



**THE CITY COUNCIL REGULAR HYBRID MEETING MINUTES**  
**OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS**  
**HELD ON MONDAY, OCTOBER 25, 2021 AT 6:30 P.M.**

**CALL TO ORDER AND ROLL CALL** – At 6:33 PM, Mayor Helmer called to order the Regular Hybrid City Council Meeting at 8 North Elmhurst Road, Prospect Heights, IL 60070. Deputy Clerk Schultheis read the preamble to the Meeting.

City Clerk Prisiajniouk called roll. A quorum was present.

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

**ABSENT** – Alderman Cameron (by previous notification)

**OTHER OFFICIALS PRESENT** – City Administrator Wade, Assistant City Administrator Falcone, Deputy Clerk Schultheis, Director of Building and Zoning Director Peterson, Public Works Director Roscoe, Attorney Hess, Police Deputy Chief Caponigro, Assistant Finance Director Tannehill, Digital Communications Technician Colvin.

**PLEDGE OF ALLEGIANCE** – Alderman Dash led in the reciting of the Pledge of Allegiance.

**APPROVAL OF MINUTES**

**A.**October 11, 2021 City Council Workshop Meeting Minutes – **Alderman Morgan-Adams moved to approve the October 11, 2021 City Council Hybrid Workshop Meeting Minutes, as presented; seconded by Alderman Quinn.**

**ROLL CALL VOTE:**

AYES -	Quinn, Morgan-Adams, Dolick, Dash
NAYS -	None
ABSENT -	Cameron

Motion carried 4 – 0; one absent

**PRESENTATION**

**A**Natural Resources Commission Proposal for Hillcrest Lake Shoreline Plantings and Canoe/Kayak/Paddleboat Launch Area to be Considered by Prospect Heights City Council – NRC Commissioner Kamysz discussed shoreline restoration plans at Hillcrest Lake. He said that the shoreline had become eroded, and no longer had a stable landscape. 28% has significant erosion and 18% has severe erosion.

It was noted that the floods in the neighborhood immerse the area. The idea is to build a shoreline with a gentle slope. The plants added will be added that for each foot tall, they will have 2 feet of roots to absorb the water. This erosion has been an issue for over 40 years.

Biodegradable coconut will be installed along with erosion blankets and deep-rooted aquatics. They would create a 2 to 1 or a 3 to 1 pitch – which would help prevent the erosion.

He stated that volunteers had helped plant 2000 native plants, and that volunteers had given over 100 hours of volunteers time to the area. The restoration is planted up to the prairie level. The plan would be to work the north and west end of the lake.

The idea would be to approach one section of the lake at a time over 6 years. Funding would be needed, as well as heavy equipment from the Public Works Department. One of the issues with the lake is that years ago residents had dumped a lot of concrete into the lake making it very sterile. The coconut rows over the next six years would be a big expense - \$35000. \$133,000 worth of supplies and manpower would be supplied by the NRC, including greenhouse management. Alderman Dolick asked if residents in the area approved of the landscaping proposed.

Commissioner Kamysz said that the residents that had been opposed to landscaping were on the east side of the lake, and that area is not being considered.

Alderman Dolick asked if kayaking was being considered for the area. Commissioner Kamysz said that a formalized boat launch was not received well by the residents, so there was no plan to include that.

Alderman Dolick asked about liability? Commissioner Kamysz said that there would be an additional \$6000 per year needed for insurance for the restoration.

Alderman Quinn and Morgan-Adams approved of the plan. Mayor Helmer said that the presentation was concise.

**Alderman Morgan-Adams moved to approve funding for the Natural Resources Commission Restoration project in the amount of \$35,000; seconded by Alderman Quinn.**

**ROLL CALL VOTE:**

AYES -	Morgan-Adams, Dolick, Dash, Quinn
NAYS -	None
ABSENT -	Cameron

Motion carried 4 – 0; one absent

#### **APPOINTMENTS/CONFIRMATIONS AND PROCLAMATIONS**

**A.** Proclamation Declaring October 21, 2021 as Adam Szettele Day in Honor of His 100th Birthday – City Clerk Prisiajniouk read the proclamation honoring Prospect Heights resident Adam Szettele on his 100<sup>th</sup> birthday.

**PUBLIC COMMENT ON AGENDA MATTERS (*Five Minute Time Limit*)** - None

#### **STAFF, ELECTED OFFICIALS, and COMMISSION REPORTS**

**A.** Chicago Executive Airport Monthly Update Presented via Zoom, by Director William Kearns –

- said that the new Executive Director, Jeffrey Miller, will be starting on November 1.
- mentioned the ribbon cutting grand opening of the Customs Building on October 5.
- A new snow broom has been purchased for \$750,000 to groom runways in snow events.
- the NBAA Conference allowed for the CEA members to make new contacts for potential FBO's and get introduced to new concepts/technology. He thanked Alderman Dolick for attending.
- the new economic impact was updated and showed that the Airport generates \$441 million dollars of activity to the local area. There is \$4.1 million in direct tax to the state and local communities.
- the Airport had 10,500 operations which is an all-time high. The airport is back to pre-Covid levels.
- November 3 is the Joint Workshop Meeting with the Airport, Wheeling and Prospect Heights.

Alderman Morgan-Adams asked about the fuel sales tax reimbursement to the City. Director Kearns said that he did not have that information ready, but would research it, and report on it at the Joint Workshop.

Alderman Morgan-Adams – Ward 3 – reminded the Council that Halloween is Sunday, October 31. The Trick or Treating hours for the City are 2 – 7 PM

-She noted that the *Journal and Topic* article regarding Treasurer Tibbits' Lake Michigan water presentation had the wrong take on the reception in the Council. She added that the paper put a negative spin on the topic, and had several inaccuracies.

Alderman Dolick – Ward 5 – said that he had attended the NBAA conference. He noted that a common theme in the conference was noise level reduction at airports. He said that there was discussion of the many advances being made in technology for airplane and airport efficiency.

**B.**September Treasurer's Report Presented by Assistant Finance Director Bob Tannehill – Director Tannehill said that the City is 42% in the fiscal year and is at 38% revenue. He noted that income tax revenue is growing, and there has been an increase in tourism revenue.

Assistant City Administrator Falcone –said that holiday events are coming up. He suggested that residents stay informed with the Enews, newsletter and City's social media.

Police Deputy Chief Caponigro – Noted that this is week 4 of the Citizen's Police Academy  
- he noted that the Police would be collecting money in November No Shave Month for local families.  
-Thanksgiving Food Drive will be in conjunction with Tony's Finer Foods

Director of Building and Development Peterson – reminded residents to change the batteries in their smoke detectors.

-he noted that there has been an increase in building permit activity.  
-he said that the new Assistant Building Director is doing very well.

Public Works Director Roscoe – discussed working with the NRC regarding the Hillcrest Lake project.

- said that Public Works had participated in the Spookfest at the Park. Public Works had several trucks for the children to see, and gave out candy.  
-the next event will be the Tree Lighting on November 27 at 5 PM

## **CONSENT AGENDA -**

### **OLD BUSINESS**

**A.O-21-24** Staff Memo and Ordinance Granting a Side Yard Setback Variation for the Property at 303 W. Willow Road, Prospect Heights, Illinois. **(Second Reading) – Alderman Dolick moved to Approve O-21-24 Staff Memo and Ordinance Granting a Side Yard Setback Variation for the Property at 303 W. Willow Road, Prospect Heights, Illinois; seconded by Alderman Morgan-Adams.**

**ROLL CALL VOTE:**

AYES -	Dolick, Dash, Quinn, Morgan-Adams
NAYS -	None
ABSENT -	Cameron

Motion carried 4 – 0; one absent

**B.O-21-25** Staff Memo and Ordinance Approving a Special Use Permit to Allow a Sit Down Restaurant at 1311 N. Rand Road, Arlington Heights, IL - Sue's. **(Second Reading) – Alderman moved to approve O-21-25 Staff Memo and Ordinance Approving a Special Use Permit to Allow a Sit Down Restaurant at 1311 N. Rand Road, Arlington Heights, IL - Sue's; seconded by Alderman Dolick.**

Discussion followed. The petitioner Sue Dorsch spoke to the Council. Her daughter, Natalie, was with her and said that her mother wants to recreate the subway sandwich restaurant that her parents had.

Alderman Morgan-Adams asked to hear about the recipes. Sue Dorsch said that it was the way that the sandwiches were layered, but said that they would not reveal the ingredients. Natalie noted that the bread was special and that they used certain meats. Sue Dorsch noted that residents had reached out to them to recreate the sub sandwiches of their parents.

The Sub shop was Hero's Sub Sandwiches on Western and Addison.

Alderman Dash – asked why they did not maintain the name Hero's Sub Sandwiches for branding purposes? Natalie replied that they had been given permission to use the recipes not the name.

Alderman Dash asked if residents had to be over 21 to enter the restaurant? Director Peterson note that it is an ownership preference, as only the bar and gaming area would need to be restricted.

Natalie state that the main purpose of the restaurant would be for video gaming, so they wanted they wanted the restaurant to be 21 and over.

Director Peterson said that in order to get video gaming there had to be a restaurant that can seat 30 and serve food, and a liquor license.

Alderman Quinn – said that she had watched the August 26<sup>th</sup> PZBA meeting with Sue's, and she still had some questions. She noted that there were very good restaurants, like Lola's, that also had video gaming. She did not feel that the way that Sue's was being set up would enhance the community.

Director Peterson said that the past issue of handicap access has been addressed.

Mayor Helmer asked about the longevity of Hero's Sub Sandwiches, and noted that it was near Lane Tech, and was very popular with High School students.

Director Peterson, when asked if the space was large enough for a restaurant, said that it is 3000 sqft, which is large enough for a dining area and video gaming.

Alderman Morgan-Adams –stated that the restaurant should accommodate all ages, not just 21 and over. She noted the proximity to Hersey HS.

Alderman Dash said that there are already five video gaming cafes in the area. She wanted the main focus to be food.

Alderman Morgan-Adams told the petitioner that the Ordinance was in danger of failing. She asked if the petitioner wanted the motion tabled so that she could come back to the Council with an updated business plan.

The petitioner agreed. .

**Alderman Dolick moved to TABLE O-21-24 Staff Memo and Ordinance Granting a Side Yard Setback Variation for the Property at 303 W. Willow Road, Prospect Heights, Illinois until a later date; seconded by Alderman Quinn.**

**ROLL CALL VOTE:**

AYES -	Dash, Quinn, Morgan-Adams, Dolick
NAYS -	None
ABSENT -	Cameron

Motion carried 4 – 0; one absent

**C.O-21-26** Letter of Request and Ordinance Increasing the Number of Class C-3 Liquor Licenses (beer and wine only with reduced hours) from 4 to 5 at the Request of Sue's, 1311 N Rand Road, Arlington Heights. **(Second Reading) – Alderman Quinn moved to TABLE.O-21-26 Letter of Request and Ordinance Increasing the Number of Class C-3 Liquor Licenses (beer and wine only with reduced hours) from 4 to 5 at the Request of Sue's, 1311 N Rand Road, Arlington Heights to a later date; seconded by Alderman Dolick.**

**ROLL CALL VOTE:**

AYES -	Quinn, Morgan-Adams, Dolick, Dash
NAYS -	None
ABSENT -	Cameron

Motion carried 4 – 0; one absent

**NEW BUSINESS**

**A.R-21-34** Staff Memo and Resolution for City Council Consideration of a Six (6) Month Extension for Special Use Permit #0-20-37 for Final Development Plan Approval for the Prospect Pointe/Muir Park Redevelopment at 1001 Oak Ave., Prospect Heights, IL 60070. – **Alderman Morgan-Adams moved to Approve R-21-34 Staff Memo and Resolution for City Council Consideration of a Six (6) Month Extension for Special Use Permit #0-20-37 for Final Development Plan Approval for the Prospect Pointe/Muir Park Redevelopment at 1001 Oak Ave., Prospect Heights, IL 60070; seconded by Alderman Dolick.**

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

Motion carried 3-1; one absent

Director Peterson noted that the extension of six months is allowed by zoning ordinance.

**B.R-21-35** Staff Memo and Resolution Requesting City Council Authorization of a Contract with Bulldog Concrete, LLC. for Sidewalk Repair in an Amount Not to Exceed \$18,995.00. – **Alderman Dolick moved to Approve R-21-35 Staff Memo and Resolution Requesting City Council Authorization of a Contract with Bulldog Concrete, LLC. for Sidewalk Repair in an Amount Not to Exceed \$18,995.00; seconded by Alderman Morgan-Adams.**

**ROLL CALL VOTE:** AYES - Dolick, Dash, Quinn, Morgan-Adams  
NAYS - None  
ABSENT - Cameron

Motion carried 4 – 0; one absent

**DISCUSSION TOPICS FOR NOVEMBER WORKSHOP MEETING:**

Alderman Dash said that asked about a water presentation from Baxter and Woodman. City Administrator Wade said that he had requested updated costs and a proposal. He said that the City might want to conduct another survey of the community.

**APPROVAL OF WARRANTS**

**A.Approval of Expenditures**

General Fund	\$135,548.24
Motor Fuel Tax Fund	\$0.00
Palatine/Milwaukee Tax Increment Financing District	\$0.00
Tourism District	\$33.84
Development Fund	\$0.00
Drug Enforcement Agency Fund	\$5,728.00
Solid Waste Fund	\$0.00
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	\$329.66
Special Service Area #8 – Levee Wall #37	\$0.00
Special Service Area-Constr #6 (Water Main)	\$0.00
Special Service Area- Debt #6	\$0.00
Capital Improvements	\$12,884.00
Palatine Road Tax Increment Financing District	\$0.00
Road Construction	\$0.00
Road Construction Debt	\$0.00
Water Fund	\$24,656.65
Parking Fund	\$318.17
Sanitary Sewer Fund	\$1,089.28
Road/Building Bond Escrow	\$3,846.00
<b>TOTAL</b>	<b>\$184,433.84</b>
<b><u>Wire Payments</u></b>	
<b>10/08/2021 PAYROLL</b>	<b>\$156,587.09</b>
<b>SEPTEMBER ILLINOIS MUNICIPAL RETIREMENT FUND</b>	<b>\$24,357.38</b>
<b>TOTAL WARRANT</b>	<b>\$365,378.31</b>

City Clerk Prisiajouiok read the warrants.

**Alderman Dolick moved to Approve the warrants as presented; seconded by Alderman Quinn to include TOTAL of \$184,433.84; 10/08/2021 Payroll of \$156,587.09; SEPTEMBER ILLINOIS MUNICIPAL RETIREMENT FUND of \$24,357.38; and a TOTAL WARRANT of \$365,378.31.**

**ROLL CALL VOTE:**                      AYES -              Dash, Quinn, Morgan-Adams, Dolick  
    NAYS -              None  
    ABSENT -          Cameron

Motion carried 4 – 0; one absent

**PUBLIC COMMENT ON NON-AGENDA MATTERS (*Five Minute Time Limit*) – City Clerk**

Prisiajouiok said that she agreed Sue’s needed to be more of a sub shop restaurant. She noted that she used to eat at Hero’s Sub Sandwich.

**EXECUTIVE SESSION - None**

**ACTION ON EXECUTIVE SESSION ITEMS, IF REQUIRED**

**ADJOURNMENT** – At 8:06 PM, Alderman Dolick moved to Adjourn; seconded by Alderman Morgan-Adams.

**ROLL CALL VOTE:**

AYES -	Quinn, Morgan-Adams, Dolick, Dash
NAYS -	None
ABSENT -	Cameron

Motion carried 4 – 0; one absent

Approved by the Prospect Heights City Council on this the 8<sup>th</sup> day of November, 2021.



Deputy Clerk Schultheis



Mayor Pro Tem Dolick

