



**THE CITY COUNCIL WORKSHOP TELECONFERENCE MEETING
OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS
HELD ON MONDAY, OCTOBER 12, 2020 AT 6:30 P.M.**

CALL TO ORDER AND ROLL CALL – At 6:30 PM, Mayor Nicholas J. Helmer called to order the Zoom Teleconference Workshop Meeting of the Prospect Heights City Council.

City Clerk Prisiajniouk called the roll. A quorum was present.

ELECTED OFFICIALS PRESENT: Mayor Helmer, Treasurer Tibbits, Clerk Prisiajniouk; Aldermen – Cameron, Quinn, Morgan-Adams, Ludvigsen, Dolick

OTHER OFFICIALS PRESENT – City Administrator Wade, Assistant City Administrator Falcone, Director of Building and Development Peterson, Police Chief Zawlocki, Public Works Director Roscoe, Finance Director Graefen, City Attorney O’Driscoll, Digital Communications Technician Colvin, and Deputy Clerk Schultheis.

APPROVAL OF MINUTES

A. September 30, 2020 Regular Teleconference City Council Meeting Minutes

B. September 16, 2020 Chicago Executive Airport/Prospect Heights/Wheeling Joint Meeting Minutes –

Alderman Dolick motioned for omnibus approval of the September 30, 2020 Regular Teleconference City Council Meeting Minutes and the September 16, 2020 Chicago Executive Airport/Prospect Heights/Wheeling Joint Meeting, as presented; seconded by Alderman Quinn. There was unanimous approval.

ROLL CALL VOTE:

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

Motion carried 5 – 0.

B.O-20-37 Staff Memo, Finding of Facts, and Ordinance Granting a Map Amendment, Special Use, PUD and Plat of Subdivision to Lexington Homes 1001 and 999 Oak Avenue (**2nd Reading**) - **OLD BUSINESS**

Mayor Helmer asked that the item regarding Ordinance O-20-37 Ordinance Granting a Map Amendment, Special Use, PUD and Plat of Subdivision to Lexington Homes 1001 and 999 Oak Avenue (**2nd Reading**) be moved after the Approval of the Minutes. He noted that Lexington Homes was modifying their plans comply with resident issues, and that the Ordinance would not come to a vote until the November 9th workshop Meeting. He asked that **OLD BUSINESS** Item Ordinance O-20-37 Ordinance Granting a Map Amendment, Special Use, PUD and Plat of Subdivision to Lexington Homes 1001 and 999 Oak Avenue be **TABLED**.

Alderman Quinn asked what is the Motion to Table? Mayor Helmer noted that he wanted to **TABLE** O-20-37 until November 9th to give the applicant time to modify their project to ameliorate some of the objections of the residents.

Alderman Cameron asked if there would be an investigation regarding the issue raised by Mr. Drake as to the PZBA. Attorney O’Driscoll noted that was a separate issue that would be discussed after the motion to TABLE.

Alderman Morgan-Adams moved to TABLE O-20-37 Ordinance Granting a Map Amendment, Special Use, PUD and Plat of Subdivision to Lexington Homes 1001 and 999 Oak Avenue until the November 9, 2020 Regular Workshop Meeting; seconded by Alderman Dolick. There was unanimous approval.

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

Motion carried 5 – 0.

City Attorney O’Driscoll said that he was looking for direction from the City Council regarding the Alderman Morgan-Adams asked who had allegedly pressured the PZBA?

Alderman Cameron said that the allegation was that one of the PZBA commissioners had told the resident that “their hands were tied.”

Alderman Ludvigsen asked if this was an open-ended investigation? Attorney O’Driscoll replied that it was targeted.

Mayor Helmer added that the allegation was made that PZBA members said that they had to approve the project or get terminated.

City Administrator Wade said that the Attorney would report back to the Council at the October 26th meeting.

The unanimous consensus of the City Council was to direct Attorney O’Driscoll to look into the issue regarding a PZBA member who allegedly said that the PZBA was pressured into approving the Lexington Homes application.

City Administrator Wade said that there would be an Outreach Dialog with neighborhood representatives on October 19. Alderman Morgan-Adams would be part of the Outreach participants, and there would be several members from the area around the proposed site of the townhomes, as well as another Alderman. The goal of the event was to consider and understand and deal with concerns of the residents. It was noted that a representative from Lexington Townhomes would be present. The Meeting would be held on October 19 at 6 PM, with the possibility of a second meeting, if needed.

Alderman Cameron wanted to know who the other alderman was, and offered to participate.

Alderman Morgan-Adams said that she had already selected another alderman.

APPOINTMENTS/CONFIRMATIONS AND PROCLAMATIONS - None

PUBLIC COMMENT ON AGENDA MATTERS (*Five Minute Time Limit*)

Gina Gebert – 1105 Drake Ct –said that her husband was not able to speak tonight [he had requested to speak previous to meeting]

Deputy Clerk Schultheis asked if Mary Meier or a representative was in the audience as she had requested to have her letter read. No one in the Zoom audience responded.

STAFF, ELECTED OFFICIALS, and COMMISSION REPORTS

Alderman Morgan-Adams – Ward 3 – said that she was happy to have the opportunity to have an outreach dialog with the residents. She noted that the aldermen did not have the right to intercede with the PZBA before they sent their recommendation to the Council. She emphasized that the Council did not act on these issues before September 30.

Mayor Helmer –said that he wants to spend the time and energy on working out the Lexington situation. He is asking the applicants what can be modified or changed to help the residents.

City Administrator Wade – introduced the Finance Director for the follow up to the Budget Meetings that were made until Covid hit. He said that often times during a recession, like the one that we are in, municipalities must take money from two areas to get through it – they defer capital improvement projects and they do not make pension payments. The City did not take that course. The City is considering Covid to be a two-year event. The City has compensated by getting every possible grant and made expenditure cuts, but has maintained services.

A. Budget and Financial Status Report by Finance Director Cheri Graefen - said that as of 9/30 the City was on target. The City deferred certain payments, made cuts in expenditures and used cash reserves to offset the impact. In April the Budget that was adopted had a deficit of \$1.2 million. As of 9/30 the revenues are 40% of the Budget and it is 41% through the year. the results are slightly better than expected. Actual expenditures are 31% of the budget. Our net revenue at this point is \$344,000 over what was projected to this point. Use tax – has a one-month delay. It has risen thanks to online shopping. Non-Home Rule Sales tax – on a three-month delay. She said that the figures were consistent with last year except for a hit in April. The drop in revenue was as anticipated at 21%. Video gaming – dropped to \$0.00 in May because gaming was shut down for four months. But, in September, revenue came back strong. The City is \$101,000 down in revenue from last year. 20/21 – extended car sticker revenue was diverted, and is on target. Building permits are holding steady. MFT – reduced driving has caused less gas use, but the City is still on the plus side with \$229,000 in 2020 Tourism District – is down sharply. There have been no hotel grants this fiscal year. There has been an 80% drop in revenue from last year and a loss of \$288,000.

There have been some positives in revenue – TIF Property taxes MILW –PALATINE Road \$670,000 was budgeted but has thus far been at \$1,000,000.

MFT Fund – is up \$300,000 from the Rebuild Illinois grant. The money is restricted to road projects.

The DEA money that is coming in is police revenue, and the City cannot budget for it.

There are projected end of year reductions in Public Works, Public Safety, Capital Improvements, Milwaukee/Palatine capital improvements and fees for SSA's.

The City is expecting a \$1.1million deficit in the General Fund. The General Fund is projected to have \$10,515,029; 49% of which is unassigned. She also noted that there is \$3,000,000 is the emergency fund. The pension Fund will be a normal payout suggested by the actuary.

Finance Director Graefen said that while the cash position is strong now, it will not carry the City into the future.

There will be a \$200,000 cost savings in the debt Fund thanks to the interest savings in the refinancing.

The Total Capital Improvement Budget is \$9.1 million. This Budget will run out of funds by 2023.

City Administrator Wade stated that that there has been money used from grants like Rebuild Illinois and the City is still working on projects that are in the middle of multi-year completion cycles.

Strategic Financial Issues are the Capital Improvements Project Funding, which will require further revenue to be sustained; the Debt Service Refunding of \$200,000; operating expenditure cuts; Grant Submissions and Funding – including CARES for \$331,000 and COPS for \$125,000 over three years with a City match of \$205,000; and Fee and Rate increases.

Assistant City Administrator Falcone said thanked Mayor Helmer and City Clerk Prisiajniouk for keeping Staff aware of the grant opportunities. The grant had restrictive parameters when it was first introduced, but then

Cook County made the guidelines more liberal. The \$331,000 is expected to be received by the City in mid-October.

- Noted that the City also has the COPS grant that was awarded to help the Police Department offset the cost of hiring new officers. The City will frontload the \$125,000 because the City does not know the future of state funding.

City Administrator Wade added that projects can only go as far as the grants and revenue cover them, and the City is looking for new sources of revenue.

Alderman Ludvigsen – stated that the only reason that vehicle sticker revenue was recognized for this the budget year was because the City changed how it recognized that revenue.

- asked wanted to reiterate that the City was not funding the Tourism District. Finance Director Graefen said that the City was only charging itself for payment of the Tourism District Police coverage. That money would be reimbursed back to the City when the tax money started to come in again.

Director of Building and Development Peterson – Noted that the cannabis shop, Zen Leaf, is remodeling. That should be wrapped up within the next two weeks and then inspections would begin. Mayor Helmer noted that the revenue from Zen Leaf looks to exceed expectations, as cannabis sales are exceeding expectations across the State.

- He said that there has been an uptick in Fall projects. There have been two new home permits within the last two weeks.

Police Chief Zawlocki – said that there will be interviews on October 17,18 for the Police candidates. He noted that there are 34 interviews scheduled.

Public Works Director Roscoe –said that Public Works has been very busy. They have been doing valve work and sewer cleaning.

- He said that they will be participating in the Park District Spookfest with their vehicles on display.

CONSENT AGENDA -

A.O-20-34 Ordinance Amending Title 5, Chapter 9, Section 4 of the Prospect Heights City Code (Temporary Signs) (2nd Reading)

B.O-20-35 Ordinance Amending Title 3, Chapter 9, Section 3 of the Prospect Heights City Code (Accumulation of Garbage and Refuse) (2nd Reading)

C.O-20-36 Staff Memo and Ordinance Terminating the Designation of the Milwaukee Avenue/Palatine Road Redevelopment Project Area, as Created by City of Prospect Heights Ordinance Nos. O-96-10, O-96-11, and O-96-12 Adopted April 15, 1996, as a Tax Increment Financing Redevelopment Project Area and Dissolving the Palatine Road Redevelopment Project Area Special Tax Increment Allocation Fund (2nd Reading) –

Alderman Morgan-Adams moved for omnibus Approval of O-20-34 Ordinance Amending Title 5, Chapter 9, Section 4 of the Prospect Heights City Code (Temporary Signs); O-20-35 Ordinance Amending Title 3, Chapter 9, Section 3 of the Prospect Heights City Code (Accumulation of Garbage and Refuse); O-20-36 Staff Memo and Ordinance Terminating the Designation of the Milwaukee Avenue/Palatine Road Redevelopment Project Area, as Created by City of Prospect Heights Ordinance Nos. O-96-10, O-96-11, and O-96-12 Adopted April 15, 1996, as a Tax Increment Financing Redevelopment Project Area and Dissolving the Palatine Road Redevelopment Project Area Special Tax Increment Allocation Fund; seconded by Alderman Dolick. There was unanimous approval.

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

Motion carried 5 - 0

OLD BUSINESS

A.O-20-26 Staff Memo and Ordinance Approving Certain Variations for 905 Edward Rd., Prospect Heights (reduce side yard setback and increase the size of recreational vehicle) (*Tabled from the September 14, 2020 Council Meeting*) (*2nd Reading*) – **Alderman Morgan-Adams moved to Approve O-20-26 Ordinance Approving Certain Variations for 905 Edward Rd., Prospect Heights (reduce side yard setback and increase the size of recreational vehicle); seconded by Alderman Dolick.**

Discussion followed. Director Peterson said that the applicant has made his driveway is compliant without the variation. He is withdrawing his request for the variation of the side yard. The applicant needs a variation for the extra five feet. As there was a negative recommendation from the PZBA, there will have to be four aldermen to overturn it.

There was unanimous approval.

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

Motion carried 5 - 0

B.O-20-37 Staff Memo, Finding of Facts, and Ordinance Granting a Map Amendment, Special Use, PUD and Plat of Subdivision to Lexington Homes 1001 and 999 Oak Avenue (*2nd Reading*) – **Moved in the Agenda after the approval of the Minutes.**

NEW BUSINESS

A.R-20-24 Staff Memo and Resolution Authorizing Speer Financial to Act as Financial Advisor for Matters Related to the Refunding of General Obligation Bonds, Series 2011A and General Obligation Bonds, Series 2012 – **Alderman Ludvigsen moved to Approve R-20-24 Resolution Authorizing Speer Financial to Act as Financial Advisor for Matters Related to the Refunding of General Obligation Bonds, Series 2011A and General Obligation Bonds, Series 2012; seconded by Alderman Quinn.**

Discussion followed. Finance Director Graefen said that Dan Forbes – the Bond Advisor was on the call. The savings is 5%. It was noted that this refunding would not renegotiate the maturity of the bonds. The rates are at all-time lows, and this bond will get a good rating. This only applies to the 2011A and GO Series 2012. The 2013 bonds are not refundable until the end of 2021. The cost of the refunding would be \$50,000 - \$60,000. Alderman Ludvigsen asked about the cost of issuance was net of the \$200,000 savings.

Mr. Forbes said that there would be an Opinion letter from Bond Counsel, all of which would be included in the \$50,000 issuance fees.

There was unanimous approval.

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

Motion carried 5 - 0

DISCUSSION TOPICS FOR THIS MEETING:

A.Traffic Safety Policy and Procedures Discussion – It was noted by the City Administrator that the procedures were already in practice and the written policy was to memorialize those procedures. Staff had worked with the Police Department and Public Works. **Alderman Dolick moved to Adopt the Traffic Safety Policy and Procedures document; seconded by Alderman Morgan-Adams.**

Discussion followed. Alderman Ludvigsen asked if the vote was for the adoption of a Resolution at the October 26th Meeting? He asked that there be an official Resolution.

Alderman Quinn asked if this was on the Agenda for adoption, and Alderman Morgan-Adams noted that it was in the Agenda packet.

City Attorney O'Driscoll said that he preferred it be voted as a Resolution with exhibits at the next meeting.

Alderman Dolick withdrew his motion. No vote was taken.

Alderman Quinn said that the section stating that the "City shall not provide speed bumps," should be removed from the formal policy. She stated that technology could change that would make speed bumps more viable.

Mayor Helmer noted that if the policy were itemized, residents would think that they could ask for those items.

Alderman Quinn asked if a resident wanted a variation on the policy, what would the procedure be? Attorney O'Driscoll said that it could be brought to Council or handled by the City Administrator depending on how the policy is set up.

The direction of the City Council was to have the City Attorney put together a Resolution for the next City Council Meeting.

BZoom Meeting Discussion – Staff has offered a hybrid solution so that members of the Council can attend by Zoom or in person. City Administrator Wade noted that the in-person meetings would not be open to the public. The public would still be required to attend electronically. The only ones that would be able to attend in City Hall would be selected Staff, Council members and presenters.

Treasurer Tibbits said that the meetings would be televised.

Alderman Quinn asked why Zoom meetings could not be live via a Facebook feed.

City Administrator Wade explained that hybrid would allow those that wanted to attend via Zoom teleconferencing could still do so, while those who wanted to attend in person would be separated by Plexiglass in City Hall.

Alderman Quinn stated that presentations had been done remotely for many years via Skype. She did not feel the need for presenters to present at City Hall. She added that people coming in and out of City Hall meant that City Hall would need to be constantly disinfected.

Treasurer Tibbits said that there would be more ability to control the transmission of the meetings utilizing the hybrid method that he is suggesting.

Alderman Morgan-Adams said that she liked the idea of a hybrid meeting. She did not feel that sanitizing City Hall would be cost-prohibitive. Alderman Quinn disagreed and said that it would need to be professionally sprayed.

Alderman Ludvigsen stated that the Library would be handling passport services out of City Hall, and noted that the City has been very successful sanitizing the building. He added that there were only two meetings per month.

Alderman Quinn said that Zoom meetings offsite had nothing to do with transparency. Alderman Morgan-Adams stated that all Aldermen would need to be on video then. Alderman Quinn countered that she disagreed.

Treasurer Tibbits said that there was a higher degree of communication when the meetings were in person.

Alderman Ludvigsen said that no one has to attend in person that does not want to – but this gives those that want to attend that option. Aldermen Dolick and Morgan-Adams agreed.

Mayor Helmer said that the City should provide Zoom equipment to those that need it, but he refuses to come into City Hall when others are coming in.

City Clerk Prisiajniouk said that ventilation issues were a concern.

Alderman Quinn asked if there would be quorum issues if some aldermen were at City Hall and some were remote. Attorney O'Driscoll said that the hybrid set up was permissible but that the important issues was that these meetings must be taped.

Treasurer Tibbits said that the live and virtual meetings will be recorded together.

Alderman Quinn said that she objected to voting on a hybrid Zoom without a written plan or directive and a formal process.

Alderman Morgan-Adams said that a formal plan was unnecessary. Alderman Ludvigsen said that Mount Prospect, Northbrook, Wheeling, District 214 and District 23 were meeting in-person. He said that the City was not trailblazing in this effort. He suggested that the City look at other cities that were meeting in-person.

Alderman Quinn said that Northbrook is doing meetings on WebX, which she felt was better technology than Zoom. She said it is more of a webinar quality.

Alderman Morgan-Adams said that more people died of the flu last year than died of Covid this year.

Alderman Quinn disagreed.

City Administrator Wade said that he will look into policies in other municipalities.

APPROVAL OF WARRANTS

A. Approval of Expenditures

General Fund	\$127,432.25
Motor Fuel Tax Fund	\$0.00
Palatine/Milwaukee Tax Increment Financing District	\$0.00
Tourism District	\$1,750.98
Development Fund	\$0.00
Drug Enforcement Agency Fund	\$0.00
Solid Waste Fund	\$29,570.09
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	\$359.25
Special Service Area #8 – Levee Wall #37	-\$900.00
Special Service Area-Constr #6 (Water Main)	\$0.00
Special Service Area- Debt #6	\$0.00
Capital Improvements	\$11,364.50
Palatine Road Tax Increment Financing District	\$0.00
Road Construction	\$0.00
Road Construction Debt	\$0.00

Water Fund	\$4,728.04
Parking Fund	\$545.82
Sanitary Sewer Fund	\$1,878.68
<u>Road/Building Bond Escrow</u>	<u>\$36,982.00</u>
TOTAL	\$213,711.61
<u>Wire Payments</u>	
9/25/2020 PAYROLL POSTING	\$185,312.28
SEPTEMBER ILLINOIS MUNICIPAL RETIREMENT FUND	<u>\$25,190.49</u>
TOTAL WARRANT	\$424,214.38

City Clerk Prisiajniouk read the warrants

Alderman Dolick moved to Approve the warrants as presented; seconded by Alderman Cameron to include a TOTAL of \$213,711.61; 9/25/2020 PAYROLL POSTING of \$185,312.28; SEPTEMBER ILLINOIS MUNICIPAL RETIREMENT FUND of \$25,190.49 and a TOTAL WARRANT of \$424,214.38. There was unanimous approval.

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

Motion carried 5 - 0

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

EXECUTIVE SESSION - None

ACTION ON EXECUTIVE SESSION ITEMS, IF REQUIRED

ADJOURNMENT – At 8:46 PM, Alderman Dolick moved to Adjourn; seconded by Alderman Ludvigsen. There was unanimous approval

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

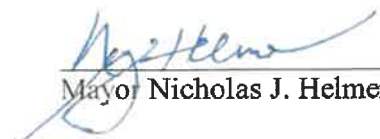
Motion carried 5 - 0

Approved by the City Council of Prospect Heights, on this the 26th day of October, 2020.



 Deputy Clerk Schultheis





 Mayor Nicholas J. Helmer

Deputy Clerk Karen Schultheis,

Please submit the following into public comment during the Oct 12, 2020 City Council meeting with regards to Lexington Homes 1001 and 999 Oak Ave.

My name is Mary Jean Meier. My family and I live at 1101 N Oak Ave and we strongly oppose the proposed townhome development at 1001 N Oak and Muir Park. I am compelled to write this letter because our city officials have not been responsive to neighborhood pleas to our concerns about public safety, wellbeing, well water issues, traffic congestion, over populating 5+ acres and giving away our public park because one parcel of land that hasn't paid a single penny into all taxing bodies wants to sell for more than the land is worth and develop more than the land can support.

On paperwork submitted to City Council from Chairman Dash of the Zoning Board, Exhibit "A", Roman numeral 3, Board Staff Comments, Director Peterson provided comments that the project is in conformance with the City's 2014 Comprehensive Plan: Land Use Goals and Objectives Section 1.2 and Land Use Strategies Section 3.1

After reviewing the Comprehensive Plan, I found more instances where the project is not in conformance with the City's plan.

Example 1: Comprehensive Plan 1.2 Plan Vision, Goals and Objectives

"...this vision is the maintenance of the existing community's character and preserving its natural resource assets.

Identify parcels that can be assembled for development to encourage 'right-sized' development."

Now I ask you, if this was the 'right-sized' development, why would Lexington Homes need the property rezoned, ask for Special Use setback variances to allow a high density development and take over park property in exchange for a swampy, mosquito infested detention pond.

Example 2: Comprehensive Plan 3.1 Residential Land Use Policy Statements

"1. Preserve existing single-family residential neighborhoods by maintaining the current regulatory framework and providing oversight to new development to ensure it complements the existing neighborhood character.

2. Maintain generous yards and large single-family lots within single-family residential neighborhoods.

Recommend Strategies

R1 single-family districts should be preserved for their rural character... A priority of the community is to maintain the high quality of life residents enjoy. The approvals process for replacement or 'tear downs' should give priority to those applications where the design intent fits with the existing context and neighborhood character."

The property at 1001 Oak should remain R1 single-family to comply with the City's Comprehensive Plan because it is located within a single-family, low traffic subdivision that has exclusive access to the property.

Example 3: Comprehensive Plan 3.5 Natural Resources and Infrastructure Policy Statements

"4. Identify additional opportunities for open space and parks within residential neighborhoods.

6. Coordinate with the City's public works department and Park District to create a strategic plan for improvement of existing open space and park areas as well as to identify additional areas for new open space."

Removing over 200 healthy trees and turning almost half of Muir Park into an unusable detention pond and shared parking lot is not an improvement of the park. Also, the vacant property is ideal for new open space and should strongly be considered an asset for the Park District.

The Comprehensive Plan states on page 47 that "Prospect Heights zoning code was revised in 2005 which included several amendments to encourage community development. The existing zoning codes support single-family homes and does not accurately reflect the City's desire for a diversity of development patterns in specific areas in the City. The zoning ordinance was prepared in anticipation of future growth in the community and was adopted to fulfill the following purpose:

Promote and protect the public health, safety, comfort and general welfare of the City

Insure high standards of light, air and open space in areas where people live and work

Encourage the most appropriate use of land throughout the City

Conserve and enhance the value of land and buildings

Prevent overcrowding and regulate density

Foster a rational pattern of land use relationships between residential and non residential uses"

My family and I expect Mayor Helmer and the alderman to uphold these aspects of the City's Comprehensive Plan and zoning code to protect our single-family subdivision, prevent overcrowding and preserve the integrity of open space and natural resources.

The Meier Family

1101 N Oak Ave, PH

Karen Schultheis

From: Paul Gebert <pgeb299@gmail.com>
Sent: Saturday, October 10, 2020 6:30 AM
To: Karen Schultheis
Subject: Wish to speak at the 10/12 6:30 pm PH city council meeting and enter into public record

***** THIS IS AN EXTERNAL EMAIL *****

Greetings Karen,
I wish to speak at the meeting and enter into public record the below information. Thank you.
Paul Gebert

~~~~~  
Please do the right thing for your residents in ward three and nearby Wheeling residents and say no to the proposed 69 unit high density townhome development

To my Mayor and Aldermen of Prospect Heights -

I'd like for you to imagine the following.

It's a nice spring day. It's sunny and 70 outside. There's a light breeze coming from the west, just enough to gently stir the leaves on your trees.

Now imagine half of Country Gardens Park demolished and removed. There's half the space left for your kids or grandkids or neighbors' kids to play in. Other areas are fenced off to keep people out. You overhear someone say "I remember when the kids used to be able to play there."

Imagine the street you live on is full of noisy and dusty dump trucks and cement trucks coming past your house. You shake your head and walk over to close the windows so the dust doesn't come into your kitchen and bedroom.

Imagine getting a phone call from one of your friends saying they want to stop by. You tell them to not park on the street as they risk getting their car hit by the endless stream of trucks and semitrailers coming past your house.

Imagine walking down your driveway to fetch mail out of the box next to the road. You look over to your car and see it covered with dirt and dust. A dew fell overnight and now the dirt is stuck to your car. It's filthy, yet again. It's time to get the car washed, yet again.

Imagine taking the mail out of your mailbox and looking down the street. You see parents pulling young kids along in wagons and adults pushing young kids in strollers quickly having to move off the street onto neighbors' lawns to let the semitrailers and dump trucks pass. You hope once again that no one is going to get hit or hurt.

You overhear one of your neighbors telling their kids they can't ride their bikes or play ball on the street because it's too dangerous and dirty.

You wonder, how did this all happen? You recall your R1 zoned Cherry Creek neighborhood being rezoned to R2.

You remember homes in the Cherry Creek area being taken by eminent domain, demolished, and in that area a high-density development being put right in the middle of your subdivision.

Now imagine that high-density development being right next to your house. You remember what the neighborhood used to look like, and how quiet and peaceful it used to be. You think to yourself, if I had only known what would happen in my neighborhood, I would have never spent my hard-earned money to move here.

Imagine lying in bed at night with your windows open and hearing traffic noise come through your windows just as you are trying to sleep. You get out of bed and close the windows.

Imagine car lights and house lights coming through your windows waking you up because you need it dark to sleep.

It's now the next day. It's a nice, sunny day in the 70s. You're outside, just trying to relax on the patio, but you can't due to the noise and dust blowing around from construction. There's a gust of wind that blows dust into your eyes so you go back inside to wipe the dust out.

It's now two years later. It's a nice, sunny day in the 70s. You're outside doing yard cleanup.

You talk to a neighbor who walks over and says he's lived in the neighborhood for 20 years and until the townhomes went in, he never had a problem with his well water. He tells you he's going to have spend thousands of dollars to fix the problem. He said that money is coming out of his retirement savings and he's worried because that money was set aside to pay his property tax bill.

Imagine all the traffic from a 69-unit, high-density townhome subdivision going down your street past your house.

So much for use of the park in your neighborhood. So much for being able to take your kids or grandkids out for a walk or bike ride in your neighborhood. So much for a quiet and peaceful neighborhood.

Would you vote for all that I just mentioned to occur?

Of course you wouldn't. Why? Because what I mentioned to you is only hypothetical. You are a lucky person. The people in your neighborhood are also lucky.

There's only one problem:

For the residents of the Drake subdivision and nearby Wheeling, what I just had you imagine is not all hypothetical.

For most of the scenario I just mentioned it's very real, and being proposed to come to my neighborhood.

It's being thrown at our doorstep. Like an errant neighbor who lets their dog use my yard to do its business, it's being thrown onto our lawn. Except in this case I can't pick up the mess. It will stay on the lawn forever. I'll be reminded of how nice it used to be daily.

So my question to the Mayor and Alderman is, if you would not vote for what I mentioned to occur right next-door to where you live, why would you vote for bringing that high-density townhome development to residents in your own Ward 3?

I'm asking you to please do the right thing for my family, your residents, and the residents of the Wheeling neighborhood right next to John Muir Park and vote NO to the 69-unit, high-density townhome development.

Thank you for your understanding and cooperation.

Paul Gebert

1105 Drake Ave

Prospect Heights