



Village of Mount Prospect
Planning and Zoning Commission
Regular Meeting Agenda
50 S. Emerson St. Mount Prospect, IL 60056

July 23, 2026

Village Hall - 3rd Floor Board Room

7:00 PM

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - 2.1. PZ-15-26 / 109 E Council Trl / CU: Fence
 - 2.2. PZ-12-26 / 1600 Bishop Court / CU: Major PUD Amendment
- 3. NEW BUSINESS**
 - 3.1. PZ-17-26 / 801 West Kensington Road / Signage Variations / PZ Final
- 4. CITIZENS TO BE HEARD**
- 5. QUESTIONS AND COMMENTS**
- 6. ADJOURNMENT**

ANY INDIVIDUAL WHO WOULD LIKE TO ATTEND THIS MEETING BUT BECAUSE OF A DISABILITY OR NEEDS SOME ACCOMMODATION TO PARTICIPATE, SHOULD CONTACT THE VILLAGE MANAGER'S OFFICE AT 847|392-6000, EXTENSION 5307

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-15-26 Hearing Date: July 9, 2026

PROPERTY ADDRESS: 109 East Council Trail

PETITIONER: Anthony Albergo
109 East Council Trail

PUBLICATION DATE: June 24, 2026

REQUEST: Petitioner is seeking conditional use approval to install a fence in the front yard of the property, and other relief from the Village of Mount Prospect Village Code as may be required for this project.

MEMBERS PRESENT: Joseph Donnelly
William Beattie
Ewa Weir
Richard Rogers
Michael Fricano
Donald Olsen

MEMBERS ABSENT: Walter Szymczak
Fay Costa

STAFF MEMBERS PRESENT: Jason Shallcross – Community & Economic Dev. Director
Antonia Lalagos – Senior Development Planner
Charlie Hogan – Senior Development Planner

INTERESTED PARTIES: Anthony Albergo

Chairman Donnelly called the meeting to order at 7:01 PM.

Chairman Donnelly moved on to Item Two, Approval of Minutes. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes of the Planning and Zoning Commission meeting on May 14, 2026. The minutes were approved 5-0 with Commissioner Costa abstaining.

Chairman Donnelly introduced case number PZ-15-26, 109 East Council Trail, a request for conditional use approval to install a 5' tall, 50% opaque, scalloped wood picket fence at the subject property.

Mr. Hogan explained that the subject property is a corner lot at the intersection of Council Trail and Maple Street. He explained that the petitioner is requesting to install a 5-foot tall, 50% opaque,

scalloped wood picket fence, which would enclose a portion of the yard fronting Council Trail. Mr. Hogan continues that under the Village code, that yard is considered the legal front yard, but the petitioner contends that it operates more as an exterior side yard.

Mr. Hogan states that prior to this year, the request would have required a variation, however, following the adoption of PZ-01-26 Text Amendments, this has become a Planning and Zoning Commission conditional use final. He says that staff has reviewed the request and recommends approval subject to the conditions contained in the staff report.

Mr. Hogan explains that the property was annexed into the Village in 1954 and is improved with a one-story brick and stone single-family residence on a nearly 0.23-acre lot, with a frontage on both Council Trail and Maple Street. He says the proposal would extend the existing fence by approximately 250 linear feet while maintaining a consistent 5-foot height and scalloped top profile.

Mr. Hogan shares that two different fence styles are proposed. He says that the back yard and interior side yard sections would be approximately 75% opaque with 3-inch pickets separated by 1-inch gaps, while the section of fence along Council Trail would be 50% opaque. Mr. Hogan explains that the reason staff asked for this is in wanting the fence to conform with exterior side yard fence requirements, aligning with the other exterior side yard fences on the same block as the subject property. He says that the portion of the fence along Council Trail would be setback 1 foot from the public sidewalk, once again in conformance to other exterior side yard fences.

Mr. Hogan states that staff recommends approval subject to the conditions in the staff report which are:

A conditional use to allow a 50% opaque fence at 109 E. Council Trail, including a portion within the yard fronting Council Trail, subject to the following conditions:

1. The conditional use applies only to the fence and gates as depicted on the submitted site plan and specifications in Exhibits B and C of the staff report;
2. The fence shall maintain 50% opacity within 30 feet of the Council Trail Property Line;
3. The fence shall maintain a minimum 1-foot setback from the northern property line; and
4. The Petitioner shall obtain a building permit and construct the fence in full compliance with all other applicable Village codes.

Mr. Hogan states many neighbors have come out in support of the project, including the next-door neighbor most “affected” by the project, and if the commissioners have questions.

Vice Chairman Beattie notes that the 50% opacity makes the fence consistent with other side yard fences, but that the proposed fence does not align another fence since the rest of the properties on Council Trail have a front yard that wouldn’t have a fence anyhow.

Mr. Hogan explains that the narrower side of the property dictates what is considered the front yard as per village code.

Vice Chairman Beattie clarifies that if other houses that would have their exterior side yard facing along Council Trail, they would have a 50% opaque fence as well.

Mr. Hogan agrees with the Vice Chairman.

Chairman Donnelly asks, if he remembers correctly, that having a 50% opaque fence means you can go further from the house

Mr. Hogan states that yes, staff had offered that if the petitioner would like to do a privacy fence, it would have to be setback 10 feet from the sidewalk.

Seeing no more questions from the Commissioners, Chairman Donnelly invited the Petitioner to the stand. Chairman Donnelly swore in the Petitioner, Anthony Albergo of 109 East Council Trail.

Chairman Donnelly asked the petitioner to discuss the submitted request.

Mr. Albergo explains he and his wife have been residence for approximately 14 years. He says they now have 6 small children together. He explains that due to his home being 13 feet or so from the interior side property line, he and his family often use the front yard to play.

Mr. Albergo says that when he or his wife have to go inside, all the kids have to go in as well. When hosting parties, Mr. Albergo notes that they have to place the tables in the driveway in order to make sure the kids are safe and not playing between cars.

He further states that having this additional fence would allow them to have seating in the back [side] yard with room for the kids to safely play. He explains that they like the style of the fence as it reflects others in the area. He notes that as an additional level of safety, the fence would be over 30' from his neighbor's driveway, meaning there wouldn't be a concern about the kids running out of the fence without being seen, specifically that sightlines aren't a concern and have been taken care of. Mr. Albergo states that request about space and would help keep them in the neighborhood longer. He also feels that it's good for the neighborhood image to have a family playing behind a white picket fence.

Chairman Donnelly asks if the petitioner had discussed the fence with neighbors most affected by it.

Mr. Albergo answers yes, his neighbor at 107 East Council Trail is supportive of the fence, and that he had petitioner submitted a signed letter that his neighbor is in support of the fence.

Chairman Donnelly invites the present neighbor up to speak and swears him in.

Stan Kaniecki of 603 S Maple Street states that he lives across the street on Maple Street. He states that he feels it's a deed issue more than anything and is in favor of the fence and has no concerns of the sightlines being an issue.

Chairman Donnelly asks Mr. Kaniecki if he knows the other neighbors and if they're in support of the fence.

Mr. Kaniecki states yes.

Chairman Donnelly thanks him, turning to staff to ask about the three emails he had seen come in.

Mr. Hogan states they were letters of support which staff forwarded after they were sure they had received all letters.

Chairman Donnelly clarifies that there were only letters of support.

Mr. Hogan states yes.

Chairman Donnelly asks if there are any other questions for the petitioner or staff. He asks if the petitioner understands what the village is asking and if he is good with it, to which the petitioner agrees.

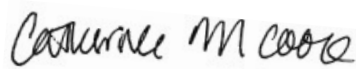
Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion to approve the conditional use based on the conditions listed in the staff report. Vice Chairman Beattie made a motion and Commissioner Weir seconded the motion.

UPON ROLL CALL AYES: Weir, Olson, Beattie, Rogers, Fricano, Donnelly
 NAYS: None

The Planning and Zoning Commission approved the request (6-0).

After hearing one more item of new business, Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Vice Chairman Beattie made a motion seconded by Commissioner Weir and the meeting was adjourned at 8:37 PM.



Catherine Cook, Community Development & Planning Intern

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION**

CASE NO. PZ-12-26 Hearing Date: July 10, 2026

PROPERTY ADDRESS: 1600 Bishop Ct

PETITIONER: Wingspan Development Group LLC
1001 Feehanville Dr
Mount Prospect IL 60056

PUBLICATION DATE: June 24, 2026

REQUEST: Conditional use approval to amend an existing Planned Unit Development (PUD) to construct a light industrial warehouse / office building and complete related site modifications at the subject property

MEMBERS PRESENT: Joseph Donnelly
William Beattie
Ewa Weir
Donald Olsen
Richard Rogers
Michael Fricano

MEMBERS ABSENT: Walter Szymczak
Fay Costa

STAFF MEMBERS PRESENT: Antonia Lalagos – Development Planner
Jason Shallcross – Director of Community Development
Charles Hogan – Development Planner

INTERESTED PARTIES: 8th Street Partners LLC
1600 Bishop Partnership LLC

Chairman Donnelly called the meeting to order at 7:01 PM.

Chairman Donnelly moved on to Item Two, Approval of Minutes. Commissioner Weir made a motion seconded by Commissioner Beattie to approve the minutes of the Planning and Zoning Commission meeting on June 25, 2026. The minutes were approved 6-0.

After introducing one item of new business, Chairman Donnelly introduced case number PZ-12-26, 1600 Bishop Court, a request for a conditional use to amend an existing Planned Unit Development (PUD) to construct a light industrial warehouse / office building and complete related site modifications at the subject property.

Ms. Lalagos reviewed the existing conditions at the property, located at the southwest corner of the intersection of Kensington and Wolf Roads. The Subject Property is zoned I-1 Limited Industrial District and is part of a Planned Unit Development (PUD) that was established in 1987 and amended in 1989. She described the existing improvements - a vacant 96,000 square foot office building, and the current vehicular access to the site - an existing curb cut at the east end of Bishop Court and cross-access points between the Subject Property and the adjacent property to the south.

Ms. Lalagos shared the proposal to demolish the existing office building and construct a 97,000 square-foot industrial warehouse facility and related site improvements. She explained that the submission includes an alternate site plan to accommodate a prospective tenant that has expressed interest in the property but has not finalized their site selection. Ms. Lalagos described the proposed primary site plan, including the elimination of one cross-access point, building setbacks, parking lot setbacks, a fire lane, truck docks, and total lot coverage. She stated that the Public Works Department is requesting that the southeast cross-access point be closed to further segregate car and truck traffic on the site. Ms. Lalagos explained that there is an existing cross-access agreement between the two properties and that this closure may not be possible. She noted this request will be reflected in the conditions of approval.

Ms. Lalagos reviewed the alternate site plan, which resembles the primary site plan, but with a smaller building, more parking, and a new curb cut onto Kensington Road for use by employee passenger vehicles. She stated that the alternate building would be roughly 92,000 square feet and described the building setbacks, parking lot setbacks, truck docks, and total lot coverage. Ms. Lalagos showed a table comparing the required setbacks and lot coverage for the primary and alternate site plan, and noted that the parking lot encroachment on Wolf Road is due to the fire lane, not from standard parking bays or drive aisles.

Ms. Lalagos described the proposed elevations and floorplans. She stated that the building shell for the primary site plan is 89.5% warehouse use and 10.5% office use. Ms. Lalagos noted that the primary façade material is painted precast concrete, with punch windows and second-floor glazing at the corner storefronts, and brise-soleil awnings consisting of fabricated architectural steel. She stated that the building will utilize internal downspouts, and no exposed roof drains will be located along Wolf or Kensington Roads.

Ms. Lalagos explained that the proposed building shell for the alternate site plan has the same split between warehouse use and office use, and that the elevations and materials proposed for the alternate building would be consistent with the primary building proposal.

Ms. Lalagos reviewed the traffic and parking for the primary site plan, including 92 parking stalls and up to 20 truck docks. She noted that vehicular traffic would access the site at the Bishop Court curb cut, with passenger vehicles directed to the west and north side of the site, and trucks directed to the south side of the site. Ms. Lalagos described proposed modifications for the Bishop Court island to accommodate truck access to the site. She stated that the primary site plan would route vehicular traffic into the Kensington Business Center in a manner consistent with existing traffic patterns and at a level acceptable for a mixed-use business and industrial park.

Ms. Lalagos reviewed the alternate site plan, including 150 parking stalls and up to 10 truck docks. She explained the new curb cut on Kensington Road would allow right-in right-out access to the site and is intended for employee use only. Ms. Lalagos asserted that this stretch of Kensington Road is under the jurisdiction of the Illinois Department of Transportation and a new curb cut would ultimately be subject to the approval of IDOT. She shared that the Village will accept the alternative site plan with access to Kensington under the following conditions: 1) the Subject Property may only be utilized for a pharmaceutical user; and 2) the Kensington Road access will be restricted to employee use only.

Ms. Lalagos shared the proposed landscape plan, including removal of 29 trees, preservation of the existing mature berm landscaping, and continuous evergreen landscaping on the south lot line to screen the loading docks from view. She reported that a fully compliant landscape plan would be required at permit submittal.

Ms. Lalagos provided additional Staff comments on the proposal. She noted that approval of the PUD amendment does not constitute automatic approval of a future occupant, and that Staff would review a business license and building permit application to determine if the user is a permitted or conditional use. If a conditional use, the user would be required to go through zoning approval. Ms. Lalagos asserted that users are required to meet minimum performance standards related to noise, vibrations, smoke, fire hazard, toxic matter, odorous matter, and glare. She shared comments from the Public Works Department, including preservation of the Bishop court island, required IDOT approval for a Kensington curb cut, and the request to remove the southeast cross-access driveway to further segregate truck and passenger vehicle traffic.

Ms. Lalagos summarized the public comment received prior to the hearing, which consisted of 7 written comments and 1 phone call. She stated that the most cited concern is increased truck traffic on Wolf and Kensington Roads, including concern for the safety of pedestrians and vehicles on Wolf, Kensington, and within the Kensington Business Center (KBC). Ms. Lalagos shared requests for pedestrian safety improvements on Wolf and Kensington Roads, and within the KBC, and requests for traffic and safety studies conducted in this area. Commenters asked how new access to Kensington would affect traffic patterns and queuing at Wolf Road. Ms. Lalagos shared concerns about the history of nuisances (odor, noise, emissions, traffic) from industrial users in the area, and requests for more information on how future users would be evaluated and held to minimum performance standards. She noted a comment about removing landscaping on the property and how it might impact noise and appearance. Ms. Lalagos shared a request to secure right-of-way for a multiuse path to connect the KBC trail to the Prospect Heights bike path and Des Plaines River Trail.

Ms. Lalagos concluded the presentation with a request that the Planning and Zoning Commission make a motion to adopt Staff's findings as the findings of the Planning and Zoning Commission and recommend approval of the following motion as written in the Staff report, with added conditions regarding the cross-access points. Ms. Lalagos stated that the Village Board's decision is final for this case.

Chairman Donnelly asked if the Commission is approving the primary or alternate site plan, or if they approve the motion, is the Commission approving both site plans.

Ms. Lalagos explained that the motion is written to approve both site plans but with the condition that the alternate site plan is only acceptable if the future tenant is a pharmaceutical user that meets all of the conditions as written.

Chairman Donnelly asked why it is required to be a pharmaceutical user.

Mr. Shallcross explained that the developer is proposing to build a speculative warehouse without a user identified, and at the same time they are pursuing a build-to-suit opportunity and are directly negotiating with a user seeking the alternate site plan. The user has not signed any formal agreements or leases but has made specific requests for a preferred site plan. The Village supports the alternate site plan as long as it is for a pharmaceutical user.

Chairman Donnelly asked if it would be pharmaceutical distribution or manufacturing.

Mr. Shallcross replied that he does not have an interior build out application at this time, and it is an ongoing negotiation between the developer and a potential tenant.

Commissioner Beattie noted that the primary site plan has a slightly bigger building with up to 20 truck stalls, which means it is designed for more truck traffic, versus the alternative site plan with 10 truck stalls which may lessen the concern over truck traffic for people in the neighborhood. He reiterated that none of the uses would have trucks entering off Kensington or Wolf Road, but thought the developer should pick one design.

Mr. Shallcross stated that the user pursuing the built-to-suit option will not agree to anything until they have an approved building. He indicated that the user will not sign anything that will obligate them to a lease if their building can't be built.

Commissioner Beattie replied that would be an issue for the builder either way, since the speculative building doesn't have a user yet either. He said it was unclear why they were requesting approval for two different structures, with two different types of uses, and perhaps two different levels of intensity. Commissioner Beattie thought the user should be identified first so that neighborhood concerns could be better addressed.

Ms. Shallcross reiterated that the primary site plan is for a speculative industrial warehouse building, which is a permitted use in the zoning district. He explained that the Petitioner is not proposing to change the zoning district and that this type of building is allowed by right in the district. Ms. Shallcross noted we have had several speculative warehouses constructed in the Village, most recently at 1305 Algonquin Road, and it did not require zoning relief. He stated that when the 1305 Algonquin user applied for an interior build out permit, the Village verified that it was a permitted use and issued the permits and ultimately the certificate of occupancy for that use. Mr. Shallcross pointed out that this approval is narrow because the alternate site plan is only for a pharmaceutical use. If a potential user is interested in the speculative warehouse, it would be on Staff to determine if the use is permitted, conditional, or prohibited, and the developer and user may have to seek additional zoning relief.

Commissioner Beattie asked if the developer only wanted to build the primary site plan, would they need to appear before the Commission.

Mr. Shallcross clarified that yes, zoning relief is required because the property is in a Planned Unit Development. He explained that the Petitioner needs to amend the PUD that created the current dual office campus because they are proposing to substantially alter the character of the PUD, which requires Village Board approval subject to the recommendation of the Planning and Zoning Commission.

Chairman Donnelly summarized that the Petitioner is requesting approval of both site plans with some relief from zoning requirements, and then they can move forward with either building they choose.

Mr. Shallcross confirmed that the developer can either land the pharmaceutical user and pursue the build-to-suit opportunity, or they build the speculative warehouse building on what is now a 100% vacant office building.

Chairman Donnelly asked if there was a list of requested zoning relief or exceptions.

Mr. Shallcross stated that the non-conformities are lot coverage and parking lot setbacks. He reiterated that the parking lot nonconformity is largely driven by the fire lane on the east side of the building.

Chairman Donnelly asked if the Fire Department required the fire lane.

Mr. Shallcross replied yes.

Chairman Donnelly asked if Public Works had any concerns regarding lot coverage.

Mr. Shallcross replied no. He explained that the KBC operates on a series of connected stormwater ponds that the Village maintains. Ms. Shallcross asserted that any additional stormwater capacity triggered by the redevelopment of the site would need to be factored into the engineering plans as part of the building permit phase. He noted that the developer is aware and has committed to meet all stormwater requirements.

Commissioner Beattie asked where stormwater would be stored.

Mr. Shallcross replied that the detention structures are underground and the water is then piped to the ponds.

Commissioner Weir confirmed that one of the conditions of the permit is to update the detention for the additional impervious surface area. She asked but for the fire lane, would they meet the lot coverage requirement.

Mr. Shallcross did not have the answer on hand but believed the site without the fire lane would still be over the maximum by a small percentage.

Commissioner Weir stated that the KBC is an internal circulated business park, and asked if the only exception is the Police Department parcel that exits onto a public road.

Mr. Shallcross said yes but it depends on whether you consider 350 Wolf Rd a part of the KBC, even though it doesn't have any internal access to the business park.

Commissioner Weir asked if there was concern that this is setting a precedent for other lots in the KBC opening to the right of way.

Ms. Shallcross replied no, everything is considered on a case-by-case basis. He stated that Village policy has been to prohibit exterior access, but he couldn't say it would never happen.

Commissioner Weir discussed the lighting on another industrial building that is adjacent to a residential area. She noted that the developer took steps to minimize the light at the property line, however there is still a visibility issue, in that if you look out your window at night you can see the light source. Commissioner Weir asked where the lights will be on the subject property and at what elevation.

Mr. Shallcross deferred to the Petitioner. He noted that the subject property is not adjacent to any single-family residential neighborhoods; to the east is the water commission, to the north is a church, and to the west and south are other industrial businesses in the KBC.

Chairman Donnelly asked if there are plans to expand Kensington in this area from a two- to a four-lane road.

Mr. Shallcross replied no, and stated that Staff did not require a traffic study because they did not believe it would change or harm the level of service on Kensington Road. He reported that Kensington Road has an average of 8,000 vehicles per day, and Wolf Road is close to 17,000 vehicles per day. Mr. Shallcross emphasized that Staff did not believe a pharmaceutical use would warrant any further improvements to Kensington. He reiterated that the Kensington design is subject to IDOT approval.

Commissioner Weir asked if Staff had reviewed the turning exhibits for the Bishop Court entrance. She asked if it met the turning radius requirements for trucks.

Mr. Shallcross confirmed that the Petitioner widened the entrance in response to Staff's concerns on the turning radius.

Commissioner Beattie asked if there is anything unique about the project that this wouldn't set a precedent for other office buildings to be redeveloped into warehouses.

Mr. Shallcross stated that it is not setting a precedent because it is tied to a specific use going in. He noted that the speculative warehouse site plan is not proposing access to Kensington. If another developer came along and asked for access to Kensington, Wolf, or Wheeling Road, the response would be that we approved this specific site plan for a specific use and access is not automatically granted for any other potential users.

Commissioner Beattie asked if both proposed uses would be required to amend the PUD, with or without the access to Kensington.

Mr. Shallcross replied yes.

Commissioner Beattie asked if this is going to prompt more builders to request warehouses, when they see that a warehouse was approved in this location.

Mr. Shallcross replied that the informal policy has always been to deny external access from KBC parcels. He reiterated that the Village is evaluating this for a very specific use as they pursue a build-to-suit opportunity for this property. Mr. Shallcross asserted that external access has not been granted for any other use in the KBC except the Village's police station. He emphasized there is no code prohibiting access to Kensington Road, it is just a long-standing policy that has been in place since the annexation of the KBC parcels in the 1980s.

Commissioner Beattie clarified that he was not questioning the Kensington access but whether or not they need the PUD amendment to tear down the office and build a warehouse.

Mr. Shallcross stated that there are several warehouses in the KBC. He conveyed that the Petitioner is proposing a speculative industrial building shell, without a user identified. Ms. Shallcross explained that the Petitioner could show the space to potential tenants and discuss customization of the interior layout. He noted that the building may end up having more than one user.

Commissioner Beattie clarified that he is wondering if this promotes the replacement of uses with less intense traffic with uses that have more intense traffic.

Commissioner Weir added that when KBC was originally developed, that area was the "front door" of the business park and they purposefully put office buildings there and an appealing front façade with all the distribution behind it. She noted that now KBC is proposed to be flanked by two industrial buildings, one on the south that wasn't originally in the park but by default feels like it, and now an industrial building on the north end. Commissioner Weir asked if we were changing the overall master planning and intent of the KBC by changing the use at its "front door."

Mr. Shallcross said he wished the average vacancy rate for the suburban office market was not pushing 30%. He reported that the subject property is fully vacant, and the adjacent office buildings at the "front door" have substantial vacancies. Mr. Shallcross pointed out that 500 W Central Rd near downtown Mount Prospect is a fully vacant office building being converted into residential units. He said if there was a solution to make office uses viable, he would pursue it. Mr. Shallcross conveyed that Staff believes the proposed use is permitted by right, the property is zoned industrial already, and it is replacing an office building that is 100% vacant and deteriorating. Mr. Shallcross reiterated that if not this, then what becomes of all the vacant suburban office buildings.

Chairman Donnelly asked about the bike trail public comment.

Mr. Shallcross replied that Public Works reviewed the request against the bike network plan and does not support a connection on this property. Public Works noted that there are existing planned

improvements for the corridor and identified other more suitable parcels to make bike network connections in this area in the future.

Chairman Donnelly swore in a representative for the Petitioner, Jack DiNardo of 8th Street Partners LLC, 406 W 8th St, Hinsdale.

Mr. DiNardo explained that the primary site plan is a speculative industrial building that is meant to be flexible and suit multiple uses. He stated that the level of parking provided is adequate in their experience. Mr. DiNardo said they designed it for a single or potentially multi-tenant use. He conveyed that at an early stage they identified a potential user that has a more bespoke requirement, so they reduced the truck loading, increased the parking and shrunk the building to meet the user's needs. Mr. DiNardo stated that the timing is why they are asking for approval of both plans; so they can meet the market for a speculative product but also be able to pivot to the other design if they are able to secure commitment from the user.

There was a brief pause in the proceedings as Commissioner Rogers left the hearing.

Mr. DiNardo asserted that they were thoughtful about the look and feel of the building as an entrance point to the business park. Mr. DiNardo indicated that the location can serve a variety of uses and will be attractive to companies who want a high profile, higher visibility location like Mount Prospect. He noted that they incorporated design features and an extensive landscape plan to aid in screening as well as the overall aesthetic of the development.

Chairman Donnelly asked if the Kensington access is not approved, is the deal gone.

Mr. DiNardo stated that he could not answer; the Kensington access is a specific design characteristic that has been discussed with the user, that he would like to provide and the user would like to utilize for their employees.

Commissioner Beattie stated that the Kensington entrance would only be used for cars. He asked if the only entrance and exit for cars would be on Kensington or if they could use the Bishop Court entrance.

Mr. DiNardo replied yes, cars can also use the Bishop Court access.

Chairman Donnelly noted some concerns about turning left into the site from Kensington: it is a two-lane road, speed limit is 45 miles per hour, and the access is not far from the Wolf intersection.

Mr. Shallcross clarified that the Kensington access would be restricted to right in, right out only.

Chairman Donnelly asked how they will prevent people from cutting through the site to avoid going to the intersection.

Mr. DiNardo replied that has not been considered yet, but they can look into it. He noted that security is of high concern for that user and it would be addressed by both the developer and user if they move forward.

Chairman Donnelly suspected that not a lot of people will be attempting to access the site driving eastbound on Kensington; most would be traveling on Wolf or westbound on Kensington. He noted that most people would want to avoid the Rand / Kensington / Elmhurst intersection so the easiest entry point would be from the interior of the business center.

Mr. Shallcross added that people traveling east have the opportunity to enter the park at Wheeling Road, which is a signalized intersection.

Chairman Donnelly suggested that people traveling on Euclid would be more likely to enter the park from Wolf Road, not Wheeling Road, which is slower. He did not think the Kensington access would be needed because it would not be used much.

Commissioner Weir asked what the anticipated hours of operation are for both building options.

Mr. DiNardo replied that they do not know; they do not have details from the potential user and similarly for the speculative option they do not have a user identified yet.

Commissioner Weir asked if there are restrictions on hours of operation.

Mr. Shallcross replied that the Village does not have code restricting business hours of operation.

Commissioner Weir asked if the build-to-suit option is for employees or the public as well.

Mr. DiNardo said to his knowledge there will not be a large visitor component.

Commissioner Weir said the lighting is three poles and lights on the building, and asked if he had additional information.

Mr. DiNardo replied they are designing the lighting to meet code, but they are still at a conceptual phase.

Commissioner Weir asked if the lights would always be on.

Mr. Shallcross replied that they would likely be required to be on at all times by Village code, especially if there is a business operating there. He stated the Village has minimum lighting requirements for parking lots. Mr. Shallcross noted that the nearest residential properties are southeast in Des Plaines, and the Petitioner is proposing continuous six-foot evergreen screening along the south and southeastern perimeters.

Commissioner Beattie noted concerns about additional traffic and asked what a typical occupant looks like for one of these buildings.

Mr. DiNardo replied they are designing the building for a variety of options, such as distribution, light assembly, or e-commerce fulfillment. He suggested that the corner location in an existing business park typically lends itself to higher profile businesses than just a warehousing operation; there is potential for a user that needs both warehousing space and an office component. He said it

is difficult to speculate on the additional traffic that will be generated but in their experience this design creates flexibility for a user with some truck loading and some car parking.

Commissioner Beattie asked what historically has gone into their other developments.

Mr. DiNardo replied that these are the types of users on the market actively looking for space. He reported 92 parking spaces in the plan, and with 17,000 cars per day on Wolf Road and 8,500 on Kensington, 90 cars is not a lot of added traffic.

Commissioner Beattie clarified that the concern is about semi-truck traffic increasing in the area, even though the trucks would not be accessing the site on Kensington. He asked if they anticipate a lot of truck traffic for the speculative option.

Mr. DiNardo replied that they have 18 truck-level docks in the plan, but they will have equipment for only 10 docks on day one. He reiterated they are not trying to overbuild with 18 docks on day one and then have a user come in that only has a couple of trucks per day. Mr. DiNardo pointed out the plans do not contain any trailer storage; often if you are a heavy truck volume user you will look for a larger site with overnight trailer storage in addition to the dock areas. He said at this stage they are trying to design a flexible building that meets a lot of different needs.

Chairman Donnelly asked if they are ok with closing the southeast entrance.

Mr. DiNardo replied yes, they need to study it with the engineering and design team, but it seems consistent with their intent to separate car from truck traffic.

Erin Cullen of 1513 E Jeffrey Dr, Mount Prospect was sworn in. She asked if there were any traffic calming measures that could be implemented before a new user is approved. Ms. Cullen reported that within KBC there is a pedestrian path, sidewalks, and a crosswalk next to the Bishop Court entrance. She and other nearby residents are not just concerned about traffic on Kensington and Wolf, but also about traffic within the KBC and the increase in truck traffic from industrial buildings being constructed. Ms. Cullen did not believe there were any new traffic studies conducted in the last few years, and she thought studies would be helpful before approving more large industrial buildings in the area that impact pedestrians. She noted that children are harder to see from higher trucks, children on bikes may not be as attentive, and children cross the KBC entrance at Wolf frequently. Ms. Cullen acknowledged there is a light at the KBC entrance but there have been accidents and asked if we have studied the traffic impacts enough to address the current petition.

Chairman Donnelly noted that the request is Village Board final so there are more opportunities to get additional information. He thought this would be a request for Staff since it has to do with the KBC as a whole, not the particular property. Chairman Donnelly noted there have been numerous recreation and sports conditional uses approved in the KBC over the years, so we are not seeing as many trucks as when the buildings were originally designed.

Mr. Shallcross replied that right of way improvements would be a Village responsibility, and projects on state roads would require state bid letting. He explained that municipalities do partner with IDOT on some improvements and the Village may be able to make improvements on these rights of way if something is identified. Mr. Shallcross reported that Staff is currently pursuing bike

lane improvements on Kensington. He explained that if there are concerns about safety at specific intersections or at certain segments, we have a Traffic Safety Commission that orders studies. He offered to share specific concerns with the commission.

Ms. Cullen asked if more information could be shared about the potential user for the alternate site plan, in terms of operating hours, emissions, noise, etc. so that nearby residents could know what to expect.

Mr. Shallcross replied that they do not have a signed lease yet and the Village has not received a formal petition or an interior buildout plan, because the building has not yet been entitled.

Chairman Donnelly noted that the user has requirements that need to be met. He asked if the property is zoned to do manufacturing.

Mr. Shallcross replied he does not have information on what exactly the pharmaceutical user wants to do.

Chairman Donnelly stated that there are limits to what can be done on the property, and no heavy manufacturing is allowed.

Mr. Shallcross confirmed yes and clarified that light manufacturing is permitted.

Ms. Cullen asked if it would be possible not to approve both proposals at the same time.

Chairman Donnelly stated it is not practical because they are approving the conditional use for a facility and all they are doing is asking for two different layouts. He noted there is no difference between the relief asked for in both proposals.

Mary Pat Donohue of 1411 Callen Ln, Des Plaines was sworn in. She said her main concerns were quality of life and safety of the community. Ms. Donohue said that her child was hit by a car close to where OnTrac was built, and later there was another accident at the same location, near Lowden and Wolf. She explained that there are many pedestrians in the area even though you do not see them all the time. Ms. Donohue shared that she was not sure why there have to be two warehouses on Wolf Road. She pointed out that across from the subject property is a church and Sycamore Trails Park, and there is a daycare center on the opposite corner. Ms. Donohue felt she needed to come forward to speak on behalf of the working parents who can't come to the meetings to voice their concerns. She reiterated that quality of life and safety are important for retaining residents in Illinois and in Mount Prospect. She believed that the warehouse isn't in the best interest of the community.

Victoria Karalis of 1809 E Euclid Ave, Mount Prospect was sworn in. She stated that she dislikes the plan but understands the approach, "build it and they will come." Ms. Karalis said that she loved that the Petitioner wants to bring business to Mount Prospect, because nobody likes a vacant building. She pointed out that the proposal is roughly 90% warehouse, and roughly 10% office, and questioned why the corner anchor at a major intersection is going to be a warehouse and not an approachable building. Ms. Karalis suggested that even though the site is zoned industrial, with high landscaping, and with the Police Department nearby, a corner warehouse at a prominent

corner signals this is an industrial location and will attract any crime that comes with an industrial operation.

Sylvia Luchez of 1615 Ironwood Dr, Mount Prospect was sworn in. She frequently walks around the area with her 14-month-old and lives across the street from the site. Ms. Luchez stated she supports economic development and warehouses, but she questioned why this location. She shared that her child will start attending Parkview Montessori in the KBC next month and she will be walking to the daycare with her child. Ms. Luchez questioned to what extent does the project fit the original intent of the Kensington business park – she asserted it is a park, with a trail and animal life. Ms. Luchez explained that she walks there for pleasure, and it is important to her that the area is safe. She felt that the community southeast of the site has been considered but her neighborhood has been overlooked. Ms. Luchez wanted to know how this project would benefit her and her neighbors that live in the Camelot area. She expressed concern about light and air pollution, and aesthetics, and hoped that her community would be considered as well.

Chairman Donnelly asked if the subject property will have less light trespass than the police station because it has far more berm landscaping.

Mr. Shallcross replied yes, substantially. He noted that the Village has minimum light levels at property lines.

Chairman Donnelly and Commissioner Beattie agreed that the police station is very bright at night. Chairman Donnelly asked if the Village would confront the warehouse if it was as bright as the police station.

Mr. Shallcross replied yes.

Chairman Donnelly stated that a fence could be proposed to address crime.

Mr. Shallcross replied that this is one parcel of a large business park and to his knowledge the park has no existing crime issues.

Commissioner Beattie stated that he would be more concerned about a vacant building.

Mr. Shallcross agreed.

Chairman Donnelly asked if the park is mostly comprised of warehouses, except for the two office buildings.

Mr. Shallcross confirmed there are two office buildings, and there are other office uses in the park. He noted that the park is a mix of industrial, commercial, and institutional uses.

Chairman Donnelly discussed how the Commission had initially been reluctant to approve sports training facilities in the KBC, but he found that it was beneficial to have all these uses there and believed it was a good use of the facilities. He felt that the project would bring back warehouse space to KBC after so much warehouse had been converted to other uses. Chairman Donnelly asked if the traffic for the warehouse would be less than the other uses.

Mr. Shallcross replied that Staff is comfortable with the existing road network and pointed out that all of the entrances to and from the site are controlled from signalized intersections, except the right in right out proposed for Kensington Road. He stated that if a traffic issue arose, Village Staff would respond accordingly.

Chairman Donnelly stated that pedestrian safety is addressed with the Transportation Safety Commission.

Mr. Shallcross affirmed this, and said that the Commission could study the pedestrian crossing at Bishop and Feehanville to identify safety improvements such as separation, signage, reflectors, etc. He emphasized that they would want to study the intersections first.

Chairman Donnelly asked if Police, Fire, and Public Works all agreed to the plan, except for the request from Public Works to close off the southeastern cross-access.

Mr. Shallcross replied yes, with the understanding that there is an existing rights and easement agreement that is in place from when the original PUD was created and we cannot create a conflict with those private agreements.

Chairman Donnelly asked if this request needs to be added to the conditions.

Mr. Shallcross stated the new condition, “the closure of the southeastern cross-access point should be evaluated prior to the issuance of a building permit.” He added that the design shall be subject to final approval of the Village Engineer.

Commissioner Beattie discussed the hours of operation. He recalled an old request involving the expansion of a trash collection facility and how residents across the street were concerned about trucks coming in the middle of the night. Commissioner Beattie asked if there are any controls or guarantees that whatever occupant goes into the subject property, it will not be doing business at 12:30AM with bright lights on.

Mr. Shallcross replied that the use is not identified for the site, and controls would be identified when the Village receives a proposed build out. If the proposed user is a conditional use, then it would be appropriate to condition the hours of operation at the time of zoning approval. If it is a permitted use, allowed by right, then no, the Village does not have business hour restrictions.

Commission Beattie asked if there are other opportunities for residents to voice their concerns over hours of operation.

Mr. Shallcross said you could apply restrictions without knowing the user, but he felt that it would be premature and is not something that the Village has done to other businesses unless it was a conditional use.

Commissioner Beattie clarified that it does not have to be decided tonight but if it does become an issue in the future, the conditional use process is the avenue to address it.

Mr. Shallcross replied that is correct if the proposed use is a conditional use.

Chairman Donnelly asked if there were restrictions on OnTrac.

Mr. Shallcross replied no, it is a permitted use.

Chairman Donnelly asked if OnTrac can operate 24/7.

Mr. Shallcross replied yes.

Mary Beth Stillmaker of 676 Middleton Ln, Des Plaines was sworn in. She stated she lives across the street from OnTrac, and it has been a nightmare since it was built. Ms. Stillmaker noted that municipalities have nighttime quiet hours from 10PM to 7AM, and asked if these hours also apply to businesses or only residents.

Mr. Shallcross stated that there are two topics at hand: business operational hours, and noise. He explained that business operational hours are not restricted but noise is; for example, construction hours are from 7AM to 7PM. Mr. Shallcross said that if there are noise concerns reported to Village Staff, the Village inspects and follows up, but that is separate from a business operating overnight.

Ms. Stillmaker asked if a semi-truck comes in at 3AM and makes noise, are they not restricted because they are a business operation.

Mr. Shallcross observed that semi-trucks routinely drive on Wolf, Kensington, and throughout the KBC and they are allowed to drive on right-of-way.

Ms. Stillmaker clarified she meant trucks unloading loudly and making beeping noises.

Mr. Shallcross stated that the Village has pursued OnTrac regarding noise and the machine that was the source of the beeping complaints was taken off site. He reiterated that the Village pursues violations if they take place.

Ms. Stillmaker asked if the Village still has zoning requirements for noise.

Mr. Shallcross confirmed yes, there are noise performance standards.

Ms. Stillmaker asked if the Village would address noise issues if generated by the proposal.

Mr. Shallcross replied yes, they would address noise generated on site, and clarified that the noise performance standards apply to properties zoned I-1.

Peter Prokopowicz of 9214 Knight Ave, Des Plaines was sworn in. He stated he does not live near the structure, but his sister does. He asked if the six-foot evergreens would be sufficient to shield the lights, and asked how high up the lights would be.

Chairman Donnelly said there are minimum standards for landscaping and lighting. He offered a comparable situation where the lights are on the third floor of the parking garage at Randhurst but cannot be seen from Boxwood.

Commissioner Beattie added the lights are required to be cut-off, so the light goes down, not out.

Mr. Prokopowicz asked if the other businesses in the park had been asked for their opinion about a large warehouse as the face of the park and would this building cause businesses to leave because they don't want to be fighting with a new user.

Chairman Donnelly said that the Village would not recommend approval if they believed the proposal would cause tenants to leave.

Mr. Prokopowicz asked if the users of these speculative buildings tend to use local trucks and locally sourced materials where the drivers know the correct way to navigate in and out of the park, or will it be long-distance shipping with greater potential to have trucks circling the area to find the entrance.

Commissioner Beattie reiterated that in either scenario, the only truck entry to the site will be through the interior of the park, far away from the residential areas.

Mr. Prokopowicz asked if there is a specific route the trucks are coming from.

Chairman Donnelly replied that Wolf Road is the truck route and trucks tend to come in to the KBC through the Wolf Road entrance.

Mr. Prokopowicz emphasized that the truck drivers might have some trouble navigating if they are not familiar with the area.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion to approve the conditions as noted in the Staff report, plus two additional conditions relating to the closure of the southeastern cross-access point and methods to discourage cut through traffic [in bold]:

"A conditional use to amend Ord. 3777 and Ord. 4067 of the Planned Unit Development at the Northwest Corner of Wolf Road and Feehanville Drive in Kensington Center to redevelop the property located at 1600 Bishop Court, Case No. PZ-12-26, subject to the following conditions:

1. The Subject Property shall be developed in substantial conformance with the approved development plans which consist of the following (collectively the "Approved Plans"):
 - a) The Primary Site Plan, titled "Conceptual Site Plan," prepared by Ware Malcomb and dated June 25, 2026, depicting a speculative industrial building containing approximately 97,605 square feet of gross floor area;
 - b) "Concept Elevations," prepared by Ware Malcomb and dated June 25, 2026; and
 - c) "Overall Landscape Plan - Sheet L1.0," prepared by Kathryn Talty Landscape Architects and dated June 6, 2026;

2. The building wings or a precast wall shall extend at least as far south as the length of the truck docks to screen the dock area from Bishop Court and Wolf Road;
3. Continuous 6' evergreen landscaping shall be installed on the south lot line and the southernmost 75 feet of the east lot line to screen the loading docks from Wolf Road;
4. The Petitioner shall make every effort to have minimal impact on the existing mature landscaping along Kensington Road and Wolf Road;
5. The Bishop Court island shall be preserved as much as possible maintaining the counterclockwise traffic pattern, with final design subject to the approval of the Village Engineer;
6. **The Petitioner shall evaluate the closure of the southeast cross-access point between 1600 Bishop Court and 1660 Feehanville Drive to better separate trucks from personal vehicles, with final design subject to the approval of the Village Engineer;**
7. The Alternate Site Plan, titled "Conceptual Site Plan," prepared by Ware Malcomb and dated June 25, 2026, depicting a speculative industrial building containing approximately 92,343 square feet of gross floor area, may be implemented instead of the Primary Site Plan, provided the following additional conditions are satisfied:
 - a) The Subject Property may only be utilized for a pharmaceutical distribution center, pharmaceutical fulfillment center, pharmaceutical logistics facility, or another use primarily involving the warehousing and distribution of prescription medications and related health care products;
 - b) **The Petitioner shall design and construct the Kensington Road entrance to restrict its use to employees only, prevent vehicle stacking onto Kensington Road, and discourage cut-through traffic. The access control measures shall be subject to the approval of the Village Engineer and may include, but are not limited to, fencing, gates, signage, or other traffic control measures;**
 - c) The Petitioner shall make every effort to minimize parking lot encroachment on Kensington Road landscaping, including utilizing a retaining wall to maintain berm heights consistent with adjacent parcels along Kensington Road;
 - d) Prior to issuance of a building permit for development pursuant to the Alternate Site Plan, the property owner or applicant shall submit documentation satisfactory to the Director of Community Development demonstrating that the proposed principal occupant will utilize the facility for one of the permitted uses identified herein;
 - e) Upon written determination by the Director of Community Development that the proposed occupant satisfies the requirements of this Section, development in accordance with the Alternate Site Plan shall be deemed consistent with this Planned Unit Development and may proceed without further amendment to this Ordinance; and
 - f) If the proposed occupant does not qualify as a pharmaceutical-related user, development of the property shall occur only in accordance with the approved Primary Site Plan unless a Planned Unit Development amendment is approved in accordance with the requirements of the Zoning Ordinance;
8. The Petitioner shall address all comments included in the Village Review Letter dated June 18, 2026 prior to permit submittal;
9. Prior to the issuance of a building permit, the following plans shall be in full compliance with the Village Code:
 - a) Photometric plan;
 - b) Landscaping plan; and

- c) Sign plan; and
- 10. The development shall comply with all applicable development, fire, building, and other Village Codes and regulations.
- 11. Except for the amendment to the planned unit development request granted herein, all other applicable Village of Mount Prospect, Illinois ordinances and regulations shall remain in full force and effect as to the subject property.”

Commissioner Beattie made a motion and Commissioner Weir seconded the motion.

UPON ROLL CALL AYES: Beattie, Fricano, Donnelly
 NAYS: Weir, Olsen
 ABSENT: Rogers

The Planning and Zoning Commission gave a positive recommendation (3-2) to the Village Board for the July 21, 2026 meeting.

Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Commissioner Beattie made a motion seconded by Commissioner Weir and the meeting was adjourned at 8:37 PM.



Antonia Lalagos, Development Planner



Item Cover Page

Subject	PZ-17-26 / 801 West Kensington Road / Signage Variations / PZ Final
Meeting	July 23, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The Petitioner, Michael Sauer of ARCON Associates, on behalf of Township High School District 214 ("District 214"), is requesting signage variations to replace the existing scoreboard with a new video scoreboard at the property located at 801 West Kensington Road ("Subject Property"). The Planning and Zoning Commission has final authority over signage variation requests. The proposal satisfies the applicable standards and requirements of the Village Code, and staff is supportive of the requested variations.

Discussion

BACKGROUND/PROPERTY HISTORY

The Subject Property, which was annexed into the Village in 1956 and has been occupied by Prospect High School since that time, is zoned R-1 Single-Family Residence District, and is bounded by Kensington Road, Dale Avenue, Memory Lane, and Forest Avenue. In 2026, Township High School District 214 applied for permits for track and field improvements and replacement of the existing scoreboard. The face of the board has since been removed. The proposed video scoreboard is part of a district-wide initiative to enhance athletic facilities and educational programming by supporting the school's Career and Technical Education curriculum through student-led experience in journalism, multimedia production, broadcast technology, live event coverage, instant replay, and digital content management. Similar video scoreboards have been installed at Buffalo Grove and Wheeling High Schools, and a comparable project at John J. Hersey High School is currently being implemented in Arlington Heights.

A substantial number of variations from the sign ordinance related to standard height, sign area, changeable-copy, illumination, and operational limitations applicable to conventional freestanding signs are requested.

1. A sign variation from Section 7.302.G.2 to permit an increase to the maximum height of a freestanding sign from twelve feet (12'-0") to thirty-three feet (33'-0") to the top of the logo.

2. A sign variation from Section 7.302.G.3 to permit an increase to maximum area of a sign face from seventy-five square feet (75 SF) to five hundred seven square feet (507 SF).
3. A sign variation from Section 7.302.G.9 to permit a reduction in the required landscaping at the base of the sign from 1,014 square feet to zero square feet (0 SF).
4. A sign variation from Section 7.302.H.1 to permit more than six (6) permanent items of information on the sign which incorporates changeable copy and to permit an increase to the maximum area that the changeable copy portion of the sign face of the total area of the sign face from forty percent (40%) to eighty-four and four-tenths percent (84.4%).
5. A sign variation from Sections 7.302.H.2 to waive the requirement that the sign display a static message only, with no movement, appearance of movement, or optical illusion of movement during the static display period; that transitions between messages be instantaneous, also known as a slideshow transition, and not dissolve, fade, scroll, travel, or include similar transitions; and that messages not change more frequently than once every ten (10) seconds.
6. A sign variation from Section 7.302.H.3 to waive the requirement that the sign be equipped with a default mechanism that will stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.
7. A sign variation from Section 7.302.K.1 to waive the requirement that the sign direct attention to a business on a lot adjacent to the lot on which the sign is located.
8. A sign variation from Section 7.302.K.2 to waive the requirement that the sign be located on a lot which is adjacent to a major arterial street.
9. A sign variation from Section 7.401.F to permit the sign to exceed seventy-five (75) foot-candles when measured with a standard light meter perpendicular to the face of the sign from a distance equal to the narrowest dimension of the sign.
10. A sign variation from Section 7.401.G.2.a to waive the requirement that the electronic message center sign be turned off no later than the earlier of thirty (30) minutes after sunset or seven o'clock (7:00) P.M.
11. A sign variation from Section 7.401.G.2.b to permit the electronic message center sign to exceed four (4) foot-candles using the sign's night-mode white screen setting when measured with a standard light meter at a distance of ten feet (10') away from the face of the sign.
12. A variation from Section 7.302.K to permit off-premises sponsor advertisements on the video scoreboard that do not comply with the applicable off-premises sign regulations.

Operational Usage: The operational use of the digital video portion of the scoreboard will be limited and carefully controlled. It will be utilized during Illinois High School Association (IHSA) sanctioned home games for athletic events, including football, soccer, lacrosse, and track meets. The video display will remain off at all other times. Lower-level usage for Freshmen and Junior Varsity events will be limited to the standard scoreboard portion along the bottom panel.

Based on the Fall 2026 and Spring 2026 schedules for varsity events/games, it is anticipated that the LED/video portion of the scoreboard would be used on approximately 34 total days during the school year, with 24 games/events occurring in the fall and 18 games/events occurring in the spring. Based on the 2026 schedules, the latest game is expected to conclude at approximately 10:00 p.m., and the earliest game is expected to begin at approximately 8:00 a.m.

Sound: The new video-scoreboard unit will have a digital video screen and a regular

scoreboard portion; however, the scoreboard will not have a sound system in or on the unit. Sound will occur, as it presently does, via existing and/or new speakers mounted near or on the press-box and bleacher areas. Sound will not be broadcast through the video-scoreboard.

Content and Advertising: As is typical of high school video scoreboards, the video display will feature a variety of content during scheduled games and events. This content may include the American flag during the National Anthem, game highlights, scoring plays, halftime scores, images of players or special guests, school announcements, information regarding upcoming events, and recognition of donors or sponsors. The Petitioner has also stated that the video scoreboard will display Power Ad messaging, including advertisements from local sponsors, during scheduled events. Staff recommends including a condition of approval prohibiting advertisements from being displayed except during an active sporting event.

Curfew: The new video scoreboard would be used only during Prospect High School's main field events and games and would be turned off when no events are occurring. Staff has recommended a condition of approval that requires the video scoreboard to operate only during main field events and games in accordance with the Video Scoreboard Use/Operations Plan. Staff recommends a condition of approval that would require the video scoreboard to be turned on no earlier than 60 minutes before an event or game and turned off within 30 minutes after the event or game has concluded. The video scoreboard shall remain off when events are not occurring.

Visual Impacts and Screening: The Petitioner submitted an aerial sight-line diagram identifying portions of the surrounding neighborhood where views of the proposed video scoreboard would be obscured. According to the diagram, residences located south of the scoreboard would not be visually affected because they are situated behind the face of the display. Existing bleachers and landscaping along the west side of the athletic field would also obscure views for approximately five residences. The Petitioner identified a remaining area between the sight-line extending from the face of the scoreboard and the existing bleachers where the scoreboard may be visible. To mitigate these views, the submitted landscape plan proposes new evergreen trees, including arborvitae, along the west side of the field to screen the scoreboard from the residences at 416, 420, 424, and 428 Dale Avenue and reduce potential visual impacts on the surrounding neighborhood. A condition of approval to require these plantings has been added as part of staff's recommendation.

Complaints: The Petitioner has indicated that individuals may contact Prospect High School or District 214 by telephone or email at any time to report concerns or issues related to the video scoreboard. District 214 will review all complaints received and take appropriate action, as necessary. Staff recommends a condition of approval requiring Prospect High School and District 214 to maintain a log of all complaints and make the log available to Village officials upon request.

Construction Timeline: District 214 plans to install the video scoreboard at Prospect High School this summer so they are ready for use during the fall season beginning in August 2026.

PUBLIC COMMENTS

As of this writing, staff has not received any public comments.

ADDITIONAL CONSIDERATIONS

When a unit of local government, such as a school district, park district, or county, comes to the Village with a zoning request, the Village's Planning & Zoning Commission and Board of Trustees apply the same standards from the zoning ordinance to the zoning application as it

would with a private property owner. However, in addition to the standards in the zoning ordinance, the Planning & Zoning Commission and Board of Trustees also need to consider whether any condition of approval or whether a denial of the application would frustrate or thwart the obligations imposed by State laws on the unit of local government. Stated positively, the Village should consider whether the requested relief furthers the statutory mission of the unit of local government and, if it does, give the requested relief some deference.

In light of this additional consideration, for District 214's application before the Planning & Zoning Commission, the Planning & Zoning Commission should consider:

1. The relationship of the new video scoreboard to the education obligations of District 214;
2. The plausible alternatives for any of the relief requested; and
3. The negative effects on District 214 if relief is not granted.

Some parts of the Illinois School Code are applicable to District 214 and potentially relevant here:

1. Areas of education taught, 105 ILCS 5/27-1, "The State of Illinois, having the responsibility of defining requirements for elementary and secondary education, establishes that the primary purpose of schooling is the transmission of knowledge and culture through which children learn in areas necessary to their continuing development and entry into the world of work. Such areas include the language arts, mathematics, the biological, physical and social sciences, the fine arts and physical development and health. Each school district shall give priority in the allocation of resources, including funds, time allocation, personnel, and facilities, to fulfilling the primary purpose of schooling."
2. Physical education and training, 105 ILCS 5/27-5, "Physical education and training. School boards of public schools and the Board of Governors of State Colleges and Universities shall provide for the physical education and training of pupils of the schools and laboratory schools under their respective control, and shall include physical education and training in the courses of study regularly taught therein. The physical education and training course offered in grades 5 through 10 may include the health education course required in the Critical Health Problems and Comprehensive Health Education Act."
3. Courses in physical education required, 105 ILCS 5/27-6(a), "Pupils enrolled in the public schools and State universities engaged in preparing teachers shall be required to engage during the school day, except on block scheduled days for those public schools engaged in block scheduling, in courses of physical education for such periods as are compatible with the optimum growth and developmental needs of individuals at the various age levels except when appropriate excuses are submitted to the school by a pupil's parent or guardian or by a person licensed under the Medical Practice Act of 1987 and except as provided in subsection (b) of this Section."

In analyzing the application for relief from the signage requirements, District 214 has indicated that the new video scoreboard represents a consistent, district-wide approach that integrates technology into both athletics and academic programming. District 214 has also

indicated that the new video scoreboard will help increase career preparation opportunities and provide a necessary learning platform that supports student career development. District 214 maintains that Prospect High School students will gain practical experience in media production, technology management, and live event operations while serving the broader school community.

STAFF RECOMMENDATION

Planning staff believes the Petitioner's sign variation requests comply with the sign variation standards and is supportive. The proposed video scoreboard would serve as a facility improvement that supports school athletics, student engagement, and career-connected learning opportunities. Staff believes that students would also be provided with hands-on experience in multimedia production, broadcast journalism, digital content management, and live event operations. The scoreboard would also improve communication during school events, allow for recognition of student achievements, and enhance the overall event experience for students, families, and spectators. Subject to compliance with the approved Video Scoreboard Use/Operations Plan and applicable conditions of approval, the scoreboard would provide a public and educational benefit.

Alternatives

1. Approval of the signage variations to allow a 507-square-foot, 33-foot-tall video scoreboard at 801 West Kensington Road (PIN: 03-33-201-003-0000), Case No. PZ-17-26, subject to the conditions listed in the attached resolution.
2. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

Approval of the signage variations to allow a 507-square-foot, 33-foot-tall video scoreboard at 801 West Kensington Road (PIN: 03-33-201-003-0000), Case No. PZ-17-26, subject to the conditions listed in the attached resolution.

Attachments

1. PZ-17-26 Staff Report
2. PZ-17-26 Administrative Content
3. PZ-17-26 Plans
4. PZ-17-26 Video-Scoreboard Use-Operations Plan, 2026 Schedule of Games
5. PZ-17-26 Responses to Review Comments
6. PZ-17-26 Responses to Resident Questions



DATE: July 16, 2026

CASE NUMBER

PZ-17-26

PETITIONER / PROPERTY OWNER

Michael Saeuer (ARCON Associates Inc.) /
Township High School District 214
(Aneta Mistak)

PUBLIC HEARING DATE

July 23, 2026

PROPERTY ADDRESS/LOCATION

801 W. Kensington Road
PINs: 03-33-201-003-0000, 03-33-218-006-0000

BRIEF SUMMARY OF REQUEST

The Petitioner, Michael Sauer of ARCON Associates, on behalf of Township High School District 214 ("District 214"), is requesting signage variations to replace the existing scoreboard with a new video scoreboard at the property located at 801 West Kensington Road ("Subject Property"). The Planning and Zoning Commission has final authority over signage variation requests. The proposal satisfies the applicable standards and requirements of the Village Code, and staff is supportive of the requested variations.

2024 Aerial Image



2026 Village of Mount Prospect Zoning Map



EXISTING ZONING

R-1
Single-Family Residential

EXISTING LAND USE/ SITE IMPROVEMENTS

Prospect High School

SURROUNDING ZONING & LAND USE

North: R-6 Multiple Family Dwelling District (Village of Arlington Heights)
East: R-A Single-Family Residential
South: R-X, R-1 Single-Family Residential
West: R-3 One Family Dwelling District (Village of Arlington Heights)

SIZE OF PROPERTY

58.401 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The Subject Property was annexed into the Village in 1956 and is bound by Kensington Road to the north, Dale Avenue to the west, Memory Lane to the south, and Forest Avenue to the east. Prospect High School has occupied the Subject Property since 1956. The property is zoned R-1 Single-Family Residence District. Recent permit records indicate that Township High School District 214 applied for a site construction permit in 2026 for track and field improvements, as well as a sign permit for the replacement of the existing scoreboard. As of this writing, the face of the existing scoreboard has been removed.

According to the Petitioner's application, the project is part of a district-wide initiative to enhance both athletic facilities and educational programming across High School District 214. The proposed video scoreboard is intended to support the school's Career and Technical Education curriculum by providing a student-led, hands-on learning platform where students would gain real-world experience in journalism, multimedia production, broadcast technology, live event coverage, instant replay, and digital content management. The scoreboard would further support workforce readiness by helping students develop practical, career-connected skills while also serving the broader school community.

District 214 has indicated that similar video scoreboards have already been installed at nearby high schools, including Buffalo Grove High School and Wheeling High School. In addition, a similar video scoreboard request for John J. Hersey High School is currently in the implementation phase with the Village of Arlington Heights.

PROPOSAL

The Petitioner proposes to replace the existing approximately twenty-six foot (26'-0")-tall scoreboard at Prospect High School with a new thirty-three-foot (33'-0")-tall, 507-square-foot, Daktronics digital video-scoreboard in the same location. The proposed scoreboard would be approximately 290 feet from the nearest residence west of the athletic field. The structure would include an approximately 328-square-foot LED video display, a 100-square-foot conventional scoreboard below the display showing game statistics, and an overhead truss featuring the Prospect Knights name and logo.

The following variations from the signage regulations are required:

1. A sign variation from Section 7.302.G.2 to permit an increase to the maximum height of a freestanding sign from twelve feet (12'-0") to thirty-three feet (33'-0") to the top of the logo.
2. A sign variation from Section 7.302.G.3 to permit an increase to maximum area of a sign face from seventy-five square feet (75 SF) to five hundred seven square feet (507 SF).
3. A sign variation from Section 7.302.G.9 to permit a reduction in the required landscaping at the base of the sign from 1,014 square feet to zero square feet (0 SF).
4. A sign variation from Section 7.302.H.1 to permit more than six (6) permanent items of information on the sign which incorporates changeable copy and to permit an increase to the maximum area that the changeable copy portion of the sign face of the total area of the sign face from forty percent (40%) to eighty-four and four-tenths percent (84.4%).
5. A sign variation from Sections 7.302.H.2 to waive the requirement that the sign display a static message only, with no movement, appearance of movement, or optical illusion of movement during the static display period; that transitions between messages be instantaneous, also

known as a slideshow transition, and not dissolve, fade, scroll, travel, or include similar transitions; and that messages not change more frequently than once every ten (10) seconds.

6. A sign variation from Section 7.302.H.3 to waive the requirement that the sign be equipped with a default mechanism that will stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.
7. A sign variation from Section 7.302.K.1 to waive the requirement that the sign direct attention to a business on a lot adjacent to the lot on which the sign is located.
8. A sign variation from Section 7.302.K.2 to waive the requirement that the sign be located on a lot which is adjacent to a major arterial street.
9. A sign variation from Section 7.401.F to permit the sign to exceed seventy-five (75) foot-candles when measured with a standard light meter perpendicular to the face of the sign from a distance equal to the narrowest dimension of the sign.
10. A sign variation from Section 7.401.G.2.a to waive the requirement that the electronic message center sign be turned off no later than the earlier of thirty (30) minutes after sunset or seven o'clock (7:00) P.M.
11. A sign variation from Section 7.401.G.2.b to permit the electronic message center sign to exceed four (4) foot-candles using the sign's night-mode white screen setting when measured with a standard light meter at a distance of ten feet (10') away from the face of the sign.
12. A variation from Section 7.302.K to permit off-premises sponsor advertisements on the video scoreboard that do not comply with the applicable off-premises sign regulations.

Operational Usage: The operational use of the digital video portion of the scoreboard will be limited and carefully controlled. It will be utilized during Illinois High School Association (IHSA) sanctioned home games for athletic events, including football, soccer, lacrosse, and track meets. The video display will remain off at all other times. Lower-level usage for Freshmen and Junior Varsity events will be limited to the standard scoreboard portion along the bottom panel.

Based on the Fall 2026 and Spring 2026 schedules for Varsity events/games, it is anticipated that the LED/video portion of the scoreboard would be used on approximately 34 total days during the school year, with 24 games/events occurring in the fall and 18 games/events occurring in the spring. Based on the 2026 schedules, the latest game is expected to conclude at approximately 10:00 p.m., and the earliest game is expected to begin at approximately 8:00 a.m.

Sound: The new video-scoreboard unit will have a digital video screen and a regular scoreboard portion; however, the scoreboard will not have a sound system in or on the unit. Sound will occur, as it presently does, via existing and/or new speakers mounted near or on the press-box and bleacher areas. Sound will not be broadcast through the video-scoreboard.

Content and Advertising: As is typical of high school video scoreboards, the video display will feature a variety of content during scheduled games and events. This content may include the American flag during the National Anthem, game highlights, scoring plays, halftime scores, images of players or special guests, school announcements, information regarding upcoming events, and recognition of donors or sponsors. The Petitioner has also stated that the video scoreboard will display Power Ad messaging, including advertisements from local sponsors, during scheduled events. Staff recommends including a condition of approval prohibiting advertisements from being displayed except during an active sporting event.

Curfew: The new video scoreboard would be used only during Prospect High School's main field events and games and would be turned off when no events are occurring. Staff has recommended a condition of approval that requires the video scoreboard to operate only during main field events and games in accordance with the Video Scoreboard Use/Operations Plan. Staff recommends a condition of approval that would require the video scoreboard to be turned on no earlier than 60 minutes before an event or game and turned off within 30 minutes after the event or game has concluded. The video scoreboard shall remain off when events are not occurring.

Visual Impacts and Screening: The Petitioner submitted an aerial sightline diagram identifying portions of the surrounding neighborhood where views of the proposed video scoreboard would be obscured. According to the diagram, residences located south of the scoreboard would not be visually affected because they are situated behind the face of the display. Existing bleachers and landscaping along the west side of the athletic field would also obscure views for approximately five (5) residences. The Petitioner identified a remaining area between the sightline extending from the face of the scoreboard and the existing bleachers where the scoreboard may be visible. To mitigate these views, the submitted landscape plan proposes new evergreen trees, including arborvitae, along the west side of the field to screen the scoreboard from the residences at 416, 420, 424, and 428 Dale Avenue and reduce potential visual impacts on the surrounding neighborhood. A condition of approval to require these plantings has been added as part of staff's recommendation.

Complaints: The Petitioner has indicated that individuals may contact Prospect High School or District 214 by telephone or email at any time to report concerns or issues related to the video scoreboard. District 214 will review all complaints received and take appropriate action, as necessary. Staff recommends a condition of approval requiring Prospect High School and District 214 to maintain a log of all complaints and make the log available to Village officials upon request.

Construction Timeline: District 214 plans to install the video scoreboard at Prospect High School this summer so they are ready for use during the fall season beginning in August 2026.

ADDITIONAL CONSIDERATIONS

When a unit of local government, such as a school district, park district, or county, comes to the Village with a zoning request, the Village's Planning & Zoning Commission and Board of Trustees apply the same standards from the zoning ordinance to the zoning application as it would with a private property owner. However, in addition to the standards in the zoning ordinance, the Planning & Zoning Commission and Board of Trustees also need to consider whether any condition of approval or whether a denial of the application would frustrate or thwart the obligations imposed by State laws on the unit of local government. Stated positively, the Village should consider whether the requested relief furthers the statutory mission of the unit of local government and, if it does, give the requested relief some deference.

In light of this additional consideration, for District 214's application before the Planning & Zoning Commission, the Planning & Zoning Commission should consider:

1. The relationship of the new video scoreboard to the education obligations of District 214;
2. The plausible alternatives for any of the relief requested; and
3. The negative effects on District 214 if relief is not granted.

Some parts of the Illinois School Code applicable to District 214 and potentially relevant here:

1. Areas of education taught, 105 ILCS 5/27-1, “The State of Illinois, having the responsibility of defining requirements for elementary and secondary education, establishes that the primary purpose of schooling is the transmission of knowledge and culture through which children learn in areas necessary to their continuing development and entry into the world of work. Such areas include the language arts, mathematics, the biological, physical and social sciences, the fine arts and physical development and health. Each school district shall give priority in the allocation of resources, including funds, time allocation, personnel, and facilities, to fulfilling the primary purpose of schooling.”
2. Physical education and training, 105 ILCS 5/27-5, “Physical education and training. School boards of public schools and the Board of Governors of State Colleges and Universities shall provide for the physical education and training of pupils of the schools and laboratory schools under their respective control, and shall include physical education and training in the courses of study regularly taught therein. The physical education and training course offered in grades 5 through 10 may include the health education course required in the Critical Health Problems and Comprehensive Health Education Act.”
3. Courses in physical education required, 105 ILCS 5/27-6(a), “Pupils enrolled in the public schools and State universities engaged in preparing teachers shall be required to engage during the school day, except on block scheduled days for those public schools engaged in block scheduling, in courses of physical education for such periods as are compatible with the optimum growth and developmental needs of individuals at the various age levels except when appropriate excuses are submitted to the school by a pupil's parent or guardian or by a person licensed under the Medical Practice Act of 1987 and except as provided in subsection (b) of this Section.”

In analyzing the application for relief from the signage requirements, District 214 has indicated that the new video scoreboard represents a consistent, district-wide approach that integrates technology into both athletics and academic programming. District 214 has also indicated that the new video scoreboard will help increase career preparation opportunities and provide a necessary learning platform that supports student career development. District 214 maintains that Prospect High School students will gain practical experience in media production, technology management, and live event operations while serving the broader school community.

STAFF RECOMMENDATION

Planning staff believes the Petitioner’s sign variation requests comply with the sign variation standards and is supportive. The proposed video scoreboard would serve as a facility improvement that supports school athletics, student engagement, and career-connected learning opportunities. Staff believes that students would also be provided with hands-on experience in multimedia production, broadcast journalism, digital content management, and live event operations. The scoreboard would also improve communication during school events, allow for recognition of student achievements, and enhance the overall event experience for students, families, and spectators. Subject to compliance with the approved Video Scoreboard Use/Operations Plan and applicable conditions of approval, the scoreboard would provide a public and educational benefit.

PUBLIC COMMENTS

As of this writing, staff has not received any public comments.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the standards and findings of fact outlined in **Exhibit A** and 1) accept them without changes, 2) accept them with changes, or 3) reject the findings. The Planning and Zoning Commission shall use the findings of fact to guide their decision to approve or deny the request.

STAFF RECOMMENDATION

Staff finds that the proposed variation standards have been met, as set forth in the Petitioner's and staff's responses to the standards. Based on these findings, Staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and **approve** the following motion:

"To approve signage variations to allow a 507-square-foot, 33-foot-tall video scoreboard at the Subject Property, also known as 801 West Kensington Road (PIN: 03-33-201-003-0000), Case No. PZ-17-26, subject to the following conditions:

1. The video scoreboard shall be developed in strict conformance with the approved development plans which consist of the following (collectively the "Approved Plans"):
 - a. "Landscape Plan," Sheet L100, prepared by Eriksson Engineering Associates, Ltd., and bearing the latest revision date of 04/14/26;
 - b. "Ground Sign Design Specifications," consisting of 4 sheets, prepared by MBI Companies, and dated 02/25/26;
 - c. "Production Ready Artwork Needed for: Knight Logo," consisting of one (1) page, prepared by Daktronics, and dated 06/09/2025;
 - d. "List of Expected Athletic Field and Proposed Video/Scoreboard Use" (Video-Scoreboard Use/Operations Plan), consisting of one (1) page, prepared by District 214, and dated July 10, 2026.
2. The video-scoreboard shall be used during main field events/games only in accordance with the Video-Scoreboard Use/Operations Plan. The video-scoreboard shall be 'ON' only during events/games at Prospect High School. The video-scoreboard shall be turned 'ON' within 60 minutes before an event and turned 'OFF' within 30 minutes after the event/game has concluded.
3. The operation and use of the video board portion of the scoreboard shall be restricted to IHSA-sanctioned home games for varsity-only athletic events, including football, soccer, lacrosse, and track meets. Freshman and Junior Varsity sports shall use the bottom portion of the scoreboard only.
4. Sound shall not be broadcast through the video-scoreboard.
5. The video-scoreboard's illumination shall not strike nor produce glare that would affect the nearby street or properties.
6. Off-premise sponsorship advertisements shall only be displayed during sponsored events.
7. New evergreen shrubs/trees (arborvitae) shall be planted to screen the video-scoreboard from the neighboring residences to the west along Dale Avenue, in accordance with the Landscape Plan, Sheet L100, prepared by Eriksson Engineering Associates, Ltd., bearing the latest revision date of 04/07/2026.

8. Prospect High School shall maintain a log of all complaints received. The complaint log shall be made available to Village officials upon request.”

The Planning and Zoning Commission’s decision is final.

ATTACHMENTS:

ADMINISTRATIVE CONTENT

(Zoning Request Application, Responses to Standards, etc...)

PLANS

(Plat of Survey, Site Plan, etc.)

OTHER

(Supplemental Information, Public Comments Received, etc...)

I concur:



Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A

Standards and Findings of Fact

STANDARDS FOR SIGN VARIATIONS

Section 7.605 of the Village of Mount Prospect sign ordinance provides that a variation shall not be approved unless findings are made on the following standards:

1. The sign in question cannot reasonably identify the establishment if permitted to be used only under the conditions allowed by the regulations of the sign ordinance;
2. The plight of the owner is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations of this chapter were carried out and which particular hardship or practical difficulty is not generally applicable to other comparable signs or properties;
3. The alleged hardship has not been created by any person presently having a proprietary interest in the subject sign (or property);
4. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood;
5. The proposed variation will not impair visibility to the adjacent property, increase the danger of traffic problems or endanger the public safety;
6. The proposed variation will not alter the essential character of the neighborhood; and
7. The proposed variation is in harmony with the spirit and intent of this chapter.

Petitioner's Findings: The Petitioner contends that the proposed video scoreboard does not fit neatly within the Village's existing sign classifications because it is neither a billboard nor a business identification sign. The requested variations are therefore attributed to the unique nature and limited operation of the scoreboard, which would be used only during scheduled Prospect High School games and events and would remain turned off at all other times. The Petitioner further notes that the proposal involves replacing the existing scoreboard in the same location and maintains that the replacement would not adversely affect public welfare, neighboring properties, traffic safety, visibility, or the essential character of the surrounding neighborhood. Based on these considerations, the Petitioner believes the requested variations are consistent with the spirit and intent of the sign ordinance.

Staff's Findings: Staff finds that the proposed video scoreboard is an athletic facility component intended to display game information, event-related video content, school announcements, and educational programming during scheduled Prospect High School athletic events. Staff finds that strict compliance with the standard height, sign area, changeable-copy, illumination, and operational limitations applicable to conventional freestanding signs would substantially restrict the scoreboard's visibility and functionality for athletes, students, and spectators within the athletic field. Staff finds that the requested variations are therefore necessary for the sign to reasonably serve its intended athletic, educational, and informational purposes. The video scoreboard must also be sufficiently elevated and sized to be visible across the athletic field and spectator seating areas and must accommodate live game information and video content associated with school events. The requested relief is necessary to permit a modern athletic scoreboard to function effectively.

Subject to compliance with the approved Video Scoreboard Use/Operations Plan and recommended conditions of approval, the proposed variations are not expected to adversely affect public welfare, neighboring properties, traffic safety, or the character of the surrounding neighborhood. The display

would operate only during scheduled main-field events, remain off at all other times, and be turned on no earlier than 60 minutes before an event and off within 30 minutes after its conclusion. The scoreboard would not contain an integrated sound system, would be located approximately 290 feet from the nearest residence, and would be oriented toward the athletic field rather than adjacent streets. Existing bleachers and landscaping, together with proposed evergreen screening along Dale Avenue, would further reduce visual impacts. Based on the foregoing, staff finds that the proposed request meets the standards of the Village's sign ordinance and recommends approval of the requested signage variations.



Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: PZZ26-000016 Date of Submission: 06/16/2026 Hearing Date: 7/23/2026
Project Name/Address: PZ-17-26: 801 W Kensington Rd: Sign Variations For A New Video Scoreboard

I. Subject Property

Address(es): 801 W Kensington Rd
Zoning District(s): R1 Property Area (SqFt and/or Acreage): _____
Parcel Index (PIN(s)): 03-33-201-002-0000

II. Zoning Request(s) (Check all that apply)

- ☐ Conditional Use: For _____
☐ Variation(s): To _____
☐ Zoning Map Amendment: Rezone From _____ To _____
☐ Zoning Text Amendment: Section(s) _____
☐ Other: _____

III. Summary of Proposal (use separate sheet if necessary)

High School District 214 (D214) has plans to replace the existing scoreboard unit at Prospect High School, with a new video-scoreboard, in the same location, also facing North. The new unit will be five (5) feet thinner in width and stand ten (10) feet taller to its top, when compared to the existing unit. No sound will come from this unit, just like the existing. The video screen portion will be a part of the PHS CTE program, teaching, and empowering PHS students to plan out, manage, and use of the videoboard during events/games, all the while being supervised by PHS staff. This video-scoreboard will only be 'ON' during events/games and turned 'OFF' and remain off when not in use for events/games. It is not a billboard nor a business sign.

IV. Applicant (all correspondence will be sent to the applicant)

Name: Michael Sauer Corporation: ARCON Associates Inc
Address: 512 W. Hintz Rd.
City, State, ZIP Code: Arlington Heights IL 60148
Phone: _____ Email: mdsauer@arconassoc.com
Interest in Property: _____

V. Property Owner

☐ Check if Same as Applicant
Name: Prospect High School Corporation: _____
Address: Forest View Educ Ctr 2121 S Goebbert Rd
City, State, ZIP Code: Arlington Hts, IL 60005-4205
Phone: _____ Email: _____

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property. I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant: [ZoningPermit:::9724:::79799_WIDTH=0PX_HEIGHT=0PX] Date: _____

(Print or Type Name) Michael Sauer

If applicant is not property owner:

I hereby designate the applicant to act as my agent for the purpose of seeking the zoning request(s) described in this application and the associated supporting material.

Property Owner: _____ Date: _____

(Print or Type Name) _____

AFFIDAVIT OF OWNERSHIP

COUNTY OF COOK)
) SS

STATE OF ILLINOIS)

I, FRANK FIARITO, under oath, state that I
am
(Print Name)

☐ the sole owner of the property

☐ an owner of the property

☒ an authorized officer for the owner of the property

commonly described as PROSPECT HIGH SCHOOL
801 W KENSINGTON RD
MOUNT PROSPECT, IL 60056

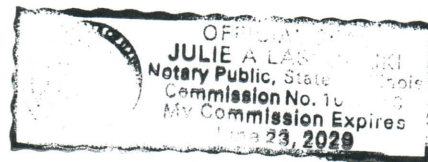
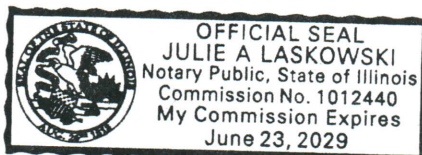
and that such property is owned by TOWNSHIP HIGH SCHOOL DISTRICT 214 as of
this date.

Frank R. Fiarito
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

27 DAY OF May, 2026

Julie A. Laskowski
(Notary Public)





Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Property Owner	
☐ Check if Same as Applicant	
Name: <u>TOWNSHIP HIGH SCHOOL DISTRICT 214</u>	Corporation: <u>/ PROSPECT HIGH SCHOOL</u>
Address: <u>2121 S GOEBBERT RD</u>	
City, State, ZIP Code: <u>ARLINGTON HEIGHT, IL 60005</u>	
Phone: <u>(847) 718-7621</u>	Email: <u>aneta.mistak@d214.org</u>

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant: Aneta Mistak Date: Jun 16, 2026
(Signature)

ANETA MISTAK, Director of Operations
(Print or Type Name)

If applicant is not property owner:

I hereby designate the applicant to act as my agent for the purpose of seeking the zoning request(s) described in this application and the associated supporting material.

Property Owner: _____ Date: _____
(Signature)

(Print or Type Name)

VMP - Property_Owner_Signature sheet

Final Audit Report

2026-06-16

Created:	2026-06-16
By:	Catherine Ziaja (catherine.ziaja@d214.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9zXIloz0tMAAtYvPdMg2-PDmuTPEMVAA

"VMP - Property_Owner_Signature sheet" History

-  Document created by Catherine Ziaja (catherine.ziaja@d214.org)
2026-06-16 - 5:08:58 PM GMT- IP address: 216.125.39.120
-  Document emailed to Aneta Mistak (aneta.mistak@d214.org) for signature
2026-06-16 - 5:09:14 PM GMT
-  Email viewed by Aneta Mistak (aneta.mistak@d214.org)
2026-06-16 - 5:13:29 PM GMT- IP address: 74.125.212.226
-  Document e-signed by Aneta Mistak (aneta.mistak@d214.org)
Signature Date: 2026-06-16 - 5:13:52 PM GMT - Time Source: server- IP address: 172.59.187.252 - Signature Appearance Selected: MOBILE_IMAGE
-  Agreement completed.
2026-06-16 - 5:13:52 PM GMT



Adobe Acrobat Sign

The Grantor ALFRED J. MEIER and CLARA MEIER, his wife
of the Township of Wheeling in the County of Cook
and State of Illinois for and in consideration of the sum of
Ten Dollars and other good and valuable consideration ^{\$}~~Dollars~~, in hand paid,
Convey and Warrant to TRUSTEES OF SCHOOLS, Township 42 North,
Range 11

~~of the~~ County of Cook
and State of Illinois the following described Real Estate, to-wit:
The North One-half ($\frac{1}{2}$) of the Southeast quarter ($\frac{1}{4}$) of the
Northeast quarter ($\frac{1}{4}$); also the Northeast quarter ($\frac{1}{4}$) of the
Northeast quarter ($\frac{1}{4}$) ^{all} in Section 33, Township 42 North, Range 11,
East of the Third Principal Meridian in Cook County, Illinois

situated in the Township of Wheeling in the County of Cook
in the State of Illinois hereby releasing and waiving all rights under and by virtue of the
Homestead Exemption Laws of the State of Illinois.

Dated, This 3rd day of August A. D. 1953

Seal

Alfred J. Meier

Seal

Seal

Clara Meier

Seal

Seal

Seal

Seal

Seal

See Acknowledgment on Back.

State of ILLINOIS

County of COOK

ss.

J. Walter Krause, Jr.,

a Notary Public

in and for said County, in the

State aforesaid, ~~Do~~ Hereby Certify, That Alfred J. Meier and
Clara Meier, his wife

personally known to me to be the same person s whose name s are
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that he Y signed, sealed and delivered the said Instrument
as their free and voluntary act, for the uses and purposes therein set
forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial seal, this

3rd

day of August

A. D. 1953

Notary Public

Commission expires November 6th A. D. 19 56.

1479494

677959

STATE OF ILLINOIS
COOK COUNTY
FILED

1953 AUG 24 PM 3 17

ENTERED IN VOL
PAGE OF REG. OF TITLE
REGISTER OF TITLES

1479494

1479494

WARRANTY DEED
STATUTORY FORM

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE & COMPANY

WOJCIK



COOK COUNTY ASSESSOR'S OFFICE

Joseph Berrios, Cook County Assessor

118 North Clark Street, Chicago, IL 60602

Phone: 312.443.7550 Website: www.cookcountyassessor.com

August 10, 2016

Division Report

Division: 2016-00798
Township: WHEELING

Tax Year: 2016
Division Date: 10/06/2015

Petition No. Date Petitioner
2016-0410 10/06/2015 Alan T. Sraga

Existing PIN(s)

Permanent Index Number: 03-33-201-002-0000

Tract

Tax Payer

SCHOOL DIST #214

P/A: 801 E KENSINGTON RD
MOUNT PROSPECT, IL 600560000

Assessment Status: Exempt

Exempt Code: 5873

Volume: 235

Taxcode: 38089

Legal Description:

Sec	Tw	Rng	Lot	SubBlk	Outlot
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New PIN(s)

Permanent Index Number: 03-33-201-003-0000

Tract 1

Tax Payer

SCHOOL DIST #214

2121 Goebbert Road Arlington Heights, IL 60005

P/A: 0000000801 E KENSINGTON RD
MOUNT PROSPECT, IL 600050000

Assessment Status: Exempt

Exempt Code: 5873

Volume: 235

Taxcode: 38089

Legal Description:

THE NORTH 3/4 OF THE EAST 1/2 OF THE OF THE NORTHEAST 1/4 (<EXCEPT THAT PART TAKEN FOR ROAD PER DOC #98780822) AND (EXCEPT THAT PAT TAKEN FOR STREET PER DOC #3882292) AND (EXCEPT THE NORTH 310 FEET OF THE EAST 298.33 FEET) IN

Sec.	Tw.	Rng.	Lot	SubBlk	Outlot
33	42	11			



COOK COUNTY ASSESSOR'S OFFICE

Joseph Berrios, Cook County Assessor

118 North Clark Street, Chicago, IL 60602

Phone: 312.443.7550 Website: www.cookcountyassessor.com

August 10, 2016

Division Report

Permanent Index Number: 03-33-218-008-0000

Tract 2

Sec.	Twn.	Rng.	Lot	SubBlk	Outlot
33	42	11			

Tax Payer

SCHOOL DIST #214

2121 S. Goebbert Road Arlington Heights, IL 60005

P/A: 0000000801 W KENSINGTON RD

ARLINGTON HEIGHTS, IL 600560000

Assessment Status: Exempt

Exempt Code: 5873

Volume: 235

Taxcode: 38072

Legal Description:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4, 50 FEET SOUTH OF THE NORTH LINE; THENCE SOUTH ALONG THE EAST LINE, 178.69 FEET TO A POINT ON A 180 FOOT RADIUS CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 30°30'13", 101.18 FEET; THENCE NORTH 18°28'19" WEST, 100.68 FEET TO THE SOUTH LINE OF THE NORTH 50 FEET; THENCE EAST ALONG SAID SOUTH LINE, 86.80 FEET TO THE POB IN



May 29, 2026

Ann Choi
Development Planner
Village of Mount Prospect IL 60056

RE: **Design Commission / Sign Variation Application**
New Digital Video-Scoreboard at Prospect High School

Dear Ms. Choi:

I am writing to provide information and request your consideration regarding the installation of a new digital video-scoreboard at Prospect High School in Mount Prospect. The project is part of a district-wide initiative to enhance both athletic facilities and educational programming across High School District 214.

The proposed digital video-scoreboard is a key component of the school's Career and Technical Education (CTE) curriculum. The system will be student-led and student-operated, providing hands-on learning opportunities in journalism, multimedia production, and broadcast technology. Students will gain real-world experience conducting sideline interviews, producing live event coverage, utilizing instant replay technology, and managing digital content in a format that mirrors professional broadcast journalism environments. The initiative directly supports workforce readiness by equipping students with practical, in-demand skills.

Modern career preparation increasingly depends on experiential learning; opportunities where students move beyond theory and actively practice skills in real situations. Facilities and technology that support these experiences play a critical role in helping schools deliver meaningful career-connected learning. The video-scoreboard will help increase those opportunities and provide a necessary learning platform that supports student career development. It will allow Prospect HS students to gain practical experience in media production, technology management, and live event operations while serving the broader school community.

The operational use of the digital video portion of the scoreboard will be limited and carefully controlled. It will be utilized during IHSA-sanctioned home games for athletic events, including football, soccer, lacrosse, and track meets. The video display will remain off at all other times. Lower-level usage for Freshmen and JV will be limited to the standard scoreboard portion along the bottom panel. Additionally, there will be no audio component associated with the digital video-scoreboard.

During events, the video-scoreboard will display game-related content as well as Power Ad messaging, which includes advertisements from local sponsors. These advertisements will only be visible during events and will not operate outside of scheduled activities.

The installation is part of a broader district standardization effort. Similar digital scoreboards are already in place at Wheeling High School and Buffalo Grove High School, with Prospect High School and Hersey High School currently in the implementation phase. The remaining district schools are scheduled to receive installations next year. As such, the project represents a consistent, district-wide approach that integrates technology into both athletics and academic programming.



We understand and respect the importance of maintaining community standards and minimizing impact on surrounding areas. The video-scoreboard has been designed with these considerations in mind, including limited hours of operation, absence of sound (from the video-scoreboard), and event-only usage. Its location matches the existing conditions at the south end of the field as depicted in the attached material.

In summary, the project represents a thoughtful investment in student education, community engagement, and facility modernization, while maintaining clear operational boundaries that align with local expectations.

Thank you for your time and consideration of our request. We welcome any questions and appreciate your support in providing enhanced educational opportunities for their students.

Sincerely,
ARCON Associates, Inc.

George Demarakis
Principal

GDD\dll



June 15, 2026

(Attachment Letter)

Ms. Ann Choi
Development Planner
Planning and Zoning Division
Village of Mount Prospect
50 E. Emerson Street
Mount Prospect, IL 60056

achoi@mountprospect.org
(847) 818-5314

RE: RESPONSES TO SIGN VARIATION STANDARDS, AS AN ATTACHMENT TO THE REVIEW #1 RESPONSES (R1R) LETTER, REGARDING THE REPLACEMENT OF THE SCOREBOARD AT PROSPECT HIGH SCHOOL, AS A PART OF THE 2025 (2026) TRACK IMPROVEMENTS AT THEIR EXISTING MULTI-SPORT FIELD.
(RE: VMP: SGN26-000016 / 801 W Kensington Rd / New EMC Sign / Review Comments #1)

Dear Ann:

This attachment letter is for the Responses to Sign Variation Standards, as a part of your department's 'Review Comments #1', dated April 9, 2026, for the submitted plans of the Prospect High School, 2025 (2026) Track Improvements, specifically for the Scoreboard Replacement portion of the work.

As we did with the response letter, we will address each of the Sign Variation Standards below.

- Our responses will be in **BLUE** to help differentiate from the variation standards.

"7.605: STANDARDS FOR VARIATIONS:

A. The planning and zoning commission shall not recommend or grant a variation unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:"

1. "The sign in question cannot reasonably identify the establishment if permitted to be used only under the conditions allowed by the regulations of the sign ordinance."
 - a. **Response:** The proposed replacement PHS video-scoreboard does not 'fit' within the current sign ordinance, as it is not a billboard, nor a business identity sign. The proposed video-scoreboard will only be turned 'ON' and used for various PHS events/games, then turned 'OFF' at all other non-use times.
2. "The plight of the owner is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations of this chapter were carried out and which particular hardship or practical difficulty is not generally applicable to other comparable signs or properties."
 - a. **Response:** The unique circumstances, again, revolve around the proposed replacement PHS video-scoreboard does not 'fit' within the current sign ordinance, as it is not a billboard, nor a business identity sign. The proposed video-scoreboard will only be turned 'ON' and used for various PHS events/games, then turned 'OFF' at all other non-use times.
3. "The alleged hardship has not been created by any person presently having a proprietary interest in the subject sign (or property)."
 - a. **Response:** The proposed replacement PHS video-scoreboard is just that, a replacement of the existing scoreboard in the exact same location.

4. "The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood."
 - a. Response: The proposed replacement PHS video-scoreboard is just that, a replacement of the existing scoreboard in the exact same location. This unit will 'not be materially detrimental to the public welfare, or injurious to other property or improvements in the neighborhood.'
5. "The proposed variation will not impair visibility to the adjacent property, increase the danger of traffic problems or endanger the public safety."
 - a. Response: Again, the proposed replacement PHS video-scoreboard is just that, a replacement of the existing scoreboard in the exact same location. This unit 'will not impair visibility to the adjacent property, increase the danger of traffic problems nor endanger the public safety' in the neighborhood; as it is not a billboard, nor a business identity sign. The proposed video-scoreboard will only be turned 'ON' and used for various PHS events/games, then turned 'OFF' at all other non-use times.
6. "The proposed variation will not alter the essential character of the neighborhood; and..."
 - a. Response: The proposed variation for the replacement PHS video-scoreboard is just that, a replacement of the existing scoreboard in the exact same location. So, it will 'not alter the essential character of the neighborhood.'
7. "The proposed variation is in harmony with the spirit and intent of this chapter."
 - a. Response: We feel the proposed variation, for the replacement PHS video-scoreboard is just that, a replacement of the existing scoreboard in the exact same location and will remain in keeping with 'the spirit and intent of this chapter.'

"B. The planning and zoning commission may impose such conditions and restrictions upon the subject sign and property, the location, the construction, design and use of the sign benefited by such a variation as may be necessary or appropriate to comply with the foregoing standards and to protect adjacent property and property values and ensure traffic safety. (Ord. 6286, 12-6-2016)."

Response: We understand the above statement.

SIGN VARIATION STANDARDS"

"Variation - A variation from the zoning regulations shall not be granted or recommended for approval by the Planning and Zoning Commission unless findings of fact based on evidence are made in each specific case that affirm the following standards:"

1. "Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a specific hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations was to be applied."
 - a. Response: As this requested variation is for the PHS scoreboard replacement, with a new video-scoreboard
2. "The conditions upon which an application for a variation are based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning classification."
 - a. Response: The variation for the PHS scoreboard replacement, with a new video-scoreboard, is unique to the property that is PHS, as this is a School Facility within Residential Zoning.
3. "The purpose of the variation is not based primarily upon a desire to increase financial gain."
 - a. Response: The purpose of the variation is not based on a desire for financial gain. It is simply to replace the existing scoreboard with a new higher quality video-scoreboard, to be coordinated and run by PHS CTE students.

4. "The alleged difficulty or hardship is caused by this Chapter and has not been created by any person presently having an interest in the property."
 - a. Response: There has not been a difficulty or hardship created by any person presently having an interest in the property.
5. "The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located."
 - a. Response: The PHS scoreboard replacement with a new video-scoreboard will not create a 'detrimental result to the public welfare or be injurious to any other property or the surrounding neighborhood.'
6. "The granting of the variation will not alter the essential character of the neighborhood."
 - a. Response: The PHS scoreboard replacement with a new video-scoreboard in the exact same location, will not alter the character of the neighborhood at all.
7. "The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood."
 - a. Response: The PHS scoreboard replacement with a new video-scoreboard in the exact same location, will not affect the 'light or air to surrounding properties, congestion of the public streets, nor increase the danger of fire, nor impair natural drainage or create drainage problems on adjacent properties, nor endanger the public safety, nor substantially diminish or impair property values within the neighborhood'.

This marks the end of our Responses to Standards for Variations and Sign Variation Standards, dated June 15, 2026. Please also see the portal submitted letters, plans, charts, and drawings that coordinate with our responses above.

Please contact us if you have any questions.

Thanks again for the cooperation and the opportunity to work with the Village of Mount Prospect.

Sincerely,
ARCON Associates, Inc.



Michael D. Sauer, AIA
Senior Associate / Senior Architect

C: Aneta Mistak, D214
George Demarakis, Principal, ARCON

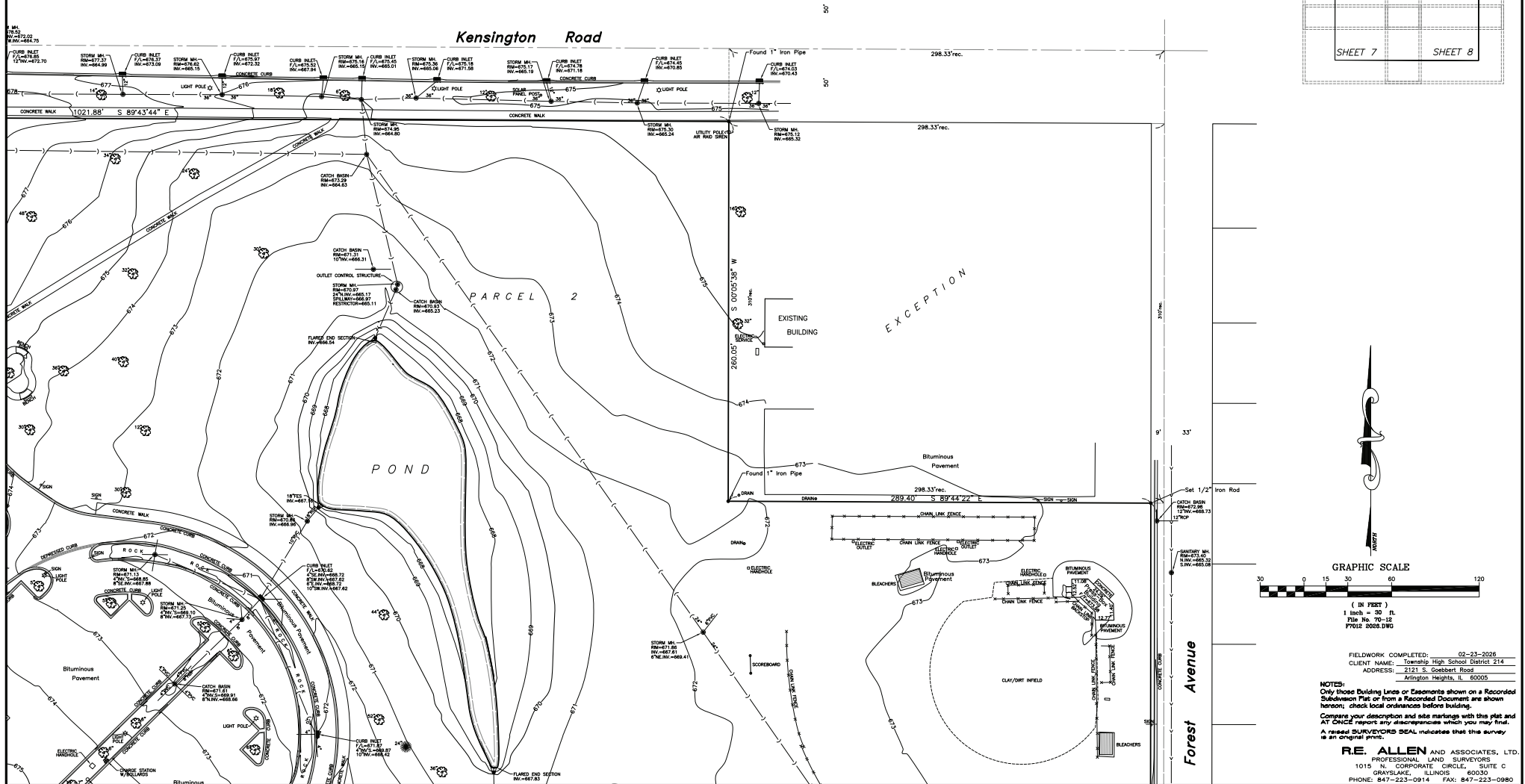
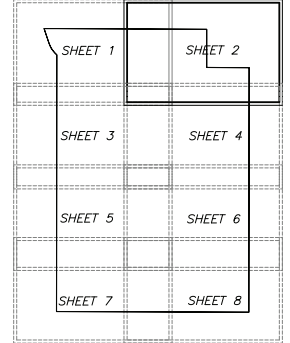
MDS/rc

J:\1 D214\26033 2026 Miscellaneous Projects\26033.3 - PHS - Scoreboard Replacement for Stadium\VMP - Sign Review and Responses\VMP-D214-R1R - PHS - Attachment for Sign Variance Responses 06-15-2026.docx

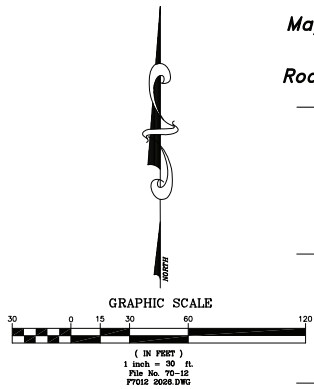
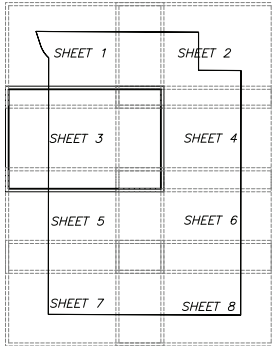
PLAT OF SURVEY

OF
PROSPECT HEIGHTS HIGH SCHOOL
801 W. KENSINGTON ROAD, MOUNT PROSPECT, ILLINOIS

SHEET 2 OF 8



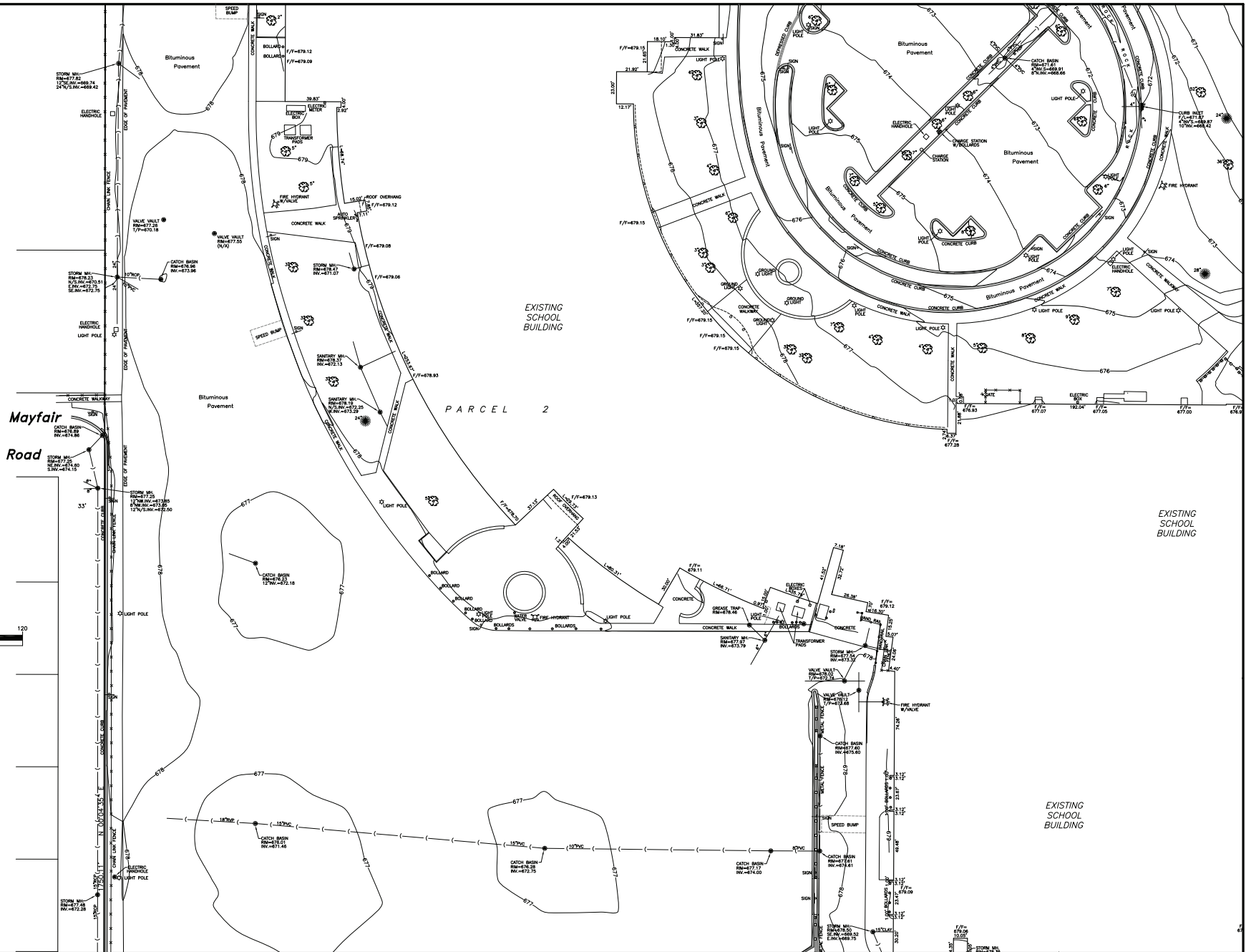
SHEET 3 OF 8

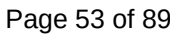


FIELDWORK COMPLETED: 02-23-2026
 CLIENT NAME: Township High School District 214
 ADDRESS: 2121 S. Greentree Road
 Arlington Heights, IL 60005

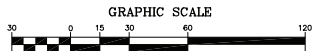
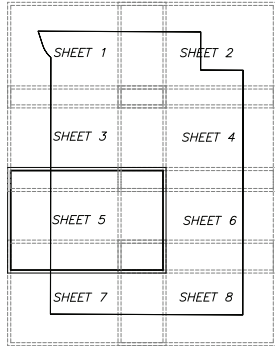
NOTES:
 Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
 Compare your description and site markings with this plat and AT CONCRETE reports any discrepancies which you may find.
 A raised SURVEYOR'S SEAL indicates that this survey is an original print.

R.E. ALLEN AND ASSOCIATES, LTD.
 PROFESSIONAL LAND SURVEYORS
 1015 N. CORPORATE CIRCLE, SUITE C
 GRAYSLAKE, ILLINOIS 60050
 PHONE: 847-223-0914 FAX: 847-223-0980





SHEET 5 OF 8

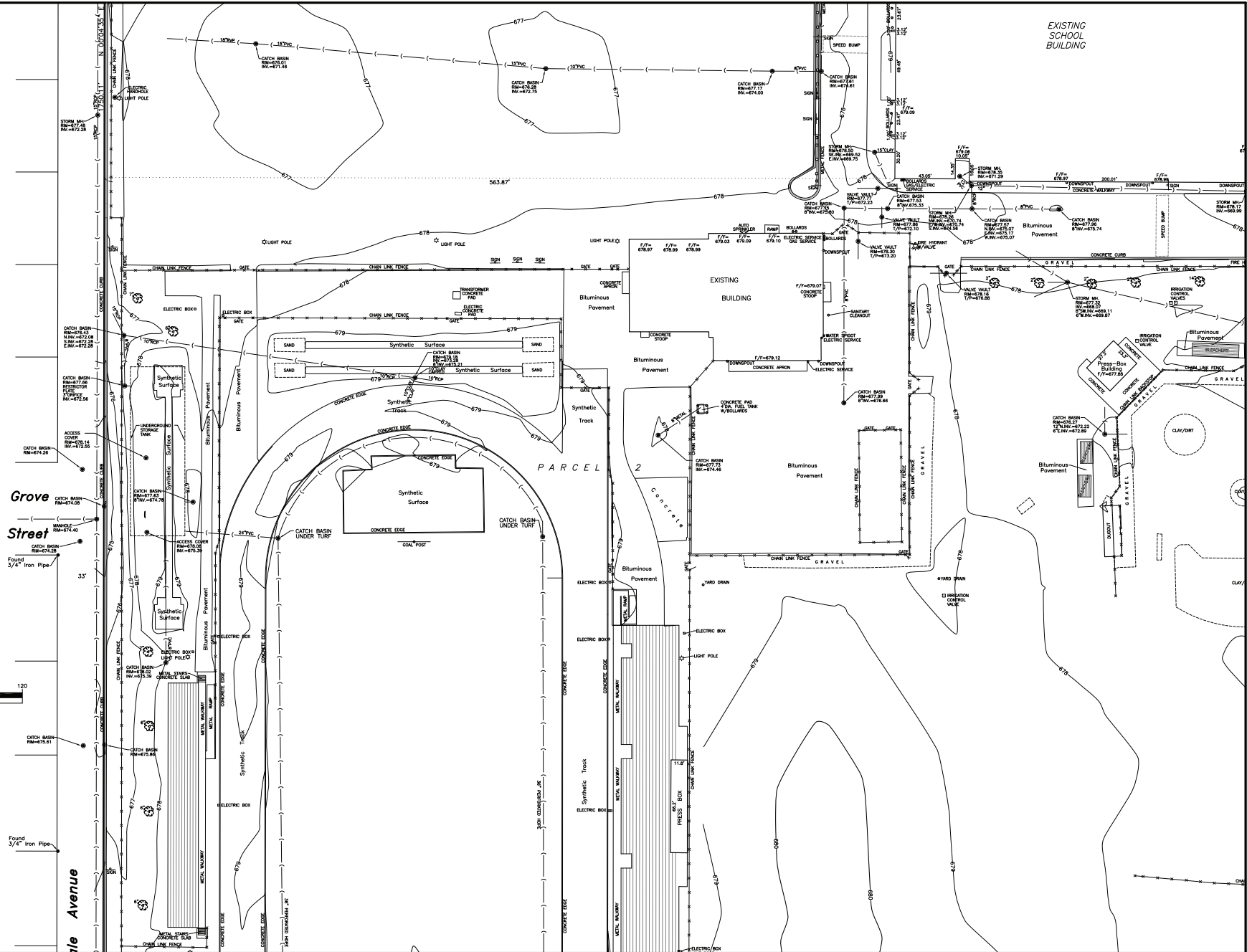


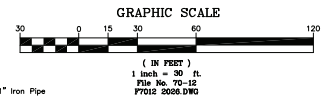
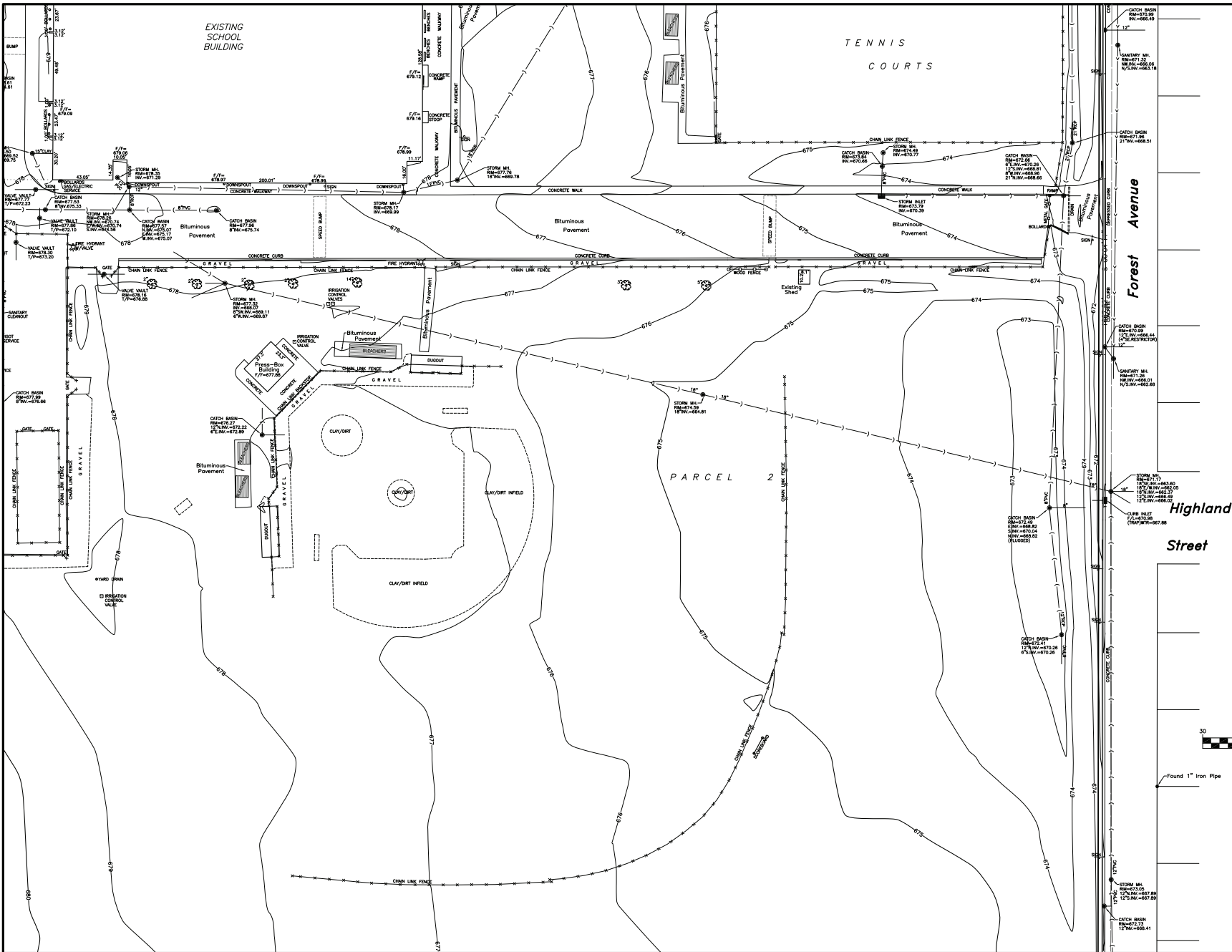
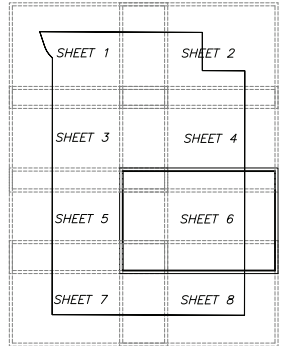
(IN FEET)
1 inch = 30 ft.
P16 No. 70-12
P7012 2020.DWG

FIELDWORK COMPLETED: 02-23-2026
CLIENT NAME: Township High School District 214
ADDRESS: 2121 S. Grebert Road
Arlington Heights, IL 60005

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Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.
A raised SURVEYORS SEAL indicates that this survey is an original print.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980



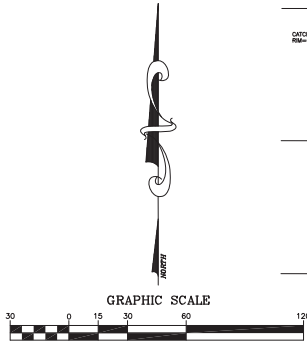
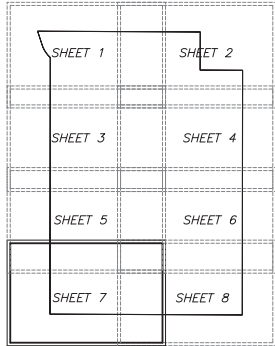


FIELDWORK COMPLETED: 02-23-2008
 CLIENT NAME: Township High School District 214
 ADDRESS: 2121 S. Goebbert Road
 Addison, Heights, IL 60005

NOTES:
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 Compare your description and site markings with the plat and AT CHANCE report any discrepancies which you may find.
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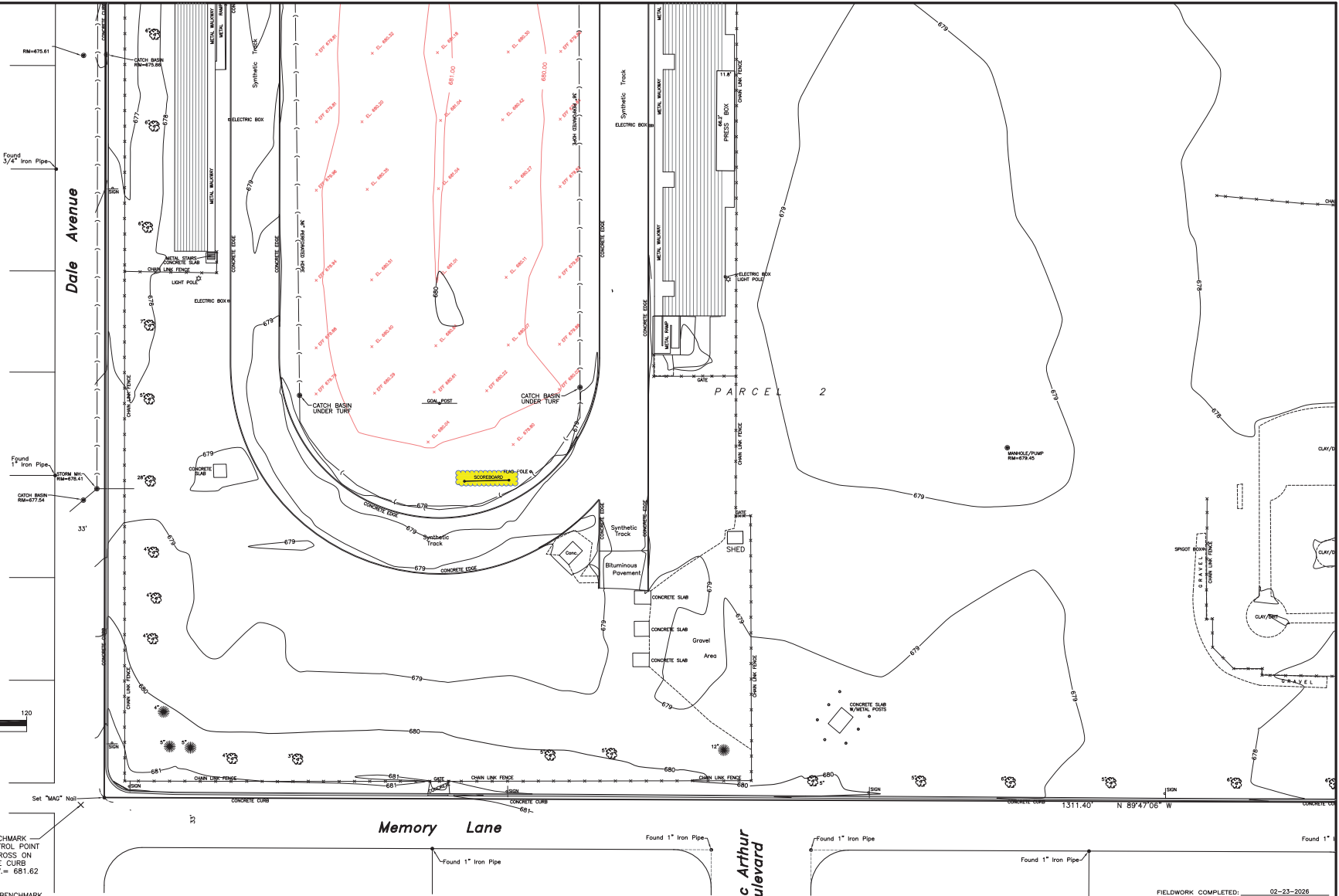
R.E. ALLEN AND ASSOCIATES, LTD.
 PROFESSIONAL LAND SURVEYORS
 1015 N. CORPORATE CIRCLE, SUITE C
 GRAYSLAND, ILLINOIS 60030
 PHONE: 847-223-0914 FAX: 847-223-0980

SHEET 7 OF 8



SITE BENCHMARK
SURVEY CONTROL POINT
CUT "X" CROSS ON
CONCRETE CURB
NAVD88 ELEV. = 681.62

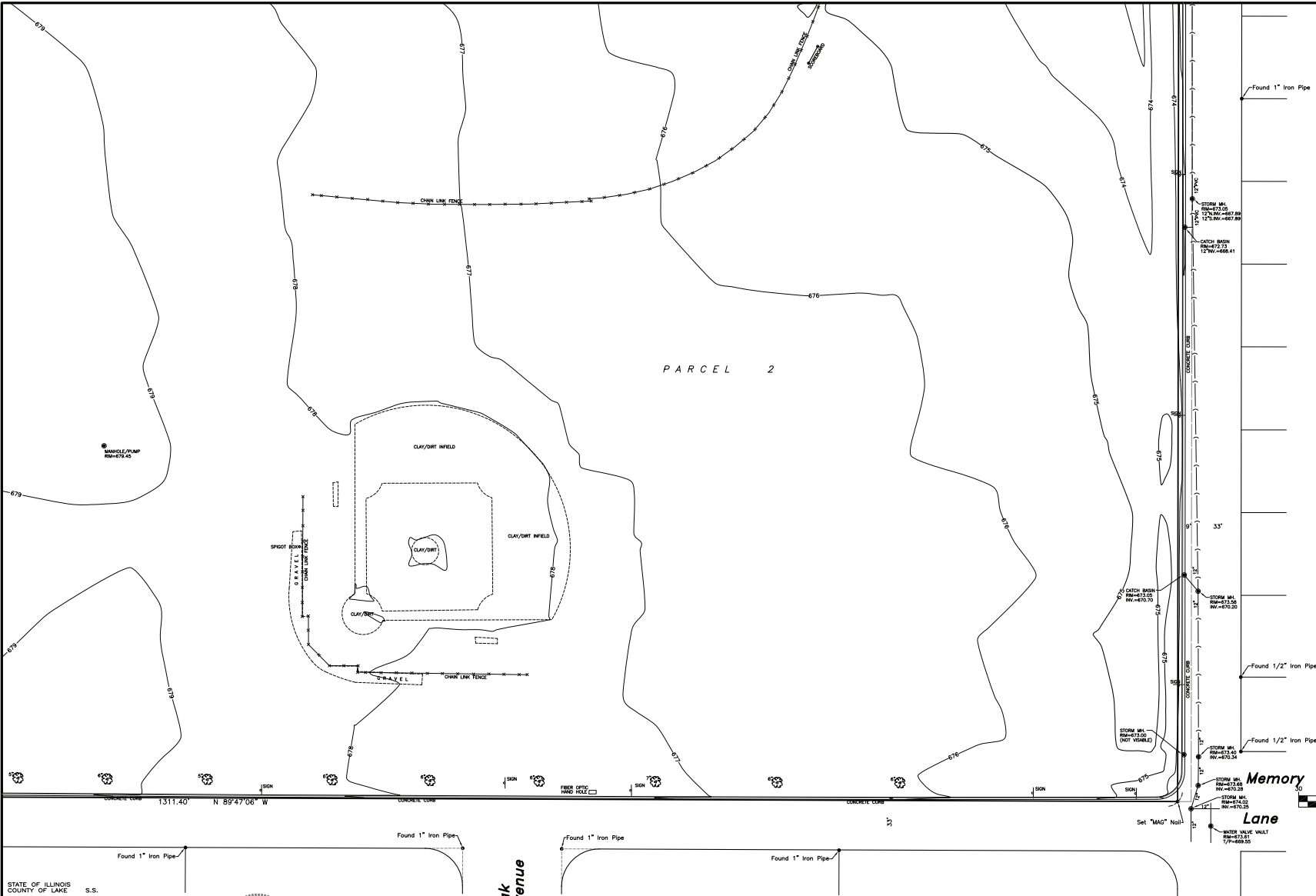
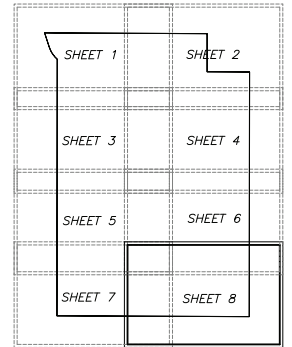
SOURCE BENCHMARK
BRASS MONUMENT IN CONCRETE AT
THE SOUTHWEST CORNER OF GROVE
STREET AND WATERMAN AVENUE.
NAVD88 ELEV. = 673.80



FIELDWORK COMPLETED: 02-23-2028
CLIENT NAME: Township High School District 214
ADDRESS: 2121 S. Goelbert Road
Arlington Heights, IL 60005

NOTES:
Only those Easement Lines or Easements shown on a Recorded
Subdivision Plat or from a Recorded Document are shown
hereon; check local ordinances before building.
Compare your description and site markings with the plat and
AT CHANCE report any discrepancies which you may find.
A RESEAL SURVEYORS SEAL indicates that this survey
is an original work.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAND, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980



STATE OF ILLINOIS
COUNTY OF LAKE S.S.

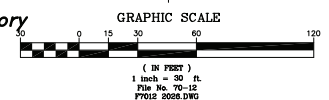
I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 30TH DAY OF MARCH, A.D. 2026

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3816
MY LICENSE EXPIRES 11-30-28
PROFESSIONAL DESIGN FIRM NO. 184-002732



Oak Avenue

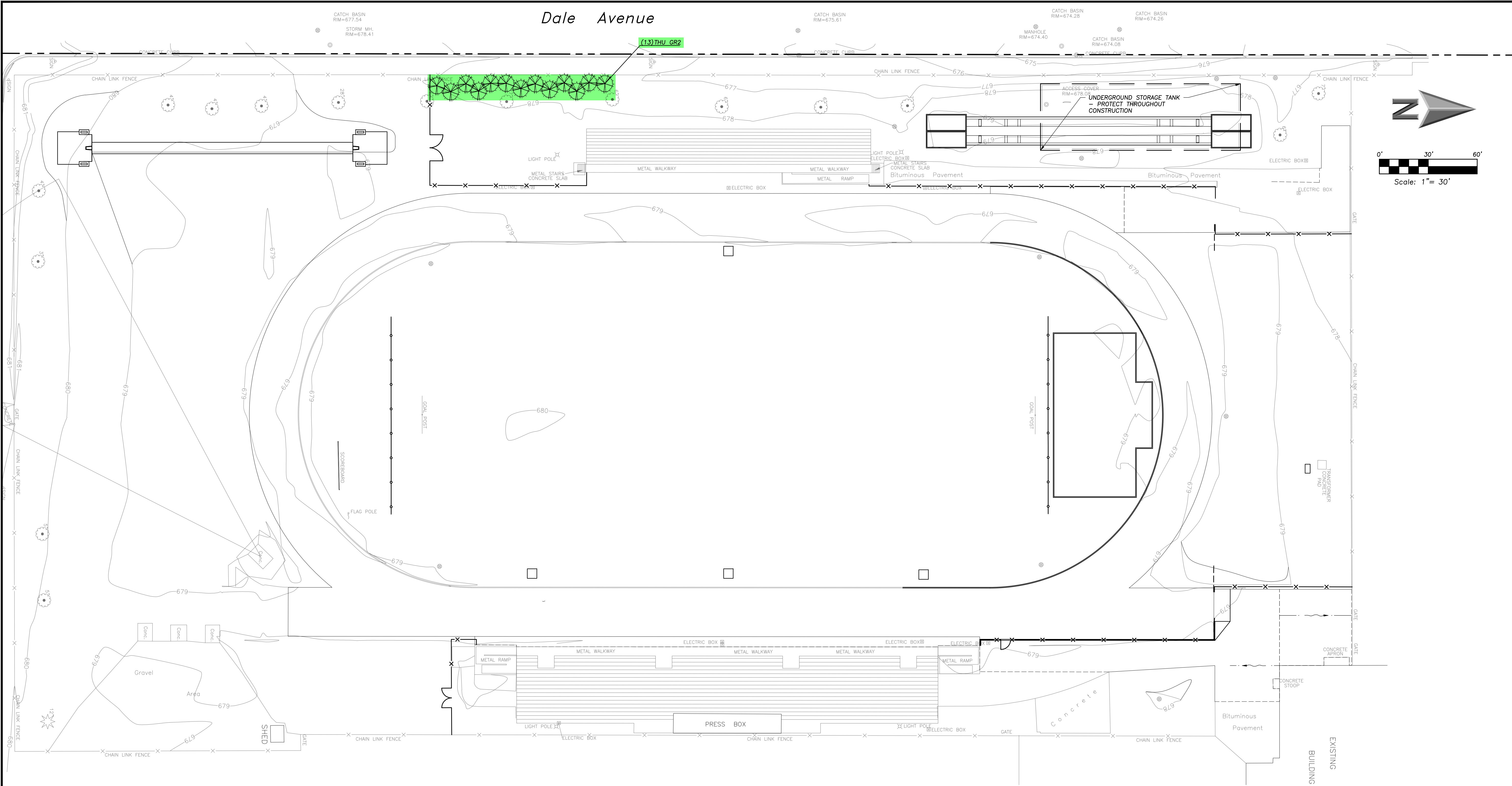


FIELDWORK COMPLETED: 02-23-2026
CLIENT NAME: Township High School District 214
ADDRESS: 2121 S. Goelbert Road
Arlington Heights, IL 60005

NOTES:
Only those Easements or Encumbrances shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with the plat and AT ONCE report any discrepancies which you may find.
A REEDED SURVEYOR'S SEAL indicates that this survey is an original work.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

EEA - P:\25008 - Township D214 - Civil\Prospect HS\Drawings\Prospect HS Running Track 2025_LPlan.dwg
Plotted: 4/14/26 @ 12:16pm By: sgregory



LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
EVERGREEN TREES				
THU GR2	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	6' HT.	13

SIGN VARIATION APPLICATION BY DISTRICT 214:
PROSPECT HS - PROPOSED VIDEO/SCOREBOARD - LANDSCAPE
FOR THE EXISTING ATHLETIC FIELD
IMAGE & DIMENSIONS, AS OF MAY 29, 2026



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYS LAKE, ILLINOIS 60030
PHONE (847) 223-4864
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

TOWNSHIP HIGH SCHOOL
DISTRICT 214
PROSPECT HIGH SCHOOL
2025 TRACK IMPROVEMENTS
801 W. Kensington Road
Mount Prospect, Illinois

Reserved for Seal:

No.	Date	Description
1	04/14/26	Issue For Owner Review

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CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By: SSG
Approved By: KC
Date: 04/07/2026

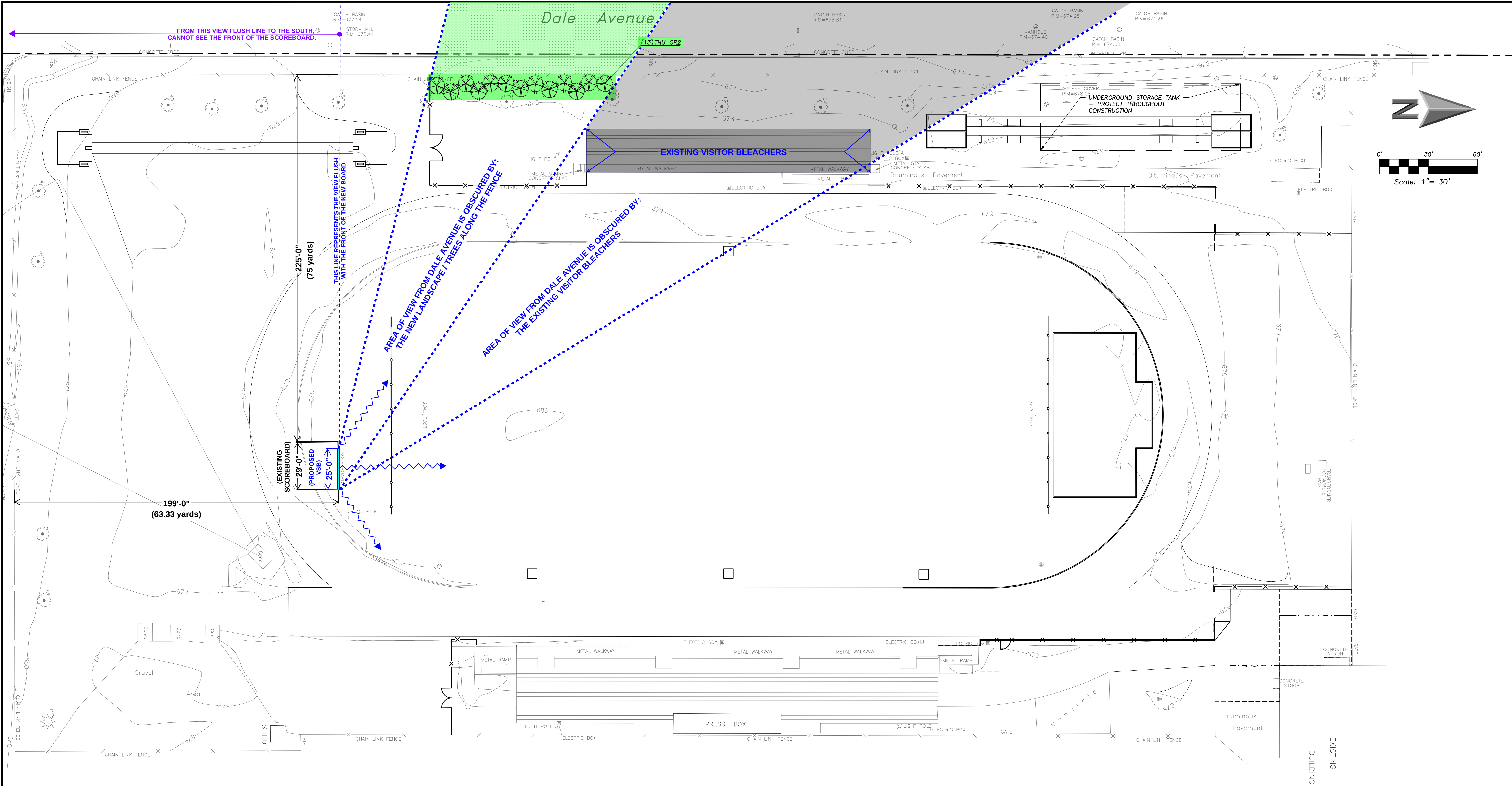
Sheet Title:

LANDSCAPE
PLAN

Sheet No:

L100

EEA - P:\25008 - Township D214 - Civil\Prospect HS\Drawings\Prospect HS Running Track 2025_LPlan.dwg
Plotted: 4/14/26 @ 12:16pm By: sgregory



LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING.
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
EVERGREEN TREES				
THU GR2	THUJA STANDISHII X PLICATA 'GREEN GIANT' / GREEN GIANT ARBORVITAE	B & B	6' HT.	13

SIGN VARIATION APPLICATION BY DISTRICT 214:
PROSPECT HS - PROPOSED VIDEO/SCOREBOARD - SIGHT LINES
FOR THE EXISTING ATHLETIC FIELD
IMAGE & DIMENSIONS, AS OF MAY 29, 2026



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYS LAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2027

TOWNSHIP HIGH SCHOOL
DISTRICT 214
PROSPECT HIGH SCHOOL
2025 TRACK IMPROVEMENTS
801 W. Kensington Road
Mount Prospect, Illinois

Reserved for Seal:

No.	Date	Description
1	04/14/26	Issue For Owner Review

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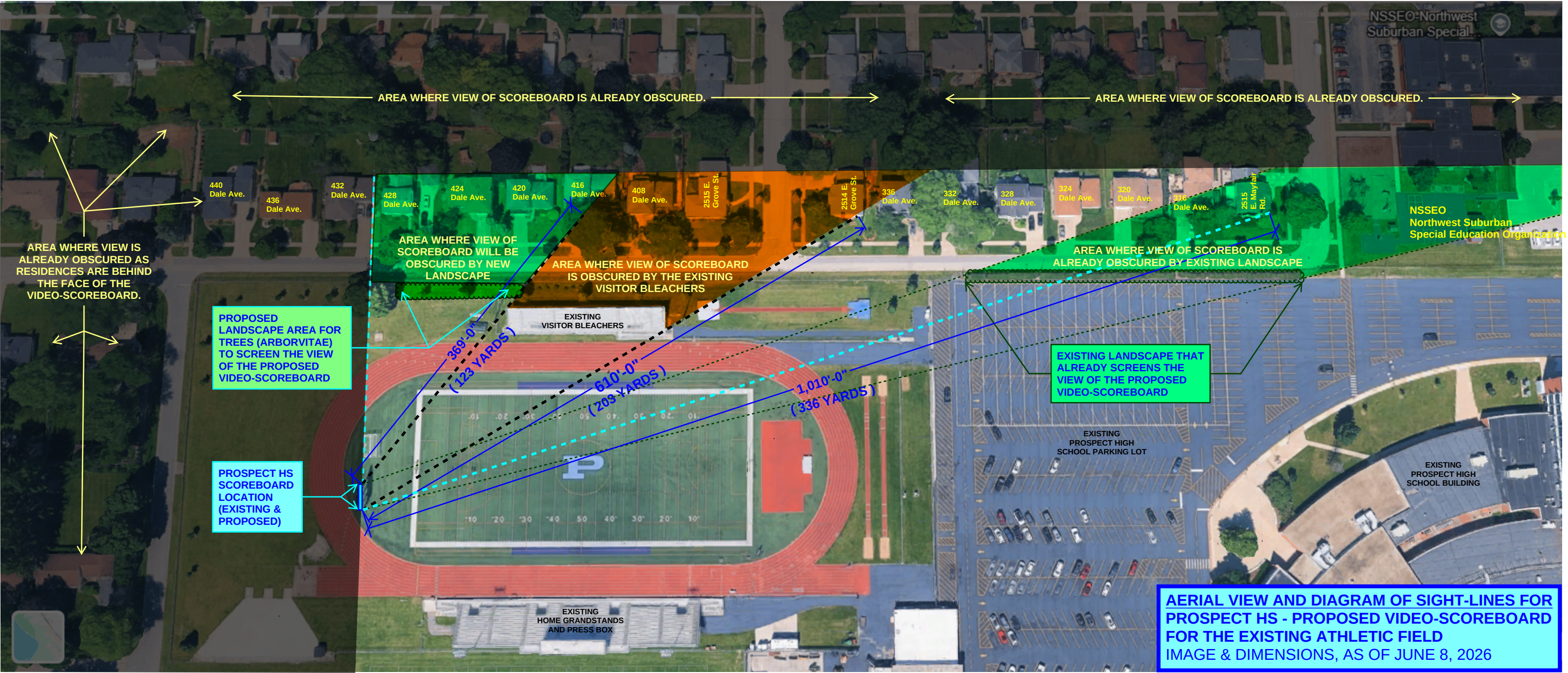
Design By: SSG
Approved By: KC
Date: 04/07/2026

Sheet Title:

LANDSCAPE
PLAN

Sheet No:

L100



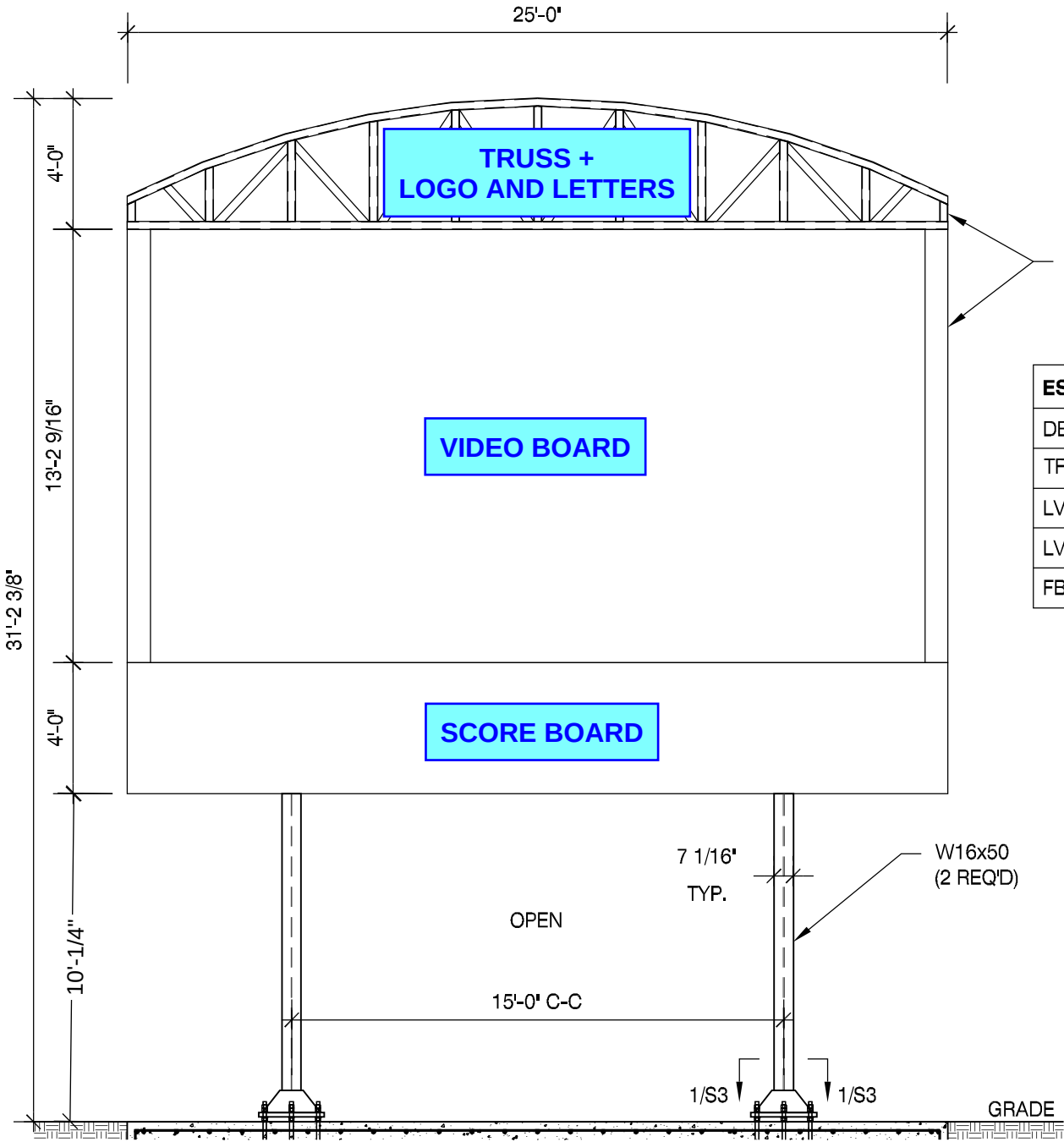
GROUND SIGN DESIGN SPECIFICATIONS:

- REFER TO SIGN COMPANY'S DRAWINGS FOR MORE DETAILS. ALL DESIGNS, DETAILING FABRICATION AND CONSTRUCTION SHALL CONFORM TO:
2021 IBC
ACI
AISC
AMERICAN WELDING SOCIETY
LOCAL BUILDING CODES & ORDINANCES
- CONCRETE: 2500 PSI @ 28 DAYS
- STD. STEEL PIPE SECTION: ASTM A53 GRADE B (Fy=35 KSI), U.N.O.
- STEEL PIPE SECTION (> 20" Ø): ASTM A252 GRADE 3 (Fy=42 KSI MIN.) U.N.O.
- HSS ROUND SECTION: ASTM A500 GRADE C (Fy=46 KSI) U.N.O.
- HSS SQUARE/RECTANGULAR SECTION: ASTM A500 GRADE C (Fy=50 KSI)
- W SHAPES: ASTM A992 (Fy = 50 KSI)
- ANCHOR BOLTS: ASTM F1554 GRADE 36 U.N.O. (ALTERNATES GRADE 55 & 105)
- CONNECTION BOLTS: ASTM A325 (GALVANIZED)
- THREADED RODS: ASTM A193 GRADE B7
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES & PLATES ASTM A36
- REINFORCING: GRADE 60 ASTM A615
- PROVIDE A MINIMUM OF THREE INCHES OF CONCRETE COVER OVER EMBEDDED STEEL.
- THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOBSITE SAFETY.
- NO FIELD HEATING FOR BENDING OR CUTTING OF STEEL SHALL BE ALLOWED WITHOUT THE ENGINEER'S APPROVAL.
- WELDING ELECTRODES: E70XX
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED: 1500 PSF
- ASSUMED HORIZONTAL (PASSIVE PRESSURE) ASSUMED AT 100 PSF/FT OF DEPTH. ISOLATED LATERAL BEARING FOUNDATIONS FOR SIGNS NOT ADVERSELY AFFECTED A 1/2" MOTION AT THE GROUND SURFACE DUE TO SHORT TERM LATERAL LOADS SHALL BE PERMITTED TO BE DESIGNED USING TWO TIMES THE TABULATED CODE VALUES.
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH.
- EXCAVATION SHALL BE FREE OF LOOSE SOIL BEFORE POURING CONCRETE.
- WELDERS SHALL BE CERTIFIED FOR THE TYPE OF WELDING.
- ADEQUATELY BRACE POLE(S) UNTIL CONCRETE HAS SET UP FOR 7 DAYS.
- THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.
- ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION.
- THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.
- DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, BY OTHERS.

NOTE:
ALL OPEN-ENDED STEEL TO BE CAPPED.

- NOTES
- SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
 - SIGN CABINET AND CONNECTION BY DAKTRONICS.

- * CLIENT - DAKTRONICS
- * 2021 IBC
- * RISK CATEGORY II
- * 107 MPH WIND SPEED, EXP. C
- * (2) POLES, (1) FOOTING



TRUSS, VIDEO DISPLAY, SCOREBOARD, FILLER PANELS, AND ATTACHMENTS TO SUPPORT COLUMNS BY DAKTRONICS

ESTIMATED DISPLAY COMPONENT WEIGHT		
DESCRIPTION	QTY	WEIGHT (EA.) LBS
TRUSS	1	345
LVX SECTION 100	1	1825
LVX SECTION 200	1	1750
FB-2036-W	1	584

SIGN VARIATION APPLICATION BY DISTRICT 214:
PROSPECT HS - PROPOSED - VIDEO/SCOREBOARD - NORTH FACE
FOR THE EXISTING ATHLETIC FIELD
IMAGE & DIMENSIONS, AS OF FEB 25, 2026

MBI

MBI COMPANIES INC.
299 N. WEISGARBER RD.
KNOXVILLE, TN 37919
PHONE 865.584.0999
SIGN-ENGINEER.COM

PROJECT:
801 W KENSINGTON RD, MOUNT PROSPECT, IL 60056

DRAWING TITLE:

PROSPECT HIGH SCHOOL

DRAWN BY:
CTP

CHECKED BY:
MAH

COMM. NO.
260674-013-00

COA #: 184.004879

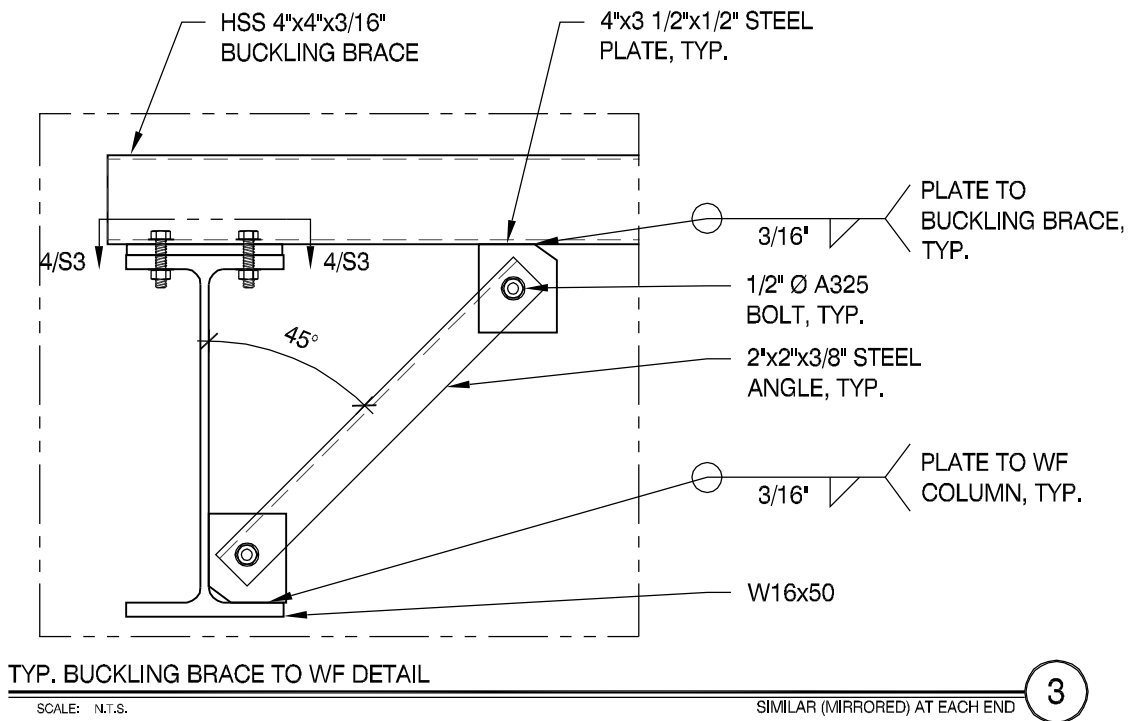
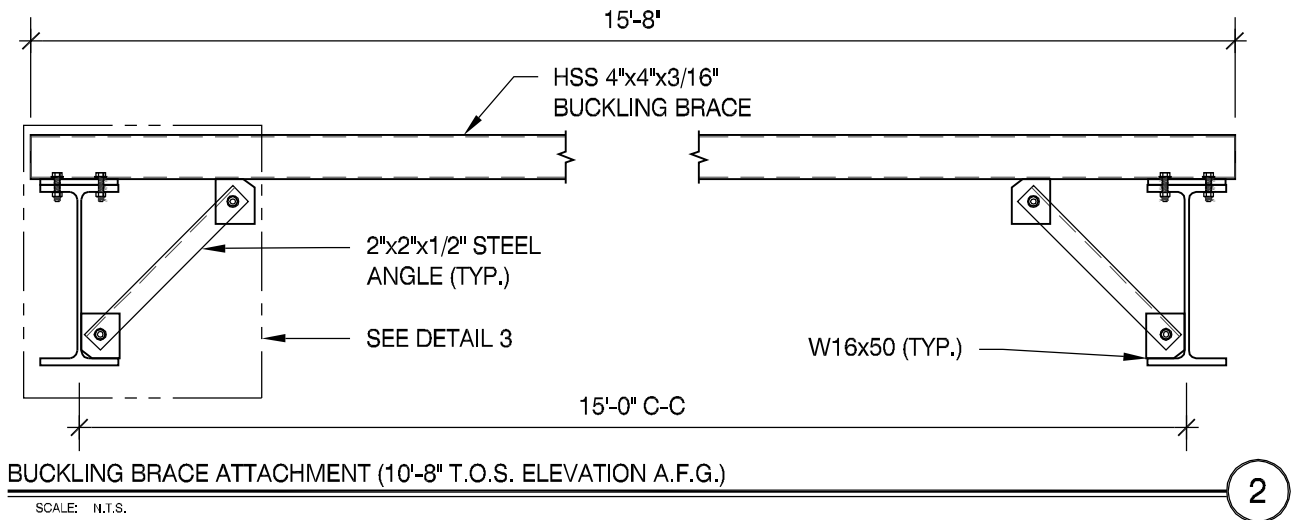
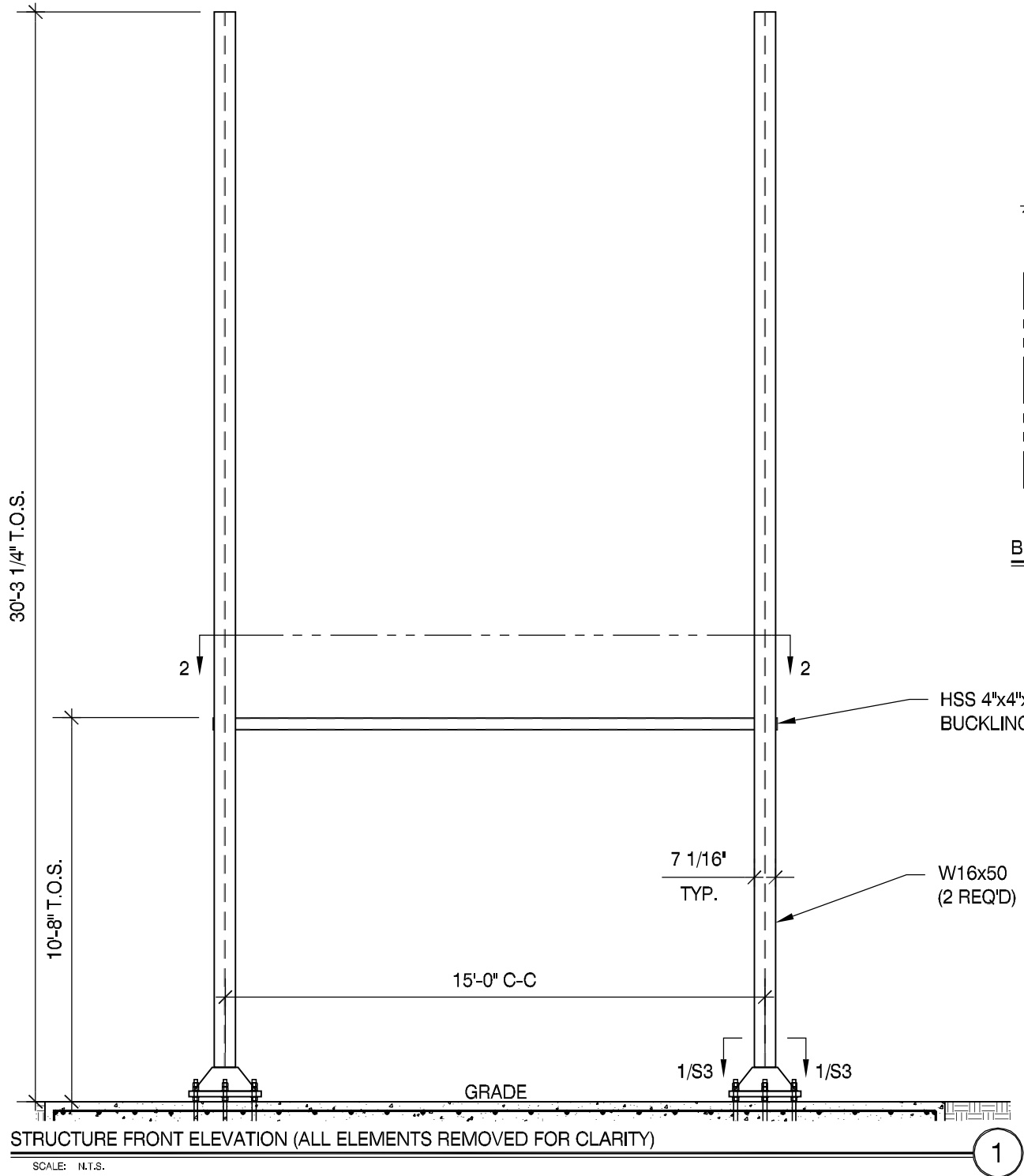
DATE:
02/25/26

REV #	DATE	DRAWN BY

DRAWING NO.
DWG.

S1





NOTE:
ALL OPEN-ENDED STEEL TO BE CAPPED.

NOTES
1.) SEE MANUFACTURERS DRAWINGS FOR ADDITIONAL DETAILS AND DIMENSIONS.
2.) SIGN CABINET AND CONNECTION BY DAKTRONICS.

* CLIENT - DAKTRONICS
* 2021 IBC
* RISK CATEGORY II
* 107 MPH WIND SPEED, EXP. C
* (2) POLES, (1) FOOTING

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PROSPECT HIGH SCHOOL

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CTP

CHECKED BY:
MAH

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260674-013-00

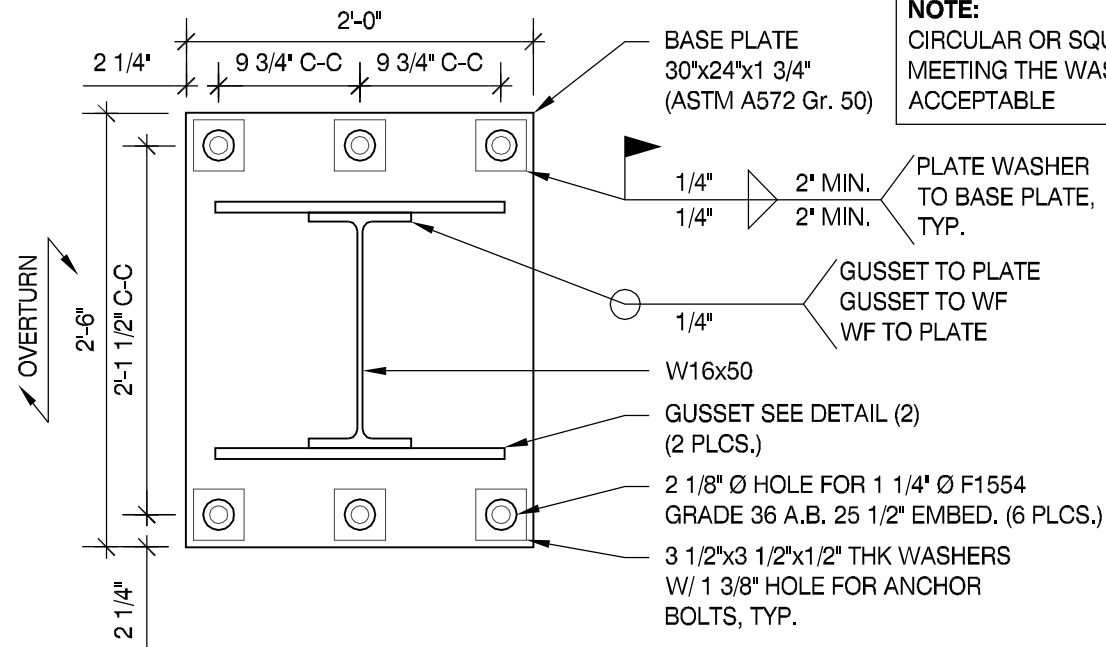
COA #: 184.004879

DATE:
02/25/26

REV #	DATE	DRAWN BY

DRAWING NO.
DWG. S2

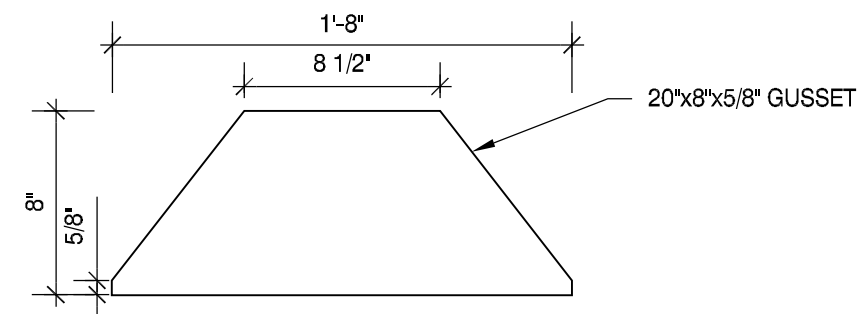




TYPICAL BASE PLATE DETAIL

SCALE: N.T.S.

1



GUSSET DETAIL

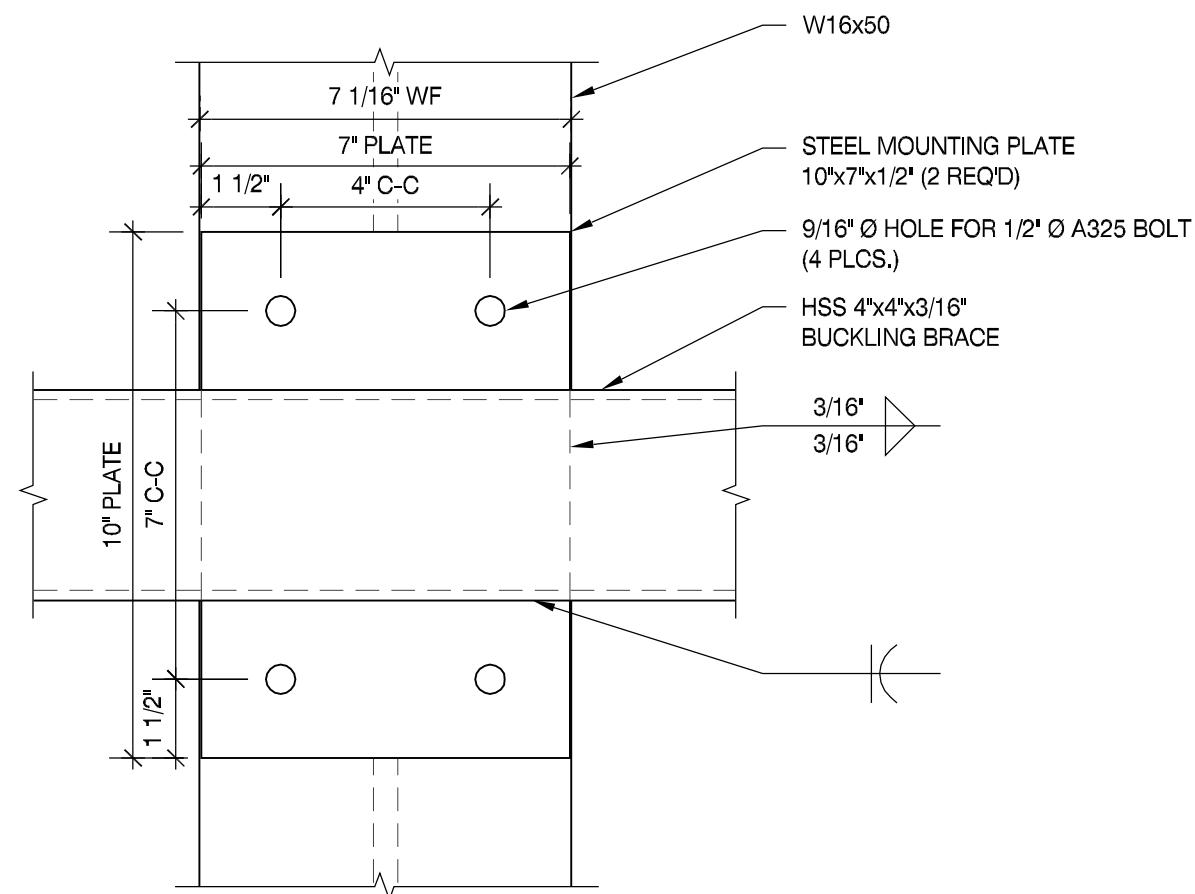
SCALE: N.T.S.

2

NOTE:
ALL OPEN-ENDED STEEL TO BE
CAPPED.

NOTES
1.) SEE MANUFACTURERS DRAWINGS FOR
ADDITIONAL DETAILS AND DIMENSIONS.
2.) SIGN CABINET AND CONNECTION
BY DAKTRONICS.

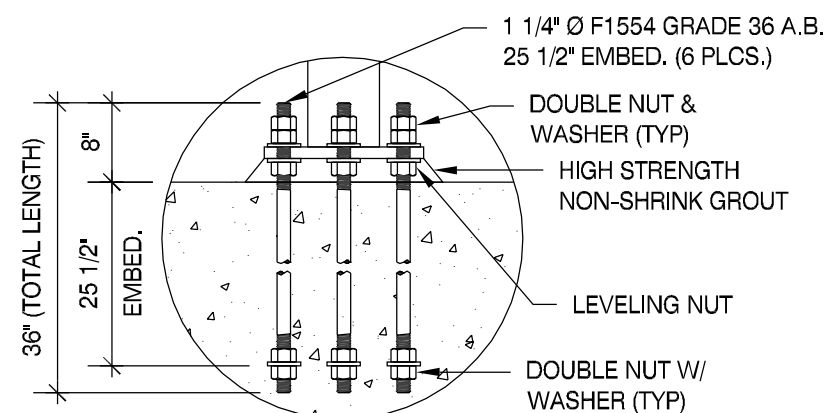
* CLIENT - DAKTRONICS
* 2021 IBC
* RISK CATEGORY II
* 107 MPH WIND SPEED, EXP. C
* (2) POLES, (1) FOOTING



TYP. BUCKLING BRACE MOUNTING PLATE DETAIL

SCALE: N.T.S.

4



ANCHOR BOLT DETAIL

SCALE: N.T.S.

3

SIGN VARIATION APPLICATION BY DISTRICT 214:
PROSPECT HS - PROPOSED - VIDEO/SCOREBOARD - NORTH FACE
FOR THE EXISTING ATHLETIC FIELD
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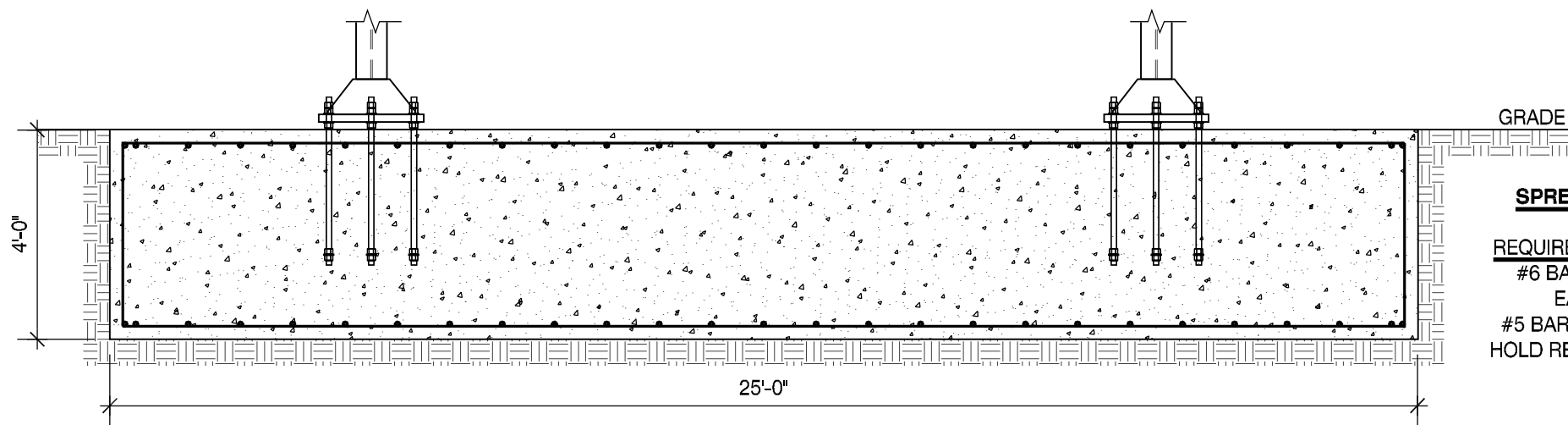
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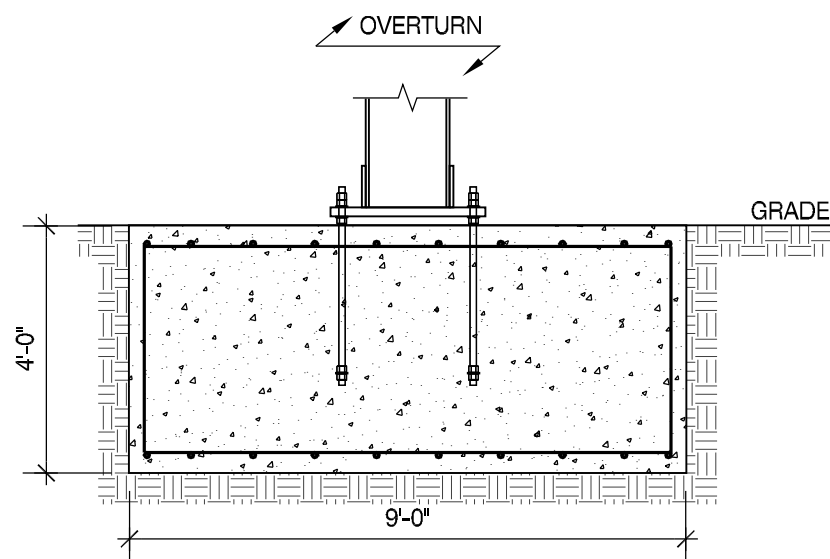
S3





SPREAD FOUNDATION FRONT VIEW

SCALE: N.T.S.



SPREAD FOUNDATION SIDE VIEW

SCALE: N.T.S.

GRADE

SPREAD FOUNDATION

REQUIRED REINFORCEMENT

#6 BAR @ 10" O.C. MAX.
EACH WAY T+B
#5 BAR VERT. AS REQ'D TO
HOLD REBAR MATS IN PLACE

NOTE:
ALL OPEN-ENDED STEEL TO BE
CAPPED.

NOTES
1.) SEE MANUFACTURERS DRAWINGS FOR
ADDITIONAL DETAILS AND DIMENSIONS.
2.) SIGN CABINET AND CONNECTION
BY DAKTRONICS.

* CLIENT - DAKTRONICS
* 2021 IBC
* RISK CATEGORY II
* 107 MPH WIND SPEED, EXP. C
* (2) POLES, (1) FOOTING

WIND DATA

Building Code	2021 IBC	Importance Factor, I	1.0	Damping Ratio, β	0.005
Wind Load Criteria	ASCE 7-16	Directionality Factor, K_d	0.85	Natural Frequency, n_1	1.36 Hz
Wind Speed, V	107 mph	Topography Factor, K_{zt}	1.0	Gust Effect Factor, G	0.85
Exposure Category	C	Base Pressure, $\gamma(q/K_z)$	14.9 psf	ASD Wind Load Factor, γ	0.6
Wind Pressure Override per Jurisdiction Requirement	0 psf				

Notes: (1) Loading values in chart below are based upon average K_z values for each segment. Actual values are calculated on hidden sheet using derived V-M equations. Chart is provided for information purposes only.
(2) Wind directionality (K_d) factor is 0.95 for Single Pole (Round) segments instead of 0.85. The C_f value from Fig. 6-21 has been increased by 0.95/0.85 to account for this variation.
(3) Wind pressures listed below have already been multiplied by the ASD Wind Load Factor, γ .

DEFLECTION ANALYSIS

Deflection Limit	H/60
Deflection at 0.7*W	2.78 in
Deflection Ratio	H/135

GEOMETRY INPUT

No. of Poles			2	No. of Footings			1	(3) Wind pressures listed below have already been multiplied by the ASD Wind Load Factor, γ .									
Section	Location	Type	Height	Width	Horiz. Offset	Area	Top Elev.	Centroid	K_z	C_f	Wind Press.	Support Pole Loads			Footing Loads		
			ft	ft	ft	sq ft	ft	ft			psf	Trib. Factor	Shear kips	Moment k-ft	Trib. Factor	Shear kips	Moment k-ft
1	Base	Single Pole (Not Round)	10.00	0.59		5.9	10.0	5.0	0.85	1.80	19.4	1.0	0.1	0.6	2.0	0.2	1.1
2		Multiple Poles w/ Cabinet	17.20	25.00		429.9	27.2	18.6	0.96	1.65	20.2	0.8	7.2	134.6	1.0	8.7	161.6
3		Multiple Poles w/ Cabinet	4.00	18.82		75.3	31.2	29.2	0.99	1.85	23.2	0.8	1.5	42.5	1.0	1.7	51.0
Overall Height:			31.20 ft	Summation based upon averages above:								8.8	177.7	10.7	213.7		
Column Spacing:			15.00 ft	Actual base reactions based upon V-M equations:								8.3	168.8	10.0	203.1		

SUPPORT POLE DESIGN SUMMARY

Base Elev		Section		Axis		Required Strength Values (ASD)				Allowable Strength Values (ASD)				Unity Ratios				Interaction Ratios		Status
ft						V_r	M_r	T_r	P_r	V_c	M_c	T_c	P_c	V_r/V_c	M_r/M_c	T_r/T_c	P_r/P_c	P-M	P-M-V-T	
0.00		W16X50		Strong		8.3	168.8	0.0	5.8	123.9	192.5	9999.0	88.0	6.7%	87.7%	0.0%	6.6%	94.3%	0.0%	✓

ELEMENT DESIGN LOCATIONS, LOADS AND DISPLACEMENTS

Element	Elev.	Type	V_r	M_r	T_r	P_r	0.7* θ	0.7* δ
	ft		kips	kip-ft	kip-ft	kips	radians	in
1	0.00	Base Plate	8.3	168.8	0.0	5.8	0.0	0.0

PLATE DESIGN SUMMARY

Type	Plate Dimensions				Number	Bolts				Material	Embed in Caisson / Vertical Slab		Weld		Status
	N	B	D	t		d_b	N_{edge}	B_{edge}	Circle Diamete		in	in	Size	Gussets	
✓ Rectangular Base Plate	30	24	--	1.75	6	1.25	2.25	2.25	--	F1554 Grade 36	N/A	25.5	0.250	Yes	OK

FOUNDATION DESIGN SUMMARY

Type	Diameter	Width	Thickness	Length	Depth	Volume	Reinforcing	Status	Allowable Soil Pressure
✓ Spread	--	25.00	--	9.00	4.00	33.33	#6 at 10 in o.c. E.W. T&B	OK	1500 psf

CALCULATIONS

SCALE: N.T.S.

SIGN VARIATION APPLICATION BY DISTRICT 214:
PROSPECT HS - PROPOSED - VIDEO/SCOREBOARD - NORTH FACE
FOR THE EXISTING ATHLETIC FIELD
IMAGE & DIMENSIONS, AS OF FEB 25, 2026

MBI

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PHONE 865.584.0999
SIGN-ENGINEER.COM

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PROSPECT HIGH SCHOOL

DRAWN BY:
CTP

CHECKED BY:
MAH

COMM. NO.
260674-013-00

COA #: 184.004879

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02/25/26

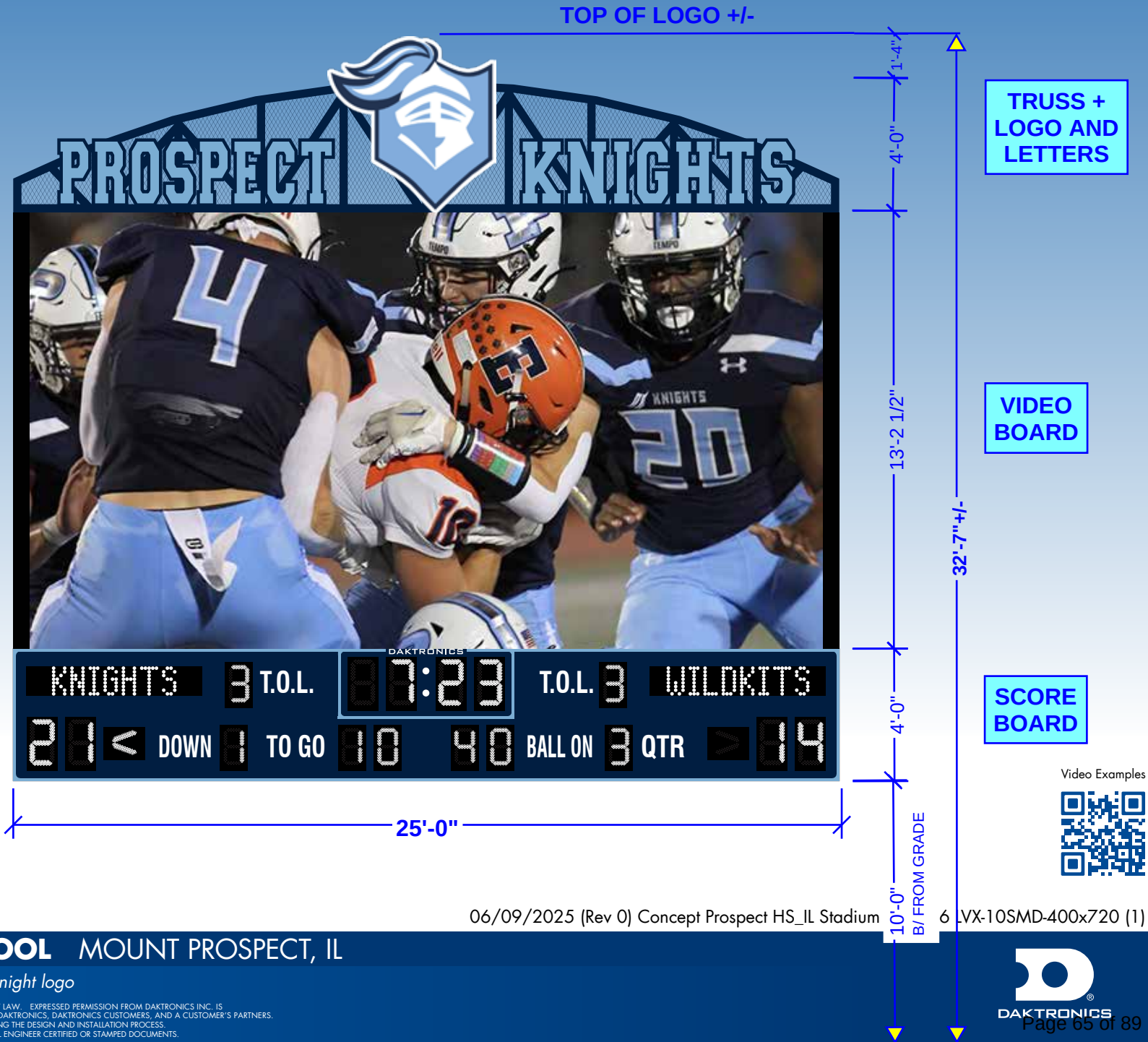
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DRAWING NO.
DWG.

S4



**SIGN VARIATION APPLICATION BY DISTRICT 214:
PROSPECT HS - PROPOSED VIDEO/SCOREBOARD - DESIGN
IMAGE & DIMENSIONS, AS OF MAY 29, 2026**



PROSPECT HIGH SCHOOL MOUNT PROSPECT, IL

Production ready artwork needed for: Knight logo

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06/09/2025 (Rev 0) Concept Prospect HS_IL Stadium

6 LVX-10SMD-400x720 (1)

LIST OF EXPECTED ATHLETIC FIELD AND PROPOSED VIDEO/SCOREBOARD USE

General Guidelines:

- The Video-scoreboard (VSB) may be turned 'ON' within 60 minutes prior to an event / game, for testing and programming. It will be turned 'OFF' 30 minutes after completion.
- Video-scoreboard (VSB) may be used for games/events during the weekdays & Saturday.
- The number of athletic events is fairly consistent year to year.
- The stadium lights are on more frequently and for longer periods of time then the video-board portion of the scoreboard unit.

The times below are approximations:

Event:	Game Time:	Scoreboard On	Scoreboard off
Friday Night Football	7:00pm	5:30pm	9:30pm
Flag Football (weekday)	5:30/7:00pm	5:00pm	9:30pm
Flag Football (Weekend Tournament)	9:00am	8:30am	3:30pm
Soccer (weekday)	5:00/7:00pm	4:30pm	9:30pm
Lacrosse	5:30/7:00pm	5:00pm	9:30pm
Football	7:00pm	5:30pm	9:30pm
Track (weekday)	4:30	4:00	9:00pm
Track (weekend tournament)	10:00	9:30am	3:30pm

(Video-board portion to be 'OFF' no later than 10:00 PM)

Prospect High School 2026 Multiple Activities Schedule

(as of 06-16-2026)

Activity	Time	Versus	Location	Location Detail	Comments
WEDNESDAY, MAR 18, 2026					
● Lacrosse: Boys Varsity Game	5:00pm	Stevenson	Prospect High School	Stadium	(Time Changed)
TUESDAY, MAR 31, 2026					
● Lacrosse: Boys Varsity Game	7:00pm	Maine South	Prospect High School	Stadium	
SATURDAY, APR 04, 2026					
● Track and Field: Girls Varsity Intersquad Race	10:00am	TBA	Prospect High School	Stadium	(Date & Time Changed from 04-02-26)
TUESDAY, APR 07, 2026					
● Lacrosse: Boys Varsity Game	7:00pm	Notre Dame	Prospect High School	Stadium	
FRIDAY, APR 10, 2026					
● Track and Field: Girls Varsity Invitational	4:45pm	Multiple Schools	Prospect High School	Stadium	
SATURDAY, APR 11, 2026					
● Track and Field: Boys Varsity Invitational	8:00am	Multiple Schools	Prospect High School	Stadium	
TUESDAY, APR 14, 2026					
● Track and Field: Boys Varsity Triangular	4:45pm	Multiple Schools	Prospect High School	Stadium	
THURSDAY, APR 16, 2026					
● Lacrosse: Boys Varsity Game	7:00pm	John Hersey High School	Prospect High School	Stadium	
MONDAY, APR 20, 2026					
● Lacrosse: Girls Varsity Game	7:00pm	Conant High School	Prospect High School	Stadium	
THURSDAY, APR 23, 2026					
● Lacrosse: Girls Varsity Game	7:00pm	Lake Zurich	Prospect High School	Stadium	
TUESDAY, APR 28, 2026					
● Track and Field: Girls Varsity Triangular	4:45pm	Multiple Schools	Prospect High School	Stadium	
THURSDAY, APR 30, 2026					
● Lacrosse: Girls Varsity Game	7:00pm	Minooka	Prospect High School	Stadium	
FRIDAY, MAY 01, 2026					
● Track and Field: Boys Varsity Invitational	4:00pm	Multiple Schools	Prospect High School	Stadium	
SATURDAY, MAY 02, 2026					
● Lacrosse: Boys Varsity Game	12:00pm	Glenbrook South	Prospect High School	Stadium	(Date & Time Changed from 03-19-26)
MONDAY, MAY 04, 2026					
● Lacrosse: Girls Varsity Game	7:00pm	Barrington High School	Prospect High School	Stadium	

Activity	Time	Versus	Location	Location Detail	Comments
THURSDAY, MAY 7, 2026					
● Lacrosse: Boys Varsity Game	7:00pm	Barrington High School	Prospect High School	Stadium	
MONDAY, MAY 11, 2026					
● Lacrosse: Girls Varsity Crossover	7:00pm	Hoffman Estates	Prospect High School	Stadium	
THURSDAY, MAY 14, 2026					
● Lacrosse: Boys Varsity Crossover	7:00pm	Elk Grove High School	Prospect High School	Stadium	

MONDAY, MAY 18, 2026

● Lacrosse: Boys Varsity Sectional Prelims	6:00pm	Stevenson	Forest View Educational Center
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FRIDAY, MAY 22, 2026

● Track and Field: Girls Varsity IHSA State Finals	12:00pm	TBD	Eastern Illinois University
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SATURDAY, MAY 23, 2026

● Track and Field: Girls Varsity IHSA State Finals	10:00am	TBD	Eastern Illinois University
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EVENTS NOT
AT PHS



Home/Away: Home

Activity: Girls Flag Football AND Football AND Boys Soccer

Activity	Status	Time	C / NC	Versus	Location
26 Aug, Wed					
Conant vs Prospect					
JV Girls Flag Football	ACT	5:30 - 6:30 PM	C	Conant	Prospect High School>Stadium
Varsity Girls Flag Football	ACT	6:45 - 8:00 PM	C	Conant	Prospect High School>Stadium
28 Aug, Fri					
St. Laurence vs Prospect					
Varsity Football	ACT	7:00 - 9:30 PM	NC	St. Laurence	Prospect High School>Stadium
29 Aug, Sat					
St. Laurence vs Prospect					
Junior Varsity Football	ACT	9:30 - 11:00 AM	NC	St. Laurence	Prospect High School>Stadium
Freshman Football	ACT	11:00 AM - 12:30 PM	NC	St. Laurence	Prospect High School>Stadium
31 Aug, Mon					
Palatine vs Prospect					
JV Girls Flag Football	ACT	5:30 - 6:30 PM	C	Palatine	Prospect High School>Stadium
Varsity Girls Flag Football	ACT	6:45 - 8:00 PM	C	Palatine	Prospect High School>Stadium
04 Sep, Fri					
Naperville Central vs Prospect					
Varsity Football	ACT	7:00 - 9:30 PM	NC	Naperville Central	Prospect High School>Stadium

Naperville Central vs Prospect						
● Junior Varsity Football	ACT	9:00 - 10:30 AM	NC	Naperville Central		Prospect High School>Stadium
● Freshman/Sophomore Football	ACT	10:30 AM - 12:00 PM	NC	Naperville Central		Prospect High School>Stadium
● Freshman B Football	ACT	12:00 - 1:30 PM	NC	Naperville Central		Prospect High School>Stadium

08 Sep, Tue

Elk Grove vs Prospect						
● Junior Varsity Boys Soccer	ACT	5:00 - 7:00 PM	C	Elk Grove		Prospect High School>Stadium
● Varsity Boys Soccer	ACT	7:00 - 9:00 PM	C	Elk Grove		Prospect High School>Stadium

09 Sep, Wed

Wheeling vs Prospect						
● JV Girls Flag Football	ACT	5:30 - 6:30 PM	C	Wheeling		Prospect High School>Stadium
● Varsity Girls Flag Football	ACT	6:45 - 8:00 PM	C	Wheeling		Prospect High School>Stadium

10 Sep, Thu

Fremd vs Prospect						
● Varsity Football	ACT	7:00 - 9:00 PM	NC	Fremd		Prospect High School>Stadium

12 Sep, Sat

Fremd vs Prospect						
● Junior Varsity Football	ACT	9:00 - 10:30 AM	NC	Fremd		Prospect High School>Stadium
● Freshman Football	ACT	10:30 AM - 12:00 PM	NC	Fremd		Prospect High School>Stadium
● Freshman B Football	ACT	12:00 - 1:30 PM	NC	Fremd		Prospect High School>Stadium

17 Sep, Thu

Buffalo Grove vs Prospect						
● Junior Varsity Boys Soccer	ACT	5:00 - 7:00 PM	C	Buffalo Grove		Prospect High School>Stadium
● Varsity Boys Soccer	ACT	7:00 - 9:00 PM	C	Buffalo Grove		Prospect High School>Stadium

Prospect Flag Football Jamboree						
Varsity Girls Flag Football	ACT	4:45 - 5:45 PM	NC	Barrington, Morton East	Prospect High School>Stadium	
Varsity Girls Flag Football	ACT	6:00 - 7:00 PM	NC	Morton East	Prospect High School>Stadium	
Varsity Girls Flag Football	ACT	7:15 - 8:30 PM	NC	Barrington	Prospect High School>Stadium	

19 Sep, Sat

Prospect Flag Football Jamboree						
Varsity Girls Flag Football	ACT	8:00 - 9:00 AM	NC	Lane Tech, Morton East	Prospect High School>Stadium	
Varsity Girls Flag Football	ACT	9:15 - 10:15 AM	NC	Lane Tech, St. Charles North	Prospect High School>Stadium	
Varsity Girls Flag Football	ACT	10:30 - 11:30 AM	NC	Morton East, St. Charles North	Prospect High School>Stadium	
vs Girls Flag Football	ACT	12:00 - 1:00 PM	NC		Prospect High School>Stadium	
Varsity Girls Flag Football	ACT	12:00 - 1:00 PM	NC		Prospect High School>Stadium	
Varsity Girls Flag Football	ACT	1:30 - 2:30 PM	NC		Prospect High School>Stadium	

25 Sep, Fri

Maine West vs Prospect						
Varsity Boys Soccer	ACT	4:45 - 6:00 PM	NC	Maine West	Prospect High School>Stadium	
Rolling Meadows vs Prospect						
Varsity Football	ACT	7:00 - 10:00 PM	C	Rolling Meadows	Prospect High School>Stadium	

26 Sep, Sat

Rolling Meadows vs Prospect						
Junior Varsity Football	ACT	9:00 - 10:30 AM	C	Rolling Meadows	Prospect High School>Stadium	
Freshman/Sophomore Football	ACT	10:30 AM - 12:00 PM	C	Rolling Meadows	Prospect High School>Stadium	

29 Sep, Tue

Wheeling vs Prospect						
Junior Varsity Boys Soccer	ACT	5:00 - 7:00 PM	C	Wheeling	Prospect High School>Stadium	
Varsity Boys Soccer	ACT	7:00 - 9:00 PM	C	Wheeling	Prospect High School>Stadium	

30 Sep, Wed

IHSA Flag Football Regional Quarter Finals						
Varsity Girls Flag Football	ACT	5:00 - 9:30 PM	NC	TBD	Prospect High School>Stadium	

01 Oct, Thu

TYPICAL PHS (HOME) FALL SCHEDULE FOR VARSITY EVENTS/GAMES

Rolling Meadows vs Prospect

● Junior Varsity Boys Soccer	ACT	5:00 - 7:00 PM	C	Rolling Meadows	Prospect High School>Stadium
● Varsity Boys Soccer	ACT	7:00 - 9:00 PM	C	Rolling Meadows	Prospect High School>Stadium

08 Oct, Thu

Barrington vs Prospect

● Junior Varsity Boys Soccer	ACT	5:00 - 7:00 PM	C	Barrington	Prospect High School>Stadium
● Varsity Boys Soccer	ACT	7:00 - 9:00 PM	C	Barrington	Prospect High School>Stadium

15 Oct, Thu

Hersey vs Prospect

● Freshman/Sophomore Football	ACT	4:45 - 6:15 PM	C	Hersey	Prospect High School>Stadium
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16 Oct, Fri

Hersey vs Prospect

● Varsity Football	ACT	7:00 - 10:00 PM	C	Hersey	Prospect High School>Stadium
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July 2, 2026

Portions Revised / Updated on July 15, 2026 *

Ms. Ann Choi
Development Planner
Planning and Zoning Division
Village of Mount Prospect
50 E. Emerson Street
Mount Prospect, IL 60056

achoi@mountprospect.org
(847) 818-5314

RE: REVIEW RESPONSES TO SIGN VARIATIONS / REVIEW COMMENTS #1 (SV-RC1) LETTER,
REGARDING THE REPLACEMENT OF THE SCOREBOARD AT PROSPECT HIGH SCHOOL
(RE: VMP - PZ-17-26 / 801 W Kensington Rd / Sign Variations / Review Comments #1, dated June 29, 2026)

Dear Ann:

We have received your Village of Mount Prospect's applicable departments' Review Comments #1' for Sign Variations, dated June 29, 2026, for the proposed new video-scoreboard (VSB) at Prospect High School (PHS), at 801 W Kensington Road (Subject Property).

As requested, we submit this letter to provide point-to-point responses to each of the 'Review Comments #1' received.

- Our responses will be in **BLUE** to help differentiate from the VMP - Sign Variations – Review Comments.

Planning Comments:

1. The proposed scoreboard is considered an electronic message center (EMC) sign and will require the following relief:
 - a. A sign variation from Section 7.302.G.2 to permit an increase to the maximum height of a freestanding sign from twelve feet (12'-0") to thirty-three (33'-0") to the top of the logo.
 - Response: Agreed.
 - b. A sign variation from Section 7.302.G.3 to permit an increase to maximum area of a sign face from seventy-five square feet (75 SF) to five hundred seven (507 SF).
 - Response: Agreed.
 - c. A sign variation from Section 7.302.G.9 to permit a reduction in the required landscaping at the base of the sign from 2,100 square feet to zero square feet.
 - Response: Agreed.
 - d. A sign variation from Section 7.302.H.1 to permit more than six (6) permanent items of information on the sign which incorporates changeable copy and to permit an increase to the maximum area that the changeable copy portion of the sign face of the total area of the sign face from forty percent (40%) to eight-four and four tenths percent (84.4%).
 - Response: Agreed.
 - e. A sign variation from Sections 7.302.H.2.a, 7.302.H.2.b and 7.302.H.2.c, to waive the requirement that the sign display a static message only, with no movement, appearance of movement, or optical illusion of movement during the static display period; that transitions between messages be instantaneous, also known as a slideshow transition, and not dissolve, fade, scroll, travel, or include similar transitions; and that messages not change more frequently than once every ten (10) seconds.
 - Response: Agreed.

- f. A sign variation from Section 7.302.H.3 to waive the requirement that the sign be equipped with a default mechanism that will stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.
 - Response: Agreed.
 - g. A sign variation from Section 7.302.K.1 to waive the requirement that the sign directs attention to a business on a lot adjacent to the lot on which the sign is located.
 - Response: Agreed.
 - h. A sign variation from Section 7.302.K.2 to waive the requirement that the sign be located on a lot which is adjacent to a major arterial street.
 - Response: Agreed.
 - i. A sign variation from Section 7.401.F to permit the sign to exceed seventy-five (75) foot-candles when measured with a standard light meter perpendicular to the face of the sign from a distance equal to the narrowest dimension of the sign.
 - Response: Agreed.
 - j. A sign variation from Section 7.401.G.2.a to waive the requirement that the electronic message center sign be turned off no later than the earlier of thirty (30) minutes after sunset or seven o'clock (7:00) P.M.
 - Response: Agreed.
 - k. A sign variation from Section 7.401.G.2.b to permit the electronic message center sign to exceed four (4) foot-candles using the sign's night-mode white screen setting when measured with a standard light meter at a distance of ten feet (10') away from the face of the sign.
 - Response: Agreed.
2. Provide in writing the following as related to the proposed advertising:
- a. Will paid advertising be displayed on the video scoreboard for corporate sponsors or any other businesses?
 - Please provide a list of all businesses that will pay for advertising on the video scoreboard, along with copies of any agreements between the school district and the businesses whose advertisements will be displayed.
 - 1. Response: There will be 'ads' for D214 and PHS upcoming events &/or sign-ups.
 - 2. * D214 has not yet secured any outside advertisements or corporate sponsors, yet.
 - 3. D214 can provide the VMP with said list once any businesses are contracted with D214.
 - b. Is the entire screen intended to be used for advertising commercials, or will ads only consist of words running along the bottom of the screen?
 - Response: D214 has not yet fully determined this, to date:
 - 1. Scrolling Ads: Ads will be scrolled along the bottom portion of the video-scoreboard.
 - 2. Full Video Screen Ads: The video screen portion will most likely be used in some way for advertising. (D214 has not yet determined this use of the video screen of the VSB.) (TBD).
 - c. Will ads run with projected sound from the PA system?
 - Response: D214 has not yet determined if any advertisements will have sound.
 - 1. However, if any ads require sound, they will only project sound from the PA system.
3. Provide the contacts at Prospect High School and District 214 for anyone who would like to submit a complaint about the video scoreboard.
- Response: Here are the following contacts:
 - 1. Prospect HS: Andy Karpinski, PHS Building & Grounds Supervisor
e: andrew.karpinski@d214.org / o: (847) 718-5342.
 - 2. District 214: Aneta Mistak, D214 Director of Operations.
e: aneta.mistak@d214.org / o: (847) 718-7621.

4. A tentative public hearing date is July 23, 2026.
 - [Response: Thank you. We will be in attendance on July 23, 2026.](#)
 1. [Please advise us if we need to bring any physical materials.](#)
5. Please review the recommended conditions of approval at the end of this letter and respond with any questions/modifications.
 - [Response: Thank you. We responded to the recommended conditions in this response letter.](#)

Engineering/Public Works Department Comments:

6. Eng/PW has no objections to the requested sign variation. No site improvements were indicated in the submittal; and improvements associated with the proposed sign shall meet all Village Codes.
 - [Response: Agreed. Thank you.](#)

Building Division Comments:

7. No comments, all electric and final inspections for the project will be by the Board of Education Inspections, CDBIS (Community Development Building & Inspection Services) is not the AHJ (Authority Having Jurisdiction).
 - [Response: Agreed. Thank you.](#)

Fire Department Comments:

8. No comments. [Response: Thank you.](#)

Recommended Conditions of Approval:

- A. The video-scoreboard shall be used during main field events/games only in accordance with the Video-Scoreboard Use/Operations Plan. The video-scoreboard shall be turned 'OFF' when events are not occurring. Any advertising on the video-scoreboard shall only occur during games or events.
 - [Response: Agreed.](#)
- B. The video-scoreboard shall not be used for Saturday Football games.
 - [* Response: There will be the potential of Football. Soccer, Lacrosse and Track & Field on Saturdays. We feel that all these sports should be able to use the VSB on Saturdays.](#)
[REQUEST: We respectfully request that the use of the PHS VSB be allowed for any PHS events & games on Saturdays, as they can do during the weekdays.](#)
- C. Sound shall not be broadcast through the video-scoreboard.
 - [Response: Agreed.](#)
- D. The video-scoreboard's illumination shall not strike nor produce glare that would affect the nearby street or properties.
 - [Response: Agreed.](#)
- E. The video-scoreboard shall be 'ON' only during events/games at Prospect High School. The video-scoreboard shall be turned 'ON' within 30 minutes before an event and turned 'OFF' within 30 minutes after the event/game has concluded.
 - [* Response: We would like to amend this recommendation.](#)
[REQUEST: We respectfully request that the VSB be allowed to be turned 'ON' within 60 minutes before an event, for testing and programming. It will be turned 'OFF' within 30 minutes after the event/game has concluded.](#)
- F. Off-premises commercial advertising is prohibited.
 - [* Response: We would like to amend this recommendation](#)
[REQUEST: We respectfully request that 'off premises' advertising be allowed on the PHS VSB, during events/games only. We expect that much of the potential 'off-premises commercial advertising' will be for the local, Mount Prospect businesses, eateries, shops, and including any Village of Mount Prospect Upcoming Events; as D214 strives to be a good neighbor and supporter of the community.](#)

- G. New evergreen shrubs/trees (arborvitae) shall be planted to screen the video-scoreboard from the neighboring residences to the west along Dale Ave, in accordance with the Landscape Plan, Sheet L100, prepared by Eriksson Engineering Associates, Ltd., bearing the latest revision date of 04/07/2026.
- [Response: Agreed.](#)
- H. Prospect High School shall maintain a log of all complaints received. The complaint log shall be made available to Village officials upon request.
- [Response: Agreed.](#)

This marks the end of our letter of responses for the Village of Mount Prospect's applicable departments' Review Comments #1 for Sign Variations, dated June 29, 2026, for the proposed new video-scoreboard (VSB) at Prospect High School (PHS), at 801 W Kensington Road.

We will upload this letter to the VMP Portal, however we do not have any 'new' drawings to share, as none were required.

Please contact us if you have any questions.

Thanks again for the cooperation and the opportunity to work with the Village of Mount Prospect.

Sincerely,
ARCON Associates, Inc.



Michael D. Sauer, AIA
Senior Associate / Senior Architect

C: Aneta Mistak, Director of Operations, D214
George Demarakis, Principal, ARCON

MDS/rc

J:\1 D214\26033 2026 Miscellaneous Projects\26033.3 - PHS - Scoreboard Replacement for Stadium\VMP - Sign Review and Responses\VMP-D214 - Variance Requests and Requirements\VMP-D214-R1R - PHS - SIGN VAR Response Letter for VSB -revised 07-15-2026.docx



June 2, 2026

(Edited and updated on June 14, 2026)

Portions Revised / Updated on July 15, 2026**

Ms. Ann Choi
Development Planner
Planning and Zoning Division
Village of Mount Prospect
50 E. Emerson Street
Mount Prospect, IL 60056

achoi@mountprospect.org
(847) 818-5314

RE: REVIEW #1 RESPONSES (R1R) LETTER, REGARDING THE REPLACEMENT OF THE SCOREBOARD AT PROSPECT HIGH SCHOOL, AS A PART OF THE 2025 (2026) TRACK IMPROVEMENTS AT THEIR EXISTING MULTI-SPORT FIELD. (RE: VMP: SGN26-000016 / 801 W Kensington Rd / New EMC Sign / Review Comments #1)

Dear Ann:

We have received your department's 'Review Comments #1', dated April 9, 2026, for the submitted plans of the Prospect High School, 2025 (2026) Track Improvements, specifically for the Scoreboard Replacement portion of the work.

This response letter will list and address each of the 'Review Comments #1' received.

- Our responses will be in **BLUE** to help differentiate from the VMP Review Comments #1.

The VMP Review's opening paragraph states:

"The Village of Mount Prospect has reviewed a permit to replace a scoreboard at Prospect High School, 801 W Kensington Road. The existing scoreboard is considered an existing nonconforming sign."

- 1.) "For the purposes of this permit review, the proposed scoreboard shall be evaluated as a new freestanding, electronic message center sign (EMC)."
Response: We would like to emphasize that the proposed replacement, (New) Daktronics Digital (VSB) Video-Scoreboard Unit, does not fit into the definition of 'Electronic Message Signs' referenced in the application and procedures. A high school video-scoreboard unit is different and serves a much different purpose than a 'business' style 'electronic message center (EMC)'. We would ask that this not be reviewed as an EMC, but perhaps as a signage variance request for a high school scoreboard.

As discussed with you on the phone recently, we are progressing through a similar video-scoreboard submission and review with the Village of Arlington Heights (VAH), for the same scoreboard / video-scoreboard replacement, but at John Hersey High School. Recently, the VAH Design Commission approved the (JHHS) video-scoreboard and sign variance to proceed to the VAH Plan Commission and the VAH Village Board, after that.

They share the same goal to allow D214 to have these video-scoreboards installed at JHHS and PHS yet this Summer, and ready for this Fall Season of sports in August 2026.

- 2.) "The project quote includes the full removal of the existing scoreboard and steel structure down to grade/concrete base, installation of 10' x 20' x 4' deep spread footing, compaction of the subbase, and new footing(s)."
Response: This foundation/footing method is typical construction for high school video/scoreboards.

- 3.) "The project quote also states that a new scoreboard, stadium sound system and video display will be installed."
Response: To clarify, the new (VSB) video-scoreboard unit will have a digital video screen and a regular scoreboard portion; however, the VSB will not have a sound system in or on the unit. Sound will occur, as it presently does, via existing &/or new speakers mounted near or on the press-box and bleacher areas.

PLANNING DIVISION REVIEW COMMENTS:

"Signage Requirements:

"1. Section 7.302.G Permanent Signs Requirements:

- a. The proposed 31-foot-tall scoreboard exceeds the maximum allowed height of twelve feet (12'-0") from base grade (Section 7.302.G.2).
Response: We would like to request a sign variance to allow the height of the video/scoreboard unit to be over 12 ft tall and under 33 ft tall. (The existing scoreboard is taller than 12 ft tall.)
- b. The proposed 525-square-foot sign face exceeds the maximum allowable sign area of seventy-five square feet (75 SF) per sign face (Section 7.302.G.3).
Response: We would like to request a sign variance to allow the face of the new video/scoreboard to be over 75 SF and under 335 SF (13'3" x 25') per video/scoreboard unit.
- c. A total of 2,100 square feet of landscaping is required at the base of the sign. A minimum of two (2) square feet of landscaping will be required for every one square foot of sign face required (Section 7.302.G.9).
Response: We would like to request a variance, &/or ask for your understanding, that this is a (VSB) video-scoreboard unit that is located in the South-'D' zone, in an artificial turf area, within the track oval at a high school. There is no landscaping in this artificial turf area under the existing scoreboard. No landscaping is planned for under the video/scoreboard, it should not be required in this location.

"2. Section 7.302.H Changeable Copy/Electronic Message Center Signs Requirements:

- a. The proposed scoreboard exceeds the maximum allowable number of items, the allowable percentage of sign face area for changeable copy, and the permitted location of such copy. No more than six (6) permanent items of information will be allowed on a sign which incorporated changeable copy. The changeable copy portion of the sign shall be limited to less than forty percent (40%) of the total area of the sign face and located below the permanent items of information (Section 7.302.H.1).
- b. The changeable message format shall conform to the following requirements (Section 7.302.H.2):
 - i. The message will contain a static message only, and not have movement, or the appearance or optical illusion of movement during the static display period.
 - ii. The transition to change from one message to another shall be instant (a.k.a. slideshow) and not dissolve, fade, scroll, travel or have similar transitions.
 - iii. The message shall not change more frequently than once every ten (10) seconds.
- c. All electronic message center signs must be equipped with a default mechanism that will stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs (Section 7.302.H.3)."
Response: We would like to emphasize that the proposed replacement, (New) Daktronics Digital (VSB) Video-Scoreboard Unit, for Prospect HS, does not fit into the definition of 'Electronic Message Signs' referenced in the application and procedures. It is not an 'electric message center' sign. The purpose of the video-scoreboard unit is to be used during main field events/games only and be turned 'OFF' when events are not occurring. The unit's programming can accomplish many things.

"3. Section 7.302.K: Off-Premise Signs Requirements:

- (If the school district is planning to have corporate sponsorship for advertising.)
- a. The sign must direct attention to a business on a lot adjacent to the lot on which the sign is located.
 - b. The sign must be located on a lot which is adjacent to a major arterial street.

- c. The number of freestanding signs permitted by this article shall not be increased by the placement of the off-premises sign.
- d. The lot on which the business to be benefited by the off-premises sign must not have any frontage on an arterial street.
- e. The sign may contain changeable copy as provided for in subsection H of this section.
- f. A letter of consent from the property owner where the sign is to be placed must be submitted with the sign permit application."

Response: For #3-a-f. above, we must emphasize that the proposed is a video-scoreboard unit for a high school, for Prospect High School. It is not an (EMC) electric message center sign, nor a business sign. The purpose of the video-scoreboard is to be used during this high school's main field events/games only and be turned off when no events are occurring. Any advertising will occur on the video-scoreboard during games or events, only when the videoboard is on.

"4. Section 7.401: Illumination Requirements:

- a. Installation of Application: Illumination shall be installed or applied such that (Section 7.401.B):
 - i. The light source is contained within the sign and is visible only through a translucent surface or recessed into the sign structure; or
 - ii. The light source is external to the sign and is directed to and concentrated on the sign; or
 - iii. The light source is supplied by neon tubing.

Response: Please see the item-by-item responses below:

- i.) The light source for the proposed video-scoreboard is contained within the sign and is visible only through the video screen surface.
- ii.) There is no light source external to the sign, nor directed to and concentrated on the sign
- iii.) The light source is not supplied by neon tubing.

- b. Glare: Illumination shall be prevented from striking or causing a glare on the street or nearby properties (Section 7.401.C).

Response: The video-scoreboard's illumination will not strike nor produce glare that would affect the nearby street or properties.

- c. Protection Of Light Source: Floodlights, gooseneck reflectors or other external sources of illumination shall be contained within a protective casing (Section 7.401.D).

Response: There will not be any external sources of illumination involved with the video-scoreboard.

- d. Motion: Illumination shall be constant in intensity and color and shall not consist of flashing, animated, chasing or scintillating lights. Electronic message centers, as defined herein, are not considered flashing signs (Section 7.401.E).

Response: This is not an EMC, it is a video-scoreboard for a high school field. There will be replay of the sports action or plays, plus some fan participation items that may be animated, etc. All which can be discussed further, prior to programming and use.

- e. Brightness Limitations: In no instance shall the lighting intensity of any sign, whether resulting from internal or external illumination, exceed seventy-five (75) foot-candles when measured with a standard light meter perpendicular to the face of the sign from a distance equal to the narrowest dimension of the sign (Section 7.401.F)."

Response: This is not an EMC, it is a video-scoreboard (VSB) for a high school field. They are made to be seen by the spectators within the bleacher areas, etc. The location of the video-scoreboard, the very limited use, and the appearance do not seem to be applicable or comparable to an EMC or business sign limits listed in the Code. We do not feel that a foot-candle measurement is applicable and the manufacturer does not have any records at this time. If still necessary, we can try to do a field measurement of an existing video-scoreboard. Please advise us if this will be necessary.

"5. Section 7.401.G.2 requirements:

- a. Curfew: EMCs shall be turned off no later than the earlier of thirty (30) minutes after sunset or seven o'clock (7:00) P.M. EMCs shall remain turned off until seven o'clock (7:00) A.M. the following morning (Section 7.401.G.2.a).

Response: The video-scoreboard is not a business sign, nor EMC. It will be 'ON' only during events/games at Prospect High School. ** (Revised) We respectfully request that the VSB be allowed to be turned 'ON' within 60 minutes before an event, for testing and programming. It will be turned 'OFF' within 30 minutes after the event/game has concluded.

- b. Light Intensity: For any/all establishments with an EMC that remains illuminated as permitted under the curfew provided in Section 7.401.G.2.a, the light intensity from the EMC shall not exceed 4 foot-candles using the sign's night-mode white screen setting when measured with a standard light meter at a distance of ten feet (10') away from the face of the EMC (Section 7.401.G.2.b).

Response: The video-scoreboard is not a business sign, nor EMC. It will be 'ON' only during events/games at Prospect High School. ** (Revised) We respectfully request that the VSB be allowed to be turned 'ON' within 60 minutes before an event, for testing and programming. It will be turned 'OFF' within 30 minutes after the event/game has concluded. The Light Intensity will vary and can be programmed during the start-up phase, after its installation.

- c. Glare: Illumination shall be prevented from striking or causing glare on the street or nearby properties (Section 7.401.G.2.c).

Response: The video-scoreboard's illumination will not strike nor produce glare that would affect the nearby street or properties.

- d. Sensor: All EMCs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to the maximum light intensity permitted (Section 7.401.G.2.d)."

Response: The proposed video-scoreboard has dimming capabilities and can be preprogrammed for climate conditions and changes in light availability.

"PROPOSED COURSE OF ACTION:

Planning staff recognize that the comments above create significant hurdles for the proposed scoreboard under current signage regulations. Staff recommend that the applicant submit for signage relief (variations) from the strict requirements of the sign ordinance. Conditions would be placed to minimize impact to the adjacent properties."

Response: With this response letter we are submitting / requesting a signage relief (variation) to be applied for the new video-scoreboard at Prospect High School. Please confirm and advise us if we need to submit any other formal submittal to do so (beyond the instructions below).

The signage relief application for signage relief will require the following:

1. Staff recommends that the school district conduct an off-site meeting with the adjacent properties to the west to review and discuss the proposed scoreboard.

Response: D214 will conduct an off-site meeting with the adjacent fourteen (14) property owners to the west, along Dale Ave. to discuss the proposed scoreboard. (Note: These are Arlington Heights residents.) We have received the names and addresses and plan to have this meeting by June 15th, if not sooner.

2. Provide photographs/pictures of the existing signage installed at the high school.

Response: Please see the photographs of the existing scoreboard at Prospect High School, included.

3. Submit a site photometric plan that complies with Section 14.314 Outdoor Lighting Regulations. The photometric plan must, at a minimum, demonstrate compliance with the maximum foot-candle (fc) levels of 0.1 fc allowed at the property lines when adjacent to single-family residential lots.

Response: This question seems more related to the sports field lighting, which exists and has been in use

for many years. Please confirm and advise if a site photometric plan is truly needed for this video-scoreboard replacement.

4. Provide the light intensity demonstrated at other schools where similar scoreboards have been installed (Wheeling High School and Buffalo Grove High School). Provide the foot-candle measurement using the sign's night-mode white screen setting when measured with a standard light meter at a distance of ten feet (10'-0") away from the face of the EMC.

Response: D214 is in the process of having the light intensity verified at Wheeling HS and Buffalo Grove HS, according to the directions given by VMP here. Such results will be submitted in a follow-up portal submittal.

5. Provide documentation of light intensity levels from comparable installations, including scoreboards at Wheeling High School and Buffalo Grove High School. Measurements shall be provided in foot-candles using the sign's night-mode white-screen setting and recorded with a standard light meter at a distance of ten feet (10'-0") from the face of the EMC.

Response: D214 is in the process of having the light intensity verified at Wheeling HS and Buffalo Grove HS, according to the directions given by VMP here. Such results will be submitted in a follow-up portal submittal.

6. Provide an elevation of the proposed sign including the structural supports and include the overall height (dimension) of the sign as measured from grade.

Response: Please see the included drawings of the proposed video-scoreboard, indicating all dimensions and supports details.

7. Provide signage drawings that indicate that the EMC will be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to the maximum light intensity permitted.

Response: The proposed video-scoreboard (which is not an EMC) will have brightness controls available and have auto-dimming capabilities, according to the manufacturer.

8. Provide a landscape plan that complies with Section 14.2303 (Content of Landscape Plan) and Section 14.2306.B (Perimeter Landscaping) to mitigate the brightness/illumination/visual impacts to the adjacent residential neighbors. Consider providing the following:

- a. Installing a row of evergreen shrubs that will grow to a height tall enough to screen the EMC;
- b. Installation of a berm combined with a row of evergreen shrubs that will grow to a height tall enough to screen the EMC.

Response: Please see the landscape plan (Sheet L100) indicating where new evergreen shrubs/trees (arborvitae) are to be planted to screen the video-scoreboard from the neighboring residences to the West along Dale Ave. (For House Numbers: 416, 420, 424, 428.) We do not feel a berm will be necessary.

9. Provide a Scoreboard Operations Plan:

- a. Describe any operational limitations or curfews, including whether the EMC will be turned off outside of event hours and the time at which the display will be powered down.

Response: The video-scoreboard will ONLY be 'ON' just before and during PHS events/games. Once any such events/games are concluded, the video-scoreboard will be turned 'OFF' within 15 to 30 minutes.

- b. If the EMC is intended to operate only during sporting events, please provide a schedule of such events, including the anticipated hours of operation during the calendar year (e.g., 5:00 p.m. to 10:00 p.m.).

Response: The video-scoreboard (which is not an EMC) is intended to operate only during school events/games. Please see the submitted 'Scoreboard Operations Plan'.

- c. The Scoreboard Operations Plan shall clearly demonstrate how the proposed EMC will be operated in a manner that minimizes potential impacts on surrounding properties and ensures compliance with applicable Village Code requirements.

Response: We believe that the submitted 'Scoreboard Operations Plan' demonstrates how the proposed video-scoreboard will be operated in a manner that minimizes potential impacts on surrounding properties

and ensures compliance with applicable Village Code requirements. Please advise us if you require any further information.

- d. Provide details on the brightness levels of the EMC, including daytime and nighttime settings, and describe how brightness will be adjusted to avoid glare onto adjacent properties and public rights-of-way.

Response: The video-scoreboard (which is not an EMC) will have brightness controls available and have dimming capabilities, according to the manufacturer. All such lighting controls and adjustments can be made during the use of the video-scoreboard.

- e. Provide information on the method of brightness control and demonstrate that the EMC includes automatic dimming capabilities based on ambient light conditions.

Response: The video-scoreboard (which is not an EMC) will have brightness controls available and have auto-dimming capabilities, according to the manufacturer.

- f. Identify the message dwell time and transition effects, including the minimum duration each message will be displayed and whether animations, scrolling text, or flashing are proposed.

Response: The video-scoreboard (which is not an EMC) may have some messages dwell and have transition effects, possibly animations, scrolling text during games only. We can discuss any sign code &/or proposed images ahead of, or at the time of, programming.

- g. Confirm that the EMC will not include flashing, blinking, or rapidly changing images, except as may be permitted by the sign code, and describe any proposed transition effects.

Response: The video-scoreboard (which is not an EMC) may have some celebratory images playing briefly after a scoring play or PHS victory. We can discuss any sign code &/or proposed images ahead of or at the time of programming.

- h. Provide the maximum number of messages or content changes per hour/day anticipated during operation.

Response: The video-scoreboard will only be 'ON' and used during PHS Events/Games. During such events and usage, there is no current knowledge on the number of messages or content per hr/day. We can only say that the video-scoreboard will be 'ON' for (maybe) three (3) hours maximum for football games; probably shorter for all other sporting events, and 'OFF' at all other times, when not in use. (It is not an EMC, nor a message sign.)

- i. Identify the types of content to be displayed (e.g., scores, event information, school announcements, sponsorships) and distinguish between on-site and off-site messaging.

Response: Like any typical high school video-scoreboard, various items will be shown on the video screen portion during events/games. Such items may include: an American Flag during the Nation Anthem, any game highlights, scoring plays, scores at halftime, images of players, or special guests, any school announcements, upcoming events information (date, time, & place), potential donors &/or sponsorships.

There will only be on-site messaging, meaning that the video-scoreboard is not being used to reach out to any passersby, etc. It is only for use during PHS games/events. Local advertising can occur but will be limited to only during events/games, as will all the potential displays mentioned above.

- j. Will the EMC be used for advertising? Including the anticipated hours of operation for advertising.

Response: The video-scoreboard (not an EMC) will only be 'ON' and used during PHS Events/Games. During these times of use, advertisements may scroll along the bottom of the video-scoreboard.

** (Revised) We respectfully request that 'off premises' advertising be allowed on the PHS VSB, during events/games only. We expect that much of the potential 'off premises commercial advertising' will be for the local Mount Prospect businesses, eateries, shops, and including any Village of Mount Prospect Upcoming Events; as D214 strives to be a good neighbor and supporter of the community.

As far as hours of operation, the video-scoreboard will ONLY be 'ON' during PHS events/games. Once any such events/games are concluded, the video-scoreboard will be turned 'OFF' within 15 to 30 mins.

k. Provide details regarding any audio components, including whether sound will be broadcast through the scoreboard and the anticipated volume levels and hours of operation.

[Response:](#) Sound will not be broadcast through the video-scoreboard.

Any use of the field's sound system will remain the same as they have done for many years, including volume levels and the hours of operation.

l. Provide a description of staff oversight and control procedures, including who will be responsible for operating the EMC and ensuring compliance with Village regulations.

[Response:](#) Even though PHS students, in CTE Program, will be given the charge to plan, to program, and to run the video-scoreboard, staff member(s) will provide oversight and control of the video-scoreboard, at all times when in use. The video-scoreboard will only be 'ON' during PHS events/games. It will be 'OFF' at all other times and will comply with Village regulations for sound and lights.

Please see the submitted 'ARCON Intro Letter', regarding the PHS CTE Student Program involvement.

m. Identify any procedures for complaints or issues, including how concerns related to brightness, content, or hours of operation will be addressed.

[Response:](#) Anyone wishing to make their issue(s) known will be able to call or email Prospect High School &/or D214, at any time. D214 will review any complaints &/or issues and act on them accordingly.

n. Provide details on the orientation and visibility of the EMC, including confirmation that it is directed toward the intended audience and designed to minimize visibility from adjacent residential properties."

[Response:](#) The new video-scoreboard will be oriented in the same direction as the existing scoreboard was, facing due North. In this orientation, it is viable by the intended audience, as both the Home (East) Side spectators and the Visitor (West) Side spectators can view the video-scoreboard equally. This orientation keeps any view of the video-scoreboard from the adjacent residential properties, the same as they have been for many years. However, the addition of the new landscaping trees will block the view of the new video-scoreboard for four (4) homes on Dale Ave.; in addition, the existing Visitor Bleachers will block the view from at least 3 to 5 more homes on Dale Ave.

Please see the submitted PDF: '[Aerial of Site – Sight Lines – Looking West](#)' for a graphic representation.

"How to Submit for Signage Relief:

You may submit your application through our Online Portal, by following these steps:

1. Navigate to the PLANNING ZONING section.
2. For the application type, select Apply for a Zoning Request Application.
3. For the Sub Type, select Zoning Request. Please register for an account if you do not have one with the Village.
4. In the project description, provide a brief (1–2 sentence) summary of your request.
5. Enter your address—your property details should auto-populate.
6. Upload all required materials (listed below).
7. Sign and submit your application."

We recommend preparing all documents in advance, but you may use the "Save for Later" feature if needed."

[Response:](#) Thank you for the directions and advice, here.

Required Materials

Your request must include:

- [Summary of Proposal](#) – Entered directly into the portal.
Include a detailed paragraph and, if helpful, bullet points describing your request.
 - [Response:](#) We have done so.
- [Responses to Permit Review Comments](#) – submit a point-by-point response letter addressing each of the comments provided in the review letter.
 - [Response:](#) We have done so with this [Review #1 Response Letter](#) of responses.

- Proof of Ownership – e.g., warranty deed.
 - [Response: Please see Affidavit of Ownership and Assessors Division Report included in the submittal portal.](#)
- Affidavit of Ownership – Downloadable form, signed by the property owner and notarized.
 - [Response: Please see the included signed and notarized Affidavit of Ownership with this letter.](#)
- Paid Receipt of Most Recent Property Tax Bill (or documentation proving tax-exempt status).
 - [Response: Please see the Assessors Division Report.](#)
- Responses to Sign Variation Standards
 - Attached pdf provides the standards for a sign variation; respond to each standard thoroughly.
 - Applicants are encouraged to copy the standards into a text document and write a short paragraph under each item.
[Response: Please see the attached responses for the Sign Variation Standards.](#)
[Please advise us if anything more is needed.](#)
- Plans (Drawn to Scale):
 - Plat of Survey reflecting current conditions; [\(Response: Included in this submittal.\)](#)
 - Site Plan including a zoning data box with the existing and proposed building setbacks, floor area, overall lot coverage, and parking, with accurate dimensions and setback lines. Include annotations as needed; [\(Response: Included in this submittal for scoreboard location.\)](#)
 - Engineering Plans; [\(Response: Included in this submittal.\)](#)
 - Landscape Plan; [\(Response: Included in this submittal.\)](#)
 - Photometric Plan; [\(Response: not in this submittal.\)](#)
 - Sign Drawings; [\(Response: Included in this submittal.\)](#)
- Legal Description – Saved as a Microsoft Word file (often found on your deed; your surveyor can assist if needed).
 - [Response: Please see the included Legal Description.](#)
- Application Fee – A \$200 hearing fee will be applied after an application has been submitted. This fee is payable by credit card or e-check via the portal. Please do not pay for the application until after staff directs you to do so.
 - [Response: D214 will pay this fee, once directed to do so by VMP.](#)
- Signature – Sign in the portal using your mouse or touchpad.
 - [Response: We have done so.](#)

“Next Steps:

Once staff reviews your submittal, a public hearing with the Planning & Zoning Commission (PZ) will be scheduled.”

- **“Planning & Zoning Commission Meeting Dates:** Second and fourth Thursdays of each month.
Please see attached Planning and Zoning and corresponding Village Board meeting dates.”
- **“Village Board Meeting Dates:** First and Third Tuesdays of each month.”
- **“Notifying Neighbors Procedure:**
A legal notice will also be published in the newspaper at least five (5) days prior to the public hearing.
This allows neighbors to share support or concerns at the hearing.”
- **Final Decision:**
The Village Board (VB) will have final authority on the sign variation request.

[Response: We understand the ‘next steps’ listed here. Assuming that all is acceptable and will be resolved, we thank you for planning for us to get on the schedule for the \[July 23, 2026\]\(#\), P&Z Meeting schedule, with the understanding that D214 & PHS need to have the video-scoreboard installed prior to their first games in the month of August.](#)

REVIEW #1 RESPONSES (R1R) LETTER, REGARDING THE REPLACEMENT OF THE SCOREBOARD AT PROSPECT HIGH SCHOOL, AS A PART OF THE 2025 (2026) TRACK IMPROVEMENTS AT THEIR EXISTING MULTI-SPORT FIELD.
PAGE 9

This marks the end of our REVIEW #1 RESPONSES (R1R), dated June 2, 2026.

(Edited and updated on June 14, 2026), along with [Portions Revised / Updated on July 15, 2026**](#)

Please also see the portal submitted letters, plans, charts, and drawings that coordinate with our responses above.

Please contact us if you have any questions.

Thanks again for the cooperation and the opportunity to work with the Village of Mount Prospect.

Sincerely,
ARCON Associates, Inc.



Michael D. Sauer, AIA
Senior Associate / Senior Architect

C: Aneta Mistak, D214
George Demarakis, Principal, ARCON

MDS/rc

J:\1 D214\26033 2026 Miscellaneous Projects\26033.3 - PHS - Scoreboard Replacement for Stadium\VMP - Sign Review and Responses\VMP-D214 - Round 1 Comments and Responses\VMP-D214-R1R - PHS - Review No 1 RESPONSE Letter for PHS VSB 06-02 -14 and 7-15-2026.docx

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July 14, 2026

Ms. Ann Choi
Development Planner
Planning and Zoning Division
Village of Mount Prospect
50 E. Emerson Street
Mount Prospect, IL 60056

achoi@mountprospect.org
(847) 818-5314

RE: RESPONSES TO INQUIRES FROM THOMAS KROUPA
REGARDING THE 2026 SCOREBOARD REPLACEMENT AT PROSPECT HIGH SCHOOL
PROJECT NO. 26033.3

Dear Ann:

We have received your email containing the questions submitted by Mr. Thomas Kroupa, dated July 13, 2026. He stated that 'in many cases he was referencing (quoting) the content of the June 4th letter from District 214, Aneta Mistak', Director of Operations for District 214.

As requested by your department, at the Village of Mount Prospect, we are providing responses to each of the questions submitted. Our responses will be in **BLUE** to help differentiate from Mr. Kroupa's questions.

Questions from Mr. Kroupa:

1. "What is the nature, reason, or need for the zoning variance request?"

- a. That is, what will be different between the old and new scoreboards which causes a need for the variance request?
 - Response: The existing scoreboard had the basic score, downs, quarters, etc. The New Video-Scoreboard has the same game-based information, plus a videoboard above it. As a result, the new unit is taller by approx. 6 feet, but slightly smaller in width than the existing. The variation is required due to VMP Ordinances for Signage.

2. "It is said that the scoreboard system will be "student-led and student-operated".

- a. "What does this mean?"
 - Response: 'Student-led and student-operated' does not mean that students will operate the scoreboard independently. Rather, it means that system will provide students with valuable hands-on learning opportunities in areas such as event production, broadcasting, graphics, and live event management. Students will learn how to program and operate the scoreboard under the direct supervision of a teacher, coach, or other designated staff member.

- b. "Are the students limited to PHS attendees?"
- Response: At this time, these opportunities are intended for **Prospect High School students**. However, the District's long-term vision is to expand similar learning opportunities to students at all of our high schools as the facilities are upgraded.
- c. "Ultimately, who will be the accountable adult supervisor of its usage?"
- Response: The scoreboard will always have an **accountable adult supervisor** present. A teacher, coach, or designated school staff member will oversee all programming and operation of the system during events to ensure it is used appropriately and responsibly.
3. "There were many reasons given for student "hands-on learning opportunities".
- Response: The hands-on learning opportunities will primarily occur during the preparation for school events and during the events themselves. Students will have the opportunity to learn how to create and program content, prepare graphics, and assist with operating the scoreboard as part of the event production process under adult supervision.
- a. What is the timing ("limited hours of operation") for events when this learning will occur?"
- i. During normal sporting events?
- Response: Yes, students in training will have opportunities to operate the scoreboard during 'normal' scheduled athletic events and other school-sponsored activities.
- ii. School year classroom times?
- Response: Yes, when appropriate. Teachers may incorporate the scoreboard into classroom instruction or student projects related to broadcasting, media production, communications, or other career-focused learning opportunities.
- iii. Other?
- Response: Students will also participate in preparation activities before events, including creating graphics, programming content, and testing the system to ensure it is ready for operation during school-sponsored events.
- b. "Do Buffalo Grove and Wheeling High Schools offer these same learning opportunities? Anyone else in Illinois?"
- Response: Buffalo Grove High School and Wheeling High School have similar video scoreboard systems; however, the District has not yet implemented the educational programming or student learning opportunities associated with operating those systems. D214's long-term vision is to expand these opportunities to all District 214 high schools as they continue to enhance their facilities and educational programming.
- c. "If other high schools provide this type of learning opportunities:
- i. "What has the feedback about these learning opportunities been?"
- Response: Schools that have incorporated students into the operation of video scoreboards have reported positive results. Students gain valuable experience in

broadcasting, live event production, graphic design, communications, and technology while developing teamwork, leadership, and career-ready skills.

- ii. "What has been their experience with the impact on "community standards"?"
 - Response: Schools using video scoreboards for educational purposes have generally found that, when operated during scheduled school events and under adult supervision, they have had minimal to no impact on surrounding neighborhoods. The scoreboards are used to enhance school events and provide educational opportunities, while respecting the surrounding community and limiting operation to approved events.

4. Concerning the impact on "community standards":

- a. "If the scoreboard will have "no sound," then does it not stand to reason that anytime there is a learning opportunity occurring, there will be related sound coming from the current sound system in the press box?"
 - Response: The new scoreboard itself will not have sound capabilities. Any audio during athletic events or other school-sponsored activities will continue to come from the existing stadium sound system, just as it does today. The installation of the new scoreboard will not increase or change the current audio system or its operation. Pre-event learning opportunities will take place both inside a classroom &/or inside the Press Box. However, during such lessons the sound does not have to be projected from the existing sound system. The sound system will only be on during the 60-minute testing and programming, prior to any approved event, and during the event itself, plus the 30 minute after-event close-up, at most.
- b. "What is the definition of "event-only" usage?"
 - Response: "Event-only" usage means the scoreboard will be operated only during **scheduled school-sponsored events**, such as athletic contests, ceremonies, and other approved activities. It is not intended for continuous or daily operation and will not be used outside of approved event times. District 214 will also comply with any Village ordinances regarding hours of operation.
- c. "Will there be usage for non-PHS organizations?"
 - Response: At this time, we do not anticipate the scoreboard being used by organizations outside of District 214. The scoreboard is intended to support school and District-sponsored activities, including athletic events, school programs, and other approved District events. Any future use outside of these purposes would be reviewed separately and would remain subject to District procedures and any applicable Village requirements.
- d. "Because of this "opportunity" will there be an increase in the number of events?"
 - Response: D214 does not anticipate an increase in the number of events. This is simply the replacement of one scoreboard for another in the same location.
- e. "Why is there a need for "some landscape screening", when there is none for the current scoreboard?"
 - Response: The Village of Mount Prospect is requiring landscape screening, at this time, due to the video screen portion of the new video-scoreboard.

RESPONSES TO INQUIRES FROM THOMAS KROUPA
REGARDING THE 2026 SCOREBOARD REPLACEMENT AT PROSPECT HIGH SCHOOL
PROJECT NO. 26033.3
PAGE 4

- f. "What are other expected impacts on the "community standards" that need "minimizing"?
- [Response: There are no known, nor expected impacts.](#)
5. "New scoreboard:"
- a. "Has it been purchased?"
- [Response: The new video-scoreboard has been ordered.](#)
- b. "Has a contractor been hired to install it?"
- [Response: Yes, a contractor has been hired to install it.](#)
- c. "What is the expected date of installation?"
- [Response: Pending VMP Approval, the installation may occur this August or September, of 2026.](#)
- d. "Will the existing support columns for the old scoreboard be used to support the new scoreboard? (see attached picture)"
- [Response: No, the existing support steel columns will be replaced with a new foundation and new steel columns.](#)
- e. Why has the current scoreboard already been taken down? (see attached picture)
- [Response: As a part of this Summer's work, the 2026 track and turf replacement work, the existing scoreboard foundation's concrete removal was required. With that, the existing steel columns required removal, as well.](#)
- f. What will be the process for remedies, when unforeseen impacts on the "community standards" arise, especially contrary to the proposed zoning variance?
- [Response: Although there are no impacts to "community standards" foreseen, as this is simply a replacement of one scoreboard with a new video-scoreboard, in the same exact location at PHS. However, there will be a sign posted with contact information for whom to contact at Prospect High School &/or at District 214, to file any complaints, etc.](#)

We trust these responses will be received well. Please contact us if you have any questions.

Thank you again for the cooperation and the opportunity to work with the Village of Mount Prospect.

Sincerely,
ARCON Associates, Inc.



Michael D. Sauer, AIA
Senior Associate / Senior Architect

C: Aneta Mistak, Director of Operations, D214
George Demarakis, Principal, ARCON

MDS/rac

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