

**MINUTES OF THE REGULAR BOARD MEETING  
OF THE COMMISSIONERS AND OFFICERS  
OF THE PROSPECT HEIGHTS PARK DISTRICT  
VIRTUAL MEETING  
ZOOM MEETING ID: 921 2062 0739 PASSWORD: 250963  
TUESDAY, JANUARY 12, 2021**

**Call to Order**

**Roll Call**

Commissioner Jones called the Special Board Meeting of the Prospect Heights Park District to order at 7:02 p.m.

Commissioners present:

Ellen Avery

Vicki Carney

Betty Cloud

Karl Jackson (arrived at 7:09 p.m.)

Tim Jones

Eric Kirste

Also Present:

Christina Ferraro – Executive Director

Julie Caporusso – Superintendent of Recreation

Dino Squiers – Superintendent of Facilities & Parks

Marc Heidkamp – Director of Golf Operations

Annette Curtis – Superintendent of Finance & Planning

Edlyn Castil – Admin Services Mgr./Recording Secretary

Commissioners absent:

None

A quorum was present.

**Corrections/Additions/Approval of Agenda**

A motion was made by Commissioner Carney and seconded by Commissioner Avery to approve the agenda as submitted. The motion was approved by a roll call vote.

Ayes: Commissioners Avery, Carney, Cloud, Jones, Kirste

Nays: None

Abstain: None

Absent: Commissioner Jackson

The motion carried.

*Commissioner Jackson arrived at 7:09 p.m.*

**Proposed conveyance of land parcel at/adjacent to Muir Park, 1001 Oak Street in Prospect Heights, IL, to Lexington Homes in exchange for other property of substantially equal or greater value. (70 ILCS 1205 Sec. 10-7-b. Sale, lease, or exchange of realty).**

Executive Director Christina Ferraro presented background information related to the Muir Park property. She explained that Lexington Homes plans to build 69 units with the land swap or 61 units without. If the Park Board votes yes to the land swap, consideration will be made to the terms and conditions of Lexington's offer. If the Park Board votes no to the land swap, negotiations regarding the easement agreement are required so users and park staff can access the site. Numerous neighbors surrounding the parcel oppose the development due to the potential impact to the well-water supply, the removal of existing trees, increased traffic, density and access to Muir Park. The neighbors have attended meetings and submitted letters voicing their opposition to both the City Council and Park District Board of Commissioners.

The Board opened up the floor for Public Comments regarding Muir Park and the conveyance of land in exchange for equal property.

There were three emails received prior to the board meeting and were read into record. The emails were from Marilyn/John Breden, Joy Drake and Samir Mahtani.

The following residents commented during the meeting:

Steve Drake – encouraged the park district to vote no to the land swap and expressed his concerns about how this development would dangerously affect the neighborhood streets. Should the park district approve a land swap, he expects any revenue received from Lexington or the TIF be spent solely on John Muir Park.

Paul Gebert, 1105 Drake, Prospect Heights – is in favor of keeping the park as it is with open space. He is opposed to removing the existing mature trees, more traffic, more density. He asked the Board if they would want this type of development going in right next door to their home.

Janet Albrecht, 606 Equestrian Drive, Wheeling – opposed to the development and/or land swap.

Jim Picash, 13 Prospect Drive, Prospect Heights – supports the comments made by Steve Drake.

MJ Meier, 1101 Oak, Prospect Heights - opposed to the development and/or land swap.

Michael Linzing, 1017 Drake, Prospect Heights - opposed to the development and/or land swap.

Bill Mayyou, 1 Drake, Prospect Heights – concerned about the land swap which would result in the park district losing useable land and the increased traffic for that area.

Commissioner Jones commented that he’s concerned about access to Muir Park and parking for those who use the park. Commissioner Cloud commented that the City has approved this development. The park district is in a difficult position. She expressed concerns about the parking at Muir Park. Commissioner Avery echoed the comments of the other Commissioners.

Mike Linzing – commented “all you have to do is deny the land swap and build a park property parking only, along the north edge.” Melissa Palmquist Anderberg agreed with Mike Linzing’s comment.

A motion was made by Commissioner Avery and seconded by Commissioner Cloud to authorize the Executive Director to move forward with developing and forming a purchase agreement for the land swap. The motion was approved by a roll call vote.

Ayes: Commissioners Avery, Carney, Cloud, Jackson, Jones, Kirste

Nays: None

Abstain: None

Absent: None

The motion carried.

**Public Comments**

There were none.

**Adjournment**

With no further business to discuss, a motion was made by Commissioner Carney and seconded by Commissioner Kirste to adjourn the Special Board Meeting at 7:53 p.m. The motion was approved by a roll call vote.

Ayes: Commissioners Avery, Carney, Cloud, Jackson, Jones, Kirste

Nays: None

Abstain: None

Absent: None

The motion carried.

Respectfully Submitted,  
Edlyn Castil, Recording Secretary

Secretary: \_\_\_\_\_  
Ellen Avery, Prospect Heights Park District Secretary

## Edlyn Castil

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**From:** Marilyn B <craftycanuck213@gmail.com>  
**Sent:** Tuesday, January 12, 2021 10:02 AM  
**To:** Edlyn Castil  
**Subject:** Muir Park

My name is Marilyn Breden,my husband is John.We live at 101 Prospect Dr.We strongly object to the land swap,between Prospect HeightsPark district,and Lexington Homes.We like the park, the way it is.We moved here 5+yrs.ago,for the quiet lifestyle,and nice homes.We do not want,an ugly "high rise",out our back window!(plus all the extra traffic,on our streets).Thank you for your time.....Marilyn and John Breden.

## Edlyn Castil

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**From:** Joy Drake <joydrake@comcast.net>  
**Sent:** Tuesday, January 12, 2021 1:06 PM  
**To:** Edlyn Castil  
**Cc:** Christina Ferraro; Betty Cloud  
**Subject:** Vote NO to the Muir Park Land Swap

Please forward this email to all of the Park Board Commissioners before the meeting this evening. Feel free to read this at the meeting.

Dear Park Board Commissioners,

I am writing to you to express my strong opposition to the land swap deal between the Prospect Heights Park District and Lexington Homes regarding the redevelopment of Muir Park. This may seem like a small sliver of land to you, but there's so much more to this deal.

We like the park as it is! If the land swap goes through, we will have even less usable space and no mature trees. The plans show you will put in a detention pond, parking along the north side of the park, and a shelter which will all take up usable park space. Those parking spots will just be used by the new townhome residents. The neighbors currently all WALK to the park.

The proposed redevelopment plans of the park are too costly to implement. We would get nothing more than what we currently have except to add a shelter. You would replace the current trees with trees that will provide shade in another 20 years. Is it really worth it? You've also talked about improving the park in phases. And how long would that take?

If this swap is approved, the Park District should be required to use the entire \$500,000 along with the \$200,000 redevelopment budget from Lexington to upgrade Muir Park. It's the honest thing to do since our neighborhood is the only one being negatively impacted by this deal.

The tax-paying residents of the Drake subdivision and the Wheeling residents surrounding Muir Park have unanimously stated they are against this entire project. It's time for someone to **stand up for the residents**. Remove yourselves from the middle of this mess.

If any of you lived in this neighborhood, you would NOT want this project to move forward. Do the right thing and **Vote No** to the land swap.

Thank you.  
Joy Drake

## Edlyn Castil

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**From:** Samir Mahtani <samirmahtani@gmail.com>  
**Sent:** Tuesday, January 12, 2021 2:16 PM  
**To:** Edlyn Castil  
**Subject:** Muir Park Land Swap

Hi There!

My name is Samir Mahtani and I live at 9 Drake Terrace, Prospect Heights IL. I just wanted to send over an email stating that my wife and I do not support the potential land swap with Lexington Homes. We moved here a few months ago and loved that our home was walking distance to a beautiful park. We want the park to get invested in and grow as a park and not a townhome unit that will take away from the beauty of Prospect Heights.

Thanks,

Samir M.