

**Prospect Pointe/Muir Park TIF
Public Hearing Minutes
Wednesday, February 10, 2021
at 6:30pm**

Call to Order – at 6:31 PM, Mayor Nicholas J. Helmer called to order the Prospect Pointe/Muir Park TIF ZOOM Public Hearing Meeting.

Roll Call – City Clerk Prisiajniouk called roll. A quorum was present.

ELECTED OFFICIALS PRESENT – Mayor Helmer, Treasurer Tibbits, City Clerk Prisiajniouk
Aldermen – Quinn, Cameron, Dash, Morgan-Adams, Dolick

OTHER OFFICIALS PRESENT – City Administrator Wade, Assistant City Administrator Falcone,
deputy Clerk Schultheis, Director of Building and Development Peterson, Digital Communications
Technician Colvin.

Information on the Current Status of the Prospect Pointe/Muir Park TIF Process – City Administrator Wade gave the history and status of the Prospect Pointe/Muir Park TIF process. He said that there had been two Joint Review Board meetings and the City has contracted with an independent TIF consultant. Laube and Company will review the proposal of the financial request by Lexington, and the request of Districts 214 and 23, and the request of the Fire District to alter the Ordinance TIF payment structure. No report and nothing to present at this juncture.

Public Testimony-

Paul Gebert – 1105 Drake Avenue – Said that no one had approached him about his property being part of the proposed TIF. He said that he had received a letter in the mail, and when he did more research, where he discovered that his house was part of the proposed TIF area. He stated that someone in Prospect Heights City government had made the decision to go ahead with it without consulting his family. He stated that property taxes are already high, so he felt it was wrong to force his neighbors to pay more taxes to District 23 and District 214 in order to make up the difference in the levies. He acknowledged that there are flooding problems in the area; stating that the City had found funds to fix the issues without having to “short change” the other taxing bodies. He said that the Zoning Board, City Council and Park District have “ignored the residents.” He said that affects how the residents feel about what the proposed TIF is promising to do for the residents. He said that he would like, in writing, the answer to the question: “What is the procedure to be removed from the TIF area?” He said that he did not want to be part of the TIF.

*Mr. Gebert had also asked that his letter be read into the Minutes in a previous email to the Deputy Clerk.

Attorney O'Driscoll replied that multiple rounds of information and notification was sent to residents in and around the TIF area, as required by law.

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Director Peterson said that notification was sent, via statutes in the TIF Act, the City secured a listing of all the homes in the proposed TIF area and all those homes within 750 feet of the proposed TIF borders. All of the notices were sent out to those homes, as by statute.

City Administrator Wade said that the boundaries were drawn as “surgically as possible” so that improvements could be undertaken for storm water management and sidewalks.

Director Peterson said that the City has records that this information was sent out. He said that the City had copies of all the notices and copies of certified mail that was delivered successfully. The City also has receipts for all of the mail that was sent out by regular US mail. He suggested that anyone interested in that proof contact his office.

Alderman Quinn said that she had never heard that the TIF area would include current residential homes. She said that this was the first time she was hearing of this. She asked if the Council was notified about that? she said that the TIF documents that she had read did not point that out.

Director Peterson said that the proposal that was submitted that outlined the TIF boundaries and establish a JRB was in December, 2020. In those reports were contained the designation of the boundaries and the entire TIF area, as well as the rationale for the TIF and to identify the improvements that would be made to that area in the TIF but outside of the Lexington development area. That was part of the report of the Johnson Research Group report.

Mayor Helmer asked that Alderman Quinn be given copies of that documentation the following day. Alderman Morgan-Adams believed that these issues had already been documented and discussed, and had always included residential homes that were to receive improvements from being in the TIF area from TIF revenue.

City Administrator Wade added that the Lexington property itself (the old Jolly Fun House) is about 5 acres, the Muir Park area is about 5 acres, and the area to the north for storm water and sidewalk improvements that include some residential homes is about 18 acres. The area in question is about 28 acres.

Zbigniew Machwiak – rents out a home in the TIF area – he would like this area for retirement. He chose the area because of its bucolic look. He said that the park is being converted to a development. He said that his other concern was how the traffic will be handled on Oak Street.

Mayor Helmer said that the five acres the former school is on is a devastated area. He said there are flooding problems and drainage problems on the other five acres. He said that this was not currently an area of great beauty.

Mr. Machwiak said that this area is no longer going to be a quiet, green area. He is worried about the car traffic from the 69 units, and that his taxes are going to rise because of this development. The Mayor said this TIF is so important because it will pay for improvements that the City cannot afford and Lexington is a national company and well-known developer of areas like Rob Roy. He said that with the improvements, the value of homes will improve.

City Administrator Wade said that issues such as traffic have already been vetted by the PZBA and Council. land use has already been approved. Now, the City is reviewing the TIF plan. The target date of the City to come back with more information on March 23rd.

Motion to Continue Public Hearing to March 23, 2021 at 6:30 pm via Zoom teleconference meeting
At 6:54 PM, Alderman Dolick moved to continue the Public Hearing until March 23, 2021 at 6:30 PM via Zoom Teleconference Meeting; seconded by Alderman Morgan-Adams. There was unanimous approval.

ROLL CALL VOTE: AYES - Quinn, Dolick, Morgan-Adams, Cameron, Dash

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NAYS - None
ABSENT - None

Motion carried 5 – 0

Approved by the City Council of Prospect Heights on this the 22nd day of February, 2021



Deputy Clerk Schultheis



Mayor Nicholas J. Helmer



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