



**City of Prospect Heights
Call of Special City Council Meeting**

Date: **October 24, 2014**

To: **City Council**

CC: **Stacey Adamson, City Clerk**
 Karen Schultheis, Deputy Clerk
 William Balling, Interim City Administrator

Pursuant to Section 1-5-2.B.2 of the Prospect Heights City Code, the Mayor of the City of Prospect Heights, hereby calls a Special Meeting of the City Council of the City of Prospect Heights. Notice is given hereby to the Mayor and Aldermen that a special meeting will be held on **October 28, 2014 at 6:30 PM in the City Hall Council Chambers at Prospect Heights City Hall**, 8 North Elmhurst Road, Prospect Heights, Illinois 60070, to act on city business which would have been addressed at the regular meeting of the council of October 27, 2014, which has been cancelled. The Clerk and/or Interim City Administrator are instructed to prepare an agenda and post all required notices.

/s/ Nicholas J. Helmer
Mayor



**City of Prospect Heights
City Council Special Meeting Agenda
Tuesday October 28, 2014, 6:30 PM
City Hall Council Chambers
8 North Elmhurst Road
Prospect Heights, Illinois**

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance: Alderman Styler
- IV. Invocation: Pastor Joe Kamanda of the Glory House Church
- V. Closed Session
- VI. Resident Comments (Agenda matters)
- VII. Staff and Elected Officials Reports
 - a. City Administrator
 - b. Department Directors
 - c. Treasurer's Report
 - d. Aldermen
 - e. Mayor
- VIII. Adoption of the Consent Agenda
 - A. Approval of the October 13, 2014 Council Workshop Meeting Minutes.
 - B. Ordinance 0-14- Amending the Zoning Code to allow an Assisted Living Facility in the City of Prospect Heights
 - C. Ordinance 0-14- Ordinance Text Amendment and Special Use for lot consolidation of 702, 704, 706 Elmhurst Road and 7-9 West Palatine Road (Greenbrier)
 - D. Approval of a reduction of Taxable Refunding Debt Certificates- 2011 B by \$730,000.
 - E. Ordinance 0-14- Tall Grass waiver for 2015 for prairie restoration initiative
 - F. Approval to purchase equipment for liquid deicing pilot program for 2014-15
 - G. Authorize Energy Choices to solicit bids for a two year energy contract for a price at or below \$0.058 for water pumping with authorization for the City Administrator to execute purchase agreement.

IX. New Business

H. Approval of Color and Placement for City Gateway sign poles, and acceptance of vehicle sticker design for 2015.

X. Approval of Expenditures

I. Approval of Warrants

General Fund	\$155,605.29
MFT Fund	\$0.00
Palatine/Milwaukee TIF	\$1,797.50
Tourism District	\$8,098.00
Development Fund	\$1,848.00
DEA Fund	\$0.00
Solid Waste Fund	\$0.00
SS Area #1	\$0.00
SS Area #2	\$0.00
SS Area #3	\$0.00
SS Area #4	\$0.00
SS Area #5	\$5,677.19
SS Area #8 – Levee Wall #37	\$0.00
SS Area-Constr #6 (Water Main)	\$142.30
SS Area- Debt #6	\$0.00
Road Construction	\$46,583.50
Road Construction Debt	\$0.00
Water Fund	\$22,814.36
Parking Fund	\$728.14
Road/Building Bond Escrow	\$1,500.00
TOTAL Expenditures	\$244,794.28
10/17/14 Payroll	\$127,044.20
October, 2014 Police Pension	\$28,902.57
TOTAL WARRANT	\$400,741.05

XI. Resident Comments (Non-Agenda matters)

XII. Unfinished Business

XIII. Old Business

XIV. Adjournment

POSTED: by Deputy Clerk Schultheis by 4:30 PM, October 24, 2014

**This meeting will be televised on the following Prospect Heights Cable Channels:
Comcast and WOW Channel 17and AT&T U-verse Channel 99**

B

ORDINANCE NO. O-14-__

An Ordinance Amending the Zoning Code
(Assisted Living Facility)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS as follows:

SECTION 1. That Title 5, ZONING, Chapter 2, Rules and Regulations, Section 5-2-3, Definitions, of the Prospect Heights City Code, as amended, is hereby further amended with the following definition added in alphabetical order so that the same shall be read as follows:

ASSISTED LIVING FACILITY: A residential facility within which residents with or without minor physical disabilities live, cook, dine, and recreate, and may be provided with medical and other services. An assisted living facility may provide ancillary services such as memory care or other services for aging persons.

SECTION 2. That Title 5, ZONING, Chapter 2, Rules and Regulations, Section 5-2-3, Definitions, of the Prospect Heights City Code, as amended, is hereby further amended to amend the definition of Lot with deletions in strikethrough and additions in underlined text so that the same shall be read as follows:

LOT: A zoning lot, except as the context shall indicate a lot of record, in which case a "lot" is a lot of record.

Corner Lot: A lot having at least two (2) adjacent sides abutting for their full lengths upon streets, provided that the interior angle at the intersection of such two (2) sides is less than one hundred thirty five degrees (135°).

A lot abutting upon a curved street or streets shall be considered a corner lot if the tangent to the curve at its points of beginning within the lot or if the tangent at the points of intersection of the side lot lines with the street line intersecting, results in an interior angle of less than one hundred thirty five degrees (135°).

The point of intersection of the street lot lines is the corner.

In the case of a corner lot with a curved street line, the corner is that point on the street lot line nearest to the point of intersection of the tangents above described.

Interior Lot: A lot other than a corner or reversed corner lot.

Reverse Corner Lot: A corner lot, the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.

Through Lot: A lot having a pair of opposite lot lines along two (2) more or less parallel public streets, and which is not a corner lot.

Irregular Lot: a lot which is not an interior lot, a corner lot, a reverse corner lot, or a through lot.

Zoning Lot: A single tract of land located within a single block which (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. Therefore, a "zoning lot" may or may not coincide with a lot or a lot of record.

SECTION 3. That Title 5, ZONING, Chapter 6, Residential Districts, Section 5-6-1, R-1 Single-Family Residential District, of the Prospect Heights City Code, as amended, is hereby further amended with deletions in strikethrough and additions in underlined text so that the same shall be read as follows:

A. Permitted Uses: The following uses are permitted;

Accessory uses, in accordance with the provisions of chapter 3 of this title.

Fences, in accordance with the provisions of chapter 3 of this title.

Home occupations, in accordance with the provisions of chapter 3 of this title.

Off street parking facilities, in accordance with the provisions of chapter 8 of this title.

Parks, forest preserves and recreational areas, when publicly owned and operated.

Signs, in accordance with the provisions of chapter 9 of this title.

Single-family detached dwellings.

B. Special Uses: The following uses may be allowed by special use permit in accordance with the provisions of section 5-10-9 of this title:

Agricultural uses, as defined in chapter 2 of this title.

Artificial lake, private recreation.

Assisted living facility.

Churches, chapels, temples, synagogues, rectories, and convents and similar religious institutions, and other accessory uses required for operation.

Community center buildings, clubhouses, recreation buildings, swim clubs for indoor pools, tennis buildings for indoor tennis, noncommercial and not for profit.

Golf courses, not including driving ranges, miniature golf courses, or illuminated par 3 golf courses.

Governmental office buildings.

Greenhouses, no retail sales.

Libraries, public.

Public service uses including:

Electric substations.

Fire stations.

Gas regulator stations.

Police stations.

Pumping stations.

Railroad rights of way.

Reservoirs.

Telephone exchanges, repeater stations and microwave relay towers.

Water towers, waterworks, and wells.

Schools, public or private, denominational, elementary and high, including playgrounds and athletic fields auxiliary thereto noncommercial.

Stables, private, when lot size is three (3) acres or more.

C. Prohibited Uses: All uses not expressly authorized in subsections A and B of this section are expressly prohibited.

D. Lot Size:

1. Every single-family dwelling hereafter erected shall be located and continuously maintained on a lot having an area of not less than twenty thousand (20,000) square feet, and a width at the established front building line of not less than one hundred feet (100').
2. Minimum lot sizes for special uses shall be prescribed and conditions stipulated at the time a special use permit is authorized, but in no case shall any such lot have an area less than twenty thousand (20,000) square feet and a width of one hundred feet (100') at the established building line. **Each assisted living facility shall have a maximum density of 22 units per acre.**
3. **Every assisted living facility shall be located on a lot having a minimum area of two hundred thousand square feet (200,000 sq. ft.).**

E. Yard Areas: No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard: A front yard equal to not less than forty feet (40').
2. Interior Side Yards: A side yard on each side of the principal building of not less than fifteen feet (15').
3. Corner Side Yard:

Generally. A side yard along the side street equal to not less than twenty five feet (25').

Irregular Lots. For an irregular lot, a lot line abutting a street which has the greatest dimension shall be a side lot line, which required yard shall be a corner side yard and shall have a yard of not less than twenty five feet (25').

4. Reversed Corner Side Yard: The street line with the greatest dimension shall be the exterior side lot line. Along said lot line, a side yard shall be provided equal to the required front yard of the lot to the rear, for a distance equal to required rear yard of the reversed corner lot. Along the remaining distance of said side lot line there shall be provided a side yard equal to fifty percent (50%) of the depth of the front yard required on the lot to the rear but shall not be less than twenty five feet (25'). See also subsection 5-3-9E of this title regarding accessory buildings.
5. Rear Yard: A rear yard equal to not less than fifty feet (50'). An accessory structure may be located in the rear yard but not closer than five feet (5') to any lot line, providing such accessory, structure, excluding a garage, is appropriately screened.

6. Stables, Private: Private stables shall be set a minimum of fifty feet (50') from any lot line.

F. Height:

1. The maximum height of the principal building shall not exceed thirty feet (30') or two (2) stories.

2. **For all assisted living facilities, the maximum height of the principal building shall not exceed forty-five feet (45') or three (3) stories.**

G. Lot Coverage. The maximum coverage of a zoning lot shall not exceed **the percentages set forth below:**

1. **General Requirements.** Twenty-five percent (25%), including accessory buildings.

2. **Assisted Living facilities. Forty-Three percent (43%), including accessory buildings.**

H. Floor Area Ratio: The maximum floor area ratio(FAR) **shall be as set forth below:**

1. Single-family detached dwellings. Twenty five percent (25%). The FAR applicable to the principal building only shall be twenty percent (20%).

2. **Assisted Living facilities. Forty-three percent (43%)**

I. Minimum Size of Dwelling:

1. **General Requirements.** Each single-family dwelling and other such structures occupied in whole or in part for residential purposes shall contain at least one thousand two hundred (1,200) square feet of livable floor area, exclusive of basement or garage space.

2. **Assisted Living Facilities. Each assisted living facility shall contain at least three hundred thirty (330) square feet of livable floor area, exclusive of basement or garage space.**

J. Sewer And Water: All dwellings and uses requiring sanitary facilities shall be served by either a municipal sewer and water system, a private community sewer and water system, or a private individual sewage disposal system and water supply system approved by the appropriate governmental agency.

However, if both an individual sewage disposal system and an individual water supply system are used to serve the same lot, then a minimum lot area of forty thousand (40,000) square feet is required.

K. Temporary Uses: Temporary uses may be permitted in accordance with the provisions of chapter 3 of this title.

SECTION 4: That Title 5, ZONING, Chapter 8, OFF STREET PARKING AND LOADING, Section 5-8-6.A, of the Prospect Heights City Code, as amended, is hereby further amended so as to amend only the Class 5 parking requirements to add "Assisted Living facility" to the Off Street Parking Table, with deletions in strikethrough and additions in underlined text so that said portion of the Off Street Parking Table shall be read as follows:

Class 5	<u>Assisted Living Facility</u>	1 per each 2 beds, plus 1 per each 2 employees
	Convalescent home, extended care facility or rest home, nursing home, sanitarium	
	Convent, monastery, nunnery	
	Home for the aged	
	Institutions - for the care and residence of children and adults; for the treatment of alcoholism, drug addiction, or treatment and care of the insane or feeble minded	
	Parsonage, rectory or parish house	

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED and APPROVED this ____ day of _____, 2014.

ATTEST:

Nicholas J. Helmer, Mayor

City Clerk

AYES:

NAYS:

ABSENT:

Published in pamphlet form:



C

To: Mayor Nicholas J. Helmer and the Prospect Heights City Council

From: Steve Skiber, Director of Building and Zoning ~~56~~

Date: October 20th 2014

Re: Greenbrier Assisted Living Facility

Issue: A petition was received and a Public Hearing was held on September 25th 2014 for an Assisted Living Facility at 702/704/706 N.Elmhurst Road and 7/9 W Palatine Road.

Analysis: Staff, Mayor and Ward 3 Alderman initially met with the developers of a 3 story Assisted Living Facility, on 5.05 acres, at the referenced location. All required submittals have been received and reviewed. A Text Amendment and Special Use Permit is requested to facilitate the proposed development, in a R-1 Single Family Residential District. Also, a Plan Commission application was processed and heard to facilitate the consolidation of multiple lots into 1 lot of record.

Recommendation: Upon review and comment of all submitted documents, proper notice was executed for the September 25th 2014 Public Hearing. A Court Reporter's Transcript is included, in this packet, for your verbatim reference. A motion was made and seconded, that resulted in a 6-1 vote, by Commissioners, to recommend approval, of this project, to the City Council, upon 2nd Reading. Staff concurs with the PZBA recommendation.

Thank you.

Memorandum

To: Prospect Heights Mayor and City Council

From: Thomas Weidman – Chairman
Plan / Zoning Board of Appeals

Date: October 17, 2014

Subject: Recommendation

Case No. 14-11TA/SU

Applicant: City of Prospect Heights

Property Address: 702/704/706 N Elmhurst Rd & 7/9 W Palatine Rd

Hearing Date: Sept 25, 2014

I. Purpose

Greenbrier Assisted Living filed applications for a Text Amendment and Special Use to allow assisted living facilities in the R-1 Single Family Residential District. Their petitions were presented at the September 25th 2014 PZBA Public Hearing and a Court Reporter was present.

Continued on page 2.

II. Comments and Testimonies

The Greenbrier Team presented a complete overview of their proposal to develop a 3 story, 101 unit, Assisted Living Facility on 5.05 acres of land situated at the Southwest Corner on Elmhurst and Palatine Roads, (the NAPA store on the corner, will remain). After their power-point presentation, there were several discussions regarding creek bank stabilization, engineering, deep well aquifer, building height, parking, storm water management, traffic analysis, photometrics, building construction and landscaping. (please refer to the transcript).

III. Board and Staff Comments

Commissioner Frank-Watson read into the record a letter from Helene Kelly who resides at 707 N Elmhurst Rd. Her concerns/objections were, (in summary), density, height and lot coverage. (please refer to Exhibit # 14). Commissioners generally supported the concept, development and land use. The developer was questioned about reducing the 3 story height to a 2 story facility. He explained that the economics of the proposal prescribe 101 units. Otherwise, Commissioners generally supported this project, as Prospect Heights does not currently have this type of housing. Also, there were no requested variations.

Continued on Page 3.

Page 3.

IV. Decisions and Findings

A motion was made by Commissioner Roscoe to approve Case ZBA-14-11TA/SU. Commissioner Jones seconded the motion. The results of a roll call vote were six (6) affirmative votes, and one (1) no vote. The result of the vote is that there is a recommendation from this Board to approve this request to the City Council.

AGENDA
September 25, 2014
PLAN/ZONING BOARD OF APPEALS
Prospect Heights City Hall
8 North Elmhurst Road – 7 p.m.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
July 28, 2014
- IV. Case No. ZBA-14-09V**
Applicant: Eric Martinson
Address: 801 Essex St.
Requesting a 25ft corner side yard variation for construction of a 6ft. wooden fence.

Case No. ZBA-14-10SU/V
Applicant: Steve Cutaia
Address: 14 E. Camp McDonald Rd.
Requesting a Special Use Permit and Variation for construction of a 1,431sf. carport and 6 additional parking spaces at the police station.

Case No. ZBA-14-11TA/SU
Applicant: Lawrence M. Freedman – Greenbrier Assisted Living, LLC
Address: 702/704/706 N. Elmhurst Rd. – 7/9 W. Palatine Rd.
Requesting a Text Amendment and a Special Use Permit to allow construction of a 3 story, 101 unit, Assisted Living Facility.

Case No. ZBA-14-12 PC
Applicant: Lawrence M. Freedman – Greenbrier Assisted Living, LLC
Address: 702/704/706 N. Elmhurst Rd. – 7/9 W. Palatine Rd.
Requesting a lot consolidation for one lot of record to facilitate construction of an Assisted Living Facility.
- V. COMMUNICATIONS**
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. ADJOURNMENT**

ZBA #1 Applicant

RECEIVED
CITY OF PROSPECT HEIGHTS

2014 SEP -4 PM 3:25

FOR OFFICE USE ONLY:

FEE PAID

RECEIPT #

DATE

RECVD BY

CASE #

MEETING DATE

14-117A/SU

PLAN/ZONING BOARD OF APPEALS
APPLICATION

☒ Special Use (\$400)

☐ Variation (\$150)

☒ Text Amendment (\$300)

☐ Map Amendment (Refer to Ord. 0-03-18)

☐ Subdivision/PUD (Refer to Ord. 0-03-18)

☐ Lot Consolidation (Refer to Ord. 0-03-18)

APPLICANT: Greenbrier Assisted Living, LLC

ADDRESS: 566 W. Lake Street, Suite 400
Chicago, Illinois 60661

PHONE: Home: _____ Work: 312-382-3232

ADDRESS OF SUBJECT PROPERTY: SW Corner of Elmhurst Road and Palatine Road

PROPERTY IS LOCATED IN THE R-1 ZONING DISTRICT.

APPLICABLE SECTION OF ORDINANCE: _____

DESCRIPTION OF REQUEST: Amendment to Zoning Code to add Assisted Living Facility as a special use in the R-1 district and the approval of a special use for an Assisted Living Facility on the subject property.

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES X NO _____ If yes, please describe:

There is floodplain located on the subject property but the proposed development will be in compliance with all floodplain regulations.

Has the property been the subject of previous or pending administrative legislative or court action: YES _____ NO X If yes, give details: _____

The following items MUST be submitted at time of filing:

1. Application (12 copies)
2. Plat of Survey (12 copies) - must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application (12 copies). (Note: please include one copy for file no larger than 11"x17").
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only -12 copies)
5. Notice to Property Owners (1 copy)
6. List of Property Owners (1 copy) obtained from the Wheeling Township Office, 1616 N. Arlington Heights Rd., Arlington Heights, IL 60004 - Tel: 847/259-1515 of all properties lying within 350 ft. of property line/subject's property once approved confirmation letter from the City of Prospect Heights is received.
7. Application Fee (cash or check made payable to: City of Prospect Heights)

Date: 9/4/14

Greenbrier Assisted Living, LLC
Signature of Applicant

9/11/14

PUBLIC HEARING NOTICE

Notice is hereby given that the Plan/Zoning Board of Appeals of the City of Prospect Heights, Cook County, Illinois, will conduct a Public Hearing on the 25th day of September 2014, 7pm, at the Prospect Heights City Hall, 8 North Elmhurst Road, Prospect Heights, Illinois, to consider an application for a Text Amendment and a Special Use Permit to allow for construction of a three (3) story, one hundred and one (101) unit, Assisted Living Facility at 702,704,706 North Elmhurst Road, 7 and 9 West Palatine Road, Prospect Heights, Illinois. The applicable sections of the Zoning Ordinance are, 11.10/5-10-10 and 11.09/5-10-9. For the property legally described as follows:

PARCEL 1: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER 470.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE 169.70 FEET; THENCE NORTH 73° 10' WEST 397.02 FEET TO AN INTERSECTION WITH A LINE 380.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID LINE 380.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 56.93 FEET, MORE OR LESS, TO A POINT 470.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 380.00 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, commonly known as 702 North Elmhurst Road, Prospect Heights, Illinois 60070. PIN 03-22-101-035-0000.

PARCEL 2: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER 365.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 380.00; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER 105.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 380.00 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, commonly known as 704 North Elmhurst Road, Prospect Heights, Illinois 60070. PIN 03-22-101-034-0000.

PARCEL 3: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF THE EAST LINE OF SAID NORTHWEST QUARTER 260.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 105 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 380.0 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH ALONG SAID EAST LINE 105.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, commonly known as 706 North Elmhurst Road, Prospect Heights, Illinois 60070. PIN 03-22-101-033-0000.

PARCEL 4: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER 205 FEET WEST OF THE NORTHEAST CORNER THEREOF, THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 175 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER 260 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE 175.0 FEET; THENCE NORTH PARALLEL WITH EAST LINE OF SAID NORTHWEST QUARTER 260.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 77.00 FEET, TAKEN FOR HIGHWAY PURPOSES, IN COOK COUNTY, ILLINOIS, commonly known as 7 West Palatine Road, Prospect Heights, Illinois 60070. PIN 03-22-101-036-0000 & 03-22-101-037-0000.

PARCEL 5: THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22 AFORESAID, 380.00 FEET WEST OF THE NORTHEAST CORNER THEREOF; RUNNING THENCE WEST ALONG SAID NORTH LINE 200.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 467.57 FEET TO THE CENTER OF THE CREEK; THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID CREEK TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 380.00 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22 AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE 526.93 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF CONVEYED TO COUNTY OF COOK BY DOCUMENT NUMBER 18152431) IN TOWNSHIP OF WHEELING, COOK COUNTY, ILLINOIS, commonly known as 9 West Palatine Road, Prospect Heights, Illinois 60070. PIN 03-22-101-004-0000.

The applicant is Greenbrier Assisted Living, LLC. Represented by Lawrence Freedman. A copy of the application is on file at City Hall, 8 North Elmhurst Road, Prospect Heights, Illinois 60070. All persons present at the meeting will be given an opportunity to be heard.

Thomas Weidman

Chairman, Plan/Zoning Board of Appeals

EXHIBIT # 14

9/25/14 10:01

09/25/14 10:01

1 of 1

03

Corinne

**City of Prospect Heights Planning & Zoning Board of Appeals Public Hearing
September 25, 2014**

Case No. ZBA-14-11TA/SU

Applicant: Lawrence M. Freedman - Greenbrier Assisted Living, LLC

Property Address: 702/704/706 N. Elmhurst Rd. - 7/9 W. Palatine Rd.

Requesting a Text Amendment and a Special Use Permit to allow construction of a 3 story, 101 unit, Assisted Living Facility.

Submitted via email September 25, 2014 to Commissioner Watson

Dear Commissioners:

I respectfully request that my letter, in its entirety, be read aloud into the record of this hearing by Commissioner Watson.

My name is Helene Kelly and I have resided at 707 N. Elmhurst Road, Prospect Heights, Illinois since 1959. I am outside of the country and therefore unable to attend this hearing. My home is located directly across from the subject property.

I am not opposed, in general, to the granting of a special use permit or the construction of an assisted living facility at this location. I do, however, have objections to certain of the proposed text amendments to the Zoning Code, specifically those pertaining to density per acre, height, and lot coverage. My objections apply not only to this development, but to any assisted living facility which may be built in any primarily single family residential neighborhood.

My objections are as follows:

1. The maximum density allowed in the surrounding single family residential district is 1 unit per 20,000 square feet or 2.178 units per acre. The proposed maximum density of 22 units per acre is a huge variance, allowing for ten times more units per acre than now exist or are allowed. This of great concern, particularly when one considers the potential negative impact of water consumption of 101 units and associated common areas on the surrounding private wells.
2. In the area surrounding the proposed facility, there are no other buildings, residential or commercial, which exceed the maximum allowable thirty feet (30') or two (2) stories. The proposed height of forty-five feet (45') or three (3) stories will be out of character with the surrounding area, as would be the case within any primarily single family residential area.
3. The maximum lot coverage allowed in the surrounding residential area is 25%, including accessory buildings. The proposed maximum coverage of 43% is almost double that. This is out of character with the surrounding residential properties. It also raises concerns about the negative impact on the existing ecological environment, its flora and fauna, and McDonald Creek.

Portions of the proposed text amendment would adversely impact the appearance, character, ecological environment, potable water source, and property valuation, not only of our neighborhood, but of any existing single family residential neighborhoods. Therefore, I respectfully ask that you deny the application for the proposed text amendment as it written regarding density per acre, height, and lot coverage.

Yours truly,

Helene Kelly

Text Amendment

ORDINANCE NO. O-14-__

An Ordinance Amending the Zoning Code
(Assisted Living Facility)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS as follows:

SECTION 1. That Title 5, ZONING, Chapter 2, Rules and Regulations, Section 5-2-3, Definitions, of the Prospect Heights City Code, as amended, is hereby further amended with the following definition added in alphabetical order so that the same shall be read as follows:

ASSISTED LIVING FACILITY: A residential facility within which residents with or without minor physical disabilities live, cook, dine, and recreate, and may be provided with medical and other services. An assisted living facility may provide ancillary services such as memory care or other services for aging persons.

SECTION 2. That Title 5, ZONING, Chapter 2, Rules and Regulations, Section 5-2-3, Definitions, of the Prospect Heights City Code, as amended, is hereby further amended to amend the definition of Lot with deletions in strikethrough and additions in underlined text so that the same shall be read as follows:

LOT: A zoning lot, except as the context shall indicate a lot of record, in which case a "lot" is a lot of record.

Corner Lot:

A lot having at least two (2) adjacent sides abutting for their full lengths upon streets, provided that the interior angle at the intersection of such two (2) sides is less than one hundred thirty five degrees (135°).

A lot abutting upon a curved street or streets shall be considered a corner lot if the tangent to the curve at its points of beginning within the lot or if the tangent at the points of intersection of the side lot lines with the street line intersecting, results in an interior angle of less than one hundred thirty five degrees (135°).

The point of intersection of the street lot lines is the corner.

In the case of a corner lot with a curved street line, the corner is that point on the street lot line nearest to the point of intersection of the tangents above described.

Interior Lot: A lot other than a corner or reversed corner lot.

Reverse Corner Lot: A corner lot, the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.

Through Lot: A lot having a pair of opposite lot lines along two (2) more or less parallel public streets, and which is not a corner lot.

Irregular Lot: a lot which is not an interior lot, a corner lot, a reverse corner lot, or a through lot.

Zoning Lot: A single tract of land located within a single block which (at the time of filing for a building permit) is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. Therefore, a "zoning lot" may or may not coincide with a lot or a lot of record.

SECTION 3. That Title 5, ZONING, Chapter 6, Residential Districts, Section 5-6-1, R-1 Single-Family Residential District, of the Prospect Heights City Code, as amended, is hereby further amended with deletions in strikethrough and additions in underlined text so that the same shall be read as follows:

A. Permitted Uses: The following uses are permitted;

Accessory uses, in accordance with the provisions of chapter 3 of this title.

Fences, in accordance with the provisions of chapter 3 of this title.

Home occupations, in accordance with the provisions of chapter 3 of this title.

Off street parking facilities, in accordance with the provisions of chapter 8 of this title.

Parks, forest preserves and recreational areas, when publicly owned and operated.

Signs, in accordance with the provisions of chapter 9 of this title.

Single-family detached dwellings.

B. Special Uses: The following uses may be allowed by special use permit in accordance with the provisions of section 5-10-9 of this title:

Agricultural uses, as defined in chapter 2 of this title.

Artificial lake, private recreation.

Assisted living facility.

Churches, chapels, temples, synagogues, rectories, and convents and similar religious institutions, and other accessory uses required for operation.

Community center buildings, clubhouses, recreation buildings, swim clubs for indoor pools, tennis buildings for indoor tennis, noncommercial and not for profit.

Golf courses, not including driving ranges, miniature golf courses, or illuminated par 3 golf courses.

Governmental office buildings.

Greenhouses, no retail sales.

Libraries, public.

Public service uses including:

Electric substations.

Fire stations.

Gas regulator stations.

Police stations.

Pumping stations.

Railroad rights of way.

Reservoirs.

Telephone exchanges, repeater stations and microwave relay towers.

Water towers, waterworks, and wells.

Schools, public or private, denominational, elementary and high, including playgrounds and athletic fields auxiliary thereto noncommercial.

Stables, private, when lot size is three (3) acres or more.

C. Prohibited Uses: All uses not expressly authorized in subsections A and B of this section are expressly prohibited.

D. Lot Size:

1. Every single-family dwelling hereafter erected shall be located and continuously maintained on a lot having an area of not less than twenty thousand (20,000) square feet, and a width at the established front building line of not less than one hundred feet (100').

2. Minimum lot sizes for special uses shall be prescribed and conditions stipulated at the time a special use permit is authorized, but in no case shall any such lot have an area less than twenty thousand (20,000) square feet and a width of one hundred feet (100') at the established building line. **Each assisted living facility shall have a maximum density of 22 units per acre.**

3. **Every assisted living facility shall be located on a lot having a minimum area of two hundred thousand square feet (200,000 sq. ft.).**

E. Yard Areas: No building shall be erected or enlarged unless the following yards are provided and maintained in connection with such building, structure or enlargement:

1. Front Yard: A front yard equal to not less than forty feet (40').

2. Interior Side Yards: A side yard on each side of the principal building of not less than fifteen feet (15').

3. Corner Side Yard:

Generally. A side yard along the side street equal to not less than twenty five feet (25').

Irregular Lots. For an irregular lot, a lot line abutting a street which has the greatest dimension shall be a side lot line, which required yard shall be a corner side yard and shall have a yard of not less than twenty five feet (25').

4. Reversed Corner Side Yard: The street line with the greatest dimension shall be the exterior side lot line. Along said lot line, a side yard shall be provided equal to the required front yard of the lot to the rear, for a distance equal to required rear yard of the reversed corner lot. Along the remaining distance of said side lot line there shall be provided a side yard equal to fifty percent (50%) of the depth of the front yard required on the lot to the rear but shall not be less than twenty five feet (25'). See also subsection 5-3-9E of this title regarding accessory buildings.

5. Rear Yard: A rear yard equal to not less than fifty feet (50'). An accessory structure may be located in the rear yard but not closer than five feet (5') to any lot line, providing such accessory, structure, excluding a garage, is appropriately screened.

6. Stables, Private: Private stables shall be set a minimum of fifty feet (50') from any lot line.

F. Height:

1. The maximum height of the principal building shall not exceed thirty feet (30') or two (2) stories.

2. **For all assisted living facilities, the maximum height of the principal building shall not exceed forty-five feet (45') or three (3) stories.**

G. Lot Coverage. The maximum coverage of a zoning lot shall not exceed **the percentages set forth below:**

1. **General Requirements.** Twenty-five percent (25%), including accessory buildings.

2. **Assisted Living facilities.** Forty-Three percent (43%), including accessory buildings.

H. Floor Area Ratio: The maximum floor area ratio (FAR) **shall be as set forth below:**

1. Single-family detached dwellings. Twenty five percent (25%). The FAR applicable to the principal building only shall be twenty percent (20%).

2. **Assisted Living facilities.** Forty-three percent (43%)

I. Minimum Size of Dwelling:

1. **General Requirements.** Each single-family dwelling and other such structures occupied in whole or in part for residential purposes shall contain at least one thousand two hundred (1,200) square feet of livable floor area, exclusive of basement or garage space.

2. **Assisted Living Facilities.** Each assisted living facility shall contain at least **three hundred thirty (330) square feet of livable floor area, exclusive of basement or garage space.**

J. Sewer And Water: All dwellings and uses requiring sanitary facilities shall be served by either a municipal sewer and water system, a private community sewer and water system, or a private individual sewage disposal system and water supply system approved by the appropriate governmental agency.

However, if both an individual sewage disposal system and an individual water supply system are used to serve the same lot, then a minimum lot area of forty thousand (40,000) square feet is required.

K. Temporary Uses: Temporary uses may be permitted in accordance with the provisions of chapter 3 of this title.

SECTION 4: That Title 5, ZONING, Chapter 8, OFF STREET PARKING AND LOADING, Section 5-8-6.A, of the Prospect Heights City Code, as amended, is hereby further amended so as to amend only the Class 5 parking requirements to add "Assisted Living facility" to the Off Street Parking Table, with deletions in strikethrough and additions in underlined text so that said portion of the Off Street Parking Table shall be read as follows:

Class 5	<u>Assisted Living Facility</u>	1 per each 2 beds, plus 1 per each 2 employees
	Convalescent home, extended care facility or rest home, nursing home, sanitarium	
	Convent, monastery, nunnery	
	Home for the aged	
	Institutions - for the care and residence of children and adults; for the treatment of alcoholism, drug addiction, or treatment and care of the insane or feeble-minded	
	Parsonage, rectory or parish house	

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED and APPROVED this ____ day of _____, 2014.

ATTEST:

Nicholas J. Helmer, Mayor

City Clerk

AYES:

NAYS:

ABSENT:

Published in pamphlet form:

Greenbrier Assisted Living of Prospect Heights - Quantitative Summary
July 15, 2014

a) Area of the subject parcel:

5.06 acres or 220,319 s.f.

b) Density of the development:

101 Units / 5.06 Acres = 20 Units / Acre

c) Total area of principal building:

94,300 s.f.

Total footprint area of principal building:

48,000 s.f.

d) Total area & footprint area of accessory buildings:

N/A (pump room is integral to building and included in area listed above)

e) Area of roads:

Entry drives and service drive	= 9,619 s.f.
<u>Grass pave fire lane</u>	<u>= 5,847 s.f.</u>
Total	= 15,466 s.f.

f) Area of exterior parking facilities:

63 parking spaces w/drive aisles = 20,946 s.f.

g) Number of parking spaces:

63 surface parking spaces

h) Percentage of ground cover for principal buildings, accessory buildings, parking areas, roads and recreational facilities:

Principal building	= 48,000 s.f.
Roads	= 15,466 s.f.
Parking	= 20,946 s.f.
Sidewalks	= 3,960 s.f.

Patios & porches	= 2,409 s.f.
<u>Walking path</u>	<u>= 1,250 s.f.</u>
Total	= 92,031 s.f.

$$92,031 \text{ s.f.} / 220,319 \text{ s.f.} \times 100\% = 41.8\%$$

i) Proposed floor area ratio (F.A.R.)

$$\begin{aligned} &\text{Total floor area / total site area} \\ &94,300 \text{ s.f.} / 220,319 \text{ s.f.} = 0.43 \end{aligned}$$

j) Area of uncovered ground (open space) on site:

$$220,319 \text{ s.f.} - 92,031 \text{ s.f.} = 128,288 \text{ s.f.}$$

k) Maximum density that would be achievable through a conventional subdivision of the site:

- o Site zoned R-1 in City of Prospect Heights
- o R-1 per 7.01-D of City of Prospect Heights Zoning Ordinance:
1 unit per minimum lot area of 20,000 s.f.

$$\begin{aligned} &220,319 \text{ s.f.} / 20,000 \text{ s.f.} = 11 \text{ units} \\ &2.2 \text{ Units / acre} \end{aligned}$$

Greenbrier Assisted Living of Prospect Heights - Open Space Statement
July 15, 2014

All buildings and open space on the property will be under common ownership. The proposed development seeks to preserve the wooded area within the existing on-site floodplain occupying approximately 30% of the south end of the site and along McDonald Creek. This area is seen as an asset to the development, and worth preserving for resident views and direct access to nature and the outdoors. Most common areas, dining and activities are oriented to take advantage of the view, and include a paved walking path with benches and a gazebo to give ALF residents access to this area for exercise and activities. MCF residents will have access to their own enclosed courtyard, providing a safe environment for the residents, while still allowing for direct access to the outdoors and nature, which is so important to this population in particular.

ORDINANCE NO. _____

**An Ordinance Granting a Special Use Permit and
Approving a Re-subdivision of the Property Commonly Known as
702, 704, and 706 North Elmhurst Road and 7 and 9 West Palatine Road**

WHEREAS, Greenbrier Assisted Living of Prospect Heights, LLC (hereinafter “Applicant”) has filed a petition for a special use permit to allow the construction and operation of an assisted living facility and a petition for approval of a plat of consolidation to re-subdivide the property legally described in Exhibit A and commonly known as **702, 704, and 706 North Elmhurst Road and 7 and 9 West Palatine Road** (hereinafter “Property”); and

WHEREAS, the Planning/Zoning Board of Appeals held a public hearing on September 25, 2014, regarding said petition; and

WHEREAS, the Plan/Zoning Board of Appeals has found the petition meets the standards for all of the relief requested and has recommended that the City Council grant such relief; and

WHEREAS, the Mayor and City Council have reviewed the documents pertinent to the application and the recommendations of the Plan/Zoning Board of Appeals, and determined that the standards for the requested relief have been met;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS as follows:

SECTION ONE. The City Council hereby incorporates the above recitals into this ordinance as if fully set forth in the body of the ordinance.

SECTION TWO. A special use permit is hereby granted for an ASSISTED LIVING FACILITY (the “Development”) on the property legally described in **Exhibit A** to be constructed in accord with the approved plans and substantially as presented by the Applicant at the hearing before the Plan/Zoning Board of appeals on September 25, 2014. The Special Use Permit shall not run with the land but shall be for this Applicant.

SECTION THREE. The plat of consolidation, substantially in the form attached as **Exhibit B**, which re-subdivides the Property into a single lot of record is hereby approved.

SECTION FOUR. The above approvals are expressly granted on the following conditions:

1. Applicant shall construct the Development substantially in conformance with the site plan, landscape plan, and elevations dated August 28, 2014 by Worn Jerabek Architects, P.C. attached as **Group Exhibit C**.
2. Applicant shall install a deep well to provide potable water to the Development prior to receiving a certificate of occupancy for the development. Shallow wells as the primary source of potable water shall not be permitted.
3. Applicant shall comply with all other ordinances of the City and applicable statutes in the construction of the Development.

EXHIBIT A—Legal Description

SECTION FIVE. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED and APPROVED this ____ day of _____, 2014.

ATTEST:

Nicholas J. Helmer, Mayor

City Clerk

AYES:

NAYS:

ABSENT:

Published in pamphlet form:

**GROUP EXHIBIT C –
Site Plan, Landscape Plan, Elevations prepared
by Worn Jerebek Architects, P.C., dated August 28, 2014**

EXHIBIT B—Plat of Consolidation

D



To: Mayor Nicholas J. Helmer and City Council

From: Stephanie Hannon, Finance Director

Date: October 28, 2014

Re: Motion to Approve reduction of Taxable Refunding Debt Certificates – 2011B
by \$730,000

The City currently has a Taxable Refunding Debt Certificate – 2011B in the amount of \$5,430,000 due on December 15, 2015.

Staff recommends the debt be reduced by the \$730,000.

Attached please find the letter directing that \$730,000 be called on the Debt Certificate.

Also, per the City Ordinance # 1-11A-6 and State Statute: 65 ILCS 5/8-2-9.6 (from Chapter 24 par 8-2-9.6): A revision to the budget may be made in the event funds are available. Therefore, since the Development Fund will not be depleting its entire fund balance based upon the direction to redeem the call option, no formal budget amendment is required at this time.



October 29, 2014

U.S. Bank National Association
Attn: Vernita L. Anderson
190 S. LaSalle Street – 10th Floor
Chicago, IL 60603

Re: City of Prospect Heights
Taxable Refunding Debt Certificate, Series 2011B Dated 6/29/2011
Trust No. 803149900

Dear Vernita:

The City of Prospects Heights hereby request U.S. Bank N.A. as Paying Agent on our Series 2011B bonds to provide notice to holders of the bonds maturing December 15, 2015 totaling \$730,000 be called in full at par on December 15, 2015. Pursuant to the Bond Ordinance, please provide notice to holders accordingly.

Sincerely,

City of Prospect Heights

By: Stephanie L. Hannon
Title: Finance Director

ORDINANCE WAIVER NO. 14-O-

ORDINANCE WAVING THE HIGH GRASS REQUIREMENT IN THE COM ED R.O.W.

WHEREAS, the City Council has determined according to the current municipal code Chapter 8 titled Weed Control, Section 3-8-4 pertaining to weed height restrictions, this ordinance declared shall be a special waiver for a particular designated area. The following area shall be waived from this restriction;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, ILLINOIS, as follows:

WHEREAS: according to the current municipal code Chapter 8, titled Weed Control, Section 3-8-4 pertaining to weed height restrictions there shall be a special waiver for a particular designated section from said ordinances as stated "It shall be unlawful for anyone to permit any weeds, plants or grass, other than trees, bushes, flowers or other ornamental plants to grow to a height exceeding eight inches (8") anywhere in the city; any such plants or weeds exceeding such height are hereby declared to be a nuisance. (Ord. 0-87-27, 6-15-1987)"

WHEREAS: The that the City of Prospect Heights has an established Natural resources Commission

WHEREAS: The City of Prospect Heights Natural resources Commission obtained an "Open Lands Grant" through Com Ed in establish a native habitat, by restoring 5 acres of natural prairie.

WHEREAS: The approved location is on/in the Com Ed right-of-way in the vicinity of Schoenbeck Road and Wildwood Drive South, within the City limits of the City of Prospect Heights.

WHEREAS: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form.

AYES:

NAYS:

ABSENT:

PASSED this _____ day of _____, 2014.

APPROVED this _____ day of _____, 2014.



Nicholas J. Helmer, Mayor

ATTEST:

City Clerk

Published in pamphlet form _____, 2014.

Nicholas J. Helmer, Mayor

ATTEST:

City Clerk

Published in pamphlet form _____, 2014.

F



MEMO

DATE: October 22, 2014

TO: Mr. William Balling, City Administrator

FROM: Steven L. Cutaia, Public Works Director

Re: Snow/ICE De-Icing Program funding authorization/procurement

As directed and previously discussed at a council meeting, the following is a Snow/ICE De-Icing Program funding authorization/procurement request.

BACKGROUND: I have performed a preliminary investigation of a *pilot program* that includes a **Snow/Ice De-Icing Program** around the Hillcrest Lake/slough area, to be more environmentally friendly. This process involves applying a liquid (mixture of salt and a sticky substance) to the pavement prior to a storm which is intended to use less salt overall.

After much research, I have discovered that there are many liquid applicators as well as liquid chemicals for de-icing.

RECOMMENDED APPLICATOR:

I suggest purchasing BPS-TS 200, a truck mounted sprayer at a cost of \$3,999.00. It appears to be a complete package for applying de-icing chemicals. The tank and compartment fits in the back of a pickup truck with the spray nozzle mounting which fits into the trailer hitch. The attached compartment is in a sealed container with the pump, and a side hose for spraying facility sidewalks. Brochure is attached.

RECOMMENDED CHEMICAL SOLUTION: There are many choices to choose from when seeking liquid chemicals to apply. It appear that "Natural Ice Melt" (sugar beet juice) and "Liquid Snow Shovel; are the wisest choices. The TOTE of "Natural Ice Melt" is \$1,361.25, while "Liquid Snow Shovel" is \$1,037.05. It appears "Natural Ice Melt" utilizes electrolytes, glycols, sodium and acetate, while "Liquid Snow Shovel" uses

11

calcium chloride, and is polymer based. It appears that Liquid Snow is more environmental friendly and is more economical.

As requested I obtained a web page with a video for reference at;
<http://www.asinnovations.com/>

Staff is seeking direction to proceed or not proceed with this pilot program to purchase one pre-mixed solution TOTE at a cost of \$1, 037.00, and one BPS-TS 200, a truck mounted sprayer at a cost of \$3,999.00, to apply to facility sidewalks and at intersections in the vicinity of the slough/hillcrest lake prior to a storm at a total cost of approximately \$5,036.00.

NOTE: This is an experimental pilot program. Supplies vary upon the storm and applicators' usage.

Working Order



JOHN DEERE
LANDSCAPES

Wheeling IL #3
658 South Wheeling Rd
Wheeling, IL 60090-5707
W: (847)541-0300

Sold To:

Cash Wholesale (#2409)
658 Wheeling Rd
Wheeling, IL 60090-5707
W: (847)541-0300
F: (847)541-0300

Ship To:

Cash Wholesale (#2409)
658 Wheeling Rd
Wheeling, IL 60090-5707
W: (847)541-0300
F: (847)541-0300

Ordered	Master Order#	PO#
10/22/2014	60844900	Steven Cutia/mount Porpst
Printed	Customer Contact	Sales Associate
10/22/2014	CASH WHOLESale	Brooke Alvarez

Order#: 78328183		Ship Via:Customer Pick up						
Item #	Description	Qty Ordered	Qty Cancelled	Qty Shipped	Qty Open	Unit Price	Est Price	
1	LSS275 Liquid Snow Shovel 275 Gal	1	0	0	1	745.000 / EA	745.000	
2	Freight Charge	1	0	0	1	225.000 / EA	225.000	

Subtotal: \$970.00
Sales Tax: \$67.05
Freight: \$0.00
Discount: \$0.00
Estimated Total: \$1037.05

For Chemical Emergency Spill, Leak, Fire, Exposure, or Accident Emergency Response Assistance, call:
CHEMTREC Day or Night ? 1 (800) 424-9300

This working order is for reviewing purposes only. This is not a receipt.

CUSTOMER SIGNATURE:

John Deere Landscapes warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to him by this company on these conditions.

4 Reasons You Need

Liquid Snow Shovel TRUCK APPLICATOR 200

Truck Applicator

This heavy duty unit was designed to apply Liquid Snow Shovel to sidewalks and parking lots. It includes a 12 volt heavy duty battery (200 min capacity) and an air-vented charging unit, plus a 7-way pigtail for auxiliary power.

Completely Wireless

Everything from the remote control to the self-enclosed pump and charging system allows you to operate and transport your sprayer from one truck to another.

Durable Spray Bar

A 7" powder coated metal channel not only protects your spray bar from becoming damaged, it also allows for easy installation into your truck's receiver.

Spray Anywhere

Included 50 foot hose reel gives you the flexibility to apply Liquid Snow Shovel® in more places.

- 200 Gallon Tank
- Heavy Duty Pump (7 Gal./Min @ 80 PSI)
- Detachable Handheld Spray Nozzle
- Powder Coated Finish for Durability
- 35 Amp Breaker



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818-837-1144

www.asinnovations.com



LSS 1 GALLON



Liquid Snow Shovel
1 Gallon
SKU: LSS1

LSS 2.5 GALLON



Liquid Snow Shovel
2.5 Gallon
SKU: LSS25

LSS 5 GALLON



Liquid Snow Shovel
5 Gallon
SKU: LSS5

LSS 55 GALLON



Liquid Snow Shovel
55 Gallon
SKU: LSS55

275 Gal Tote



Liquid Snow Shovel
275 Gallon
SKU: LSS275

SIDEWALK BUDDY



Holds 12 gallons
Ideal for small schools, churches,
apartment complexes and parking lots.

TRUCK UNIT



Holds 200 gallons
Ideal for "large" complexes and parking
lots with miles of sidewalks

HOT SHOT



15 Gallon
Rock salt pre-wet unit

DISH SHOT



Sprays up to 25 ft.
Effective to -25°F



Advantages of Liquid Snow Shovel:

- ✓ Pet Friendly
- ✓ Effective to -25°F
- ✓ Eco-Friendly
- ✓ No Tracking
- ✓ More cost effective than granular products
- ✓ Offers a fixed salting budget for the winter



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Price Quote for Prospect Heights

Steven

10-20-14

The following quote will be good thru the entire winter season of 2014/2015

1 Tote of Natural Melt SM (275gl) @ \$4.95 per gallon. (\$1,361.25)
• Customer wants to pick up product at the Wheeling depot.

**James Fee
Regional Manager Chicago
Road Solutions
Cell 773-315-0293**

F

William Balling

From: Marcia Jendreas <mandmj@sbcglobal.net>
Sent: Tuesday, October 21, 2014 10:42 AM
To: William Balling; Steve Cutaia
Subject: Beet Juice Program Information
Attachments: Beet Juice Article.pdf

INFORMATION FROM ARLINGTON HEIGHTS PUBLIC WORKS DEPARTMENT:

So, Arlington Heights uses 80,000 gallons of the beet juice formula and increases the number each year. It is made up of Beet Juice, Calcium Chloride, and Brine (water and salt). It does not hurt the cars and actually helps to keep the salt off of them. They have been using it since at least 2007 and it has been around for over ten years.

Yes, it is sticky when sprayed on the roads, and if you walk on it, it will feel sticky, but it comes off right away and is not a problem of remaining sticky. This formula is sprayed on the roads before a snowfall.

Arlington Heights uses at least 30% less salt with this program. When salt is put down without the beet juice formula, it bounces on the roads and half of it bounces off the roads. Also, when the cars drive on it, it causes more to bounce off the roads. With beet juice, more salt sticks to the road and it actually heats up the salt somewhat, helping it to work more effectively.

Using this program is helpful to the quality of well water, and creek water. The problem with improving Slough water is that Cook County (Wheeling Road, Willow Road) and the State (Elmhurst Road) uses tons of salt and that all washes off into the Slough and Hillcrest Lake.

There are approximately 10 to 15 culverts draining into the Slough right now. So, to be effective, the Beet Juice would be used on the streets throughout the neighborhoods around the Slough that drain through these culverts.

Attached is an article from TIME regarding Beet Juice.

Natural Resources Commission

NEWSFEED WEATHER

How Beet Juice Is Helping Keep Roads Safe This Winter

Maya Rhodan @m_rhodan Josh Sanburn @joshsanburn Feb. 10, 2014

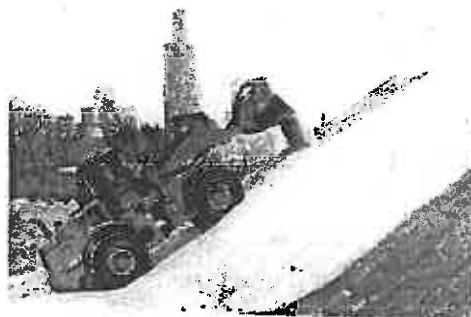
In the face of dwindling rock salt supplies as storm after storm slam the nation, U.S. towns are turning to some bizarre alternatives, cheese brine included, to help keep ice off the streets

As large parts of the eastern United States get smacked with snowstorm after snowstorm, some states are turning to bizarre alternatives to help deal with dwindling supplies of salt to clear icy roads. Namely, beet juice and cheese brine.

A number of municipalities are reporting shrinking reserves of road salt, the most common substance used to fight icy roads. In Wichita, Kan., the city has gone through roughly 70% of its supply.

Pennsylvania has used 200,000 more tons of salt than an average winter. New York City has needed help from the state to restock its supply.

But some states are thinking differently. In Indiana, K-Tech Specialty Coatings has been distributing "Beet Heet," a sugar beet molasses-based product that increases rock salt's ice melting capacity when the two are mixed. The mixture helps rock salt melt ice below its 15-degree limit, according to Beet Heet distributors, and helps municipalities melt larger amounts of ice and clean up snow more quickly. It is also sticky, preventing salt rocks from bouncing off of the road as cars drive past.



A Streets and Sanitation worker grooms a pile of road salt as the city makes preparations for another winter storm on Feb. 4, 2014 in Chicago.

Scott Olson—Getty Images

This year about 175 municipal agencies, mostly in the Midwest, are using the product. Butler County in Pennsylvania has been experimenting with the solution as part of a department or transportation research project into de-icing option, a PennDot official told TIME.

(MORE: Salt Supplies Dwindle as Snow Piles Up Across U.S.)

"Agencies can trust us now," Denver Preston of Beet Heet said. "And they've been pleasantly surprised by how well it works."

According to Preston they are expecting sales to be up 100% at the end of this season, which may end up being the case—at the end of last winter, they sold around 900,000 gallons. So far this year they've sold 1.5 million gallons.

Other municipalities have their own regional variations on traditional rock salt. In Wisconsin, the state has turned to – what else – cheese. Actually, cheese brine.

Todd Matheson, a state maintenance engineer for the Wisconsin Department of Transportation, says cheese brine from dairy farms is spread on the roads to keep them from freezing in about half a dozen counties around the state.

(MORE: 4 Businesses Making a Killing on the Polar Vortex)

The brine is a farm waste product, but in the last few years a handful of counties has repurposed it as a substitute for road salt.

For the 2012-2013 winter, Wisconsin spent \$37 million on salt statewide. The state used 2.9 million gallons of salt brine – salt and water – last year. The state doesn't track the number of gallons of cheese brine it uses, but it does appear to save the state at least a bit of money: the DOT often gets the brine for free from dairy farms looking to unload the liquid anyway.

While Wisconsin has been hit hard by snow and ice this year, Matheson says the state still has 275,000 tons of salt on hand out of about 500,000 tons it has each winter. The state, however, has had to redirect salt to certain parts of the state that have been hit harder by extreme weather.

The use of cheese brine in the state has grown since Polk County, on the Wisconsin-Minnesota border, began first using it in 2008. And while it seems to be an effective salt substitute, there are environmental concerns if significant amounts of it entered a river or lake. Then, there's the odor, something more than a few Wisconsin residents have mentioned.

"I don't know what it smells like," Matheson says. "But I'd rather not get into that."

NEWSFEED WEATHER

How Beet Juice Is Helping Keep Roads Safe This Winter

Maya Rhodan @m_rhodan Josh Sanburn @joshsanburn Feb. 10, 2014

In the face of dwindling rock salt supplies as storm after storm slam the nation, U.S. towns are turning to some bizarre alternatives, cheese brine included, to help keep ice off the streets

As large parts of the eastern United States get smacked with snowstorm after snowstorm, some states are turning to bizarre alternatives to help deal with dwindling supplies of salt to clear icy roads. Namely, beet juice and cheese brine.

A number of municipalities are reporting shrinking reserves of road salt, the most common substance used to fight icy roads. In Wichita, Kan., the city has gone through roughly 70% of its supply.

Pennsylvania has used 200,000 more tons of salt than an average winter. New York City has needed help from the state to restock its supply.

But some states are thinking differently. In Indiana, K-Tech Specialty Coatings has been distributing "Beet Heet," a sugar beet molasses-based product that increases rock salt's ice melting capacity when the two are mixed. The mixture helps rock salt melt ice below its 15-degree limit, according to Beet Heet distributors, and helps municipalities melt larger amounts of ice and clean up snow more quickly. It is also sticky, preventing salt rocks from bouncing off of the road as cars drive past.



A Streets and Sanitation worker grooms a pile of road salt as the city makes preparations for another winter storm on Feb. 4, 2014 in Chicago.

Scott Olson—Getty Images

G

William Balling

From: Mollie VanderLaan <vanderlaan@energychoices.com>
Sent: Wednesday, October 15, 2014 2:37 PM
To: William Balling
Subject: Board Meeting Materials
Attachments: board meeting memo 101414.docx; usage and pricing 101414.xls

Bill:

I'm attaching some materials for your renewal. You really must do this fairly quickly or these accounts will roll onto an index when the contract expires. I've included a potential board meeting memo along with indicative renewal pricing. I will need about 1 week to get prices from other suppliers. Either village managers are signing prior to board and informing the board afterwards, or getting approval to sign at a certain rate or below and then signing after a board meeting. Please let me know what you intend to do. Please feel free to call and discuss at any point.

Thanks,

Mollie VanderLaan

Energy Choices, Inc.

847-274-9525

Fax - 847-881-0728

Check out my blog at <http://energychoicesetc.com>



MEMO: VILLAGE OF PROSPECT HEIGHTS BOARD MEETING

All Village accounts currently under contract with Constellation Energy are up for renewal in December 2014. Because of the timing of this contract, decisions on a new supplier must be made before November 1, 2014 to allow adequate time for potentially switching suppliers. Based on the current ComEd rate of \$0.07695/kWh, you will save \$4800/year if you extend for a 2-year term. It will be a slightly smaller savings for a one-year term.

We are looking to execute a 2-year contract and are requesting permission to sign a new pumping contract at \$0.058/kWh.

Metropolitan Energy Collaborative

In January 2007, ComEd eliminated subsidized fixed-rate electricity service for non-franchise municipal accounts. To bring a cost-effective electricity supply alternative to municipalities in northern Illinois, the Metropolitan Mayors Caucus and Energy Choices joined forces to create the Metropolitan Energy Collaborative. The "Collaborative" sought supply from a multitude of pre-qualified suppliers to secure lower-priced electricity to municipalities. In the first year the "Collaborative" saved municipalities an average of 27% on their electricity supply charges over ComEd's unsubsidized bundled fixed rate. The Metropolitan Energy Collaborative continues providing cost-effect electricity supply to municipalities for pumping and street lighting accounts, as well as residential accounts:

Arlington Heights

Bedford Park

Oak Forest

Roselle

Hoffman Estates

Waukegan

Prospect Heights

Alsip

Bartlett

LaGrange Park

Lincolnshire

Morton Grove

Niles

Oak Park

River Forest

Westchester

Winfield

Burr Ridge

Compton Hills

Elk Grove

Glen Ellyn

Green Oaks

Homewood

Lisle

Mettawa

Mount Prospect

Round Lake

Robbins

Sleepy Hollow

Third Lake

Wauconda

Wayne



MEMO: VILLAGE OF PROSPECT HEIGHTS BOARD MEETING

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Bartlett

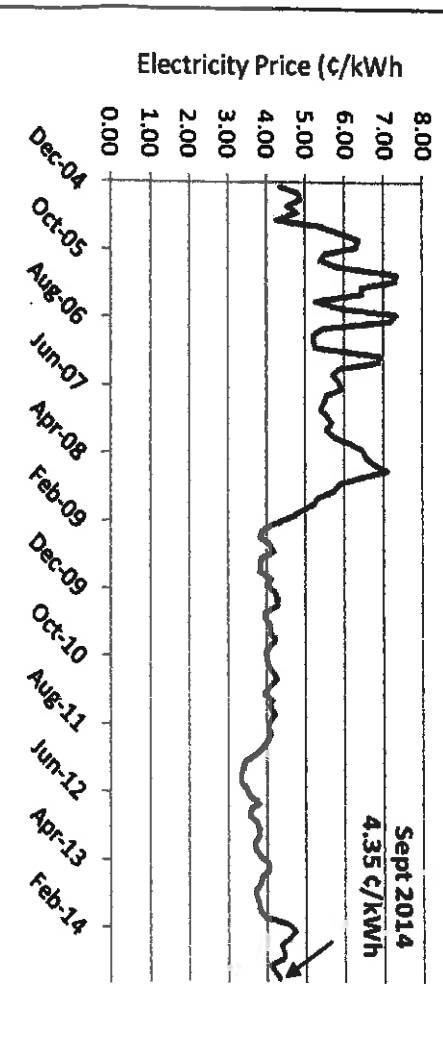
LaGrange Park

Lincolnshire

Morton Grove

Address	Account	12 Month	Network	Capacity	1 Year	2 Year	ComEd Rate	Annual
		kWh	PLC	PLC	Extension	Extension	to Compare	Savings under 2 year rate
US Route 45, IL Route 21 Apple	0051066105	69,060.0	9.4102	9.3468	\$0.05617	\$0.05579	\$0.07695	\$1,461
651 N. Milwaukee	0122149053	5,602.0	0.6961	0.8444	\$0.05617	\$0.05579	\$0.07695	\$119
801 E. Camp MacDonald Road	0179716002	23,216.0	4.1101	3.9172	\$0.05617	\$0.05579	\$0.07695	\$491
711 Elm St. Lite	0924068002	9,312.0	0	0	\$0.05617	\$0.05579	\$0.07695	\$197
900 E. Old Willow Rd Pump Pond	2048011018	0.0	0	0	\$0.05617	\$0.05579	\$0.07695	\$0
101 S. Wolf Rd.	2443144010	12,152.0	4.382	4.3026	\$0.05617	\$0.05579	\$0.07695	\$257
0 Cor Euclid, Country Club Dr.	3147007013	42,432.0	0	0	\$0.05617	\$0.05579	\$0.07695	\$898
0 Corner Piper Wimbleton	3963129118	4,190.0	0.0107	0.0117	\$0.05617	\$0.05579	\$0.07695	\$89
31-1 E. Palatine Rd.	4143108092	2,160.0	0.4276	0.5619	\$0.05617	\$0.05579	\$0.07695	\$46
ES Wolf 1N Kensington	4311102006	28,194.0	4.9528	4.7998	\$0.05617	\$0.05579	\$0.07695	\$597
ES Wolf 3N Euclid	4311103003	26,529.0	5.9539	5.7801	\$0.05617	\$0.05579	\$0.07695	\$561
1 S. Apple Dr.	4395721010	4,764.0	1.4179	1.3623	\$0.05617	\$0.05579	\$0.07695	\$101

12-Month Future Prices Dec 2004 through Sept 2014



H



To: Mayor Nicholas J. Helmer and the Prospect Heights City Council

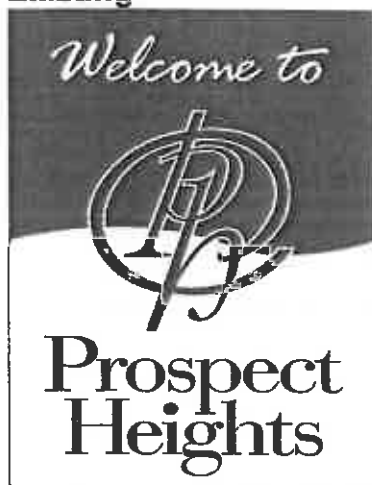
From: Anthony J. Kalina

Date: October 24, 2014

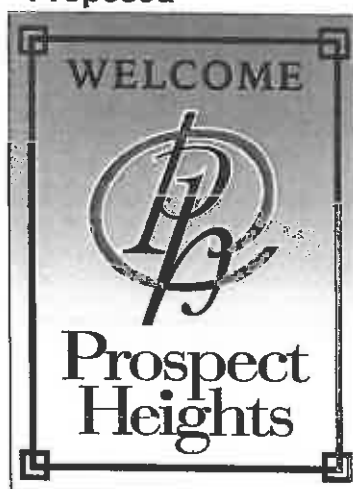
Re: Approval of Color and Placement of City Gateway Sign Posts

Issue: In an effort to provide more uniform branding, Staff has reviewed and shared with the Mayor an updated and uniform color scheme for City identification signage. Furthermore, the signage budget will allow for the reformatting of the five existing gateway signs, along with the purchase and installation of three additional sign posts.

Existing



Proposed



Analysis: After reviewing the signage budget, Staff can accommodate the purchase and installation of three sign posts.

Signage Budget 2014-2015	\$15,000		
Expenditures to Date	\$0		
Cost to Reformat Existing Signs	\$365	\$1,120	* Cost if PW can not reformat with overlaying design
3 New Signs + Shipping	\$6,085	\$6,085	
Steel Support	\$2,113	\$2,113	* Cost for five steel supports. Waiting on quote for three
Installation	\$3,855	\$3,855	
Estimate	\$12,418	\$13,173	
Remaining Funds for Monument Sign	\$2,582	\$1,827	

Recommendation: Staff is requesting direction on the desired color of the existing and proposed gateway sign posts. Staff is also requesting the approval of three agreed upon locations for the additional signs.

Existing Locations

Rand Rd. and Willow Rd.
 Rand Rd. and Waterman Ave.
 Elmhurst Rd. and Stonegate Dr.
 Camp McDonald Rd., Patricia Ln., and Alton Rd.
 Euclid Ave. and Fairway Dr.

Proposed Locations

Rand Rd. and Willow Rd. (South)
 Palatine Rd. and Glendale Dr.
 Euclid Ave. and Wheeling Rd.
 Metra Station 101 S. Wolf
 Camp McDonald Rd. and Schoenbeck Rd.

➤ Staff recommended locations for next three installations:

- Palatine Rd. and Glendale Dr.
- Metra Station at 101 S. Wolf Rd.
- Camp McDonald Rd. and Schoenbeck Rd.

Thank You.



To: Mayor Nicholas J. Helmer and the Prospect Heights City Council

From: Anthony J. Kalina, Assistant to the City Administrator

Date: October 24, 2014

Re: 2015 Vehicle Sticker Design

Issue: City Staff is requesting Council provide direction on the design and logo of the 2015 vehicle stickers, which residents are required to purchase. Below, as well as attached to this memo, are screen shots of a tentative logo. Please discuss and let Staff know if this design meets the criteria for Council approval. Similarly, Staff would appreciate direction on any peripheral designs for the overall sticker, as the artwork below would just be the center logo.

Thank You.





APPROVAL OF WARRANTS

I

10/27/2014-COUNCIL MEETING		
<u>Checks</u>		
General Fund	\$ 155,605.29	
MFT Fund		
Palatine/Milwaukee TIF	1,797.50	
Tourism District	8,098.00	
Development Fund	1,848.00	
DEA Fund		
Solid Waste Fund		
S S Area #1		
S S Area #2		
S S Area #3		
S S Area #4		
S S Area #5	5,677.19	
S S Area #8 - Levee Wall #37	142.30	
S S Area-Constr#6(Water Main)		
S S Area-Debt#6		
Road Construction	46,583.50	
Road Construction Debt		
Water Fund	22,814.36	
Parking Fund	728.14	
Road/Building Bond Escrow	1,500.00	
TOTAL	\$ 244,794.28	
<u>Wire Payments</u>		
10/17/14 Payroll	127,044.20	
Police Pension Payment - October 2014	28,902.57	
Total Warrant	\$ 400,741.05	