL CALL VOTE:

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

Motion carried 4-0, 1 absent

- G. O-26-09 Staff Memo and Ordinance Amending Title 7, Chapter 1, Section 12 of the Prospect Heights City Code Relating to the City's Compensatory Storage Ratio Requirements for Storm Water Management on New Developments (*2nd Reading*) – Alderman Ward 2 Anderson moved to approve O-26-09 Staff Memo and Ordinance Amending Title 7, Chapter 1, Section 12 of the Prospect Heights City Code Relating to the City's Compensatory Storage Ratio Requirements for Storm Water Management on New Developments (*2nd Reading*); seconded by Alderman Ward 3 Morgan-Adams.**

ROLL CALL VOTE:

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

Motion carried 4-0, 1 absent

- H. R-26-10 Staff Memo and Resolution of City Council Support for the City's Illinois Transportation Enhancement Program (ITEP) Grant Application for the Camp McDonald Sidewalk Project with Local Funding of at Least \$176,700 – Alderman Ward 5 Dolick moved to approve R-26-10 Staff Memo and Resolution of City Council Support for the City's Illinois Transportation Enhancement Program (ITEP) Grant Application for the Camp McDonald Sidewalk Project with Local Funding of at Least \$176,700; seconded by Alderman Ward 3 Morgan-Adams.**

The council reviewed a resolution supporting the City's Illinois Transportation Enhancement Program (ITEP) grant application for the Camp McDonald sidewalk project. The project, connecting Wheeling Road to Wolf Road, is funded largely by a

#2	
Special Service Area #3	\$0.00
Special Service Area #4	\$0.00
Special Service Area #5	\$172.55
Special Service Area - Constr #6 (Water Main)	\$0.00
Special Service Area - #8 Levee Wall #37	\$98.06
Capital Improvements	\$0.00
Special Service Area - Debt #6	\$0.00
Road Construction Debt	\$0.00
Water Fund	\$46,696.86
Parking Fund	\$769.16
Sanitary Sewer Fund	\$12,603.05
Road/Building Bond Escrow	\$0.00
TOTAL	\$355,223.85
Wire Payments	
04.03.26 Payroll	\$284,326.64
03.20.26 Payroll	\$195,108.83
Manual Checks Wight & Company (Beyond Your Base Referendum Resources)	\$14,648.17
TOTAL WARRANT	\$849,307.49

- Alderman Ward 2 Anderson moved to approve the warrants as presented; seconded by Alderman Ward 5 Dolick to include a total amount of \$355,229.85, a wire payment amount of \$284,326.64 for 04/03/26 payroll, a wire payment amount of \$195,108.83 for 03/20/26 payroll, a manual check amount of \$14,648.17 for Wight & Company (Beyond Your Base Referendum Resources),

improvements but emphasized that concerns about mistrust between the community and law enforcement are real and longstanding. After attending the recent community meeting, he noted hearing personal accounts that reflect a historical disconnect. He supported efforts to hold community-based meetings, including with the police social worker, and encouraged collaborative problem-solving. He also referenced broader concerns about federal immigration enforcement and stressed the importance of maintaining a supportive, unified community.

EXECUTIVE SESSION – None

ACTION ON EXECUTIVE SESSION ITEMS, IF REQUIRED – None

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


VOICE VOTE: All AYES No NAYS

Motion carried 4-0, 1 absent

Approved by the Prospect Heights City Council on this the 27th day of April, 2026.



City Clerk Prisiajmiouk



Mayor Patrick Ludvigsen

