

## **City of Prospect Heights, Strategic Directions Committee Meeting Minutes, February 18, 2018**

Present: Mayor Helmer; Alderman Rosenthal, Chair; Alderman Ludvigsen; Alderman Williamson; City Clerk Wendy Morgan-Adams; Community Development Director Peterson; City Administrator Wade

Chairman Rosenthal called the meeting to order at 7:03pm.

Consideration of Minutes of February 18, 2018 Meeting

Motion by Alderman Williamson, second by City Clerk Morgan-Adams for approval: 5 ayes, 0 nays

Chairman Rosenthal stated the focus of this meeting is to establish a consensus of a design concept for the City Center plan. He referenced the plan submitted by Alderman Williamson as a concept design establishing parameters for this effort. Mr. Rosenthal asked Mr. Williamson to discuss his intentions in establishing this concept plan.

Mr. Williamson stated he borrowed ideas of successful developments in other area communities. Some of these developments promoted pedestrian traffic connectivity and provided finished facades on all sides in order to incorporate attractive design with the neighboring residential areas. The proposed concept plan provides pedestrian connectivity to, and is sensitive to, neighboring properties.

Mr. Ludvigsen said he supported how things looked with the proposed concept, but is concerned how design and height might fit with the neighborhood.

Mr. Williamson said that in order to get businesses interested, the City may have to increase the allowable density.

Community Development Director Peterson said typically, 4 stories is 50 feet, which allows for hiding rooftop mechanical equipment.

City Administrator Wade cautioned the committee to not lock in on height, as possible under building parking and water costs/needs may require the builder to increase density.

Mayor Helmer said he did not want to see something which overwhelms the surrounding neighborhood. His preference is four stories, with one story of commercial space and housing units on the upper floors.

A general discussion followed and the consensus was a height of approximately 55-60 feet.

The next topic discussed was building setbacks.

Mr. Williamson stated he appreciated a sample project in Des Plaines, which offered a wide setback, allowing for pedestrian traffic.

After general discussion, the committee felt a minimum setback of 15 feet from the curb would be preferred.

There followed general discussion of the use and type of development on site f, the northwest quadrant of Elmhurst and Camp McDonald Roads. Alderman Williamson stated this area has the opportunity to provide some mixed-use, commercial and residential development, with pedestrian connectivity to the Park District Center and Library. Alderman Ludvigsen said buildings constructed under this plan must represent quality construction.

Committee members discussed in general terms, possible location of businesses in this area.

Alderman Rosenthal outlined upcoming steps of the Committee's City Center Planning process. He stated the upcoming April 19 meeting would include the consultant, Mr. Tinaglia, and would involve the Committee providing him with a redevelopment plan concept, for his refinement into a presentable plan, for further presentation to the Council and community.

There being no further business, the meeting was adjourned at 8:45 pm, on a motion by Alderman Williamson, second by Alderman Ludvigsen.

Respectfully submitted:

Joe Wade, City Administrator