Village of Mount Prospect
Village Board
Regular Meeting Agenda
50 S. Emerson St. Mount Prospect, IL 60056

July 21, 2026 | **Village Hall - 3rd Floor Board Room** | **7:00 PM**

1. CALL TO ORDER

2. ROLL CALL

2.1. Pledge of Allegiance - Led by Trustee John Matuszak

3. APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - July 7, 2026

4. MAYORS REPORT

4.1. Mayor's Commnet

4.2. ACCOLADES - Congressional Award Gold Medal recipient John Ciok
The Congressional Award Gold Medal is the highest honor the United States Congress awards to civilian youth. Open to ages 14 to 24, participants earn this non-competitive, voluntary medal by logging at least 400 hours of volunteer service, 200 hours of personal development, 200 hours of physical fitness, and planning a five-day expedition.

4.3. Annual Report of the Audit Committee and Acceptance of the 2025 Annual Comprehensive Financial Report (Audit) for the Village of Mount Prospect

5. COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

5.1. Individuals wishing to address the Village Board in person regarding issues not on the agenda must register to participate in the Citizens to Be Heard process. You may sign in before the meeting in person or by emailing your intent to speak to publiccomment@mountprospect.org no later than 1:00 p.m. on the day of the meeting.

6. CONSENT AGENDA

6.1. Monthly Financial Report - May 2026

6.2. List of Bills - July 1, 2026, to July 14, 2026 - $3,631,822.07

6.3. A RESOLUTION WAIVING CERTAIN NON-REFUNDABLE VILLAGE BUILDING PERMIT, INSPECTION, AND ZONING APPLICATION FEES FOR THE VIDEO SCOREBOARD PROJECT AT PROSPECT HIGH SCHOOL FOR PROPERTY LOCATED AT 801 WEST KENSINGTON ROAD, MOUNT PROSPECT, ILLINOIS

6.4. Motion to approve the Closed Session minutes of June 16, 2026, and July 7, 2026.

6.5. Motion to Renew Student Resource Officer CCSD59 Intergovernmental

Agreement with the Village of Mount Prospect.

6.6. A RESOLUTION APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR 2026 ACTION PLAN

7. OLD BUSINESS - None

8. NEW BUSINESS

8.1. 1st reading of AN ORDINANCE IMPLEMENTING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND APPROVAL OF CERTAIN BUSINESS LICENSES (MASSAGE ESTABLISHMENTS) IN THE VILLAGE OF MOUNT PROSPECT

8.2. 1st Reading of AN ORDINANCE AMENDING ORDINANCE NO. 3777 GRANTING A SPECIAL USE IN THE NATURE OF A PLANNED UNIT DEVELOPMENT, AMENDED BY ORDINANCE NO. 4065, FOR PROPERTY LOCATED AT 1600 BISHOP COURT, MOUNT PROSPECT, ILLINOIS (PZ-12-26)

9. VILLAGE MANAGER'S REPORT

9.1. Motion to accept the proposal from Tank Industry Consultants, Inc. of Indianapolis, Indiana for design and construction engineering services related to the rehabilitation of the 1 Million Gallon Water Storage Tank at Northwest Highway and Maple Street for a cost not to exceed $212,388.

9.2. Motion to accept the proposal from Christopher B. Burke Engineering LTD of Rosemont, Illinois for Rand/Kensington/Elmhurst Road (IL Route 83) Intersection — Phase III Construction Engineering Services for an amount not to exceed $1,656,576.

9.3. Pension Funding Strategy and Bonds Discussion

9.4. As submitted

10. ANY OTHER BUSINESS

11. 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 5327

DRAFT

Village of Mount Prospect
Regular Meeting of the Village Board
Amended 7-7-2026
Tuesday, July 7, 2026 / 7:00 PM

CALL TO ORDER

Mayor Hoefert called the Regular Meeting of the Village Board to order at 7:06 p.m. in the Board Room at Village Hall, 50 S. Emerson St.

ROLL CALL

Members present upon roll call by the Village Clerk: Mayor Paul Hoefert, Trustee Vincent Dante, Trustee Beth DiPrima, Trustee Terri Gens, Trustee Bill Grossi, Trustee John Matuszak, and Trustee Colleen Saccotelli
Absent: None
A quorum was present.

2.1. Pledge of Allegiance - Led by Trustee Grossi

APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - June 16, 2026

Motion by Vincent Dante, second by Terri Gens to approve the minutes of the regular meeting of the Village Board - June 16, 2026:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion Passed

MAYORS REPORT

4.1. Mayor's Comment

Mayor Hoefert highlighted the importance of engaging with the community's youth, noting a recent visit with the Mount Prospect Historical Society's summer camp. He emphasized that youth involvement in local government can lead to real change, noting that the installation of the skate park at Lions Park stemmed from three young residents advocating for it several years ago.

4.2. 1st reading of an ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. This Ordinance will decrease the number of Class “F-1” Licenses by (1) Chung Wa 827. d/b/a

Chungkiwa Restaurant located at 1658 W. Algonquin Rd. Mount Prospect, IL This Ordinance will increase the number of Class “F-1” licenses by (1) CHUNG WA 827 INC. d/b/a Chungkiwa Restaurant located at 1658 W. Algonquin Rd. Mount Prospect, IL

Motion by Vincent Dante, second by Terri Gens to waive the second reading and approve the ordinance:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion Passed

Ordinance No. 6853

4.3. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING CHAPTER 13, "ALCOHOLIC LIQUORS" OF THE VILLAGE CODE OF MOUNT PROSPECT, ILLINOIS" (Moved from the Consent Agenda to Mayor's Report - 7/7/2026)

Village Attorney Lance Malina presented the proposed ordinance, which contains two significant sections.

The first section proposed eliminating the requirement that a new restaurant liquor license holder operate for one year before becoming eligible to apply for a video gaming license. Mr. Malina explained that this provision was originally adopted when the Village first permitted video gaming, out of concern that new businesses might enter the market primarily to capitalize on gaming revenue rather than to operate as genuine restaurants. However, with years of experience under the program and no significant concerns arising from it, the primary practical effect of the rule has created complications in business sales and ownership transfers. Under the current Village Code, any change in majority ownership requires the issuance of a new liquor license, resetting the one-year clock even when the physical establishment and its gaming infrastructure remain in place. This has created unexpected delays and complications for buyers and sellers alike and has been described as unique among surrounding communities.

In response to a question from the Board, Mr. Malina clarified that the Board retains full oversight authority, as every new license holder must still acquire Board approval, adding that the proposed ordinance just eliminates the additional one-year delay for gaming.

The second section proposes adding "wineries" to the existing list of specialty license categories that already includes craft breweries and distilleries. Mr. Malina noted that such amendments are intentionally kept narrow, addressing only the specific business type currently being considered. Mr. Malina explained that the catalyst for this change was presented by Two Eagles Distillery. Speaking under public comment, Jesse Zien, co-owner of Two Eagle Distillery, explained that Illinois state law requires a winery license to handle wine. The distillery wishes to produce locally made vermouth, used in popular cocktails, and needs the winery classification to do so legally. The Board offered support. Trustee Dante noted public recognition of the distillery's contributions as a community and business partner in the Village.

Motion by John Matuszak, second by Terri Gens to waive the rule requiring two readings of an ordinance and adopt the ordinance as presented :

Yea: Vincent Dante, Beth DiPrima. Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion Passed
Ordinance No. 6854

COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

No public comment.

CONSENT AGENDA

6.1. List of Bills - June 10, 2026 to June 30, 2026 - $3,919,843.44

6.2. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. This Ordinance will decrease the number of Class "F-1" licenses by (1) Le Peep of Mount Prospect, INC. d/b/a Le Peep Cafe located at 10 E Northwest Hwy, Mount Prospect, IL;
Ordinance No. 6855

6.3. Motion to approve waiving the competitive bidding requirements and approve the Foreign Fire Tax Fund purchase of eighteen (18) controlled substance storage safes for an amount not to exceed $66,809.

Motion by Vincent Dante, second by Colleen Saccotelli, to approve the consent agenda:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli

Nay: None

Final Resolution: Motion Passed

OLD BUSINESS - None

There was no old business before the Board.

NEW BUSINESS

8.1. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR HEYDON COFFEE ROASTERS COMPRISING A PART OF THE PROSPECT AND MAIN TIF DISTRICT FOR THE VILLAGE OF MOUNT PROSPECT, ILLINOIS

Director of Community and Economic Development Jason Shallcross presented a TIF assistance request for Heyden Coffee Roasters, proposed to be located at 500 East Northwest Highway — a vacant commercial property at the northeast corner of Northwest Highway and Owen, adjacent to Bruce Automotive. The building, constructed in the 1960s, is a well- preserved brick structure that has remained vacant for a number of years. The applicant plans to develop it into a modern café with an outdoor patio on the property's west side.

The proposed concept is a small-batch local coffee roastery and café, offering an array of coffee drinks, specialty and seasonal beverages, homemade baked goods, and a retail area. Roasting operations would occur a few days per week at approximately 10 pounds per batch — a scale

specifically noted to be well below any industrial operation. Proposed hours of operation are 7:00 AM to 3:00 PM.

The TIF assistance requested amounts to $76,000, representing 28 percent of the total project cost, which is consistent with the level of assistance previously provided to comparable downtown buildouts such as Khepri Café and Coco and Maple. The payment would be made as a one-time disbursement upon project completion.

In response to a question from the Board about roasting frequency and volume, Director Shallcross stated this is a small-batch, limited-frequency operation.

Board comments:

- Offered welcoming remarks to the owner
- The business was praised as a woman-owned enterprise and expressed full support. Welcomed the owner's investment in the community and expressed appreciation for the café's design and vision.
- The location is well-suited for the use, with good visibility along Northwest Highway and a welcoming outdoor space.

The owner, Melissa Heyden, addressed the Board briefly, expressing gratitude to the Village and to the Community Development team for their consistent support throughout the process. She noted that she delivers coffee by bicycle when weather permits, a practice that has been warmly received in the community. She also highlighted that the business would place Mount Prospect on the global specialty coffee roasting network.

Motion by Colleen Saccotelli, second by Vincent Dante to waive the second reading and adopt the ordinance authorizing the execution of a Redevelopment Agreement for Heyden Coffee Roasters:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion Passed
Ordinance No. 6856

VILLAGE MANAGER'S REPORT

9.1. Motion to approve a Professional Services Agreement with HR Green, Inc. for as-needed third-party building plan review and inspection services and authorize the Village Manager to execute the agreement.

Director Jason Shallcross presented the item, explaining that two concurrent developments made the engagement of an outside plan review and inspection firm necessary. First, the recent departure of the Director of Building and Inspection Services left the department without its most senior certified reviewer. Second, the volume and complexity of permit submittals related to the CloudHQ data center project have placed extraordinary demands on staff, with permit documentation totaling more than 3,000 plan sheets and nearly 2,000 pages of technical documents across five separate permit applications.

The agreement with HR Green, Inc. is structured as an as-needed supplement to existing staff capacity, primarily for the CloudHQ project and similarly complex future developments such as large mixed-use buildings. Routine permits, including single-family residential ones, would continue to be reviewed in-house.

HR Green was selected from among three evaluated firms as the only one with demonstrated experience reviewing data center projects in the Chicagoland region, having done comparable work in Wood Dale and Grayslake. Staff reported that both communities strongly recommended the firm.

The financial structure is designed so that the Village bears no net cost. CloudHQ would be required to sign a Reimbursement of Fees Agreement (ROFA) and establish a cash escrow account from which HR Green's fees would be drawn. The estimated cost for the initial CloudHQ permit review and two re-reviews is capped at $22,500, with the escrow subject to replenishment requirements before additional work proceeds.

In response to a question from the Board, Director Shallcross confirmed that the cost cap applies to a defined score of CloudHQ reviews and that all costs flow through the developer.

A brief discussion followed, during which the Board expressed support for the agreement with HR Green.

Motion by John Matuszak, second by Colleen Saccotelli, to approve the Professional Services Agreement with HR Green, Inc. for as-needed third-party building plan review and inspection services, and to authorize the Village Manager to execute the agreement.

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion Passed

9.2. As submitted

Village Manager Mike Cassady reported that there would be no Committee of the Whole meeting the following week and that the next regular Village Board meeting would be held on July 21, 2026.

ANY OTHER BUSINESS

Trustee Grossi, on behalf of the Mount Prospect Lions Club, recognized the completion of the 87th Annual Lions Fest and thanked attendees. While the rain affected the event, feedback was mostly positive. He mentioned upcoming Lions Club events, including Saturday Cruise Night car shows and the Sunday Farmers Market.

Mayor Hoefert praised the Lions Club for its contributions to the community and for its efforts in organizing the annual event.

Mayor Hoefert also reminded attendees that Coffee with Council would be held the following Saturday at 9:00 AM in the Farley Room at Village Hall.

ADJOURNMENT

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Dante, seconded by Trustee Grossi motioned to adjourn the meeting. By unanimous voice vote, the July 7, 2026 Regular Meeting of the Village Board of Trustees adjourned at 7:50 p.m.

Respectfully submitted,

Karen M. Agoranos
Village Clerk

Item Cover Page

Subject	**Mayor's Commnet**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None

Item Cover Page

Subject	**ACCOLADES - Congressional Award Gold Medal recipient John Ciok** The Congressional Award Gold Medal is the highest honor the United States Congress awards to civilian youth**. Open to ages 14 to 24, participants earn this non-competitive, voluntary medal by logging at least 400 hours of volunteer service, 200 hours of personal development, 200 hours of physical fitness, and planning a five-day expedition.**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None

Item Cover Page

Subject	**Annual Report of the Audit Committee and Acceptance of the 2025 Annual Comprehensive Financial Report (Audit) for the Village of Mount Prospect**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Category	MAYORS REPORT
Type	Action Item

Information

The Audit Committee has prepared its annual report on committee activities for the Village Board. A primary function of the Audit Committee is oversight of the annual audit process. The audit process for 2025 has concluded and the Annual Comprehensive Financial Report (ACFR) has been provided to the Village Board for review and final acceptance. The Audit Committee Chair and Village staff will be available to present information and answer questions on the recently concluded audit process and 2025 ACFR.

Discussion

The Audit Committee met on June 22, 2026, with Village staff and the Audit Manager in charge of the audit, Don Shaw, from Lauterbach & Amen. Staff and auditors presented the results of the 2025 Annual Comprehensive Financial Report (ACFR), Auditor Communication to the Village Board, and Management Letter comments as prepared by Lauterbach & Amen. Items discussed included the overall results of the audit, financial statement, audit opinion, and management letter items.

The following are some of the significant items from the 2025 Audit:

- On page 11 of the Comprehensive Annual Financial Report, the firm expresses its opinion that the financial statements present fairly, in all respects, the financial position for the year ended December 31, 2025, in accordance with generally accepted accounting principles. It is the key statement from the audit firm demonstrating that they found no significant issues that impact their overall determination on the accuracy of the Village's financial statements and position.
    - Other items and comments on Financials:
        - The General Fund Reserves are $69.4 million, of which $54.9 million is unrestricted. The Village's General Fund reported remarkable growth in the Intergovernmental Revenues. The state sales tax, home-rule sales tax, income tax, and a few other outperforming revenues allowed the Village to add $13.8 million to the overall reserves of the General Fund. While $13.8 million is accounting surplus, the actual cash surplus for 2025 is $4.8 million. The Village has given a loan to the Prospect & Main TIF,

totaling $8.7 million (with accrued interest, the loan balance as of December 31 was $9.0 million). Normally, these are treated as transfers or expenses. However, these loans will be paid back by the Prospect & Main TIF over a specific period of time. Until that time, the amount is shown as a non-spendable fund balance as it is not readily available.
    - All the Village Departments performed within their approved budgetary constraints and were reported under budget.
    - The overall Governmental Activity Fund Balance is $119.7 million, of which $54.9 million is unrestricted.
    - The overall Business Type activity Fund Balance is $75.2 million, of which $57.2 million is invested in capital assets and infrastructures.
    - Police and Fire Pension Funds show a funded ratio of 66.4 percent and 69.6 percent, respectively. The unfunded liability totals $57.3 million for the Police and $42.8 million for the Fire Pension Fund.

- The Committee also reviewed the audit firm's Management Letter and Auditor Communication to the Board that accompanied the audit report. The Management Letter communicates whether there are any material weaknesses in internal control. The auditors did not report any material weaknesses in the internal control.
- The 2025 Management Letter addressed the recommendation to implement two new upcoming GASB standards. They are GASB Statement No. 103 – Financial Reporting Model Improvements and GASB Statement No. 104 – Disclosure on Certain Capital Assets. These are new accounting standards applicable to the Village starting December 2026. Auditors informed the Audit Committee that the staff will be working to implement these new standards during 2026 audit.
- The ACFR also included the Certificate of Achievement for Excellence in Financial Reporting received from GFOA for the 2024 Audit. This marks the 33rd consecutive year of the Village receiving this award. The Village has also submitted the 2025 budget for this accreditation. The Village became a Triple Crown Winner by winning awards in all three categories. 1) Certificate of Achievement for Excellence in Financial Reporting, 2) Distinguished Budget Award, and 3) PAFR - Popular Annual Financial Reporting. The Village is among the 513 municipal towns nationwide to win all three awards.

The Audit Report (ACFR) is posted on the Village's website and can be accessed by clicking here -
https://www.mountprospect.org/home/showpublisheddocument/21742/639184141675030000

Alternatives

1. Accept the annual report of the Audit Committee and the Annual Comprehensive Financial Report for the Village for the year ended December 31, 2025.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends acceptance of the annual report of the Audit Committee and the Annual Comprehensive Financial Report for the Village for the year ended December 31, 2025.

Attachments

1. Mount Prospect ACFR 25

2. Mount Prospect Management Letter 25
3. Annual Report Audit Committee - 2025



2025

VILLAGE OF MOUNT PROSPECT *ILLINOIS*

For the fiscal year ended December 31, 2025

Annual Comprehensive Financial Report

VILLAGE OF MOUNT PROSPECT, ILLINOIS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2025

Prepared by: Finance Department

Amit R. Thakkar
Director of Finance

Jennifer Fitzgerald
Deputy Director of Finance

VILLAGE OF MOUNT PROSPECT, ILLINOIS

TABLE OF CONTENTS

	PAGE
INTRODUCTORY SECTION	
List of Principal Officials	1
Organizational Chart	2
Letter of Transmittal	3
Certificate of Achievement for Excellence in Financial Reporting	8
FINANCIAL SECTION	
INDEPENDENT AUDITOR'S REPORT	11
MANAGEMENT'S DISCUSSION AND ANALYSIS	15
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements	
Statement of Net Position	30
Statement of Activities	32
Fund Financial Statements	
Balance Sheet - Governmental Funds	34
Reconciliation of Total Governmental Fund Balance to the Statement of Net Position - Governmental Activities	36
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	38
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities - Governmental Activities	40
Statement of Net Position - Proprietary Funds	42
Statement of Revenues, Expenses, and Changes in Net Position - Proprietary Funds	44
Statement of Cash Flows - Proprietary	45
Statement of Fiduciary Net Position	46
Statement of Changes in Fiduciary Net Position	47
Notes to the Financial Statements	48
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Employer Contributions - Last Ten Fiscal Years	
Illinois Municipal Retirement Fund	99
Police Pension Fund	100
Firefighters' Pension Fund	101
Schedule of Changes in the Employer's Net Pension Liability/(Asset) - Last Ten Fiscal Years	
Illinois Municipal Retirement Fund	102
Police Pension Fund	104
Firefighters' Pension Fund	106
Schedule of Investment Returns - Last Ten Fiscal Years	
Police Pension Fund	108
Firefighters' Pension Fund	109

TABLE OF CONTENTS

PAGE

FINANCIAL SECTION - Continued

REQUIRED SUPPLEMENTARY INFORMATION - Continued
Schedule of Changes in the Employer's Total OPEB Liability
Retiree Benefit Plan 110
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
General Fund 112
Prospect and Main TIF - Special Revenue Fund 113
Economic Emergency - Special Revenue Fund 114

OTHER SUPPLEMENTARY INFORMATION
Governmental Funds
Major Governmental Funds
General Fund
Schedule of Revenues - Budget and Actual 118
Schedule of Expenditures - Budget and Actual 121
Schedule of Detailed Expenditures - Budget and Actual 122
Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 138
Nonmajor Governmental Funds
Combining Balance Sheet 141
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 142
Nonmajor Special Revenue Funds
Combining Balance Sheet 144
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 146
Motor Fuel Tax - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 148
Schedule of Expenditures - Budget and Actual 149
Refuse Disposal - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 150
Schedule of Revenues - Budget and Actual 151
Community Development Block Grant - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 152
Asset Seizure - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 153
Federal Equitable Share - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 154
DUI Fines - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 155
Foreign Fire Insurance - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 156
Business District - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 157

TABLE OF CONTENTS

PAGE

FINANCIAL SECTION - Continued

OTHER SUPPLEMENTARY INFORMATION - Continued
Nonmajor Special Revenue Funds - Continued
Pension Stabilization - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 158
South Mount Prospect TIF - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 159
Rural Special Service Area - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 160
Nonmajor Capital Projects Funds
Combining Balance Sheet 161
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 162
Capital Improvement - Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 163
Schedule of Expenditures - Budget and Actual 164
Flood Control Construction - Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 165
Schedule of Expenditures - Budget and Actual 166
Street Improvement Construction - Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual 167
Proprietary Funds
Enterprise Funds
Water and Sewer Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual 170
Schedule of Operating Revenues 171
Schedule of Operating Expenses - Budget and Actual 172
Nonmajor Enterprise Funds
Combining Statement of Net Position 175
Combining Statement of Revenues, Expenses and Changes in Net Position 176
Combining Statement of Cash Flows 177
Parking System Revenue Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual 178
Schedule of Operating Expenses - Budget and Actual 179
Village Parking System Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual 180
Schedule of Operating Expenses - Budget and Actual 181
Internal Service Funds
Combining Statement of Net Position 184
Combining Statement of Revenues, Expenses and Changes in Net Position 186
Combining Statement of Cash Flows 188

TABLE OF CONTENTS

PAGE

FINANCIAL SECTION - Continued

OTHER SUPPLEMENTARY INFORMATION - Continued
Internal Service Funds - Continued
Computer Replacement Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual 190
Schedule of Operating Expenses - Budget and Actual 191
Risk Management Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual 192
Schedule of Operating Revenues - Budget and Actual 193
Schedule of Operating Expenses - Budget and Actual 194
Vehicle Replacement Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual 195
Schedule of Operating Revenues - Budget and Actual 196
Schedule of Operating Expenses - Budget and Actual 197
Vehicle Maintenance Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual 198
Schedule of Operating Revenues - Budget and Actual 199
Schedule of Operating Expenses - Budget and Actual 200
Building Improvements Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual 201
Schedule of Operating Revenues - Budget and Actual 202
Fiduciary Funds
Pension Trust Funds
Combining Statement of Fiduciary Net Position 204
Combining Statement of Changes in Fiduciary Net Position 205

SUPPLEMENTAL SCHEDULES
General Long-Term Debt
Long-Term Debt Payable by Governmental Funds 208
Long-Term Debt Requirements
General Obligation Refunding Bonds of 2016A 210
General Obligation Bonds of 2017 211
General Obligation Bonds of 2018A 212
General Obligation Bonds of 2018B 213
General Obligation Bonds of 2019A 214
General Obligation Bonds of 2019B 215
General Obligation Bonds of 2022A 216
General Obligation Refunding Bonds of 2022B 217

TABLE OF CONTENTS

PAGE

STATISTICAL SECTION (Unaudited)

Net Position by Component - Last Ten Fiscal Years	220
Changes in Net Position - Last Ten Fiscal Years	222
Fund Balances of Governmental Funds - Last Ten Fiscal Years	224
Changes in Fund Balances of Governmental Funds - Last Ten Fiscal Years	226
Assessed Value and Actual Value of Taxable Property - Last Ten Tax Levy Years	228
Direct and Overlapping Property Tax Rates - Last Ten Tax Levy Years	230
Principal Property Tax Payers - Current Fiscal Year and Nine Fiscal Years Ago	232
Property Tax Levies and Collections - Last Ten Fiscal Years	233
Sales Taxes by Category - Last Ten Fiscal Years	234
Business District Sales Taxes by Category - Last Ten Fiscal Years	236
Home Rule Sales Taxes by Category - Last Ten Fiscal Years	238
Direct and Overlapping Sales Tax Rates - Last Ten Fiscal Years	240
Ratios of Outstanding Debt by Type - Last Ten Fiscal Years	241
Ratios of General Bonded Debt Outstanding - Last Ten Fiscal Years	242
Schedule of Direct and Overlapping Governmental Activities Debt	243
Schedule of Legal Debt Margin	244
Demographic and Economic Statistics - Last Ten Fiscal Years	245
Principal Employers - Current Fiscal Year and Nine Fiscal Years Ago	246
Full-Time Equivalent Employees by Function/Program - Last Ten Fiscal Years	248
Operating Indicators by Function/Program - Last Ten Fiscal Years	250
Capital Asset Statistics by Function/Program - Last Ten Fiscal Years	252
Additional Disclosures Required by SEC Rule 15c2-12	255

INTRODUCTORY SECTION

This section includes miscellaneous data regarding the Village including:

- List of Principal Officials
- Organizational Chart
- Letter of Transmittal
- Certificate of Achievement for Excellence in Financial Reporting

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Principal Officials
December 31, 2025

LEGISLATIVE

Mayor

Paul Wm. Hoefert

Trustees

Vincent Dante

Elizabeth DiPrima

Terri Gens

William Grossi

John J. Matuszak

Colleen E. Saccotelli

ADMINISTRATION

Michael J. Cassady, Village Manager

Alexander D. Bertolucci, Assistant Village Manager

Karen Agoranos, Village Clerk

Amit R. Thakkar, Director of Finance/Treasurer

Jason C. Shallcross, Director of Community Development

William M. Schroeder, Director of Building and Inspection Services

Julie K. Kane, Director of Human Services

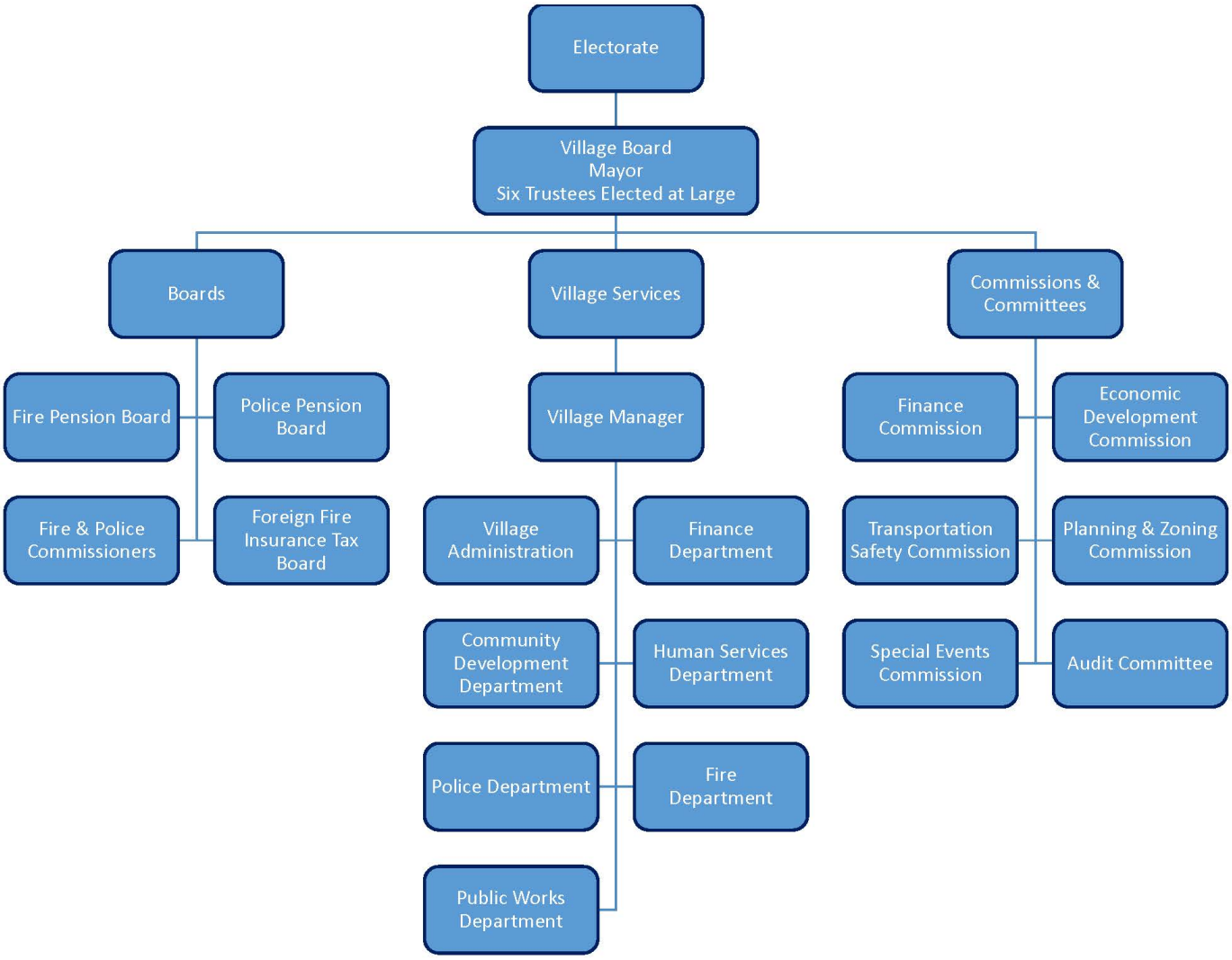
Michael Eterno, Chief of Police

Thomas Wang, Fire Chief

Sean P. Dorsey, Director of Public Works

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Organizational Structure



MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Elizabeth B. DiPrima
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

Phone: 847/392-6000
Fax: 847/392-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

June 15, 2026

The Honorable Paul W. Hoefert, Village President
Members of the Board of Trustees
Village Manager Michael J. Cassady
Citizens of the Village of Mount Prospect, Illinois

The Annual Comprehensive Financial Report of the Village of Mount Prospect, Illinois, for the fiscal year ended December 31, 2025, is hereby submitted. This report reflects management's representations concerning the financial affairs of the Village. Responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the Village.

To provide a reasonable basis for these representations, Village management has established a comprehensive system of internal controls designed to safeguard the Village's assets against loss, theft, or misuse and to ensure the compilation of sufficient, reliable information for the preparation of the Village's financial statements in conformity with Generally Accepted Accounting Principles (GAAP). Because the cost of internal controls should not exceed their anticipated benefits, the Village's internal control framework has been designed to provide reasonable, rather than absolute, assurance that the financial statements are free from material misstatement. The Village has implemented GASB Statement No. 34, Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments, including infrastructure reporting. Accordingly, management asserts that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The Village's financial statements have been audited by Lauterbach & Amen, LLP, a firm of licensed certified public accountants. The objective of the independent audit is to provide reasonable assurance that the financial statements of the Village of Mount Prospect for the year ended December 31, 2025, are free from material misstatement. The audit included examining, on a test basis, evidence supporting the amounts and disclosures contained in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall presentation of the financial statements. Based upon the audit, the independent auditor concluded that there was a reasonable basis for rendering an unmodified opinion that the Village's financial statements for the fiscal year ended December 31, 2025, are fairly presented in conformity with GAAP. The independent auditor's report appears as the first component of the financial section of this report.

GAAP further requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is intended to complement the MD&A and should be read in conjunction with it. The Village's MD&A immediately follows the independent auditor's report.

Profile of the Village of Mount Prospect

The Village of Mount Prospect, a home rule community as defined by the Illinois Constitution, was incorporated on February 3, 1917, and is located 23 miles northwest of downtown Chicago in Cook County. The Village currently encompasses 10.8 square miles and has a population of 56,852, according to the 2020 Census.

The Village operates under the Council/Manager form of government. Policymaking and legislative authority are vested in the Village Board, which consists of a Mayor and a six-member Board of Trustees. The Village Board is responsible, among other duties, for passing ordinances, adopting the budget, appointing committee members, and hiring the Village Manager. The Village Manager is charged with implementing the policies and ordinances adopted by the Village Board, overseeing the day-to-day operations of the Village, and appointing department heads. The Board is elected on a nonpartisan basis. Trustees serve staggered four-year terms, with three members elected every two years. The Mayor is elected to a four-year term. Both the Mayor and Trustees are elected at large. The Village provides a full range of municipal services, including police, fire, public works, water and sewer, human services, finance, community development, and communication (television) services.

The annual budget serves as the cornerstone of the Village's financial planning and control. All Village departments are required to submit their budget requests to the Finance Director by mid-July each year. Revenue estimates are prepared by the Finance Department in advance of departmental budget reviews conducted with the Village Manager and Finance Director in early August. Initial budget requests are compiled by the end of August. A proposed budget is then prepared and presented to the Village Board and Finance Commission at the end of September. The proposed budget is also made available for public inspection in the Village Clerk's Office, on the Village website, and at the Mount Prospect Public Library. A series of workshops is held with members of the Village Board and Finance Commission in October and November, and the Finance Commission also meets separately with staff in October. The Village Board is required to hold a public hearing on the proposed budget and adopt a final budget no later than December 31 of each year, the close of the Village's preceding budget year. The budget is prepared by funds and by department. Expense cost centers are established within departments to provide a clear picture of the cost of delivering specific services, such as Police Department Investigations. Budget amendments require approval of the Village Board. Budget-to-actual comparisons are provided for each governmental fund for which an appropriated annual budget has been adopted.

For the General Corporate Fund and major special revenue funds, this comparison is presented in the required supplementary information. For governmental funds other than the General Corporate Fund and major special revenue funds with appropriated annual budgets, the comparison is presented in the nonmajor governmental fund subsection of this report.

Major Initiatives

Under the direction of the Village Board and Village Manager, staff has undertaken a wide range of projects during the year that reflect the priorities established in the Village's Strategic Plan and the Village's ongoing commitment to maintaining a community in which residents and businesses can thrive. Set forth below are several of the most significant accomplishments and initiatives addressing goals identified for 2025.

Economic Emergency Fund: The Village established an Economic Emergency Fund in 2023 to address short-term uncertainties and economic emergencies. In 2023, the Village funded the Economic Emergency Fund with $6.5 million from the General Fund surplus from 2022. In 2024, the Village funded a second installment of $6.5 million from the 2023 surplus. These funds are actively invested in accordance with the Village's investment policy. The fund held a balance of $14.3 million at the close of fiscal year 2025.

Property Tax Abatements: The Village utilized $5.1 million from recent surplus to abate a portion of the pension and debt service levies. As a result, the Village achieved a zero percent property tax levy increase. The property tax levy totaled $18.2 million, representing the lowest levy in the past 11 years.

Elk Grove Rural Fire Protection District: The Village completed the legislative dissolution of the Elk Grove Rural Fire Protection District in July 2024. Thereafter, Village officials worked to conclude the Fire District's remaining business. The Village completed its final audit and annual reports and received approval from Cook County in early 2025, enabling it to obtain final funds from the Fire District totaling $1.0 million. The Village collected $677,953 in special service area taxes for the year ended December 31, 2025. Due to technological updates at Cook County, the remaining special service area property tax levies were delayed and will be received in 2026.

Sidewalk Policy and Program: The Village successfully implemented multiple strategies to repair sidewalks and mitigated more than 2,000 vertical offsets within the Village's sidewalk network.

Streetlights Program: The Village completed the conversion of 80 streetlights to LED fixtures on Central Road, resulting in reduced energy usage.

Human Services Programs: The Village funded two Human Services Department studies with American Rescue Plan resources. These studies explored transit-related issues and opportunities within the Village, as well as community needs. The studies began in 2024 and were completed in 2025. The results were presented to the Village Board in 2025, and implementation of identified action items will begin in 2026 and continue thereafter.

Traffic Control on Major Corridors: The Village completed the traffic control measure project for the Rand Road/Central Road/Mount Prospect Road intersection and also advanced Phase II engineering for the Rand Road/ Kensington Road/Route 83 intersection.

Melas-Meadows Bridge: The Village completed Phase II engineering for the Melas-Meadows Bridge Project. The project received 80 percent grant funding from various federal agencies. It has been approved by the Village Board and is expected to begin construction in 2026, with completion anticipated in 2027.

South Mount Prospect TIF: The Village successfully established the South Mount Prospect Tax Increment Financing District in 2022. The district is expected to generate substantial increment to support infrastructure needs within the TIF area in the coming years. The CloudHQ data center project will be one of the principal developments generating incremental value for the district. During 2025, the South Mount Prospect TIF generated $1.8 million in increment.

Public Safety Pension Fund: The Village's two pension funds reported net investment income of $31.7 million and changes in net fiduciary position totaling $28.2 million. The combined ending net position was $211.1 million.

Triple Crown Winner: GFOA's Triple Crown recognizes governments that have received GFOA's Certificate of Achievement for Excellence in Financial Reporting, Popular Annual Financial Reporting Award, and Distinguished Budget Presentation Award. The Village of Mount Prospect attained this distinction by earning all three awards. Nationwide, only 402 municipalities have achieved this status, and the Village is proud to be among them.

Revenue Outperformance: General Fund revenues significantly outperformed expectations. The Village experienced a substantial increase in intergovernmental revenues from the State of Illinois. This item is discussed in greater detail in the Management's Discussion and Analysis section.

Please refer to the Strategic Plan tab of the 2026 Annual Budget document for a complete listing of major initiatives and accomplishments. All departments continue to perform at a high level in delivering quality services to residents and the business community. The initiatives set forth in the Village's Strategic Plan have provided important direction and focus for these services. The Village's Annual Budget and Audit Documents were once again recognized by the GFOA for their clarity and usability, and Mount Prospect was recognized as a Tree City U.S.A. for the 41st consecutive year.

Factors Affecting Financial Condition

The information presented in the financial statements is best understood when considered in the broader context of the environment in which the Village operates.

Local Economy. The Village continues to benefit from growth in the local economy. A number of factors influence the economic condition of a community, and several measures are commonly used to assess economic outlook. Four of the most objective indicators are retail sales, employment levels, income levels, and building activity. In Illinois, sales tax is allocated based on the point of sale and therefore reflects sales generated within the community. Total state sales tax received during the calendar year ended December 31, 2025, was $44.2 million, compared to $37.7 million in the prior year, an increase of 17.2 percent. The Village of Mount Prospect represents the third-largest center of economic development in the State of Illinois. The economic segment generating the greatest amount of sales tax consists of products with inelastic demand, which helps insulate the Village's sales tax revenue. In addition, 2020 Census data reflected an increase of 2,685 in the Village's population. This increase has resulted in additional per capita allocations from the State of Illinois, including income tax, motor fuel tax, and use tax. The Village's median household income is $101,720. This level of household income, coupled with the Village's strong financial position, makes the Village a strong candidate for AAA bond ratings in the near future.

Although inflation was moderated to some degree by actions taken by the Federal Reserve System, the global economy remained relatively inflationary in 2025. Current inflation rates, supply chain issues, global uncertainty, market conditions, and other external factors continue to affect the regional economy, and the Village is not immune to those impacts. The Village nevertheless remains in a strong financial position and has no immediate concern regarding the short-term effects of these factors. Staff is, however, evaluating their long-term implications and working to develop an enhanced financial plan capable of providing sustainable, long-term support for Village operations. The Village Administration established an Economic Emergency Fund in fiscal year 2023 and funded it with $6.5 million from the 2022 surplus. In 2024, the Administration provided a second installment of $6.5 million from the 2023 surplus. As of December 31, 2025, the fund stood at $14.3 million, representing approximately two months of General Fund operating cash. The Village may consider funding an additional $6.5 million later in 2026.

The Village lies primarily within Elk Grove Township and Wheeling Township, with a small portion located in Maine Township. In the most recent triennial assessment of 2022, the Village gained $325 million in equalized assessed value for tax year 2022, payable in 2023. Total equalized assessed value now stands at $2.2 billion. The year 2025 was also a triennial assessment year, and the Village expects an equitable increase in equalized assessed value. Due to increased assessed values and an overall reduction in the property tax levy, the Village's property tax rate is approximately 0.826, one of the lowest rates among surrounding communities.

Mount Prospect's average unemployment rate during 2025 was 3.6 percent, a decrease from 4.1 percent in 2024. The average unemployment rate for Cook County in 2025 was 4.8 percent, while the rate for the State of Illinois was 4.5 percent. Mount Prospect's median family income of $101,720 as of July 1, 2024, according to census.gov data, was 21.8 percent higher than the median for Cook County ($83,498) and 21.9 percent higher than the median for the State of Illinois ($83,390).

The Village is strategically situated within a thriving economic corridor in the Midwest. It is located near major interstate highways, including I-90 and I-294, and its proximity to O'Hare International Airport makes it an especially attractive location. The Village's commercial and industrial real estate continues to maintain a very low vacancy rate. Despite broader economic challenges, Village revenues have remained consistent because of a substantial and diversified tax base. The former United Airlines headquarters campus was purchased by CloudHQ in December 2021. CloudHQ is constructing a 1.8 million-square-foot data center and investing $2.5 billion in the Village of Mount Prospect. Downtown Mount Prospect continues to experience significant private investment, and the Prospect & Main TIF District has made many major projects possible. The Village recently acquired the property at 111 E. Busse, a key downtown parcel within the Prospect & Main TIF and is actively pursuing its redevelopment. The South Mount Prospect TIF is likewise expected to perform well and provide significant funding for infrastructure improvements within that district.

Long-Term Financial Planning. In 2003, the Village conducted its first long-range financial planning workshop. The purpose of the workshop was to place the Village's financial condition on firm footing without overburdening residents and businesses from a tax standpoint or diminishing the scope and quality of municipal services in a manner that would compromise the community's livability and curb appeal. The Village has continued this effort since 2003 and has regularly conducted annual financial planning and budgeting workshops. During fiscal year 2022, the Village also held its first Citizens' Summit, received feedback on its strategic planning efforts, and explored a variety of ideas. During workshops in 2025, Village staff discussed the prior year's unaudited and audited results, quarterly financial performance, and major items of interest.

Two additional tools have been developed to guide the Village's long-range financial planning. The first is a Five-Year Community Investment Program, which outlines major capital expenditures and project initiatives over the next five years and identifies anticipated funding sources. Over the next five years (2026–2030), the Village has identified $194.5 million in water and sewer, flood control, street, public building, equipment, and other miscellaneous capital projects. The second is the Village Strategic Plan for 2026–2030, completed around mid-2025. The Strategic Plan sets forth the Village's mission, vision, goals for achieving that vision, and strategic action plan. An implementation guide was developed in August 2025 using the goals identified in the Strategic Plan. This guide outlines objectives, short-term challenges and opportunities, and action items necessary to accomplish Village goals. Action items were prioritized by the Village Board as either top or high priority and fall within three categories: Policy Agenda, Management Agenda, and Management in Progress. The implementation guide is updated annually to reflect completed work and evolving priorities. Funding initiatives identified in the Strategic Plan are prioritized during the budget process.

Awards. The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Village of Mount Prospect for its Annual Comprehensive Financial Report for the year ended December 31, 2024. This Certificate of Achievement is a prestigious national recognition of conformance with the highest standards in the preparation of state and local government financial reports.

To receive a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized Annual Comprehensive Financial Report whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements. The Certificate of Achievement is valid for only one year. The Village of Mount Prospect has received Certificates of Achievement since 1983. It is believed that the current report continues to conform to program requirements and will be submitted to GFOA for evaluation.

In addition, the Village of Mount Prospect received the GFOA's Distinguished Budget Presentation Award for its annual budget for the fiscal year beginning January 1, 2025, and ending December 31, 2025. To qualify for this award, a governmental unit must publish a budget document that meets program criteria as a policy document, an operations guide, a financial plan, and a communications device. The Village of Mount Prospect has received this award each year since 1994. The Village is currently awaiting notification regarding the Budget Award for its 2026 Budget document.

Acknowledgments

The timely preparation of this report could not have been accomplished without the efficient and dedicated efforts of the entire Finance Department staff. I would like to express special appreciation to Jennifer Fitzgerald - Deputy Finance Director; Claire Wheatley - Customer Service Supervisor; accountants Rumiana McCormick and Terri Atienza; and Mike Grochocki, AP and Risk Coordinator, each of whom contributed significantly to its preparation. I would also like to acknowledge the Mayor, the Board of Trustees, the Finance Commission, the Audit Committee, and the Village Manager for their leadership and continued support in planning and conducting the financial affairs of the Village in a fiscally responsible and sustainable manner.

Respectfully submitted,

Amit R. Thakkar

Amit R. Thakkar
Finance Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Village of Mount Prospect
Illinois

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

This section includes:

Independent Auditor's Reports

Management’s Discussion and Analysis

Basic Financial Statements

Required Supplementary Information

Other Supplementary Information

Supplemental Schedules

INDEPENDENT AUDITOR'S REPORTS

This section includes the opinion of the Village's independent auditing firm.

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

INDEPENDENT AUDITOR'S REPORT

June 15, 2026

The Honorable Mayor
Members of the Board of Trustees
Village of Mount Prospect, Illinois

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Mount Prospect (the Village), Illinois, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Mount Prospect, Illinois, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison schedules, and supplementary pension and other post-employment benefit (OPEB) schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village of Mount Prospect, Illinois' basic financial statements. The other supplementary information and supplemental schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, other supplementary information and supplemental schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 15, 2026, on our consideration of the Village's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Village's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Village's internal control over financial reporting and compliance.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Village of Mount Prospect (the "Village") Management's Discussion and Analysis is designed to (1) assist the reader in focusing on significant issues, (2) provide an overview of the Village's financial activity, (3) identify changes in the Village's financial position (its ability to address the next and subsequent year challenges), (4) identify any material deviations from the financial plan (the approved budget), and (5) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Transmittal Letter, and the Village's financial statements.

USING THE FINANCIAL SECTION OF THIS ANNUAL COMPREHENSIVE FINANCIAL REPORT

The primary focus of local governmental financial statements had been to summarize fund type information on a current financial resource basis. This approach was modified by Governmental Accounting Standards Board (GASB) Statement No. 34. As a result, these financial statements now present two kinds of statements, each with a different snapshot of the Village's finances. The financial statement's focus under GASB Statement No. 34 is on both the Village as a whole (government-wide) and on the major individual funds. Both perspectives (government-wide and major fund) allow the user to address relevant questions, broaden a basis for comparison (year to year or government to government) and enhance the Village's accountability.

Government-Wide Financial Statements

The government-wide financial statements are designed to be corporate-like in that all of the governmental and business-type activities are consolidated into columns that add to a total for the Primary Government. The focus of the Statement of Net Position (the "Unrestricted Net Position") is designed to be similar to bottom line results for the Village and its governmental and business-type activities. This statement combines and consolidates the governmental fund's current financial resources (short-term spendable resources) with capital assets and long-term obligations using the accrual basis of accounting and economic resources measurement focus.

The Statement of Activities is focused on both the gross and net cost of various activities (including governmental and business-type), which are supported by the government's general taxes and other resources. This is intended to summarize and simplify the user's analysis of the cost of various governmental services and/or subsidy to various business-type activities.

The governmental activities reflect the Village's basic services, including police, fire, public works, and administration. Property taxes, sales and income taxes and local utility taxes finance the majority of these services. The business-type activities reflect private sector type operations (water, sewer, and parking operations), where the fee for service typically covers all or most of the cost of operation, including depreciation.

Fund Financial Statements

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is on major funds rather than (the previous model's) fund types.

The Governmental Major Fund presentation is organized on a sources and uses of liquid resources basis. This is the manner in which the financial plan (the budget) is typically developed. The flow and availability of liquid resources is a clear and appropriate focus of any analysis of a government. Funds are established for various purposes and the Fund Financial Statement allows the demonstration of sources and uses and/or budgeting compliance associated therewith.

(See independent auditor's report)

The Fund Financial Statements also allow the government to address its Fiduciary Funds (Pension Trust). While these funds represent trust responsibilities of the government, these assets are restricted on purpose and do not represent discretionary assets of the government. Therefore, these assets are not presented as part of the Government-Wide Financial Statements.

While the Business-type Activities column on the Proprietary Fund Financial Statements is the same as the Business-type column on the Government-Wide Financial Statement, the Governmental Funds total column requires a reconciliation because of the different measurement focus (current financial resources versus total economic resources) which is reflected on the page following each statement. The flow of current financial resources will reflect bond proceeds and interfund transfers as other financial sources or uses, as well as capital expenses and bond principal payments as expenses. The reconciliation will eliminate these transactions and incorporate the capital assets and long-term obligation (bonds and others) into the Governmental Activities column (in the government-wide statements).

Infrastructure Assets
Historically, a government's largest group of assets (infrastructure - i.e., roads, bridges, storm sewers, etc.) have not been reported nor depreciated in governmental financial statements. GASB Statement No. 34 requires that these assets be valued and reported within the Governmental Activities column of the Government-wide Statements. Additionally, the government must elect to either (1) depreciate these assets over their estimated useful life or (2) develop a system of asset management designed to maintain the service delivery potential to near perpetuity. If the government develops the asset management system (the modified approach), which periodically (at least every third year), by category, measures and demonstrates its maintenance of locally established levels of service standards, the government may record its cost of maintenance in lieu of depreciation. The Village of Mount Prospect has chosen to depreciate assets over their useful life. If a road project is considered maintenance - a recurring cost that does not extend the road's original useful life or expand its capacity - the cost of the project will be expensed. An “overlay" of a road will be considered maintenance whereas a "rebuild" of a road will be capitalized.

GOVERNMENT-WIDE STATEMENTS

Statement of Net Position
The Village’s combined net position for the primary government increased from $103.6 million to $138.6 million. The net increase of $35.0 million is mainly attributable to stronger and outperforming intergovernmental revenues and responsible spending plan by the Village. The net position for governmental activities is $63.0 million, while the net position for the business-type activities is $75.6 million.

Table 1 reflects the condensed Statement of Net Position. For more detailed information see the Statement of Net Position in the basic financial statements.

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(See independent auditor's report)

Table 1
Statement of Net Position
As of December 31, 2025 (in millions)

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Current and Other Assets	$ 177.4	155.7	20.5	22.7	197.9	178.4
Capital Assets	141.8	131.3	82.3	75.2	224.1	206.5
Total Assets	319.2	287.0	102.8	98.0	422.0	384.9
Deferred Outflows of Resources	15.5	24.4	1.6	2.0	17.1	26.4
Total Assets and Deferred Outflows of Resources	334.6	311.4	104.4	99.9	439.1	411.4
Current Liabilities	17.8	15.1	2.6	3.1	20.4	18.2
Noncurrent Liabilities	214.1	235.4	25.8	27.1	239.9	262.5
Total Liabilities	231.9	250.5	28.3	30.2	260.3	280.7
Deferred Inflows of Resources	39.7	26.5	0.5	0.6	40.2	27.0
Total Liabilities and Deferred Inflows of Resources	271.6	277.0	28.8	30.8	300.4	307.8
Net Position						
Net Investment in Capital Assets	74.0	61.5	57.2	49.3	131.2	110.8
Restricted	10.8	13.2	—	—	10.8	13.2
Unrestricted (Deficit)	(21.8)	(40.2)	18.4	19.9	(3.4)	(20.3)
Total Net Position	63.0	34.4	75.6	69.2	138.6	103.6

(Note: There may be some slight differences in totals due to rounding.)

Normal Impacts

There are six basic (normal) transactions that will affect the comparability of the Statement of Net Position summary presentation.

Net results of activities - which will impact (increase/decrease) current assets and unrestricted net position.
Borrowing for capital - which will increase current assets and long-term debt.
Spending borrowed proceeds on new capital - which will reduce current assets and increase capital assets. There is a second impact, an increase in invested in capital assets and an increase in related net debt which will not change the invested in capital assets, net of debt.
Spending of non-borrowed current assets on new capital - which will (a) reduce current assets and increase capital assets and (b) will reduce unrestricted net position and increase invested in capital assets, net of debt.
Principal payment on debt - which will (a) reduce current assets and reduce long-term debt and (b) reduce unrestricted net position and increase invested in capital assets, net of debt.
Reduction of capital assets through depreciation - which will reduce capital assets and invested in capital assets, net of debt.

(See independent auditor's report)

Current Year Impacts

Governmental activities net position increased by $28.7 million and the business-type activities net position increased by $6.4 million. The governmental activities total assets and deferred outflows increased by $23.2 million and the governmental activities total liabilities and deferred inflows decreased by $5.4 million, of which $21.3 million of decreases are attributable to the decreases in the noncurrent liabilities offset by $13.2 million of increases in the deferred inflows of resources. The total assets increased by $32.2 million in governmental activities. Of this amount, $21.7 million is due to an increase in the current and other assets and $10.5 million in attributable to an increase in the capital assets. The decrease in deferred outflows of $9.0 million for governmental activities was due to reduction in the pension related deferred items and retirement balance plan obligations.

The net position of the business-type activities increased by $6.4 million. The increase in total net position is mainly attributable to the current surplus of revenues over expenses. The business-type activities total assets and deferred outflows increased by $4.5 million and the business-type activities total liabilities and deferred inflows decreased by $2.0 million. The current assets decreased by $2.2 million, mainly attributable to the use of cash for capital projects. The business-type capital assets increased by $7.1 million. The liabilities for business-type activities decreased from $30.2 million to $28.3 million. The noncurrent liabilities decreased by $1.3 million, mainly due to paying off the general obligation bonds per the established debt service schedule.

Changes in Net Position

The Village's combined change in net position for the primary government in 2025 was an increase of $35.0 million versus an increase of $36.6 million in 2024. Activities for the governmental activities saw an increase in net position of $28.7 million from 2024, while activities for the business-type funds saw an increase in net position of $6.4 million from 2024. The following chart lists the revenues and expenses for the current and prior fiscal years. Table 2 focuses on the changes in net position of the governmental and business-type activities.

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Table 2
Change in Net Position
For the Year Ended on December 31, 2025 (in millions)

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Revenues						
Program Revenues						
Charges for Services	$ 13.0	12.3	24.3	21.8	37.2	34.1
Operating Grants/Contributions	3.6	3.9	—	—	3.6	3.9
Capital Grants/Contributions	1.4	0.1	—	—	1.4	0.1
General Revenues						
Property Taxes	26.9	24.4	—	—	26.9	24.4
Utility Taxes	2.8	2.8	—	—	2.8	2.8
Business District Taxes	0.4	0.3	—	—	0.4	0.3
Sales/Use Taxes	54.5	47.8	—	—	54.5	47.8
Income Taxes	10.3	9.7	—	—	10.3	9.7
Other Taxes	5.5	5.4	—	—	5.5	5.4
American Rescue Plan Act	0.2	5.6	—	—	0.2	5.6
Investment Income	5.5	5.9	0.8	1.0	6.3	6.9
Other	2.0	1.1	0.1	1.5	2.1	2.6
	126.0	119.2	25.2	24.2	151.2	143.5
Expenses						
General Government	5.3	7.4	—	—	5.3	7.4
Public Safety	59.9	55.3	—	—	59.9	55.3
Highways and Streets	18.3	15.2	—	—	18.3	15.2
Health	5.5	5.4	—	—	5.5	5.4
Welfare	2.6	1.7	—	—	2.6	1.7
Culture and Recreation	0.5	0.4	—	—	0.5	0.4
Interest on Long-Term Debt	5.3	4.8	—	—	5.3	4.8
Water and Sewer	—	—	18.5	16.5	18.5	16.5
Parking	—	—	0.3	0.3	0.3	0.3
	97.3	90.1	18.8	16.8	116.1	106.9
Change in Net Position Before Transfers	28.7	29.1	6.4	7.5	35.0	36.6
Transfers - Internal Activity	(0.1)	(5.5)	0.1	5.5	—	—
Change in Net Position	28.6	23.6	6.5	13.0	35.0	36.6
Net Position - Beginning	34.4	10.8	69.2	56.2	103.6	67.0
Net Position - Ending	63.0	34.4	75.6	69.2	138.6	103.6

(Note: There may be some slight differences in totals due to rounding.)

(See independent auditor's report)

Normal Impacts

There are eight basic impacts on revenues and expenses and are reflected below.

Revenues:

Economic condition - This can reflect a declining, stable or growing economic environment and has a substantial impact on state income, sales and utility tax revenue, as well as public spending habits for building permits, elective user fees and volumes of consumption.

Increase/decrease in Village approved rates - While certain tax rates are set by statute, the Village Board has significant authority to impose and periodically increase/decrease rates (water, sewer, licenses and fees, home rule sales tax, utility taxes, etc.).

Changing patterns in intergovernmental and grant revenue (both recurring and non-recurring) - Certain recurring revenues (state shared revenues, etc.) may experience significant changes periodically while non-recurring (or one-time) grants are less predictable and often distorting in their impact on year-to-year comparisons.

Market impacts on investment income - The Village's investment portfolio is managed using a short-term average maturity and the market condition may cause investment income to fluctuate less than alternative longer-term options.

Expenses:

Introduction of new programs - Within the functional expense categories (Public Safety, Highways and Streets, General Government, etc.) individual programs may be added or deleted to meet changing community needs or unfunded mandates from other governmental levels.

Increase/Decrease in authorized personnel - Changes in service demand may cause the Village Board to increase/decrease authorized staffing levels. Staffing costs (salary and related benefits) represent approximately 35.0% of the Village's total budget.

Salary increases (annual adjustments and merit) - The ability to attract and retain human and intellectual resources requires the Village to strive for a competitive salary range position in the marketplace. In addition, the Village has four separate bargaining units representing various segments of the employee population.

Inflation - There is a higher rate environment, and the inflation was at a forty-year high mark in 2022. Since then, inflation has decreased but not to the expected level. The Village's budget and financial plan is flexible to accommodate any short-term impacts on inflation. The Village is a major consumer of certain commodities, supplies, fuels and parts and the cost of these commodities and supplies has increased due to high inflation.

CURRENT YEAR IMPACTS

Governmental Activities

Revenue:

Total revenues for the Village's Governmental Activities for 2025 were $126.0 million.

The year 2025 presented continued economic uncertainty, although inflationary pressures and interest rates began to stabilize compared to prior years. Despite these challenges, the Village experienced strong growth in governmental activity revenues, particularly from economically sensitive revenue sources. Sales and use tax revenues reached an all-time high of $54.5 million in 2025, an increase of $6.7 million, or 14.0 percent, compared to $47.8 million in 2024. Income tax revenues totaled $10.3 million, an increase of $0.6 million from the $9.7 million collected in 2024. Property tax revenues increased to $26.9 million, reflecting growth of $2.5 million, or 10.2 percent, over the prior year's collections of $24.4 million. Charges for services increased to $13.0 million from $12.3 million in 2024, while capital grants and contributions increased to $1.4 million from $0.1 million in the prior year. The Village recognized $0.2 million of American Rescue Plan Act (ARPA) revenue during 2025, compared to $5.6 million recognized in 2024, as federally funded projects were substantially completed in prior years. Investment income remained strong at $5.5 million, although slightly below the record $5.9 million earned in 2024 due to moderating interest rates.

(See independent auditor's report)

CURRENT YEAR IMPACTS (cont.)

Governmental Activities (cont.)

Revenue (cont.):

Overall, governmental activity revenues totaled $126.0 million in 2025, an increase of $6.8 million, or 5.7 percent, from $119.2 million in 2024. The continued strength of the Village's diversified revenue base contributed to another year of solid revenue performance.

Expenses:

Total expenses for the Village’s Governmental Activities for 2025 were $97.3 million.

Public Safety, which includes Police and Fire operations, accounts for the largest portion of governmental activities expenses. Total Public Safety expenses were $59.9 million in 2025, an increase of $4.5 million, or 8.2 percent, from $55.3 million in 2024. The increase reflects the Village's continued investment in maintaining high-quality public safety services and supporting the operational needs of its Police and Fire Departments. Expenses for Highways and Streets, which include the Public Works divisions excluding water and sewer operations, represent the second-largest category of governmental activities expenses. Total expenses in this category were $18.3 million in 2025, an increase of $3.1 million, or 20.3 percent, from $15.2 million in 2024. The increase is primarily attributable to ongoing investments in transportation infrastructure, maintenance activities, and public works operations. General Government expenses totaled $5.3 million in 2025, a decrease of $2.1 million, or 28.2 percent, from $7.4 million in 2024. The decrease is primarily attributable to lower administrative and governmental support expenses compared to the prior year. Overall, governmental activities expenses increased from $90.1 million in 2024 to $97.3 million in 2025, an increase of $7.2 million, or 7.9 percent. Public Safety and Highways and Streets continue to comprise the majority of the Village's governmental activities expenses, reflecting the Village's commitment to providing essential public services and maintaining critical infrastructure.

Business-Type Activities

Revenues:

Total revenues for the Village’s Business-Type Activities for 2025 were $25.2 million.

Business-type activities consist of Water and Sewer Operations and Parking Operations. Total business-type activity revenues were $25.2 million in 2025, an increase of $0.9 million from $24.2 million in 2024. Charges for services remain the primary source of revenue, totaling $24.3 million in 2025 compared to $21.8 million in the prior year, driven primarily by increased water and sewer rates and continued customer demand. Parking operations revenues remained relatively consistent with prior-year levels. Business-type activities also generated $0.8 million in investment income in 2025, a decrease of $0.2 million from 2024 due to lower interest rates. Overall, business-type activities continued to generate sufficient revenues to support their operations and capital needs.

Expenses:

Total expenses for the Village’s Business-Type Activities for 2025 were $18.8 million.

Total expenses for business-type activities were $18.8 million in 2025, compared to $16.8 million in 2024. Of the 2025 total, $18.5 million was attributable to Water and Sewer Operations and $0.3 million to Parking Operations. A significant portion of Water and Sewer expenses, approximately $8.1 million, was related to the purchase of water from the Northwest Suburban Municipal Joint Action Water Agency (JAWA). Despite increased operating expenses, business-type activities continued to generate revenues sufficient to support operations and maintain a positive change in net position during the year.

FINANCIAL ANALYSIS OF THE VILLAGE'S GENERAL FUND

The General Fund is the Village's primary operating fund and supports most of the day-to-day services provided to residents and businesses. During 2025, the General Fund balance increased by $13.8 million, from $55.7 million to $69.4 million. This increase was primarily attributable to strong intergovernmental revenues, particularly sales tax and home rule sales tax revenues, combined with prudent expenditure management. General Fund revenues totaled $92.2 million, exceeding the adopted budget of $92.0 million. While the original budget was structurally balanced and did not anticipate either a surplus or deficit, revenues outperformed expectations and expenditures remained below budget, resulting in the significant increase in fund balance. Of the total General Fund balance of $69.4 million, $5.1 million is classified as assigned fund balance for Village Board-approved purposes, while $9.4 million is classified as nonspendable and is therefore not readily available for appropriation. The nonspendable balance consists primarily of approximately $9.0 million in advances made to the Prospect & Main TIF Fund for redevelopment projects. In accordance with the approved redevelopment agreements and financial plans, these advances are expected to be repaid to the General Fund over the next several years.

During 2025, the Village's revenues significantly exceeded budget expectations. Strong economic activity continued to drive record sales tax and home rule sales tax collections, while population growth reflected in recent census estimates resulted in higher state-shared revenues, including income tax distributions. In addition, the Village actively managed its investment portfolio in accordance with its adopted Investment Policy, generating investment earnings that remained well above historical norms. The combination of stronger-than-anticipated intergovernmental revenues and investment income was the primary factor contributing to the increase in General Fund balance during the year.

The unassigned fund balance as of December 31, 2025, totaled $54.9 million, and it equates to 60.4 percent of the 2026 annual budget, a balance higher than prescribed by the Village’s Fund Balance Policy. The Village Fund Balance Policy recommends a fund balance between 30 to 50 percent of the annual budget.

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General Fund Budgeting Highlights

During 2025, the Village amended the General Fund budget multiple times. Table 3 below reflects the original and revised budget and the actual revenues and expenditures for the General Fund.

Table 3
General Fund Budgetary Changes
For the Fiscal Year Ended December 31, 2025 (in millions)

	Original Budget	Final Budget	Actual
Revenues and Other Financing Sources			
Taxes	$ 30.8	32.7	33.3
Intergovernmental	41.7	47.6	47.3
Other	10.2	11.7	11.7
Total Revenues and Other Financing Sources	82.7	92.0	92.3
Expenditures and Other Financing Uses			
Expenditures	76.9	76.0	73.0
Transfers Out	5.7	14.4	5.5
Total Expenditures and Other Financing Uses	82.7	90.5	78.6
Change in Fund Balance	0.0	1.5	13.8

(Note: There may be some slight differences in totals due to rounding.)

Other Major Funds

There are three (3) other Major Funds for Fiscal Year ended December 31, 2025. These three funds are 1) Prospect and Main TIF Fund, 2) Debt Service Fund and 3) Economic Emergency Fund.

Prospect and Main TIF - This special revenue type TIF Fund is used to account for the resources to acquire property and construct certain improvements in the Prospect and Main Tax Incremental Financing District. Financing is being provided by incremental property taxes, general obligation bond proceeds, and investment income. Total revenues for 2025 were $5.9 million, while the total revenues for 2024 were $4.7 million. The total expenditures for 2025 were $8.6 million, of which $6.5 million was used for capital outlay items and $1.7 million was used for the debt service payments. Expenditures exceeded revenues by $2.7. This decrease is due to planned capital outlay investments within the TIF district.

Economic Emergency Fund - The Economic Emergency Fund is used to accumulate resources designated by the Village Board for unforeseen events, economic disruptions, and other emergency expenditures. The fund is primarily financed through transfers of General Fund surpluses and serves as a financial stabilization reserve for the Village. Expenditures from the fund require a recommendation from the Finance Commission and approval by the Village Board. Total revenues for 2025 were $0.6 million, compared to $0.5 million in 2024. The increase was attributable to investment income earned on the fund's growing balance. No expenditures were incurred from the fund during 2025, allowing the fund balance to continue to grow and further strengthen the Village's financial resilience.

Other Major Funds - Continued

Debt Service - The Debt Service Fund is used to accumulate resources for the payment of principal and interest on general obligation bonds and other long-term borrowings. Total revenues for 2025 were $1.6 million, a decrease of $1.0 million from the prior year. Revenues consist of, $0.2 million from property taxes, $0.9 million from state sales taxes, and $0.4 million from other tax sources. The fund also received $3.1 million in the inter-fund transfers from the General Fund. Total expenditures for 2025 were $4.5 million, including $2.6 million in principal retirements and $1.9 million in interest expenditures. As a result, the fund's net position increased by $131,466, bringing the ending fund balance to $1.6 million, which is restricted for future debt service requirements. The increase in fund balance was primarily attributable to higher-than-anticipated video gaming tax collections.

Capital Assets

At the end of 2025, the Village had a combined total of $224.1 million invested in a broad range of capital assets including Village facilities, roads, bridges, water/sewer lines and machinery and equipment (see Table 4 below).

Table 4
Capital Assets at Year End
Net of Depreciation (in millions)

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Land	$ 16.7	16.7	17.3	17.3	34.0	34.0
Construction in Progress	7.2	4.8	0.2	12.7	7.4	17.5
Buildings	60.3	61.6	1.1	1.1	61.4	62.7
Improvements Other than Buildings	0.9	0.9	—	—	0.9	0.9
Vehicles	5.3	4.8	—	—	5.3	4.8
Machinery and Equipment	4.6	3.7	0.9	0.9	5.5	4.6
Infrastructure	46.8	38.8	62.7	43.1	109.6	81.9
	141.8	131.3	82.3	75.2	224.1	206.4

(Note: There may be some slight differences in totals due to rounding.)

This amount represents a net increase (including additions and deletions) of $17.5 million from 2024. The following reconciliation in Table 5 summarizes the changes in Capital Assets.

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(See independent auditor's report)

Table 5
Change in Capital Assets (in millions)

	Governmental Activities	Business-Type Activities	Totals
Beginning Balance	$ 131.3	75.2	206.5
Additions			
Depreciable	12.0	8.4	20.4
Nondepreciable	4.0	0.2	4.2
Retirements			
Depreciable	(1.6)	(0.3)	(1.9)
Depreciation	(5.4)	(1.5)	(6.9)
Retirement	1.5	0.2	1.7
Ending Balance	141.8	82.3	224.0

(Note: There may be some slight differences in totals due to rounding.)

Table 5 above shows the change in capital assets during 2025. This year's major additions to the capital assets include the following (in millions):

Governmental Activities

Various construction projects in-progress - $4.0
Buildings - $0.3
Improvements other than buildings - $0.04
Vehicles for Public Safety, Public Works and Village Fleet - $0.9
Purchases of various machinery & equipment - $1.4
Infrastructure Improvements - $9.4

Business-Type Activities

Various construction projects in-progress - $0.2
Purchases of various machinery & equipment - $0.03
Infrastructure Improvements - $8.4

More detailed information on capital asset activity can be found in Note 3 of the notes to the financial statements.

(See independent auditor's report)

Debt Outstanding

The Village of Mount Prospect had total long-term debt and loans payable of $248.4 million as of December 31, 2025. Of this amount, $221.4 is governmental activities and $27.0 is business-type activities. Long-term debt is comprised of general obligation debt, compensated absences to employees, total OPEB liability, notes payable, claims and judgments, and net pension liabilities for Police, Fire, and IMRF. Pension liability for police and fire decreased by $16.9 million. The compensated absences had a net increase of $0.1 million and the total OPEB (Other Post Employment Benefit) liability increased by $0.4 million. Decreases in long term debt include the retirement of $4.3 million (net of retirement of $4.3 million) in general obligation debt.

The Village of Mount Prospect maintains an AA+ rating from Standard and Poor's. As a home rule authority, the Village of Mount Prospect does not have a legal debt limit.

More detailed information on long-term debt activity can be found in Note 3 of the notes to the financial statements.

Economic Factors and Next Year's Budget

The Village's primary operating General Fund maintained a strong cash and fund balance position as of December 31, 2025. In 2023, the Village revised its fund balance policy, which recommends maintaining reserves between 30 and 50 percent of annual General Fund expenditures. As of December 31, 2025, the unassigned fund balance totaled $54.9 million, representing 60.0 percent of annual General Fund expenditures. In addition, $5.1 million is classified as assigned fund balance, designated for debt service, pension stabilization, and capital projects. The General Fund also reports $9.3 million in nonspendable fund balance, which is not available for appropriation, primarily consisting of advances made to the Prospect & Main TIF District that are expected to be repaid over the next several years. In total, General Fund reserves amounted to $69.4 million.

For the year ended 2025, the General Fund reported a surplus of $13.8 million, driven by strong revenue performance and continued expenditure discipline. In 2023 and 2024, The Village funded the Economic Emergency Fund with $13.0 million, utilizing surplus resources from prior years. This fund is intended to enhance long-term financial resilience and provide resources for economic uncertainty and emergency needs. The Village may consider funding additional contributions to the Economic Emergency Fund in 2026 or later.

The Village's population remains at 56,852 per the 2020 Census, reflecting growth of 2,685 residents over the prior census period. This population increase continues to support higher per capita distributions from the State of Illinois, including income tax, use tax, and motor fuel tax revenues.

The Public Safety Pension Funds reported net investment income of $31.7 million and a net increase in fiduciary net position of $28.2 million. Funded ratios improved to 66.4 percent for the Police Pension Fund and 69.6 percent for the Fire Pension Fund, reflecting continued investment gains and strengthened funded status.

Both Tax Increment Financing (TIF) districts exceeded projected performance. The Prospect and Main TIF District generated $5.9 million in tax increment, while the South Mount Prospect TIF District generated $1.8 million in its third year. While major redevelopment in the Prospect and Main TIF District is largely complete, additional private investment and commercial activity, including new restaurants, is expected. The Village's acquisition of the downtown property at 111 E Busse (Block 56) represents a key redevelopment opportunity, and efforts are underway to advance future redevelopment of the site. The South Mount Prospect TIF District continues to support a major data center development by Cloud HQ, representing approximately $2.5 billion in private investment. This project is expected to generate significant utility tax revenue and long-term tax increment growth to support infrastructure improvements in southern areas of the Village. ComEd began construction of a 252-megawatt substation in 2025 to support the project.

(See independent auditor's report)

Economic Factors and Next Year's Budget - Continued

The Village continues to pursue strategies aimed at achieving a AAA credit rating, including strengthening reserves through the Economic Emergency Fund, maintaining robust fund balances, expanding the property tax base, and supporting growth in housing, population, and commercial development. In addition, increases in equalized assessed valuation and median household income further support long-term fiscal capacity.

The Village's average unemployment rate in 2025 was 3.6 percent, below the State average of 4.5 percent and slightly below the national rate of 4.2 percent. The Village is primarily located within Elk Grove and Wheeling Townships, with a smaller portion in Maine Township. 2025 was a triennial reassessment year, and the most recent tax extension report (tax year 2024) reflected a total equalized assessed valuation of $2.2 billion. Results of the most recent reassessment cycle will be available later this year.

The 2026 amended budget totals $209.1 million, an increase of 12.7 percent over the 2025 amended budget. Of this total, the operating budget is $102.6 million and the Community Investment Program totals $62.2 million, including $11.0 million in carryover projects. Additional components include $7.8 million in debt service, $15.2 million in internal service funds, $8.7 million in interfund transfers, and $5.0 million in other expenditures. The General Fund budget totals $90.8 million, which includes $7.7 million in various transfers.

Overall, the Village's financial condition remains strong. The Village does not anticipate any short-term financial concerns and remains well positioned to manage short- to medium-term economic uncertainty. This stability is supported by a strong local economy, disciplined financial policies, prudent fiscal management by the Village Board and Administration, and the continued dedication of Village staff.

Request for Information

This financial report is designed to provide a general overview of the Village of Mount Prospect's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Amit Thakkar, Director of Finance/ Treasurer, Village of Mount Prospect, 50 South Emerson St, Mount Prospect, IL 60056.

(See independent auditor's report)

BASIC FINANCIAL STATEMENTS

The basic financial Statements include integrated sets of financial statements as required by the GASB. The sets of statements include:

- Government-Wide Financial Statements
- Fund Financial Statements

  Governmental Funds

  Proprietary Funds

  Fiduciary Funds

In addition, the notes to the financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Statement of Net Position
December 31, 2025

See Following Page

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Statement of Net Position
December 31, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Totals
ASSETS			
Current Assets			
Cash and Cash Equivalents	$ 114,246,743	17,775,948	132,022,691
Receivables - Net of Allowances	46,798,300	2,494,234	49,292,534
Due from Other Governments	3,095,270	253	3,095,523
Deposits - Insurance	4,686,619	—	4,686,619
Assets Held for Resale	5,006,182	—	5,006,182
Prepaids/Inventories	1,965,578	271,731	2,237,309
Total Current Assets	175,798,692	20,542,166	196,340,858
Noncurrent Assets			
Capital Assets			
Nondepreciable	23,911,827	17,549,391	41,461,218
Depreciable	235,752,499	91,708,567	327,461,066
Accumulated Depreciation	(117,884,062)	(26,982,248)	(144,866,310)
Total Capital Assets	141,780,264	82,275,710	224,055,974
Other Assets			
Deposits - Insurance	1,591,262	—	1,591,262
Total Noncurrent Assets	143,371,526	82,275,710	225,647,236
Total Assets	319,170,218	102,817,876	421,988,094
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Items - IMRF	4,048,357	780,972	4,829,329
Deferred Items - Police Pension	7,145,187	—	7,145,187
Deferred Items - Firefighters' Pension	2,216,917	—	2,216,917
Deferred Items - RBP	1,863,425	136,599	2,000,024
Unamortized Asset Retirement Obligation	—	697,500	697,500
Loss on Refunding	189,243	—	189,243
Total Deferred Outflows of Resources	15,463,129	1,615,071	17,078,200
Total Assets and Deferred Outflows of Resources	334,633,347	104,432,947	439,066,294

The notes to the financial statements are an integral part of this statement.

	Primary Government		
	Governmental Activities	Business-Type Activities	Totals
LIABILITIES			
Current Liabilities			
Accounts Payable	$ 6,833,592	982,180	7,815,772
Accrued Payroll	652,356	46,943	699,299
Retainage Payable	42,311	193,040	235,351
Due to Other Governments	233,017	—	233,017
Accrued Interest Payable	202,916	66,329	269,245
Other Payables	2,545,859	3,562	2,549,421
Current Portion of Long-Term Liabilities			
Compensated Absences Payable	1,158,543	66,351	1,224,894
Claims Payable	44,300	—	44,300
OPEB Liability - RBP	390,294	28,476	418,770
General Obligation Bonds Payable - Net	3,656,866	1,182,804	4,839,670
Business District Limited Tax Note Payable	2,021,901	—	2,021,901
Total Current Liabilities	17,781,955	2,569,685	20,351,640
Noncurrent Liabilities			
Compensated Absences Payable	3,719,470	265,405	3,984,875
Claims Payable	150,812	—	150,812
Net Pension Liability - IMRF	2,439,708	470,646	2,910,354
Net Pension Liability - Police Pension	57,383,970	—	57,383,970
Net Pension Liability - Firefighters' Pension	42,729,893	—	42,729,893
Total OPEB Liability - RBP	8,424,520	617,697	9,042,217
Asset Retirement Obligation	—	750,000	750,000
General Obligation Bonds Payable - Net	62,902,433	23,655,443	86,557,876
Business District Limited Tax Note Payable	36,388,525	—	36,388,525
Total Noncurrent Liabilities	214,139,331	25,759,191	239,898,522
Total Liabilities	231,921,286	28,328,876	260,250,162
DEFERRED INFLOWS OF RESOURCES			
Property Taxes	17,877,627	—	17,877,627
Deferred Items - Leases	87,504	—	87,504
Deferred Items - IMRF	8,743	1,687	10,430
Deferred Items - Police Pension	7,785,840	—	7,785,840
Deferred Items - Firefighters' Pension	7,468,178	—	7,468,178
Deferred Items - RBP	6,468,128	474,149	6,942,277
Total Deferred Inflows of Resources	39,696,020	475,836	40,171,856
Total Liabilities and Deferred Inflows of Resources	271,617,306	28,804,712	300,422,018
NET POSITION			
Net Investment in Capital Assets	73,989,304	57,244,423	131,233,727
Restricted			
Public Safety - Police	641,069	—	641,069
Public Safety - Fire	581,628	—	581,628
Highways and Streets	5,558,692	—	5,558,692
Capital Projects	2,644,205	—	2,644,205
Debt Service	1,400,516	—	1,400,516
Unrestricted (Deficit)	(21,799,373)	18,383,812	(3,415,561)
Total Net Position	63,016,041	75,628,235	138,644,276

The notes to the financial statements are an integral part of this statement.

Statement of Activities
For the Fiscal Year Ended December 31, 2025

	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants/ Contributions	Program Revenues: Capital Grants/ Contributions
Governmental Activities				
General Government	$ 5,314,508	7,927,872	—	—
Public Safety	59,889,999	4,865,509	597,912	—
Highways and Streets	18,287,753	164,976	2,603,096	1,407,738
Health	5,474,714	—	—	—
Welfare	2,585,174	—	396,261	—
Culture and Recreation	454,395	—	—	—
Interest on Long-Term Debt	5,298,226	—	—	—
Total Governmental Activities	97,304,769	12,958,357	3,597,269	1,407,738
Business-Type Activities				
Water and Sewer	18,548,708	24,044,403	—	—
Parking	282,177	235,128	—	—
Total Business-Type Activities	18,830,885	24,279,531	—	—
Total Primary Government	116,135,654	37,237,888	3,597,269	1,407,738

The notes to the financial statements are an integral part of this statement.

	Net (Expenses)/Revenues		
	Governmental Activities	Business-Type Activities	Totals
	2,613,364	—	2,613,364
	(54,426,578)	—	(54,426,578)
	(14,111,943)	—	(14,111,943)
	(5,474,714)	—	(5,474,714)
	(2,188,913)	—	(2,188,913)
	(454,395)	—	(454,395)
	(5,298,226)	—	(5,298,226)
	(79,341,405)	—	(79,341,405)
	—	5,495,695	5,495,695
	—	(47,049)	(47,049)
	—	5,448,646	5,448,646
	(79,341,405)	5,448,646	(73,892,759)
General Revenues			
Taxes			
Property	26,933,581	—	26,933,581
Utility	2,829,009	—	2,829,009
Business District	375,125	—	375,125
Home Rule Sales	9,278,630	—	9,278,630
Food and Beverage	1,900,877	—	1,900,877
Real Estate Transfer	1,179,678	—	1,179,678
Municipal Motor Fuel	749,464	—	749,464
Hotel/Motel	420,197	—	420,197
Other Taxes	625,442	—	625,442
Intergovernmental - Unrestricted			
Income Taxes	10,252,936	—	10,252,936
State Sales and Local Use Tax	45,230,873	—	45,230,873
Replacement Taxes	607,812	—	607,812
Charitable Games	1,589	—	1,589
American Rescue Plan Act	200,000	—	200,000
Investment Income	5,452,008	812,033	6,264,041
Miscellaneous	2,001,045	90,157	2,091,202
Transfers - Internal Activity	(100,000)	100,000	—
Total General Revenues	107,938,266	1,002,190	108,940,456
Change in Net Position	28,596,861	6,450,836	35,047,697
Net Position - Beginning	34,419,180	69,177,399	103,596,579
Net Position - Ending	63,016,041	75,628,235	138,644,276

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Balance Sheet - Governmental Funds
December 31, 2025

	General
ASSETS	
Cash and Investments	$ 45,632,996
Receivables - Net of Allowances	
Property Taxes	22,387,169
Other Taxes	15,032,761
Leases	92,894
Other	984,367
Due from Other Governments	868,587
Due from Other Funds	1,500
Advances to Other Funds	9,048,000
Assets Held for Resale	—
Inventories	2,738
Prepaids	342,572
Total Assets	94,393,584
LIABILITIES	
Accounts Payable	951,760
Accrued Payroll	626,049
Retainage Payable	—
Due to Other Governments	232,939
Due to Other Funds	3,970,870
Advances from Other Funds	—
Other Payables	1,427,481
Total Liabilities	7,209,099
DEFERRED INFLOWS OF RESOURCES	
Property Taxes	17,656,260
Deferred Items - Leases	87,504
Total Deferred Inflows of Resources	17,743,764
Total Liabilities and Deferred Inflows of Resources	24,952,863
FUND BALANCES	
Nonspendable	9,393,310
Restricted	—
Committed	—
Assigned	5,101,000
Unassigned	54,946,411
Total Fund Balances	69,440,721
Total Liabilities, Deferred Inflows of Resources and Fund Balances	94,393,584

The notes to the financial statements are an integral part of this statement.

Special Revenue				
Prospect and Main TIF District	Economic Emergency	Debt Service	Nonmajor	Totals
1,826,420	14,271,440	1,571,637	31,252,049	94,554,542
3,480,304	—	221,367	2,035,784	28,124,624
—	—	—	1,774,180	16,806,941
—	—	—	—	92,894
—	—	31,795	737,050	1,753,212
—	—	—	2,226,683	3,095,270
—	—	—	—	1,500
—	—	—	—	9,048,000
5,006,182	—	—	—	5,006,182
—	—	—	—	2,738
—	—	—	95,967	438,539
10,312,906	14,271,440	1,824,799	38,121,713	158,924,442
31,196	—	—	1,816,222	2,799,178
—	—	—	6,755	632,804
—	—	—	42,311	42,311
—	—	—	—	232,939
—	—	—	1,500	3,972,370
9,048,000	—	—	—	9,048,000
—	—	—	3,139,030	4,566,511
9,079,196	—	—	5,005,818	21,294,113
—	—	221,367	—	17,877,627
—	—	—	—	87,504
—	—	221,367	—	17,965,131
9,079,196	—	221,367	5,005,818	39,259,244
—	—	—	95,967	9,489,277
1,233,710	—	1,603,432	8,191,884	11,029,026
—	14,271,440	—	2,996,170	17,267,610
—	—	—	21,831,874	26,932,874
—	—	—	—	54,946,411
1,233,710	14,271,440	1,603,432	33,115,895	119,665,198
10,312,906	14,271,440	1,824,799	38,121,713	158,924,442

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Reconciliation of the Total Governmental Fund Balance to the Statement of Net Position - Governmental Activities
December 31, 2025

Total Governmental Fund Balances	$ 119,665,198
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	141,780,264
Less: Internal Service Capital Assets	(8,296,002)
Deferred outflows (inflows) of resources related to the pensions not reported in the funds.	
Deferred Items - IMRF	4,039,614
Deferred Items - Police Pension	(640,653)
Deferred Items - Firefighters' Pension	(5,251,261)
Deferred Items - RBP	(4,474,080)
Internal Service Funds are used by the Village to charge the costs of vehicle and equipment management and employee compensated absences to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the Statement of Net Position.	35,074,800
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Compensated Absences Payable	(4,802,009)
Net Pension Liability - IMRF	(2,439,708)
Net Pension Liability - Police Pension	(57,383,970)
Net Pension Liability - Firefighters' Pension	(42,729,893)
Total OPEB Liability - RBP	(8,564,762)
General Obligation Bonds Payable - Net	(66,559,299)
Unamortized Loss on Refunding	189,243
Business District Limited Tax Note Payable	(38,410,426)
Plus: Amounts Recorded in the Governmental Funds Balance Sheet	2,021,901
Accrued Interest Payable	(202,916)
Net Position of Governmental Activities	63,016,041

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Fiscal Year Ended December 31, 2025

See Following Page

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Fiscal Year Ended December 31, 2025

	General
Revenues	
Taxes	$ 33,306,994
Intergovernmental	47,315,352
Licenses and Permits	2,171,468
Charges for Services	4,779,906
Fines and Forfeitures	445,560
Investment Income	2,596,339
Miscellaneous	1,611,687
Total Revenues	92,227,306
Expenditures	
General Government	8,378,423
Public Safety	48,936,580
Highways and Streets	13,049,799
Health	246,772
Welfare	1,982,544
Culture and Recreation	430,601
Capital Outlay	—
Debt Service	
Principal Retirement	—
Interest and Fiscal Charges	—
Total Expenditures	73,024,719
Excess (Deficiency) of Revenues Over (Under) Expenditures	19,202,587
Other Financing Sources (Uses)	
Disposal of Capital Assets	95,465
Transfers In	665,000
Transfers Out	(6,199,433)
	(5,438,968)
Net Change in Fund Balances	13,763,619
Fund Balances - Beginning	55,677,102
Fund Balances - Ending	69,440,721

The notes to the financial statements are an integral part of this statement.

Special Revenue				
Prospect and Main TIF District	Economic Emergency	Debt Service	Nonmajor	Totals
5,903,732	—	610,500	4,470,777	44,292,003
—	—	878,480	13,104,385	61,298,217
—	—	—	—	2,171,468
—	—	—	5,561,423	10,341,329
—	—	—	—	445,560
21,977	579,806	65,972	1,024,128	4,288,222
—	—	—	477,972	2,089,659
5,925,709	579,806	1,554,952	24,638,685	124,926,458
435,457	—	—	34,642	8,848,522
—	—	—	2,260,527	51,197,107
—	—	—	2,452,273	15,502,072
—	—	—	5,294,704	5,541,476
—	—	—	462,047	2,444,591
—	—	—	—	430,601
6,467,318	—	—	10,939,607	17,406,925
740,000	—	2,580,000	2,452,198	5,772,198
955,738	—	1,942,919	323,197	3,221,854
8,598,513	—	4,522,919	24,219,195	110,365,346
(2,672,804)	579,806	(2,967,967)	419,490	14,561,112
—	—	—	—	95,465
—	—	3,099,433	3,000,000	6,764,433
—	—	—	(665,000)	(6,864,433)
—	—	3,099,433	2,335,000	(4,535)
(2,672,804)	579,806	131,466	2,754,490	14,556,577
3,906,514	13,691,634	1,471,966	30,361,405	105,108,621
1,233,710	14,271,440	1,603,432	33,115,895	119,665,198

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of the Governmental Funds to the Statement of Activities - Governmental Activities
For the Fiscal Year Ended December 31, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 14,556,577
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital Outlays	16,006,476
Depreciation Expense	(5,381,386)
Disposals - Cost	(1,598,770)
Disposals - Accumulated Depreciation	1,455,352
Less: Internal Service Funds	(499,139)
The net effect of deferred outflows (inflows) of resources related to the pensions not reported in the funds.	
Change in Deferred Items - IMRF	(1,853,016)
Change in Deferred Items - Police Pension	(11,175,202)
Change in Deferred Items - Firefighters' Pension	(9,854,123)
Change in Deferred Items - RBP	662,927
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal on long-term debt consumes the current financial resources of the governmental funds.	
Change in Compensated Absences Payable	(132,080)
Change in Net Pension Liability - IMRF	501,416
Change in Net Pension Liability - Police Pension	8,575,244
Change in Net Pension Liability - Firefighters' Pension	8,336,874
Change in Total OPEB Liability - RBP	(451,381)
Retirement of Debt	3,320,000
Amortization of Bond Premium	176,866
Amortization of Loss of Refunding	(40,951)
Accreted Interest on Business District Limited Tax Note Payable	325,866
Change in Accrued Interest Payable	9,510
Internal service funds are used by the Village to charge the costs of vehicle and equipment management and employee compensated absences to individual funds.	
The net revenue of certain activities of internal service funds is reported with governmental activities.	5,655,801
Changes in Net Position of Governmental Activities	28,596,861

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Statement of Net Position - Proprietary Funds
December 31, 2025

See Following Page

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Statement of Net Position - Proprietary Funds
December 31, 2025

	Business-Type Activities - Enterprise			Governmental Activities
	Water and Sewer	Nonmajor	Totals	Internal Service
ASSETS				
Current Assets				
Cash and Investments	$ 17,306,857	469,091	17,775,948	19,692,201
Receivables - Net of Allowances				
Accounts - Billed	1,102,621	—	1,102,621	—
Accounts - Unbilled	1,389,517	—	1,389,517	—
Accrued Interest	—	—	—	11,410
Property Taxes	50	—	50	—
Other	1,127	919	2,046	9,219
Due from Other Governments	253	—	253	—
Deposits - Insurance	—	—	—	4,686,619
Inventories	161,423	—	161,423	436,821
Prepaids	110,308	—	110,308	1,087,480
Total Current Assets	20,072,156	470,010	20,542,166	25,923,750
Noncurrent Assets				
Capital Assets				
Nondepreciable	17,549,391	—	17,549,391	1,122,345
Depreciable	91,531,767	176,800	91,708,567	19,273,759
Accumulated Depreciation	(26,805,448)	(176,800)	(26,982,248)	(12,100,102)
Total Capital Assets	82,275,710	—	82,275,710	8,296,002
Other Assets				
Deposits - Insurance	—	—	—	1,591,262
Total Noncurrent Assets	82,275,710	—	82,275,710	9,887,264
Total Assets	102,347,866	470,010	102,817,876	35,811,014
DEFERRED OUTFLOWS OF RESOURCES				
Deferred Items - IMRF	780,972	—	780,972	—
Deferred Items - RBP	136,599	—	136,599	52,860
Unamortized Asset Retirement Obligation	697,500	—	697,500	—
Total Deferred Outflows of Resources	1,615,071	—	1,615,071	52,860
Total Assets and Deferred Outflows of Resources	103,962,937	470,010	104,432,947	35,863,874

The notes to the financial statements are an integral part of this statement.

	Business-Type Activities - Enterprise			Governmental Activities
	Water and Sewer	Nonmajor	Totals	Internal Service
LIABILITIES				
Current Liabilities				
Accounts Payable	$ 965,916	16,264	982,180	63,544
Accrued Payroll	46,943	—	46,943	19,552
Retainage Payable	193,040	—	193,040	—
Due to Other Governments	—	—	—	78
Claims Payable	—	—	—	44,300
Accrued Interest Payable	66,329	—	66,329	—
Other Payables	112	3,450	3,562	1,249
Compensated Absences Payable	66,351	—	66,351	15,201
Total OPEB Liability - RBP	28,476	—	28,476	10,888
General Obligation Bonds Payable	1,182,804	—	1,182,804	—
Total Current Liabilities	2,549,971	19,714	2,569,685	154,812
Noncurrent Liabilities				
Compensated Absences Payable	265,405	—	265,405	60,803
Claims Payable	—	—	—	150,812
Net Pension Liability - IMRF	470,646	—	470,646	—
Total OPEB Liability - RBP	617,697	—	617,697	239,164
Asset Retirement Obligation	750,000	—	750,000	—
General Obligation Bonds Payable	23,655,443	—	23,655,443	—
Total Noncurrent Liabilities	25,759,191	—	25,759,191	450,779
Total Liabilities	28,309,162	19,714	28,328,876	605,591
DEFERRED INFLOWS OF RESOURCES				
Deferred Items - IMRF	1,687	—	1,687	—
Deferred Items - RBP	474,149	—	474,149	183,483
Total Deferred Inflows of Resources	475,836	—	475,836	183,483
Total Liabilities and Deferred Inflows of Resources	28,784,998	19,714	28,804,712	789,074
NET POSITION				
Net Investment in Capital Assets	57,244,423	—	57,244,423	8,296,002
Unrestricted	17,933,516	450,296	18,383,812	26,778,798
Total Net Position	75,177,939	450,296	75,628,235	35,074,800

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Statement of Revenues, Expenses and Changes in Net Position - Proprietary Funds
For the Fiscal Year Ended December 31, 2025

	Business-Type Activities - Enterprise			Governmental Activities
	Water and Sewer	Nonmajor	Totals	Internal Service
Operating Revenues				
Charges for Services	$ 24,044,403	235,128	24,279,531	16,208,528
Contributions	—	—	—	1,914,275
Miscellaneous	—	—	—	1,155,092
Total Operating Revenues	24,044,403	235,128	24,279,531	19,277,895
Operating Expenses				
Administration	16,277,325	282,177	16,559,502	3,206,345
Insurance and Claims	—	—	—	10,427,516
Depreciation and Amortization	1,430,425	—	1,430,425	1,314,843
Total Operating Expenses	17,707,750	282,177	17,989,927	14,948,704
Operating Income (Loss)	6,336,653	(47,049)	6,289,604	4,329,191
Nonoperating Revenues (Expenses)				
Disposal of Capital Assets	(42,872)	—	(42,872)	162,824
Interest Income	800,157	11,876	812,033	1,163,786
Other Income	133,029	—	133,029	—
Property Taxes	50	—	50	—
Interest Expense	(841,008)	—	(841,008)	—
	49,356	11,876	61,232	1,326,610
Income (Loss) Before Transfers	6,386,009	(35,173)	6,350,836	5,655,801
Transfers In	—	100,000	100,000	—
Change in Net Position	6,386,009	64,827	6,450,836	5,655,801
Net Position - Beginning	68,791,930	385,469	69,177,399	29,418,999
Net Position - Ending	75,177,939	450,296	75,628,235	35,074,800

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Statement of Cash Flows - Proprietary Funds
For the Fiscal Year Ended December 31, 2025

	Business-Type Activities - Enterprise			Governmental Activities
	Water and Sewer	Nonmajor	Totals	Internal Service
Cash Flows from Operating Activities				
Receipts from Customers and Users	$ 24,423,869	234,552	24,658,421	4,230,391
Interfund Services Provided	—	—	—	13,374,434
Payments to Suppliers	(14,204,851)	(278,538)	(14,483,389)	(14,466,820)
Payments to Employees	(2,805,202)	—	(2,805,202)	(1,081,256)
	7,413,816	(43,986)	7,369,830	2,056,749
Cash Flows from Noncapital Financing Activities				
Property Taxes	50	—	50	—
Transfers In	—	100,000	100,000	—
	50	100,000	100,050	—
Cash Flows from Capital and Related Financing Activities				
Disposal of Capital Assets	—	—	—	217,628
Purchase of Capital Assets	(8,629,399)	—	(8,629,399)	(1,868,786)
Principal Paid on Debt	(995,000)	—	(995,000)	—
Interest Paid on Debt	(841,008)	—	(841,008)	—
	(10,465,407)	—	(10,465,407)	(1,651,158)
Cash Flows from Investing Activities				
Interest Received	800,157	11,876	812,033	1,163,786
Net Change in Cash and Cash Equivalents	(2,251,384)	67,890	(2,183,494)	1,569,377
Cash and Cash Equivalents - Beginning	19,558,241	401,201	19,959,442	18,122,824
Cash and Cash Equivalents - Ending	17,306,857	469,091	17,775,948	19,692,201
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities				
Operating Income (Loss)	6,336,653	(47,049)	6,289,604	4,329,191
Adjustments to Reconcile Operating Income Income to Net Cash Provided by (Used in) Operating Activities:				
Depreciation and Amortization	1,430,425	—	1,430,425	1,314,843
Other Income (Expense)	133,029	—	133,029	—
(Increase) Decrease in Current Assets	379,466	(576)	378,890	(1,673,070)
Increase (Decrease) in Current Liabilities	(865,757)	3,639	(862,118)	(1,914,215)
Net Cash Provided by Operating Activities	7,413,816	(43,986)	7,369,830	2,056,749

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Statement of Fiduciary Net Position
December 31, 2025

	Pension Trust
ASSETS	
Cash and Cash Equivalents	$ 1,467,458
Investments	
Illinois Police Officer's Pension Investment Fund	110,349,814
Illinois Firefighters' Pension Investment Fund	95,288,190
Due from Other Funds	3,970,870
Prepaids	26,672
Total Assets	211,103,004
LIABILITIES	
Accounts Payable	10,566
NET POSITION	
Net Position Restricted for Pensions	211,092,438

The notes to the financial statements are an integral part of this statement.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Statement of Changes in Fiduciary Net Position
For the Fiscal Year Ended December 31, 2025

	Pension Trust
Additions	
Contributions - Employer	$ 10,550,314
Contributions - Plan Members	2,149,011
Total Contributions	12,699,325
Investment Income (Loss)	
Interest Earned	2,365,130
Net Change in Fair Value	29,611,558
	31,976,688
Less Investment Expenses	(283,592)
Net Investment Income	31,693,096
Total Additions	44,392,421
Deductions	
Administration	171,296
Benefits and Refunds	16,026,027
Total Deductions	16,197,323
Change in Fiduciary Net Position	28,195,098
Net Position Restricted for Pensions	
Beginning	182,897,340
Ending	211,092,438

The notes to the financial statements are an integral part of this statement.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Village of Mount Prospect (Village), Illinois, was incorporated in 1917. The Village operates under the Council/Manager form of government. The appointed manager administers daily operations with the community while the elected Village Mayor and six-member Board of Trustees determine Village policy. The Village's major operations include public works, finance, police, fire, community development, human services and communications.

The government-wide financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant of the Village's accounting policies established in GAAP and used by the Village are described below.

REPORTING ENTITY

The Village is a municipal corporation governed by an elected mayor and six-member Board of Trustees. The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is both legally and substantively separate from the government. Management has determined that there are two fiduciary component units that are required to be included in the financial statements of the Village as pension trust funds and there are no discretely component units to include in the reporting entity.

Police Pension Employees Retirement System

The Village's sworn police employees participate in the Police Pension Employees Retirement System (PPERS). PPERS functions for the benefit of these employees and is governed by a five-member pension board. Two members appointed by the Village's Mayor, one elected pension beneficiary and two elected police employees constitute the pension board. The participants are required to contribute a percentage of salary as established by state statute and the Village is obligated to fund all remaining PPERS costs based upon actuarial valuations. The State of Illinois is authorized to establish benefit levels and the Village is authorized to approve the actuarial assumptions used in the determination of contribution levels. Although it is legally separate from the Village, the PPERS is reported as if it were part of the primary government because its sole purpose is to provide retirement benefits for the Village's police employees. The PPERS is reported as a fiduciary fund, and specifically a pension trust fund, due to the fiduciary responsibility exercised over the PPERS.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

REPORTING ENTITY - Continued

Firefighters' Pension Employees Retirement System

The Village's sworn firefighters participate in the Firefighters' Pension Employees Retirement System (FPERS). FPERS functions for the benefit of these employees and is governed by a five-member pension board, with two members appointed by the Village's Mayor, two elected from active participants of the Fund, and one elected pension beneficiary of the Fund. The participants are required to contribute a percentage of salary as established by state statute and the Village is obligated to fund all remaining FPERS costs based upon actuarial valuations. The State of Illinois is authorized to establish benefit levels and the Village is authorized to approve the actuarial assumptions used in the determination of contribution levels. Although it is legally separate from the Village, the FPERS is reported as if it were part of the primary government because its sole purpose is to provide retirement benefits for the Village's sworn firefighters. The FPERS is reported as a fiduciary fund, and specifically a pension trust fund, due to the fiduciary responsibility exercised over the FPERS.

BASIS OF PRESENTATION

Government-Wide Statements

The Village's basic financial statements include both government-wide (reporting the Village as a whole) and fund financial statements (reporting the Village's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The Village's police and fire safety, highways and street maintenance and reconstruction, building code enforcement, public improvements, economic development, planning and zoning, and general administrative services are classified as governmental activities. The Village's waterworks and sewerage, and commuter parking activities are classified as business-type activities.

In the government-wide Statement of Net Position, both the governmental and business-type activities columns are: (a) presented on a consolidated basis by column, and (b) reported on a full accrual, economic resource basis, which recognizes all long-term assets/deferred outflows and receivables as well as long-term debt/deferred inflows and obligations.

The Village's net position is reported in three parts: net investment in capital assets; restricted; and unrestricted. The Village utilizes restricted resources to finance qualifying activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the Village's functions and business-type activities (administration and finance, public safety, public works, development services, etc.). The functions are supported by administration and finance revenues (property, sales and use taxes, certain intergovernmental revenues, fines, permits and charges, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, which include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment.

The net costs (by function or business-type activity) are normally covered by general revenue (property taxes, intergovernmental revenues, fines, permits and charges, etc.).

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Government-Wide Statements - Continued

This government-wide focus is more on the sustainability of the Village as an entity and the change in the Village's net position resulting from the current year's activities.

Fund Financial Statements

The financial transactions of the Village are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets/deferred outflows, liabilities/deferred inflows, fund equity, revenues and expenditures/expenses. Funds are organized into three major categories: governmental, proprietary, and fiduciary. The emphasis in fund financial statements is on the major funds in either the governmental or business-type activities categories.

GASB Statement No. 34 sets forth minimum criteria (percentage of the assets/deferred outflows, liabilities/ deferred inflows, revenues or expenditures/expenses of either fund category or the governmental and enterprise combined) for the determination of major funds. The Village electively added funds, as major funds, which either had debt outstanding or specific community focus. The nonmajor funds are combined in a column in the fund financial statements. A fund is considered major if it is a primary operating fund of the Village or meets the following criteria:

> Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type; and
>
> Total assets/deferred outflows, liabilities/deferred inflows, revenues, or expenditures/expenses of the individual governmental or enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

The various funds are reported by generic classification within the financial statements. The following fund types are used by the Village:

Governmental Funds

The focus of the governmental funds' measurement (in the fund statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income. The following is a description of the governmental funds of the Village:

General Fund is the general operating fund of the Village. It accounts for all revenues and expenditures of the Village which are not accounted for in other funds. The General Fund is a major fund.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Governmental Funds - Continued

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The Village maintains two major special revenue funds, the Prospect and Main TIF Fund which is used to account for the resources to acquire property and construct certain improvements in the Prospect and Main Tax Incremental Financing District; and the Economic Emergency Fund which is used to account for money set aside by the Village board for unplanned or emergency expenses. Financing is being provided by incremental property taxes, general obligation bond proceeds, and investment income. The Village also maintains eleven nonmajor special revenue funds.

Debt Service Funds are used to account for the accumulation of funds for the periodic payment of principal and interest on general long-term debt. The Village maintains one major debt service fund, the Debt Service Fund. The Debt Service Fund is used to account for the payment of interest and principal on the Village's general long-term debt obligations for the governmental activities.

Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by business-type/proprietary funds). The Village maintains three nonmajor capital projects funds.

Proprietary Funds

The focus of proprietary fund measurement is upon determination of operating income, changes in net position, financial position, and cash flows. The generally accepted accounting principles applicable are those similar to businesses in the private sector.

Enterprise Funds account for operations for which a fee is charged to external users for goods or services and the activity (a) is financed with debt that is solely secured by a pledge of the net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges or (c) establishes fees and charges based on a pricing policy designed to recover similar costs. The Village maintains one major enterprise fund, the Water and Sewer, which is used to account for the activities of the water and sewer operations. The Village operates sewerage lift and relief stations and waste water collection systems and the water distribution system. The Village maintains two nonmajor enterprise funds.

Internal Service Funds are used to account for the financing of goods or services provided by an activity to other departments, funds or component units of the Village on a cost-reimbursement basis. The Village maintains five internal services funds. The Computer Replacement Fund is used to account for the acquisition of Village computer hardware. Financing is being provided by charges to various Village funds. The Risk Management Fund is used to account for the servicing and payment of claims for liability, property, casualty coverage, workers' compensation and medical benefits. Financing is being provided by charges in the various Village funds. The Vehicle Replacement Fund is used to account for the acquisition and depreciation of Village vehicles. Financing is being provided by charges to the General, Water and Sewer, Parking System Revenue and Village Parking Funds. The Vehicle Maintenance Fund is used to account for the maintenance and repair of all Village vehicles. Financing is being provided by charges to various Village funds. The Building Improvements Fund is used to account for for maintenance and repairs of Village buildings. Financing is being provided by charges to various Village funds.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

BASIS OF PRESENTATION - Continued

Proprietary Funds - Continued

The Village's internal service funds are presented in the proprietary funds financial statements. Because the principal users of the internal services are the Village's governmental activities, the financial statements of the internal service funds are consolidated into the governmental column when presented in the government-wide financial statements. To the extent possible, the cost of these services is reported in the appropriate functional activity (general government, public safety, highways and streets, etc.).

Fiduciary Funds

Fiduciary funds are used to report assets held in a trustee or custodial capacity for others and therefore are not available to support Village programs. The reporting focus is on net position and changes in net position and is reported using accounting principles similar to proprietary funds.

Pension Trust Funds are used to account for assets held in a trustee capacity for pension benefit payments. The Police Pension Fund accounts for the accumulation of resources to pay retirement and other related benefits for sworn members of the Village's police force. The Firefighters' Pension Fund accounts for the accumulation of resources to pay retirement and other related benefits for sworn members of the Village's Fire Department.

The Village's pension trust funds are presented in the fiduciary fund financial statements. Since by definition these assets are being held for the benefit of a third party (pension participants) and cannot be used to address activities or obligations of the Village, these funds are not incorporated into the government-wide statements.

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied.

Measurement Focus

On the government-wide Statement of Net Position and the Statement of Activities, both governmental and business-type activities are presented using the economic resources measurement focus as defined below.

In the fund financial statements, the "current financial resources" measurement focus or the "economic resources" measurement focus is used as appropriate.

All governmental funds utilize a "current financial resources" measurement focus. Only current financial assets/ deferred outflows and liabilities/deferred inflows are generally included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING - Continued

Measurement Focus - Continued

All proprietary and pension trust funds utilize an "economic resources" measurement focus. The accounting objectives of the "economic resources" measurement focus is the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets/deferred outflows, liabilities/deferred inflows (whether current or noncurrent) associated with their activities are reported.

Basis of Accounting

In the government-wide Statement of Net Position and Statement of Activities, governmental and business-type activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability/deferred inflow is incurred or economic asset used. Revenues, expenses, gains, losses, assets/deferred outflows, and liabilities/deferred inflows resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when "measurable and available." Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or within sixty days after year end. The Village recognizes property taxes when they become both measurable and available in accordance with GASB Codification Section P70. A sixty-day availability period is used for revenue recognition for all other governmental fund revenues. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are recognized when due.

In applying the susceptible to accrual concept under the modified accrual basis, those revenues susceptible to accrual are property taxes, sales and use taxes, income taxes, use taxes, telecommunications taxes, local and state motor fuel taxes, food and beverages taxes, replacement taxes, franchise taxes, utility taxes, hotel/motel taxes, fines, interest revenue, and charges for services. All other revenues are not susceptible to accrual because generally they are not measurable until received in cash.

All proprietary funds and pension trust funds utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Village's enterprise funds and of the Village's internal service funds are charges to customers for sales and services. The Village also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION/ FUND BALANCE

Cash and Investments

Cash and cash equivalents on the Statement of Net Position are considered to be cash on hand, demand deposits, cash with fiscal agent. For the purpose of the proprietary funds "Statement of Cash Flows," cash and cash equivalents are considered to be cash on hand, demand deposits, cash with fiscal agent, and all highly liquid investments with an original maturity of three months or less.

Investments are generally reported at fair value. Short-term investments are reported at cost, which approximates fair value. For investments, the Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. All of the Village's investments are in 2a7-like investment pools that are measured at the net asset value per share determined by the pool.

Interfund Receivables, Payables and Activity

Interfund activity is reported as loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Receivables

In the government-wide financial statements, receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivables balances for governmental activities include property taxes, sales and use taxes, income taxes, utility taxes, and grants. Business-type activities report charges for services as their major receivables.

Prepaids/Inventories

Prepaids/inventories are valued at cost, which approximates market, using the first-in/first-out (FIFO) method. The cost of governmental fund-type prepaids/inventories are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaids in both the government-wide and fund financial statements.

Deferred Outflows/Inflows of Resources

Deferred outflow/inflow of resources represents a consumption/acquisition of net assets that applies to a future period and therefore will not be recognized as an outflow of resources (expense)/inflow of resources (revenue) until that future time.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION/ FUND BALANCE - Continued

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, storm sewers, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets, other than infrastructure, buildings and improvements, purchased or acquired with an original cost of over $20,000 and infrastructure, buildings and improvements with an original cost of over $50,000 are reported at historical cost, or estimated historical cost. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. General capital assets are long-lived assets of the Village as a whole. Infrastructure such as streets and storm sewers are capitalized. In the case of the initial capitalization of general infrastructure assets (i.e., those reported by the governmental activities) the government chose to include all such items regardless of their acquisition date. The valuation basis for general capital assets is historical cost, or where historical cost is not available, estimated historical cost based on replacement costs.

Capital assets in the proprietary funds are capitalized in the fund in which they are utilized. The valuation bases for proprietary fund capital assets are the same as those used for the general capital assets. Donated capital assets are capitalized at acquisition value on the date donated.

Depreciation on all assets is computed and recorded using the straight-line method of depreciation over the following estimated useful lives:

Buildings and Improvements	20 - 50 Years
Vehicles	2 - 20 Years
Machinery and Equipment	2 - 20 Years
Infrastructure	15 - 50 Years

Compensated Absences

The Village's policy allows full time and part time employees to earn varying amounts of sick and vacation pay for each year employed.

Full time employees accrue vacation between five to twenty-three days. Employees are eligible to accrue vacation based on their length of service with the Village. Vacation time may be carried forward year to year up to twice the employee's annual accrual (368 vacation hours), unless otherwise stated in the collective bargaining agreement. Full time employees earn one sick day per month and may accrue up to 96 days. Part time employees may accrue paid time off on a prorated basis, vacation time may carry over one year of vacation accrual.

Upon separation of employment any unused and accrued vacation, sick, or paid time off is paid out to the employee. Sick time is paid out if certain criteria for retirement have been met.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

ASSETS/DEFERRED OUTFLOWS, LIABILITIES/DEFERRED INFLOWS, AND NET POSITION/ FUND BALANCE - Continued

Compensated Absences - Continued

All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as expenses at the time of issuance.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Net Position

In the government-wide financial statements, equity is classified as net position and displayed in three components:

> Net Investment in Capital Assets - Consists of capital assets, including restricted capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
>
> Restricted - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
>
> Unrestricted - All other net position balances that do not meet the definition of “restricted” or “net investment in capital assets.”

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumption that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

BUDGETARY INFORMATION

All departments of the Village submit requests for appropriations to the Village Manager so that a budget may be prepared. The budget is prepared by fund and includes information on the past year, current year estimates and requested appropriations for the next fiscal year. Budgets are adopted on a basis consistent with generally accepted accounting principles. Annual appropriated budgets are adopted for the General, Special Revenue, Debt Service, Capital Projects, Enterprise, and Internal Service funds. All annual appropriations lapse at fiscal year end.

The proposed budget is presented to the governing body for review. The governing body holds public hearings and may add to, subtract from, or change appropriations, but may not change the form of the budget.

The Village Manager is authorized to transfer budgeted amounts between departments within any fund; however, any revisions that alter the total expenditures of any fund must be approved by the governing body. Expenditures may not legally exceed budgeted appropriations at the fund level. During the year, budget amendments were approved by the Village Board. The final budget figures included in this report reflect all budget amendments made during the year.

NOTE 3 - DETAIL NOTES ON ALL FUNDS

DEPOSITS AND INVESTMENTS

The Village maintains a cash and investment pool that is available for use by all funds except the pension trust funds. Each fund type's portion of this pool is displayed on the financial statements as "cash and investments." In addition, investments are separately held by several of the Village's funds. The deposits and investments of the pension trust funds are held separately from those of other funds.

Permitted Deposits and Investments - Illinois Statutes authorizes the Village to make deposits/invest in commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. Agencies, obligations of States and their political subdivisions, credit union shares, repurchase agreements, commercial paper rated within the three highest classifications by at least two standard rating services, Illinois Funds and the Illinois Public Reserves Investment Management Trust.

The Illinois Funds is an investment pool managed by the Illinois Public Treasurer’s Office which allows governments within the State to pool their funds for investment purposes. Illinois Funds is not registered with the SEC as an investment company. Investments in Illinois Funds are valued at the share price, the price for which the investment could be sold.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

The Illinois Public Reserves Investment Management Trust (IPRIME) is an investment opportunity and cash management service for Illinois Municipal Treasurers acting on behalf of counties, townships, cities, towns, villages, special road districts, public water supply districts, fire protection districts, drainage districts, levee districts, sewer districts, housing authorities, and all other political corporations or subdivisions of the State of Illinois. Participation in IPRIME is voluntary. IPRIME is not registered with the SEC as an Investment Company. Investments in IPRIME are valued at the share price, the price for which the investment could be sold.

Village

Deposits. At year-end, the carrying amount of the Village's deposits for governmental and business-type totaled $42,303,384 and the bank balances totaled $44,424,373.

Investments. The Village has the following investment fair values and maturities:

		Investment Maturities (in Years)			
Investment Type	Fair Value	Less Than 1	1-5	6-10	More Than 10
IPRIME	53,515,104	48,393,047	5,122,057	—	—
Illinois Funds	36,204,203	36,204,203	—	—	—
Totals	89,719,307	84,597,250	5,122,057	—	—

The Village has the following recurring fair value measurements as of year-end:

- IPRIME of $53,515,104 is valued using net asset value per share as determined by the pool
- Illinois Funds of $36,204,203 is valued using net asset value per share as determined by the pool

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. In accordance with its investment policy, the Village limits its exposure to interest rate risk by structuring the portfolio to provide liquidity for short and long-term cash flow needs while providing a reasonable rate of return based on the current market. Unless matched to a specific cash flow, maturities should not exceed two years from the date of purchase.

Credit Risk. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Village limits its exposure to credit risk by permitting investments in only those securities allowed under law and by specifically prohibiting investments in leveraged or derivative securities. The Illinois Funds were rated AAAmmf by Fitch and the IPRIME investments were rated AAAm by Standard & Poor's.

Custodial Credit Risk. In the case of deposits, this is the risk that in the event of a bank failure, the Village's deposits may not be returned to it. The Village's investment policy requires pledging of collateral for all bank balances in excess of federal depository insurance, at an amount not less than 105% of the fair market value of the funds secured, with the collateral witnessed by a written collateral agreement and held by an independent third party in the Village's name. At year-end, the entire amount of the bank balance of deposits was covered by collateral, federal depository or equivalent insurance.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

Village - Continued

Custodial Credit Risk - Continued. For an investment, this is the risk that in the event of the failure of the counterparty, the Village will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. To limit its exposure, the Village's investment policy requires all security transactions that are exposed to custodial credit risk to be processed on a delivery versus payment (DVP) basis with the underlying investments held by an independent third-party custodian and evidenced by safekeeping receipts and a written custodial agreement. The Illinois Funds and IPRIME are not subject to custodial credit risk.

Concentration Risk. This is the risk of loss attributed to the magnitude of the Village's investment in a single issuer. The Village's investment policy requires diversification of investment to avoid unreasonable risk. The Village's investment policy states the Village's portfolio shall be diversified in order to limit the investment holdings of a specific issuer or business sector to avoid over concentration in any one institution or area excluding investments in U.S. Treasury securities and authorized investment pools. At year-end, the Village does not have any investments over 5 percent of the cash and investment portfolio (other than investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments).

Police Pension Fund

The Illinois Police Officers Pension Investment Fund (IPOPIF) is an investment trust fund responsible for the consolidation and fiduciary management of the pension assets of Illinois suburban and downstate police pension funds. IPOPIF was created by Public Act 101-0610, and codified within the Illinois Pension Code, becoming effective January 1, 2020, to streamline investments and eliminate unnecessary and redundant administrative costs, thereby ensuring assets are available to fund pension benefits for the beneficiaries of the participating pension funds. Participation in IPOPIF by Illinois suburban and downstate police pension funds is mandatory. Investments of the Fund are combined in a commingled external investment pool and held by IPOPIF. A schedule of investment expenses is included in IPOPIF's annual comprehensive financial report. For additional information on IPOPIF's investments, please refer to their annual comprehensive financial report, which can be obtained from IFPIF at 456 Fulton Street, Suite 402 Peoria, Illinois 61602 or at www.ipopif.org.

Deposits. The Fund retains all its available cash with one financial institution. Available cash is determined to be that amount which is required for the current expenditures of the Fund. The excess of available cash is required to be transferred to IPOPIF for purposes of the long-term investment for the Fund. At year-end, the carrying amount of the Fund's cash on hand totaled $769,265 and the bank balances totaled $773,161.

Custodial Credit Risk. In the case of deposits, this is the risk that in the event of a bank failure, the Fund's deposits may not be returned to it. The Fund's investment policy does not address custodial credit risk for deposits. At year-end, the entire carrying amount of the bank balance of deposits is covered by federal depository or equivalent insurance.

For investments, the Fund's investment policy limits its exposure by requiring all security transactions that are exposed to custodial credit risk to be processed on a delivery versus payment (DVP) basis with the underlying investments held by a third party custodian, in the name of the respective Fund, and evidences by safekeeping receipts.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

Police Pension Fund - Continued

Investments. At year-end the Fund has $110,349,814 invested in IPOPIF. The pooled investments consist of the investments as noted in the target allocation table available at www.ipopif.org. Investments in IPOPIF are valued at IPOPIF's share price, which is the price the investment could be sold. There are no unfunded commitments at year-end. The fund may redeem shares with a seven calendar day notice. IPOPIF may, at its sole discretion and based on circumstances, process redemption requests with fewer than a seven calendar day notice. Regular redemptions of the same amount on a particular day of the month may be arranged with IPOPIF.

Investment Policy. IPOPIF's current investment policy was adopted by the Board of Trustees on December 17, 2021. IPOPIF is authorized to invest in all investments allowed by Illinois Compiled Statutes (ILCS). The IPOPIF shall not be subject to any of the limitations applicable to investments of pension fund assets currently held by the transferor pension funds under Sections 1-113.1 through 1-113.12 or Article 3 of the Illinois Pension Code.

Rate of Return

For the year ended December 31, 2025, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 17.79%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Firefighters' Pension Fund

The Illinois Firefighters' Pension Investment Fund (IFPIF) is an investment trust fund responsible for the consolidation and fiduciary management of the pension assets of Illinois suburban and downstate firefighter pension funds. IFPIF was created by Public Act 101-0610, and codified within the Illinois Pension Code, becoming effective January 1, 2020, to streamline investments and eliminate unnecessary and redundant administrative costs, thereby ensuring assets are available to fund pension benefits for the beneficiaries of the participating pension funds. Participation in IFPIF by Illinois suburban and downstate firefighter pension funds is mandatory. Investments of the Fund are combined in a commingled external investment pool and held by IFPIF. A schedule of investment expenses is included in IFPIF's annual report. For additional information on IFPIF's investments, please refer to their annual comprehensive financial report, which can be obtained from IFPIF at 1919 South Highland Avenue, Building A, Suite 237, Lombard, IL 60148 or at www.ifpif.org.

Deposits. The Fund retains all its available cash with two financial institutions. Available cash is determined to be that amount which is required for the current expenditures of the Fund. The excess of available cash is required to be transferred to IFPIF for purposes of the long-term investment for the Fund. At year-end, the carrying amount of the Fund's cash on hand totaled $698,193 and the bank balances totaled $698,193.

Custodial Credit Risk. In the case of deposits, this is the risk that in the event of a bank failure, the Fund's deposits may not be returned to it. The Fund's investment policy requires pledging of collateral for all bank balances in excess of federal depository insurance, at an amount not less than 110% of the fair market value of the funds secured, with the collateral held by an independent third party or the Federal Reserve Bank, and evidenced by safekeeping receipts. At year-end, the entire carrying amount of the bank balance of deposits is covered by federal depository or equivalent insurance.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

DEPOSITS AND INVESTMENTS - Continued

Firefighters' Pension Fund - Continued

Custodial Credit Risk - Continued. For investments, the Fund will not be able to recover the value of its investments that are in possession of an outside party. To limit its exposure, the Fund's investment policy requires all security transactions that are exposed to custodial credit risk to be processed on a delivery versus payment (DVP) basis with the underlying investments held by a third-party custodian and evidenced by safekeeping receipts.

Investments. At year-end the Fund has $95,288,190 invested in IFPIF. The pooled investments consist of the investments as noted in the target allocation table available at www.ifpif.org. Investments in IFPIF are valued at IFPIF's share price, which is the price the investment could be sold. There are no unfunded commitments at year-end. The plan may redeem shares by giving notice by 5:00 pm central time on the 1st of each month. Requests properly submitted on or before the 1st of each month will be processed for redemption by the 14th of the month. Expedited redemptions may be processed at the sole discretion of IFPIF.

Investment Policy. IFPIF's current investment policy was adopted by the Board of Trustees on June 17, 2022. IFPIF is authorized to invest in all investments allowed by Illinois Compiled Statutes (ILCS). The IFPIF shall not be subject to any of the limitations applicable to investments of pension fund assets currently held by the transferor pension funds under Sections 1-113.1 through 1-113.12 or Article 4 of the Illinois Pension Code.

Rate of Return

For the year ended December 31, 2025, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 17.56%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

PROPERTY TAXES

Property taxes for 2024 attach as an enforceable lien on January 1, on property values assessed as of the same date. Taxes are levied by December of the subsequent fiscal year (by passage of a Tax Levy Ordinance). Tax bills are prepared by Cook County and are payable in two installments, on or about March 1 and September 1 during the following year. The County collects such taxes and remits them periodically.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

CAPITAL ASSETS

Governmental Activities

Governmental capital asset activity for the year was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Nondepreciable Capital Assets				
Land	$ 16,711,979	—	—	16,711,979
Construction in Progress	4,792,378	3,990,642	1,583,172	7,199,848
	21,504,357	3,990,642	1,583,172	23,911,827
Depreciable Capital Assets				
Buildings	77,473,042	283,492	—	77,756,534
Improvements Other than Buildings	1,516,920	43,680	52,273	1,508,327
Vehicles	14,484,628	1,586,864	1,063,383	15,008,109
Machinery and Equipment	7,287,722	1,461,853	483,064	8,266,511
Infrastructure	122,989,951	10,223,117	50	133,213,018
	223,752,263	13,599,006	1,598,770	235,752,499
Less Accumulated Depreciation				
Buildings	15,887,600	1,545,184	—	17,432,784
Improvements Other than Buildings	599,654	42,783	26,137	616,300
Vehicles	9,720,286	1,026,379	1,008,579	9,738,086
Machinery and Equipment	3,565,468	543,393	420,586	3,688,275
Infrastructure	84,185,020	2,223,647	50	86,408,617
	113,958,028	5,381,386	1,455,352	117,884,062
Total Net Depreciable Capital Assets	109,794,235	8,217,620	143,418	117,868,437
Total Net Capital Assets	131,298,592	12,208,262	1,726,590	141,780,264

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

CAPITAL ASSETS - Continued

Governmental Activities - Continued

Depreciation expense was charged to governmental activities as follows:

General Government	$ 593,462
Public Safety	1,123,320
Highways and Streets	2,336,420
Health	2,349
Welfare	3,752
Culture and Recreation	7,240
Internal Service	1,314,843
	5,381,386

Business-Type Activities

Business-type capital asset activity for the year was as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Nondepreciable Capital Assets				
Land	$ 17,318,818	—	—	17,318,818
Construction in Progress	12,706,319	230,573	12,706,319	230,573
	30,025,137	230,573	12,706,319	17,549,391
Depreciable Capital Assets				
Building and Improvements	4,311,808	—	—	4,311,808
Machinery and Equipment	4,860,968	25,085	—	4,886,053
Infrastructure	61,705,656	21,080,060	275,010	82,510,706
	70,878,432	21,105,145	275,010	91,708,567
Less Accumulated Depreciation				
Building and Improvements	3,181,450	45,332	—	3,226,782
Machinery and Equipment	3,942,935	49,352	—	3,992,287
Infrastructure	18,569,272	1,426,045	232,138	19,763,179
	25,693,657	1,520,729	232,138	26,982,248
Total Other Capital Assets	45,184,775	19,584,416	42,872	64,726,319
Total Capital Assets	75,209,912	19,814,989	12,749,191	82,275,710

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

CAPITAL ASSETS - Continued

Business-Type Activities - Continued

Depreciation expense was charged to business-type activities as follows:

Water and Sewer	$ 1,520,729

INTERFUND TRANSFERS

Interfund transfers for the year consisted of the following:

Transfer In	Transfer Out	Amount
General	Nonmajor Governmental	$ 665,000
Debt Service	General	3,099,433
Nonmajor Governmental	General	3,000,000
Nonmajor Business-Type	General	100,000
		6,864,433

The purpose of significant transfers from/to between funds are as follows:

- $665,000 transferred to the General Fund from the Rural Special Service Area Fund to offset the fire department expenses from having to cover new special service area.
- $3,099,433 transferred from the General Fund to the Debt Service Fund to support debt service requirements.
- $3,000,000 transferred from the General Fund to the Pension Stabilization Fund ($2,000,000) to provide an alternative revenue source supporting the annual pension costs generally funded from the annual property tax levy and to the Capital Improvement Fund ($1,000,000) to fund support of small to midsize capital projects for the Village.
- $100,000 transferred from the General Fund to the Village Parking System Fund to support parking related projects and expenses.

INTERFUND BALANCES

Interfund balances are advances in anticipation of receipts. The composition of interfund balances as of the date of this report, is as follows:

Receivable Fund	Payable Fund	Amount
General	Nonmajor Governmental	$ 1,500
Police Pension	General	2,227,807
Firefighters' Pension	General	1,743,063
		3,972,370

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

INTERFUND ADVANCES

Interfund advances as of the date of this report are as follows:

Receivable Fund	Payable Fund	Amount
General	Prospect and Main TIF District	$ 9,048,000

Interfund advances represent payments of tax increment financing expenditures on behalf of these funds. These amounts will be paid over several years including interest at 4.00%.

INTERGOVERNMENTAL RECEIVABLES

The following receivables are included in due from other governments on the Statement of Net Position:

	Governmental Activities	Business-Type Activities	Totals
Mount Prospect Public Library	$ 8,882		8,882
Grants	2,994,549	—	2,994,549
Miscellaneous	91,839	253	92,092
	3,095,270	253	3,095,523

LONG-TERM OBLIGATIONS

General Obligation Bonds

The Village issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for governmental and business-type activities. General obligation bonds are direct obligations and pledge the full faith and credit of the Village. General obligation bonds currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
$9,100,000 General Obligation Refunding Bonds of 2016A, due in annual installments of $120,000 to $1,905,000 plus interest at 3.00% through December 1, 2028.	Debt Service	$ 7,285,000	—	1,740,000	5,545,000

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM OBLIGATIONS - Continued

General Obligation Bonds - Continued

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
$9,740,000 General Obligation Bonds of 2017, due in annual installments of $125,000 to $460,000 plus interest at 2.50% to 4.00% through December 1, 2037.	Prospect and Main TIF	4,165,000	—	200,000	3,965,000
	Water and Sewer	3,860,000	—	205,000	3,655,000
$11,950,000 General Obligation Bonds of 2018A, due in annual installments of $115,000 to $700,000 plus interest at 3.25% to 5.00% through December 1, 2037.	Prospect and Main TIF	6,200,000	—	280,000	5,920,000
	Water and Sewer	3,850,000	—	190,000	3,660,000
$38,440,000 General Obligation Bonds of 2018B, due in annual installments of $155,000 to $3,110,000 plus interest at 3.625% to 5.000% through December 1, 2043.	Debt Service	36,455,000	—	155,000	36,300,000
$9,600,000 General Obligation Bonds of 2019A, due in annual installments of $60,000 to $800,000 plus interest at 2.00% to 5.00% through December 1, 2039.	Water and Sewer	8,430,000	—	345,000	8,085,000

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM OBLIGATIONS - Continued

General Obligation Bonds - Continued

Issue	Fund Debt Retired by	Beginning Balances	Issuances	Retirements	Ending Balances
$7,725,000 General Obligation Bonds of 2019B, due in annual installments of $210,000 to $740,000 plus interest at 3.00% to 5.00% through December 1, 2039.	Prospect and Main TIF	$ 7,280,000	—	260,000	7,020,000
$8,935,000 General Obligation Bonds of 2022A, due in annual installments of $215,000 to $735,000 plus interest at 3.00% to 5.00% through December 1, 2041.	Water and Sewer	8,235,000	—	255,000	7,980,000
$8,230,000 General Obligation Refunding Bonds of 2022B, due in annual installments of $650,000 to $855,000 plus interest at 2.80% through December 1, 2033.	Debt Service	6,910,000	—	685,000	6,225,000
		92,670,000	—	4,315,000	88,355,000

Limited Tax Note Payable

The Village has issued a note payable (direct borrowing) related to a developer agreement. The limited tax note payable has been issued for the governmental activities and is a limited obligation of the Village, payable solely from certain tax revenues as set forth in the developer agreement. The developer agreement term will expire upon the earlier to occur of (a) the expiration of the term of any bonds issued by the Village which yield developer proceeds equal to the maximum reimbursement amount, (b) the date which all obligations under this agreement have been discharged, including, but not limited to, payments on any bonds issued by the Village and on the note payable, or (c) 35 years following the issuance of the note payable. After a final accounting is completed and any remaining amounts are paid to the developer, the note payable shall be marked “cancelled” and returned to the Village. Notes payable currently outstanding are as follows:

Issue	Fund Debt Retired by	Beginning Balances	Issuances/ Accretion	Retirements	Ending Balances
$25,000,000 Business District Limited Tax Note Payable of 2010, due in semiannual installments plus interest at 6.710% contingent upon sufficient pledged revenues.	Business District	$ 38,413,094	2,449,530	2,452,198	38,410,426

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM OBLIGATIONS - Continued

Asset Retirement Obligation

The Village has recognized an asset retirement obligation (ARO) and related deferred outflow of resources in connection with its obligation to seal and abandon various water wells at the end of their estimated useful lives in accordance with the Illinois Administrative Code Title 77. The ARO was measured using actual historical costs for similar abandonments, adjusted for inflation through the end of the year. The estimated remaining useful lives of the water wells are 96 years.

Long-Term Liabilities Activity

Changes in long-term liabilities during the fiscal year were as follows:

Type of Debt	Beginning Balances	Additions/ Accretion	Deductions	Ending Balances	Amounts within One Year
Governmental Activities					
Compensated Absences					
Governmental	$ 4,669,929	132,080	—	4,802,009	1,143,342
Internal Services	94,139	—	18,135	76,004	15,201
Claims Payable	973,423	—	778,311	195,112	44,300
Net Pension Liability					
IMRF	2,941,124	—	501,416	2,439,708	—
Police Pension	65,959,214	—	8,575,244	57,383,970	—
Firefighters' Pension	51,066,767	—	8,336,874	42,729,893	—
Total OPEB Liability - RBP					
Governmental	8,113,381	451,381	—	8,564,762	379,406
Internal Services	279,730	—	29,678	250,052	10,888
General Obligation Bonds	68,295,000	—	3,320,000	64,975,000	3,480,000
Unamortized Premium	1,761,165	—	176,866	1,584,299	176,866
Business District Limited Tax					
Note Payable	38,413,094	2,449,530	2,452,198	38,410,426	2,021,901
	242,566,966	3,032,991	24,188,722	221,411,235	7,271,904
Business-Type Activities					
Compensated Absences	323,216	8,540	—	331,756	66,351
Net Pension Liability - IMRF	554,606	—	83,960	470,646	—
Total OPEB Liability - RBP	633,549	12,624	—	646,173	28,476
Asset Retirement Obligation	750,000	—	—	750,000	—
General Obligation Bonds	24,375,000	—	995,000	23,380,000	1,085,000
Unamortized Premium	1,556,051		97,804	1,458,247	97,804
	28,192,422	21,164	1,176,764	27,036,822	1,277,631

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM OBLIGATIONS - Continued

Long-Term Liabilities Activity - Continued

For the governmental activities, the net pension liabilities and the total OPEB liability are made by the General Fund. Payments on general obligation bonds are being liquidated by the Debt Service Fund and the Prospect and Main TIF Fund, and the Business District Limited Tax Note Payable is being liquidated by the Business District Fund. Claims payable are being liquidated by the Risk Management Fund. Internal service funds predominantly serve the governmental funds. Accordingly, long-term liabilities for them are included as part of the above totals for governmental activities.

Additionally, for business-type activities, the net pension liability, the total OPEB liability, the asset retirement obligation, and the general obligation bonds are being liquidated by the Water and Sewer Fund. Compensated absences are reported as the net change amount for the fiscal year.

Debt Service Requirements to Maturity

The annual debt service requirements to maturity, including principal and interest, are as follows:

Fiscal Year	Governmental Activities		Business-Type Activities	
	General Obligation Bonds		General Obligation Bonds	
	Principal	Interest	Principal	Interest
2026	$ 3,480,000	2,434,986	1,085,000	795,932
2027	3,630,000	2,316,796	1,165,000	746,082
2028	3,800,000	2,197,422	1,255,000	699,882
2029	3,460,000	2,075,168	1,340,000	649,700
2030	3,750,000	1,932,872	1,435,000	595,750
2031	3,945,000	1,781,566	1,535,000	542,494
2032	4,150,000	1,622,362	1,625,000	484,306
2033	4,370,000	1,454,808	1,725,000	431,732
2034	3,715,000	1,280,170	1,825,000	377,920
2035	3,900,000	1,151,550	1,930,000	320,988
2036	4,090,000	1,014,519	2,030,000	261,244
2037	4,285,000	870,125	2,140,000	197,912
2038	3,260,000	718,400	1,390,000	130,650
2039	3,400,000	598,200	1,465,000	88,000
2040	2,765,000	469,600	700,000	43,050
2041	2,875,000	359,000	735,000	22,050
2042	2,990,000	244,000	—	—
2043	3,110,000	124,400	—	—
Totals	64,975,000	22,645,944	23,380,000	6,387,692

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LONG-TERM DEBT - Continued

Legal Debt Margin

Article VII, Section 6(k) of the 1970 Illinois Constitution governs the computation of legal debt margin.

"The General Assembly may limit by law the amount and require referendum approval of debt to the incurred by home rule municipalities, payable from ad valorem property tax receipts, only in excess of the following percentages of the assessed value of its taxable property…(2) if its population is more than 25,000 and less than 500,000 an aggregate of one percent: indebtedness which is outstanding on the effective date (July 1, 1971) of this constitution or which is thereafter approved by referendum…shall not be included in the foregoing percentage amounts."

To date the Illinois General Assembly has set no limits for home rule municipalities. The Village is a home rule municipality.

NET POSITION CLASSIFICATIONS

Net investment in capital assets was comprised of the following as of December 31, 2025:

Governmental Activities	
Capital Assets - Net of Accumulated Depreciation	$ 141,780,264
Plus:	
Unamortized Refunding Loss	189,243
Less Capital Related Debt:	
Capital Related Accounts Payable	(1,378,593)
Retainage Payable	(42,311)
General Obligation Refunding Bonds of 2016A	(5,545,000)
General Obligation Bonds of 2017	(3,965,000)
General Obligation Bonds of 2018A	(5,920,000)
General Obligation Bonds of 2018B	(36,300,000)
General Obligation Bonds of 2019B	(7,020,000)
General Obligation Refunding Bonds of 2022B	(6,225,000)
Premium on Debt Issuance	(1,584,299)
Net Investment in Capital Assets	73,989,304

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

NET POSITION CLASSIFICATIONS - Continued

Business-Type Activities	
Capital Assets - Net of Accumulated Depreciation	$ 82,275,710
Less Capital Related Debt:	
Retainage Payable	(193,040)
General Obligation Bonds of 2017	(3,655,000)
General Obligation Bonds of 2018A	(3,660,000)
General Obligation Bonds of 2019A	(8,085,000)
General Obligation Bonds of 2022A	(7,980,000)
Premium on Debt Issuance	(1,458,247)
Net Investment in Capital Assets	57,244,423

FUND BALANCE CLASSIFICATIONS

In the governmental funds financial statements, the Village considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. The Village first utilizes committed, then assigned and then unassigned fund balance when an expenditure is incurred for purposes for which all three unrestricted fund balances are available.

Nonspendable Fund Balance. Consists of resources that cannot be spent because they are either: a) not in a spendable form; or b) legally or contractually required to be maintained intact.

Restricted Fund Balance. Consists of resources that are restricted to specific purposes, that is, when constraints placed on the use of resources are either: a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance. Consists of resources constrained (issuance of an ordinance) to specific purposes by the government itself, using its highest level of decision-making authority, the Board of Trustees; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint.

Assigned Fund Balance. Consists of amounts that are constrained by the Board of Trustees's intent to be used for specific purposes but are neither restricted nor committed. Intent is expressed by a) the Board of Trustees itself or b) a body or official to which the Board of Trustees has delegated the authority to assign amounts to be used for specific purposes. The Village's highest level of decision-making authority is the Board of Trustees, who is authorized to assign amounts to a specific purpose.

Unassigned Fund Balance. Consists of residual net resources of a fund that has not been restricted, committed, or assigned within the General Fund and deficit fund balances of other governmental funds.

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

FUND BALANCE CLASSIFICATIONS - Continued

Minimum Fund Balance Policy. The Village's policy manual states that the General Fund should maintain an unrestricted fund balance level between 30% to 50% of the subsequent fiscal year's expenditures, the special revenue funds (except the CDBG Fund) should maintain a fund balance level between 10% and 25% of the annual budgeted expenditures, not including capital, debt service and transfers, the Debt Service Fund should maintain a fund balance level at a maximum of the amount of the next principal and interest payment due, and the Capital Projects Fund should maintain a fund balance level between 25% and 50% of the five-year average for capital expenditures supported by the fund to a maximum of $1 million.

The following is a schedule of fund balance classifications for the governmental funds as of the date of this report:

		Special Revenue				
	General	Prospect and Main TIF	Economic Emergency	Debt Service	Nonmajor	Totals
Fund Balances						
Nonspendable						
Inventories	$ 2,738	—	—	—	—	2,738
Prepaids	342,572	—	—	—	95,967	438,539
Advances to Other Funds	9,048,000	—	—	—	—	9,048,000
	9,393,310	—	—	—	95,967	9,489,277
Restricted						
Public Safety						
Police	—	—	—	—	641,069	641,069
Fire	—	—	—	—	581,628	581,628
Highways and Streets	—	1,233,710	—	—	4,324,982	5,558,692
Capital Projects	—	—	—	—	2,644,205	2,644,205
Debt Service	—	—	—	1,603,432	—	1,603,432
	—	1,233,710	—	1,603,432	8,191,884	11,029,026
Committed						
Pension Stabilization	—	—	14,271,440	—	762,659	15,034,099
Refuse Disposal	—	—	—	—	2,233,511	2,233,511
	—	—	14,271,440	—	2,996,170	17,267,610
Assigned						
Debt Service	3,101,000	—	—	—	—	3,101,000
Pension Stabilization	2,000,000	—	—	—	—	2,000,000
Capital Projects	—	—	—	—	21,831,874	21,831,874
	5,101,000	—	—	—	21,831,874	26,932,874
Unassigned	54,946,411	—	—	—	—	54,946,411
Total Fund Balances	69,440,721	1,233,710	14,271,440	1,603,432	33,115,895	119,665,198

NOTE 3 - DETAIL NOTES ON ALL FUNDS - Continued

LEASES RECEIVABLE

The Village is a lessor on the following leases at year end:

Lease	Start Date	End Date	Payments	Interest Rate
T-Mobile Cell Tower	October 16, 2000	October 16, 2029	$25,200 per year	3.35%

During the fiscal year, the Village has recognized $15,240 of lease revenue. The future minimum lease assets and the net present value of these minimum lease receipts as of year-end, are as follows:

Fiscal Year	Principal	Interest
2026	$ 22,088	3,112
2027	22,828	2,372
2028	23,593	1,607
2029	24,385	817
	92,894	7,908

NOTE 4 - OTHER INFORMATION

RISK MANAGEMENT

The Village is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; natural disasters; and injuries to the Village's employees. These risks, along with medical claims for employees and retirees, are provided for through the Village's participation in the Intergovernmental Risk Management Agency (IRMA) and the Intergovernmental Personnel Benefit Cooperative (IPBC). There have been no significant reductions in coverage from the prior year and settled claims have not exceeded coverage for any of the past three years.

Intergovernmental Risk Management Agency (IRMA)

The Village participates in the Intergovernmental Risk Management Agency (IRMA). IRMA is an organization of municipalities and special districts in Northeastern Illinois which have formed an association under the Illinois Intergovernmental Cooperations Statute to pool its risk management needs. The agency administers a mix of self-insurance and commercial insurance coverages; property/casualty and workers' compensation claim administration/litigation management services; unemployment claim administration; extensive risk management/ loss control consulting and training programs; and a risk information system and financial reporting service for its members.

NOTE 4 - OTHER INFORMATION - Continued

RISK MANAGEMENT - Continued

Intergovernmental Risk Management Agency (IRMA) - Continued

Each member appoints one delegate, along with an alternate delegate, to represent the member on the Board of Directors. The Village does not exercise any control over the activities of the Agency beyond its representation on the Board of Directors.

Initial contributions are determined each year based on the individual member's eligible revenue as defined in the by-laws of IRMA and experience modification factors based on past member loss experience. Each member assumes the first $10,000 (higher optional deductibles available) of each occurrence, and IRMA has self-insurance retentions at various amounts above that level. Members have a contractual obligation to fund any deficit of IRMA attributable to a membership year during which they were a member. Supplemental contributions may be required to fund these deficits. The Village's payments to IRMA are displayed on the financial statements as expenditures/expenses in the appropriate funds. The coverages provided by IRMA are generally consistent with the coverages in the prior year.

The Village has chosen an optional higher deductible of $50,000. A related reserve deposit of $1,591,262 is being held at IRMA at December 31, 2025.

The Village's insurance activities are reported in the Risk Management Fund which is an internal service fund. Premiums are paid into the Risk Management Fund by the departments of the General Fund and other funds based upon historical cost estimates.

The total claims liability remaining as of December 31, 2025 was $195,112.

Changes in the balances of claims liabilities during the fiscal year are as follows:

	Workers' Compensation	General Liability	Totals
Claims Payable - December 31, 2023	$ 520,339	59,318	579,657
Incurred Claims	956,100	32,094	988,194
Claims Paid	(538,218)	(56,210)	(594,428)
Claims Payable - December 31, 2024	938,221	35,202	973,423
Incurred Claims	(332,152)	65,681	(266,471)
Claims Paid	(458,660)	(53,180)	(511,840)
Claims Payable - December 31, 2025	147,409	47,703	195,112

NOTE 4 - OTHER INFORMATION - Continued

RISK MANAGEMENT - Continued

Intergovernmental Personnel Benefit Cooperative (IPBC)

Risks for medical and death benefits for employees and retirees are provided for through the Village's participation in the Intergovernmental Personnel Benefit Cooperative (IPBC). IPBC acts as an administrative agency to receive, process and pay such claims as may come within the benefit program of each member. IPBC maintains specific reinsurance coverage for claims in excess of $75,000 per individual employee participant. The Village pays premiums to IPBC based upon current employee participation and its prior experience factor with the pool. Current year overages or underages for participation in the pool are adjusted into subsequent years experience factor for premiums. There were no significant changes in insurance coverages from the prior year and settlements did not exceed insurance coverage in any of the past three fiscal years.

A reserve deposit of $4,686,619 is being held at IPBC at December 31, 2025.

CONTINGENT LIABILITIES

Litigation

From time to time, the Village is party to various pending claims and legal proceedings with respect to employment, civil rights, property taxes and other matters. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and the Village attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the Village's financial position or results of operations.

Grants

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the Village expects such amounts, if any, to be immaterial.

COMMITMENTS

Solid Waste Agency of Northern Cook County (SWANCC)

Annual payments to Solid Waste Agency of Northern Cook County (SWANCC) are based on estimated tonnage of waste transported to SWANCC. It is assumed that there will be no material changes in deliveries to SWANCC. For 2026, the Village estimates it will pay SWANCC $1,150,086, with annual increases ranging from 0% to 3% through 2031.

Northwest Suburban Municipal Joint Action Water Agency (JAWA)

The Village has committed to purchase water from the Northwest Suburban Municipal Joint Action Water Agency (JAWA). A new agreement, negotiated by the Member Communities and JAWA was approved on March 13, 2018. This Revised Water Supply Agreement will expire in FY 2032. The obligation to pay minimum annual amounts was removed from the new agreement.

NOTE 4 - OTHER INFORMATION - Continued

JOINT VENTURES

Northwest Suburban Municipal Joint Action Water Agency (JAWA)

The Village is a member of the Northwest Suburban Municipal Joint Action Water Agency (JAWA) which consists of seven municipalities. JAWA is a municipal corporation and public body politic and corporate established pursuant to the Intergovernmental Cooperation Act of the State of Illinois. JAWA is empowered to plan, construct, improve, extend, acquire, finance, operate and maintain a water supply system to serve its members and other potential water purchasers.

The members form a contiguous geographic service area which is located 15 to 30 miles northwest of downtown Chicago. Under the Agency Agreement, additional members may join JAWA upon the approval of each member.

JAWA is governed by a Board of Directors which consists of one elected official from each member municipality. Each Director has an equal vote. The officers of JAWA are appointed by the Board of Directors. The Board of Directors determines the general policy of JAWA, makes all appropriations, approves contracts for sale or purchase of water, provides for the issuance of debt, adopts bylaws, rules and regulations, and exercises such powers and performs such duties as may be prescribed in the Agency Agreement or the bylaws.

Complete financial statements can be obtained from the Northwest Suburban Municipal Joint Action Water Agency, 901 Wellington Avenue, Elk Grove Village, Illinois 60007.

Revenues of the system consist of: (a) all receipts derived from Water Supply Agreements or any other contract for the supply of water; (b) all income derived from the investment of monies; and (c) all income, fees, water service charges, and all rates, rents and receipts derived by JAWA from the ownership and operation of the system and the sale of water. JAWA covenants to establish fees and charges sufficient to provide revenues to meet all its requirements.

JAWA has entered into Water Supply Agreements with the seven-member municipalities for a term of 40 years, extending to December 31, 2032. The Agreements are irrevocable and may not be terminated or amended except as provided in the General Resolution.

The obligation of the Village to make all payments as required by this agreement is unconditional and irrevocable, without regard to performance or nonperformance by JAWA of its obligations under this Agreement.

The payments required to be made by the Village under this Agreement shall be required to be made solely from revenues to be derived by the Village from the operation of the Water System. Members are not prohibited by the Agreement, however, from using other available funds to make payments under the Agreement. This Agreement shall not constitute an indebtedness of the Village within the meaning of any statutory or constitutional limitation.

The obligation of the Village to make payments required by this Agreement from revenues of the Water System shall be payable from the operation and maintenance account of the Water and Sewer Fund.

In accordance with the joint venture agreement, the Village remitted $8,067,707 to JAWA for the year ended December 31, 2025. All payments were paid from the Water and Sewer Fund. Deposits with JAWA in the amount of $0 represent amounts held for security of debt service.

NOTE 4 - OTHER INFORMATION - Continued

JOINT VENTURES - Continued

Solid Waste Agency of Northern Cook County (SWANCC)

The Village is a member of the Solid Waste Agency of Northern Cook County (SWANCC) which consists of twenty-three municipalities. SWANCC is a municipal corporation and public body politic, established pursuant to the Constitution of the State of Illinois and the Intergovernmental Cooperation Act of the State of Illinois, as amended (the Act). SWANCC is empowered under the Act to plan, construct, finance, operate, and maintain a solid waste disposal system to serve its members. SWANCC is reported as a nonequity proprietary joint venture.

SWANCC is governed by a Board of Directors which consists of one appointed representative from each member municipality. Each Director has an equal vote. The officers of SWANCC are appointed by the Board of Directors. The Board of Directors determines the general policy of SWANCC, makes all appropriations, approves contracts, adopts resolutions providing for the issuance of bonds or notes by SWANCC, adopts by-laws, rules and regulations, and exercises such powers and performs such duties as may be prescribed in the SWANCC agreement or by-laws. Separate audited financial statements are available from SWANCC's administrative office at 77 W Hintz Road, Suite 200, Wheeling, Illinois 60090.

The Village's contract with SWANCC provides that each member is liable for its proportionate share of annual operating and fixed costs. The Village's share of these costs is expected to be funded through tipping fees paid by refuse haulers. In addition, the Village is obligated for any costs arising from defaults in payment obligations by other members.

In accordance with the joint venture agreement, the Village remitted $1,127,196 to SWANCC for the year ended December 31, 2025, which is recorded in the Village's Refuse Disposal Fund.

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS

The Village contributes to three defined benefit pension plans, the Illinois Municipal Retirement Fund (IMRF), a defined benefit agent multiple-employer public employee retirement system, the Police Pension Plan which is a single-employer pension plan, and the Firefighters' Pension Plan which is also a single-employer pension plan. IMRF does issue a publicly available financial report that includes financial statements and required supplementary information for the plan as a whole, but not by individual employer. That report may be obtained online at www.imrf.org. The Police and Firefighters' Pension Plans also issue separate reports that may be obtained by writing the Village at 50 South Emerson, Mount Prospect, Illinois 60056. The benefits, benefit levels, employee contributions and employer contributions are governed by Illinois Compiled Statutes (ILCS) and can only be amended by the Illinois General Assembly.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

The aggregate amounts recognized for the pension plans are:

	Pension Expenses	Net Pension Liabilities	Deferred Outflows	Deferred Inflows
IMRF	2,741,918	2,910,354	4,829,329	10,430
Police Pension	8,336,145	57,383,970	7,145,187	7,785,840
Firefighters' Pension	6,331,376	42,729,893	2,216,917	7,468,178
	14,667,521	100,113,863	9,362,104	15,254,018

Illinois Municipal Retirement Fund (IMRF)

Plan Descriptions

Plan Administration. All employees (other than those covered by the Police and Firefighters' Pension Plan) hired in positions that meet or exceed the prescribed annual hourly standard must be enrolled in IMRF as participating members. The plan is accounted for on the economic resources measurement focus and the accrual basis of accounting. Employer and employee contributions are recognized when earned in the year that the contributions are required, benefits and refunds are recognized as an expense and liability when due and payable.

Benefits Provided. IMRF has three benefit plans. The vast majority of IMRF members participate in the Regular Plan (RP). The Sheriff's Law Enforcement Personnel (SLEP) plan is for sheriffs, deputy sheriffs, and selected police chiefs. Counties could adopt the Elected County Official (ECO) plan for officials elected prior to August 8, 2011 (the ECO plan was closed to new participants after that date).

IMRF provides two tiers of pension benefits. Employees hired ***before*** January 1, 2011, are eligible for Tier 1 benefits. Tier 1 employees are vested for pension benefits when they have at least eight years of qualifying service credit. Tier 1 employees who retire at age 55 (at reduced benefits) or after age 60 (at full benefits) with eight years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any consecutive 48 months within the last 10 years of service, divided by 48. Under Tier 1, the pension is increased by 3% of the original amount on January 1 every year after retirement.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

Benefits Provided - Continued. Employees hired on or after January 1, 2011, are eligible for Tier 2 benefits. For Tier 2 employees, pension benefits vest after ten years of service. Participating employees who retire at age 62 (at reduced benefits) or after age 67 (at full benefits) with ten years of service are entitled to an annual retirement benefit, payable monthly for life, in an amount equal to 1-2/3% of the final rate of earnings for the first 15 years of service credit, plus 2% for each year of service credit after 15 years to a maximum of 75% of their final rate of earnings. Final rate of earnings is the highest total earnings during any 96 consecutive months within the last 10 years of service, divided by 96. Under Tier 2, the pension is increased on January 1 every year after retirement, upon reaching age 67, by the lesser of:

- 3% of the original pension amount, or
- 1/2 of the increase in the Consumer Price Index of the original pension amount.

Plan Membership. As of December 31, 2024, the measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	314
Inactive Plan Members Entitled to but not yet Receiving Benefits	213
Active Plan Members	261
Total	788

The IMRF data included in the table above includes membership of both the Village and the Library.

Contributions. As set by statute, the Village's Regular Plan Members are required to contribute 4.50% of their annual covered salary. The statute requires employers to contribute the amount necessary, in addition to member contributions, to finance the retirement coverage of its own employees. For the year-ended December 31, 2025, the Village's and the Library's contributions were 6.29% and 6.52% of covered payroll, respectively.

Net Pension Liability. The Village's net pension liability was measured as of December 31, 2024. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

Actuarial Assumptions. The total pension liability was determined by an actuarial valuation performed, as of December 31, 2024, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Fair Value
Actuarial Assumptions	
Interest Rate	7.25%
Salary Increases	2.85% to 13.75%
Cost of Living Adjustments	2.75%
Inflation	2.25%

For non-disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 108.0%) and Female (adjusted 106.4%) tables, and future mortality improvements projected using scale MP-2021. For disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2021. For active members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2021.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense, and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return to the target asset allocation percentage and adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Plan Descriptions - Continued

Actuarial Assumptions - Continued.

Asset Class	Target	Long-Term Expected Real Rate of Return
Fixed Income	24.50%	5.20%
Domestic Equities	33.50%	4.35%
International Equities	18.00%	5.40%
Real Estate	10.50%	6.40%
Blended	12.50%	4.85% - 6.25%
Cash and Cash Equivalents	1.00%	3.60%

Discount Rate

The discount rate used to measure the total pension liability was 7.25%, the same as the prior valuation. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that Village contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all project future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

Discount Rate Sensitivity

The following is a sensitivity analysis of the net pension liability/(asset) to changes in the discount rate. The table below presents the net pension liability/(asset) of the Village and the Library calculated using the discount rate as well as what the Village's and Library's net pension liability/(asset) would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Village	$ 14,583,224	2,910,354	(6,255,769)
Library	4,605,024	919,018	(1,975,418)
Net Pension Liability/(Asset)	19,188,248	3,829,372	(8,231,187)

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Changes in the Net Pension Liability

	Village	Library	Totals
Total Pension Liability			
Service Cost	$ 1,403,100	443,065	1,846,165
Interest	7,110,367	2,200,249	9,310,616
Differences Between Expected and Actual Experience	1,513,709	477,992	1,991,701
Change of Assumptions	—	—	—
Benefit Payments, Including Refunds of Member Contributions	(5,432,347)	(1,715,401)	(7,147,748)
Net Change in Total Pension Liability	4,594,829	1,405,905	6,000,734
Total Pension Liability - Beginning	96,161,097	34,911,986	131,073,083
Total Pension Liability - Ending	100,755,926	36,317,891	137,073,817
Plan Fiduciary Net Position			
Contributions - Employer	1,056,430	333,594	1,390,024
Contributions - Members	727,295	229,662	956,957
Net Investment Income	9,446,747	2,983,050	12,429,797
Benefit Payments, Including Refunds of Member Contributions	(5,432,347)	(1,715,401)	(7,147,748)
Other (Net Transfer)	(617,920)	(195,124)	(813,044)
Net Change in Plan Fiduciary Net Position	5,180,205	1,635,781	6,815,986
Plan Net Position - Beginning	92,665,367	33,763,092	126,428,459
Plan Net Position - Ending	97,845,572	35,398,873	133,244,445
Employer's Net Pension Liability	2,910,354	919,018	3,829,372

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Illinois Municipal Retirement Fund (IMRF) - Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2025, the Village recognized pension expense of $2,741,918 and the Library recognized pension expense of $893,977. At December 31, 2025, the Village and the Library reported deferred outflows or resources and deferred inflows of resources related to pensions from the following sources:

	Village		Library		
	Deferred Outflows of Resources	Deferred (Inflows) of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 1,482,226	—	468,051	—	1,950,277
Change in Assumptions	—	(10,430)	—	(3,294)	(13,724)
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	2,239,626	—	707,218	—	2,946,844
Total Expense to be Recognized in Future Periods	3,721,852	(10,430)	1,175,269	(3,294)	4,883,397
Contributions Sub to Measurement Date	1,107,477	—	349,714	—	1,457,191
Total Deferred Amounts Related to IMRF	4,829,329	(10,430)	1,524,983	(3,294)	6,340,588

$1,107,477 for the Village and $349,714 for the Library reported as deferred outflows of resources related to pensions resulting from employer contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the reporting year ended December 31, 2026. Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Deferred Outflows/(Inflows) of Resources		
	Village	Library	Totals
2026	$ 1,944,548	614,041	2,558,589
2027	3,409,312	1,076,577	4,485,889
2028	(1,115,415)	(352,220)	(1,467,635)
2029	(527,023)	(166,423)	(693,446)
2030	—	—	—
Thereafter	—	—	—
Totals	3,711,422	1,171,975	4,883,397

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan

Plan Descriptions

Plan Administration. The Police Pension Plan is a single-employer defined benefit pension plan that covers all sworn police personnel. The defined benefits and employee and minimum employer contribution levels are governed by Illinois Compiled Statutes (40 ILCS 5/3-1) and may be amended only by the Illinois legislature. The Village accounts for the Fund as a pension trust fund. The Fund is governed by a five-member pension board. Two members of the Board are appointed by the Village President, one member is elected by pension beneficiaries and two members are elected by active police employees.

Plan Membership. At December 31, 2025, the measurement date, membership consisted of the following:

Inactive Plan Members Currently Receiving Benefits	92
Inactive Plan Members Entitled to but not yet Receiving Benefits	15
Active Plan Members	89
Total	196

Benefits Provided. The following is a summary of the Police Pension Plan as provided for in Illinois State Statutes.

The Police Pension Plan provides retirement benefits through two tiers of benefits as well as death and disability benefits. Covered employees hired before January 1, 2011 (Tier 1), attaining the age of 50 or older with 20 or more years of creditable service are entitled to receive an annual retirement benefit of ½ of the salary attached to the rank held on the last day of service, or for one year prior to the last day, whichever is greater. The annual benefit shall be increased by 2.5 percent of such salary for each additional year of service over 20 years up to 30 years, to a maximum of 75 percent of such salary. Employees with at least eight years but less than 20 years of credited service may retire at or after age 60 and receive a reduced benefit. The monthly benefit of a police officer who retired with 20 or more years of service after January 1, 1977 shall be increased annually, following the first anniversary date of retirement and be paid upon reaching the age of at least 55 years, by 3 percent of the original pension and 3 percent compounded annually thereafter.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Plan Descriptions - Continued

Benefits Provided - Continued. Covered employees hired on or after January 1, 2011 (Tier 2), attaining the age of 55 or older with 10 or more years of creditable service are entitled to receive an annual retirement benefit equal to the average monthly salary obtained by dividing the total salary of the police officer during the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest by the number of months of service in that period. Police officer salary for the pension purposes is capped at $106,800, plus the lesser of ½ of the annual change in the Consumer Price Index or 3 percent compounded. The annual benefit shall be increased by 2.5 percent of such a salary for each additional year of service over 20 years up to 30 years to a maximum of 75 percent of such salary. Employees with at least 10 years may retire at or after age 50 and receive a reduced benefit (i.e., ½ percent for each month under 55). The monthly benefit of a Tier 2 police officer shall be increased annually at age 60 on the January 1st after the police officer retires, or the first anniversary of the pension starting date, whichever is later. Noncompounding increases occur annually, each January thereafter. The increase is the lesser of 3 percent or ½ of the change in the Consumer Price Index for the proceeding calendar year.

Contributions. Covered employees are required to contribute 9.91% of their base salary to the Police Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The Village is required to contribute the remaining amounts necessary to finance the plan and the administrative costs as actuarially determined by an enrolled actuary. However, effective January 1, 2011, ILCS requires the Village to contribute a minimum amount annually calculated using the projected unit credit actuarial cost method that will result in the funding of 90% of the past service cost by the year 2040. For the year-ended December 31, 2025, the Village's contribution was 50.63% of covered payroll.

Concentrations. At year end, the Pension Plan does not have any investments over 5 percent of net plan position available for retirement benefits (other than investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments).

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation performed, as of December 31, 2025, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Market Value
Actuarial Assumptions	
Interest Rate	6.80%
Salary Increases	4.00%
Adjustments	Tier 1: 3.00%, Tier 2: 1.25%
Inflation	2.50%

Mortality rates for healthy individuals were based on the Pub-2010 Public Safety Mortality Table with with generational improvement scale MP-2021 applied from 2010. Mortality rates for disabled individuals were based the Pub-2010 Disabled Retiree Mortality Table with generational improvement scale MP-2021 applied from 2010.

Discount Rate

The discount rate used to measure the total pension liability was 6.80%, the same as the prior valuation. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that Village contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Discount Rate Sensitivity

The following is a sensitive analysis of the net pension liability to changes in the discount rate. The table below presents the net pension liability of the Village calculated using the discount rate as well as what the Village's net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (5.80%)	Current Discount Rate (6.80%)	1% Increase (7.80%)
Net Pension Liability	$ 81,483,084	57,383,970	37,752,858

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at December 31, 2024	$ 163,547,862	97,588,648	65,959,214
Changes for the Year:			
Service Cost	2,318,256	—	2,318,256
Interest on the Total Pension Liability	11,002,594	—	11,002,594
Changes of Benefit Terms	—	—	—
Difference Between Expected and Actual Experience of the Total Pension Liability	1,998,910	—	1,998,910
Changes of Assumptions	—	—	—
Contributions - Employer	—	5,736,187	(5,736,187)
Contributions - Employees	—	1,144,907	(1,144,907)
Net Investment Income	—	17,091,834	(17,091,834)
Benefit Payments, Including Refunds of Employee Contributions	(8,126,519)	(8,126,519)	—
Other (Net Transfer)	—	(77,924)	77,924
Net Changes	7,193,241	15,768,485	(8,575,244)
Balances at December 31, 2025	170,741,103	113,357,133	57,383,970

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Police Pension Plan - Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2025, the Village recognized pension expense of $8,336,145. At December 31, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 4,863,941	—	4,863,941
Change in Assumptions	2,281,246	—	2,281,246
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	—	(7,785,840)	(7,785,840)
Total Deferred Amounts Related to Police Pension	7,145,187	(7,785,840)	(640,653)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2026	$ 4,184,920
2027	(2,118,793)
2028	(1,499,801)
2029	(1,540,129)
2030	333,150
Thereafter	—
Total	(640,653)

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan

Plan Descriptions

Plan Administration. The Firefighters' Pension Plan is a single-employer defined benefit pension plan that covers all sworn firefighter personnel. The defined benefits and employee and minimum employer contribution levels are governed by Illinois Compiled Statutes (40 ILCS 5/4-1) and may be amended only by the Illinois legislature. The Village accounts for the Fund as a pension trust fund. The Fund is governed by a five-member pension board. Two members of the Board are appointed by the Village President, one member is elected by pension beneficiaries and two members are elected by active fire employees.

Plan Membership. At December 31, 2025, the measurement date, membership consisted of the following:

Inactive Plan Members Currently Receiving Benefits	91
Inactive Plan Members Entitled to but not yet Receiving Benefits	5
Active Plan Members	80
Total	176

Benefits Provided. The following is a summary of the Firefighters' Pension Plan as provided for in Illinois State Statutes.

The Firefighters' Pension Plan provides retirement benefits through two tiers of benefits as well as death and disability benefits. Covered employees hired before January 1, 2011 (Tier 1), attaining the age of 50 or older with 20 or more years of creditable service are entitled to receive an annual retirement benefit of ½ of the salary attached to the rank held on the last day of service, or for one year prior to the last day, whichever is greater. The annual benefit shall be increased by 2.5 percent of such salary for each additional year of service over 20 years up to 30 years, to a maximum of 75 percent of such salary. Employees with at least eight years but less than 20 years of credited service may retire at or after age 60 and receive a reduced benefit. The monthly benefit of a firefighter who retired with 20 or more years of service after January 1, 1977 shall be increased annually, following the first anniversary date of retirement and be paid upon reaching the age of at least 55 years, by 3 percent of the original pension and 3 percent compounded annually thereafter.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Plan Descriptions - Continued

Benefits Provided - Continued. Covered employees hired on or after January 1, 2011 (Tier 2), attaining the age of 55 or older with 10 or more years of creditable service are entitled to receive an annual retirement benefit equal to the average monthly salary obtained by dividing the total salary of the firefighter during the 48 consecutive months of service within the last 60 months of service in which the total salary was the highest by the number of months of service in that period. Firefighters' salary for the pension purposes is capped at $106,800, plus the lesser of ½ of the annual change in the Consumer Price Index or 3 percent compounded. The annual benefit shall be increased by 2.5 percent of such a salary for each additional year of service over 20 years up to 30 years to a maximum of 75 percent of such salary. Employees with at least 10 years may retire at or after age 50 and receive a reduced benefit (i.e., ½ percent for each month under 55). The monthly benefit of a Tier 2 firefighter shall be increased annually at age 60 on the January 1st after the firefighter retires, or the first anniversary of the pension starting date, whichever is later. Noncompounding increases occur annually, each January thereafter. The increase is the lesser of 3 percent of ½ of the change in the Consumer Price Index for the proceeding calendar year.

Contributions. Covered employees are required to contribute 9.455% of their base salary to the Firefighters' Pension Plan. If an employee leaves covered employment with less than 20 years of service, accumulated employee contributions may be refunded without accumulated interest. The Village is required to contribute the remaining amounts necessary to finance the plan and the administrative costs as actuarially determined by an enrolled actuary. However, effective January 1, 2011, ILCS requires the Village to contribute a minimum amount annually calculated using the projected unit credit actuarial cost method that will result in the funding of 90% of the past service cost by the year 2040. For the year-ended December 31, 2025, the Village's contribution was 48.06% of covered payroll.

Concentrations. At year end, the Fund does not have any investments over 5 percent of net plan position available for retirement benefits (other than investments issued or explicitly guaranteed by the U.S. government and investments in mutual funds, external investment pools, and other pooled investments).

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Actuarial Assumptions

The total pension liability was determined by an actuarial valuation performed, as of December 31, 2025, using the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal
Asset Valuation Method	Market Value
Actuarial Assumptions	
Interest Rate	7.125%
Salary Increases	4.00%
Cost of Living Adjustments	Tier 1: 3.00%, Tier 2: 1.125%
Inflation	2.25%

Mortality rates for healthy individuals were based on the Pub-2010 Public Safety Mortality Table with generational improvement scale MP-2021 applied from 2010. Mortality rates for disabled individuals were based the Pub-2010 Disabled Retiree Mortality Table with generational improvement scale MP-2021 applied from 2010.

Discount Rate

The discount rate used to measure the total pension liability was 7.125%, the same as the prior valuation. The projection of cash flows used to determine the discount rate assumed that member contributions will be made at the current contribution rate and that Village contributions will be made at rates equal to the difference between the actuarially determined contribution rates and the member rate. Based on those assumptions, the Fund's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Discount Rate Sensitivity

The following is a sensitive analysis of the net pension liability to changes in the discount rate. The table below presents the net pension liability of the Village calculated using the discount rate as well as what the Village's net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease (6.125%)	Current Discount Rate (7.125%)	1% Increase (8.125%)
Net Pension Liability	$ 61,211,513	42,729,893	27,542,688

Changes in the Net Pension Liability

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Balances at December 31, 2024	$ 136,375,459	85,308,692	51,066,767
Changes for the Year:			
Service Cost	1,972,824	—	1,972,824
Interest on the Total Pension Liability	9,575,895	—	9,575,895
Changes of Benefit Terms	—	—	—
Difference Between Expected and Actual Experience of the Total Pension Liability	440,528	—	440,528
Changes of Assumptions	—	—	—
Contributions - Employer	—	4,814,127	(4,814,127)
Contributions - Employees	—	1,004,104	(1,004,104)
Net Investment Income	—	14,601,262	(14,601,262)
Benefit Payments, Including Refunds of Employee Contributions	(7,899,508)	(7,899,508)	—
Other (Net Transfer)	—	(93,372)	93,372
Net Changes	4,089,739	12,426,613	(8,336,874)
Balances at December 31, 2025	140,465,198	97,735,305	42,729,893

NOTE 4 - OTHER INFORMATION - Continued

EMPLOYEE RETIREMENT SYSTEM - DEFINED BENEFIT PENSION PLANS - Continued

Firefighters' Pension Plan - Continued

Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2025, the Village recognized pension expense of $6,331,376. At December 31, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ 842,766	(270,781)	571,985
Change in Assumptions	1,374,151	—	1,374,151
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	—	(7,197,397)	(7,197,397)
Total Deferred Amounts Related to Firefighters' Pension	2,216,917	(7,468,178)	(5,251,261)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense in future periods as follows:

Fiscal Year	Net Deferred Outflows/ (Inflows) of Resources
2026	$ 1,874,418
2027	(3,252,949)
2028	(2,231,783)
2029	(1,714,370)
2030	73,423
Thereafter	—
Total	(5,251,261)

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS

General Information about the OPEB Plan

Plan Description. The Village's defined benefit OPEB plan, Village of Mount Prospect Retiree Benefit Plan (RBP), provides OPEB for all permanent full-time general and public safety employees of the Village. RBP is a single-employer defined benefit OPEB plan administered by the Village. Article 11 of the State Compiled Statutes grants the authority to establish and amend the benefit terms and financing requirements to the Village Board. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Benefits Provided. RBP provides pre and post-Medicare postretirement health insurance to retirees, their spouses, and dependents (enrolled at time of employee's retirement).

Plan Membership. As of December 31, 2025, the measurement date, the following employees were covered by the benefit terms:

Inactive Plan Members Currently Receiving Benefits	68
Inactive Plan Members Entitled to but not yet Receiving Benefits	—
Active Plan Members	317
Total	385

The plan membership as noted above includes both the Village and the Library members.

Total OPEB Liability

The Village's total OPEB liability was measured as of December 31, 2025, and was determined by an actuarial valuation as of December 31, 2024.

Actuarial Assumptions and Other Inputs. The total OPEB liability in the December 31, 2025 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

Total OPEB Liability - Continued

Actuarial Assumptions and Other Inputs - Continued.

Inflation	2.75%
Salary Increases	2.75%
Discount Rate	4.83%
Healthcare Cost Trend Rates	Initial rate of 8.00% decreasing annually to an ultimate rate of 4.50%
Retirees' Share of Benefit-Related Costs	100% of the projected health insurance premiums for retirees

The discount rate was based on the S&P Municipal Bond 20 Year High-Grade Rate Index for tax exempt general obligation municipal bonds rated AA/Aa or better.

Mortality rates were based on the SOA Pub-2010 General Headcount Weighted Mortality Table fully generational using Scale MP-2021.

Change in the Total OPEB Liability

	Total OPEB Liability
Balance at December 31, 2024	$ 9,026,660
Changes for the Year:	
Service Cost	522,692
Interest on the Total OPEB Liability	399,844
Changes of Benefit Terms	—
Difference Between Expected and Actual Experience	(263,608)
Changes of Assumptions or Other Inputs	194,169
Benefit Payments	(418,770)
Net Changes	434,327
Balance at December 31, 2025	9,460,987

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The discount rate used to measure the total pension liability was 4.83%, while the prior valuation used 4.28%. The following presents the total OPEB liability, calculated using the discount rate, as well as what the total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher:

	1% Decrease (3.83%)	Current Discount Rate (4.83%)	1% Increase (5.83%)
Total OPEB Liability	$ 10,707,125	9,460,987	8,419,357

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability, calculated using a variable Healthcare Trend Rate, as well as what the total OPEB liability would be if it were calculated using a Healthcare Trend Rate that is one percentage point lower or one percentage point higher:

	1% Decrease (Varies)	Healthcare Cost Trend Rates (Varies)	1% Increase (Varies)
Total OPEB Liability	$ 8,076,533	9,460,987	11,217,377

NOTE 4 - OTHER INFORMATION - Continued

OTHER POST-EMPLOYMENT BENEFITS - Continued

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2025, the Village recognized OPEB expense of $80,097. At December 31, 2025, the Village reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Totals
Difference Between Expected and Actual Experience	$ —	(4,751,230)	(4,751,230)
Change in Assumptions	2,000,024	(2,191,047)	(191,023)
Net Difference Between Projected and Actual Earnings	—	—	—
Total Deferred Amounts Related to OPEB	2,000,024	(6,942,277)	(4,942,253)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year	Net Deferred (Inflows) of Resources
2026	$ (842,442)
2027	(524,915)
2028	(613,368)
2029	(853,732)
2030	(853,732)
Thereafter	(1,254,064)
Totals	(4,942,253)

REQUIRED SUPPLEMENTARY INFORMATION

Required supplementary information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements. Such information includes:

- Schedule Employer Contributions - Last Ten Fiscal Years
  - Illinois Municipal Retirement Fund
  - Police Pension Fund
  - Firefighters' Pension Fund

- Schedule of Changes in the Employer's Net Pension Liability/(Asset) - Last Ten Measurement Years
  - Illinois Municipal Retirement Fund
  - Police Pension Fund
  - Firefighters' Pension Fund

- Schedule of Investment Returns - Last Ten Fiscal Years
  - Police Pension Fund
  - Firefighters' Pension Fund

- Schedule of Changes in the Employer's Total OPEB Liability
  - Retiree Benefit Plan

- Budgetary Comparison Schedules
  - General Fund
  - Prospect and Main TIF - Special Revenue Fund
  - Economic Emergency - Special Revenue Fund

Notes to the Required Supplementary Information

Budgetary information - Budgets are adopted on a basis consistent with generally accepted accounting principles.

Illinois Municipal Retirement Fund
Schedule of Employer Contributions - Last Ten Fiscal Years
December 31, 2025

Fiscal Year		Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	Totals	$ 1,968,206	$ 2,031,571	$ 63,365	$ 16,567,389	12.26%
2017	Totals	1,900,189	1,941,668	41,479	16,965,974	11.44%
2018	Totals	1,930,380	2,032,727	102,347	17,940,334	11.33%
2019	Totals	1,600,357	1,677,888	77,531	18,248,083	9.19%
2020	Totals	2,006,703	2,006,703	—	17,965,116	11.17%
2021	Totals	2,064,998	2,080,887	15,889	18,772,708	11.08%
2022	Totals	1,590,076	1,590,076	—	19,414,843	8.19%
2023	Totals	1,310,138	1,310,138	—	20,599,652	6.36%
2024	Totals	1,390,024	1,390,024	—	21,959,303	6.33%
2025	Village	1,107,477	1,142,392	34,915	18,162,029	6.29%
	Library	349,714	343,698	(6,016)	5,271,445	6.52%
	Totals	1,457,191	1,486,090	28,899	23,433,474	6.34%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Aggregate Entry Age Normal
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	19 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.25%
Salary Increases	2.75% to 13.75%, Including Inflation
Investment Rate of Return	7.25%
Retirement Age	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2020 valuation pursuant to an experience study of the period 2017-2019.
Mortality	For non-disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Retiree, Male (adjusted 106%) and Female (adjusted 105%) tables, and future mortality improvements projected using scale MP-2020. For disabled retirees, the Pub-2010, Amount-Weighted, below-median income, General, Disabled Retiree, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020. For active members, the Pub-2010, Amount-Weighted, below-median income, General, Employee, Male and Female (both unadjusted) tables, and future mortality improvements projected using scale MP-2020.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Police Pension Fund
Schedule of Employer Contributions - Last Ten Fiscal Years
December 31, 2025

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	$ 3,204,363	$ 3,232,887	$ 28,524	$ 8,276,985	39.06%
2017	3,817,579	3,747,825	(69,754)	8,354,290	44.86%
2018	3,601,216	3,608,602	7,386	8,526,976	42.32%
2019	3,607,934	3,582,409	(25,525)	8,505,172	42.12%
2020	3,864,556	3,855,754	(8,802)	8,791,984	43.86%
2021	3,985,302	3,977,102	(8,200)	9,034,880	44.02%
2022	3,820,016	3,821,104	1,088	9,702,264	39.38%
2023	4,760,936	4,836,758	75,822	10,434,700	46.35%
2024	5,629,067	5,600,769	(28,298)	11,008,986	50.87%
2025	6,126,944	5,736,187	(390,757)	11,328,728	50.63%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	17 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.50%
Salary Increases	4.00%
Investment Rate of Return	6.80%
Retirement Age	See the Notes to the Financial Statements
Mortality	Pub-2010 Public Safety Employee Mortality Table improved generationally using scale MP-2021 applied from 2010.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Firefighters' Pension Fund
Schedule of Employer Contributions - Last Ten Fiscal Years
December 31, 2025

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Excess/ (Deficiency)	Covered Payroll	Contributions as a Percentage of Covered Payroll
2016	$ 2,589,599	2,806,983	$ 217,384	$ 6,981,704	40.20%
2017	3,206,186	3,396,834	190,648	7,284,199	46.63%
2018	3,320,940	3,332,773	11,833	7,519,070	44.32%
2019	3,375,839	3,363,390	(12,449)	7,854,176	42.82%
2020	3,488,379	3,494,838	6,459	8,024,566	43.55%
2021	3,649,130	3,651,864	2,734	8,353,578	43.72%
2022	3,667,817	3,678,359	10,542	8,566,519	42.94%
2023	4,427,561	4,499,543	71,982	9,305,298	48.35%
2024	4,827,193	4,797,836	(29,357)	9,470,521	50.66%
2025	5,133,242	4,814,127	(319,115)	10,016,89	48.06%

Notes to the Required Supplementary Information:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level % Pay (Closed)
Remaining Amortization Period	17 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.25%
Salary Increases	4.00%
Investment Rate of Return	7.125%
Retirement Age	See the Notes to the Financial Statements
Mortality	Pub-2010 Public Safety Employee Mortality Table improved generationally using scale MP-2021 applied from 2010.

Illinois Municipal Retirement Fund
Schedule of Changes in the Employer's Net Pension Liability/(Asset) - Last Ten Fiscal Years
December 31, 2025

	12/31/2015 Total	12/31/2016 Total	12/31/2017 Total	12/31/2018 Total
Total Pension Liability				
Service Cost	$ 1,810,785	1,768,746	1,811,298	1,690,492
Interest	6,548,331	6,803,558	7,087,425	7,223,810
Changes in Benefit Terms	—	—	—	—
Differences Between Expected and Actual Experience	(1,203,005)	(756,505)	570,864	3,043,104
Change of Assumptions	113,021	(232,520)	(3,034,659)	3,019,891
Benefit Payments, Including Refunds of Member Contributions	(3,603,793)	(3,834,437)	(4,289,989)	(4,822,107)
Net Change in Total Pension Liability	3,665,339	3,748,842	2,144,939	10,155,190
Total Pension Liability - Beginning	88,324,160	91,989,499	95,738,341	97,883,280
Total Pension Liability - Ending	91,989,499	95,738,341	97,883,280	108,038,470
Plan Fiduciary Net Position				
Contributions - Employer	$ 1,863,011	2,031,571	1,941,668	2,032,727
Contributions - Members	731,552	745,535	766,547	1,104,133
Net Investment Income	403,461	5,536,369	14,755,335	(5,230,039)
Benefit Payments, Including Refunds of Member Contributions	(3,603,793)	(3,834,437)	(4,289,989)	(4,822,107)
Other (Net Transfer)	(348,936)	403,724	(1,351,715)	1,969,030
Net Change in Plan Fiduciary Net Position	(954,705)	4,882,762	11,821,846	(4,946,256)
Plan Net Position - Beginning	81,196,743	80,242,038	85,124,800	96,946,646
Plan Net Position - Ending	80,242,038	85,124,800	96,946,646	92,000,390
Employer's Net Pension Liability/(Asset)	$ 11,747,461	10,613,541	936,634	16,038,080
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	87.23%	88.91%	99.04%	85.16%
Covered Payroll	$ 16,256,645	16,567,389	16,965,974	17,940,334
Employer's Net Pension Liability/(Asset) as a Percentage of Covered Payroll	72.26%	64.06%	5.52%	89.40%

Changes of Assumptions. Changes in assumptions related to the discount rate were made in 2015 through 2018 and 2020. Changes in assumptions related to the demographics were made in 2017 and 2023.

12/31/2019 Total	12/31/2020 Total	12/31/2021 Total	12/31/2022 Total	12/31/2023 Total	12/31/2024 Village	12/31/2024 Library	12/31/2024 Totals
1,858,283	1,889,347	1,729,570	1,789,066	1,793,491	1,403,100	443,065	1,846,165
7,700,258	8,093,842	8,171,763	8,584,118	8,979,845	7,110,367	2,200,249	9,310,616
—	—	—	—	—	—	—	—
1,402,150	(2,265,155)	2,012,623	1,766,189	771,380	1,513,709	477,992	1,991,701
—	(798,053)	—	—	(32,576)	—	—	—
(5,514,317)	(5,580,626)	(5,950,015)	(6,562,081)	(6,804,489)	(5,432,347)	(1,715,401)	(7,147,748)
5,446,374	1,339,355	5,963,941	5,577,292	4,707,651	4,594,829	1,405,905	6,000,734
108,038,470	113,484,844	114,824,199	120,788,140	126,365,432	96,161,097	34,911,986	131,073,083
113,484,844	114,824,199	120,788,140	126,365,432	131,073,083	100,755,926	36,317,891	137,073,817
1,677,888	2,006,704	2,080,887	1,590,076	1,310,138	1,056,430	333,594	1,390,024
879,607	828,036	920,693	909,433	931,283	727,295	229,662	956,957
17,276,295	15,388,334	20,022,657	(17,095,047)	12,831,508	9,446,747	2,983,050	12,429,797
(5,514,317)	(5,580,626)	(5,950,015)	(6,562,081)	(6,804,489)	(5,432,347)	(1,715,401)	(7,147,748)
527,892	(302,878)	79,127	212,325	2,764,639	(617,920)	(195,124)	(813,044)
14,847,365	12,339,570	17,153,349	(20,945,294)	11,033,079	5,180,205	1,635,781	6,815,986
92,000,390	106,847,755	119,187,325	136,340,674	115,395,380	92,665,367	33,763,092	126,428,459
106,847,755	119,187,325	136,340,674	115,395,380	126,428,459	97,845,572	35,398,873	133,244,445
6,637,089	(4,363,126)	(15,552,534)	10,970,052	4,644,624	2,910,354	919,018	3,829,372
94.15%	103.80%	112.88%	91.32%	96.46%	97.11%	97.47%	97.21%
18,248,083	17,965,116	18,772,708	19,414,843	20,599,652	16,689,249	5,270,054	21,959,303
36.37%	(24.29%)	(82.85%)	56.50%	22.55%	17.44%	17.44%	17.44%

Police Pension Fund
Schedule of Changes in the Employer's Net Pension Liability - Last Ten Fiscal Years
December 31, 2025

	12/31/2016	12/31/2017	12/31/2018
Total Pension Liability			
Service Cost	$ 1,732,924	1,557,284	1,575,461
Interest	8,221,483	7,951,856	8,195,228
Changes in Benefit Terms	—	—	—
Differences Between Expected and Actual Experience	(5,201,074)	(1,650,048)	(208,550)
Change of Assumptions	29,971	385,618	1,320,658
Benefit Payments, Including Refunds of Member Contributions	(4,688,978)	(4,404,364)	(5,407,697)
Net Change in Total Pension Liability	94,326	3,840,346	5,475,100
Total Pension Liability - Beginning	110,231,339	110,325,665	114,166,011
Total Pension Liability - Ending	110,325,665	114,166,011	119,641,111
Plan Fiduciary Net Position			
Contributions - Employer	$ 3,232,887	3,747,825	3,608,602
Contributions - Members	815,684	830,240	838,893
Net Investment Income	4,161,658	8,967,014	(3,697,156)
Benefit Payments, Including Refunds of Member Contributions	(4,688,978)	(4,404,364)	(5,407,697)
Administrative Expenses	(44,605)	(48,339)	(37,596)
Net Change in Plan Fiduciary Net Position	3,476,646	9,092,376	(4,694,954)
Plan Net Position - Beginning	58,500,040	61,976,686	71,069,062
Plan Net Position - Ending	61,976,686	71,069,062	66,374,108
Employer's Net Pension Liability	$ 48,348,979	43,096,949	53,267,003
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	56.18%	62.25%	55.48%
Covered Payroll	$ 8,276,985	8,354,290	8,526,976
Employer's Net Pension Liability as a Percentage of Covered Payroll	584.14%	515.87%	624.69%

12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025
1,576,407	1,571,647	1,613,165	1,825,295	2,162,652	2,285,160	2,318,256
8,574,834	8,826,306	8,899,357	9,808,132	10,014,814	10,568,174	11,002,594
202,152	—	—	—	—	—	—
(439,430)	(2,533,619)	1,303,302	1,372,725	3,231,740	1,361,284	1,998,910
(343,513)	(485,790)	12,017,565	834,969	—	—	—
(5,887,879)	(6,306,360)	(6,518,558)	(6,839,629)	(7,196,326)	(7,591,825)	(8,126,519)
3,682,571	1,072,184	17,314,831	7,001,492	8,212,880	6,622,793	7,193,241
119,641,111	123,323,682	124,395,866	141,710,697	148,712,189	156,925,069	163,547,862
123,323,682	124,395,866	141,710,697	148,712,189	156,925,069	163,547,862	170,741,103
3,582,499	3,855,754	3,977,102	3,821,104	4,836,758	5,600,769	5,736,187
860,265	860,062	887,126	1,020,818	1,337,196	1,117,864	1,144,907
13,440,246	10,224,907	11,280,599	(13,736,952)	10,383,139	8,576,577	17,091,834
(5,887,879)	(6,306,360)	(6,518,558)	(6,839,629)	(7,196,326)	(7,591,825)	(8,126,519)
(35,695)	(59,676)	(60,168)	(68,343)	(71,287)	(75,547)	(77,924)
11,959,436	8,574,687	9,566,101	(15,803,002)	9,289,480	7,627,838	15,768,485
66,374,108	78,333,544	86,908,231	96,474,332	80,671,330	89,960,810	97,588,648
78,333,544	86,908,231	96,474,332	80,671,330	89,960,810	97,588,648	113,357,133
44,990,138	37,487,635	45,236,365	68,040,859	66,964,259	65,959,214	57,383,970
63.52%	69.86%	68.08%	54.25%	57.33%	59.67%	66.39%
8,505,172	8,791,984	9,034,880	9,702,264	10,434,700	11,008,986	11,328,728
528.97%	426.38%	500.69%	701.29%	641.75%	599.14%	506.53%

Firefighters' Pension Fund
Schedule of Changes in the Employer's Net Pension Liability - Last Ten Fiscal Years
December 31, 2025

	12/31/2016	12/31/2017	12/31/2018
Total Pension Liability			
Service Cost	$ 1,429,810	1,426,033	1,427,248
Interest	7,296,444	7,228,968	7,510,621
Changes in Benefit Terms	—	—	—
Differences Between Expected and Actual Experience	(1,491,027)	1,470,077	(2,255,993)
Change of Assumptions	396,832	(572,774)	809,820
Benefit Payments, Including Refunds of Member Contributions	(4,981,207)	(5,427,385)	(5,909,909)
Net Change in Total Pension Liability	2,650,852	4,124,919	1,581,787
Total Pension Liability - Beginning	98,346,714	100,997,566	105,122,485
Total Pension Liability - Ending	100,997,566	105,122,485	106,704,272
Plan Fiduciary Net Position			
Contributions - Employer	$ 2,806,983	3,396,834	3,332,773
Contributions - Members	668,070	678,476	688,000
Net Investment Income	3,049,538	9,323,369	(1,914,014)
Benefit Payments, Including Refunds of Member Contributions	(4,981,207)	(5,427,385)	(5,909,909)
Administrative Expenses	(55,257)	(50,783)	(63,660)
Net Change in Plan Fiduciary Net Position	1,488,127	7,920,511	(3,866,810)
Plan Net Position - Beginning	56,856,702	58,344,829	66,265,340
Plan Net Position - Ending	58,344,829	66,265,340	62,398,530
Employer's Net Pension Liability	$ 42,652,737	38,857,145	44,305,742
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	57.77%	63.04%	58.48%
Covered Payroll	$ 6,981,704	7,284,199	7,519,070
Employer's Net Pension Liability as a Percentage of Covered Payroll	610.92%	533.44%	589.24%

12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025
1,479,272	1,581,259	1,623,510	1,746,912	1,831,764	1,973,338	1,972,824
7,617,301	7,829,880	8,064,784	8,784,556	9,057,113	9,348,680	9,575,895
403,544	—	—	—	—	—	—
64,710	970,396	1,328,239	80,779	454,716	(406,173)	440,528
(346,430)	(518,533)	7,790,489	227,213	—	—	—
(6,234,640)	(6,541,877)	(6,788,536)	(6,965,087)	(7,232,805)	(7,553,187)	(7,899,508)
2,983,757	3,321,125	12,018,486	3,874,373	4,110,788	3,362,658	4,089,739
106,704,272	109,688,029	113,009,154	125,027,640	128,902,013	133,012,801	136,375,459
109,688,029	113,009,154	125,027,640	128,902,013	133,012,801	136,375,459	140,465,198
3,363,390	3,494,838	3,651,864	3,678,359	4,499,543	4,797,836	4,814,127
793,037	758,838	782,338	811,804	864,081	897,450	1,004,104
10,947,884	11,556,727	7,021,828	(12,071,065)	10,309,190	8,507,896	14,601,262
(6,234,640)	(6,541,877)	(6,788,536)	(6,965,087)	(7,232,805)	(7,553,187)	(7,899,508)
(40,260)	(36,998)	(109,735)	(69,199)	(80,286)	(103,066)	(93,372)
8,829,411	9,231,528	4,557,759	(14,615,188)	8,359,723	6,546,929	12,426,613
62,398,530	71,227,941	80,459,469	85,017,228	70,402,040	78,761,763	85,308,692
71,227,941	80,459,469	85,017,228	70,402,040	78,761,763	85,308,692	97,735,305
38,460,088	32,549,685	40,010,412	58,499,973	54,251,038	51,066,767	42,729,893
64.94%	71.20%	68.00%	54.62%	59.21%	62.55%	69.58%
7,854,176	8,024,566	8,353,578	8,566,519	9,305,298	9,470,521	10,016,890
489.68%	405.63%	478.96%	682.89%	583.01%	539.22%	426.58%

Police Pension Fund
Schedule of Investment Returns - Last Ten Fiscal Years
December 31, 2025

Fiscal Year	Annual Money-Weighted Rate of Return, Net of Investment Expense
2016	7.15%
2017	14.29%
2018	(5.21%)
2019	20.29%
2020	13.20%
2021	15.66%
2022	(14.40%)
2023	12.96%
2024	9.59%
2025	17.79%

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Firefighters' Pension Fund
Schedule of Investment Returns - Last Ten Fiscal Years
December 31, 2025

Fiscal Year	Annual Money-Weighted Rate of Return, Net of Investment Expense
2016	5.58%
2017	16.49%
2018	(2.80%)
2019	16.52%
2020	16.49%
2021	8.87%
2022	(14.43%)
2023	14.80%
2024	10.92%
2025	17.56%

Retiree Benefit Plan
Schedule of Changes in the Employer's Total OPEB Liability
December 31, 2025

	12/31/2018
Total OPEB Liability	
Service Cost	$ 523,084
Interest	463,660
Changes in Benefit Terms	—
Differences Between Expected and Actual Experience	(1,152,702)
Change of Assumptions or Other Inputs	(1,704,999)
Benefit Payments	(387,384)
Net Change in Total OPEB Liability	(2,258,341)
Total OPEB Liability - Beginning	13,147,473
Total OPEB Liability - Ending	10,889,132
Covered-Employee Payroll	$ 26,110,072
Total OPEB Liability as a Percentage of Covered-Employee Payroll	41.70%

Notes:

This schedule is intended to show information for ten years. Information for additional years will be displayed as it becomes available.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Changes of Assumptions. Changes in assumptions related to the discount rate were made in 2018 through 2025.

12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025
457,933	560,011	882,943	836,978	509,065	560,934	522,692
457,768	407,957	329,431	338,311	456,913	458,844	399,844
—	—	—	—	—	—	—
(530,505)	(1,053,887)	(966,849)	(1,745,478)	(136,031)	(2,863,488)	(263,608)
1,326,575	3,217,155	(283,951)	(3,099,372)	437,350	189,936	194,169
(422,580)	(452,279)	(404,187)	(433,573)	(443,407)	(454,989)	(418,770)
1,289,191	2,678,957	(442,613)	(4,103,134)	823,890	(2,108,763)	434,327
10,889,132	12,178,323	14,857,280	14,414,667	10,311,533	11,135,423	9,026,660
12,178,323	14,857,280	14,414,667	10,311,533	11,135,423	9,026,660	9,460,987
26,958,649	27,836,531	28,741,218	29,641,953	30,605,316	33,151,644	34,063,314
45.17%	53.37%	50.15%	34.79%	36.38%	27.23%	27.77%

VILLAGE OF MOUNT PROSPECT, ILLINOIS

General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Taxes	$ 30,838,460	32,653,860	33,306,994
Licenses and Permits	2,607,000	2,723,800	2,171,468
Intergovernmental	41,663,082	47,629,382	47,315,352
Charges for Services	4,470,046	4,686,046	4,779,906
Fines and Forfeitures	323,500	412,500	445,560
Interest	2,112,000	2,252,500	2,596,339
Miscellaneous	640,300	1,621,900	1,611,687
Total Revenues	82,654,388	91,979,988	92,227,306
Expenditures			
General Government	9,014,095	9,029,845	8,378,423
Public Safety	50,246,625	50,253,649	48,936,580
Highways and Streets	14,965,147	13,896,876	13,049,799
Health	282,149	253,938	246,772
Welfare	1,889,417	2,106,417	1,982,544
Culture and Recreation	507,522	507,522	430,601
Total Expenditures	76,904,955	76,048,247	73,024,719
Excess (Deficiency) of Revenues Over (Under) Expenditures	5,749,433	15,931,741	19,202,587
Other Financing Sources (Uses)			
Disposal of Capital Assets	—	—	95,465
Transfers In	1,000,000	1,000,000	665,000
Transfers Out	(6,749,433)	(15,449,433)	(6,199,433)
	(5,749,433)	(14,449,433)	(5,438,968)
Net Change in Fund Balance	—	1,482,308	13,763,619
Fund Balance - Beginning			55,677,102
Fund Balance - Ending			69,440,721

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Prospect and Main TIF - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Property Taxes	$ 5,011,000	5,903,750	5,903,732
Interest	30,000	30,000	21,977
Miscellaneous	1,500	1,500	—
Total Revenues	5,042,500	5,935,250	5,925,709
Expenditures			
General Government			
Other Employee Costs	475,000	475,000	318,974
Contractual Services	165,000	165,000	116,483
Capital Outlay			
Building Improvements	200,000	200,000	199,197
Land Improvements	1,425,000	1,225,201	1,095,315
Other	2,105,000	10,405,000	5,172,806
Debt Service			
Principal Retirement	740,000	740,000	740,000
Interest and Fiscal Charges	607,738	607,738	955,738
Total Expenditures	5,717,738	13,817,939	8,598,513
Net Change in Fund Balance	(675,238)	(7,882,689)	(2,672,804)
Fund Balance - Beginning			3,906,514
Fund Balance - Ending			1,233,710

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Economic Emergency - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Interest	$ 363,750	579,750	579,806
Expenditures			
General Government			
Contractual Services	—	—	—
Net Change in Fund Balance	363,750	579,750	579,806
Fund Balance - Beginning			13,691,634
Fund Balance - Ending			14,271,440

OTHER SUPPLEMENTARY INFORMATION

Other supplementary information includes financial statements and schedules not required by the GASB, nor a part of the basic financial statements, but are presented for purposes of additional analysis.

Such statements and schedules include:

- Budgetary Comparison Schedules - Major Governmental Funds
- Combining Statements - Nonmajor Governmental Funds
- Budgetary Comparison Schedules - Nonmajor Governmental Funds
- Budgetary Comparison Schedules - Enterprise Funds
- Combining Statements - Internal Service Funds
- Budgetary Comparison Schedules - Internal Service Funds
- Combining Statements - Pension Trust Funds

GOVERNMENTAL FUNDS

MAJOR GOVERNMENTAL FUNDS

GENERAL FUND

General Fund: The General Fund is used to account for all financial resources except those required to be accounted for in another fund.

SPECIAL REVENUE FUND

Prospect and Main TIF Fund: The Prospect and Main TIF Fund is used to account for the resources to acquire property and construct certain improvements in the Prospect and Main Tax Incremental Financing District. Financing is being provided by incremental property taxes, general obligation bond proceeds, and investment income. See the Schedule of Revenues, Expenditures and Changes in Fund Balance in the Required Supplementary Information section of this report.

Economic Emergency Fund: The Economic Emergency Fund is used to account for money set aside by the Village board for unplanned or emergency expenses. The fund is created from reported surplus from the General Fund. A recommendation from the Finance Commission and an approval from the Village Board is needed before these funds can be spent.

DEBT SERVICE FUND

Debt Service Fund: The Debt Service Fund is used to account for the accumulation of funds for the periodic payment of principal and interest on general long-term debt.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

General Fund
Schedule of Revenues - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Taxes			
Property Taxes - General	$ 8,396,074	8,396,074	9,717,568
Property Taxes - Police Pension	5,126,944	5,126,944	4,737,272
Property Taxes - Firefighters' Pension	4,133,242	4,133,242	3,815,040
Road and Bridge Property Tax	125,000	125,000	64,043
Auto Rental Tax	30,000	30,000	24,275
Food and Beverage Tax	1,400,000	1,520,600	1,520,610
Real Estate Transfer Tax	1,020,000	1,179,700	1,179,678
Hotel/Motel Tax	95,000	95,000	140,869
Telecommunications Tax	1,025,000	929,400	929,400
Home Rule Sales Tax	7,500,000	9,278,700	9,278,630
Gas Utility Tax	862,200	714,200	720,138
Electric Utility Tax	1,125,000	1,125,000	1,179,471
Total Taxes	30,838,460	32,653,860	33,306,994
Licenses and Permits			
Liquor Licenses	190,000	190,000	191,475
Business Licenses	165,000	165,000	167,058
Contractor Licenses	130,000	130,000	133,780
Alarm Licenses	45,000	45,000	42,101
Elevator Licenses	30,000	30,000	24,770
Building Permit Fees	875,000	1,126,400	623,535
Reinspection Fees	8,500	8,500	1,300
Gaming License Fees	98,000	98,000	116,175
Vacant Structure Registration Fees	3,500	3,500	4,000
Truck Rental Fees	6,500	6,500	2,410
Utility Permit Fees	3,500	3,500	6,950
ZBA Hearing Fees	2,000	2,000	10,950
Village Impact Fees	50,000	50,000	—
False Alarm Fees	30,000	10,000	8,900
Landlord/Tenant Fees	325,000	325,000	320,122
Cable TV Franchise Fees	645,000	530,400	517,942
Total Licenses and Permits	2,607,000	2,723,800	2,171,468

General Fund
Schedule of Revenues - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Intergovernmental			
State Sales Tax	$ 28,000,000	34,689,200	34,689,166
State Income Tax	9,500,000	10,250,000	10,252,936
State Use Tax	2,310,000	837,100	837,103
Charitable Games Tax	3,500	3,500	1,589
Cannabis Education Fund	95,000	95,000	86,439
Municipal Cannabis Tax	85,000	85,000	78,592
Replacement Taxes	666,582	666,582	563,789
Replacement Taxes - Road and Bridge	10,000	10,000	44,023
Grant - Body Armor	5,000	5,000	4,600
Grant - American Rescue Plan Act	—	—	200,000
Grant - Other	988,000	988,000	557,115
Total Intergovernmental	41,663,082	47,629,382	47,315,352
Charges for Services			
Maintenance of State Highways	120,000	120,000	164,976
Ambulance Transport Fees	4,061,046	4,277,046	4,277,429
Forest River Rural FPD	50,000	50,000	69,262
Other Programs	42,500	42,500	29,252
Special Detail Revenue	25,000	25,000	15,442
Police Training Revenue	8,500	8,500	39,399
Fire Training Revenue	2,100	2,100	18,417
Lease Payments - Cell Towers	100,000	100,000	101,000
General Store Lease	60,900	60,900	64,729
Total Charges for Services	4,470,046	4,686,046	4,779,906
Fines and Forfeitures			
Fines - Parking	145,000	202,500	202,257
Fines - Local Ordinances	1,000	1,000	—
Fines - Code Enforcement	17,500	17,500	45,696
Fines - Circuit Court	100,000	131,500	131,421
Fines - Parental Responsibility	—	—	1,200
Forfeited Escrow Funds	60,000	60,000	64,986
Total Fines and Forfeitures	323,500	412,500	445,560

General Fund
Schedule of Revenues - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Interest			
Investment Income	$ 2,100,000	2,240,500	2,561,968
Interest - Escrow Funds	12,000	12,000	34,371
Total Interest	2,112,000	2,252,500	2,596,339
Miscellaneous			
Reimburse - H/S Youth Officer	264,000	264,000	261,100
Reimburse - Mount Prospect Library	15,000	15,000	35,049
Shared Cost - Sidewalk	2,000	2,000	377
Other Reimbursements	87,500	1,069,100	1,025,368
Human Services Revenue	6,000	6,000	9
Nursing	800	800	1,324
Fire and Police Reports	6,500	6,500	6,195
Animal Release Fees	500	500	325
Subpoena Fees	500	500	170
Other Revenue	257,500	257,500	281,770
Total Miscellaneous	640,300	1,621,900	1,611,687
Total Revenues	82,654,388	91,979,988	92,227,306

VILLAGE OF MOUNT PROSPECT, ILLINOIS

General Fund
Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
General Government			
Public Representation - Administration	$ 272,098	272,098	296,588
Village Administration	5,622,809	5,626,059	5,131,821
Finance Department	1,907,525	1,907,525	1,789,072
Community Development - Administration	1,204,516	1,217,016	1,153,786
Benefit Payments	7,147	7,147	7,156
Total General Government	9,014,095	9,029,845	8,378,423
Public Safety			
Community Development - Code Enforcement	1,434,689	1,442,401	1,404,849
Police Department	25,970,846	25,932,658	25,143,872
Fire Department	22,841,090	22,878,590	22,387,859
Total Public Safety	50,246,625	50,253,649	48,936,580
Highways and Streets			
Public Works Department	14,965,147	13,896,876	13,049,799
Health			
Community Development - Health	282,149	253,938	246,772
Welfare			
Human Services Department	1,583,765	1,800,765	1,745,361
Community Development - Housing	305,652	305,652	237,183
Total Welfare	1,889,417	2,106,417	1,982,544
Culture and Recreation			
Public Representation - Community and Civic Services	507,522	507,522	430,601
Total Expenditures	76,904,955	76,048,247	73,024,719

VILLAGE OF MOUNT PROSPECT, ILLINOIS

General Fund
Schedule of Detailed Expenditures - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
General Government			
Public Representation - Administration			
Mayor and Board of Trustees			
Personal Services	$ 25,006	25,006	24,505
Employee Benefits	1,917	1,917	1,874
Other Employee Costs	6,000	6,000	5,982
Contractual Services	222,375	222,375	251,265
Commodities and Supplies	6,800	6,800	5,462
Office and Other Equipment	10,000	10,000	7,500
Total Public Representation - Administration	272,098	272,098	296,588
Village Administration			
Village Manager's Office			
Personal Services	706,148	706,148	728,298
Employee Benefits	482,569	482,569	235,762
Other Employee Costs	28,000	28,000	14,104
Contractual Services	53,276	53,276	24,232
Utilities	4,000	4,000	2,437
Commodities and Supplies	9,315	9,315	6,385
Office and Other Equipment	250	250	180
Insurance	29,568	29,568	29,568
Other Expenditures	200,000	200,000	—
Total Village Manager's Office	1,513,126	1,513,126	1,040,966
Legal Services			
Contractual Services	760,825	768,825	846,664
Total Legal Services	760,825	768,825	846,664
Human Resources			
Personal Services	351,665	351,665	301,038
Employee Benefits	364,783	364,783	466,265
Other Employee Costs	75,250	70,500	37,436
Contractual Services	66,650	66,650	47,500
Commodities and Supplies	1,875	1,875	1,070
Total Human Resources	860,223	855,473	853,309

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
General Government - Continued			
Village Administration - Continued			
Information Technology			
Personal Services	$ 482,589	482,589	484,325
Employee Benefits	165,495	165,495	161,879
Other Employee Costs	7,000	7,000	1,078
Contractual Services	800,475	800,475	753,799
Utilities	28,500	28,500	26,699
Commodities and Supplies	500	500	198
Office and Other Equipment	15,000	15,000	4,903
Total Information Technology	1,499,559	1,499,559	1,432,881
Communications			
Personal Services	189,224	189,224	185,095
Employee Benefits	73,016	73,016	74,616
Other Employee Costs	4,300	4,300	747
Contractual Services	93,523	93,523	91,111
Utilities	1,300	1,300	921
Commodities and Supplies	1,050	1,050	1,044
Total Communications	362,413	362,413	353,534
Marketing and Public Relations			
Personal Services	110,700	110,700	114,001
Employee Benefits	24,502	24,502	28,576
Contractual Services	256,500	256,500	241,125
Other Employee Costs	4,000	4,000	3,066
Total Marketing and Public Relations	395,702	395,702	386,768

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
General Government - Continued			
Village Administration - Continued			
Village Clerk's Office			
Administration and Support			
Personal Services	$ 140,538	140,538	138,519
Employee Benefits	47,773	47,773	49,241
Other Employee Costs	2,050	2,050	411
Contractual Services	38,550	38,550	28,588
Commodities and Supplies	2,050	2,050	940
Total Village Clerk's Office	230,961	230,961	217,699
Total Village Administration	5,622,809	5,626,059	5,131,821
Finance Department			
Administration and Support			
Personal Services	289,698	289,698	293,320
Employee Benefits	93,660	93,660	84,563
Other Employee Costs	28,660	28,660	7,195
Contractual Services	266,890	266,890	258,793
Utilities	1,700	2,700	2,447
Commodities and Supplies	7,175	7,175	5,509
Office and Other Equipment	163,500	146,000	127,689
Insurance	15,395	15,395	15,395
Total Administration and Support	866,678	850,178	794,911
Accounting			
Personal Services	442,900	442,900	407,750
Employee Benefits	131,998	131,998	124,227
Other Employee Costs	4,500	4,500	3,522
Contractual Services	11,500	11,500	9,722
Commodities and Supplies	3,200	3,200	1,964
Total Accounting	594,098	594,098	547,185

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
General Government - Continued			
Finance Department - Continued			
Insurance	$ 28,126	29,626	29,467
Customer Service			
Personal Services	313,148	313,148	313,443
Employee Benefits	77,685	92,685	99,150
Other Employee Costs	3,090	3,090	60
Contractual Services	17,275	17,275	3,421
Commodities and Supplies	7,425	7,425	1,435
Total Customer Service	418,623	433,623	417,509
Total Finance Department	1,907,525	1,907,525	1,789,072
Community Development - Administration			
Administration and Support			
Personal Services	133,416	133,416	134,198
Employee Benefits	42,143	42,143	38,534
Other Employee Costs	5,750	5,750	4,282
Contractual Services	72,500	52,000	32,322
Utilities	3,300	3,300	1,819
Commodities and Supplies	1,500	1,500	817
Insurance	9,720	9,720	9,720
Total Administration and Support	268,329	247,829	221,692
Planning and Zoning			
Personal Services	323,001	323,001	325,793
Employee Benefits	101,552	116,552	114,779
Other Employee Costs	18,700	17,200	6,798
Contractual Services	29,511	29,511	22,820
Commodities and Supplies	11,000	12,500	8,280
Total Planning and Zoning	483,764	498,764	478,470

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
General Government - Continued			
Community Development - Administration - Continued			
Economic Development			
Personal Services	$ 52,572	52,572	44,370
Employee Benefits	14,683	14,683	11,905
Other Employee Costs	3,500	3,500	—
Contractual Services	100,000	100,000	102,357
Total Economic Development	170,755	170,755	158,632
Administration and Support - Building and Inspections			
Personal Services	185,504	185,504	191,558
Employee Benefits	69,136	87,136	76,232
Utilities	7,684	7,684	8,216
Commodities and Supplies	—	—	(358)
Insurance	19,344	19,344	19,344
Total Administration and Support - Building and Inspections	281,668	299,668	294,992
Total Community Development - Administration	1,204,516	1,217,016	1,153,786
Benefit Payments			
Contractual Services	7,147	7,147	7,156
Total General Government	9,014,095	9,029,845	8,378,423
Community Development - Code Enforcement			
Building Inspection			
Personal Services	908,653	936,639	919,932
Employee Benefits	329,200	337,200	364,845
Other Employee Costs	14,569	14,569	15,268
Contractual Services	157,767	129,268	85,655
Commodities and Supplies	24,500	24,725	19,149
Total Community Development - Code Enforcement	1,434,689	1,442,401	1,404,849

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Public Safety			
Police Department			
Administration and Support			
Personal Services	$ 1,051,833	1,051,833	1,051,506
Employee Benefits	5,539,599	5,539,599	5,138,981
Other Employee Costs	186,770	215,770	214,915
Contractual Services	1,678,417	1,637,596	1,581,826
Utilities	10,000	10,000	10,285
Commodities and Supplies	32,170	31,170	26,671
Office and Other Equipment	23,335	23,335	1,670
Insurance	195,821	195,821	195,821
Total Administration and Support	8,717,945	8,705,124	8,221,675
Records			
Personal Services	526,410	526,410	513,349
Employee Benefits	208,492	208,492	206,864
Contractual Services	4,800	4,800	5,121
Commodities and Supplies	5,870	5,870	4,457
Office and Other Equipment	500	500	—
Total Records	746,072	746,072	729,791
Patrol and Traffic Enforcement			
Personal Services	10,393,971	10,393,971	9,840,029
Employee Benefits	1,714,710	1,714,710	1,898,194
Contractual Services	436,275	436,275	421,412
Commodities and Supplies	116,290	100,723	85,311
Office and Other Equipment	6,350	6,350	6,742
Total Patrol and Traffic Enforcement	12,667,596	12,652,029	12,251,688
K-9 Unit			
Personal Services	23,720	23,720	124,400
Employee Benefits	345	345	22,732
Contractual Services	7,575	7,575	10,445
Commodities and Supplies	6,040	6,040	5,779
Total K-9 Unit	37,680	37,680	163,356

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Public Safety - Continued			
Police Department - Continued			
Crime Prevention and Public Services			
Personal Services	$ 357,921	357,921	360,933
Employee Benefits	63,869	63,869	77,936
Other Employee Costs	5,050	5,050	5,779
Contractual Services	3,895	3,895	1,871
Commodities and Supplies	36,395	36,395	45,220
Total Crime Prevention and Public Services	467,130	467,130	491,739
Civic Events			
Personal Services	—	—	63,395
Employee Benefits	—	—	1,484
Total Civic Events	—	—	64,879
Investigative			
Personal Services	1,935,620	1,935,620	1,885,058
Employee Benefits	264,603	264,603	288,696
Contractual Services	27,460	24,460	18,816
Utilities	2,500	2,500	748
Commodities and Supplies	5,010	5,010	3,854
Office and Other Equipment	35,890	35,890	14,120
Total Investigative	2,271,083	2,268,083	2,211,292
Equipment Maintenance			
Contractual Services	1,009,595	1,009,595	961,773
Commodities and Supplies	43,410	43,410	44,701
Office and Other Equipment	10,335	3,535	2,978
Total Equipment Maintenance	1,063,340	1,056,540	1,009,452
Total Police Department	25,970,846	25,932,658	25,143,872

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Public Safety - Continued			
Fire Department			
Administration and Support			
Personal Services	$ 881,190	881,190	884,020
Employee Benefits	4,608,212	4,608,212	4,439,543
Other Employee Costs	59,550	59,550	56,305
Contractual Services	1,942,376	1,835,576	1,519,222
Commodities and Supplies	13,000	11,000	10,914
Office and Other Equipment	5,614	5,614	4,864
Insurance	160,393	160,393	160,393
Total Administration and Support	7,670,335	7,561,535	7,075,261
Fire Department Operations			
Personal Services	10,884,590	11,004,590	11,035,030
Employee Benefits	1,845,481	1,845,481	1,903,450
Other Employee Costs	113,700	113,700	79,267
Contractual Services	167,750	167,750	158,735
Commodities and Supplies	23,850	33,850	26,712
Office and Other Equipment	186,858	198,658	203,306
Total Fire Department Operations	13,222,229	13,364,029	13,406,500
Fire Prevention			
Personal Services	320,727	320,727	312,451
Employee Benefits	126,218	126,218	122,480
Other Employee Costs	2,750	2,750	2,317
Contractual Services	1,500	1,500	790
Commodities and Supplies	19,000	19,000	20,319
Total Fire Prevention	470,195	470,195	458,357
Communications			
Contractual Services	2,000	2,000	1,152
Utilities	14,000	14,000	13,992
Commodities and Supplies	1,500	1,500	2,067
Office and Other Equipment	5,000	8,500	3,710
Total Communications	22,500	26,000	20,921

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Public Safety - Continued			
Fire Department - Continued			
Equipment Maintenance			
Contractual Services	$ 1,071,802	1,071,802	1,071,802
Commodities and Supplies	—	—	16
	1,071,802	1,071,802	1,071,818
Emergency Preparedness			
Personal Services	214,740	214,740	213,241
Employee Benefits	73,302	73,302	80,587
Other Employee Costs	1,000	1,000	867
Contractual Services	4,000	4,000	3,258
Commodities and Supplies	16,900	16,900	14,931
Total Emergency Preparedness	309,942	309,942	312,884
Paid on Call			
Personal Services	57,531	57,531	27,227
Employee Benefits	2,556	2,556	2,090
Other Employee Costs	9,000	10,200	8,162
Office and Other Equipment	5,000	4,800	4,639
Total Paid on Call	74,087	75,087	42,118
Total Fire Department	22,841,090	22,878,590	22,387,859
Total Public Safety	50,246,625	50,253,649	48,936,580
Highways and Streets			
Public Works Department			
Administration and Support			
Personal Services	344,510	344,510	350,754
Employee Benefits	193,087	193,087	194,924
Other Employee Costs	34,706	34,706	34,123
Contractual Services	2,068,495	2,068,495	2,075,605
Utilities	4,777	4,777	6,652
Commodities and Supplies	37,598	37,598	36,981
Office and Other Equipment	5,815	5,815	5,000
Insurance	183,262	183,262	183,265
Total Administration and Support	2,872,250	2,872,250	2,887,304

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Highways and Streets - Continued			
Public Works Department - Continued			
Street and Buildings Division			
Administration			
Personal Services	$ 148,632	148,632	139,317
Employee Benefits	58,265	58,265	50,956
Utilities	4,777	4,777	3,878
Commodities and Supplies	3,921	3,921	—
Total Administration	215,595	215,595	194,151
Maintenance - Public Buildings			
Personal Services	740,800	740,800	730,914
Employee Benefits	254,196	254,196	249,096
Contractual Services	525,631	523,231	486,150
Utilities	47,046	104,026	88,955
Commodities and Supplies	181,787	178,307	148,920
Other Expenditures	4,971	4,971	—
Total Maintenance - Public Buildings	1,754,431	1,805,531	1,704,035
Street Maintenance			
Personal Services	399,848	399,848	374,252
Employee Benefits	102,831	102,831	97,547
Contractual Services	1,519,357	1,288,434	1,273,087
Commodities and Supplies	54,444	74,444	72,419
Total Street Maintenance	2,076,480	1,865,557	1,817,305
Snow Removal			
Personal Services	539,199	539,199	519,716
Employee Benefits	156,471	156,471	147,459
Contractual Services	217,542	217,542	163,521
Commodities and Supplies	444,294	424,294	265,104
Office and Other Equipment	13,239	13,239	8,097
Total Snow Removal	1,370,745	1,350,745	1,103,897

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Highways and Streets - Continued			
Public Works Department - Continued			
Street and Buildings Division - Continued			
Storm Sewer/Basin Maintenance			
Personal Services	$ 114,386	114,386	108,155
Employee Benefits	31,536	31,536	28,671
Contractual Services	12,585	12,585	6,493
Commodities and Supplies	11,539	11,539	3,086
Total Storm Sewer/Basin Maintenance	170,046	170,046	146,405
Maintenance of State Highways			
Personal Services	52,286	52,286	46,550
Employee Benefits	14,917	14,917	13,317
Contractual Services	22,934	22,934	12,833
Commodities and Supplies	37,084	37,084	26,369
Total Maintenance of State Highways	127,221	127,221	99,069
Traffic Sign Maintenance			
Personal Services	104,922	104,922	110,709
Employee Benefits	22,721	22,721	23,629
Commodities and Supplies	38,174	38,174	37,352
Total Traffic Sign Maintenance	165,817	165,817	171,690
Civic Events			
Personal Services	51,021	51,021	46,205
Employee Benefits	16,547	16,547	14,867
Commodities and Supplies	217	217	—
Total Civic Events	67,785	67,785	61,072
Total Street and Buildings Division	5,948,120	5,768,297	5,297,624

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Highways and Streets - Continued			
Public Works Department - Continued			
Forestry Division			
Administration and Support			
Personal Services	$ 139,949	139,949	138,344
Employee Benefits	42,766	42,766	49,062
Commodities and Supplies	3,148	3,148	2,878
Total Administration and Support	185,863	185,863	190,284
Maintenance of Grounds			
Personal Services	248,814	248,814	229,564
Employee Benefits	69,151	69,151	66,776
Contractual Services	375,412	320,712	223,573
Commodities and Supplies	11,189	18,189	17,337
Office and Other Equipment	40,819	40,819	25,838
Total Maintenance of Grounds	745,385	697,685	563,088
Forestry Program			
Personal Services	635,504	635,504	641,043
Employee Benefits	192,812	192,812	201,252
Other Employee Costs	6,723	6,723	7,751
Contractual Services	518,396	517,796	474,343
Utilities	8,606	8,606	5,127
Commodities and Supplies	13,820	14,420	13,444
Total Forestry Program	1,375,861	1,375,861	1,342,960
Public Grounds Beautification			
Personal Services	136,511	136,511	127,083
Employee Benefits	43,223	43,223	42,157
Contractual Services	2,953	2,953	—
Commodities and Supplies	41,612	41,612	33,686
Total Public Grounds Beautification	224,299	224,299	202,926

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Highways and Streets - Continued			
Public Works Department - Continued			
Forestry Division			
Civic Events			
Personal Services	$ 60,176	60,176	58,746
Employee Benefits	18,716	18,716	18,942
Total Civic Events	78,892	78,892	77,688
Holiday Decorations			
Personal Services	12,875	12,875	12,199
Employee Benefits	4,472	4,472	4,189
Total Holiday Decorations	17,347	17,347	16,388
Total Forestry Division	2,627,647	2,579,947	2,393,334
Engineering Division			
Engineering Services			
Personal Services	924,978	924,978	849,360
Employee Benefits	280,024	280,024	252,845
Other Employee Costs	5,786	7,386	6,342
Contractual Services	237,811	197,811	184,451
Utilities	6,753	6,753	4,045
Commodities and Supplies	6,607	6,607	3,533
Office and Other Equipment	2,759	2,759	945
Total Engineering Services	1,464,718	1,426,318	1,301,521
Traffic Control and Street Lighting			
Personal Services	63,599	63,599	60,254
Employee Benefits	18,919	18,919	21,972
Contractual Services	126,220	126,220	75,888
Utilities	230,150	265,150	261,085
Commodities and Supplies	32,287	32,287	25,415
Total Traffic Control and Street Lighting	471,175	506,175	444,614
Total Engineering Division	1,935,893	1,932,493	1,746,135

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Highways and Streets - Continued			
Public Works Department - Continued			
Capital Expenditures			
Infrastructure			
Resurfacing/Curbs	$ 1,302,000	464,652	462,308
Miscellaneous - Public Buildings	30,000	30,000	27,692
Miscellaneous - Forestry	249,237	249,237	235,402
Total Capital Expenditures	1,581,237	743,889	725,402
Total Highways and Streets	14,965,147	13,896,876	13,049,799
Health			
Community Development - Health			
Health Inspections			
Personal Services	225,242	197,256	190,598
Employee Benefits	47,371	47,371	49,112
Contractual Services	8,711	8,711	7,211
Commodities and Supplies	825	600	(149)
Total Health	282,149	253,938	246,772
Welfare			
Human Services Department			
Administration and Support			
Personal Services	191,815	191,815	188,858
Employee Benefits	64,993	64,993	60,163
Other Employee Costs	1,582	1,582	618
Contractual Services	51,745	47,445	41,805
Utilities	4,500	4,500	4,117
Commodities and Supplies	4,974	4,974	4,126
Office and Other Equipment	3,104	3,104	2,707
Insurance	13,856	13,856	13,856
Total Administration and Support	336,569	332,269	316,250

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Welfare - Continued			
Human Services Department - Continued			
Social Services			
Personal Services	$ 416,298	416,298	417,643
Employee Benefits	135,353	135,353	132,989
Other Employee Costs	4,687	4,687	3,275
Contractual Services	—	201,700	189,868
Commodities and Supplies	16,000	16,000	8,989
Total Social Services	572,338	774,038	752,764
Nursing			
Personal Services	112,682	124,682	118,601
Employee Benefits	24,063	24,063	21,226
Other Employee Costs	989	989	783
Contractual Services	515	515	43
Commodities and Supplies	6,708	6,708	4,201
Office and Other Equipment	743	4,043	3,878
Total Nursing	145,700	161,000	148,732
Senior Activities			
Personal Services	41,912	41,912	48,681
Employee Benefits	5,940	5,940	6,964
Contractual Services	4,120	4,120	3,345
Commodities and Supplies	8,500	10,500	6,601
Total Senior Activities	60,472	62,472	65,591
Community Connections Center			
Personal Services	271,702	271,702	272,074
Employee Benefits	75,018	75,018	75,389
Other Employee Costs	2,875	2,875	1,608
Contractual Services	109,082	109,082	105,779
Utilities	5,500	5,500	3,984
Commodities and Supplies	4,509	6,809	3,190
Total Community Connections Center	468,686	470,986	462,024
Total Human Services Department	1,583,765	1,800,765	1,745,361

General Fund
Schedule of Detailed Expenditures - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Welfare - Continued			
Community Development - Housing			
Housing Inspections			
Personal Services	$ 187,711	187,711	137,824
Employee Benefits	73,536	73,536	55,365
Contractual Services	43,655	43,655	43,775
Commodities and Supplies	750	750	219
Total Community Development - Housing	305,652	305,652	237,183
Total Welfare	1,889,417	2,106,417	1,982,544
Culture and Recreation			
Public Representation - Community and Civic Services			
Community Groups and Miscellaneous			
Contractual Services	245,850	245,850	244,277
Other Expenditures	5,000	6,000	5,797
Total Community Groups and Miscellaneous	250,850	251,850	250,074
4th of July and Civic Events			
Contractual Services	48,708	47,708	41,005
Commodities and Supplies	46,862	46,862	19,091
Total 4th of July and Civic Events	95,570	94,570	60,096
Holiday Decorations			
Contractual Services	90,384	90,384	58,633
Commodities and Supplies	70,718	70,718	61,798
Total Holiday Decorations	161,102	161,102	120,431
Total Culture and Recreation	507,522	507,522	430,601
Total Expenditures	76,904,955	76,048,247	73,024,719

Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Property - Levy	$ 221,367	221,367	221,367
Other Taxes			
Video Gaming Tax	300,000	300,000	389,133
Intergovernmental			
State Sales Tax	878,480	878,480	878,480
Interest	26,250	66,050	65,972
Total Revenues	1,426,097	1,465,897	1,554,952
Expenditures			
Debt Service			
Principal Retirement	2,580,000	2,580,000	2,580,000
Interest and Fiscal Charges	1,944,180	1,944,180	1,942,919
Total Expenditures	4,524,180	4,524,180	4,522,919
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,098,083)	(3,058,283)	(2,967,967)
Other Financing Sources			
Transfers In	3,099,433	3,099,433	3,099,433
Net Change in Fund Balance	1,350	41,150	131,466
Fund Balance - Beginning			1,471,966
Fund Balance - Ending			1,603,432

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Motor Fuel Tax Fund: The Motor Fuel Tax Fund is used to account for the activities involved with street maintenance and construction. Financing is provided by the Village's share of state gasoline taxes. State law requires these gasoline taxes to be used to maintain streets.

Refuse Disposal Fund: The Refuse Disposal Fund is used to account for the revenues and expenditures associated with providing solid waste collection services. Financing provided by restricted user fees and recycling income.

Community Development Block Grant (CDBG) Fund: The Community Development Block Grant Fund is used to account for the revenue and expenditures associated with the CDBG. The grant is provided by the U.S. Department of Housing and Urban Development to develop urban communities by expanding economic opportunities and providing decent housing and a suitable living environment. The beneficiaries of CDBG must be individuals with low and/or moderate incomes.

Asset Seizure Fund: The Asset Seizure Fund is used to account for the revenues and expenditures associated with the asset seizure program in which the Village participates. Funds received are restricted for use in the fight against drugs.

Federal Equitable Share Fund: The Federal Equitable Share Fund is used to account for the revenues and expenditures associated with the Federal Shared Funds program. The use of funds is restricted for use in the fight against drugs.

DUI Fines Fund: The DUI Fines Fund is used to account for the revenues and expenditures associated with the Cook County DUI fine program. Use of funds is restricted to fight against drunk driving.

Foreign Fire Insurance Fund: The Foreign Fire Insurance Fund is used to account for the revenues derived from the Foreign Fire Insurance Tax and disbursement of these funds for the benefit, use and maintenance related to the Fire Department.

Business District Fund: The Business District Fund is used to account for the revenues and expenditures associated with the Business Districts within the Village. The Village currently has one Business District, the Randhurst Village Business District Area.

Pension Stabilization Fund: The Pension Stabilization Fund is used to account for amounts set aside for future pension levy abatements. A pension stabilization fund is a financial reserve or pool of assets established to provide stability and support for a pension system. It is primarily designed to address funding shortfalls or unfunded liabilities within a pension plan.

NONMAJOR GOVERNMENTAL FUNDS - Continued

SPECIAL REVENUE FUNDS - Continued

South Mount Prospect TIF Fund : The South Mount Prospect TIF Fund is used to account for the resources to acquire properties, conduct economic development activities, and construct infrastructure improvements in the South Mount Prospect Tax Increment Financing District. Financing is provided by incremental property taxes and investment income.

Rural Special Service Area: The Rural Special Service Area Fund is used to account for property taxes paid from the old Elk Grove Rural Fire District. The Village took over the District and now levies taxes to households and businesses for fire services in this area.

CAPITAL PROJECTS FUNDS

Capital Improvement Fund: The Capital Improvement Fund is used to account for the resources to provide for certain capital improvements and the replacement of Village equipment. Financing is being provided by sales tax, developer contributions, transfers from other funds, and investment income.

Flood Control Construction Fund: The Flood Control Construction fund is used to account for the resources to implement flood control projects throughout the Village. Financing is provided by sales taxes, service charges, and investment income.

Street Improvement Construction Fund: The Street Improvement Construction Fund is used to account for the resources to reconstruct Village streets. Financing is being provided by various taxes, licenses, permits, fees and interest income.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Nonmajor Governmental Funds
Combining Balance Sheet
December 31, 2025

	Special Revenue	Capital Projects	Totals
ASSETS			
Cash and Investments	$ 10,561,626	20,690,423	31,252,049
Receivables - Net of Allowances			
Property Taxes	2,035,784	—	2,035,784
Other Taxes	1,010,323	763,857	1,774,180
Other	737,050	—	737,050
Due from Other Governments	464,579	1,762,104	2,226,683
Prepaids	86,049	9,918	95,967
Total Assets	14,895,411	23,226,302	38,121,713
LIABILITIES			
Accounts Payable	437,629	1,378,593	1,816,222
Accrued Payroll	6,755	—	6,755
Retainage Payable	36,394	5,917	42,311
Due to Other Funds	1,500	—	1,500
Other Payables	3,139,030	—	3,139,030
Total Liabilities	3,621,308	1,384,510	5,005,818
FUND BALANCES			
Nonspendable	86,049	9,918	95,967
Restricted	8,191,884	—	8,191,884
Committed	2,996,170	—	2,996,170
Assigned	—	21,831,874	21,831,874
Total Fund Balances	11,274,103	21,841,792	33,115,895
Total Liabilities and Fund Balances	14,895,411	23,226,302	38,121,713

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Nonmajor Governmental Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended December 31, 2025

	Special Revenue	Capital Projects	Totals
Revenues			
Taxes	$ 3,721,313	749,464	4,470,777
Intergovernmental	4,689,025	8,415,360	13,104,385
Charges for Services	5,561,423	—	5,561,423
Investment Income	319,678	704,450	1,024,128
Miscellaneous	195,567	282,405	477,972
Total Revenues	14,487,006	10,151,679	24,638,685
Expenditures			
General Government	34,642	—	34,642
Public Safety	2,260,527	—	2,260,527
Highways and Streets	2,452,273	—	2,452,273
Health	5,294,704	—	5,294,704
Welfare	462,047	—	462,047
Capital Outlay	1,933,118	9,006,489	10,939,607
Debt Service			
Principal Retirement	2,452,198	—	2,452,198
Interest and Fiscal Charges	323,197	—	323,197
Total Expenditures	15,212,706	9,006,489	24,219,195
Excess (Deficiency) of Revenues Over (Under) Expenditures	(725,700)	1,145,190	419,490
Other Financing Sources (Uses)			
Transfers In	2,000,000	1,000,000	3,000,000
Transfers Out	(665,000)	—	(665,000)
	1,335,000	1,000,000	2,335,000
Net Change in Fund Balances	609,300	2,145,190	2,754,490
Fund Balances - Beginning	10,664,803	19,696,602	30,361,405
Fund Balances - Ending	11,274,103	21,841,792	33,115,895

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Nonmajor Governmental - Special Revenue Funds
Combining Balance Sheet
December 31, 2025

See Following Page

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Nonmajor Governmental - Special Revenue Funds
Combining Balance Sheet
December 31, 2025

	Motor Fuel Tax	Refuse Disposal	Community Development Block Grant	Asset Seizure
ASSETS				
Cash and Investments	$ 4,089,636	1,935,306	—	104,392
Receivables - Net of Allowances				
Property Taxes	—	—	—	—
Other Taxes	230,163	—	—	—
Other	5,183	669,254	—	—
Due from Other Governments	—	—	464,579	—
Prepaids	—	86,049	—	—
Total Assets	4,324,982	2,690,609	464,579	104,392
LIABILITIES				
Accounts Payable	—	364,294	10,950	—
Accrued Payroll	—	6,755	—	—
Retainage Payable	—	—	—	—
Due to Other Funds	—	—	1,500	—
Other Payables	—	—	452,129	—
Total Liabilities	—	371,049	464,579	—
FUND BALANCES				
Nonspendable	—	86,049	—	—
Restricted	4,324,982	—	—	104,392
Committed	—	2,233,511	—	—
Total Fund Balances	4,324,982	2,319,560	—	104,392
Total Liabilities and Fund Balances	4,324,982	2,690,609	464,579	104,392

Federal Equitable Share	DUI Fines	Foreign Fire Insurance	Business District	Pension Stabilization	South Mount Prospect TIF	Rural Special Service Area	Totals
415,028	121,649	629,095	1,179,128	762,659	1,324,733	—	10,561,626
—	—	—	—	—	1,357,831	677,953	2,035,784
—	—	—	780,160	—	—	—	1,010,323
—	—	—	62,613	—	—	—	737,050
—	—	—	—	—	—	—	464,579
—	—	—	—	—	—	—	86,049
415,028	121,649	629,095	2,021,901	762,659	2,682,564	677,953	14,895,411
—	—	60,420	—	—	1,965	—	437,629
—	—	—	—	—	—	—	6,755
—	—	—	—	—	36,394	—	36,394
—	—	—	—	—	—	—	1,500
—	—	—	2,021,901	—	—	665,000	3,139,030
—	—	60,420	2,021,901	—	38,359	665,000	3,621,308
—	—	—	—	—	—	—	86,049
415,028	121,649	568,675	—	—	2,644,205	12,953	8,191,884
—	—	—	—	762,659	—	—	2,996,170
415,028	121,649	568,675	—	762,659	2,644,205	12,953	11,274,103
415,028	121,649	629,095	2,021,901	762,659	2,682,564	677,953	14,895,411

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Nonmajor Governmental - Special Revenue Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended December 31, 2025

	Motor Fuel Tax	Refuse Disposal	Community Development Block Grant	Asset Seizure
Revenues				
Taxes	$ —	—	—	—
Intergovernmental	2,595,474	—	396,261	10,003
Charges for Services	—	5,561,423	—	—
Investment Income	170,507	48,222	—	2,972
Miscellaneous	13,577	116,204	65,786	—
Total Revenues	2,779,558	5,725,849	462,047	12,975
Expenditures				
General Government	—	—	—	—
Public Safety	—	—	—	19,103
Highways and Streets	2,452,273	—	—	—
Health	—	5,294,704	—	—
Welfare	—	—	462,047	—
Capital Outlay	—	—	—	—
Debt Service				
Principal Retirement	—	—	—	—
Interest and Fiscal Charges	—	—	—	—
Total Expenditures	2,452,273	5,294,704	462,047	19,103
Excess (Deficiency) of Revenues Over (Under) Expenditures	327,285	431,145	—	(6,128)
Other Financing Sources (Uses)				
Transfers In	—	—	—	—
Transfers Out	—	—	—	—
	—	—	—	—
Net Change in Fund Balances	327,285	431,145	—	(6,128)
Fund Balances - Beginning	3,997,697	1,888,415	—	110,520
Fund Balances - Ending	4,324,982	2,319,560	—	104,392

Federal Equitable Share	DUI Fines	Foreign Fire Insurance	Business District	Pension Stabilization	South Mount Prospect TIF	Rural Special Service Area	Totals
—	—	164,474	1,082,280	—	1,796,606	677,953	3,721,313
26,194	—	—	1,661,093	—	—	—	4,689,025
—	—	—	—	—	—	—	5,561,423
5,168	1,594	17,245	32,022	9,112	32,836	—	319,678
—	—	—	—	—	—	—	195,567
31,362	1,594	181,719	2,775,395	9,112	1,829,442	677,953	14,487,006
—	—	—	—	—	34,642	—	34,642
45,082	10,840	185,502	—	2,000,000	—	—	2,260,527
—	—	—	—	—	—	—	2,452,273
—	—	—	—	—	—	—	5,294,704
—	—	—	—	—	—	—	462,047
—	—	—	—	—	1,933,118	—	1,933,118
—	—	—	2,452,198	—	—	—	2,452,198
—	—	—	323,197	—	—	—	323,197
45,082	10,840	185,502	2,775,395	2,000,000	1,967,760	—	15,212,706
(13,720)	(9,246)	(3,783)	—	(1,990,888)	(138,318)	677,953	(725,700)
—	—	—	—	2,000,000	—	—	2,000,000
—	—	—	—	—	—	(665,000)	(665,000)
—	—	—	—	2,000,000	—	(665,000)	1,335,000
(13,720)	(9,246)	(3,783)	—	9,112	(138,318)	12,953	609,300
428,748	130,895	572,458	—	753,547	2,782,523	—	10,664,803
415,028	121,649	568,675	—	762,659	2,644,205	12,953	11,274,103

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Motor Fuel Tax - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Intergovernmental			
Motor Fuel Tax Allotments	$ 2,420,000	2,595,500	2,595,474
Investment Income	96,400	170,500	170,507
Miscellaneous	8,000	8,000	13,577
Total Revenues	2,524,400	2,774,000	2,779,558
Expenditures			
Highway and Streets			
Street Maintenance	2,524,400	2,552,300	2,452,273
Net Change in Fund Balance	—	221,700	327,285
Fund Balance - Beginning			3,997,697
Fund Balance - Ending			4,324,982

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Motor Fuel Tax - Special Revenue Fund
Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Highway and Streets			
Traffic Control/Street Lighting			
Contractual Services	$ —	27,900	27,873
Street Improvement Projects			
Infrastructure	2,524,400	2,524,400	2,424,400
Total Expenditures	2,524,400	2,552,300	2,452,273

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Refuse Disposal - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Charges for Services	$ 5,450,000	5,561,000	5,561,423
Investment Income	31,800	48,300	48,222
Miscellaneous	167,000	107,000	116,204
Total Revenues	5,648,800	5,716,300	5,725,849
Expenditures			
Health			
Refuse Disposal Division			
Personal Services	397,225	397,225	378,533
Employee Benefits	143,068	143,068	129,733
Other Employee Costs	1,636	1,636	—
Contractual Services	4,724,888	4,757,888	4,751,299
Commodities and Supplies	28,770	28,770	18,759
Insurance	16,380	16,380	16,380
Total Expenditures	5,311,967	5,344,967	5,294,704
Net Change in Fund Balance	336,833	371,333	431,145
Fund Balance - Beginning			1,888,415
Fund Balance - Ending			2,319,560

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Refuse Disposal - Special Revenue Fund
Schedule of Revenues - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Charges for Services			
Single-Family Service Charges	$ 3,996,900	4,107,900	4,001,953
Multi-Family Service Charges	1,278,900	1,278,900	1,384,833
Single-Family Penalties	33,000	33,000	30,967
Multi-Family Penalties	10,000	10,000	9,680
Contract Administrative Fees	100,000	100,000	100,000
Recycling Bins	1,200	1,200	675
Yard Waste Cart Rental	30,000	30,000	33,315
Total Charges for Services	5,450,000	5,561,000	5,561,423
Investment Income	31,800	48,300	48,222
Miscellaneous			
Reimbursements	155,000	95,000	94,966
Other	12,000	12,000	21,238
Total Miscellaneous	167,000	107,000	116,204
Total Revenues	5,648,800	5,716,300	5,725,849

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Community Development Block Grant - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Intergovernmental			
Grant - CDBG	$ 295,000	396,260	396,261
Miscellaneous			
Program Income	30,000	65,800	65,786
Total Revenues	325,000	462,060	462,047
Expenditures			
Welfare			
Community Programs	42,493	42,493	40,336
Residential Rehabilitation	240,792	435,792	421,711
Total Expenditures	283,285	478,285	462,047
Net Change in Fund Balance	41,715	(16,225)	—
Fund Balance - Beginning			—
Fund Balance - Ending			—

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Asset Seizure - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Intergovernmental			
Seized Assets	$ 20,000	20,000	10,003
Investment Income	1,800	1,800	2,972
Total Revenues	21,800	21,800	12,975
Expenditures			
Public Safety			
Other Employee Costs	1,000	1,000	—
Contractual Services	2,000	2,000	—
Equipment	64,000	64,000	19,103
Total Expenditures	67,000	67,000	19,103
Net Change in Fund Balance	(45,200)	(45,200)	(6,128)
Fund Balance - Beginning			110,520
Fund Balance - Ending			104,392

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Federal Equitable Share - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Intergovernmental			
Federal Equitable Shared Funds	$ 16,000	16,000	26,194
Investment Income	5,200	5,200	5,168
Total Revenues	21,200	21,200	31,362
Expenditures			
Public Safety			
Contractual Services	500	10,000	10,000
Equipment	1,000	36,000	35,082
Total Expenditures	1,500	46,000	45,082
Net Change in Fund Balance	19,700	(24,800)	(13,720)
Fund Balance - Beginning			428,748
Fund Balance - Ending			415,028

VILLAGE OF MOUNT PROSPECT, ILLINOIS

DUI Fines - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Intergovernmental			
DUI Fines	$ 1,000	1,000	—
Investment Income	2,250	2,250	1,594
Total Revenues	3,250	3,250	1,594
Expenditures			
Public Safety			
Other Employee Costs	—	8,600	8,550
Contractual Services	1,000	1,000	—
Equipment	1,000	2,300	2,290
Total Expenditures	2,000	11,900	10,840
Net Change in Fund Balance	1,250	(8,650)	(9,246)
Fund Balance - Beginning			130,895
Fund Balance - Ending			121,649

Foreign Fire Insurance - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Other Taxes			
Foreign Fire Insurance Tax	$ 122,400	122,400	164,474
Investment Income	14,000	14,000	17,245
Total Revenues	136,400	136,400	181,719
Expenditures			
Public Safety			
Other Employee Costs	20,000	29,000	26,042
Contractual Services	11,000	76,000	74,512
Commodities and Supplies	10,000	10,000	6,524
Equipment	110,000	101,000	78,424
Total Expenditures	151,000	216,000	185,502
Net Change in Fund Balance	(14,600)	(79,600)	(3,783)
Fund Balance - Beginning			572,458
Fund Balance - Ending			568,675

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Business District - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Other Taxes			
Food and Beverage Tax	$ 375,000	380,300	380,267
Hotel/Motel Tax	250,000	279,300	279,328
Movie Theater Tax	62,500	77,500	47,560
Business District Tax	310,000	375,200	375,125
Intergovernmental			
State Sales Tax	1,000,000	1,661,100	1,661,093
Investment Income	30,000	32,000	32,022
Total Revenues	2,027,500	2,805,400	2,775,395
Expenditures			
Debt Service			
Principal Retirement	—	—	2,452,198
Interest and Fiscal Charges	2,027,500	2,805,400	323,197
Total Expenditures	2,027,500	2,805,400	2,775,395
Net Change in Fund Balance	—	—	—
Fund Balance - Beginning			—
Fund Balance - Ending			—

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Pension Stabilization - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Investment Income	$ —	9,150	9,112
Expenditures			
Public Safety			
Employee Benefits	2,000,000	2,000,000	2,000,000
Excess (Deficiency) of Revenues Over (Under) Expenditures	(2,000,000)	(1,990,850)	(1,990,888)
Other Financing Sources			
Transfers In	2,000,000	2,000,000	2,000,000
Net Change in Fund Balance	—	9,150	9,112
Fund Balance - Beginning			753,547
Fund Balance - Ending			762,659

VILLAGE OF MOUNT PROSPECT, ILLINOIS

South Mount Prospect TIF - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Other Taxes			
Property Taxes	$ 800,000	1,806,400	1,796,606
Investment Income	—	32,800	32,836
Total Revenues	800,000	1,839,200	1,829,442
Expenditures			
General Government			
Contractual Services	95,000	95,000	34,642
Capital Outlay			
Water Main	750,000	2,160,000	1,933,118
Other	50,000	50,000	—
Total Expenditures	895,000	2,305,000	1,967,760
Net Change in Fund Balance	(95,000)	(465,800)	(138,318)
Fund Balance - Beginning			2,782,523
Fund Balance - Ending			2,644,205

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Rural Special Service Area - Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Other Taxes			
Property Taxes	$ 1,000,000	1,000,000	677,953
Expenditures			
General Government			
Contractual Services	—	—	—
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,000,000	1,000,000	677,953
Other Financing (Uses)			
Transfers Out	(1,000,000)	(1,000,000)	(665,000)
Net Change in Fund Balance	—	—	12,953
Fund Balance - Beginning			—
Fund Balance - Ending			12,953

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Nonmajor Governmental - Capital Projects Funds
Combining Balance Sheet
December 31, 2025

	Capital Improvement	Flood Control Construction	Street Improvement Construction	Totals
ASSETS				
Cash and Investments	$ 9,268,002	3,862,904	7,559,517	20,690,423
Receivables - Net of Allowances				
Other Taxes	320,000	—	443,857	763,857
Due from Other Governments	566,481	765,958	429,665	1,762,104
Prepaids	—	9,918	—	9,918
Total Assets	10,154,483	4,638,780	8,433,039	23,226,302
LIABILITIES				
Accounts Payable	200,925	170,768	1,006,900	1,378,593
Retainage Payable	5,917	—	—	5,917
Total Liabilities	206,842	170,768	1,006,900	1,384,510
FUND BALANCES				
Nonspendable	—	9,918	—	9,918
Assigned	9,947,641	4,458,094	7,426,139	21,831,874
Total Fund Balances	9,947,641	4,468,012	7,426,139	21,841,792
Total Liabilities and Fund Balances	10,154,483	4,638,780	8,433,039	23,226,302

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Nonmajor Governmental - Capital Projects Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
For the Fiscal Year Ended December 31, 2025

	Capital Improvement	Flood Control Construction	Street Improvement Construction	Totals
Revenues				
Taxes				
Other	$ —	—	749,464	749,464
Intergovernmental	3,841,780	765,958	3,807,622	8,415,360
Investment Income	307,569	150,486	246,395	704,450
Miscellaneous	—	9,177	273,228	282,405
Total Revenues	4,149,349	925,621	5,076,709	10,151,679
Expenditures				
Capital Outlay	3,189,105	1,184,701	4,632,683	9,006,489
Excess (Deficiency) of Revenues Over (Under) Expenditures	960,244	(259,080)	444,026	1,145,190
Other Financing Sources				
Transfers In	1,000,000	—	—	1,000,000
Net Change in Fund Balances	1,960,244	(259,080)	444,026	2,145,190
Fund Balances - Beginning	7,987,397	4,727,092	6,982,113	19,696,602
Fund Balances - Ending	9,947,641	4,468,012	7,426,139	21,841,792

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Capital Improvement - Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Intergovernmental			
State Sales Tax	$ 3,200,000	3,200,000	3,200,000
Grants	199,392	790,092	641,780
Investment Income	210,000	307,570	307,569
Total Revenues	3,609,392	4,297,662	4,149,349
Expenditures			
Capital Outlay			
Equipment	1,371,708	1,712,448	1,553,524
Building Improvements	623,075	602,359	183,922
Infrastructure	2,989,480	2,761,411	1,451,659
Total Expenditures	4,984,263	5,076,218	3,189,105
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,374,871)	(778,556)	960,244
Other Financing Sources			
Transfers In	1,500,000	1,500,000	1,000,000
Net Change in Fund Balance	125,129	721,444	1,960,244
Fund Balance - Beginning			7,987,397
Fund Balance - Ending			9,947,641

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Capital Improvement - Capital Projects Fund
Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Capital Outlay			
Equipment			
Village Hall AV Equipment	$ 70,000	70,000	67,096
Paramedic Equipment	816,708	816,708	789,934
Extrication Equipment	—	134,728	135,128
Mobile Video Rec System	300,000	343,800	343,753
Other Equipment	55,000	55,000	53,614
Radio Equipment - Police/Fire Public Works	130,000	292,212	163,999
Total Equipment	1,371,708	1,712,448	1,553,524
Building Improvements			
Public Works Facility Improvements	138,700	98,700	—
HVAC Replacements	69,300	69,300	16,322
Village Hall Facility Improvements	100,000	87,619	—
Fire Station Improvements	75,075	115,075	50,669
Other Public Building Improvements	240,000	231,665	116,931
Total Building Improvements	623,075	602,359	183,922
Infrastructure			
Residential Street Lights	243,980	243,980	20,939
Residential Street Light Improvements	300,000	292,339	227,977
Corridor Street Lights	—	757	—
Facade Program	700,000	102,718	102,718
Kensington Road Bike Path	640,500	351,549	351,549
Bridge Rehab	355,000	355,000	8,430
Pedestrian Bridge	—	592,661	592,661
Central Road Pedestrian Crossing	100,000	172,407	147,385
Intersection Improvements	650,000	650,000	—
Total Infrastructure	2,989,480	2,761,411	1,451,659
Total Expenditures	4,984,263	5,076,218	3,189,105

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Flood Control Construction - Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Intergovernmental			
Grants	$ —	766,000	765,958
Investment Income	82,800	151,485	150,486
Miscellaneous			
Fees	10,000	10,000	7,677
Reimbursements	5,000	5,000	1,500
Total Revenues	97,800	932,485	925,621
Expenditures			
Capital Outlay			
Public Improvements			
Infrastructure	952,314	1,463,826	1,066,441
Other	62,395	120,473	118,260
Total Expenditures	1,014,709	1,584,299	1,184,701
Net Change in Fund Balance	(916,909)	(651,814)	(259,080)
Fund Balance - Beginning			4,727,092
Fund Balance - Ending			4,468,012

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Flood Control Construction - Capital Projects Fund
Schedule of Expenditures - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Capital Outlay			
Public Improvements			
Infrastructure			
Levee Repairs	$ 45,915	53,915	43,714
Culvert and Ditch	12,000	10,000	3,870
Levee Supplies	5,739	5,739	3,846
Creek Bank Stabilization	85,000	77,000	16,462
Creek Tree Trimming	25,570	25,570	24,850
Private Property Drainage	150,000	150,000	3,300
Weller Creek Improvements	—	3,811	3,811
Levee 37	—	50,000	—
Natural Gas	3,090	3,090	—
Detention Basin	625,000	261,610	171,607
Storm Sewer Improvements	—	823,091	794,981
Total Infrastructure	952,314	1,463,826	1,066,441
Other			
Electricity	5,000	7,000	7,442
Contractual Services	57,395	113,473	110,818
Total Other	62,395	120,473	118,260
Total Expenditures	1,014,709	1,584,299	1,184,701

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Street Improvement Construction - Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Revenues			
Taxes			
Other Taxes			
Municipal Motor Fuel Tax	$ 732,250	732,250	749,464
Intergovernmental			
State Sales Tax	3,800,000	3,800,000	3,800,000
Grants	297,000	297,000	7,622
Investment Income	146,250	246,394	246,395
Miscellaneous			
Other	122,500	122,500	273,228
Total Revenues	5,098,000	5,198,144	5,076,709
Expenditures			
Capital Outlay			
Contractual Services	95,000	95,000	69,660
Infrastructure			
Street Resurfacing	4,492,922	4,600,924	4,563,023
Total Expenditures	4,587,922	4,695,924	4,632,683
Net Change in Fund Balance	510,078	502,220	444,026
Fund Balance - Beginning			6,982,113
Fund Balance - Ending			7,426,139

PROPRIETARY FUNDS

ENTERPRISE FUNDS

The Enterprise Funds are used to account for operations that are financed and operated in a manner similar to private business enterprises where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where it has been decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purpose.

Water and Sewer Fund: The Water and Sewer Fund is a major fund and is used to account for the activities of the water and sewer operations. The Village operates sewerage lift and relief stations and waste water collection systems and the water distribution system.

Parking System Revenue Fund: The Parking System Revenue Fund is a nonmajor fund and is used to account for the provision of public parking services with fees shared with the commuter railroad. All activities are accounted for including administration, operations, maintenance and collection.

Village Parking System Fund: The Village Parking System Fund is a nonmajor fund and is used to account for the provision of Village-owned public parking services including the Village Hall parking deck and leased commuter spaces. All activities are accounted for including administration, operations, maintenance, financing, related debt service and billing and collection.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Water and Sewer - Enterprise Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Operating Revenues			
Charges for Services	$ 22,500,870	22,500,870	24,044,403
Operating Expenses			
Administration and Maintenance	25,222,334	27,443,926	16,277,325
Operating Income (Loss)	(2,721,464)	(4,943,056)	7,767,078
Nonoperating Revenues (Expenses)			
Investment Income	425,000	800,150	800,157
Other Income	85,500	85,500	133,029
Property Taxes	—	—	50
Disposal of Capital Assets	—	—	(42,872)
Principal Payment	(995,000)	(995,000)	—
Interest Expense	(845,206)	(845,206)	(841,008)
	(1,329,706)	(954,556)	49,356
Change in Net Position - Budgetary Basis	(4,051,170)	(5,897,612)	7,816,434
Adjustments to GAAP Basis			
Depreciation			(1,520,729)
Amortization of Unamortized Bond Premium			97,804
Amortization of Asset Retirement Obligation			(7,500)
Total Adjustments to GAAP Basis			(1,430,425)
Change in Net Position - GAAP Basis			6,386,009
Net Position - Beginning			68,791,930
Net Position - Ending			75,177,939

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Water and Sewer - Enterprise Fund
Schedule of Operating Revenues - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Charges for Services			
Water Sales	$ 17,582,600	17,582,600	18,468,068
Sewer Fees	4,160,000	4,160,000	4,511,531
Water Penalties	140,000	140,000	119,516
Water Meter Fees	48,100	48,100	12,960
Water and Sewer Taps	170	170	3,730
Sewer Penalties	35,000	35,000	28,598
Miscellaneous	535,000	535,000	900,000
Total Operating Revenues	22,500,870	22,500,870	24,044,403

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Water and Sewer - Enterprise Fund
Schedule of Operating Expenses - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Administration and Maintenance			
Administration and Support			
Personal Services	$ 563,302	563,302	531,106
Employee Benefits	251,256	275,256	268,533
Other Employee Costs	50,106	52,606	51,516
Contractual Services	429,294	471,794	441,479
Utilities	12,357	12,357	8,534
Insurance	181,111	181,111	181,112
Commodities and Supplies	15,654	15,654	8,811
Total Administration and Support	1,503,080	1,572,080	1,491,091
Maintenance of Buildings			
Personal Services	238,801	238,801	236,161
Employee Benefits	60,686	60,686	79,120
Contractual Services	6,517	6,517	5,399
Utilities	7,603	7,603	6,168
Commodities and Supplies	1,900	1,900	—
Total Maintenance of Buildings	315,507	315,507	326,848
Maintenance of Grounds			
Personal Services	63,795	63,795	49,932
Employee Benefits	15,599	15,599	17,154
Contractual Services	59,414	59,414	57,326
Commodities and Supplies	7,493	7,493	6,726
Total Maintenance of Grounds	146,301	146,301	131,138
Water Supply Maintenance and Repair			
Personal Services	484,949	484,949	485,148
Employee Benefits	144,840	144,840	195,801
Contractual Services	108,063	104,331	99,853
Utilities	91,833	118,442	115,615
Commodities and Supplies	61,757	53,880	46,071
Distribution System	42,436	42,436	35,407
Total Water Supply Maintenance and Repair	933,878	948,878	977,895

Water and Sewer - Enterprise Fund
Schedule of Operating Expenses - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Administration and Maintenance - Continued			
Water Distribution Maintenance and Repair			
Personal Services	$ 736,067	736,067	735,971
Employee Benefits	204,192	204,192	275,450
Contractual Services	267,756	267,756	215,802
Commodities and Supplies	94,224	94,224	115,272
Distribution System	9,000	9,000	3,788
Capital Expenses	1,241	1,241	—
Total Water Distribution Maintenance and Repair	1,312,480	1,312,480	1,346,283
Water Valve and Hydrant Maintenance			
Personal Services	274,445	274,445	270,148
Employee Benefits	67,564	67,564	92,929
Contractual Services	69,766	69,766	67,279
Commodities and Supplies	116,399	113,148	104,955
Total Water Valve and Hydrant Maintenance	528,174	524,923	535,311
Water Meter Installation, Repair and Replacement			
Personal Services	71,490	71,490	67,153
Employee Benefits	13,471	13,471	18,308
Contractual Services	143,135	141,447	128,922
Commodities and Supplies	3,942	3,942	3,769
Capital Expenses	74,614	64,553	64,138
Total Water Meter Installation, Repair and Replacement	306,652	294,903	282,290
Equipment Maintenance			
Contractual Services	1,036,812	1,036,812	1,036,812
Sanitary Sewer Maintenance and Repair			
Personal Services	487,169	487,169	445,200
Employee Benefits	150,347	150,347	180,796
Contractual Services	197,689	197,689	181,851
Utilities	20,000	20,000	30,935
Commodities and Supplies	28,625	28,625	21,789
Total Sanitary Sewer Maintenance and Repair	883,830	883,830	860,571

Water and Sewer - Enterprise Fund
Schedule of Operating Expenses - Budget and Actual - Continued
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Administration and Maintenance - Continued			
Water System Improvements			
Capital Expenses	$ 7,410,000	9,253,360	709,934
Sanitary System Improvements			
Capital Expenses	2,270,000	1,799,232	409,531
Flood Control Improvements			
Capital Expenses	100,000	80,000	43,161
Storm Sewer Improvements			
Capital Expenses	—	800,000	—
Improvements to Public Buildings			
Capital Expenses	80,000	80,000	29,032
Lake Michigan Water Acquisition			
Contractual Services	8,395,620	8,395,620	8,097,428
Total Operating Expenses	25,222,334	27,443,926	16,277,325

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Nonmajor Enterprise Funds
Combining Statement of Net Position
December 31, 2025

	Parking System Revenue	Village Parking System	Totals
ASSETS			
Current Assets			
Cash and Investments	$ 312,740	156,351	469,091
Receivables - Net of Allowances			
Other	—	919	919
Total Current Assets	312,740	157,270	470,010
Noncurrent Assets			
Capital Assets			
Depreciable	176,800	—	176,800
Accumulated Depreciation	(176,800)	—	(176,800)
Total Noncurrent Assets	—	—	—
Total Assets	312,740	157,270	470,010
LIABILITIES			
Current Liabilities			
Accounts Payable	10,565	5,699	16,264
Other Payables	840	2,610	3,450
Total Liabilities	11,405	8,309	19,714
NET POSITION			
Unrestricted	301,335	148,961	450,296

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Nonmajor Enterprise Funds
Combining Statement of Revenues, Expenses and Changes in Net Position
For the Fiscal Year Ended December 31, 2025

	Parking System Revenue	Village Parking System	Totals
Operating Revenues			
Charges for Services			
Parking Fees	$ 136,438	78,910	215,348
Rental Fees	—	8,012	8,012
Convenience Fees	8,614	3,154	11,768
Total Operating Revenues	145,052	90,076	235,128
Operating Expenses			
Administration, Maintenance and Improvements	102,369	179,808	282,177
Operating Income (Loss)	42,683	(89,732)	(47,049)
Nonoperating Revenues			
Investment Income	7,881	3,995	11,876
Income (Loss) Before Transfers	50,564	(85,737)	(35,173)
Transfers In	—	100,000	100,000
Change in Net Position	50,564	14,263	64,827
Net Position - Beginning	250,771	134,698	385,469
Net Position - Ending	301,335	148,961	450,296

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Nonmajor Enterprise Funds
Combining Statement of Cash Flows
For the Fiscal Year Ended December 31, 2025

	Parking System Revenue	Village Parking System	Totals
Cash Flows from Operating Activities			
Receipts from Customers and Users	$ 145,052	89,500	234,552
Payments to Suppliers	(101,784)	(176,754)	(278,538)
	43,268	(87,254)	(43,986)
Cash Flows from Noncapital Financing Activities			
Transfers In	—	100,000	100,000
Cash Flows from Investing Activities			
Interest Received	7,881	3,995	11,876
Net Change in Cash and Cash Equivalents	51,149	16,741	67,890
Cash and Cash Equivalents - Beginning	261,591	139,610	401,201
Cash and Cash Equivalents - Ending	312,740	156,351	469,091
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities			
Operating Income (Loss)	42,683	(89,732)	(47,049)
Adjustments to Reconcile Operating Income Income to Net Cash Provided by (Used in) Operating Activities:			
(Increase) Decrease in Current Assets	—	(576)	(576)
Increase (Decrease) in Current Liabilities	585	3,054	3,639
Net Cash Provided by Operating Activities	43,268	(87,254)	(43,986)

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Parking System Revenue - Enterprise Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Operating Revenues			
Charges for Services			
Parking Fees	$ 128,500	128,500	136,438
Convenience Fees	8,000	8,000	8,614
Total Operating Revenues	136,500	136,500	145,052
Operating Expenses			
Administration, Maintenance and Improvements	75,195	142,195	102,369
Operating Income (Loss)	61,305	(5,695)	42,683
Nonoperating Revenues			
Interest Income	3,500	3,500	7,881
Change in Net Position	64,805	(2,195)	50,564
Net Position - Beginning			250,771
Net Position - Ending			301,335

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Parking System Revenue - Enterprise Fund
Schedule of Operating Expenses - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Administration, Maintenance and Improvements			
Contractual Services	$ 54,777	121,777	91,216
Utilities	6,837	6,837	1,689
Insurance	1,187	1,187	1,187
Commodities and Supplies	12,394	12,394	8,277
Total Operating Expenses	75,195	142,195	102,369

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Village Parking System - Enterprise Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Operating Revenues			
Charges for Services			
Parking Fees	$ 37,700	37,700	78,910
Rental Fees	8,400	8,400	8,012
Convenience Fees	1,500	1,500	3,154
Total Operating Revenues	47,600	47,600	90,076
Operating Expenses			
Administration, Maintenance and Improvements	178,436	222,637	179,808
Operating (Loss)	(130,836)	(175,037)	(89,732)
Nonoperating Revenues			
Interest Income	1,200	1,200	3,995
Income Before Transfers	(129,636)	(173,837)	(85,737)
Transfers In	150,000	150,000	100,000
Change in Net Position	20,364	(23,837)	14,263
Net Position - Beginning			134,698
Net Position - Ending			148,961

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Village Parking System - Enterprise Fund
Schedule of Operating Expenses - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Administration, Maintenance and Improvements			
Contractual Services	$ 54,302	61,302	60,462
Insurance	1,456	1,456	1,456
Commodities and Supplies	645	645	577
Capital Expenses	122,033	159,234	117,313
Total Operating Expenses	178,436	222,637	179,808

INTERNAL SERVICE FUNDS

Internal Service Funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies other governmental unit, or to other governmental units, on a cost-reimbursement basis.

Computer Replacement Fund: The Computer Replacement Fund is used to account for the acquisition of Village computer hardware. Financing is being provided by charges to various Village funds.

Risk Management Fund: The Risk Management Fund is used to account for the servicing and payment of claims for liability, property, casualty coverage, workers' compensation and medical benefits. Financing is being provided by charges in the various Village funds.

Vehicle Replacement Fund: The Vehicle Replacement Fund is used to account for the acquisition and depreciation of Village vehicles. Financing is being provided by charges to the General, and Water and Sewer Funds.

Vehicle Maintenance Fund: The Vehicle Maintenance Fund is used to account for the maintenance and repair of all Village vehicles. Financing is being provided by charges to various Village funds.

Building Improvements Fund: The Building Improvements Fund is used to account for maintenance and repairs of Village buildings. Financing is being provided by charges to various Village funds.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Internal Service Funds
Combining Statement of Net Position
December 31, 2025

See Following Page

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Internal Service Funds
Combining Statement of Net Position
December 31, 2025

	Computer Replacement
ASSETS	
Current Assets	
Cash and Investments	$ 1,434,075
Receivables - Net of Allowances - Accounts	
Accrued Interest	—
Other	—
Deposits - Insurance	—
Inventories	—
Prepaids	—
Total Current Assets	1,434,075
Noncurrent Assets	
Capital Assets	
Nondepreciable	—
Depreciable	201,675
Accumulated Depreciation	(22,127)
	179,548
Other Assets	
Deposits - Insurance	—
Total Noncurrent Assets	179,548
Total Assets	1,613,623
DEFERRED OUTFLOWS OF RESOURCES	
Deferred Items - RBP	—
Total Assets and Deferred Outflows of Resources	1,613,623
LIABILITIES	
Current Liabilities	
Accounts Payable	2,993
Accrued Payroll	—
Due to Other Governments	—
Claims Payable	—
Other Payables	—
Compensated Absences Payable	—
Total OPEB Liability - RBP	—
Total Current Liabilities	2,993
Noncurrent Liabilities	
Compensated Absences Payable	—
Claims Payable	—
Total OPEB Liability - RBP	—
Total Noncurrent Liabilities	—
Total Liabilities	2,993
DEFERRED INFLOWS OF RESOURCES	
Deferred Items - RBP	—
Total Liabilities and Deferred Inflows of Resources	2,993
NET POSITION	
Investment in Capital Assets	179,548
Unrestricted	1,431,082
Total Net Position	1,610,630

Risk Management	Vehicle Replacement	Vehicle Maintenance	Building Improvements	Totals
542,283	14,078,053	2,037,597	1,600,193	19,692,201
—	11,410	—	—	11,410
481	—	8,738	—	9,219
4,686,619	—	—	—	4,686,619
—	—	436,821	—	436,821
—	1,073,814	13,666	—	1,087,480
5,229,383	15,163,277	2,496,822	1,600,193	25,923,750
—	1,122,345	—	—	1,122,345
—	18,980,022	92,062	—	19,273,759
—	(11,985,913)	(92,062)	—	(12,100,102)
—	8,116,454	—	—	8,296,002
1,591,262	—	—	—	1,591,262
1,591,262	8,116,454	—		9,887,264
6,820,645	23,279,731	2,496,822	1,600,193	35,811,014
—	—	52,860	—	52,860
6,820,645	23,279,731	2,549,682	1,600,193	35,863,874
26,230	—	34,321	—	63,544
—	—	19,552	—	19,552
60	—	18	—	78
44,300	—	—	—	44,300
1,249	—	—	—	1,249
—	—	15,201	—	15,201
—	—	10,888	—	10,888
71,839	—	79,980	—	154,812
—	—	60,803	—	60,803
150,812	—	—	—	150,812
—	—	239,164	—	239,164
150,812	—	299,967	—	450,779
222,651	—	379,947	—	605,591
—	—	183,483	—	183,483
222,651	—	563,430	—	789,074
—	8,116,454	—	—	8,296,002
6,597,994	15,163,277	1,986,252	1,600,193	26,778,798
6,597,994	23,279,731	1,986,252	1,600,193	35,074,800

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Internal Service Funds
Combining Statement of Revenues, Expenses and Changes in Net Position
For the Fiscal Year Ended December 31, 2025

	Computer Replacement
Operating Revenues	
Charges for Services	$ 995,443
Contributions	—
Miscellaneous	—
Total Operating Revenues	995,443
Operating Expenses	
Administration and Maintenance	194,440
Insurance and Claims	—
Depreciation	5,584
Total Operating Expenses	200,024
Operating Income	795,419
Nonoperating Revenues	
Disposal of Capital Assets	—
Interest Income	26,440
	26,440
Change in Net Position	821,859
Net Position - Beginning	788,771
Net Position - Ending	1,610,630

Risk Management	Vehicle Replacement	Vehicle Maintenance	Building Improvements	Totals
8,872,732	2,023,030	2,727,148	1,590,175	16,208,528
1,914,275	—	—	—	1,914,275
1,155,092	—	—	—	1,155,092
11,942,099	2,023,030	2,727,148	1,590,175	19,277,895
738,644	39,564	2,233,697	—	3,206,345
10,427,516	—	—	—	10,427,516
—	1,309,259	—	—	1,314,843
11,166,160	1,348,823	2,233,697	—	14,948,704
775,939	674,207	493,451	1,590,175	4,329,191
—	162,824	—	—	162,824
507,547	570,038	49,743	10,018	1,163,786
507,547	732,862	49,743	10,018	1,326,610
1,283,486	1,407,069	543,194	1,600,193	5,655,801
5,314,508	21,872,662	1,443,058	—	29,418,999
6,597,994	23,279,731	1,986,252	1,600,193	35,074,800

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Internal Service Funds
Combining Statement of Cash Flows
For the Fiscal Year Ended December 31, 2025

	Computer Replacement
Cash Flows from Operating Activities	
Receipts from Customers and Users	$ —
Interfund Services Provided	995,443
Payments to Suppliers	(191,448)
Payments to Employees	—
	803,995
Cash Flows from Capital and Related Financing Activities	
Disposal of Capital Assets	—
Purchase of Capital Assets	—
	—
Cash Flows from Investing Activities	
Interest Received	26,440
Net Change in Cash and Cash Equivalents	830,435
Cash and Cash Equivalents - Beginning	603,640
Cash and Cash Equivalents - Ending	1,434,075
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities	
Operating Income	795,419
Adjustments to Reconcile Operating Income to Net Cash Provided by (Used in) Operating Activities	
Depreciation	5,584
(Increase) Decrease in Current Assets	—
Increase (Decrease) in Current Liabilities	2,992
Net Cash Provided by Operating Activities	803,995

Risk Management	Vehicle Replacement	Vehicle Maintenance	Building Improvements	Totals
4,230,391	—	—	—	4,230,391
7,021,658	1,051,902	2,715,256	1,590,175	13,374,434
(12,421,919)	(556,031)	(1,297,422)	—	(14,466,820)
—	—	(1,081,256)	—	(1,081,256)
(1,169,870)	495,871	336,578	1,590,175	2,056,749
—	217,628	—	—	217,628
—	(1,868,786)	—	—	(1,868,786)
—	(1,651,158)	—	—	(1,651,158)
507,547	570,038	49,743	10,018	1,163,786
(662,323)	(585,249)	386,321	1,600,193	1,569,377
1,204,606	14,663,302	1,651,276	—	18,122,824
542,283	14,078,053	2,037,597	1,600,193	19,692,201
775,939	674,207	493,451	1,590,175	4,329,191
—	1,309,259	—	—	1,314,843
(690,050)	(971,128)	(11,892)	—	(1,673,070)
(1,255,759)	(516,467)	(144,981)	—	(1,914,215)
(1,169,870)	495,871	336,578	1,590,175	2,056,749

Computer Replacement - Internal Service Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Operating Revenues			
Charges for Services			
Water and Sewer Fund	$ 10,575	10,575	10,575
General Fund	200,925	200,925	200,925
Police	399,276	384,667	384,667
Fire	384,667	399,276	399,276
Total Operating Revenues	995,443	995,443	995,443
Operating Expenses			
Administration			
Capital Outlay	211,500	205,900	194,440
Depreciation	—	5,600	5,584
Total Operating Expenses	211,500	211,500	200,024
Operating Income	783,943	783,943	795,419
Nonoperating Revenues			
Investment Income	—	26,440	26,440
Change in Net Position	783,943	810,383	821,859
Net Position - Beginning			788,771
Net Position - Ending			1,610,630

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Computer Replacement - Internal Service Fund
Schedule of Operating Expenses - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Administration			
Capital Outlay	$ 211,500	205,900	194,440
Depreciation	—	5,600	5,584
Total Operating Expenses	211,500	211,500	200,024

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Risk Management - Internal Service Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Operating Revenues			
Charges for Services	$ 8,601,189	8,957,689	8,872,732
Contributions	1,990,500	1,990,500	1,914,275
Miscellaneous	890,000	1,083,400	1,155,092
Total Operating Revenues	11,481,689	12,031,589	11,942,099
Operating Expenses			
Administration	275,000	733,500	738,644
Insurance and Claims	11,218,433	11,207,433	10,427,516
Total Operating Expenses	11,493,433	11,940,933	11,166,160
Operating Income (Loss)	(11,744)	90,656	775,939
Nonoperating Revenues			
Investment Income	12,500	507,600	507,547
Change in Net Position	756	598,256	1,283,486
Net Position - Beginning			5,314,508
Net Position - Ending			6,597,994

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Risk Management - Internal Service Fund
Schedule of Operating Revenues - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Charges for Services			
General Fund	$ 7,047,251	7,403,751	7,407,770
Refuse Disposal Fund	25,380	25,380	25,380
Water and Sewer Fund	229,912	229,912	229,912
Parking System Revenue Fund	1,187	1,187	1,187
Village Parking System Fund	1,456	1,456	1,456
Vehicle Maintenance Fund	46,003	46,003	46,003
Library	1,250,000	1,250,000	1,161,024
Total Charges for Services	8,601,189	8,957,689	8,872,732
Contributions			
Employee			
Health Insurance	805,000	805,000	789,631
Dental Insurance	160,000	160,000	167,858
Additional Life Insurance	32,500	32,500	40,289
Vision Insurance	20,000	20,000	(5,248)
Retiree			
Health Insurance	940,000	940,000	880,068
Dental Insurance	32,000	32,000	40,020
Vision Insurance	1,000	1,000	1,657
Total Contributions	1,990,500	1,990,500	1,914,275
Miscellaneous			
Other Reimbursements	540,000	733,400	614,196
Miscellaneous Income	350,000	350,000	540,896
Total Miscellaneous	890,000	1,083,400	1,155,092
Total Operating Revenues	11,481,689	12,031,589	11,942,099

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Risk Management - Internal Service Fund
Schedule of Operating Expenses - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Administration			
Casualty and Property Program			
Other Equipment	$ —	447,500	342,149
Other Contractual Services	—	11,000	10,373
Total Casualty and Property Program	—	458,500	352,522
Medical Program			
Claims Administration	275,000	275,000	386,122
Total Administration	275,000	733,500	738,644
Insurance and Claims			
Casualty and Property Program			
Liability Insurance	1,150,000	1,150,000	1,303,429
Other Insurance	50,000	39,000	8,265
Property Claims	80,000	80,000	—
Liability Claims	150,000	150,000	29,506
Workers' Compensation Claims	600,000	600,000	—
Unemployment Compensation Claims	25,000	25,000	2,639
Tree Hazard Study	11,033	11,033	10,947
Other Claims	25,000	25,000	14,466
Total Casualty and Property Program	2,091,033	2,080,033	1,369,252
Medical Program			
Medical Expense - HMO Plan	1,269,900	1,269,900	1,010,940
Medical Expense - Indemnity Plan	7,325,000	7,325,000	7,527,327
Medical Expense - Dental	405,000	405,000	416,096
Medical Expense - Vision	25,000	25,000	—
Health and Wellness Supplies	37,500	37,500	25,046
Life Insurance	65,000	65,000	78,855
Total Medical Program	9,127,400	9,127,400	9,058,264
Total Insurance and Claims	11,218,433	11,207,433	10,427,516
Total Operating Expenses	11,493,433	11,940,933	11,166,160

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Vehicle Replacement - Internal Service Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Operating Revenues			
Charges for Services	$ 2,023,030	2,023,030	2,023,030
Miscellaneous	25,000	25,000	—
Total Operating Revenues	2,048,030	2,048,030	2,023,030
Operating Expenses			
Administration	4,981,000	2,688,839	39,564
Depreciation	—	—	1,309,259
Total Operating Expenses	4,981,000	2,688,839	1,348,823
Operating Income (Loss)	(2,932,970)	(640,809)	674,207
Nonoperating Revenues			
Disposal of Capital Assets	—	162,825	162,824
Investment Income	300,000	570,100	570,038
	300,000	732,925	732,862
Change in Net Position	(2,632,970)	92,116	1,407,069
Net Position - Beginning			21,872,662
Net Position - Ending			23,279,731

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Vehicle Replacement - Internal Service Fund
Schedule of Operating Revenues - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Charges for Services			
General Fund			
Manager's Office	$ 13,360	13,360	13,360
Television Services Division	19,160	19,160	19,160
Community Development - Planning	1,500	1,500	1,500
Community Development - Building	14,240	14,240	14,240
Community Development - Housing	13,520	13,520	13,520
Community Development - Health	1,500	1,500	1,500
Police Department	243,490	243,490	243,490
Fire Department	640,640	640,640	640,640
Public Works Department	673,530	673,530	673,530
Engineering Division	14,420	14,420	14,420
Human Services	4,010	4,010	4,010
Water and Sewer Fund	383,660	383,660	383,660
Total Charges for Services	2,023,030	2,023,030	2,023,030
Miscellaneous	25,000	25,000	—
Total Operating Revenues	2,048,030	2,048,030	2,023,030

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Vehicle Replacement - Internal Service Fund
Schedule of Operating Expenses - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Administration			
Capital Outlay			
T.V. Service Vehicles	$ 55,000	55,000	—
Police Vehicles	695,000	813,134	27,070
Fire Vehicles	1,920,000	95,000	10,642
Public Works	2,311,000	1,725,705	1,852
Total Capital Outlay	4,981,000	2,688,839	39,564
Depreciation	—	—	1,309,259
Total Operating Expenses	4,981,000	2,688,839	1,348,823

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Vehicle Maintenance - Internal Service Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Operating Revenues			
Charges for Services	$ 2,727,148	2,727,148	2,727,148
Operating Expenses			
Administration and Maintenance	2,688,148	2,688,148	2,233,697
Operating Income	39,000	39,000	493,451
Nonoperating Revenues			
Interest Income	39,000	39,000	49,743
Change in Net Position	78,000	78,000	543,194
Net Position - Beginning			1,443,058
Net Position - Ending			1,986,252

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Vehicle Maintenance - Internal Service Fund
Schedule of Operating Revenues - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Charges for Services			
General Fund			
Manager's Office	$ 4,091	4,091	4,091
Television Services Division	4,363	4,363	4,363
Community Development - Planning	4,091	4,091	4,091
Community Development - Building	5,727	5,727	5,727
Community Development - Housing	28,635	28,635	28,635
Community Development - Health	4,091	4,091	4,091
Police Department	694,605	694,605	694,605
Fire Department	431,162	431,162	431,162
Public Works Department	848,687	848,687	848,687
Engineering Division	44,453	44,453	44,453
Human Service Charges	4,091	4,091	4,091
Water and Sewer Fund	653,152	653,152	653,152
Total Operating Revenues	2,727,148	2,727,148	2,727,148

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Vehicle Maintenance - Internal Service Fund
Schedule of Operating Expenses - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Administration and Maintenance			
Vehicle Division Administration			
Personal Services	$ 140,978	140,978	143,142
Employee Benefits	71,527	71,527	(24,140)
Other Employee Costs	7,395	7,395	4,203
Contractual Services	29,293	29,293	20,394
Utilities	5,063	5,063	3,065
Commodities and Supplies	2,976	2,976	670
Office Equipment	705	705	—
Insurance	22,503	22,503	22,503
Total Vehicle Division Administration	280,440	280,440	169,837
Vehicle Maintenance Program			
Personal Services	1,152,056	1,152,056	938,114
Employee Benefits	345,487	345,487	313,879
Contractual Services	110,568	117,568	119,474
Commodities and Supplies	796,942	789,942	691,235
Other Equipment	2,655	2,655	1,158
Total Vehicle Maintenance Program	2,407,708	2,407,708	2,063,860
Total Operating Expenses	2,688,148	2,688,148	2,233,697

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Building Improvements - Internal Service Fund
Schedule of Revenues, Expenses and Changes in Net Position - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Operating Revenues			
Charges for Services	$ 1,590,175	1,590,175	1,590,175
Operating Expenses			
Administration and Maintenance	—	—	—
Operating Income	1,590,175	1,590,175	1,590,175
Nonoperating Revenues			
Interest Income	—	—	10,018
Change in Net Position	1,590,175	1,590,175	1,600,193
Net Position - Beginning			—
Net Position - Ending			1,600,193

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Building Improvements - Internal Service Fund
Schedule of Operating Revenues - Budget and Actual
For the Fiscal Year Ended December 31, 2025

	Budget		
	Original	Final	Actual
Charges for Services			
General Fund			
Public Works Department	$ 450,000	450,000	450,000
Police Department	898,925	898,925	898,925
Fire Department	241,250	241,250	241,250
Total Operating Revenues	1,590,175	1,590,175	1,590,175

PENSION TRUST FUNDS

Police Pension Fund: The Police Pension Fund is used to account for the resources necessary to provide retirement and disability benefits to personnel of the Mount Prospect Police Department. Revenues are provided by the following: Village contributions (made possible by a property tax levy), employee withholdings and investment income.

Firefighters' Pension Fund: The Firefighters' Pension Fund is used to account for the resources necessary to provide retirement and disability benefits to personnel of the Mount Prospect Fire Department. Revenues are provided by the following: Village contributions (made possible by a property tax levy), employee withholdings and investment income.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Pension Trust Funds
Combining Statement of Fiduciary Net Position
December 31, 2025

	Police Pension	Firefighters' Pension	Totals
ASSETS			
Cash and Cash Equivalents	$ 769,265	698,193	1,467,458
Investments			
Illinois Police Officer's Pension Investment Fund	110,349,814	—	110,349,814
Illinois Firefighters' Pension Investment Fund	—	95,288,190	95,288,190
Due from Municipality	2,227,807	1,743,063	3,970,870
Prepaids	13,492	13,180	26,672
Total Assets	113,360,378	97,742,626	211,103,004
LIABILITIES			
Accounts Payable	3,245	7,321	10,566
NET POSITION			
Net Position Restricted for Pensions	113,357,133	97,735,305	211,092,438

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Pension Trust Funds
Combining Statement of Changes in Fiduciary Net Position
For the Fiscal Year Ended December 31, 2025

	Police Pension	Firefighters' Pension	Totals
Additions			
Contributions - Employer	$ 5,736,187	4,814,127	10,550,314
Contributions - Plan Members	1,144,907	1,004,104	2,149,011
Total Contributions	6,881,094	5,818,231	12,699,325
Investment Income (Loss)			
Interest Earned	591,440	1,773,690	2,365,130
Net Change in Fair Value	16,595,756	13,015,802	29,611,558
	17,187,196	14,789,492	31,976,688
Less Investment Expenses	(95,362)	(188,230)	(283,592)
Net Investment Income	17,091,834	14,601,262	31,693,096
Total Additions	23,972,928	20,419,493	44,392,421
Deductions			
Administration	77,924	93,372	171,296
Benefits and Refunds	8,126,519	7,899,508	16,026,027
Total Deductions	8,204,443	7,992,880	16,197,323
Change in Fiduciary Net Position	15,768,485	12,426,613	28,195,098
Net Position Restricted for Pensions			
Beginning	97,588,648	85,308,692	182,897,340
Ending	113,357,133	97,735,305	211,092,438

SUPPLEMENTAL SCHEDULES

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Schedule of General Long-Term Debt
Long-Term Debt Payable by Governmental Funds
December 31, 2025

See Following Page

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Schedule of General Long-Term Debt
Long-Term Debt Payable by Governmental Funds
December 31, 2025

	General Obligation Bonds of 2016A	General Obligation Bonds of 2017	General Obligation Bonds of 2018A	General Obligation Bonds of 2018B
AMOUNTS TO BE PROVIDED FOR THE RETIREMENT OF GENERAL LONG-TERM DEBT	$ 5,545,000	3,965,000	5,920,000	36,300,000
GENERAL LONG-TERM DEBT PAYABLE				
General Obligation Bonds Payable	$ 5,545,000	3,965,000	5,920,000	36,300,000
Business District Limited Tax Note Payable	—	—	—	—
Compensated Absences Payable	—	—	—	—
Net Pension Liability - IMRF	—	—	—	—
Net Pension Liability - Police Pension	—	—	—	—
Net Pension Liability - Firefighters' Pension	—	—	—	—
Total OPEB Liability - RBP	—	—	—	—
Unamortized Bond Premium	—	—	—	—
Totals	5,545,000	3,965,000	5,920,000	36,300,000

General Obligation Bonds of 2019B	General Obligation Bonds of 2022B	Business District Limited Tax Note	Compensated Absences	Net Pension Liability IMRF	Net Pension Liability Police	Net Pension Liability Firefighters	Total OPEB Liability	Unamortized Bond Premiums	Totals
7,020,000	6,225,000	38,410,426	4,878,013	2,439,708	57,383,970	42,729,893	8,814,814	1,584,299	221,216,123
7,020,000	6,225,000	—	—	—	—	—	—	—	64,975,000
—	—	38,410,426	—	—	—	—	—	—	38,410,426
—	—	—	4,878,013	—	—	—	—	—	4,878,013
—	—	—	—	2,439,708	—	—	—	—	2,439,708
—	—	—	—	—	57,383,970	—	—	—	57,383,970
—	—	—	—	—	—	42,729,893	—	—	42,729,893
—	—	—	—	—	—	—	8,814,814	—	8,814,814
—	—	—	—	—	—	—	—	1,584,299	1,584,299
7,020,000	6,225,000	38,410,426	4,878,013	2,439,708	57,383,970	42,729,893	8,814,814	1,584,299	221,216,123

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Long-Term Debt Requirements
General Obligation Refunding Bonds of 2016A
December 31, 2025

Date of Issue	December 1, 2016
Date of Maturity	December 1, 2028
Authorized Issue	$9,100,000
Interest Rate	3.00%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	Zions Bancorporation

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due On			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2026	$ 1,795,000	166,350	1,961,350	2026	83,175	2026	83,175
2027	1,845,000	112,500	1,957,500	2027	56,250	2027	56,250
2028	1,905,000	57,150	1,962,150	2028	28,575	2028	28,575
	5,545,000	336,000	5,881,000		168,000		168,000

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Long-Term Debt Requirements
General Obligation Bonds of 2017
December 31, 2025

Date of Issue	December 20, 2017
Date of Maturity	December 1, 2037
Authorized Issue	$9,740,000
Interest Rates	2.50% to 4.00%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	Zions Bancorporation

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due On			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2026	$ 440,000	240,700	680,700	2026	120,350	2026	120,350
2027	465,000	227,500	692,500	2027	113,750	2027	113,750
2028	500,000	215,876	715,876	2028	107,938	2028	107,938
2029	530,000	202,750	732,750	2029	101,375	2029	101,375
2030	565,000	188,174	753,174	2030	94,087	2030	94,087
2031	600,000	171,932	771,932	2031	85,966	2031	85,966
2032	640,000	147,932	787,932	2032	73,966	2032	73,966
2033	690,000	122,332	812,332	2033	61,166	2033	61,166
2034	730,000	100,770	830,770	2034	50,385	2034	50,385
2035	775,000	77,956	852,956	2035	38,978	2035	38,978
2036	820,000	53,738	873,738	2036	26,869	2036	26,869
2037	865,000	28,112	893,112	2037	14,056	2037	14,056
	7,620,000	1,777,772	9,397,772		888,886		888,886

3,965,000	Governmental Activities
3,655,000	Business-Type Activities
7,620,000	

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Long-Term Debt Requirements
General Obligation Bonds of 2018A
December 31, 2025

Date of Issue	May 1, 2018
Date of Maturity	December 1, 2037
Authorized Issue	$11,950,000
Interest Rates	3.25% to 5.00%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	Zions Bancorporation

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due On			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2026	$ 520,000	350,618	870,618	2026	175,309	2026	175,309
2027	565,000	324,618	889,618	2027	162,309	2027	162,309
2028	610,000	302,018	912,018	2028	151,009	2028	151,009
2029	655,000	277,618	932,618	2029	138,809	2029	138,809
2030	710,000	251,418	961,418	2030	125,709	2030	125,709
2031	765,000	223,018	988,018	2031	111,509	2031	111,509
2032	815,000	198,156	1,013,156	2032	99,078	2032	99,078
2033	870,000	171,668	1,041,668	2033	85,834	2033	85,834
2034	925,000	141,220	1,066,220	2034	70,610	2034	70,610
2035	985,000	108,844	1,093,844	2035	54,422	2035	54,422
2036	1,050,000	75,600	1,125,600	2036	37,800	2036	37,800
2037	1,110,000	38,850	1,148,850	2037	19,425	2037	19,425
	9,580,000	2,463,646	12,043,646		1,231,823		1,231,823

5,920,000	Governmental Activities
3,660,000	Business-Type Activities
9,580,000	

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Long-Term Debt Requirements
General Obligation Bonds of 2018B
December 31, 2025

Date of Issue	October 16, 2018
Date of Maturity	December 1, 2043
Authorized Issue	$38,440,000
Interest Rates	3.625% to 5.000%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	Zions Bancorporation

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due On			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2026	$ 160,000	1,522,500	1,682,500	2026	761,250	2026	761,250
2027	165,000	1,514,500	1,679,500	2027	757,250	2027	757,250
2028	175,000	1,506,250	1,681,250	2028	753,125	2028	753,125
2029	1,645,000	1,497,500	3,142,500	2029	748,750	2029	748,750
2030	1,820,000	1,415,250	3,235,250	2030	707,625	2030	707,625
2031	1,910,000	1,324,250	3,234,250	2031	662,125	2031	662,125
2032	2,005,000	1,228,750	3,233,750	2032	614,375	2032	614,375
2033	2,105,000	1,128,500	3,233,500	2033	564,250	2033	564,250
2034	2,210,000	1,023,250	3,233,250	2034	511,625	2034	511,625
2035	2,295,000	943,138	3,238,138	2035	471,569	2035	471,569
2036	2,380,000	857,075	3,237,075	2036	428,538	2036	428,537
2037	2,470,000	767,825	3,237,825	2037	383,913	2037	383,912
2038	2,560,000	675,200	3,235,200	2038	337,600	2038	337,600
2039	2,660,000	576,000	3,236,000	2039	288,000	2039	288,000
2040	2,765,000	469,600	3,234,600	2040	234,800	2040	234,800
2041	2,875,000	359,000	3,234,000	2041	179,500	2041	179,500
2042	2,990,000	244,000	3,234,000	2042	122,000	2042	122,000
2043	3,110,000	124,400	3,234,400	2043	62,200	2043	62,200
	36,300,000	17,176,988	53,476,988		8,588,495		8,588,493

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Long-Term Debt Requirements
General Obligation Bonds of 2019A
December 31, 2025

Date of Issue	June 3, 2019
Date of Maturity	December 1, 2039
Authorized Issue	$9,600,000
Interest Rates	2.00% to 5.00%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	Zions Bancorporation

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due On			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2026	$ 375,000	265,050	640,050	2026	132,525	2026	132,525
2027	405,000	246,300	651,300	2027	123,150	2027	123,150
2028	435,000	230,100	665,100	2028	115,050	2028	115,050
2029	465,000	212,700	677,700	2029	106,350	2029	106,350
2030	495,000	194,100	689,100	2030	97,050	2030	97,050
2031	525,000	179,250	704,250	2031	89,625	2031	89,625
2032	555,000	163,500	718,500	2032	81,750	2032	81,750
2033	585,000	146,850	731,850	2033	73,425	2033	73,425
2034	620,000	129,300	749,300	2034	64,650	2034	64,650
2035	655,000	110,700	765,700	2035	55,350	2035	55,350
2036	685,000	91,050	776,050	2036	45,525	2036	45,525
2037	725,000	70,500	795,500	2037	35,250	2037	35,250
2038	760,000	48,750	808,750	2038	24,375	2038	24,375
2039	800,000	25,000	825,000	2039	12,500	2039	12,500
	8,085,000	2,113,150	10,198,150		1,056,575		1,056,575

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Long-Term Debt Requirements
General Obligation Bonds of 2019B
December 31, 2025

Date of Issue	November 25, 2019
Date of Maturity	December 1, 2039
Authorized Issue	$7,725,000
Interest Rates	3.00% to 5.00%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	Zions Bancorporation

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due On			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2026	$ 290,000	230,100	520,100	2026	115,050	2026	115,050
2027	320,000	215,600	535,600	2027	107,800	2027	107,800
2028	350,000	199,600	549,600	2028	99,800	2028	99,800
2029	380,000	185,600	565,600	2029	92,800	2029	92,800
2030	415,000	170,400	585,400	2030	85,200	2030	85,200
2031	445,000	157,950	602,950	2031	78,975	2031	78,975
2032	475,000	144,600	619,600	2032	72,300	2032	72,300
2033	510,000	130,350	640,350	2033	65,175	2033	65,175
2034	545,000	115,050	660,050	2034	57,525	2034	57,525
2035	580,000	98,700	678,700	2035	49,350	2035	49,350
2036	615,000	81,300	696,300	2036	40,650	2036	40,650
2037	655,000	62,850	717,850	2037	31,425	2037	31,425
2038	700,000	43,200	743,200	2038	21,600	2038	21,600
2039	740,000	22,200	762,200	2039	11,100	2039	11,100
	7,020,000	1,857,500	8,877,500		928,750		928,750

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Long-Term Debt Requirements
General Obligation Bonds of 2022A
December 31, 2025

Date of Issue	February 8, 2022
Date of Maturity	December 1, 2041
Authorized Issue	$8,935,000
Interest Rates	3.00% to 5.00%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	Zions Bancorporation

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due On			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2026	$ 280,000	281,300	561,300	2026	140,650	2026	140,650
2027	305,000	267,300	572,300	2027	133,650	2027	133,650
2028	335,000	252,050	587,050	2028	126,025	2028	126,025
2029	360,000	235,300	595,300	2029	117,650	2029	117,650
2030	390,000	217,300	607,300	2030	108,650	2030	108,650
2031	425,000	197,800	622,800	2031	98,900	2031	98,900
2032	455,000	176,550	631,550	2032	88,275	2032	88,275
2033	480,000	162,900	642,900	2033	81,450	2033	81,450
2034	510,000	148,500	658,500	2034	74,250	2034	74,250
2035	540,000	133,200	673,200	2035	66,600	2035	66,600
2036	570,000	117,000	687,000	2036	58,500	2036	58,500
2037	600,000	99,900	699,900	2037	49,950	2037	49,950
2038	630,000	81,900	711,900	2038	40,950	2038	40,950
2039	665,000	63,000	728,000	2039	31,500	2039	31,500
2040	700,000	43,050	743,050	2040	21,525	2040	21,525
2041	735,000	22,050	757,050	2041	11,025	2041	11,025
	7,980,000	2,499,100	10,479,100		1,249,550		1,249,550

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Long-Term Debt Requirements
General Obligation Refunding Bonds of 2022B
December 31, 2025

Date of Issue	September 7, 2022
Date of Maturity	December 1, 2033
Authorized Issue	$8,230,000
Interest Rate	2.80%
Interest Dates	June 1 and December 1
Principal Maturity Date	December 1
Payable at	PNC Bank

CURRENT AND LONG-TERM PRINCIPAL AND INTEREST REQUIREMENTS

Fiscal	Requirements			Interest Due On			
Year	Principal	Interest	Totals	Jun. 1	Amount	Dec. 1	Amount
2026	$ 705,000	174,300	879,300	2026	87,150	2026	87,150
2027	725,000	154,560	879,560	2027	77,280	2027	77,280
2028	745,000	134,260	879,260	2028	67,130	2028	67,130
2029	765,000	113,400	878,400	2029	56,700	2029	56,700
2030	790,000	91,980	881,980	2030	45,990	2030	45,990
2031	810,000	69,860	879,860	2031	34,930	2031	34,930
2032	830,000	47,180	877,180	2032	23,590	2032	23,590
2033	855,000	23,940	878,940	2033	11,970	2033	11,970
	6,225,000	809,480	7,034,480		404,740		404,740

STATISTICAL SECTION
(Unaudited)

This part of the annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Village's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the Village's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the Village's most significant local revenue sources.

Debt Capacity

These schedules present information to help the reader assess the affordability of the Village's current levels of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Village's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the Village's financial report relates to the services the Village provides and the activities it performs.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Net Position by Component - Last Ten Fiscal Years*
December 31, 2025 (Unaudited)

See Following Page

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Net Position by Component - Last Ten Fiscal Years*
December 31, 2025 (Unaudited)

	2016	2017	2018 (1)
Governmental Activities			
Net Investment in Capital Assets	$ 33,224,875	34,171,129	30,192,091
Restricted	4,557,424	4,104,560	7,065,413
Unrestricted	(91,778,462)	(95,150,426)	(107,779,949)
Total Governmental Activities Net Position	(53,996,163)	(56,874,737)	(70,522,445)
Business-Type Activities			
Net Investment in Capital Assets	36,588,628	35,765,755	32,472,358
Unrestricted	4,610,400	6,266,907	8,411,004
Total Business-Type Activities Net Position	41,199,028	42,032,662	40,883,362
Primary Government			
Net Investment in Capital Assets	69,813,503	69,936,884	62,664,449
Restricted	4,557,424	4,104,560	7,065,413
Unrestricted	(87,168,062)	(88,883,519)	(99,368,945)
Total Primary Government Net Position	(12,797,135)	(14,842,075)	(29,639,083)

Data Source: Audited Financial Statements

(1) The Village implemented GASB Statement No. 75 for fiscal year 2018.

* Accrual Basis of Accounting

2019	2020	2021	2022	2023	2024	2025
31,568,036	26,448,689	38,294,932	42,417,521	51,232,095	61,472,621	73,989,304
8,691,355	5,811,511	7,199,628	8,842,728	17,597,803	27,629,430	10,826,110
(107,707,787)	(90,600,371)	(75,314,733)	(62,385,336)	(58,018,298)	(54,682,871)	(21,799,373)
(67,448,396)	(58,340,171)	(29,820,173)	(11,125,087)	10,811,600	34,419,180	63,016,041
33,196,889	20,547,932	29,676,988	28,959,971	39,945,439	49,278,861	57,244,423
5,924,760	17,346,891	15,780,856	21,248,084	16,279,047	19,898,538	18,383,812
39,121,649	37,894,823	45,457,844	50,208,055	56,224,486	69,177,399	75,628,235
64,764,925	46,996,621	67,971,920	71,377,492	91,177,534	110,751,482	131,233,727
8,691,355	5,811,511	7,199,628	8,842,728	17,597,803	27,629,430	10,826,110
(101,783,027)	(73,253,480)	(59,533,877)	(41,137,252)	(41,739,251)	(34,784,333)	(3,415,561)
(28,326,747)	(20,445,348)	15,637,671	39,082,968	67,036,086	103,596,579	138,644,276

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Changes in Net Position - Last Ten Fiscal Years*
December 31, 2025 (Unaudited)

	2016	2017	2018 (1)	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental Activities										
General Government	$ 9,949,082	10,690,075	11,942,073	11,583,734	7,778,670	5,947,477	7,310,783	7,767,590	7,406,435	5,314,508
Public Safety	38,328,609	37,351,039	42,702,313	38,771,199	40,594,163	34,743,839	44,926,770	51,279,223	55,349,218	59,889,999
Highways and Streets	19,990,440	16,176,313	15,587,445	15,664,513	12,769,508	14,011,139	14,135,705	15,496,993	15,200,506	18,287,753
Health	4,620,982	4,557,211	4,811,335	4,852,981	4,785,802	4,962,123	4,941,948	5,269,605	5,350,249	5,474,714
Welfare	2,109,733	2,068,368	1,636,190	1,478,616	1,884,331	1,969,068	1,716,275	2,201,654	1,693,364	2,585,174
Culture and Recreation	515,555	611,653	573,403	381,641	181,061	294,457	272,844	408,122	386,962	454,395
Interest on Long-Term Debt	1,926,793	2,049,953	3,396,566	4,501,317	4,271,762	3,733,579	5,176,985	5,221,510	4,761,173	5,298,226
Total Governmental Activities Expenses	77,441,194	73,504,612	80,649,325	77,234,001	72,265,297	65,661,682	78,481,310	87,644,697	90,147,907	97,304,769
Business-Type Activities										
Water and Sewer	16,054,624	14,308,117	15,419,616	16,940,503	18,033,170	15,584,057	14,576,309	16,726,332	16,496,384	18,548,708
Parking	390,118	229,873	311,736	279,093	225,412	176,825	180,252	231,287	255,686	282,177
Total Business-Type Activities Expenses	16,444,742	14,537,990	15,731,352	17,219,596	18,258,582	15,760,882	14,756,561	16,957,619	16,752,070	18,830,885
Total Primary Government Expenses	93,885,936	88,042,602	96,380,677	94,453,597	90,523,879	81,422,564	93,237,871	104,602,316	106,899,977	116,135,654
Program Revenues										
Governmental Activities										
Charges for Services										
General Government	4,496,290	4,178,495	4,362,732	4,562,357	7,052,725	7,449,945	7,758,489	8,140,677	8,181,609	7,927,872
Public Safety	1,795,838	1,761,708	1,678,492	2,042,165	2,322,390	3,258,363	3,938,414	3,751,029	4,041,602	4,865,509
Highways and Streets	290,172	169,389	387,676	137,694	1,468,859	1,618,479	1,435,828	121,898	96,093	164,976
Other Activities	4,799,080	4,616,263	4,617,215	4,614,732	—	—	—	—	—	—
Operating Grants and Contributions	2,629,030	2,705,584	2,007,177	2,142,458	2,962,935	3,116,222	3,379,605	2,915,796	3,901,416	3,597,269
Capital Grants and Contributions	—	159,682	488,470	47,560	1,348,000	2,848,071	—	—	96,178	1,407,738
Total Governmental Activities Program Revenues	14,010,410	13,591,121	13,541,762	13,546,966	15,154,909	18,291,080	16,512,336	14,929,400	16,316,898	17,963,364
Business-Type Activities										
Charges for Services										
Water and Sewer	12,931,867	13,395,619	14,224,032	14,972,198	16,732,889	17,735,543	18,904,331	20,652,203	21,569,635	24,044,403
Commuter Parking	334,102	343,314	342,560	327,977	104,016	56,289	115,000	165,621	187,410	235,128
Capital Grants/Contributions	244,423	—	—	—	—	—	—	—	—	—
Total Business-Type Activities Program Revenues	13,510,392	13,738,933	14,566,592	15,300,175	16,836,905	17,791,832	19,019,331	20,817,824	21,757,045	24,279,531
Total Primary Government Program Revenues	27,520,802	27,330,054	28,108,354	28,847,141	31,991,814	36,082,912	35,531,667	35,747,224	38,073,943	42,242,895

	2016	2017	2018 (1)	2019	2020	2021	2022	2023	2024	2025
Net (Expense) Revenue										
Governmental Activities	$ (63,430,784)	(59,913,491)	(67,107,563)	(63,687,035)	(57,110,388)	(47,370,602)	(61,968,974)	(72,715,297)	(73,831,009)	(79,341,405)
Business-Type Activities	(2,934,350)	(799,057)	(1,164,760)	(1,919,421)	(1,421,677)	2,030,950	4,262,770	3,860,205	5,004,975	5,448,646
Total Primary Government Net Revenue (Expense)	(66,365,134)	(60,712,548)	(68,272,323)	(65,606,456)	(58,532,065)	(45,339,652)	(57,706,204)	(68,855,092)	(68,826,034)	(73,892,759)
General Revenues and Other Changes in Net Position										
Governmental Activities										
Taxes										
Property	20,463,758	18,396,040	19,228,572	19,073,749	19,994,090	20,516,214	20,423,578	25,930,366	24,387,676	26,933,581
Utility	3,629,525	3,491,473	3,476,968	3,292,346	3,025,210	3,053,871	3,215,723	2,909,732	2,810,973	2,829,009
Business District	341,340	322,936	315,425	287,207	250,056	290,877	307,733	304,261	315,653	375,125
Home Rules Sales	5,553,213	5,365,011	5,455,278	5,428,737	5,334,399	6,689,468	7,349,436	7,308,754	7,803,006	9,278,630
Other	3,645,424	3,804,231	4,072,906	4,187,381	2,997,190	4,230,731	4,671,391	4,137,697	4,646,337	4,875,658
Intergovernmental										
State Sales and Local Use	17,630,758	19,894,716	24,370,264	25,178,104	24,214,948	31,590,604	33,516,982	37,299,554	39,970,604	45,230,873
Income Taxes	5,272,834	4,975,194	5,187,361	5,765,484	5,886,270	7,175,489	9,263,878	9,080,365	9,654,627	10,252,936
Replacement Taxes	386,338	456,136	370,542	460,546	411,866	723,067	1,461,578	1,215,719	714,366	607,812
Property Tax TIF Rebate	380,758	—	—	—	—	—	—	—	—	—
Charitable Games Tax	4,101	—	8,627	4,309	3,340	1,315	2,955	3,066	2,540	1,589
American Rescue Plan Act	—	—	—	—	—	—	70,898	1,184,577	5,572,395	200,000
Investment Income (Loss)	76,594	196,995	675,703	1,375,199	286,627	(82,122)	575,013	4,434,679	5,926,089	5,452,008
Miscellaneous	33,286	125,949	1,049,155	175,270	2,089,687	1,794,339	(159,582)	1,737,526	1,102,635	2,001,045
Transfers	—	—	—	1,602,619	—	—	(75,000)	(894,312)	(5,468,312)	(100,000)
Sale of Capital Assets	—	—	—	646,600	—	—	—	—	—	—
Total Governmental Activities	57,417,929	57,028,681	64,210,801	67,477,551	64,493,683	75,983,853	80,624,583	94,651,984	97,438,589	107,938,266
Business-Type Activities										
Property Tax	1,524,901	1,514,452	—	—	—	—	—	—	—	—
Home Rule Sales Tax	—	—	—	—	—	—	—	—	—	—
Investment Income (Loss)	14,419	25,334	196,817	303,252	160,643	(19,053)	359,014	1,182,880	1,003,435	812,033
Miscellaneous	90,810	92,905	83,369	86,810	34,208	32,814	53,427	79,034	1,476,191	90,157
Sale of Capital Assets	—	—	—	1,370,265	—	—	—	—	—	—
Transfers	—	—	—	(1,602,619)	—	—	75,000	894,312	5,468,312	100,000
Total Business-Type Activities	1,630,130	1,632,691	280,186	157,708	194,851	13,761	487,441	2,156,226	7,947,938	1,002,190
Total Primary Government	59,048,059	58,661,372	64,490,987	67,635,259	64,688,534	75,997,614	81,112,024	96,808,210	105,386,527	108,940,456
Changes in Net Position										
Governmental Activities	(6,012,855)	(2,884,810)	(2,896,762)	3,790,516	7,383,295	28,613,251	18,655,609	21,936,687	23,607,580	28,596,861
Business-Type Activities	(1,304,220)	833,634	(884,574)	(1,761,713)	(1,226,826)	2,044,711	4,750,211	6,016,431	12,952,913	6,450,836
Total Primary Government Change in Net Position	(7,317,075)	(2,051,176)	(3,781,336)	2,028,803	6,156,469	30,657,962	23,405,820	27,953,118	36,560,493	35,047,697

Data Source: Audited Financial Statements

(1) The Village implemented GASB Statement No. 75 in fiscal year 2018.

* Accrual Basis of Accounting

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Fund Balances of Governmental Funds - Last Ten Fiscal Years*
December 31, 2025 (Unaudited)

	2016	2017	2018
General Fund			
Nonspendable	$ 188,247	261,219	220,065
Committed	—	—	—
Assigned	—	—	—
Unassigned	18,496,104	19,137,752	22,837,502
Total General Fund	18,684,351	19,398,971	23,057,567
All Other Governmental Funds			
Nonspendable	96,771	83,232	74,703
Restricted	4,557,424	8,919,560	39,339,578
Committed	—	—	—
Assigned	3,224,446	3,579,214	7,182,152
Unassigned	(688,716)	—	—
Total All Other Governmental Funds	7,189,925	12,582,006	46,596,433
Total Fund Balances	25,874,276	31,980,977	69,654,000

Data Source: Audited Financial Statements

*Modified Accrual Basis of Accounting

(1) In fiscal year 2025, the Economic Emergency Fund and Pension Stabilization Fund fund balances were reclassified from restricted to committed fund balances.

2019	2020	2021	2022	2023	2024	2025 (1)
370,162	381,902	342,372	407,655	314,189	350,626	9,393,310
3,393,000	2,300,000	—	—	—	—	—
—	—	3,700,000	7,250,000	—	8,977,677	5,101,000
22,914,986	23,492,469	30,752,940	40,587,665	43,700,864	46,348,799	54,946,411
26,678,148	26,174,371	34,795,312	48,245,320	44,015,053	55,677,102	69,440,721
100,288	108,495	79,781	100,675	99,081	112,763	95,967
28,845,580	6,071,511	7,456,454	9,073,560	17,820,290	27,841,856	11,029,026
—	934,034	1,012,349	1,289,792	1,558,290	1,790,243	17,267,610
7,245,942	7,150,936	8,157,144	14,469,146	18,154,732	19,686,657	21,831,874
—	—	—	—	—	—	—
36,191,810	14,264,976	16,705,728	24,933,173	37,632,393	49,431,519	50,224,477
62,869,958	40,439,347	51,501,040	73,178,493	81,647,446	105,108,621	119,665,198

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Changes in Fund Balances for Governmental Funds - Last Ten Fiscal Years*
December 31, 2025 (Unaudited)

	2016	2017	2018
Revenues			
Taxes	$ 34,113,260	31,784,137	33,080,547
Intergovernmental	27,434,551	29,199,312	32,811,854
Licenses, Permits, and Fees	4,001,458	3,982,497	4,085,141
Charges for Services	6,347,775	5,810,731	5,834,187
Fines and Forfeitures	414,884	415,189	403,842
Investment Income	76,594	196,995	675,700
Other Reimbursements	35,000	19,824	112,429
Miscellaneous	549,816	592,352	1,660,393
Total Revenues	72,973,338	72,001,037	78,664,093
Expenditures			
General Government	9,435,601	10,060,904	9,566,297
Public Safety	32,512,612	34,279,062	36,287,527
Highways and Streets	8,148,696	8,762,136	9,658,459
Health	4,585,572	4,500,280	4,835,310
Welfare	1,994,918	1,953,055	1,798,458
Culture and Recreation	499,208	585,907	572,169
Capital Outlay	10,718,553	5,786,667	15,245,784
Debt Service			
Principal Retirement	3,243,840	3,518,904	3,671,871
Interest and Fiscal Charges	2,017,192	1,378,256	2,484,885
Total Expenditures	73,156,192	70,825,171	84,120,760
Excess (Deficiency) of Revenues Over Expenditures	(182,854)	1,175,866	(5,456,667)
Other Financing Sources (Uses)			
Disposal of Capital Assets	—	—	—
Debt Issuance	17,835,000	4,815,000	45,500,000
Premium on Debt Issuance	1,022,839	115,835	1,783,506
Payment to Escrow Agent	(18,573,342)	—	(4,153,816)
Transfers In	1,637,926	600,000	2,354,391
Transfers Out	(1,637,926)	(600,000)	(2,354,391)
	284,497	4,930,835	43,129,690
Net Change in Fund Balances	101,643	6,106,701	37,673,023
Debt Service as a Percentage of Noncapital Expenditures	7.32%	6.99%	8.00%

Data Source: Audited Financial Statements
*Modified Accrual Basis of Accounting

2019	2020	2021	2022	2023	2024	2025
32,718,562	31,600,945	34,781,161	35,967,861	40,590,810	39,963,645	44,292,003
34,650,218	36,297,359	46,969,768	49,245,896	51,699,077	59,912,126	61,298,217
4,249,613	3,816,507	3,913,269	3,888,922	2,782,616	2,643,731	2,171,468
6,267,680	6,785,463	7,967,914	8,930,352	8,898,278	9,336,193	10,341,329
286,328	242,004	445,604	313,457	332,710	339,380	445,560
1,375,199	234,783	986	841,017	3,833,039	4,761,547	4,288,222
31,204	—	—	—	—	—	—
621,494	2,089,687	1,798,702	2,755,196	1,770,302	1,102,635	2,089,659
80,200,298	81,066,748	95,877,404	101,942,701	109,906,832	118,059,257	124,926,458
9,384,171	8,044,415	8,079,371	7,190,518	7,853,335	8,547,003	8,848,522
36,783,615	37,584,244	38,791,777	39,908,856	44,916,332	48,182,394	51,197,107
10,456,537	10,576,961	12,006,572	12,959,107	13,179,467	13,749,408	15,502,072
4,849,613	4,793,171	4,985,328	5,037,865	5,165,746	5,484,930	5,541,476
1,676,723	1,824,289	2,126,344	2,030,206	2,161,070	1,906,834	2,444,591
388,375	166,740	306,890	303,830	396,530	405,787	430,601
26,616,871	33,239,574	11,101,659	5,581,945	10,462,289	11,002,227	17,406,925
3,787,500	4,015,000	4,590,000	6,054,521	4,968,030	5,489,352	5,772,198
3,409,229	3,253,348	3,123,295	3,134,366	2,902,474	2,906,605	3,221,854
97,352,634	103,497,742	85,111,236	82,201,214	92,005,273	97,674,540	110,365,346
(17,152,336)	(22,430,994)	10,766,168	19,741,487	17,901,559	20,384,717	14,561,112
646,600	383	295,525	1,990,817	5,956	520	95,465
7,725,000	—	—	8,230,000	—	—	—
394,075	—	—	—	—	—	—
—	—	—	(8,249,328)	—	—	—
3,709,981	5,188,000	4,544,819	4,613,401	13,386,599	14,054,000	6,764,433
(2,170,362)	(5,188,000)	(4,544,819)	(4,688,401)	(14,280,911)	(19,522,312)	(6,864,433)
10,305,294	383	295,525	1,896,489	(888,356)	(5,467,792)	(4,535)
(6,847,042)	(22,430,611)	11,061,693	21,637,976	17,013,203	14,916,925	14,556,577
9.60%	9.46%	10.72%	12.29%	9.69%	9.81%	9.53%

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Assessed Value and Actual Value of Taxable Property - Last Ten Tax Levy Years
December 31, 2025 (Unaudited)

Tax Levy Year	Residential Property	Commercial Property	Industrial Property	Railroad Property
2015	$ 962,934,812	$ 279,463,359	$ 111,147,033	$ 1,005,644
2016	1,191,992,297	304,999,806	121,128,843	1,037,906
2017	1,185,479,107	321,277,244	162,946,209	1,022,879
2018	1,171,019,649	326,069,226	171,888,945	1,095,851
2019	1,352,621,864	405,952,345	211,550,243	1,182,888
2020	1,341,377,216	418,382,455	230,358,924	1,224,387
2021	1,230,475,305	399,062,987	215,638,131	1,224,387
2022	1,525,284,520	417,627,492	227,197,566	1,417,634
2023	1,572,472,060	397,082,680	236,141,030	1,521,604
2024	1,569,824,544	394,579,801	241,409,332	1,479,290

Data Source: Office of the Cook County Clerk

Note: Property in the Village is reassessed every three years. Property is assessed at 33% of actual value.

Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Estimated Actual Taxable Value as a Percentage of Actual Value
$ 1,354,550,848	1.352	$ 4,063,652,544	33.333%
1,619,158,852	1.157	4,857,476,556	33.333%
1,670,725,439	1.143	5,012,176,317	33.333%
1,670,073,671	1.142	5,010,221,013	33.333%
1,971,307,340	0.988	5,913,922,020	33.333%
1,991,342,982	0.978	5,974,028,946	33.333%
1,846,400,810	1.055	5,539,202,430	33.333%
2,171,527,212	0.942	6,514,581,636	33.333%
2,207,217,374	0.882	6,621,652,122	33.333%
2,207,292,967	0.826	6,621,878,901	33.333%

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Direct and Overlapping Property Tax Rates - Last Ten Tax Levy Years
December 31, 2025 (Unaudited)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Village Direct Rates										
Corporate	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Bonds and Interest	0.170	0.143	0.146	0.148	0.132	0.138	0.157	0.104	0.057	0.010
Garbage	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Police Pension	0.236	0.211	0.202	0.208	0.195	0.193	0.193	0.206	0.214	0.237
Firefighters' Pension	0.190	0.170	0.182	0.192	0.175	0.173	0.186	0.190	0.177	0.191
Fire Protection	0.385	0.322	0.312	0.302	0.261	0.251	0.279	0.237	0.233	0.187
Police Protection	0.371	0.311	0.301	0.292	0.225	0.223	0.240	0.204	0.201	0.201
Total Direct Rates	1.352	1.157	1.143	1.142	0.988	0.978	1.055	0.942	0.882	0.826
Overlapping Rates										
Mount Prospect Library	0.801	0.687	0.681	0.696	0.599	0.593	0.647	0.495	0.502	0.512
County of Cook	0.552	0.533	0.496	0.489	0.454	0.453	0.446	0.431	0.386	0.390
Consolidated Elections	0.034	0.000	0.031	0.000	0.030	0.000	0.019	0.000	0.032	0.000
Forest Preserve District	0.069	0.063	0.062	0.060	0.059	0.058	0.058	0.081	0.075	0.069
Metropolitan Water Reclamation District	0.426	0.406	0.402	0.396	0.389	0.378	0.382	0.374	0.345	0.340
Township of Elk Grove	0.078	0.066	0.065	0.066	0.055	0.053	0.058	0.050	0.051	0.054
Township of Maine	0.124	0.108	0.105	0.092	0.033	0.022	0.075	0.064	0.066	0.069
Township of Wheeling	0.055	0.041	0.043	0.043	0.038	0.037	0.041	0.036	0.037	0.037
General Assistance Elk Grove	0.017	0.013	0.013	0.013	0.011	0.011	0.012	0.010	0.010	0.009
General Assistance Maine	0.031	0.027	0.021	0.000	0.000	0.000	0.015	0.013	0.013	0.013
General Assistance Wheeling	0.010	0.008	0.009	0.009	0.008	0.008	0.008	0.007	0.007	0.007
Road and Bridge Elk Grove	0.018	0.016	0.016	0.016	0.014	0.013	0.014	0.012	0.012	0.012
Road and Bridge Maine	0.065	0.056	0.057	0.060	0.053	0.054	0.058	0.047	0.045	0.045
Road and Bridge Wheeling	0.020	0.014	0.015	0.016	0.014	0.013	0.015	0.012	0.012	0.012
Northwest Mosquito Abatement District	0.011	0.010	0.010	0.011	0.010	0.010	0.011	0.009	0.010	0.011
Arlington Heights High School District #214	2.881	2.527	2.563	2.669	2.356	2.382	2.664	2.352	2.445	2.574
Community College District #512	0.466	0.416	0.425	0.443	0.403	0.409	0.457	0.410	0.413	0.434
Arlington Heights Park District	0.626	0.488	0.494	0.514	0.457	0.469	0.521	0.464	0.481	0.497
Village of Mount Prospect										
Special Service Area #5	0.142	0.119	0.118	0.000	0.000	0.000	0.000	0.000	0.000	0.000
School District #59	3.291	2.998	3.031	3.173	2.751	2.735	3.076	2.844	2.913	3.099
Mount Prospect Park District	0.681	0.594	0.609	0.633	0.547	0.554	0.617	0.547	0.561	0.594

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
School District #57	3.364	2.870	3.720	3.875	3.490	3.574	3.937	3.448	3.510	4.303
School District #25	3.990	3.424	3.488	3.617	3.246	3.334	3.709	3.437	3.430	3.652
River Trails Park District	0.769	0.665	0.681	0.708	0.626	0.637	0.721	0.645	0.659	0.670
School District #26	4.742	4.140	4.198	4.365	3.916	3.991	4.527	4.058	4.147	4.338
Prospect Heights Park District	0.912	0.770	0.784	0.817	0.751	0.777	0.865	0.753	0.774	0.798
School District #23	4.062	3.404	3.479	3.595	3.312	3.416	3.807	3.346	3.416	3.516
School District #21	5.642	4.966	5.022	5.276	4.691	4.683	5.205	4.635	4.744	4.907
Des Plaines Park District	0.556	0.485	0.493	0.515	0.453	0.463	0.518	0.437	0.441	0.463
Prospect Heights Old Town Sanitary	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Elk Grove Rural Fire Protection District	1.410	1.305	1.305	1.680	1.382	1.309	1.478	1.404	1.074	0.000
SSA Elk Grove Township EMS (1)	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.841
Prospect Heights Fire Protection District	1.148	0.979	1.018	1.057	0.969	1.004	1.134	0.955	1.121	1.170
High School District #207	2.901	2.507	2.529	2.652	2.553	2.639	2.901	2.459	2.524	2.618
Community College District #535	0.271	0.231	0.232	0.246	0.221	0.227	0.252	0.221	0.227	0.237
School District #62	4.487	3.921	3.940	4.121	3.575	3.696	4.063	3.499	3.430	3.480
Total Tax Rate for Property Located in the Village of Mount Prospect, Elk Grove Township, and School District #59	10.819	9.605	9.665	9.808	8.745	8.694	9.655	8.677	8.761	9.050
Share of Total Tax Rate Levied by the Village of Mount Prospect for Village Purposes	12.50%	12.05%	11.83%	11.64%	11.30%	11.25%	10.93%	10.85%	10.07%	9.13%
Total Tax Rate for Property Located in the Village of Mount Prospect, Wheeling Township, School District #26, and Mount Prospect Park District	12.242	10.715	10.805	10.973	10.268	10.333	11.468	10.218	10.336	10.641
Share of Total Tax Rate Levied by for Village Purposes	11.04%	10.80%	10.58%	10.41%	9.62%	9.46%	9.20%	9.21%	8.54%	7.76%

Data Source: Office of the Cook County Clerk

Note: Property tax rates are per $100 of assessed valuation.

(1) Started Levy in 2024.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Principal Property Tax Payers - Current Fiscal Year and Nine Fiscal Years Ago
December 31, 2025 (Unaudited)

	2025*			2016		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total Village Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Village Taxable Assessed Value
CRP 3 West Central LLC	$ 23,860,314	1	1.08%			
LBX Mount Prospect LLC	19,220,816	2	0.87%			
DLC Management Corp	15,463,471	3	0.70%			
Maple Street Lofts	13,524,980	4	0.61%			
Menard - Properties	11,208,317	5	0.51%			
Golf Plaza II	10,820,125	6	0.49%			
Mt. Prospect Greens LLC	10,150,712	7	0.46%			
Home Properties Colony	10,028,867	8	0.45%			
Costco	9,181,407	9	0.42%			
Walgreens	8,570,255	10	0.39%			
Randhurst Improvements, LLC				21,171,001	1	1.56%
Ramco-Gershenson Properties, LLC				20,212,777	2	1.49%
Home Properties				15,447,546	3	1.14%
Golf Plaza I & II				13,252,769	4	0.98%
United Airlines Inc.				13,243,050	5	0.98%
CRP 3 Acquisitions, LLC				10,943,334	6	0.81%
First Industrial Rlty				8,269,908	7	0.61%
Costco Properties				7,134,307	8	0.53%
LIT Industrial Limited				7,098,640	9	0.52%
Cummins Alison Corp				6,804,630	10	0.50%
Totals	132,029,264		5.98%	123,577,962		9.12%

Data Source: Office of the Cook County Clerk

*Collections received in 2025 for 2024 Tax Year due to delay in Property Tax Billing

Note: Every effort has been made to seek out and report the largest taxpayers. However, many of the taxpayers contain multiple parcels and it is possible that some parcels and their valuations were overlooked.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Property Tax Levies and Collections - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

Fiscal Year	Tax Levy Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
			Amount	Percentage of Levy		Amount	Percentage of Levy
2016	2015	$ 18,312,756	$ 18,130,372	99.00%	$ (225,511)	$ 17,904,861	97.77%
2017	2016	18,727,305	18,534,114	98.97%	(257,365)	18,276,749	97.59%
2018	2017	19,087,264	18,865,586	98.84%	(289,497)	18,576,089	97.32%
2019	2018	19,087,266	18,710,515	98.03%	(268,956)	18,441,559	96.62%
2020	2019	19,469,004	19,187,932	98.56%	(252,241)	18,935,691	97.26%
2021	2020	19,469,002	19,207,967	98.66%	(173,885)	19,034,082	97.77%
2022	2021	19,469,003	19,181,887	98.53%	15,547	19,197,434	98.61%
2023	2022	20,443,677	20,367,778	99.63%	(94,869)	20,272,909	99.16%
2024	2023	19,469,004	19,382,291	99.55%	(49,601)	19,332,690	99.30%
2025 *	2024 *	18,235,179	18,235,179	100.00%	—	18,235,179	100.00%

Data Source: Office of the County

Note: Property in the Village is reassessed each year. Property is assessed at 33% of actual value.

Other Information: The Statement requires that the information in this schedule be shown for each period for which levied and should be consistent with the periods shown in the schedule of direct and overlapping revenue rates and schedule of direct and overlapping property tax rates. Therefore, most Illinois governments should disclose this by the tax levy year, not the fiscal year.

*Please note that the figures in this report reflect incomplete data, as Cook County reporting was available only through October 31, 2025, and no subsequent updates were provided for distributions issued after that date.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Sales Taxes by Category - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

	2016	2017	2018
General Merchandise	$ 1,114,510	1,082,424	1,086,859
Food	951,863	877,665	856,379
Drinking and Eating Places	884,477	879,654	937,398
Apparel	163,438	157,352	140,366
Furniture and H.H., and Radio	209,712	202,302	210,670
Lumber, Building Hardware	821,872	846,376	913,446
Automobile and Filling Stations	1,492,452	1,676,338	1,816,029
Drugs and Miscellaneous Retail	6,594,754	8,965,486	13,018,288
Agriculture and All Others	3,611,295	3,649,578	3,751,156
Manufacturers	500,200	184,759	95,752
Totals	16,344,573	18,521,934	22,826,343
Village Direct Sales Tax Rate	1.00%	1.00%	1.00%
Number of Taxpayers	987	1,102	1,078

Data Source: Illinois Department of Revenue

Data available for calendar year only. The fiscal year of the Village is the same as the calendar year. Excludes Home Rules Tax portion.

2019	2020	2021	2022	2023	2024	2025
992,680	863,330	955,318	992,430	1,036,858	1,099,955	1,142,003
884,898	985,767	985,071	1,142,947	1,231,263	1,265,937	1,296,237
997,318	870,374	1,035,832	1,182,293	1,240,628	1,323,575	1,399,059
172,171	145,070	220,190	207,198	215,273	236,865	352,550
197,569	160,490	193,957	296,442	322,244	506,469	508,450
965,237	1,095,425	1,151,396	1,185,052	1,128,800	1,133,721	1,250,899
1,942,864	1,951,579	2,276,879	2,509,920	2,422,544	2,653,087	2,724,479
13,336,938	14,089,151	18,596,445	19,688,632	22,337,303	25,126,064	30,383,936
3,788,000	1,629,707	3,653,554	3,715,106	4,806,367	4,280,367	4,957,259
101,939	131,654	200,527	155,768	141,178	122,139	213,867
23,379,614	21,922,547	29,269,169	31,075,788	34,882,458	37,748,179	44,228,739
1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
1,040	987	3,616	4,914	5,928	7,256	13,443

Business District Sales Taxes by Category - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

	2016	2017	2018
General Merchandise	$ 82,142	76,426	62,848
Food	21,846	20,186	20,417
Drinking and Eating Places	54,393	51,629	50,063
Apparel	21,716	20,126	18,060
Furniture, H.H., and Radio	15,551	14,438	12,976
Lumber, Building Hardware	108,480	109,058	112,957
Automobile and Filling Stations	—	—	—
Drugs and Miscellaneous Retail	31,889	25,843	31,732
Agriculture and All Others	5,323	5,230	6,372
Manufacturers	—	—	—
Total	341,340	322,936	315,425
Village Direct Sales Tax Rate	0.25%	0.25%	0.25%

Data Source: Illinois Department of Revenue

Data available for calendar year only. The fiscal year of the Village is the same as the calendar year.

Note: Amount reported net of IDOR 2% compliance administration and enforcement charge.

2019	2020	2021	2022	2023	2024	2025
28,214	19,626	23,759	24,910	25,942	30,582	35,221
18,526	21,501	25,736	23,049	22,611	23,561	24,156
53,476	36,543	40,161	42,631	50,144	47,367	44,461
22,600	12,802	16,484	16,453	15,590	16,408	17,111
12,336	3,661	2,308	14,906	16,640	22,014	34,487
115,524	126,618	139,161	137,256	131,069	128,730	157,759
—	—	16	53	22	1	50
29,430	26,739	38,231	42,507	36,128	39,020	45,559
7,101	2,566	4,941	5,849	6,018	7,656	15,653
—	—	80	119	97	314	668
287,207	250,056	290,877	307,733	304,261	315,653	375,125
0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Home Rule Sales Taxes by Category - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

	2016*	2017**	2018**
General Merchandise	$ 858,739	822,252	806,891
Food	246,759	231,474	238,527
Drinking and Eating Places	862,052	831,312	852,731
Apparel	162,986	154,603	137,624
Furniture and H.H. and Radio	206,542	196,588	204,642
Lumber, Building Hardware	817,396	828,391	891,206
Automobile and Filling Stations	831,269	937,688	1,029,522
Drugs and Miscellaneous Retail	439,702	473,116	517,588
Agriculture and All Others	623,624	702,386	667,655
Manufacturers	497,623	179,655	91,683
Total	5,546,692	5,357,465	5,438,069
Number of Taxpayers	987	1,102	1,078
Village Home Rule Sales Tax Rate	1.00%	1.00%	1.00%

Data Source: Illinois Department of Revenue

Data available for calendar year only. The fiscal year of the Village is the same as the calendar year.

Interest income included in warrants is not reflected in this schedule.

*Excluding additional allocations received (excluded from IDOR online report).

**Amount reported net of IDOR compliance administration and enforcement charge.

2019**	2020**	2021**	2022**	2023**	2024**	2025**
675,585	577,971	678,058	669,247	697,195	732,998	764,551
249,420	268,755	306,796	331,838	339,570	337,363	372,586
913,754	764,116	932,604	1,058,134	1,124,167	1,199,935	1,261,176
169,062	142,434	216,205	203,245	210,969	232,087	345,913
192,307	157,506	190,925	290,069	313,838	494,367	496,564
942,053	1,068,094	1,125,051	1,155,838	1,099,583	1,104,986	1,220,047
1,031,563	924,782	1,172,729	1,346,105	1,305,812	1,330,040	1,394,283
533,057	754,906	1,148,221	1,223,910	1,212,637	1,280,148	1,666,908
611,860	528,437	722,886	803,621	795,136	921,106	1,478,013
97,836	126,659	194,381	150,434	138,034	118,468	188,537
5,416,497	5,313,660	6,687,856	7,232,441	7,236,941	7,751,498	9,188,578
1,040	987	3,616	4,914	5,928	7,256	13,443
1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Direct and Overlapping Sales Tax Rates - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

Fiscal Year	State Tax	County Rate	Regional Transportation Authority	Village Direct Rate	Total
2016	5.00%	2.00%	1.00%	1.00%	10.00%
2017	5.00%	2.00%	1.00%	1.00%	10.00%
2018	5.00%	2.00%	1.00%	1.00%	10.00%
2019	5.00%	2.00%	1.00%	1.00%	10.00%
2020	5.00%	2.00%	1.00%	1.00%	10.00%
2021	5.00%	2.00%	1.00%	1.00%	10.00%
2022	5.00%	2.00%	1.00%	1.00%	10.00%
2023	5.00%	2.00%	1.00%	1.00%	10.00%
2024	5.00%	2.00%	1.00%	1.00%	10.00%
2025	5.00%	2.00%	1.00%	1.00%	10.00%

Data Source: State of Illinois

Note: Business district is assessed additional 0.25% sales tax.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Ratios of Outstanding Debt by Type - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

	Governmental Activities				Business-Type Activities			
Fiscal Year Ended	General Obligation Bonds	IEPA Loan Payable (1)	Installment Note (2)	Business District Limited Tax Note Payable	General Obligation Bonds	Total Primary Government	Percentage of Personal Income (3)	Per Capita (3)
2016	$ 43,905,073	$ 359,175	$ 1,525,000	$ 31,767,253	$ —	$ 77,556,501	4.31%	$ 1,432
2017	45,784,843	170,271	1,105,000	32,525,273	5,063,964	84,649,351	4.71%	1,563
2018	85,737,998	57,500	590,000	33,192,363	9,827,936	129,405,797	7.19%	2,389
2019	90,476,575	—	—	35,329,187	19,567,083	145,372,845	8.08%	2,684
2020	86,146,970	—	—	35,905,176	19,206,498	141,258,644	6.50%	2,587
2021	81,283,168	—	—	36,730,522	18,644,921	136,658,611	5.94%	2,404
2022	76,644,366	—	—	37,600,588	27,881,659	142,126,613	5.76%	2,500
2023	73,403,031	—	—	38,290,593	26,943,855	138,637,479	5.12%	2,439
2024	70,056,165	—	—	38,413,094	25,931,051	134,400,310	4.91%	2,364
2025	66,559,299	—	—	38,410,426	24,838,247	129,807,972	4.69%	2,283

Data Source: Audited Financial

(1) The Village entered into five installment contracts with the Illinois Environmental Protection Agency to provide funds for the construction of flood control projects. The contracts are for a 20-year period with equal semiannual installments. Only one of the five original loans remain outstanding.

(2) The Village entered into an installment note to provide funding for the construction of certain flood control projects. The loan is payable in annual installments over a seven-year period.

(3) See the schedule of Demographic and Economic Information for personal income and population data.

Note: Details of the Village's outstanding debt can be found in the notes to financial statements.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Ratios of General Bonded Debt Outstanding - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

Fiscal Year	General Obligation Bonds	Less Amounts Available in Debt Service Fund	Total	Percentage of Total Taxable Assessed Value of Property (1)	Per Capita (2)
2016	$ 43,905,073	$ 168,152	$ 43,736,921	1.08%	$ 807
2017	50,848,807	184,195	50,664,612	1.04%	935
2018	95,565,934	2,546,115	93,019,819	1.86%	1,717
2019	110,043,658	1,850,968	108,192,690	2.16%	1,997
2020	105,353,468	1,261,124	104,092,344	1.76%	1,906
2021	99,928,089	1,533,779	98,394,310	1.65%	1,731
2022	104,526,025	864,746	103,661,279	1.87%	1,823
2023	100,346,886	1,079,060	99,267,826	1.52%	1,746
2024	95,987,216	1,259,540	94,727,676	1.43%	1,666
2025	91,397,546	1,400,516	89,997,030	1.36%	1,583

Data Sources: Audited financial statements and Office of the County Clerk

(1) See the schedule of Assessed Value and Actual Value of Taxable Property for property value data.

(2) See the schedule of Demographic and Economic Information for personal income and population data.

Note: Details regarding the Village's outstanding debt can be found in the notes to the financial statements.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Schedule of Direct and Overlapping Governmental Activities Debt
December 31, 2025 (Unaudited)

Governmental Unit	(1) Gross Debt	(2) Percentage Debt Applicable to the Village of Mount Prospect	(3) Village Share of Debt
Village of Mount Prospect	$ 104,969,725	100.00%	$ 104,969,725
County of Cook	1,930,661,750	1.06%	20,426,401
Forest Preserve District of Cook County	75,290,000	1.06%	796,568
Metropolitan Water Reclamation District	1,908,935,000	1.08%	20,540,141
Community College District #535	53,185,000	0.02%	9,573
Community College District #512	212,340,000	9.78%	20,773,222
School District #214	16,415,000	19.30%	3,167,767
School District #207	144,160,000	0.09%	123,978
School District #57	17,585,000	94.07%	16,542,913
School District #26	32,240,000	78.75%	25,390,290
School District #25	96,120,000	2.44%	2,341,483
School District #23	9,180,000	8.69%	797,558
School District #21	74,045,000	2.71%	2,007,360
School District #59	13,270,000	18.02%	2,391,519
Arlington Heights Park District	5,545,000	1.93%	106,908
Des Plaines Park District	3,249,000	1.57%	51,139
Mount Prospect Park District	19,627,635	68.97%	13,537,180
Total Overlapping Debt	4,611,848,385		129,004,000
Total Direct and Overlapping Debt	4,716,818,110		233,973,725

Data Source: Governmental units and the percentage of overlapping debt from the County Clerk's office. Gross debt of the overlapping governmental units obtained from ACFR's on file with the Cook County Treasurer's Office.

(1) Gross bonded debt excluding outstanding general obligation (alternate revenue bonds) which are expected to be paid from sources other then general taxation.

(2) Determined by ratio of 2024 assessed value of property subject to taxation in overlapping unit to value of property subject to taxation in the Village.

(3) Amount in column (2) multiplied by amount in column (1).

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Schedule of Legal Debt Margin
December 31, 2025 (Unaudited)

The Village is a home rule municipality.

Article VII, Section 6(k) of the 1970 Illinois constitution governs computation of legal debt margin.

> The General Assembly may limit by law the amount and require referendum approval of debt to be incurred by some home rule municipalities, payable from ad valorem property tax receipts, only in excess of the following percentages of the assessed value of its taxable property...(2) if its population is more than 25,000 and less than 500,000 an aggregate of one percent: indebtedness which is outstanding on the effective date (July 1, 1971) of this constitution or which is thereafter approved by referendum...shall not be included in the foregoing percentage amounts.

To date the General Assembly has set no limits for home rule municipalities. The government is a home rule municipality.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Demographic and Economic Statistics - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

Fiscal Year	(1) Population	(2) Equalized Assessed Value	Personal Income	(1) Per Capita Personal Income	(3) Unemployment Rate
2016	54,167	$ 1,619,158,852	$ 1,798,831,903	$ 33,209	4.60%
2017	54,167	1,670,725,439	1,798,831,903	33,209	3.70%
2018	54,167	1,670,073,671	1,798,831,903	33,209	2.90%
2019	54,167	1,971,307,340	1,798,831,903	33,209	2.70%
2020	54,604	1,991,342,982	2,174,658,904	39,826	6.60%
2021	56,852	1,846,400,810	2,299,777,104	40,452	5.00%
2022	56,852	2,171,527,212	2,466,751,428	43,389	3.50%
2023	56,852	2,207,217,374	2,706,951,128	47,614	6.70%
2024	56,852	2,207,292,967	2,735,320,276	48,113	5.00%
2025	56,852	N/A	2,766,475,172	48,661	5.30%

Data source:

(1) U.S. Department of Commerce, Bureau of the Census
(2) Office of the Cook County Clerk
(3) IDES Local Area Unemployment Statistics

N/A - Not Available

Principal Employers - Current Fiscal Year and Nine Fiscal Years Ago
December 31, 2025 (Unaudited)

	2025			2016		
Employer	Employees	Rank	Percentage of Total Village Employment	Employees	Rank	Percentage of Total Village Employment
CVS Caremark	655	1	1.15%	1,250	1	2.31%
Robert Bosch Tool Corporation	650	2	1.14%	650	2	1.20%
Village of Mount Prospect	334	3	0.59%	315	4	0.58%
Mount Prospect School District 57	326	4	0.57%	300	5	0.55%
Township High School No. 214	300	5	0.53%	225	8	0.42%
Rauland Borg	300	6	0.53%	300	6	0.55%
Costco	277	7	0.49%			
Wal-Mart	271	8	0.48%	189	9	0.35%
School District 59	266	9	0.47%			
TJX Companies	201	10	0.35%			
Cummins-Allison Corporation				500	3	0.92%
Carson Pirie Scott				267	7	0.49%
Jewel Food Stores				189	9	0.35%
Home Depot				189	10	0.35%
	3,580		6.30%	4,374		8.07%

Data Sources: Village Records

VILLAGE OF MOUNT PROSPECT, ILLINOIS

Full-Time Equivalent Employees by Function/Program - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

See Following Page

Full-Time Equivalent Employees by Function/Program - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

Function/Program	2016	2017	2018
Public Representation/Community and Civic Services	2.20	2.10	2.05
General Government			
Village Administration			
Administration	16.75	17.35	15.85
Finance	13.00	13.00	13.50
Total	29.75	30.35	29.35
Community Development			
Community Development	18.75	18.75	21.00
Community Development/CDBG	0.75	0.75	—
Total	19.50	19.50	21.00
Human Services Department	9.50	9.55	10.55
Public Safety and Protection			
Police Department	101.50	102.50	103.00
Fire Department	81.00	81.00	81.00
Total	182.50	183.50	184.00
Public Works Department			
Administration	3.85	3.35	4.75
Streets/Buildings/Parking	12.35	12.35	14.20
Forestry	8.35	8.35	8.35
Engineering	8.00	8.00	7.90
Water/Sewer	2.90	25.25	25.75
Refuse Disposal	24.75	2.90	—
Parking	0.90	0.90	—
Vehicle Maintenance	10.75	10.75	10.75
Total	71.85	71.85	71.70
Village Total	315.30	316.85	318.65

Data Source: Village Budget

2019	2020	2021	2022	2023	2024	2025
0.80	0.80	0.70	0.70	0.70	0.70	0.70
15.50	16.00	16.00	15.50	16.00	16.00	16.00
13.50	14.00	13.00	13.00	13.00	13.00	13.00
29.00	30.00	29.00	28.50	29.00	29.00	29.00
21.25	21.25	20.75	20.75	21.75	21.75	21.75
—	—	—	—	—	—	—
21.25	21.25	20.75	20.75	21.75	21.75	21.75
9.55	9.55	9.55	11.05	11.05	11.50	12.00
104.00	105.50	105.50	104.50	105.50	110.50	111.50
80.75	80.75	80.75	86.79	87.45	87.45	90.45
184.75	186.25	186.25	191.29	192.95	197.95	201.95
5.10	5.10	5.10	5.10	5.10	5.10	5.10
16.05	16.30	16.00	16.00	17.00	17.00	17.00
9.55	9.55	9.55	9.55	9.55	9.55	9.55
8.40	8.40	8.40	8.40	8.40	8.40	8.40
23.30	23.30	23.30	23.85	23.85	23.85	23.85
—	—	—	—	—	—	—
—	—	—	—	—	—	—
9.60	10.10	9.65	9.65	9.65	9.65	8.15
72.00	72.75	72.00	72.55	73.55	73.55	72.05
317.35	320.60	318.25	324.84	329.00	334.45	337.45

Operating Indicators by Function/Program - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

Function/Program	2016	2017	2018
Finance Department			
Vehicle Stickers Issued	41,323	40,638	39,214
Utility Bills	152,872	152,689	152,689
Real Estate Transfer Tax Stamps Sold	1,541	1,472	1,473
Community Development			
Building Division			
Permits Issued	2,500	2,375	2,562
Plan Reviews	513	425	465
Building Code Inspections and Reinspections	9,535	9,640	9,320
Environmental Health Division			
Inspections and Reinspections			
Food Service	405	400	359
Multi-family Buildings	1,000	1,000	1,025
Public Safety			
Police			
Number of Crimes	2,235	2,387	2,335
Number of Service Calls	18,232	18,393	18,339
Number of Arrests	1,083	1,102	1,019
Moving Violations	4,137	3,842	3,440
Parking Citations	5,637	8,179	5,564
Fire			
Fire Calls	1,889	1,816	1,884
EMS Calls	4,032	4,105	4,195
Fire Prevention Inspections	3,800	2,075	2,600
Training Hours	29,024	31,626	31,651
Public Works			
Streets			
Street Resurfacing (Miles)	6.30	7.00	7.00
Crack Filling (Lbs)	53,623	51,412	54,000
Leaves Removed (Tons)	1,676	1,848	1,856
Water			
Water Mains Installed (Lineal Feet)	600	1,990	3,900
Water Billed (1,000 Gallons)	1,224,661	1,208,079	1,179,096
Sanitary Sewers Cleaned (Ft)	75,000	100,000	75,000
Refuse (Single/Multi-Family)			
Solid Waste Collected (Tons)	26,574	29,613	28,235
Recycling (Tons)	5,355	5,492	5,086

Data Source: Various Village Departments

* Numbers affected by COVID-19.

** Village suspended Vehicle Sticker issuance

2019	2020	2021	2022	2023	2024	2025
37,945	35,337	35,687	33,000	— **	—	—
149,186	149,305	153,191	153,437	156,083	153,593	156,616
1,455	1,485	1,596	1,477	1,172	1,180	1,056
2,502	2,500	2,935	2,454	2,379	2,322	2,282
575	600	636	992	972	963	1,108
9,100	9,000	10,480	7,336	8,560	10,442	6,305
406	432	1,216	447	471	493	656
1,015	1,000	902	1,303	1,693	1,847	2,585
2,392	2,102	1,645	1,694	1,785	1,715	1,733
18,483	15,650	22,138	16,186	17,372	17,828	17,248
1,113	919	628	785	789	893	1,380
3,404	2,501	2,087	2,958	2,946	3,680	5,145
4,366	3,692	6,691	4,289	4,688	2,700	5,748
1,855	1,793	1,767	2,037	1,902	2,203	2,215
4,598	4,069	4,734	4,986	5,394	5,588	5,694
3,000	1,500 *	1,956	2,530	3,000	2,398	2,359
31,258	24,221 *	29,587	31,440	36,900	30,287	31,153
6.80	7.10	7.73	8.55	9.21	7.36	6.90
54,000	54,000	55,371	52,251	43,961	46,202	71,800
1,853	1,889	1,100	1,941	2,050	1,935	2,160
4,510	5,326	6,513	6,785	12,884	14,039	16,879
1,183,694	1,219,545	1,259,250	1,259,369	1,271,971	1,290,940	1,265,807
60,000	60,000	52,000	48,000	43,562	45,750	52,450
28,854	28,776	28,704	20,488	21,884	20,605	22,706
4,672	4,859	4,486	4,398	4,067	4,109	3,794

Capital Asset Statistics by Function/Program - Last Ten Fiscal Years
December 31, 2025 (Unaudited)

Function/Program	2016	2017	2018
Public Safety			
Police			
Stations	1	1	1
Patrol Units	30	31	31
Fire			
Fire Stations	3	3	3
Fire Engines/Vehicles	21	21	21
Public Works			
Residential Streets (Miles)	135	135	135
Water			
Water Mains (Miles)	160	160	160
Fire Hydrants	2,243	2,246	2,246
Storage Capacity (Gallons)	8.8M	8.8M	8.8M
Wastewater			
Sanitary Sewer (Miles)	72	72	72
Storm Sewers (Miles)	108	110	110
Combined Sewers (Miles)	55	55	55

Data Source: Various Village departments

2019	2020	2021	2022	2023	2024	2025
1	1	1	1	1	1	1
30	30	30	32	31	30	31
3	3	3	3	4	4	4
22	22	22	24	25	27	28
135	135	136	136	136	136	136
160	160	160	160	160	160	160
2,246	2,246	2,246	2,246	2,246	2,246	2,254
8.8M	8.8M	8.8M	8.8M	8.8M	8.8M	8.8M
72	72	72	72	72	72	72
110	110	110	110	110	110	110
55	55	55	55	55	55	55

ADDITIONAL DISCLOSURES REQUIRED BY SEC RULE 15C2-12

VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS
FINANCIAL INFORMATION
STATEMENT OF INDEBTEDNESS

	Amount Applicable as of December 31, 2025	As Percent of Assessed Value	As Percent of Estimated True Value	Per Capita 2020 Census 56,852
Assessed Valuation of Taxable Real Property, 2024	**$ 2,229,344,352**	**100.00%**	**33.33%**	**$ 39,213.12**
Estimated True Value of Taxable Real Property, 2024	**6,688,033,056**	**300.00%**	**100.00%**	**117,639.36**
Direct Bonded Debt payable from Property Taxes (1)				
Payable From Property taxes	$ 41,845,000	1.88%	0.63%	$ 736.03
Self-Supporting Debt	86,504,725	3.88%	1.29%	1,521.58
Total Direct Bonded Debt	$ 128,349,725	5.76%	1.92%	$ 2,257.61
Overlapping Bonded Debt Payable from Property Taxes (2)				
Schools	$ 73,545,663	3.30%	1.10%	$ 1,293.63
Other Than Schools	55,458,337	2.49%	0.83%	975.49
Total Overlapping Bonded Debt	$ 129,004,000	5.79%	1.93%	$ 2,269.12
Total Direct and Overlapping Bonded Debt	$ 257,353,725	11.54%	3.85%	$ 4,526.73
Total Direct and Overlapping Bonded Debt Excl. Self-Supporting	**$ 170,849,000**	**7.66%**	**2.55%**	**$ 3,005.15**

Notes: 1. The Village is a home-rule unit under the Illinois constitution and, therefore, has no debt limit nor is it required to seek referendum approval for the issuance of general obligation debt.
2. See “Detailed Overlapping Bonded Indebtedness Payable from Property Taxes at December 31, 2025”.

RETIREMENT SCHEDULE OF OUTSTANDING VILLAGE GENERAL OBLIGATION BONDED

Due Calendar Date	Principal Maturities: Source of Payments: Property Taxes	Total Maturities: Annual Amount	Total Maturities: Cumulative Percent	Debt Service Tax Levies: Levy Year	Debt Service Tax Levies: Property Taxes
2026	4,565,000	4,565,000	5.2%	2025	7,795,919
2027	4,795,000	4,795,000	10.6%	2026	7,857,879
2028	5,055,000	5,055,000	16.3%	2027	7,952,304
2029	4,800,000	4,800,000	21.7%	2028	7,524,869
2030	5,185,000	5,185,000	27.6%	2029	7,713,624
2031	5,480,000	5,480,000	33.8%	2030	7,804,060
2032	5,775,000	5,775,000	40.4%	2031	7,881,668
2033	6,095,000	6,095,000	47.3%	2030	7,981,540
2034	5,540,000	5,540,000	53.5%	2031	7,198,088
2035	5,830,000	5,830,000	60.1%	2034	7,302,538
2036	6,120,000	6,120,000	67.0%	2035	7,395,763
2037	6,425,000	6,425,000	74.3%	2036	7,493,038
2038	4,650,000	4,650,000	79.6%	2037	5,499,050
2039	4,865,000	4,865,000	85.1%	2038	5,551,200
2040	3,465,000	3,465,000	89.0%	2039	3,977,650
2041	3,610,000	3,610,000	93.1%	2040	3,991,050
2042	2,990,000	2,990,000	96.5%	2041	3,234,000
2043	3,110,000	3,110,000	100.0%	2042	3,234,400
	$88,355,000	$88,355,000			

DEBT (Note 1) (As of December 31, 2025)

Notes: 1. The Village is a home rule unit under the 1970 Illinois Constitution and as such has no debt limit, nor is it required to seek referendum approval for the issuance of general obligation debt. The Village has used alternative revenue sources including Home-rule sales tax, water/sewer charges etc. to perform the debt service for certain bonds. The Village abates the property taxes for the bonds paid with the alternative revenue sources.

DEBT RATIOS AND PER CAPITAL DEBT—GENERAL OBLIGATION BOND SALES 2006-2025 (Note 1)

		Ratio to Equalized Assessed Value				Per Capita (3)	
		Direct Debt		Direct & Overlapping Debt		Direct & Overlapping Debt	
Village Issue Sale Date	Amount	Including Self-Supporting	Excluding Self-Supporting (2)	Including Self-Supporting	Excluding Self-Supporting (2)	Including Self-Supporting	Excluding Self-Supporting (2)
December 15, 2006	10,000,000	0.78%	0.69%	2.72%	2.63%	2,362.39	2,287.21
February 17, 2009	10,000,000	0.72%	0.72%	2.45%	2.45%	2,445.85	2,445.85
December 1, 2009	3,430,000	0.70%	0.70%	2.47%	2.47%	2,749.42	2,749.42
December 1, 2009	2,650,000	0.70%	0.70%	2.47%	2.47%	2,749.42	2,749.42
July 29, 2011	4,100,000	0.60%	0.60%	2.80%	2.80%	2,921.82	2,921.82
July 29, 2011	5,160,000	0.60%	0.60%	2.80%	2.80%	2,921.82	2,921.82
January 3, 2012	2,975,000	0.60%	0.60%	2.80%	2.80%	2,921.82	2,921.82
September 10, 2013	9,800,000	0.92%	0.92%	3.42%	3.42%	3,042.80	3,043.80
February 4, 2014	6,279,000	1.13%	1.09%	3.74%	3.71%	3,253.40	3,223.59
September 8, 2016	8,735,000	2.00%	1.16%	5.29%	4.45%	3,356.50	3,309.47
December 1, 2016	9,100,000	1.90%	1.09%	5.25%	4.43%	3,356.50	3,296.96
December 20, 2017	9,740,000	1.64%	1.04%	3.78%	3.19%	3,385.89	2,829.19
May 1, 2018	7,060,000	1.62%	0.62%	3.79%	2.75%	4,214.20	2,450.93
October 16, 2018	38,440,000	2.39%	1.28%	4.55%	3.41%	4,214.20	3,135.48
June 3, 2019	9,600,000	6.87%	2.56%	12.69%	8.38%	4,444.69	2,935.89
November 25, 2019	7,725,000	6.87%	2.56%	12.69%	8.38%	4,444.69	2,935.89
February 8, 2022	8,935,000	7.70%	2.56%	13.68%	8.55%	4,443.50	2,776.43
September 7, 2022	8,230,000	7.70%	2.56%	13.68%	8.55%	4,443.50	2,776.43

Notes: 1. Information in table pulled from applicable Official Statements.
2. Excludes the Village's general obligation bonds which are payable from non-property taxes.
3. Village population estimates used in these calculations were 56,265 in 2001-2009, 54,167 in 2010-2019 and 56,852 beginning in 2020.

EQUALIZED ASSESSED VALUATION FOR TAXING PURPOSES (Note 1)

	Real Property			
Tax Levy Year (2)	Net For General Taxing Purposes (3)	Plus Incremental Valuation	Total For All Taxing Purposes (4)	Increase Over Prior Year
2013	1,357,294,084	32,976,484	1,390,270,568	(13.5%)
2014	1,357,146,990	33,230,688	1,390,377,678	0.0%
2015	1,322,298,998	32,251,850	1,354,550,848	(2.6%)
2016	1,571,489,433	47,669,419	1,619,158,852	19.5%
2017	1,670,725,439	-	1,670,725,439	3.2%
2018	1,667,794,096	2,279,575	1,670,073,671	(0.0%)
2019	1,962,779,503	8,527,837	1,971,307,340	18.0%
2020	1,977,147,038	14,195,944	1,991,342,982	1.0%
2021	1,834,713,374	11,687,436	1,846,400,810	(7.3%)
2022	2,111,145,161	60,382,051	2,171,527,212	17.6%
2023	2,167,918,473	39,298,901	2,207,217,374	1.6%
2024	2,169,063,662	60,280,690	2,207,292,967	0.0%

Notes: 1. Property in Cook County is separated into two primary classifications for assessment purposes (10% for residential and 25% for commercial property). After the assessor establishes the fair market value of a parcel of land, the value is multiplied by one of the classification percentages to arrive at the assessed valuation for that parcel. The Illinois Department of Revenue furnishes each county with an adjustment factor (the equalization factor) to equalize the level of assessment between counties. After the equalization factor is applied, the valuation of the property for taxing purposes has been established, and tax rates are applied to the equalized valuation.

3. Under the current triennial reassessment system in Cook County, the Village was most recently reassessed in 2022, and its equalized assessed value increased by 17.6 percent, or $325.1 million, compared to the prior year.

4. Excludes four categories of exemptions: the Senior Citizens' Homestead Exemption; the General Homestead Exemption; the Senior Citizens' Tax Freeze Homestead Exemption and the Long-Term Homeowner Exemption.

4. The Village's tax rate is calculated based on the village's Net Equalized Assessed Valuation (shown in this table as "Net for General Taxing Purposes") and is extended against its entire Equalized Assessed Valuation (shown in this table as "Total for all Taxing Purposes") excluding only the statuary exemptions. Of the taxes collected, that portion applicable to incremental valuation (valuation of tax increment districts) is remitted to the Village by the County Collector for deposit in the applicable tax allocation fund. The Equalized Assessed Valuation for which the Village receives its portion of the total tax rate for all non-TIF purposes is shown in this table as "Net for General Taxing Purposes".

DETAILED OVERLAPPING BONDED INDEBTEDNESS PAYABLE FROM PROPERTY TAXES AT DECEMBER 31, 2025

	Percent of Village's 2024 Real Property in Taxing Body	Gross Bonded Debt	Village's Applicable Share of Gross Debt to be Paid From Property Taxes (1)	
			Percent	Amount
SCHOOL DISTRICTS:				
Elementary Districts:				
Mount Prospect No. 57	37.7%	17,585,000	94.1%	16,542,913
Community Consolidated No. 59	26.7%	13,270,000	18.0%	2,391,519
River Trails No. 26	26.4%	32,240,000	78.8%	25,390,290
Wheeling Community Consolidated No. 21	3.4%	74,045,000	2.7%	2,007,360
Arlington Heights No. 25	3.2%	96,120,000	2.4%	2,341,483
Prospect Heights No. 23	2.5%	9,180,000	8.7%	797,558
High School Districts:				
Wheeling/Elk Grove No. 214	99.8%	16,415,000	19.3%	3,167,767
Maine Township No. 207	0.2%	144,160,000	0.1%	123,978
Community Colleges:				
Oakton No. 535	0.2%	53,185,000	0.0%	9,573
Harper No. 512	99.8%	212,340,000	9.8%	20,773,222
Total Schools				73,545,663
OTHER THAN SCHOOL DISTRICTS:				
Cook County, Including Forest Preserve District	100.0%	2,005,951,750	1.1%	21,222,969
Metropolitan Water Reclamation District	100.0%	1,908,935,000	1.1%	20,540,141
Park Districts:				
Mount Prospect	66.8%	19,627,635	69.0%	13,537,180
Arlington Heights	2.8%	5,545,000	1.9%	106,908
Des Plaines	1.8%	3,249,000	1.6%	51,139
Total Other Than Schools				55,458,337

Notes: 1. Village's share based upon 2024 Real Property valuations.

TAX RATES PER $100 EQUALIZED ASSESSED VALUATION (Note 1)

Village of Mount Prospect:	2020	2021	2022	2023	2024
Bonds and Interest	$ 0.138	$ 0.157	$ 0.104	$ 0.057	$ 0.010
Pensions (Police, Fire)	0.366	0.379	0.397	0.391	0.428
Police Protection	0.223	0.240	0.204	0.201	0.201
Fire Protection	0.251	0.279	0.237	0.233	0.187
Total Village	$ 0.978	$ 1.055	$ 0.942	$ 0.882	$ 0.826
Cook County, Including Forest Preserve District	0.511	0.523	0.512	0.493	0.459
Metropolitan Water Reclamation District	0.378	0.382	0.374	0.345	0.340
Mount Prospect Park District	0.554	0.617	0.547	0.561	0.594
Mount Prospect Public Library	0.593	0.647	0.495	0.502	0.512
Special Service Area No. 5	-	-	-	-	-
Community Consolidated School District No. 59	2.735	3.076	2.844	2.913	3.098
Township High School District No. 214	2.382	2.664	2.352	2.445	2.574
Harper College No. 512	0.409	0.457	0.410	0.413	0.434
All Other	0.087	0.095	0.081	0.084	0.088
Total (2)	$ 8.627	$ 9.516	$ 8.557	$ 8.638	$ 8.924
Village as a Percent of Total	11.3%	11.1%	11.0%	10.2%	9.3%

Notes 1. As a home rule unit under the 1970 Illinois Constitution, the Village has no statutory tax rate or levy limitations.

2. Tax rate applicable to the largest tax code in the Village and most recent available from Cook County.

TAX EXTENSIONS AND COLLECTIONS
(Village Purposes Only)

Levy Year	Collection Year	Total Taxes Extended	Total Taxes Collected as of December 31, 2025 (Note 1) Amount	Percent (2)
2014	2015	17,730,922	17,389,140	98.07%
2015	2016	18,312,756	17,904,861	97.77%
2016	2017	18,727,305	18,276,749	97.59%
2017	2018	19,087,264	18,576,089	97.32%
2018	2019	19,087,266	18,441,559	96.62%
2019	2020	19,469,004	18,935,691	97.26%
2020	2021	19,469,002	19,034,082	97.77%
2021	2022	19,469,002	19,197,434	98.61%
2022	2023	20,443,677	20,272,909	99.16%
2023	2024	19,469,004	19,332,690	99.30%
2024	2025	18,235,179	18,235,179	100.00%

Notes:

1. Source: Cook County Treasurer's Office. Tax payments, including late payments and proceeds from tax sales, are shown as collections in the year when due. The "Amount Collected" is not the same as distributions to the Village because tax refunds (pursuant to court orders, first time homestead exemptions other exemptions, etc.) are deducted from "Amount Collected" and interest earnings are added to "Amount Collected" in calculating the distributions.

2. Cook County property taxes are payable in two installments: the first on March 1, and the second on the latter of August 1 or 30 days after the mailing of the tax bills. The first installment is an estimated bill and is 55% of the prior year's bill. The second installment is based on the current levy, assessment and equalization and reflects any changes from the prior year in those factors.

TEN LARGEST TAXPAYERS

Rank	Taxpayer	Business/Properties	Equalized Assessed Valuation (1)	Percent of Village (2)
1	CRP 3 West Center LLC	Industrial	23,860,314	1.08%
2	LBX Mount Prospect LLC	Shopping Center	19,220,816	0.87%
3	DLC Management Corp	Shopping Center	15,463,471	0.70%
4	Maple Street Lofts	Apartments	13,524,980	0.61%
5	Menards - Properties	Hardware and Home Building Store	11,208,317	0.51%
6	CR Golf Plaza II LLC	Shopping Center	10,820,125	0.49%
7	MT Prospect Greens LLC	Apartments	10,150,712	0.46%
8	Home Properties	Apartments	10,028,867	0.45%
9	Costco	Membership Warehouse Club	9,181,407	0.42%
10	Walgreens	Pharmacies	8,570,255	0.39%
			$ 132,029,264	5.98%

Notes: 1. Valuations as of January 1, 2024, for 2024 tax purposes (payable 2025).
2. Total 2023 Village valuation is $ 2,207,292,967

2017 AND 2024 TAX BASE DISTRIBUTION BY PROPERTY CLASSIFICATION*

	Village of Mount Prospect				
	Taxable Valuation			Percent of Total	
Classification	2017	2024	% Increase	2017	2024
Residential	1,185,479,107	1,569,824,544	32.42%	70.96%	71.12%
Commercial	321,277,244	394,579,801	22.82%	19.23%	17.88%
Industrial	162,946,209	241,409,332	48.15%	9.75%	10.94%
Railroad	1,022,879	1,479,290	44.62%	0.06%	0.07%
Total	1,670,725,439	2,207,292,967	32.12%	100.00%	100.00%

* A breakdown by property classification of the Village's levy year 2024 valuation is not available as of the date of this report.

GENERAL FUND (Note 1)

Summary Statement of Revenues, Expenditures and Changes in Fund Balance
(Fiscal Years Ending December 31)

					2025	
Revenues:	2021	2022	2023	2024	Budget	Actual
Property Taxes	16,226,617	16,286,923	18,253,378	17,753,593	17,781,260	18,332,923
Sales Taxes	30,100,672	30,307,782	35,151,212	38,043,788	43,967,900	43,967,796
State Income Taxes	7,175,489	9,263,878	9,080,365	9,654,627	10,250,000	10,252,936
Licenses, Permits & Fees	3,462,218	2,568,330	2,782,346	2,643,731	2,723,800	2,171,468
Utility Taxes	3,053,871	3,215,723	1,846,913	1,736,750	1,839,200	1,899,609
Charges for Service	3,153,582	3,938,175	3,737,078	3,987,981	4,686,046	4,779,906
Fines & Forfeits	445,604	313,457	332,710	339,380	412,500	445,560
Investment Income	(3,025)	606,334	2,746,117	3,067,673	2,252,500	2,596,339
Food & Beverage Tax	1,080,890	1,246,766	1,216,606	1,530,914	1,520,600	1,520,610
Real Estate Transfer Tax	1,471,917	1,555,691	956,954	1,016,083	1,179,700	1,179,678
American Rescue Plan Grant	-	70,898	1,184,577	5,572,395	200,000	200,000
All Other Revenues	2,895,216	6,468,685	5,325,179	5,185,981	5,166,482	4,880,480
Total Revenues	$ 69,063,051	$ 75,842,642	$ 82,613,435	$ 90,532,896	$ 91,979,988	$ 92,227,305
Expenditures:						
General Government						
Public Representation Division	166,216	152,110	165,182	223,716	272,098	296,588
Village Manager's Office	3,689,825	4,252,225	4,708,504	4,909,613	5,626,059	5,131,821
Finance Department	1,515,447	1,624,954	1,533,547	1,744,045	1,907,525	1,789,072
Community Development - Administration	1,063,237	1,085,561	1,157,543	1,245,020	1,217,016	1,153,786
Benefit Payments	6,358	6,549	6,745	6,948	7,147	7,156
Total General Government	$ 6,441,083	$ 7,121,399	$ 7,571,521	$ 8,129,342	$ 9,029,845	$ 8,378,423
Public Safety:						
Code Enforcement	1,094,230	1,126,233	1,313,094	1,409,982	1,442,401	1,404,849
Police Department	20,023,450	19,942,165	21,926,267	23,177,731	25,932,658	25,143,872
Fire & Emergency Protection Department	17,616,782	18,751,795	20,736,486	21,372,172	22,878,590	22,387,859
Total Public Safety	$ 38,734,462	$ 39,820,193	$ 43,975,847	$ 45,959,885	$ 50,253,649	$ 48,936,580
Highways & Streets	9,370,338	8,807,969	10,276,613	11,415,344	13,896,876	13,049,799
Health	166,502	128,135	125,878	210,731	253,938	246,772
Welfare	1,422,835	1,562,184	1,672,152	1,771,696	2,106,417	1,982,544
Culture & Recreation	306,890	303,830	396,530	405,787	507,522	430,601
Net Transfers (In)/Out	4,000,000	4,688,401	14,280,911	19,522,312	7,700,000	5,438,967
Total Expenditures	$ 60,442,110	$ 62,432,111	$ 78,299,452	$ 87,415,097	$ 83,748,247	$ 78,463,686
Revenues Over (Under) Expenditures	$ 8,620,941	$ 13,410,531	$ 4,313,983	$ 3,117,799	$ 8,231,741	$ 13,763,619
Ending Fund Balance	$ 34,795,312	$ 48,245,320	$ 52,559,303	$ 55,677,102	$ 63,908,843	$ 69,440,721

General Fund
Balance Sheet - December 31

Assets:	2021	2022	2023	2024	2025
Cash & Investments	$29,375,181	$46,145,782	$50,957,108	$48,069,450	$45,632,996
Receivables					
Property Taxes	16,259,186	17,863,091	17,853,762	17,656,260	22,387,169
Other Taxes	9,859,038	9,727,019	10,731,093	11,865,311	15,032,761
All Other	312,830	473,104	404,875	328,419	1,046,594
Due From Other Funds	-	10,000	20,000	54,717	9,049,500
Due From Other Governments	92,748	296,195	81,434	391,148	899,254
All Other Assets	2,143,866	407,655	314,189	350,626	345,310
Total Assets	$58,042,849	$74,922,846	$80,362,461	$78,715,931	$94,393,584
Liabilities & Fund Balance					
Accounts Payable	$ 773,678	$ 552,803	$ 742,182	$ 837,917	$ 951,760
Deferred Revenues					
Property Taxes	16,156,364	14,164,411	17,614,813	17,656,260	17,656,260
All Other Liabilities	6,317,495	11,960,312	9,446,163	4,544,652	6,344,843
Fund Balance:					
Nonspendable	342,372	407,655	314,189	350,626	9,393,310
Restricted	-	-	-	-	-
Committed	-	-	-	-	-
Assigned	3,700,000	7,250,000	8,544,250	8,977,677	5,101,000
Unassigned	30,752,940	40,587,665	43,700,864	46,348,799	54,946,411
Total Fund Balance	$34,795,312	$48,245,320	$52,559,303	$55,677,102	$69,440,721
Total Liabilities & Fund Balance	$58,042,849	$74,922,846	$80,362,461	$78,715,931	$94,393,584

Notes: 1. This condensed financial information for the years ending December 31, 2021-2025 has been excerpted from the full Annual Comprehensive Financial Reports of the Village. The accounting policies of the Village conform to GAAP and are disclosed in the audited financial statements. A summary of some of the policies are: The General Fund is accounted for using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available as net current assets. Expenditures are generally recognized when the related fund liability is incurred.

COMBINED STATEMENT—ALL FUNDS (Note 1)
Fund Balances 2021-2025 and Summary 2025 Revenues, Excess Revenues and Fund Balance
(Fiscal Years Ended December 31)

					Fiscal Year Ended December 31, 2025			
					Revenue Incl. Transfers		Revenue Over	
Governmental Fund Types (2):	2021	2022	2023	2024	Property Tax	Total	(Under) Expenditures	Fund Balance
General Fund *	34,834,789	48,245,320	52,559,303	$ 55,677,102	$ 18,332,923	$ 92,987,770	$ 13,763,619	$ 69,440,721
Special Revenue Funds:								
Motor Fuel Tax	4,480,280	3,805,306	3,536,346	$ 3,997,697	$ -	$ 2,779,558	$ 327,285	$ 4,324,982
Community Development Block Gra	-	-	-	-	-	462,047	-	-
Refuse Disposal	1,091,050	1,380,549	1,657,371	1,888,415	-	5,725,849	431,145	2,319,560
Asset Seizure	105,505	90,381	77,315	110,520	-	12,975	(6,128)	104,392
DEA shared Funds	57,872	472,562	427,390	428,748	-	31,362	(13,720)	415,028
DUI Fines	148,677	138,910	141,337	130,895	-	1,594	(9,246)	121,649
Foreign Fire Tax Fund	478,814	543,266	585,513	572,458	-	181,719	(3,783)	568,675
Business District Fund	-	-	-	-	-	2,775,395	-	-
Pension Stabilization Fund	-	750,000	750,000	753,547	-	2,009,112	9,112	762,659
Economic Emergency Fund	-	-	6,695,690	13,691,634	-	579,806	579,806	14,271,440
Rural Special Service Area	-	-	-	-	677,953	677,953	12,953	12,953
South Mount Prospect TIF	-	-	2,038,750	2,782,523	807,581	1,829,442	(138,318)	2,644,205
Prospect/Main TIF*	395,781	2,177,557	2,266,402	3,906,514	4,591,577	5,925,709	(2,672,804)	1,233,710
Total Special Revenue	6,757,979	9,358,531	18,176,114	$ 28,262,951	$ 6,077,111	$ 22,992,521	(1,483,698)	26,779,253
Debt Service *	1,782,485	1,095,578	1,301,547	1,471,966	1,579,946	4,654,385	131,466	1,603,432
Capital Projects (3)	8,165,264	14,479,064	18,154,732	19,696,602	-	11,151,679	2,145,190	21,841,792
Total Governmental	$ 51,540,517	73,178,493	$ 90,191,696	$ 105,108,621	$ 25,989,980	$ 131,786,355	$ 14,556,577	$ 119,665,198
Proprietary & Fiduciary Fund Types								
Enterprise Funds (4):								
Water and Sewer *	45,147,298	49,885,089	55,955,988	$ 68,791,930	$ -	$ 30,430,412	$ 6,386,009	75,177,939
Village Parking System	310,546	322,966	268,498	385,469	-	335,128	(35,173)	450,296
Internal Service Funds (5)	25,752,604	25,202,939	26,903,775	29,418,998	-	19,277,895	5,655,801	35,074,800
Pension Trust Funds:			-	-				
Police Pension	96,474,332	80,671,330	89,960,810	97,588,648	-	23,972,928	15,768,485	113,357,133
Firefighter's Pension	85,017,228	70,402,040	78,761,763	85,308,692	-	2,041,993	12,426,613	97,735,305
Total Proprietary & Fiduciary	$ 252,702,008	$ 226,484,364	$ 251,850,834	$ 281,493,737	$ -	$ 76,058,356	$ 40,201,735	$ 321,795,473
Total All Funds (Memo Only)	$ 304,242,525	$ 299,662,857	$ 342,042,530	$ 386,602,358	$ 25,989,980	$ 207,844,711	$ 54,758,312	$ 441,460,671

* *Designated as major funds.*

Cash & Investments at 12/31 (6):	2021	2022	2023	2024	2025
General Fund	$ 29,375,181	$ 46,145,782	$ 50,957,108	$ 48,069,450	$ 45,632,996
Internal Service Funds	14,008,929	13,909,933	16,992,050	18,122,823	19,692,201
Prospect & Main TIF	341,682	1,927,204	3,517,866	4,160,017	1,826,420
Economic Emergency Fund	-	-	6,695,690	13,651,595	14,271,440
Other Special Revenue Funds	6,378,108	7,404,244	6,783,159	10,333,215	10,561,626
Debt Service Funds	1,767,712	448,161	1,276,937	1,439,580	1,571,637
Subtotal	$ 51,871,612	$ 69,835,324	$ 86,222,810	$ 95,776,680	$ 93,556,320
Capital Project Funds	7,948,358	12,304,169	17,859,553	16,739,705	20,690,423
Water & Sewer	16,311,963	25,934,241	22,112,891	19,558,241	17,306,857
Other Enterprise Funds	327,112	335,433	281,386	401,201	469,091
Pension Trust Funds	181,536,181	150,542,958	168,630,998	182,948,465	207,105,462
Total	$ 257,995,226	$ 258,952,125	$ 295,107,638	$ 315,424,292	$ 339,128,153

\+ *Starting year 2019 Other Fiduciary Funds are merged with General Fund*

Notes:

1. This condensed financial information for the years ending December 31, 2021-2025 has been excerpted from the full Annual Comprehensive Financial Reports of the Village. The accounting policies of the village conform to GAAP and are disclosed in the audited financial statements. A summary of some of the policies are: All Governmental Funds are accounted for using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available as net current assets; expenditures are recognized when the related fund liability is incurred. All Proprietary Funds and Pension Trust Funds are accounted for using the accrual basis of accounting. The Village's Annual Comprehensive Financial Report for the year ended December 31, 2025, included an unmodified "Independent Auditor's Report". Similar unqualified/unmodified opinions were included in the Village's Annual Comprehensive Financial Reports for the years ending December 31, 2021-2025. The "Independent Auditor's Report" included in the latest audit states, in part:

"In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Mount Prospect, Illinois, as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America."

2. The Village's property tax revenue recognition policy conforms to the provisions of "NCGA Interpretation 3, Revenue Recognition Property Taxes." The current net tax levy receivable is recognized in the balance sheet along with a corresponding amount of deferred revenue. In addition, the debt service payments and liabilities related to the current net tax levy are not reflected in the Debt Service Funds; the un-matured principal is reflected in the General Long-Term Debt Account Group.
3. Includes the Capital Improvement Fund, which accounts for the resources used to provide for mid-sized capital projects. Financing is provided by one-quarter cent home rule sales tax, developer contributions, inter-fund transfers, investment income, and bond proceeds.
4. Fund balances shown for the Enterprise Funds are total fund equity, including contributed capital and retained earnings, and the column "Revenue Over Expenditures" represents the change in that amount.
5. The Village created a Risk Management Fund in 1984 to account for the servicing and payment of claims for liability, property, casualty coverage and Workers' Compensation. Financing is provided by charges to the various Village funds. The Village created a Vehicle Replacement Fund in fiscal year 1991 to account for the acquisition and depreciation of Village vehicles. Financing is provided by charges to the General, Water and Sewer, and Parking Funds. The Village created a Vehicle Maintenance Fund in 1996 to account for the maintenance and repair of all Village vehicles except Fire Department vehicles. In 1997, the Village created a Computer Replacement Fund to account for the acquisition and depreciation of Village computer hardware. The Village also created a building improvement fund in 2025, accumulating funds for known future building improvements.
6. The Village created the Pension Stabilization Fund starting in 2022. The fund will provide alternative revenue sources (other than property taxes) for funding the annual pension costs and will allow the Village to abate a portion of the real estate taxes levied for the public safety pensions.
7. The Village created Elk Grove Rural Emergency SSA Fund in 2025. The fund collects the special service area levy for providing Fire and EMS services to the unincorporated Cook County residents.
8. The Village created an Economic Emergency Fund in 2023. The fund will provide support for Village operations during economic emergencies and uncertainties. In 2023, the village funded $6.5 million from the 2022 surplus from the General Fund. The fund is invested according to the Village's investment policy. In 2024, the Village funded additional $6.5 million from the 2023 surplus from the General Fund.
9. Excludes agency funds.

CAPITAL ASSETS (Note)
(December 31, 2025)

	Governmental Activities		Business Type Activities
Capital Assets Not Being Depreciated		Capital Assets Not Being Depreciated	
Land	$ 16,711,979	Land	$ 17,318,818
Construction in Progress	$ 7,199,848	Construction in Progress	$ 230,573
Total Assets Not Being Depreciated	$ 23,911,827	Total Assets Not Being Depreciated	$ 17,549,391
Capital Assets Being Depreciated		Capital Assets Being Depreciated	
Buildings	$ 77,756,534	Buildings and Improvements	$ 4,311,808
Improvements Othern Than Buildings	1,508,327	Equipment	4,886,053
Infrastructure and All Other	156,487,638	Infrastructure	82,510,706
Total Capital Assets Being Depreciated	$ 235,752,499	Total Capital Assets Being Depreciated	$ 91,708,567
Less Accumulated Deprteciation	$ 117,884,062	Less Accumulated Deprteciation	$ 26,982,248
Total Capital Assets Being Depreciated, Net	$ 117,868,437	Total Capital Assets Being Depreciated, Net	$ 64,726,319
Net Assets	$ 141,780,264	Net Assets	$ 82,275,710

Note: Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, storm sewers, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Village as assets with an initial, individual cost of more than $20,000, except for infrastructure for which the cost is $50,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

VILLAGE OF MOUNT PROSPECT, ILLINOIS
MANAGEMENT LETTER

FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2025

50 South Emerson St
Mount Prospect, IL 60056
Phone: 847.818.5276
www.mountprospect.org

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

June 15, 2026

The Honorable Mayor
Members of the Board of Trustees
Village of Mount Prospect, Illinois

In planning and performing our audit of the financial statements of the Village of Mount Prospect (the Village), Illinois, for the year ended December 31, 2025, we considered its internal control structure in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control structure.

We do not intend to imply that our audit failed to disclose commendable aspects of your system and structure. For your consideration, we herein submit our comments and suggestions which are designed to assist in effecting improvements in internal controls and procedures. Those less-significant matters, if any, which arose during the course of the audit, were reviewed with management as the audit field work progressed.

The accompanying comments and recommendations are intended solely for the information and use of the Board, Director of Finance and senior management of the Village of Mount Prospect, Illinois.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various Village personnel. We would be pleased to discuss our comments and suggestions in further detail with you at your convenience, to perform any additional study of these matters, or to review the procedures necessary to bring about desirable changes.

We commend the finance department for the well prepared audit package and we appreciate the courtesy and assistance given to us by the entire Village staff.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

UPCOMING STANDARDS

1. GASB STATEMENT NO. 103 FINANCIAL REPORTING MODEL IMPROVEMENTS

In April 2024, the Governmental Accounting Standards Board (GASB) issued Statement No. 103, *Financial Reporting Model Improvements*, which establishes improvements to key components of the financial reporting model to enhance effectiveness in providing information that is essential for decision making and assessing a government's accountability. The Statement addresses application issues related to management's discussion and analysis, unusual or infrequent items, presentation of the proprietary fund statements of revenues, expenses, and changes in fund net position, major component unit information, and budgetary comparison information. GASB Statement No. 103, *Financial Reporting Model Improvements* is applicable to the Village's financial statements for the year ended December 31, 2026.

2. GASB STATEMENT NO. 104 DISCLOSURE OF CERTAIN CAPITAL ASSETS

In September 2024, the Governmental Accounting Standards Board (GASB) issued Statement No. 104, *Disclosure of Certain Capital Assets*, which provide users of government financial statements with essential information about certain types of capital assets. This statement establishes requirements for (1) Certain types of capital assets to be disclosed separately in the capital assets note disclosures, and (2) Capital assets held for sale, including additional disclosures for those capital assets. GASB Statement No. 104, *Disclosure of Certain Capital Assets* is applicable to the Village's financial statements for the year ended December 31, 2026.

.Village of Mount Prospect
Mount Prospect, Illinois

INTEROFFICE MEMORANDUM

TO: VILLAGE PRESIDENT AND BOARD OF TRUSTEES

FROM: VINCENT GROCHOCINSKI, AUDIT COMMITTEE CHAIR

DATE: JULY 14, 2026

SUBJECT: ANNUAL REPORT OF AUDIT COMMITTEE – 2026

The audit for the fiscal year 2025 is complete and included as part of your materials for review and acceptance. The audit firm of Lauterbach & Amen, LLP performed the Village's external audit. This audit marked the sixth and the final year of engagement with the Village.

The Audit Committee met on June 22, 2026, to discuss the 2025 audit report and findings. The meeting agenda included discussing the results of the 2025 Annual Comprehensive Financial Report (ACFR), Auditor Communication to the Village Board, and Management Letter comments as prepared by Lauterbach & Amen.

Audit Committee activities included:

- At the June 22 meeting, the Audit Committee met with the Village staff and the Audit Manager in charge of the audit, Don Shaw. A presentation on the 2025 audit was made by staff and Auditors. Items discussed included the overall results of the audit, financial statement, audit opinion, and management letter items.

The following are some of the significant items from the 2025 Audit.

- On page 11 of the Comprehensive Annual Financial Report, the firm expresses its opinion that the financial statements present fairly, in all respects, the financial position for the year ended December 31, 2025, in accordance with generally accepted accounting principles.
    - While the actual statement at the top of the page is much more detailed, it is the key statement from the audit firm demonstrating that they found no significant issues that impact their overall determination on the accuracy of the Village's financial statements and position.
    - Other items and comments on Financials:
        - The General Fund Reserves are $69.4 million, of which $54.9 million is unrestricted. The Village's General Fund reported remarkable growth in the Intergovernmental Revenues. The state sales tax, home-rule sales tax, income tax, and a few other outperforming revenues allowed the Village to add $13.8 million to the overall reserves of the General Fund. While $13.8 million is accounting surplus, the actual cash surplus for 2025 is $4.8 million. The Village has given a loan to the Prospect & Main TIF, totaling $8.7 million (with accrued interest, the loan balance as of December 31 was $9.0 million). Normally, these

are treated as transfers or expense. However, these loans will be paid back by the Prospect & Main TIF over a specific period of time. Until that time, the amount is shown as a non-spendable fund balance as it is not readily available.

- All the Village Departments performed within their approved budgetary constraints and were reported under budget.
- The overall Governmental Activity Fund Balance is $119.7 million, of which $54.9 million is unrestricted.
- The overall Business Type activity Fund Balance is $75.2 million, of which $57.2 million is invested in capital assets and infrastructures.
- Police and Fire Pension Funds show a funded ratio of 66.4 percent and 69.6 percent, respectively. The unfunded liability totals $57.3 million for the Police and $42.8 million for the Fire Pension Fund.

- The Committee also reviewed the audit firm's Management Letter and Auditor Communication to the Board that accompanied the audit report. The Management Letter communicates whether there are any material weaknesses in internal control. The auditors did not report any material weaknesses in the internal control.

- The 2025 management letter addressed the recommendation to implement two new upcoming GASB standards. They are GASB Statement No. 103 – Financial Reporting Model Improvements and GASB Statement No. 104 – Disclosure on Certain Capital Assets. These are new accounting standards applicable to the Village starting December 2026. Auditors informed the Audit Committee that the staff will be working to implement these new standards during 2026 audit.

- The ACFR also included the Certificate of Achievement for Excellence in Financial Reporting received from GFOA for the 2024 Audit. This marks the 33rd consecutive year the Village receiving this award. The Village has also submitted the 2025. The Village became a Triple Crown Winner by winning awards in all three categories. 1) Certificate of Achievement for Excellence in Financial Reporting, 2) Distinguished Budget Award, and 3) PAFR - Popular Annual Financial Reporting. The Village is among the 513 municipal towns nationwide to win all three awards.

- The Auditor also commended the efforts of the staff. They were impressed with the amount of work performed ahead of their arrival. Each request was handled in a timely manner, and overall, the books were kept very neat and clean.

- Staff also informed the Audit Committee that 2025 was the final year for the current auditors. The staff has received two responses for the auditing services for a new 5-year engagement and will be conducting a meeting to review responses in late July/August.

Please contact me should you have any questions or need additional information related to this report or the Audit Committee activities.

Respectfully Submitted,
Vincent Grochocinski

Item Cover Page

Subject	**Monthly Financial Report - May 2026**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

Attached is the Monthly Financial Report for May 2026.

Discussion

Alternatives

1. Accept the Monthly Financial Report for May 2026.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends accepting the Monthly Financial Report for May 2026.

Attachments

1. Monthly Financial Report May 2026
2. 05 May Board Reports for Upload 6-30-26

VILLAGE OF MOUNT PROSPECT

MONTHLY FINANCIAL REPORT

May 31, 2026

Prepared By

Amit Thakkar, CPA
Director of Finance

TO: **VILLAGE PRESIDENT, BOARD OF TRUSTEES, AND FINANCE COMMISSION**

FROM: **AMIT THAKKAR, DIRECTOR OF FINANCE**

DATE: **JULY 15, 2026**

SUBJECT: **YEAR TO DATE FINANCIAL REPORT – MAY 2026**

In an effort to provide the most transparent and relevant financial information in a timely manner, we are submitting this report herewith. The report contains relevant data and analytical information for the Village's financial affairs. The report is prepared based on the most recent available financial information (internal and external). The report is divided into five sections, including a) Cash and Investments, b) Revenues, c) Expenses, d) Fund Balance Analysis, and e) Other Items that may contain relevant new issues and items representing and impacting the Village's financial interest and well-being. Normally, this report is prepared for each month. Normally, this report is prepared monthly. However, due to delayed data from Cook County, the monthly reports were delayed, and this report summarizes activities from January 2026 to May 2026 (where possible).

a) Cash and Investments

The Village of Mount Prospect maintains a sufficient cash balance at various banking and investment institutions for the smooth operation of the Village's day-to-day activities. The remainder of the cash assets are invested in multiple interest-earning accounts and investment options in accordance with the Village's Investment Policy. As of May 1, 2026, the beginning cash and cash equivalents totaled $126.5 million. During the month under review, the Village collected cash receipts totaling $11.2 million. The investment income for the month totaled $365,443. The payroll cost for the month was $1.9 million, and accounts payable were paid in the amount of $8.2 million. The inter-fund activity increased the cash position by $1,943, while other disbursements totaled $22,692. As of May 31, 2026, the Village's Cash and Cash Equivalents totaled $127.9 million.

GOVERNMENTAL AND ENTERPRISE FUNDS

	Cash and Cash Equivalents	Investments	Total Cash and Investments
Balance at May 1, 2026	$ 126,468,314	$ 20,314,605	$ 146,782,919
Cash receipts	$ 11,244,211	$ -	11,244,211
Investment income	$ 365,443	$ 28,456	393,899
Transfers from investments to cash	$ -	$ -	-
Transfers to investments from cash	$ -	$ -	-
Interfund activity	$ 1,943	$ -	1,943
Disbursements:			
Accounts payable	$ (8,165,792)	$ -	(8,165,792)
Payroll	$ (1,946,227)	$ -	(1,946,227)
Other	$ (22,692)	$ -	(22,692)
Balance at May 31, 2026	$ 127,945,201	$ 20,343,061	$ 148,288,262

As of May 31, 2026, the Village had $20.3 million invested in long-term investments, including U.S. Treasury, AAA+ rated money-market funds, and FDIC-insured CDs. The cash, cash equivalents, and investments totaled $148.3 million as of May 31, 2026.

The table below summarizes the cash, cash equivalents, and investments by fund type as of May 31, 2026.

Fund Details		Amount
General Fund	$	55,382,872
Special Revenue Funds		33,508,377
Debt Service Funds		1,281,936
Capital Projects Funds		21,752,828
Enterprise Funds		18,246,621
Internal Service Funds		18,115,628
Total Cash and Cash Equivalents	$	148,288,262

In addition to the funds summarized above, the Village of Mount Prospect has $1,344,996 in escrow accounts under the umbrella of Other Trust and Agency Funds.

b) Revenues

The data below summarizes the revenue recognized by the Village through May 2026.

Revenue Category	Budget 2026	Actual YTD May 2026	% of Annual Budget	Actual YTD May 2025	Actual YTD 2026 vs.Actual YTD 2025	% Change
Property Taxes	25,537,577	6,639,038	26.0%	12,894,729	(6,255,691)	-48.5%
Other Taxes	17,194,500	4,651,622	27.1%	3,858,609	793,013	20.6%
Intergovernmental Revenue	76,740,509	14,865,890	19.4%	14,405,205	460,685	3.2%
Licenses, Permits & Fees	2,059,752	1,134,796	55.1%	821,041	313,755	38.2%
Charges For Services	49,996,827	20,308,668	40.6%	20,477,945	(169,277)	-0.8%
Fines & Forfeits	541,250	265,926	49.1%	240,747	25,179	10.5%
Investment Income	3,257,800	2,158,620	66.3%	2,170,390	(11,770)	-0.5%
Other Financing Sources	8,751,000	30,700	0.4%	62,652	(31,952)	-51.0%
Other Revenue	2,947,168	1,345,330	45.6%	1,165,395	179,934	15.4%
Reimbursements	730,800	242,361	33.2%	1,450,678	(1,208,316)	-83.3%
Total Revenues	**187,757,183**	**51,642,952**	**27.5%**	**57,547,392**	**(5,904,440)**	**-10.3%**

The above amounts do not represent all revenues to be recognized for the period under review. Certain state taxes, such as sales tax, home rule sales tax, and a few other taxes, will be received by the Village in June 2026 and later. Additionally, during May 2026, the Village received the following revenues from the State, which relate to a period prior to April 2026. These amounts are distributed after the State administrative fee deduction of $12,112.

Revenues	Original Revenue Month	Revenue Recognition Month	Received by the Village	Amounts
State Sales Tax	Feb-26	May-26	May-26	3,800,488
Home Rule Sales Tax	Feb-26	May-26	May-26	734,106
Business District Tax	Feb-26	May-26	May-26	23,137
Auto Rental Tax	Feb-26	May-26	May-26	4,004
Telecom Tax	Feb-26	May-26	May-26	78,632
Total Revenues				**$4,640,367**

The actual revenue recognized by the Village totaled $51.6 million through May 2026, representing 27.5 percent of the annual budget. The overall recognized revenues are trending lower compared to the 2025 collection for the same period, due to timing issues with property taxes.

Property Taxes: The Village's total levy for the year is $18,235,179. The total property tax budget, including TIF increments, is $25.5 million. The Village collected $6.6 million in property taxes through May 2026. Normally, the property taxes are due in two installments: one in March and one in August. Due to technological delays from Cook County, the first installment due date was pushed from March 1, 2026, to April 1, 2026. This delay has resulted in a lower recognition of the property tax revenues for the Village. The Village is hopeful of collecting its budgeted levy for the year.

Other Taxes: The category of Other Taxes includes all taxes enacted per local ordinances, including Home Rule Sales Tax, Hotel/Motel, Food and Beverage, Municipal Motor Fuel Tax, Utility Taxes, etc. As the State collects some of these taxes, there is a three-month lag between the actual sales and the tax remittance. In addition, all local economic activities for May 2026 are reported in June 2026 or later. The YTD tax collection under this category totals $4.65 million and it represents 27.1 percent of the annual budget. The reported collection is higher by $793,013, or 20.6 percent compared to the previous year's collection. The reported amount for 2026 mainly includes $1.4 million in home-rule sales tax, $849,263 in utility taxes, $2.2 million in use taxes, and $176,748 in other misc. items. The use tax includes $596,234 in food & beverage tax, $915,483 in real estate transfer tax, $242,699 in municipal motor-fuel tax, $353,568 in grocery taxes, and $105,539 in other local taxes. The grocery tax collection has outperformed the initial estimates by 100%. The home-rule sales tax reflects a 12.5 percent increase over the 2025 collection for the same period. Due to recent changes in the law, out-of-state businesses selling items in the State of Illinois are now required to pay destination-based sales tax and the same has resulted in a higher amount of home-rule sales tax collections.

Intergovernmental Revenue: This category includes all the State shared taxes, including State Sales Tax, Income Tax, Use Tax, Motor Fuel Tax, and Grants. The Village is vigilantly tracking all intergovernmental revenues. As most of these taxes are collected by the State, there is a three-month lag between the actual sales and the tax remittance. The Village recognized $14.9 million in intergovernmental revenues through May 2026. This amount does not represent the total revenues to be recognized during the month, as significant revenues will be reported and collected after May 2026. The overall recognized revenues are trending higher by $460,685, or 3.2 percent, compared to the amount recognized last year for the same period. The State income tax revenue is recognized on a cash basis in the month of receipt and represents 2.9 percent growth compared to the 2025 collections. The sales tax amount for 2026 represents a 14.9 percent growth. The data in the table below represents major intergovernmental revenue line items. Please note that the table reports only selected major items under the category of intergovernmental revenues.

Major State Taxes	Actual YTD May 2026	Actual YTD May 2025	Actual YTD 2026 vs.Actual YTD 2025	% Change
002 - State Income Tax	5,359,502	5,208,424	151,079	2.9%
003 - State Motor Fuel Tax	836,799	824,509	12,290	1.5%
004 - State Sales Tax	7,201,026	6,269,092	931,934	14.9%
005 - State Use Tax	158,197	469,773	(311,577)	-66.3%
006 - Video Gaming Tax	131,230	126,089	5,141	4.1%
007 - Cannabis Education Fund	30,438	29,271	1,167	4.0%
008 - Municipal Cannabis Tax	6,448	13,851	(7,403)	-53.4%
Total State Taxes	**13,723,640**	**12,941,009**	**782,632**	**6.0%**

Due to recent changes in the law, a few items previously reported under use tax are now being reported under sales tax and this shift is responsible for the lower use tax and higher sales tax amounts. This change has resulted in a reduction of $311,577 in the use tax collections.

Licenses & Permits: The Village collected $1,134,796 in license and permit fees through May 2026. This amount is trending higher by $313,755, or 38.2 percent, compared to last year's collection. The overall collection represents 55.1 percent of the annual budget for the category.

Business Licenses & Permits	Actual YTD May 2026	Actual YTD May 2025	Actual YTD 2026 vs.Actual YTD 2025	% Change
409 - Business Licenses & Permits	613,161	594,532	18,629	3.1%
410 - Nonbusiness Licenses & Permits	521,636	226,509	295,126	130.3%
Total Business Licenses & Permits	**1,134,796**	**821,041**	**313,755**	**38.2%**

Charges for Services: The Village collected $20.3 million in charges for services through May 2026. The amount represents 40.6 percent of the annual budget for the category, and it is trailing behind by $169,277, or 0.8 percent, compared to last year's collection.

Investment Income: The Village earned $2.2 million in investment income through May 2026, which represents 66.3 percent of the category's annual budget. The recognized amount is lower by $11,770 or 0.5 percent compared to last year's recognition.

Other Categories: All other revenue categories collectively generated $1.9 million through May 2026. The amount mainly includes $265,926 in fines and forfeitures, $1.3 million in other revenues, $30,700 in other financing sources, and $242,361 in reimbursements.

c) Expenditure

The data below recaps the expenditures incurred through May 2026

Departments	Budget 2026	Actual YTD May 2026	% of Annual Budget	Actual YTD May 2025	Actual YTD 2026 vs.Actual YTD 2025	% Change
10 Public Representation	799,407	243,072	30.4%	187,560	55,512	29.6%
20 Village Administration	6,419,190	2,073,489	32.3%	2,276,444	(202,955)	-8.9%
30 Finance	3,351,906	1,173,774	35.0%	813,509	360,265	44.3%
40 Community Development	10,057,070	1,710,089	17.0%	6,778,868	(5,068,779)	-74.8%
50 Human Services	1,741,760	633,357	36.4%	675,288	(41,931)	-6.2%
60 Police	29,388,096	8,281,065	28.2%	10,549,319	(2,268,254)	-21.5%
70 Fire	28,252,534	9,117,523	32.3%	9,053,056	64,467	0.7%
80 Public Works	96,651,267	20,556,788	21.3%	15,156,545	5,400,243	35.6%
00 ND	32,412,464	7,666,985	23.7%	7,228,857	438,128	6.1%
Total Expenditures	**209,073,695**	**51,456,143**	**24.6%**	**52,719,446**	**(1,263,303)**	**-2.4%**

The above amounts do not include the expenditure for the Pension Funds, as they are separate entities. The above amounts are unaudited and subject to change with accrual/audit adjustments.

Departments	Budget 2026	Actual YTD May 2026	% of Annual Budget	Actual YTD May 2025	Actual YTD 2026 vs.Actual YTD 2025	% Change
Personnel	68,532,427	20,215,811	29.5%	23,828,959	(3,613,148)	-15.2%
Contractual Services	45,942,554	17,112,484	37.2%	16,857,782	254,701	1.5%
Commodities & Supplies	2,966,760	1,139,711	38.4%	924,802	214,909	23.2%
Capital Improvements	62,164,468	8,425,505	13.6%	4,020,218	4,405,287	109.6%
Debt Service	9,825,819	1,779,073	18.1%	1,862,249	(83,175)	-4.5%
Other Expenditures	10,890,667	2,783,559	25.6%	5,225,436	(2,441,876)	-46.7%
Interfund Transfers	8,751,000	-	0.0%	-	-	++
Total Expenditures	**209,073,695**	**51,456,143**	**24.6%**	**52,719,446**	**(1,263,303)**	**-2.4%**

Personnel Costs: The year-to-date expenditure on Personnel Costs, including benefits, is $20.2 million, or 29.5 percent of the annual budget for the category. The amount is trailing lower by $3.6 million, or 15.2 percent compared to last year's amount, mainly due to lower pension contributions resulting from delayed pension levy (property taxes) collections. The overtime expense through May 2026 totaled $1,051,961, an increase of $26,175 compared to last year's overtime expense of $1,025,787.

Contractual Services: This category covers most contractual services, including some large line items, such as JAWA water purchases, budgeted and grant-funded engineering studies, and other contracts. The Village incurred $17.1 million in contractual services, equating to 37.2 percent of the annual budgeted amount for the category. The expenditure amount is trending higher by $254,701 or 1.5 percent, mainly due to inflationary and timing issues.

Supplies: Through May 2026, the Village spent $1.1 million on supplies, which totaled 38.4 percent of the annual budget. The commodities and supplies are trending higher by $214,909 or 23.2 percent, mainly due to increased gas and salt prices.

Capital Improvements: The Village initially had $51.1 million in approved capital improvement projects for 2026. In March 2026, the Village Board approved a budget amendment to carry over $11.8 million in unfinished projects from 2025 to 2026. With a few other amendments, the total budget for the category is set at $62.2 million for the year. The Village has spent $8.4 million for capital improvement projects through May 2026. Many projects start in spring and are concluded over the summer and fall.

Debt Service: Per the established debt service schedules, the Village's bond payments are due on June 1 and December 1. The Village processes these debt service payments a few days before due dates and keeps sufficient funds to execute them. The Village paid interest due on bonds totaling $1.8 million in May 2026, and the remaining debt service payments are due on December 1.

Other Expenditure: This category includes a budget of $10.9 million and includes various risk management items as well as the TIF incentive amounts to be shared per the redevelopment agreements. To date, the Village has spent $2.8 million under this category, representing 25.6 percent of the annual budget.

Interfund Transfers: The amount represents various interfund transfers budgeted from the General Fund ($7,701,000) and from the Elk Grove Rural Special Service Area Fund ($1,050,000). These transfers are expected to be carried out during Q3-2026.

d) Fund Balance Analysis:

Fund balance is an essential tool to check the fiscal health of any governmental organization. The data below summarizes the Village's monthly unassigned/unrestricted general fund reserves.

Items/Details	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Total
Revenues - Unaudited	92,637,923	2,543,651	1,649,824	2,202,278	9,239,465	7,338,399	22,973,616
Expenses - Unaudited	(79,224,128)	(4,748,755)	(4,859,572)	(5,883,416)	(4,803,764)	(5,122,266)	(25,417,772)
Net Monthly Surplus/(Deficit)	**13,413,795**	**(2,205,104)**	**(3,209,748)**	**(3,681,138)**	**4,435,701**	**2,216,132**	**(2,444,156)**
Ending Unrestricted Reserves	**54,762,593**	**52,557,489**	**49,347,741**	**45,666,603**	**50,102,305**	**52,318,437**	**52,318,437**
As % of General Fund Budget	60.3%	57.9%	54.3%	50.3%	55.2%	57.6%	57.6%
Unencumbered Cash Balance	**33,572,719**	**42,766,908**	**46,582,517**	**45,666,603**	**50,102,305**	**50,063,949**	**50,063,949**
As % of General Fund Budget	37.0%	47.1%	51.3%	50.3%	55.2%	55.1%	55.1%

* Fund Balance is unaudited, and subject to adjustments and other changes. The above analysis includes only unrestricted fund balance for the General Fund.

As of May 2026, the unrestricted fund balance is estimated at $52.3 million, which equates to 57.6 percent of the annual budget. Not all revenues and expenditure for the fiscal period are recognized. The year-to-date financial activities have resulted in a net deficit of $2.4 million. The unencumbered cash balance as of May 31, 2026, is $50.1 million, and it represents 55.1 percent of the annual budget. The Village fund balance policy recommends maintaining a fund balance between 30 to 50 percent of the annual budget. The current fund balance is in compliance with the fund balance policy. The above deficit of $2.4 million represents timing issues with the property tax payments. Should the Village have received the property tax payments on time from Cook County, the above deficit would not have happened, and the fund balance would have been higher then mentioned above.

Economic Emergency Fund

The Village Board authorized the creation of a new Economic Emergency Fund in May 2023 and approved a budget amendment funding $6.5 million from the General Fund reserves as an initial funding amount. The initial transfer was executed in May 2023 and invested in June 2023 in a AAA-rated I-prime account. The table below summarizes the Economic Emergency Fund activities for the month. During July 2024, the Village funded the second installment of $6.5 million. Also, the Economic Emergency Fund earned an interest income of $43,209 during May 2026. As of May 31, 2026, the Economic Emergency Fund reported an ending fund balance of $14,481,455, which comprises $13.0 million in Village Contributions from the General Fund and $1,481,455 in Investment Income.

Economic Emergency Fund	FY 2023	FY 2024	FY 2025	Q1-2026	Apr-26	May-26	Total
Village Contribution	6,500,000	6,500,000	-	-	-	-	13,000,000
Investment Income	195,690	495,944	579,805	195,337	(28,530)	43,209	1,481,455
Net Monthly Surplus/Deficit	**6,695,690**	**6,995,944**	**579,805**	**195,337**	**(28,530)**	**43,209**	**14,481,455**
Beginning Fund Balance	**-**	**6,695,690**	**13,691,634**	**14,271,439**	**14,466,776**	**14,438,246**	**-**
Ending Fund Balance	**6,695,690**	**13,691,634**	**14,271,439**	**14,466,776**	**14,438,246**	**14,481,455**	**14,481,455**

e) **Other Items:**

Month	2026					2025				
	Exempt Stanp	Non-exempt Stamp	Total Transactions	Tax Collected	Average Selling Price	Exempt Stanp	Non-exempt Stamp	Total Transactions	Tax Collected	Average Selling Price
January	43	38	81	$ 283,329	$ 2,485,268	48	39	87	$ 53,532	$ 457,422
February	43	40	83	$ 198,678	$ 1,655,605	40	44	84	$ 55,158	$ 417,826
March	50	39	89	$ 54,747	$ 467,900	47	53	100	$ 62,217	$ 391,225
April	55	58	113	$ 72,966	$ 419,264	51	64	115	$ 255,270	$ 1,329,457
May	45	70	115	$ 306,669	$ 1,460,287	92	138	230	$ 212,313	$ 512,801
Total				$ 916,389	$ 1,297,665				$ 638,490	$ 621,746

During May 2026, the Village issued 115 real estate transfer tax stamps, of which 45 were exempt and 70 were non-exempt. During the month under review, the Village collected $306,669 in real estate transfer taxes. The average real estate selling price was $1,460,287 (which is inflated due to certain high-value commercial and multi-family property transactions. At the same time last year (May 2025), the Village sold 230 transfer tax stamps, of which 92 were exempt and 138 were non-exempt. In the same month last year, the Village collected real estate transfer tax totaling $212,313, and the average selling price was $512,801.

Respectfully Submitted,
Amit Thakkar
Director of Finance

VILLAGE OF MOUNT PROSPECT

BUDGET REVENUE
&
EXPENDITURE SUMMARIES

May 1 – May 31, 2026

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **001 - General Fund**									
REVENUE									
Property Taxes	17,766,210.00	.00	17,766,210.00	.00	.00	2,436,092.94	15,330,117.06	14	10,088,917.69
Other Taxes	14,372,000.00	.00	14,372,000.00	1,438,177.34	.00	3,799,844.91	10,572,155.09	26	3,363,427.17
Licenses, Permits & Fees	2,059,252.00	.00	2,059,252.00	103,330.33	.00	1,134,796.06	924,455.94	55	821,040.89
Intergovernmental Revenue	44,008,088.00	.00	44,008,088.00	5,190,785.64	.00	12,359,579.82	31,648,508.18	28	10,571,083.92
Charges For Services	4,145,200.00	.00	4,145,200.00	308,168.52	.00	1,486,228.15	2,658,971.85	36	2,669,027.97
Fines & Forfeits	337,500.00	.00	337,500.00	31,046.28	.00	176,356.76	161,143.24	52	135,789.79
Investment Income	1,748,800.00	.00	1,748,800.00	198,627.09	.00	1,153,250.19	595,549.81	66	926,490.18
Reimbursements	407,900.00	.00	407,900.00	30,069.05	.00	192,732.40	215,167.60	47	1,047,960.30
Other Revenue	477,000.00	.00	477,000.00	38,194.48	.00	234,735.24	242,264.76	49	200,827.68
Other Financing Sources	1,050,000.00	.00	1,050,000.00	.00	.00	.00	1,050,000.00	0	.00
REVENUE TOTALS	$86,371,950.00	$0.00	$86,371,950.00	$7,338,398.73	$0.00	$22,973,616.47	$63,398,333.53	27%	$29,824,565.59
Fund **001 - General Fund** Totals	$86,371,950.00	$0.00	$86,371,950.00	$7,338,398.73	$0.00	$22,973,616.47	$63,398,333.53		$29,824,565.59

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **002 - Debt Service Fund**									
REVENUE									
Property Taxes	221,367.00	.00	221,367.00	.00	.00	60,039.54	161,327.46	27	148,838.75
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	1,219,300.00	.00	1,219,300.00	238,911.88	.00	531,230.21	688,069.79	44	526,088.80
Investment Income	21,800.00	.00	21,800.00	5,110.83	.00	19,177.37	2,622.63	88	22,292.81
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	3,101,000.00	.00	3,101,000.00	.00	.00	.00	3,101,000.00	0	.00
REVENUE TOTALS	$4,563,467.00	$0.00	$4,563,467.00	$244,022.71	$0.00	$610,447.12	$3,953,019.88	13%	$697,220.36
Fund **002 - Debt Service Fund** Totals	$4,563,467.00	$0.00	$4,563,467.00	$244,022.71	$0.00	$610,447.12	$3,953,019.88		$697,220.36

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **020 - Capital Improvement Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	11,214,621.00	.00	11,214,621.00	760,845.98	.00	960,845.98	10,253,775.02	9	640,000.00
Investment Income	173,900.00	.00	173,900.00	23,857.28	.00	97,868.50	76,031.50	56	102,460.46
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	1,750,000.00	.00	1,750,000.00	.00	.00	.00	1,750,000.00	0	.00
REVENUE TOTALS	$13,138,521.00	$0.00	$13,138,521.00	$784,703.26	$0.00	$1,058,714.48	$12,079,806.52	8%	$742,460.46
Fund **020 - Capital Improvement Fund** Totals	$13,138,521.00	$0.00	$13,138,521.00	$784,703.26	$0.00	$1,058,714.48	$12,079,806.52		$742,460.46

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **023 - Street Improvement Construc Fund**									
REVENUE									
Other Taxes	760,000.00	.00	760,000.00	60,800.84	.00	242,698.82	517,301.18	32	240,337.89
Licenses, Permits & Fees	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	16,512,000.00	.00	16,512,000.00	86,635.15	.00	177,435.15	16,334,564.85	1	760,000.00
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	121,100.00	.00	121,100.00	22,878.54	.00	90,502.51	30,597.49	75	71,124.58
Reimbursements	.00	.00	.00	21,003.01	.00	21,003.01	(21,003.01)	+++	.00
Other Revenue	20,000.00	.00	20,000.00	10,685.90	.00	55,995.77	(35,995.77)	280	13,547.00
Other Financing Sources	750,000.00	.00	750,000.00	.00	.00	.00	750,000.00	0	.00
REVENUE TOTALS	$18,163,100.00	$0.00	$18,163,100.00	$202,003.44	$0.00	$587,635.26	$17,575,464.74	3%	$1,085,009.47
Fund **023 - Street Improvement Construc Fund** Totals	$18,163,100.00	$0.00	$18,163,100.00	$202,003.44	$0.00	$587,635.26	$17,575,464.74		$1,085,009.47

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **024 - Flood Control Construction Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	12,500.00	.00	12,500.00	2,781.00	.00	6,690.00	5,810.00	54	4,727.00
Investment Income	68,600.00	.00	68,600.00	8,853.02	.00	37,379.91	31,220.09	54	52,540.92
Reimbursements	5,100.00	.00	5,100.00	.00	.00	.00	5,100.00	0	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$86,200.00	$0.00	$86,200.00	$11,634.02	$0.00	$44,069.91	$42,130.09	51%	$57,267.92
Fund **024 - Flood Control Construction Fund** Totals	$86,200.00	$0.00	$86,200.00	$11,634.02	$0.00	$44,069.91	$42,130.09		$57,267.92

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **036 - Rural Special Service Area Fund**									
REVENUE									
Property Taxes	1,050,000.00	.00	1,050,000.00	.00	.00	140,846.38	909,153.62	13	.00
Investment Income	.00	.00	.00	352.16	.00	1,116.71	(1,116.71)	+++	.00
REVENUE TOTALS	$1,050,000.00	$0.00	$1,050,000.00	$352.16	$0.00	$141,963.09	$908,036.91	14%	$0.00
Fund **036 - Rural Special Service Area Fund** Totals	$1,050,000.00	$0.00	$1,050,000.00	$352.16	$0.00	$141,963.09	$908,036.91		$0.00

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **037 - SMP TIF Fund**									
REVENUE									
Property Taxes	1,100,000.00	.00	1,100,000.00	.00	.00	893,159.43	206,840.57	81	428,987.36
Investment Income	.00	.00	.00	645.09	.00	6,792.48	(6,792.48)	+++	14,121.61
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$1,100,000.00	$0.00	$1,100,000.00	$645.09	$0.00	$899,951.91	$200,048.09	82%	$443,108.97
Fund **037 - SMP TIF Fund** Totals	$1,100,000.00	$0.00	$1,100,000.00	$645.09	$0.00	$899,951.91	$200,048.09		$443,108.97

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **038 - Economic Emergency Fund**									
REVENUE									
Investment Income	301,200.00	.00	301,200.00	43,209.49	.00	210,016.19	91,183.81	70	243,970.97
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$301,200.00	$0.00	$301,200.00	$43,209.49	$0.00	$210,016.19	$91,183.81	70%	$243,970.97
Fund **038 - Economic Emergency Fund** Totals	$301,200.00	$0.00	$301,200.00	$43,209.49	$0.00	$210,016.19	$91,183.81		$243,970.97

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **039 - Pension Stabilization Fund**									
REVENUE									
Other Taxes	925,000.00	.00	925,000.00	180,000.18	.00	353,567.79	571,432.21	38	.00
Investment Income	.00	.00	.00	725.13	.00	2,897.63	(2,897.63)	+++	3,542.57
Other Financing Sources	2,000,000.00	.00	2,000,000.00	.00	.00	.00	2,000,000.00	0	.00
REVENUE TOTALS	$2,925,000.00	$0.00	$2,925,000.00	$180,725.31	$0.00	$356,465.42	$2,568,534.58	12%	$3,542.57
Fund **039 - Pension Stabilization Fund** Totals	$2,925,000.00	$0.00	$2,925,000.00	$180,725.31	$0.00	$356,465.42	$2,568,534.58		$3,542.57

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **040 - Refuse Disposal Fund**									
REVENUE									
Property Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	5,460,500.00	.00	5,460,500.00	384,817.70	.00	2,186,351.90	3,274,148.10	40	2,060,853.51
Fines & Forfeits	39,000.00	.00	39,000.00	2,902.62	.00	21,930.82	17,069.18	56	15,091.55
Investment Income	26,400.00	.00	26,400.00	3,118.79	.00	14,832.13	11,567.87	56	16,318.21
Reimbursements	151,500.00	.00	151,500.00	.00	.00	.00	151,500.00	0	.00
Other Revenue	140,500.00	.00	140,500.00	10,358.37	.00	45,599.79	94,900.21	32	54,280.36
REVENUE TOTALS	$5,817,900.00	$0.00	$5,817,900.00	$401,197.48	$0.00	$2,268,714.64	$3,549,185.36	39%	$2,146,543.63
Fund **040 - Refuse Disposal Fund** Totals	$5,817,900.00	$0.00	$5,817,900.00	$401,197.48	$0.00	$2,268,714.64	$3,549,185.36		$2,146,543.63

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **041 - Motor Fuel Tax Fund**									
REVENUE									
Intergovernmental Revenue	2,501,500.00	.00	2,501,500.00	209,869.95	.00	836,798.86	1,664,701.14	33	824,508.88
Investment Income	79,900.00	.00	79,900.00	12,068.12	.00	46,446.69	33,453.31	58	63,259.24
Reimbursements	9,700.00	.00	9,700.00	.00	.00	3,013.75	6,686.25	31	2,660.21
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,591,100.00	$0.00	$2,591,100.00	$221,938.07	$0.00	$886,259.30	$1,704,840.70	34%	$890,428.33
Fund **041 - Motor Fuel Tax Fund** Totals	$2,591,100.00	$0.00	$2,591,100.00	$221,938.07	$0.00	$886,259.30	$1,704,840.70		$890,428.33

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **042 - CDBG**									
REVENUE									
Intergovernmental Revenue	285,000.00	.00	285,000.00	.00	.00	.00	285,000.00	0	183,523.75
Investment Income	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	204,568.00	.00	204,568.00	10,700.00	.00	88,516.54	116,051.46	43	.00
REVENUE TOTALS	$489,568.00	$0.00	$489,568.00	$10,700.00	$0.00	$88,516.54	$401,051.46	18%	$183,523.75
Fund **042 - CDBG** Totals	$489,568.00	$0.00	$489,568.00	$10,700.00	$0.00	$88,516.54	$401,051.46		$183,523.75

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **043 - Asset Seizure Fund**									
REVENUE									
Fines & Forfeits	1,000.00	.00	1,000.00	.00	.00	810.30	189.70	81	437.13
Investment Income	1,500.00	.00	1,500.00	191.01	.00	958.01	541.99	64	1,101.34
REVENUE TOTALS	$2,500.00	$0.00	$2,500.00	$191.01	$0.00	$1,768.31	$731.69	71%	$1,538.47
Fund **043 - Asset Seizure Fund** Totals	$2,500.00	$0.00	$2,500.00	$191.01	$0.00	$1,768.31	$731.69		$1,538.47

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **044 - Federal Equitable Share Funds**									
REVENUE									
Fines & Forfeits	23,250.00	.00	23,250.00	.00	.00	.00	23,250.00	0	26,193.73
Investment Income	4,400.00	.00	4,400.00	318.09	.00	1,558.09	2,841.91	35	2,213.42
REVENUE TOTALS	$27,650.00	$0.00	$27,650.00	$318.09	$0.00	$1,558.09	$26,091.91	6%	$28,407.15
Fund **044 - Federal Equitable Share Funds** Totals	$27,650.00	$0.00	$27,650.00	$318.09	$0.00	$1,558.09	$26,091.91		$28,407.15

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **045 - DUI Fine Fund**									
REVENUE									
Fines & Forfeits	500.00	.00	500.00	.00	.00	.00	500.00	0	.00
Investment Income	1,900.00	.00	1,900.00	52.39	.00	398.91	1,501.09	21	603.40
REVENUE TOTALS	$2,400.00	$0.00	$2,400.00	$52.39	$0.00	$398.91	$2,001.09	17%	$603.40
Fund **045 - DUI Fine Fund** Totals	$2,400.00	$0.00	$2,400.00	$52.39	$0.00	$398.91	$2,001.09		$603.40

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **046 - Foreign Fire Tax Board Fund**									
REVENUE									
Other Taxes	132,500.00	.00	132,500.00	.03	.00	2,547.08	129,952.92	2	1,886.35
Investment Income	11,600.00	.00	11,600.00	1,109.14	.00	4,924.79	6,675.21	42	5,815.41
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$144,100.00	$0.00	$144,100.00	$1,109.17	$0.00	$7,471.87	$136,628.13	5%	$7,701.76
Fund **046 - Foreign Fire Tax Board Fund** Totals	$144,100.00	$0.00	$144,100.00	$1,109.17	$0.00	$7,471.87	$136,628.13		$7,701.76

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **048 - Business District Fund**									
REVENUE									
Other Taxes	1,005,000.00	.00	1,005,000.00	81,911.59	.00	252,963.79	752,036.21	25	252,958.01
Intergovernmental Revenue	1,000,000.00	.00	1,000,000.00	.00	.00	.00	1,000,000.00	0	.00
Investment Income	24,900.00	.00	24,900.00	4,632.60	.00	14,628.24	10,271.76	59	16,086.13
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,029,900.00	$0.00	$2,029,900.00	$86,544.19	$0.00	$267,592.03	$1,762,307.97	13%	$269,044.14
Fund **048 - Business District Fund** Totals	$2,029,900.00	$0.00	$2,029,900.00	$86,544.19	$0.00	$267,592.03	$1,762,307.97		$269,044.14

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **049 - Prospect and Main TIF District**									
REVENUE									
Property Taxes	5,400,000.00	.00	5,400,000.00	.00	.00	3,108,899.52	2,291,100.48	58	2,227,986.65
Investment Income	24,900.00	.00	24,900.00	3,348.09	.00	14,364.10	10,535.90	58	19,720.39
Other Revenue	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$5,425,900.00	$0.00	$5,425,900.00	$3,348.09	$0.00	$3,123,263.62	$2,302,636.38	58%	$2,247,707.04
Fund **049 - Prospect and Main TIF District** Totals	$5,425,900.00	$0.00	$5,425,900.00	$3,348.09	$0.00	$3,123,263.62	$2,302,636.38		$2,247,707.04

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **050 - Water and Sewer Fund**									
REVENUE									
Property Taxes	.00	.00	.00	.00	.00	.00	.00	+++	(1.81)
Licenses, Permits & Fees	500.00	.00	500.00	.00	.00	.00	500.00	0	.00
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	900,000.00
Charges For Services	23,369,330.00	.00	23,369,330.00	1,829,905.93	.00	9,299,541.92	14,069,788.08	40	8,926,522.78
Fines & Forfeits	140,000.00	.00	140,000.00	13,687.59	.00	66,828.46	73,171.54	48	63,234.80
Investment Income	351,900.00	.00	351,900.00	48,911.54	.00	245,233.89	106,666.11	70	336,554.99
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	85,000.00	.00	85,000.00	19,437.50	.00	54,510.00	30,490.00	64	74,328.59
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$23,946,730.00	$0.00	$23,946,730.00	$1,911,942.56	$0.00	$9,666,114.27	$14,280,615.73	40%	$10,300,639.35
Fund **050 - Water and Sewer Fund** Totals	$23,946,730.00	$0.00	$23,946,730.00	$1,911,942.56	$0.00	$9,666,114.27	$14,280,615.73		$10,300,639.35

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **051 - Village Parking System Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	74,000.00	.00	74,000.00	7,743.05	.00	64,415.51	9,584.49	87	31,547.98
Investment Income	1,000.00	.00	1,000.00	273.93	.00	1,234.73	(234.73)	123	1,426.49
Other Revenue	1,500.00	.00	1,500.00	334.25	.00	1,824.55	(324.55)	122	1,069.95
Other Financing Sources	100,000.00	.00	100,000.00	.00	.00	.00	100,000.00	0	.00
REVENUE TOTALS	$176,500.00	$0.00	$176,500.00	$8,351.23	$0.00	$67,474.79	$109,025.21	38%	$34,044.42
Fund **051 - Village Parking System Fund** Totals	$176,500.00	$0.00	$176,500.00	$8,351.23	$0.00	$67,474.79	$109,025.21		$34,044.42

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **052 - Parking System Revenue Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	140,000.00	.00	140,000.00	11,000.25	.00	58,286.55	81,713.45	42	56,793.45
Investment Income	2,900.00	.00	2,900.00	530.26	.00	2,384.48	515.52	82	2,674.11
Other Revenue	7,500.00	.00	7,500.00	752.15	.00	4,017.30	3,482.70	54	3,621.80
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$150,400.00	$0.00	$150,400.00	$12,282.66	$0.00	$64,688.33	$85,711.67	43%	$63,089.36
Fund **052 - Parking System Revenue Fund** Totals	$150,400.00	$0.00	$150,400.00	$12,282.66	$0.00	$64,688.33	$85,711.67		$63,089.36

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **060 - Vehicle Maintenance Fund**									
REVENUE									
Charges For Services	2,739,121.00	.00	2,739,121.00	228,260.10	.00	1,141,300.50	1,597,820.50	42	1,136,311.75
Investment Income	32,300.00	.00	32,300.00	3,426.08	.00	15,107.93	17,192.07	47	16,106.33
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,771,421.00	$0.00	$2,771,421.00	$231,686.18	$0.00	$1,156,408.43	$1,615,012.57	42%	$1,152,418.08
Fund **060 - Vehicle Maintenance Fund** Totals	$2,771,421.00	$0.00	$2,771,421.00	$231,686.18	$0.00	$1,156,408.43	$1,615,012.57		$1,152,418.08

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **061 - Vehicle Replacement Fund**									
REVENUE									
Charges For Services	1,841,420.00	.00	1,841,420.00	153,451.69	.00	767,258.45	1,074,161.55	42	842,929.25
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	248,400.00	.00	248,400.00	35,052.19	.00	157,967.96	90,432.04	64	237,871.89
Reimbursements	5,100.00	.00	5,100.00	.00	.00	.00	5,100.00	0	.00
Other Revenue	25,000.00	.00	25,000.00	.00	.00	.00	25,000.00	0	.00
Other Financing Sources	.00	.00	.00	.00	.00	30,700.00	(30,700.00)	+++	62,652.00
REVENUE TOTALS	$2,119,920.00	$0.00	$2,119,920.00	$188,503.88	$0.00	$955,926.41	$1,163,993.59	45%	$1,143,453.14
Fund **061 - Vehicle Replacement Fund** Totals	$2,119,920.00	$0.00	$2,119,920.00	$188,503.88	$0.00	$955,926.41	$1,163,993.59		$1,143,453.14

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **062 - Computer Replacement Fund**									
REVENUE									
Charges For Services	1,000,443.00	.00	1,000,443.00	83,370.28	.00	416,851.40	583,591.60	42	414,767.90
Investment Income	.00	.00	.00	1,901.40	.00	9,162.39	(9,162.39)	+++	6,631.09
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$1,000,443.00	$0.00	$1,000,443.00	$85,271.68	$0.00	$426,013.79	$574,429.21	43%	$421,398.99
Fund **062 - Computer Replacement Fund** Totals	$1,000,443.00	$0.00	$1,000,443.00	$85,271.68	$0.00	$426,013.79	$574,429.21		$421,398.99

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **063 - Risk Management Fund**									
REVENUE									
Charges For Services	9,624,138.00	.00	9,624,138.00	840,061.95	.00	4,219,170.92	5,404,967.08	44	3,671,890.87
Investment Income	10,400.00	.00	10,400.00	684.23	.00	2,977.47	7,422.53	29	5,952.48
Reimbursements	151,500.00	.00	151,500.00	7,940.37	.00	25,612.02	125,887.98	17	400,057.03
Other Revenue	1,985,100.00	.00	1,985,100.00	135,320.80	.00	860,130.37	1,124,969.63	43	817,720.06
REVENUE TOTALS	$11,771,138.00	$0.00	$11,771,138.00	$984,007.35	$0.00	$5,107,890.78	$6,663,247.22	43%	$4,895,620.44
Fund **063 - Risk Management Fund** Totals	$11,771,138.00	$0.00	$11,771,138.00	$984,007.35	$0.00	$5,107,890.78	$6,663,247.22		$4,895,620.44

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **064 - Building Improvement Fund**									
REVENUE									
Charges For Services	1,590,175.00	.00	1,590,175.00	132,514.59	.00	662,572.95	927,602.05	42	662,572.95
Investment Income	.00	.00	.00	917.91	.00	5,749.06	(5,749.06)	+++	1,130.33
REVENUE TOTALS	$1,590,175.00	$0.00	$1,590,175.00	$133,432.50	$0.00	$668,322.01	$921,852.99	42%	$663,703.28
Fund **064 - Building Improvement Fund** Totals	$1,590,175.00	$0.00	$1,590,175.00	$133,432.50	$0.00	$668,322.01	$921,852.99		$663,703.28

Revenue Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **073 - Escrow Deposit Fund**									
REVENUE									
Investment Income	.00	.00	.00	247.74	.00	1,689.68	(1,689.68)	+++	381.07
REVENUE TOTALS	$0.00	$0.00	$0.00	$247.74	$0.00	$1,689.68	($1,689.68)	+++	$381.07
Fund **073 - Escrow Deposit Fund** Totals	$0.00	$0.00	$0.00	$247.74	$0.00	$1,689.68	($1,689.68)		$381.07
Grand Totals	$187,757,183.00	$0.00	$187,757,183.00	$13,086,818.48	$0.00	$51,642,951.65	$136,114,231.35		$57,547,392.11

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **001 - General Fund**									
EXPENSE									
Personal Services, Salaries & Wages	38,865,235.00	.00	38,865,235.00	2,727,365.87	.00	13,409,906.54	25,455,328.46	35	13,109,072.84
Employee Benefits	19,676,101.00	.00	19,676,101.00	745,146.14	.00	4,278,723.47	15,397,377.53	22	8,287,984.94
Other Employee Costs	683,935.00	4,750.00	688,685.00	32,273.51	25,960.75	208,920.35	453,803.90	34	180,424.97
Pension Benefits	7,370.00	.00	7,370.00	614.24	.00	3,071.20	4,298.80	42	2,981.75
Contractual Services	14,412,121.00	60,000.00	14,472,121.00	1,114,029.24	1,105,491.47	5,080,167.21	8,286,462.32	43	5,178,940.38
Utilities	402,639.00	.00	402,639.00	36,177.93	.00	151,532.24	251,106.76	38	116,427.23
Insurance	1,055,292.00	.00	1,055,292.00	87,991.51	.00	439,986.68	615,305.32	42	273,718.15
Commodities & Supplies	1,530,144.00	32,000.00	1,562,144.00	116,742.95	59,946.80	710,312.29	791,884.91	49	496,927.67
Other Expenditures	517,095.00	1,450,000.00	1,967,095.00	.00	.00	292,108.47	1,674,986.53	15	59,768.27
Building Improvements	32,500.00	.00	32,500.00	.00	.00	23,779.72	8,720.28	73	1,148.58
Office Equipment	63,158.00	.00	63,158.00	487.20	3,105.45	12,587.46	47,465.09	25	6,241.75
Other Equipment	368,646.00	6,800.00	375,446.00	11,496.32	64,991.59	103,637.93	206,816.48	45	103,538.96
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	1,056,714.00	2,911,667.86	3,968,381.86	249,941.57	927,217.60	703,038.92	2,338,125.34	41	468,051.88
Interfund Transfers	7,701,000.00	.00	7,701,000.00	.00	.00	.00	7,701,000.00	0	.00
EXPENSE TOTALS	$86,371,950.00	$4,465,217.86	$90,837,167.86	$5,122,266.48	$2,186,713.66	$25,417,772.48	$63,232,681.72	30%	$28,285,227.37
Fund **001 - General Fund** Totals	$86,371,950.00	$4,465,217.86	$90,837,167.86	$5,122,266.48	$2,186,713.66	$25,417,772.48	$63,232,681.72		$28,285,227.37

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **002 - Debt Service Fund**									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	2,660,000.00	.00	2,660,000.00	.00	.00	.00	2,660,000.00	0	.00
Interest Expense	1,863,150.00	.00	1,863,150.00	931,042.22	.00	931,042.22	932,107.78	50	970,879.45
Bank & Fiscal Fees	1,900.00	.00	1,900.00	.00	.00	900.00	1,000.00	47	900.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Uses	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$4,525,050.00	$0.00	$4,525,050.00	$931,042.22	$0.00	$931,942.22	$3,593,107.78	21%	$971,779.45
Fund **002 - Debt Service Fund** Totals	$4,525,050.00	$0.00	$4,525,050.00	$931,042.22	$0.00	$931,942.22	$3,593,107.78		$971,779.45

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **020 - Capital Improvement Fund**									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	200,000.00	913,571.79	1,113,571.79	110,471.56	48,989.14	118,982.72	945,599.93	15	77,768.60
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	570,825.00	407,635.00	978,460.00	50,362.00	232,070.95	275,849.24	470,539.81	52	15,841.11
Office Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	812,607.23
Infrastructure	14,507,637.00	1,175,039.18	15,682,676.18	188,643.57	690,279.45	327,222.15	14,665,174.58	6	426,486.11
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$15,278,462.00	$2,496,245.97	$17,774,707.97	$349,477.13	$971,339.54	$722,054.11	$16,081,314.32	10%	$1,332,703.05
Fund **020 - Capital Improvement Fund** Totals	$15,278,462.00	$2,496,245.97	$17,774,707.97	$349,477.13	$971,339.54	$722,054.11	$16,081,314.32		$1,332,703.05

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **023 - Street Improvement Construc Fund**									
EXPENSE									
Contractual Services	50,000.00	.00	50,000.00	.00	48,310.00	4,953.00	(3,263.00)	107	11,830.50
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	19,234,829.00	1,733,225.18	20,968,054.18	.00	3,794,873.45	260,094.20	16,913,086.53	19	45,899.65
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$19,284,829.00	$1,733,225.18	$21,018,054.18	$0.00	$3,843,183.45	$265,047.20	$16,909,823.53	20%	$57,730.15
Fund **023 - Street Improvement Construc Fund** Totals	$19,284,829.00	$1,733,225.18	$21,018,054.18	$0.00	$3,843,183.45	$265,047.20	$16,909,823.53		$57,730.15

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **024 - Flood Control Construction Fund**									
EXPENSE									
Contractual Services	118,193.00	147,583.25	265,776.25	.00	200,861.31	5,525.00	59,389.94	78	34,880.00
Utilities	8,292.00	.00	8,292.00	922.16	.00	2,004.96	6,287.04	24	3,017.63
Commodities & Supplies	5,882.00	.00	5,882.00	.00	4,628.00	99.71	1,154.29	80	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	101,834.00	385,178.99	487,012.99	(998.30)	165,379.38	41,911.47	279,722.14	43	2,676.68
EXPENSE TOTALS	$234,201.00	$532,762.24	$766,963.24	($76.14)	$370,868.69	$49,541.14	$346,553.41	55%	$40,574.31
Fund **024 - Flood Control Construction Fund** Totals	$234,201.00	$532,762.24	$766,963.24	($76.14)	$370,868.69	$49,541.14	$346,553.41		$40,574.31

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **036 - Rural Special Service Area Fund**									
EXPENSE									
Interfund Transfers	1,050,000.00	.00	1,050,000.00	.00	.00	.00	1,050,000.00	0	.00
EXPENSE TOTALS	$1,050,000.00	$0.00	$1,050,000.00	$0.00	$0.00	$0.00	$1,050,000.00	0%	$0.00
Fund **036 - Rural Special Service Area Fund** Totals	$1,050,000.00	$0.00	$1,050,000.00	$0.00	$0.00	$0.00	$1,050,000.00		$0.00

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **037 - SMP TIF Fund**									
EXPENSE									
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	70,000.00	.00	70,000.00	20,234.80	.00	28,049.80	41,950.20	40	10,743.09
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	800,000.00	2,100,000.00	2,900,000.00	(5,280.13)	35,000.00	2,033,719.87	831,280.13	71	.00
Distribution Systems	.00	.00	.00	.00	.00	.06	(.06)	+++	11,492.00
EXPENSE TOTALS	$870,000.00	$2,100,000.00	$2,970,000.00	$14,954.67	$35,000.00	$2,061,769.73	$873,230.27	71%	$22,235.09
Fund **037 - SMP TIF Fund** Totals	$870,000.00	$2,100,000.00	$2,970,000.00	$14,954.67	$35,000.00	$2,061,769.73	$873,230.27		$22,235.09

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **039 - Pension Stabilization Fund**									
EXPENSE									
Employee Benefits	2,925,000.00	.00	2,925,000.00	.00	.00	.00	2,925,000.00	0	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$2,925,000.00	$0.00	$2,925,000.00	$0.00	$0.00	$0.00	$2,925,000.00	0%	$0.00
Fund **039 - Pension Stabilization Fund** Totals	$2,925,000.00	$0.00	$2,925,000.00	$0.00	$0.00	$0.00	$2,925,000.00		$0.00

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **040 - Refuse Disposal Fund**									
EXPENSE									
Personal Services, Salaries & Wages	416,084.00	.00	416,084.00	29,438.54	.00	141,996.98	274,087.02	34	137,418.60
Employee Benefits	144,201.00	.00	144,201.00	10,675.43	.00	63,473.85	80,727.15	44	53,153.20
Other Employee Costs	1,636.00	.00	1,636.00	.00	.00	.00	1,636.00	0	.00
Contractual Services	4,849,071.00	.00	4,849,071.00	393,179.77	121,638.00	1,643,310.48	3,084,122.52	36	1,598,992.79
Utilities	.00	.00	.00	.00	.00	.00	.00	+++	.00
Insurance	29,876.00	.00	29,876.00	2,489.67	.00	12,448.35	17,427.65	42	6,825.00
Commodities & Supplies	29,637.00	.00	29,637.00	.00	.00	.00	29,637.00	0	140.21
EXPENSE TOTALS	$5,470,505.00	$0.00	$5,470,505.00	$435,783.41	$121,638.00	$1,861,229.66	$3,487,637.34	36%	$1,796,529.80
Fund **040 - Refuse Disposal Fund** Totals	$5,470,505.00	$0.00	$5,470,505.00	$435,783.41	$121,638.00	$1,861,229.66	$3,487,637.34		$1,796,529.80

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **041 - Motor Fuel Tax Fund**									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Utilities	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	3,500,000.00	.00	3,500,000.00	875,285.70	2,624,714.30	875,285.70	.00	100	641,780.49
EXPENSE TOTALS	$3,500,000.00	$0.00	$3,500,000.00	$875,285.70	$2,624,714.30	$875,285.70	$0.00	100%	$641,780.49
Fund **041 - Motor Fuel Tax Fund** Totals	$3,500,000.00	$0.00	$3,500,000.00	$875,285.70	$2,624,714.30	$875,285.70	$0.00		$641,780.49

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **042 - CDBG**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	489,568.00	.00	489,568.00	13,900.33	195,000.00	82,336.21	212,231.79	57	395,939.95
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$489,568.00	$0.00	$489,568.00	$13,900.33	$195,000.00	$82,336.21	$212,231.79	57%	$395,939.95
Fund **042 - CDBG** Totals	$489,568.00	$0.00	$489,568.00	$13,900.33	$195,000.00	$82,336.21	$212,231.79		$395,939.95

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **043 - Asset Seizure Fund**									
EXPENSE									
Other Employee Costs	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Contractual Services	2,000.00	.00	2,000.00	.00	.00	.00	2,000.00	0	.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	15,302.90
EXPENSE TOTALS	$3,000.00	$0.00	$3,000.00	$0.00	$0.00	$0.00	$3,000.00	0%	$15,302.90
Fund **043 - Asset Seizure Fund** Totals	$3,000.00	$0.00	$3,000.00	$0.00	$0.00	$0.00	$3,000.00		$15,302.90

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **044 - Federal Equitable Share Funds**									
EXPENSE									
Contractual Services	500.00	.00	500.00	.00	.00	.00	500.00	0	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	1,000.00	.00	1,000.00	.00	.00	36,240.00	(35,240.00)	3624	5,279.91
EXPENSE TOTALS	$1,500.00	$0.00	$1,500.00	$0.00	$0.00	$36,240.00	($34,740.00)	2416%	$5,279.91
Fund **044 - Federal Equitable Share Funds** Totals	$1,500.00	$0.00	$1,500.00	$0.00	$0.00	$36,240.00	($34,740.00)		$5,279.91

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **045 - DUI Fine Fund**									
EXPENSE									
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	8,550.00
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	.00	.00	.00	.00	13,093.24	.00	(13,093.24)	+++	2,290.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$0.00	$0.00	$0.00	$0.00	$13,093.24	$0.00	($13,093.24)	+++	$10,840.00
Fund **045 - DUI Fine Fund** Totals	$0.00	$0.00	$0.00	$0.00	$13,093.24	$0.00	($13,093.24)		$10,840.00

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **046 - Foreign Fire Tax Board Fund**									
EXPENSE									
Other Employee Costs	50,000.00	.00	50,000.00	4,354.96	.00	4,354.96	45,645.04	9	1,761.23
Contractual Services	111,800.00	.00	111,800.00	1,972.19	.00	13,919.74	97,880.26	12	7,712.48
Insurance	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	90,000.00	.00	90,000.00	.00	.00	12,645.62	77,354.38	14	7,387.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	30,000.00	.00	30,000.00	.00	.00	8,197.25	21,802.75	27	596.93
EXPENSE TOTALS	$281,800.00	$0.00	$281,800.00	$6,327.15	$0.00	$39,117.57	$242,682.43	14%	$17,457.64
Fund **046 - Foreign Fire Tax Board Fund** Totals	$281,800.00	$0.00	$281,800.00	$6,327.15	$0.00	$39,117.57	$242,682.43		$17,457.64

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **048 - Business District Fund**									
EXPENSE									
Bond Principal	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interest Expense	2,029,900.00	.00	2,029,900.00	53,518.04	.00	164,146.74	1,865,753.26	8	166,134.67
EXPENSE TOTALS	$2,029,900.00	$0.00	$2,029,900.00	$53,518.04	$0.00	$164,146.74	$1,865,753.26	8%	$166,134.67
Fund **048 - Business District Fund** Totals	$2,029,900.00	$0.00	$2,029,900.00	$53,518.04	$0.00	$164,146.74	$1,865,753.26		$166,134.67

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **049 - Prospect and Main TIF District**									
EXPENSE									
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	100,000.00	.00	100,000.00	24,754.00	.00	56,398.62	43,601.38	56	65,395.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	4,130,000.00	780,000.00	4,910,000.00	.00	.00	338,748.21	4,571,251.79	7	5,087,898.69
Land Improvements	.00	199,799.43	199,799.43	11,134.20	33,967.58	162,804.94	3,026.91	98	179,815.89
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	200,000.00	.00	200,000.00	.00	200,000.00	.00	.00	100	.00
Bond Principal	820,000.00	.00	820,000.00	.00	.00	.00	820,000.00	0	.00
Interest Expense	571,838.00	.00	571,838.00	285,918.88	.00	285,918.88	285,919.12	50	303,418.89
Bank & Fiscal Fees	900.00	.00	900.00	.00	.00	900.00	.00	100	900.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$5,822,738.00	$979,799.43	$6,802,537.43	$321,807.08	$233,967.58	$844,770.65	$5,723,799.20	16%	$5,637,428.47
Fund **049 - Prospect and Main TIF District** Totals	$5,822,738.00	$979,799.43	$6,802,537.43	$321,807.08	$233,967.58	$844,770.65	$5,723,799.20		$5,637,428.47

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **050 - Water and Sewer Fund**									
EXPENSE									
Personal Services, Salaries & Wages	3,019,067.00	.00	3,019,067.00	230,829.58	.00	1,084,122.57	1,934,944.43	36	1,060,233.82
Employee Benefits	989,590.00	.00	989,590.00	74,179.20	.00	390,736.51	598,853.49	39	375,810.19
Other Employee Costs	50,785.00	.00	50,785.00	6,808.44	.00	17,591.73	33,193.27	35	20,278.73
Contractual Services	10,854,093.00	.00	10,854,093.00	852,842.21	555,435.24	3,452,737.34	6,845,920.42	37	3,495,881.57
Utilities	135,086.00	.00	135,086.00	11,698.54	.00	42,149.28	92,936.72	31	55,364.68
Insurance	260,738.00	.00	260,738.00	21,728.17	.00	108,640.85	152,097.15	42	75,463.35
Commodities & Supplies	338,697.00	.00	338,697.00	21,285.91	46,874.56	112,047.45	179,774.99	47	134,873.05
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	1,272.00	.00	1,272.00	.00	.00	.00	1,272.00	0	.00
Other Equipment	301,479.00	50,000.00	351,479.00	564.06	12,380.87	94,451.02	244,647.11	30	50,314.65
Distribution Systems	9,172,721.00	1,314,907.66	10,487,628.66	732,860.81	6,289,036.76	2,528,613.60	1,669,978.30	84	786,730.84
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	1,085,000.00	.00	1,085,000.00	.00	.00	.00	1,085,000.00	0	.00
Interest Expense	795,931.00	.00	795,931.00	397,965.50	.00	397,965.50	397,965.50	50	421,815.50
Bank & Fiscal Fees	1,575.00	.00	1,575.00	.00	.00	1,350.00	225.00	86	1,350.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
Long Term Debt	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$27,006,034.00	$1,364,907.66	$28,370,941.66	$2,350,762.42	$6,903,727.43	$8,230,405.85	$13,236,808.38	53%	$6,478,116.38
Fund **050 - Water and Sewer Fund** Totals	$27,006,034.00	$1,364,907.66	$28,370,941.66	$2,350,762.42	$6,903,727.43	$8,230,405.85	$13,236,808.38		$6,478,116.38

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **051 - Village Parking System Fund**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	62,438.00	.00	62,438.00	18,916.34	17,364.44	30,046.48	15,027.08	76	24,067.46
Utilities	11,308.00	.00	11,308.00	375.41	.00	3,563.64	7,744.36	32	4,968.46
Insurance	1,383.00	.00	1,383.00	115.25	.00	576.25	806.75	42	606.65
Commodities & Supplies	661.00	.00	661.00	.00	.00	659.96	1.04	100	577.30
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	132,000.00	.00	132,000.00	.00	109,000.00	22,933.01	66.99	100	5,951.34
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$207,790.00	$0.00	$207,790.00	$19,407.00	$126,364.44	$57,779.34	$23,646.22	89%	$36,171.21
Fund **051 - Village Parking System Fund** Totals	$207,790.00	$0.00	$207,790.00	$19,407.00	$126,364.44	$57,779.34	$23,646.22		$36,171.21

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **052 - Parking System Revenue Fund**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	126,258.00	.00	126,258.00	32,777.57	7,823.09	36,248.76	82,186.15	35	31,623.66
Utilities	7,008.00	.00	7,008.00	.00	.00	689.30	6,318.70	10	941.84
Insurance	1,734.00	.00	1,734.00	144.50	.00	722.50	1,011.50	42	494.60
Commodities & Supplies	12,704.00	.00	12,704.00	.00	792.00	1,628.59	10,283.41	19	1,836.15
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$147,704.00	$0.00	$147,704.00	$32,922.07	$8,615.09	$39,289.15	$99,799.76	32%	$34,896.25
Fund **052 - Parking System Revenue Fund** Totals	$147,704.00	$0.00	$147,704.00	$32,922.07	$8,615.09	$39,289.15	$99,799.76		$34,896.25

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **060 - Vehicle Maintenance Fund**									
EXPENSE									
Personal Services, Salaries & Wages	1,248,092.00	.00	1,248,092.00	118,201.77	.00	458,401.28	789,690.72	37	416,339.78
Employee Benefits	442,186.00	.00	442,186.00	32,197.23	.00	152,392.33	289,793.67	34	172,900.94
Other Employee Costs	7,395.00	.00	7,395.00	141.00	.00	2,119.00	5,276.00	29	2,048.00
Contractual Services	144,552.00	.00	144,552.00	1,388.93	41,069.14	15,401.35	88,081.51	39	89,703.22
Utilities	5,190.00	.00	5,190.00	244.26	.00	1,131.84	4,058.16	22	1,241.83
Insurance	36,247.00	.00	36,247.00	3,020.58	.00	15,102.90	21,144.10	42	9,376.25
Commodities & Supplies	819,715.00	.00	819,715.00	48,732.59	337,165.81	275,542.80	207,006.39	75	260,199.53
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	723.00	.00	723.00	.00	.00	.00	723.00	0	.00
Other Equipment	2,721.00	.00	2,721.00	239.04	.00	458.44	2,262.56	17	1,157.92
EXPENSE TOTALS	$2,706,821.00	$0.00	$2,706,821.00	$204,165.40	$378,234.95	$920,549.94	$1,408,036.11	48%	$952,967.47
Fund **060 - Vehicle Maintenance Fund** Totals	$2,706,821.00	$0.00	$2,706,821.00	$204,165.40	$378,234.95	$920,549.94	$1,408,036.11		$952,967.47

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **061 - Vehicle Replacement Fund**									
EXPENSE									
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	1,138,000.00	2,821,402.32	3,959,402.32	15,748.67	931,490.48	2,394,493.52	633,418.32	84	265,686.56
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$1,138,000.00	$2,821,402.32	$3,959,402.32	$15,748.67	$931,490.48	$2,394,493.52	$633,418.32	84%	$265,686.56
Fund **061 - Vehicle Replacement Fund** Totals	$1,138,000.00	$2,821,402.32	$3,959,402.32	$15,748.67	$931,490.48	$2,394,493.52	$633,418.32		$265,686.56

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **062 - Computer Replacement Fund**									
EXPENSE									
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	216,500.00	.00	216,500.00	.00	38,516.10	46,327.30	131,656.60	39	34,260.26
Other Equipment	526,253.00	.00	526,253.00	.00	.00	507,579.16	18,673.84	96	.00
EXPENSE TOTALS	$742,753.00	$0.00	$742,753.00	$0.00	$38,516.10	$553,906.46	$150,330.44	80%	$34,260.26
Fund **062 - Computer Replacement Fund** Totals	$742,753.00	$0.00	$742,753.00	$0.00	$38,516.10	$553,906.46	$150,330.44		$34,260.26

Expense Budget by Account Classification Report

Through 05/31/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **063 - Risk Management Fund**									
EXPENSE									
Contractual Services	21,309.00	.00	21,309.00	.00	.00	.00	21,309.00	0	5,227.50
Insurance	12,363,900.00	.00	12,363,900.00	891,905.82	.00	5,881,690.75	6,482,209.25	48	5,355,249.08
Commodities & Supplies	107,320.00	.00	107,320.00	234.90	.00	26,774.46	80,545.54	25	22,861.32
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	137,066.66
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$12,492,529.00	$0.00	$12,492,529.00	$892,140.72	$0.00	$5,908,465.21	$6,584,063.79	47%	$5,520,404.56
Fund **063 - Risk Management Fund** Totals	$12,492,529.00	$0.00	$12,492,529.00	$892,140.72	$0.00	$5,908,465.21	$6,584,063.79		$5,520,404.56
Grand Totals	$192,580,134.00	$16,493,560.66	$209,073,694.66	$11,639,432.35	$18,982,466.95	$51,456,142.88	$138,635,084.83		$52,719,445.94

Item Cover Page

Subject	**List of Bills - July 1, 2026, to July 14, 2026 - $3,631,822.07**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

Attached is the List of Bills for July 1, 2026, to July 14, 2026 - $3,631,822.07

Discussion

Alternatives

1. Approve the attached List of Bills for July 1, 2026, to July 14, 2026 - $3,631,822.07
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the attached List of Bills for July 1, 2026, to July 14, 2026 - $3,631,822.07.

Attachments

1. List of Bills - July 1, 2026 to July 14, 2026

VILLAGE OF MOUNT PROSPECT
List of Bills
July 1, 2026 - July 14, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund			
	Accurate Biometrics Inc	Fingerprinting Services - May 2026	$ 256.00
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 7.2.26	3,090.59
	Addison Building Material Co.	911 call box	112.63
		Concrete patching supplies	105.40
		Sidewalk restoration supplies	265.59
		Site furniture anchors	97.80
	Aero Removals-Trisons Inc	Remains Removals Services - June 2026	1,305.00
	Air One Equipment, Inc.	Turnout Gear	601.00
		XS FF Gloves	753.00
		2-Streamlight hand lights for S13	450.00
	Amazon Capital Services	7/11/26 Supplies for reunification incidents	59.70
		Peephole for St 13 apparatus floor delivery door	12.74
		Wireless Phone Headset	253.86
		7/8/26 Office supplies	63.06
		Phone case and command clips	41.37
		2 keyboards and mouse	32.91
		Wireless Phone Headset	505.28
		Number signs for Vehicles/Acts in 2026 4th of July Parade	14.59
		Wireless Phone Headset - Refund	(252.64)
		7/7/26 Supplies for reunification incidents	14.29
		Wireless Phone Headsets	1,007.08
		Colored acrylic sheets for lighting at St 14	18.96
		iPad case for new inspector iPad	124.99
		6/25/26 Supplies for prisoner meals	108.98
		Replacement batteries for Streamlights	64.14
		Zip on fitted twin xl sheets - St 13	60.78
		IPhone 13 case	20.88
		Supplies for reunification incidents	41.17
		AA and CR 2032 batteries	129.87
		Heat shrink tubing for SpO2 cords	6.54
		7/11/26 Supplies for reunification incidents	599.03
		6/25/26 Squad emergency equipment	18.99
		Stamps/bubble wands/mini fire trucks giveaways FD Open House	157.84
		Stand mixer, vegetable chopper and wok - St 14	427.82
	American Landscaping Inc.	Grass Cutting 414 Deborah 06/25/26	294.00
		Grass Cutting 1 N Edward 06/26/26	366.00
		Grass Cutting 42 1/2 Dempster 06/19/2026	366.00
	AMS Store and Shred LLC	6/30/26 Document destruction	205.00
	Apple Inc	Apple Replacement IPad for Inspectors	579.00
	Arbsession Inc	Replacement chains for saws	126.82
	Axon Enterprise, Inc.	Training registration 09/14-17/26	1,500.00
	Beary Landscape Management Inc	Hanging basket maintenance watering 6/6-7/2/26	2,680.00
	Bedco Mechanical	Maintenance Contract for HVAC repairs EOC chiller 06/1/26	980.00
	Bizar Entertainment Inc	DJ for 2026 Block Party 7/25/26 final	625.00
	Bizjack, Chris	Initial IDPH Paramedic License Fee	60.00
	Blue Cross Blue Shield of Illinois	Refund Ambulance Services 3/21/25 - Rondoni	1,169.82
	Builders Asphalt LLC	Manhole street restoration for lining project 6/26/26	371.22
		Pothole patching materials 7/1/26	131.79
	Carr Law Firm LLC	Rand-83-Kensington Intersection Legal Fees 726 N Main 4/8- 4/30/26	650.00
		Rand-83-Kensington Intersection Legal Fees 726 N Main 5/5-5/27/26	825.00
	Case Lots, Inc.	Custodial supplies	1,978.65
	CBS Awards Inc	Retirement Plaque	68.49
	Chem-Wise Pest Management	911 E Kensington 6/24/26 pest control	50.00
		2000 E Kensington 6/24/26 pest control	40.00
		111 E Rand 6/24/26 pest control	50.00
		1415 E Algonquin 6/24/26 pest control	55.00
		1700 W Central 7/1/26 pest control	215.00
	Clerk of the Circuit Court of McHenry County	Garnishment 7.2.26	547.85
	Clowning Around Entertainment Inc	Combo Express balance DWT Block Party 7/25/26	1,637.50
	Comcast	310 W NWH 6/27-7/26/26/26 Internet	199.65
		VMO Cable 7/12/26-8/11/26	25.12

VILLAGE OF MOUNT PROSPECT
List of Bills
July 1, 2026 - July 14, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Comcast (continued)	7/4/26-8/3/26 Comcast business services	307.47
		7/4/26-8/3/26 Comcast Business services	148.16
	Commonwealth Edison	Monument Sign electricity installation 8/11/25 - 3401 S Busse Rd	5,234.74
	Conrad Polygraph Inc	Employment testing June 2026	2,025.00
	Constellation NewEnergy, Inc.	5/5-6/16/26 Traffic light electricity	18,098.12
		5/12-6/11/26 21 S Emerson electricity	67.80
		4/15-6/17/26 Pump Station electricity	468.54
	Costar Realty Information, Inc.	Monthly Real Estate Publication July 2026	1,077.22
	Des Plaines Journal Inc	Publication of Treasurer's Report	1,900.00
		Legal Notice 109 E Council 06/24/26	178.88
		America 250/4th of July Ad in Journal 7/1/26	380.00
	Des Plaines Material & Supply	Storm sewer repair materials	373.99
	DJ's Scuba Locker	Open Water Dive training 5/18/26	1,045.00
		Dive Class Dry Suit Full Face 5/27/26	1,155.00
		ERD class 1 & 2 6/8/26	914.00
		Open Water Class 5/18/26	1,045.00
		Dive Class Dry Suit Full Face 5/27/26	1,125.00
		ERD Class 1 & 2 6/8/26	914.00
		Dive equipment rental for class 5/27-5/28/26	350.00
		Manchette replacement wrist seal on rental drysuit	45.00
	Dominikowski, Katarzyna	Refund transfer stamp credit card fee RTS26-156	22.50
	Duff Entertainment Inc	Entertainment/stage manager/sound/lighting/insurance 7/24-25/26	31,550.00
	EAS Group Inc	6/19/26 Reunification info cards	232.79
	eLocker Limited	eLocker asset management system annual payment 7/26-6/27	11,341.84
	Emry Murdoch LLC	Rand-83-Kensington Land Acquisition 1 E Rand 4/16-4/29/26	1,950.00
		Rand-83-Kensington Land Acquisition 118 E Kinsington 4/19-4/30/26	4,825.00
		Rand-83-Kensington Land Acquisition 2 E Rand 4/17-4/30/26	9,825.00
		Rand-83-Kensington Land Acquisition 1 E Rand 5/1-5/15/26	4,525.00
		Rand-83-Kensington Land Acquisition 118 E Kinsington 5/15/26	350.00
		Rand-83-Kensington Land Acquisition 200 E Kensington 5/5-5/12/26	2,125.00
		Rand-83-Kensington Land Acquisition 2 E Rand 5/1- 5/15/26	8,778.65
		Rand-83-Kensington Land Acquisition 909 N Elmhurst 5/5-5/12/26	1,900.00
	EMS Management & Consultants Inc	Ambulance Billing Service - June 2026	5,646.89
	Endeavor Health Medical Group	6/25/26 Medical exam	480.00
		6/26/26 Medical services	60.00
		6/29/26 Medical exam	1,129.00
		6/26/26 Medical exam	480.00
		6/8/26 Medical exam	563.00
		6/15/26 Medical exam	480.00
		6/4/26 Medical services	31.00
		6/16/26 Medical exam	540.00
	Experian	Background checks 05/30-06/26/26	104.16
	Federal Signal Corporation	Link bushings for 4504	501.78
		Broom pivot weldment for 4504	884.41
	Fire Pension Fund	Fire Pension 7.2.26	37,247.24
	Five Star Valet	Valet Services Restaurant Row 06/05/26-06/27/26	2,600.00
	G & J Associates, Inc.	Streetlight Veteran Banners final	2,156.47
	Gambino Landscaping and Brick Paving, Inc.	Irrigation System Maintenance 5/6/26	3,854.50
	Gordon Flesch Company, Inc.	Copier Lease 07/22/26-08/21/26 Contract M204292	3,186.49
		Print Usage 03/22/26-06/21/26 Contract M204292	5,516.79
	Green Soils Management LLC	Topsoil for restoration work 6/16/26	1,202.44
	HDR Engineering Inc	Central Rd Railroad Crossing Ph 1 Engineering 5/31-6/27/26	7,307.13
	Hellstern, Maureen	Sidewalk Square Reimbursement - 7 N William	258.00
	ICMA Retirement Trust - 457	MissionSquare 7.2.26	58,893.84
	Illinois American Water Company	Water Service - 1415 E Algonquin 6/2-7/1/26	127.43
	Illinois City/County Management Association	Membership 7/1/26-6/30/27	685.50
		Membership 7/1/26-6/30/27	256.75
		Membership 7/1/26-6/30/27	190.75
		Job Ad Posting for Director of Building & Inspection Services	50.00
	Illinois Crisis Negotiator's Association	Training conference registration 09/30-10/02/26	425.00
		Training conference registration 09/30-10/02/26	425.00

VILLAGE OF MOUNT PROSPECT
List of Bills
July 1, 2026 - July 14, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Illinois Crisis Negotiator's Association (continued)	Training conference registration 09/30-10/02/26	425.00
		Training conference registration 09/30-10/02/26	425.00
	Illinois Department of Revenue	IL State Withholding 7.2.26	57,312.89
	Illinois GFOA	2026 IGFOA Memberships	100.00
	Illinois Law Enforcement Alarm System	Annual Membership dues 07/01/26-06/30/27	360.00
	Illinois Phlebotomy Services LLC	Phlebotomy services for June 2026	425.00
	Illinois Police Accreditation Coalition	Annual Dues 05/01/26-05/01/27	100.00
	Illinois State Toll Hwy Authority	Tolls 4/1/26 - 6/30/26	16.78
	Illinois State Treasurer	Rand-83-Kensington Land Acquisition Reimbursement 5/14/26	2,121.80
	Imaging Essentials Inc	6/1-6/30/26 KIP Maintenance	66.00
	IMRF	IMRF Invoice Payment June 2026	182,647.46
	Intergovernmental Per.ben.coop	IPBC - July 2026	535.00
	Internal Revenue Service	Federal Tax Liability 7.2.26	251,697.12
	International Union of Operating Engineers	IUOE Dues 7.2.26	2,121.26
	IT Supplies Inc	Plotter paper	576.58
		Ink for plotter	400.00
	J C Embroidery & Screenprint Inc	Clothing June 2026	2,352.48
	J&J Enterprise	Fridays on the Green 7/17/26 - Anchors Away	2,200.00
	Kodex Inc	Service fees for search warrant for #26-11920	245.00
	Lands' End Business Outfitters	CDBIS Clothing June 2026	102.20
		CDBIS Clothing June 2026	523.56
	Laner Muchin, LTD	Legal Services through 05/20/2026	25.00
		Legal Services through 05/20/2026	630.00
		Legal Services through 05/20/2026	735.00
	Mac Strategies Group Inc	Consulting Service - Legislative & Lobbying July 2026	5,000.00
	Masimo Americas Inc	Rad 57 SpO2 Monitor for Rescue 13	8.08
		Rad 57 SpO2 Monitor for Rescue 13	9.00
		Rad 57 SpO2 Monitor for Rescue 13	625.00
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 6/22/26	123.41
		Debris Hauling and Aggregate Material Delivery 7/7/26	299.60
	McMaster-Carr Supply Co	Fence pins for 4th of July	168.60
		Fence pins for 4th of July	27.45
	Menards Inc	Concrete patching supplies	105.44
		Concrete patching supplies	238.00
		Float supplies	52.96
		VH basement paint	22.44
		7/1/26 ET supplies	38.84
		7/1/26 Supplies for 4th of July Fest	193.06
		7/1/26 Supplies for 4th of July Fest	17.99
		Irrigation parts	35.24
		Cleaning supplies and vacuum repairs	113.58
		Irrigation parts	103.82
	Mercommbe, Inc.	VH Conference TV HDMI splitter	176.14
		TV conference room cable	53.75
	Metro Federal Credit Union	MP Fire Local 4119 Dues 7.2.26	3,424.20
	Metropolitan Alliance - Police	MAP Dues 7.2.26	1,833.00
	Michael Wagner & Sons, Inc.	VH toilet repair parts	111.73
	Morton Suggestion Co.	Water bottles for soccer program	939.50
	Motorola Solutions, Inc.	7/7/26 Radio equipment	2,158.08
	Mount Prospect Historical Society	2026 Budget Allocation - July 2026	4,166.66
	Mount Prospect Paint, Inc.	St 14 App floor paint	37.44
	Multisystem Management Company	Custodial Services for all Buildings June 2026	16,076.08
	Nationwide Mutual Insurance Company	Nationwide 7.2.26	26,354.21
	Neopost USA Inc.	Postage Machine Replenishment 6/10/26	3,000.00
	NICOR	Gas Service - 1325 N River 5/18-6/17/26	67.51
		Gas Service - 1807 N River 5/19-6/18/26	72.09
	North East Multi Regional Training Inc	Annual training membership 7/1/26-7/1/27	8,645.00
	Northeastern IL Public Safety Training	FAE Class 6/22/26	800.00
		ICS 300 Class 8/12-8/14/26	335.00
	Northern Illinois Police Alarm System	Annual NIPAS luncheon 05/05/26	245.00
	Northwest Central Dispatch System	Member Assessment - August 2026	32,780.87

VILLAGE OF MOUNT PROSPECT
List of Bills
July 1, 2026 - July 14, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Northwest Community Hospital	System Entry Fee	75.00
	Northwest Municipal Conference	2026-27 Mt Prospect Membership Dues 6/1/25-5/31/27	25,528.00
	Novak & Parker Inc.	PW tool room dryer	1,399.00
		PD Kitchen microwave	496.00
	OTC Brands Inc	4th Float decorations	1,348.84
		4th Float decorations	124.63
	Ozinga Materials, Inc.	Concrete delivery 6/19/26	1,620.38
		Concrete delivery 6/23/26	587.50
		Manhole street restoration lining project 6/25/26	1,850.25
		Manhole street restoration lining project 6/30/26	1,230.88
	Patriot Acres LLC	Log disposal fees 6/19/26	71.00
	Paymerang LLC	10862 Monthly Service Fee - June 2026	420.00
	Peloton Interactive Inc	Subscription renewal 06/26/26-06/26/27	528.00
	Penn Care Inc	Butterfly BVM Kits for fire vehicles	454.24
	Petty Cash	Petty Cash Finance June 2026	227.18
	Phoenix Irrigation Supply	Irrigation Parts	212.15
		Irrigation Parts	117.27
	Physicians Immediate Care	Pre-Employment Testing 06/09/26 - 07/05/26	348.00
	Pitney Bowes	Pitney Bowes Relay 3500 Folding Machine 4/2-7/1/26	1,035.15
	Police Pension Fund	Police Pension 7.2.26	40,894.91
	Purple Rose Florist Inc.	Sympathy Flowers June 2026	100.00
		Sympathy Flowers 6/19/26	115.00
	Quality Auto Detail	Vehicle detailing May 2026	750.00
	Ray O'Herron Co Inc	6/26/26 Honor Guard uniform supplies	363.29
	RC Juggles LLC	Balance Balloon artist/face painting/bubbles Block Party 7/25/26	1,000.00
	Rentokil North America, Inc.	Pest control for the CCC - July 2026	58.85
	Republic Services, Inc.	Refuse disposal 6/30/26	1,383.99
	RHW Customized Graphics & Promotions	Replacement sweatshirts for staff	2,026.89
	Route 12 Rental Co., Inc.	Equipment rental for St Mark lot 5/29/26	196.00
	Secretary of State	License Plate Renewal #DE39593 (300)	151.00
	Serendipity Band	Serendipity Band for Block Party7/24/26	2,000.00
	Service Sanitation Inc	Porta Potty & Hand Wash Station 7/4/26	1,050.00
	South Side Control Supply Company	14694 VH boiler feed water valve	225.33
	Spadoro, Mark A	Rand-83-Kensington Acquisition legal fees 1 E Rand 4/6-4/29/26	1,250.00
		Rand-83-Kensington Acquisition legal fees 1 E Rand 5/1-5/27/26	4,513.25
		Rand-83-Kensington Acquisition legal fees 2 E Rand 5/1-5/27/26	675.00
	State of Illinois	Emergency Transport Services GEMT 1/1/26-3/31/26	188,001.70
	Stericycle, Inc.	July 2026 Steri-safe select monthly	222.70
	Symbolarts, LLC.	4/29/26 Uniform supplies	300.00
	Thomas, Ginny	Mileage Reimbursement	67.43
		Mileage Reimbursement	25.84
	Thompson Elevator Inspections Service Inc	Elevator Permit Inspection 505 Golf 05/27/2026	75.00
		Elevator Permit Inspection 804 Butternut C 06/12/26	75.00
	Tightrope Media Systems	Carousel Annual Subscription 5/23/26-5/22/27	5,000.00
	T-Mobile USA Inc	5/21-6/20/26 Charges for increased data lines	560.95
		Tower search for 26-1743 03/25/26	200.00
	TransUnion Risk and Alternative Data Solutions Inc	Background checks June 2026	326.70
	Tyco Fire & Security US Management Inc	7/1-9/30/26 799 Biermann Ct security monitoring	78.00
		7/1-9/30/26 1720 W Central security monitoring	78.00
		7/1-9/30/26 10 S Pine security monitoring	78.00
		7/1-9/30/26 101 S Maple security monitoring	78.00
		7/1-9/30/26 103 S Maple security monitoring	78.00
		7/1-9/30/26 111 E Rand security monitoring	78.00
		7/1-9/30/26 1591 W Algonquin security monitoring	78.00
	Uline Inc.	ET and Range supplies 07/02/26	220.77
	Ultra Strobe Communications, Inc	Rear emergency lighting upgrades for Tender 11	2,363.50
	UniFirst Corporation	Uniform Rental Services 6/24/26	296.86
		Uniform Rental Services 7/1/26	296.86
	UniFirst First Aid Corp	1700 W Central 5/19/25 AED Insp/First aid refill	124.89
		50 S Emerson 5/19/26 AED inspect	66.15
		111 E Rand 5/19/26 AED Inspection	26.46

VILLAGE OF MOUNT PROSPECT
List of Bills
July 1, 2026 - July 14, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	UniFirst First Aid Corp (continued)	911 Kensington 5/19/26 AED inspection	52.92
		2000 Kensington 5/19/26 AED Inspection	13.23
		1601 W Golf 5/19/26 AED Inspection	13.23
		1415 E Algonquin 5/19/26 AED inspection	13.23
		1711 W Algonquin 5/19/26 AED inspection	13.23
		1700 W Central 6/17/26 AED Insp/First aid refill	382.42
		1415 E Algonquin 6/17/26 AED inspection	13.23
		50 S Emerson 6/17/26 AED/booklet/inspect AED gym	120.22
		2000 Kensington 6/17/26 AED Inspection	13.23
		911 Kensington 6/17/26 AED inspection	66.15
		1711 W Algonquin 6/17/26 AED inspection	13.23
		1601 W Golf 6/17/26 AED Inspection	13.23
		111 E Rand 6/17/26 AED Inspection	26.46
		AED Battery Replacement for PD	290.00
		AED Battery Replacement and Pad for PD	2,275.00
	United States Postal Service	EPS Postage - June 2026	11,127.58
	VCG Uniform	4/30/26 Body armor	885.00
	Village of Mount Prospect	Section 125 Flex 7.2.26	14,672.81
	W.S. Darley & Co.	Turnout boots, lights and gloves	163.07
	Waist Up Imprinted Sportswear LLC	T-Shirts for 2026 Block Party	2,385.81
	Walker Wilcox Matousek LLP	Rand-83-Kensington Condemnation Proceedings 102 W Rand Apr 2026	175.00
	Wheatland Title Company	Rand-83-Kensington Land Acquisition 622 N Main 4/8/26	829.00
		Rand-83-Kensington Land Acquisition 712 N Main 4/8/26	934.00
		Rand-83-Kensington Land Acquisition 700 N Main 4/8/26	584.00
		Rand-83-Kensington Land Acquisition 616 N Main 4/9/26	398.00
		Rand-83-Kensington Land Acquisition 103 E Rand 4/9/26	404.00
	Wolin Law Group LLC	Rand-83-Kensington Acquisition legal fees 916 N Elmhurst 4/6-4/23/26	300.00
		Rand-83-Kensington Land Acquisition 916 N Elmhurst 5/1/26	75.00
		Rand-83-Kensington Land Acq 916 N Elmhurst 5/19-5/27/26	798.98
	Z Search Recruiting, Inc.	Photography for Fridays on the Green 6/6/26	150.00
		Photography for 2026 4th of July Parade	500.00
001 General Fund Total			**$ 1,221,455.37**
020 Capital Improvement Fund			
	A Epstein and Sons International Inc	Kensington Road Shared-Use Path Ph1 Eng Services 4/25-5/29/26	$ 18,040.73
	Civiltech Engineering Inc	Central Rd/Weller Ln Crosswalk Imp 3/30-4/26/24	3,580.80
		Central Rd/Weller Ln Crosswalk Imp 6/29-7/26/24	424.16
		Central Rd & Weller Ln Crossing Imp 11/30/24-5/30/25	4,190.15
	Schaefges Brothers Inc	Monument Signage Construction 6/30/26	189,000.00
	Utility Dynamics Corp.	Burning Bush Lane Lighting Construction 5/9-6/17/26	23,903.95
020 Capital Improvement Fund Total			**$ 239,139.79**
023 Street Improvement Construction Fund			
	Addison Building Material Co.	Traffic island repair materials	$ 76.59
		Traffic island repair materials	133.80
	Thomas Engineering Group LLC	Schoenbeck Rd Resurfacing Phase III Construct Eng 4/1-5/31/26	44,080.41
023 Street Improvement Construction Fund Total			**$ 44,290.80**
024 Flood Control Construction Fund			
	Constellation NewEnergy, Inc.	4/15-6/17/26 Pump Station electricity	$ 137.25
024 Flood Control Construction Fund Total			**$ 137.25**
040 Refuse Disposal Fund			
	ICMA Retirement Trust - 457	MissionSquare 7.2.26	$ 132.78
	Illinois Department of Revenue	IL State Withholding 7.2.26	656.21
	IMRF	IMRF Invoice Payment June 2026	4,529.61
	Internal Revenue Service	Federal Tax Liability 7.2.26	4,107.53

VILLAGE OF MOUNT PROSPECT
List of Bills
July 1, 2026 - July 14, 2026

Fund	Vendor Name	Invoice Description	Amount
040 Refuse Disposal Fund (continued)			
	International Union of Operating Engineers	IUOE Dues 7.2.26	165.09
	Kiran Sidhpura	Utility Refund - 1826 Tano Ln	58.75
	Nationwide Mutual Insurance Company	Nationwide 7.2.26	722.34
	Republic Services, Inc.	Refuse Disposal 5/1/26-5/31/26	273,778.45
		Municipal Refuse Disposal 6/1/26-6/30/26	16,002.80
		Refuse Disposal 6/1/26-6/30/26	273,778.45
		Municipal Refuse Disposal 5/1/26-5/31/26	16,002.80
	United States Postal Service	EPS Postage - June 2026	2,060.03
	Vesole Real Estate II, LLC	Utility Refund - 1817 Aralia Dr	75.37
	Village of Mount Prospect	Section 125 Flex 7.2.26	243.97
	Zarnoth Brush Works, Inc.	Sweeper brooms for stock	2,426.00
040 Refuse Disposal Fund Total			**$ 594,740.18**
042 CDBG			
	Schroeder & Schroeder Inc	CDBG Sidewalk Program 6/23/26	$ 194,930.04
042 CDBG Total			**$ 194,930.04**
046 Foreign Fire Tax Board Fund			
	Comcast	7/1/26 - 7/31/26 Cable 2000 E Kensington Rd	$ 140.03
		7/11/26 - 8/10/26 Cable 1601 Golf Rd	238.76
046 Foreign Fire Tax Board Fund Total			**$ 378.79**
050 Water and Sewer Fund			
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 7.2.26	$ 11.54
	Addison Building Material Co.	Pipe nipples	78.83
		Copper pipe	21.33
		Pipe fittings	15.24
		Soldering ends	19.79
		Building repair supplies	34.95
	Angela Siefert	Utility Refund - 915 Na Wa Ta Ave	11.06
	Baxter & Woodman, Inc.	SCADA Repairs 5/27-5/28/26	849.90
		Sewer Lining construction inspection 5/27-6/30/26	26,842.80
	Ciorba Group Inc	Fairview Gardens gravity sewer project 8/31-10/25/24	3,148.50
	Constellation NewEnergy, Inc.	4/15-6/17/26 Pump Station electricity	11,194.16
	Des Plaines Material & Supply	Batter block for building manholes	90.87
		Manhole barrel section	500.00
	Element Apartments LLC	Utility Refund - 1513 Redwood Dr	377.00
		Utility Refund - 1529 Redwood Dr	555.28
	Gordon Flesch Company, Inc.	Copier Lease 07/22/26-08/21/26 Contract M204292	159.83
		Print Usage 03/22/26-06/21/26 Contract M204292	138.44
	HBK Water Meter Service	Water Meter Installs/Clear water elimination 6/18-7/1/26	14,337.00
	HD Supply Facilities Maintenance LTD	Dye tablets to check for plumbing leaks	93.69
	ICMA Retirement Trust - 457	MissionSquare 7.2.26	2,267.60
	Illinois Department of Revenue	IL State Withholding 7.2.26	4,662.62
	Illinois State Toll Hwy Authority	Tolls 4/1/26 - 6/30/26	126.00
	IMRF	IMRF Invoice Payment June 2026	29,157.36
	Internal Revenue Service	Federal Tax Liability 7.2.26	27,628.00
	International Union of Operating Engineers	IUOE Dues 7.2.26	1,773.47
	James O Brien	Utility Refund - 1424 Bridgeport Dr	61.37
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 6/22/26	681.08
		Debris Hauling and Aggregate Material Delivery 7/7/26	1,653.51
	Menards Inc	Shut off valve	16.78
	Merchants Credit Guide Co	Utility Collection Services 06/26	32.60
	Midwest Power Industry Inc	Generator Maintenance Program 6/17/26	6,494.80
	Nationwide Mutual Insurance Company	Nationwide 7.2.26	1,640.67
	NICOR	5/20-6/19/26 117 N Waverly natural gas	178.28
		4/22-6/23/26 112 E Highland natural gas	413.36
		5/21-6/22/26 1 W WaPella natural gas	180.43

VILLAGE OF MOUNT PROSPECT
List of Bills
July 1, 2026 - July 14, 2026

Fund	Vendor Name	Invoice Description	Amount
050 Water and Sewer Fund (continued)			
	Purple Rose Florist Inc.	Sympathy Arrangement 6/13/26	168.00
	Ramsey, Michael	Water License Class C & D 7/7/26	500.00
	Republic Services, Inc.	Refuse Disposal 5/1-5/31/26	1,257.33
		Refuse Disposal 6/1/2026-6/30/2026	1,990.65
	Rick's Sewer and Drainage	Fairview Gardens project of 109 Horner 3/4/26	16,750.00
		Fairview Gardens project 1412 E Small 3/16/26	16,750.00
	State Industrial Products Corporation	7/1/26 Wastewater FOG treatment program	922.42
	Suburban Laboratories, Inc.	Water samples testing 6/5-6/24/26	1,279.26
	Tank Industry Consultants, Inc.	Tank 4 rehabilitation project 12/28/25-3/21/26	324.63
		T-Mobile antenna design review submittal on elevated tank Escrow	4,350.00
	UniFirst Corporation	Uniform Rental Services 6/24/26	118.74
		Uniform Rental Services 7/1/26	118.74
	United States Postal Service	EPS Postage - June 2026	8,337.52
	Village of Mount Prospect	Section 125 Flex 7.2.26	904.17
	Village Sewer & Plumbing	Fairview Gardens project for 206 Deneen 6/8/26	6,500.00
		Fairview Gardens project for 202 Stratton 6/26/26	17,750.00
	W. W. Grainger, Inc.	B-box sockets and caution tape	358.85
		Boot covers	96.76
		Connector	41.36
	Welch Bros Inc	Manhole cone tops	910.00
	Ziebell Water Service Products	Roundway	434.00
050 Water and Sewer Fund Total			**$ 215,310.57**
051 Village Parking System Fund			
	Constellation NewEnergy, Inc.	5/12-6/11/26 301 S Maple electricity	$ 590.69
	Multisystem Management Company	Custodial Services for all Buildings June 2026	1,048.44
	Western Waterproofing Company Inc	Parking Garage maintenance 6/30/26	109,000.00
051 Village Parking System Fund Total			**$ 110,639.13**
052 Parking System Revenue Fund			
	Flowbird America Inc	Pay machine maintenance 6/1-6/30/26	$ 605.00
	Multisystem Management Company	Custodial Services for all Buildings June 2026	349.48
	NICOR	Gas Service 11 E NWH 5/21-6/22/26	63.59
	Petty Cash	Petty Cash Finance June 2026	1.00
052 Parking System Revenue Fund Total			**$ 1,019.07**
060 Vehicle Maintenance Fund			
	Advance Stores Company, Inc.	620 Rear brake calipers	$ 185.84
		WD40 shop	110.64
		607 Engine mount	116.46
		654 Oil filter	8.00
	Al Warren Oil Co Inc	Unleaded for June 2026	28,041.50
		Diesel for June 2026	26,739.00
	Arlington Heights Ford	4540 Front Bumper	882.20
		Seat back cover and pad for 610	568.40
		Lower side seat trim 610	115.07
		Seat shield 610	115.07
	Busse Automotive Inc	P-10 Detail 6/24/26	280.00
		P-17 detail 6/29/26	280.00
		P-40 Detail 6/29/26	280.00
	Chicago Parts & Sound LLC	620 Rear Brakes	263.04
		Stock air filters	78.42
		354 O2 sensor	67.58
		2710 Battery	170.94
		319 Rad fan assembly	299.91
		Filters for stock	83.28
		Stock brake fluid filters	147.30
		649 Battery	170.94

VILLAGE OF MOUNT PROSPECT
List of Bills
July 1, 2026 - July 14, 2026

Fund	Vendor Name	Invoice Description	Amount
060 Vehicle Maintenance Fund (continued)			
	Chicago Parts & Sound LLC (continued)	321 calipers	314.05
		Core Battery credit	(11.00)
		Battery core credit	(11.00)
	Dave & Jim's Auto Body Inc	P-37 Right Rear door repair	565.00
	Elliott Auto Supply Co, Inc.	314 Rear brakes and spark plugs for stock	275.84
	Everclean Group LLC	Various car washes June 2026	700.00
	Genuine Parts Company Inc	Anti seize for shop stock	33.99
		640 Axle shaft and motor mount	180.96
		P-7 Upper control arms	320.54
		2735 Ignition wire set	67.84
		321 Rear brake hoses	30.78
		Shop stock	103.40
		321 Front Brake hose	32.32
		535 mirror	17.95
	Helm Inc.	Ford IDS Renewal January 2026	73.33
	ICMA Retirement Trust - 457	MissionSquare 7.2.26	2,790.93
	Illinois Department of Revenue	IL State Withholding 7.2.26	1,670.55
	IMRF	IMRF Invoice Payment June 2026	9,769.72
	Internal Revenue Service	Federal Tax Liability 7.2.26	9,846.34
	International Union of Operating Engineers	IUOE Dues 7.2.26	758.26
	James Drive Safety Lane LLC	Safety lane inspections for April 2026	410.00
		Safety lane inspections June 15-30/26	328.00
		Safety lane inspections for June 2026	41.00
	Leach Enterprises, Inc.	526 Dryer	401.57
	Lund Industries, Inc.	P-10 Emergency light cable	48.00
	MacQueen Equipment LLC	515 Water valve	242.07
		512 Reprogram Tire Pressure monitor system 6/5-6/15/26	1,986.24
	McMaster-Carr Supply Co	Shop supplies	140.92
		Shop supplies	302.38
	Nationwide Mutual Insurance Company	Nationwide 7.2.26	22.50
	Northwest Trucks, Inc.	525 Window assembly	172.21
		523 Coolant level sensor	33.13
	Ronco Industrial Supply	Grinding discs	140.05
	Sid Tool Co., Inc.	Shop hardware for stock	457.49
		Shop hardware for stock	365.96
		Shop hardware for stock	394.62
		Shop hardware for stock	422.27
		Shop hardware for stock	187.86
		Shop supplies for stock	160.99
	Terrace Supply Company	Tank rentals for June 2026	42.30
		Welding gas 6/23/26	645.79
	Triton Signal USA	Lights for stock	328.48
	VariTech Industries Inc	Hydraulic Pre-Wet Box Assembly for 4522	2,549.83
	Village of Mount Prospect	Section 125 Flex 7.2.26	223.13
	Wentworth Tire Service	2710 tires	636.04
		525 tires	2,813.96
		504 Tires	557.32
		2728 drive tires	3,927.00
		4502 Steer tires	675.20
		Stock truck steer	621.51
		Refinish wheel	47.00
	WIPECO Inc	Shop rags	489.46
060 Vehicle Maintenance Fund Total			**$ 106,347.67**
061 Vehicle Replacement Fund			
	Arlington Heights Ford	New 622 and 630 floor mats	$ 371.26
	Lindco Equipment Sales, Inc.	LED Headlights for new 535	918.42
061 Vehicle Replacement Fund Total			**$ 1,289.68**

VILLAGE OF MOUNT PROSPECT
List of Bills
July 1, 2026 - July 14, 2026

Fund	Vendor Name	Invoice Description	Amount
062 Computer Replacement Fund			
	CDW LLC	Wireless Access Points (30) and Licensing	$ 38,516.10
	Dell Marketing LP	5 Dell Laptops for Finance	12,659.05
062 Computer Replacement Fund Total			**$ 51,175.15**
063 Risk Management Fund			
	Dave & Jim's Auto Body Inc	6/25/26 P-38 Tailgate repairs from 5/22/26 accident	$ 584.32
	Favia, Joseph	PSEBA Reimbursement - July 2026	663.11
	Intergovernmental Per.ben.coop	IPBC - July 2026	846,979.41
	Mount Prospect Public Library	IMRF Health Insurance Deductions - July 2026	2,666.74
	Suburban Accents Inc	P-38 Tailgate decals - 5/22/26 accident	75.00
063 Risk Management Fund Total			**$ 850,968.58**
Grand Total			**$ 3,631,822.07**

Item Cover Page

Subject	**A RESOLUTION WAIVING CERTAIN NON-REFUNDABLE VILLAGE BUILDING PERMIT, INSPECTION, AND ZONING APPLICATION FEES FOR THE VIDEO SCOREBOARD PROJECT AT PROSPECT HIGH SCHOOL FOR PROPERTY LOCATED AT 801 WEST KENSINGTON ROAD, MOUNT PROSPECT, ILLINOIS**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

Township High School District 214 ("District 214") proposes to replace the existing scoreboard at Prospect High School with a new, thirty-three-foot (33’-0”) tall, Daktronics Digital Video-Scoreboard Unit. 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.

In recognition of District 214’s status as a unit of local government and the public benefit provided by Prospect High School to Village residents and taxpayers, staff recommends that the Village waive certain non-refundable Village building permit, inspection, and zoning application fees associated with the proposed video scoreboard project in the amount of $2,650.00.

Discussion

Alternatives

1. Pass a resolution waiving the non-refundable Village building permit, inspection, and zoning application fees for the video scoreboard project at Prospect High School for property located at 801 West Kensington Road.

2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board pass a resolution to waive the non-refundable Village building permit, inspection, and zoning application fees ($2,650) required for the proposed video scoreboard project at Prospect High School for property located at 801 West Kensington Road.

Attachments

1. VMP-D214- Formal Letter - Request to Waive App Fee 06-18-2026
2. Res-XX-26 WAIVING OF NON-REFUNDABLE FEES (801 W Kensington Rd)

High School District 214
2121 South Goebbert Road
Arlington Heights, Illinois 60005
847-718-7600 | www.d214.org

Dr. Scott Rowe
Superintendent

June 18, 2026

Jason C. Shallcross
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

Dear Mr. Shallcross:

Township High School District 214 respectfully submits this letter as a formal request to waive all application fees associated with the scoreboard sign variation for Prospect High School, located at 801 W. Kensington Road, Mount Prospect, Illinois 60056.

Please feel free to contact me at (847) 718-7621 or aneta.mistak@d214.org with any questions or concerns regarding this request.

Sincerely,

Aneta Mistak

Aneta Mistak
Director of Operations
Township High School District 214

RESOLUTION NO. _____

A RESOLUTION WAIVING CERTAIN NON-REFUNDABLE VILLAGE BUILDING PERMIT, INSPECTION, AND ZONING APPLICATION FEES FOR THE VIDEO SCOREBOARD PROJECT AT PROSPECT HIGH SCHOOL FOR PROPERTY LOCATED AT 801 WEST KENSINGTON ROAD, MOUNT PROSPECT, ILLINOIS

WHEREAS, Township High School District 214 ("District 214") is a unit of local government and is seeking to replace the existing scoreboard with a new video scoreboard at Prospect High School, located at 801 West Kensington Road, Mount Prospect, Illinois; and

WHEREAS, District 214 has submitted requests for signage relief related to the proposed video scoreboard, which are the subject of Case No. PZ-17-25; and

WHEREAS, a public hearing on the requested signage relief is scheduled to be held before the Planning and Zoning Commission of the Village of Mount Prospect on July 23, 2026, pursuant to proper legal notice published in the Daily Herald Newspaper on July 8, 2026; and

WHEREAS, in recognition of District 214's status as a unit of local government and the public benefit provided by Prospect High School to Village residents and taxpayers, the Mayor and Board of Trustees find that waiving certain non-refundable Village building permit, inspection, and zoning application fees associated with the proposed video scoreboard project is appropriate and in the best interest of the Village.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: The Mayor and Board of Trustees of the Village of Mount Prospect hereby authorize the waiver of the non-refundable Village building permit, inspection, and zoning application fees required for the proposed video scoreboard project at Prospect High School, located at 801 West Kensington Road, in the total amount of $2,650.

SECTION TWO: All other applicable requirements, permits, reviews, approvals, and conditions shall remain in full force and effect and shall not be waived by this Resolution.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage, in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 21st day of July, 2026.

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen M. Agoranos, Village Clerk

Item Cover Page

Subject	**Motion to approve the Closed Session minutes of June 16, 2026, and July 7, 2026.**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None

Item Cover Page

Subject	**Motion to Renew Student Resource Officer CCSD59 Intergovernmental Agreement with the Village of Mount Prospect.**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

In July 2024, the Village and School District 59 entered into an Intergovernmental Agreement (IGA) establishing the School Resource Officer (SRO) position at Holmes Junior High School. In August 2025, Governor Pritzker signed Illinois Senate Bill 1519 into law, requiring school districts to establish a memorandum of understanding with local law enforcement agencies governing SRO programs.

Discussion

Senate Bill 1519 does not eliminate or restrict SRO programs; however, it requires that certain provisions be clearly and formally defined within the governing agreement. The proposed IGA has been updated to satisfy these statutory requirements, which include:

- Prohibits any fines, fees, tickets, or citations for school-based disciplinary consequences or municipal code violations occurring on school grounds, at school events, or on school transportation.
- Requires documentation and annual reporting of law enforcement referrals, including data on race, gender, and disability status of students involved.
- Preserves existing law enforcement authority over actual criminal or delinquent conduct, while barring the use of citations and fines as a substitute for school discipline.
- Requires the agreement to formally define SRO roles and responsibilities, document required training, and provide for regular review and evaluation of the SRO program.

In addition to the statutory updates above, the proposed IGA revises the salary schedule for the SRO position to reflect current costs associated with salary, medical benefits, pension contributions, and Medicare. The agreement continues to require the School District to reimburse the Village for nine-twelfths (9/12) of the total annual cost of the SRO, consistent with the formula set forth in the IGA.

The proposed Intergovernmental Agreement is attached. The new language to satisfy Senate

Bill 1519 is highlighted in red in the IGA.

Alternatives

1. Approve a Motion to Renew the Student Resource Officer CCSD59 Intergovernmental Agreement with the Village of Mount Prospect.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board approve the proposed IGA to ensure continued compliance with state law and to maintain the School Resource Officer program at Holmes Junior High School.

Attachments

1. 2026-2027 CCSD59 SRO Intergovernmental Agreement - Revised

INTERGOVERNMENTAL AGREEMENT PROVIDING FOR VILLAGE OF MOUNT PROSPECT SCHOOL RESOURCE OFFICER FOR COMMUNITY CONSOLIDATED SCHOOL DISTRICT # 59

THIS AGREEMENT is ENTERED INTO BY AND BETWEEN Community Consolidated School District #59, Cook County, Illinois (hereinafter called "District 59" or "School District") and the Village of Mount Prospect**,** a body corporate and politic (hereinafter called "Village").

WITNESSETH:

WHEREAS, District 59 desires to have one (1) Village of Mount Prospect School Resource Officer ("S.R.O.") detailed to Holmes Junior High and other Mount Prospect District 59 schools, on a contract basis; and

WHEREAS, the Village is willing to provide such an officer in exchange for the payment referenced in this Agreement; and

WHEREAS, both the 1970 Illinois Constitution, (Article VII, Section 10) and the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq (1992) authorizes and encourages intergovernmental cooperation; and

WHEREAS, both the Village and District 59 are interested in promoting the safety and security of the staff, students, and school premises in District 59.

NOW, THEREFORE, in consideration of the premises, covenants, terms, and conditions set forth in this Agreement, the parties hereto agree as follows:

SECTION 1. Incorporation of Recitals

The foregoing recitals are incorporated into and made a part of this Agreement as if fully set forth herein.

SECTION 2. Obligations and Responsibilities of the Village

2.0 Provide Village Police Officers to District 59 for Interview

The Mount Prospect Police Department and School District 59 shall collaborate on selecting the actual Mount Prospect Police Officer who will be assigned to Holmes Junior High and other Mount Prospect District 59 schools. The parties acknowledge that officers may change due to unforeseen circumstances, including promotion, retirement, and similar circumstances, but every effort shall be made to have the same police officers from August until June of the school year. The Village shall provide the officers with the following qualifications:

a. State of Illinois Certified Police Officer Juvenile Certification

b. Have a current certificate of completion of the Illinois Law Enforcement Training and Standards Board SRO Course or ILETSB approved waiver (within 1 year of assignment)

c. Trained on working with students with disabilities to ensure appropriate and effective interactions that support their educational and behavioral needs

d. Minimum 2 years of police service

e. Trained in gang resistance and alcohol/drug resistance curricula

f. Verbal, written and interpersonal skills including public speaking

g. Knowledge of, and experience in, matters involving cultural diversity

h. Educational background/experience

i. Must be able to function as a strong role model

2.1 Assignment of Village Police Officer(s) to District 59

Following the selection of the officer(s), the Village shall assign to District 59 the officer(s) to act as the S.R.O. on issues of security and community education. However, the Village Police Officer(s) will remain employees of the Village and all personnel rules applicable to said Village Officer(s) shall continue to apply to the officer(s) and the officer(s) will at all times abide by all personnel rules of the (Municipality name) and the Rules, Regulations, and General Orders of the Police Department. The Village represents that the S.R.O.s have undergone all requisite background checks in accordance with Section 10-21.9 of the Illinois School Code, the Illinois State Police Murderer and Violent Offender Against Youth Registry, Illinois Sex Offender Database, DCFS Child Abuse and Neglect Tracking System, and Faith's Law, 105 ILCS 5/22-94.

2.2 Duties and Responsibilities of Village Police Officer(s)

The Village Police Officer(s) assigned to District 59 shall have the following duties and responsibilities:

Educational Responsibilities

1. Work cooperatively with the school administration and staff to plan and schedule appropriate lessons in gang/violence, safety, and drug and alcohol resistance education.

2. Teach lessons in gang/violence resistance, safety, and drug and alcohol resistance to all students.

3. Assist the curriculum department in evaluating curriculum units taught on gang/violence and drug/alcohol resistance education.

4. Actively participate on the District 59 Drug Advisory Committee, participate in related district professional learning, and work cooperatively with student services staff.

5. Provide training for faculty and staff on the role of the police liaison as well as on topics of interest and importance to the staff related to her/his expertise.

Resource Responsibilities

1. Maintain office hours each day for consultation with students.

2. Work collaboratively with the PTA to arrange and participate in parent/community education sessions.

3. Interact with students as a positive role model during lunch and study hall periods.

4. Work collaboratively with administrators and counselors to develop strategies for dealing with behaviorally at risk students.

5. Establish a working relationship with behaviorally at risk students.

6. Upon request, assist the School District with investigating and responding to student conduct in violation of the building, the School District Student Handbook, and the School District behavior policies, including participating in threat assessments and testifying at suspension review and expulsion hearings.

Security Responsibilities

1. Maintain a high level of visibility during school entrance and dismissal times as well as during passing periods.

2. Meet with school administrators to advise them of potentially violent situations and to plan for the safe resolution of those situations.

3. Follow building and district behavior policies, using police authority in necessary situations.

S.R.O.s are prohibited from issuing a fine, fee, ticket or citation to a student as a school-based disciplinary consequence or for a municipal code violation on school property during school hours or while taking school transportation.

Body Worn Camera (BWC)

The Mount Prospect Police Department recognizes that the duties and working environment for S.R.O.s are unique within law enforcement. It is recognized that S.R.O.s are required to maintain school safety while keeping the sanctity of the learning environment that the school provides. S.R.O.s are expected to continuously build trusting relationships with students and staff. They also have impromptu interventions with students to de-escalate arguments and conflicts. It is with this understanding that additional restrictions are placed on the S.R.O.s when using BWCs during school hours or events. BWCs shall always be activated when required by law. The BWC should not be activated when engaged in the following situations:

1. Conversations with students that are not related to a crime.
2. Meetings with staff in reference to delinquent behavior and developing response plans.
3. Informal relationship building conversations with students and staff.
4. Discussions and presentations for instructional purposes.

It is recognized that S.R.O.s often have conversations with students/staff that are unrelated to the investigation of a crime and fall under the definition of a community caretaking function. It is not appropriate to record these conversations as it diminishes the trust between the individual and the S.R.O..

Body Worn Camera videos shall remain the property of the Mount Prospect Police Department.

When interviewing a crime victim or witness of an investigation who is a student, the S.R.O. shall notify a parent or guardian of the student that the interview shall be or has been recorded, and document the time and manner of the parental notification, unless emergency or exigent circumstances require otherwise that prevent such notification. If the S.R.O. has a reasonable, articulable suspicion that a victim or witness has committed or is in the process of committing a crime, the S.R.O., unless impractical or impossible, must indicate on the recording the reason for recording despite the request of the victim or witness and/or the parent/guardian of the victim or witness not to record the interaction.

The S.R.O. will notify the Superintendent or their designee of any recording made in the course of his/her duties as S.R.O. Any recording created by a body worn camera is a law enforcement record, not a school student record. Upon request of the School District, and if not prohibited by law, the Police Department will provide the School District with copies of any video

of students, parents, employees, or others on school property. A video that is shared with the School District may become a school student record. The Police Department will comply with all applicable laws and policies related to the release of video recordings, including but not limited to the Law Enforcement Officer-Worn Body Camera Act, 50 ILCS 706; the Juvenile Court Act, 705 ILCS 405/1-7; and the Freedom of Information Act, 5 ILCS 140. The Village Police Department will notify the School District point of contact prior to a student(s) or School District employee.

The Officer(s) shall service District 59 on a full time basis, and shall perform the above mentioned tasks with due diligence and to the best of her/his ability.

2.3 School District Authority Over Educational Environment

The Parties seek to implement a partnership that creates effective and positive school student discipline that (a) is part of the School District's larger effort to address school safety and climate; (b) includes proactive and restorative methods rather than only punitive; and (c) is clear, consistent, and equitable.

The Village recognizes the responsibility and authority of the School District to manage the educational environment. Both Parties recognize that disciplining students for violations of the Student Code of Conduct is appropriate for the School District to manage.

SECTION 3. Obligations and Responsibilities of District 59

District 59 will reimburse the Village for 9/12 of the cost of each Police Officer according to the following formula, attached hereto and marked Appendix A, which may be reviewed, modified and/or changed on an annual basis. For purposes of reimbursement of cost, District 59 shall abide by the terms of the Collective Bargaining Agreement between the Village of Mount Prospect and Chapter #84 of The Metropolitan Alliance of Police.

SECTION 4. Data Collection and Reporting

The parties agree that by no later than July 1, 2027, the parties shall reach agreement on procedures to document the number of K-12 students referred to the Police Department, including the S.R.O., wherein there will be documentation of the number of total students referred, as well as documentation of the number of times each individual student was referred in instances that occurred on school grounds, during school-related events or activities (regardless of whether it was in-person or virtual), or while taking school transportation.

SECTION 5. Evaluation of S.R.O. Program

The S.R.O. is a rotating position for a non-determinate assignment period. Performance will be assessed and reviewed on an annual basis for retention or reassignment of the S.R.O., with a collaborative performance appraisal process involving the Village and District 59 officials. This performance evaluation is separate from the evaluation of the officer by the Village Police Department. Interim performance assessments may be conducted as needed or required. The review shall consider the S.R.O.'s efforts to prevent unnecessary student arrests, citations, court referrals, and other use of police authority. The review shall also assess (i) the extent of the S.R.O.'s positive interactions with students, parents/guardians, and staff; (ii) the S.R.O.'s participation in collaborative approaches to problem-solving, prevention, and de-escalation; and (iii) contributions to achieving the mission purpose, goals, and objectives of this Agreement. Unsatisfactory job performance will be the subject of immediate review and problem-solving among the Chief of Police and Superintendent, which may include appointing a new S.R.O. in accordance with Sections 2.0 and 2.1.

Each year, the Superintendent or designee and Chief of Police or designee shall set goals for the S.R.O. Program and agree on methods to monitor progress toward the established goals (e.g., data, surveys). At least once each year, the Superintendent or designee and Chief of Police or designee will meet to evaluate the S.R.O. Program with respect to the set goals and may revise the goals as needed.

SECTION 6. Feedback and Complaint Resolution Process.

The parties shall develop and implement a simple and objective feedback and complaint resolution system for all shareholders and members of the school community to submit questions, comments and constructive feedback and register concerns that may arise with respect to the S.R.O. or the S.R.O. Program. The system shall comply with Village and District 59 policies and shall provide for timely communication of the resolution of the complaint to the complainant. The system shall also allow parents and guardians to submit complaints in their preferred language and in a confidential manner that protects the identity of the complainant from the S.R.O. consistent with the S.R.O.'s due process rights and any applicable employment protections.

SECTION 7. Term

This agreement shall commence on the date of execution of this Agreement and continue in full force and effect up to and including July 31, 2027, and thereafter shall be automatically

renewed on an annual basis subject to the reimbursement provisions of Section 3 above. Either party may terminate this Agreement at any time during the term by providing the other party thirty (30) days prior written notice of such termination. In addition, the parties may terminate this Agreement by mutual consent and agreement.

SECTION 8. Liability. Responsibility, and Authority

District 59 shall and hereby does indemnify and hold harmless the Village of Mount Prospect and its officer(s) or employees against any claims, demands, costs and expenses including reasonable attorney's fees for the defense thereof, arising from or in connection with the activities contemplated hereunder, provided that said claims, demands, costs and expenses have not been caused by the negligence or willful and wanton conduct of the Village and its officer(s) or employees. The Village shall and does hereby indemnify and hold harmless District 59, its officer(s) , and employees, against any claims, demands, costs and expenses, including reasonable attorney's fees for the defense thereof, arising from or in connection with the activities contemplated hereunder, provided that said claims, demands costs and expenses have not been caused by the negligence or the willful and wanton conduct of District 59 and its officer(s) or employees.

SECTION 9. Schedule

The Parties agree that the S.R.O. shall be assigned to work according to the School District calendar. The School District retains the right to request the S.R.O. work extracurricular activities occurring outside of regular school hours. If the School District requests the S.R.O. to work hours beyond the typical school day, the School District will provide advance notice and pay the S.R.O. pursuant to their hourly rate. The following extracurricular events, or an alternative agreed upon schedule of extracurricular activities totaling up to 28 hours of work will be included in the payment outlined in this Agreement at no additional cost to the School District.

1. Welcome back to school events
2. Parent teacher conferences
3. High-attendance athletic events
4. Dances
5. Graduation ceremony

SECTION 10. Reciprocal Reporting & Record Management

The Village and the School District shall share information as obligated and/or restricted

by law, including without limitation Sections 10 20.14 (105 ILCS 5/10-20.14) and 22-20 (105 ILCS 5/22-20) of the School Code of Illinois, as amended, and Sections 1-7 (705 ILCS 405/1-7) and 5-905 (705 ILCS 405/5-905) of the Juvenile Court Act of 1987, as amended, and as set forth in the Reciprocal Reporting Agreement (if any) between the School District and the Village.

As provided by Section 1-7(a)(8) of the Juvenile Court Act, and except as limited or prohibited by other laws or administrative regulations, law enforcement officials will share law enforcement records with School District officials that relate to any offenses or suspected offenses with respect to a minor enrolled in one of the School District's schools who is the subject of an ongoing investigation directly related to school safety or who has been taken into custody or arrested when police officials believe that there is an imminent threat of physical harm to students, school personnel, or others who are present in the school or on school grounds and sharing the information will not (i) create a threat of harm to any person, (ii) jeopardize a pending or actually and reasonably contemplated investigation, (iii) interfere with a pending or contemplated law enforcement, administrative, or judicial proceeding; (iv) create a substantial likelihood that a person would be deprived of a fair trial or impartial hearing; (v) disclose unique or specialized investigative techniques; (vi) or cause an unnecessary invasion of a person's privacy.

For purposes of the Illinois School Student Records Act, 105 ILCS 10/, and the Family Educational Rights and Privacy Act of 1974, 20 U.S.C. 1232(g), the S.R.O. shall be considered a school official and agent of the School District. As such, the S.R.O. shall have access to student records only as necessary for the fulfillment of his/her duties as prescribed in this Agreement. The S.R.O. shall keep all student records confidential except if disclosure is required by law. The S.R.O. shall disclose student records only in circumstances and in a manner authorized by State and federal law.

SECTION 11. General Provisions

11.0 Amendment to the Contract

Any terms or conditions of this agreement may be deleted or altered only by written agreement to this Agreement, duly executed by the Village and District 59.

11.1 Good Faith

Both the Village and District 59 have an obligation to perform their duties under this Agreement in good faith.

11.2 Severability

If any provision of this Agreement shall be held or deemed to be, or shall in fact be inoperative or unenforceable in any particular case or in all cases for any reason, this shall not render the provision in question inoperative or unenforceable in any other case or circumstances, or render any other provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses, or sections contained in the Agreement shall not affect the remaining portions of the Agreement or any part thereof.

11.3 Interpretation

Any headings of the Agreement are for convenience of reference only and do not define or limit the provisions thereof. Words of gender shall be deemed and construed to include correlative words of other genders. Words importing the singular shall include the plural and vice versa, unless the context shall otherwise indicate. All references to any such person or entity shall be deemed to include any person or entity succeeding to the rights, duties, and obligations of such person or entity succeeding to the rights, duties and obligations of such person or entity in accordance with the terms and conditions of the Agreement.

11.4 Assignment/Binding Effect

Neither party hereto may assign their respective rights and duties hereunder except upon prior written consent of the other party. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective assigns, legal representative and successors in interest.

11.5 Waiver of Breach

If either party waives a breach of any provision of this Agreement by the other party, that waiver will not operate or be construed as a waiver of any subsequent breach by either party or prevent either party from enforcing such provisions.

11.6 Merger Clause - Amendment

This Agreement sets forth all of the entire understanding of the parties relative to the subject hereof and supersedes any and all prior agreements, express or implied, oral, or written. No amendment or modification of this Agreement shall be effective unless reduced to writing and executed by the parties.

11.7 Counterparts

This Agreement may be executed in several counterparts each of which shall be an original and all of which shall constitute but one and the same instrument.

11.8 Compliance with All Laws

The Village and District 59 shall at all times observe and comply with the laws, ordinances, regulations, and codes of Federal, State, County, and other local government agencies, which may in any manner affect the performance of this agreement.

11.9 Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois and applicable federal law. Venue shall only be proper in a court of competent jurisdiction located within the County of Cook, Illinois.

11.10 Disclaimer of Relationship

Nothing contained in this Agreement, nor any act of the Village or District 59, respectively, shall be deemed or construed by any of the parties hereto or by third persons, to create any relationship of a third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the Village or District 59, respectively.

11.11 Notice

Any and all communications regarding the terms of this Agreement shall be in writing and sent by registered or certified mail and addressed, if to District 59, to Superintendent of Schools, Community Consolidated School District 59, 1001 Leicester Road, Elk Grove Village, Illinois 60007; if to the Village, to the Village Manager, Village of Mount Prospect, 50 S. Emerson St., Mount Prospect, IL 60056. Notice shall be effective at dispatch. Notice as provided herein does not waive service of summons or process.

IN WITNESS WHEREOF, the Village and District 59 have executed this Agreement on the __ **day of _____, 2026.**

[Intentionally blank – signature pages follow]

SIGNATURE PAGE: VILLAGE OF MOUNT PROSPECT

VILLAGE OF MOUNT PROSPECT

By: _____
Paul Wm. Hoefert, Village President

ATTEST:

By:_____
Karen Agoranos, Village Clerk

3506056.1

SIGNATURE PAGE: COMMUNITY CONSOLIDATED SCHOOL DISTRICT # 59

COMMUNITY CONSOLIDATED SCHOOL DISTRICT #59

By: _____
President, Board of Education

ATTEST:

By:_____
Secretary, Board of Education

Appendix A

2026-2027 School Year

Mount Prospect Police Officer Billing Rate for one (1) School Resource Officer at the cost of **$170,852.25**.

			SD 59
		TOTAL COST	9/12 COST
ITEM	COST	2026-2027	
Salary	$122,523	$122,523.00	$91,892.25
Medical Benefits	$31,092	$31,092.00	$23,319.00
Pension Costs	$72,412	$72,412.00	$54,309.00
Medicare Costs	$1,776	$1,776.00	$1,332.00
		$227,803.00	**$170,852.25**

Item Cover Page

Subject	**A RESOLUTION APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM YEAR 2026 ACTION PLAN**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$396,561
Budget Source	CDBG
Category	CONSENT AGENDA
Type	Action Item

Information

BACKGROUND
The Village of Mount Prospect is an entitlement community that receives an annual allocation from the Department of Housing and Urban Development (HUD) for our Community Development Block Grant (CDBG) Program. As an entitlement community, the Village is required to develop a Consolidated Plan providing an outline for community development needs and strategies over a five-year period. The Village is required to submit an annual Action Plan to HUD each year proposing eligible activities for the upcoming program year and addressing the priority needs described in the 2025-2029 Consolidated Plan. The Village's responsibility is to ensure that Mount Prospect residents, specifically those considered to be low-income and moderate-income, benefit from the CDBG program.

Attached for your review and consideration are the following documents:
Attachment 1: Draft PY2026 Action Plan
Attachment 2: Proposed PY2026 CDBG Budget
Attachment 3: June 25, 2026 Planning & Zoning Commission Meeting Minutes

Discussion

2026 ACTION PLAN BUDGET
HUD has allocated $308,045 in CDBG funds to the Village of Mount Prospect for Program Year (PY) 2026. Other revenue sources that contribute to program funding include program income and carryover funds. Program income is generated from repayment of outstanding 0% interest rehabilitation loans. With estimated carryover funds and program income, the total anticipated amount available for projects in PY 2026 is $396,561. Please see the proposed CDBG Budget attached.

2026 PROPOSED ACTIVITIES
The following is a summary of the proposed activities to be funded with CDBG funds during PY2026 and the priority needs they address:

Homeless Services: $33,500
JOURNEYS | The Road Home
Northwest Compass
WINGS

Public Services: $25,980
Children's Advocacy Center
Connections to Care
Northwest CASA
Suburban Primary Health Care Council

Affordable Housing: $117,081
North West Housing Partnership - Single Family Rehab Program

Community Facilities: $25,000
Search360 Kenilworth CILA Rehab

Public Infrastructure: $195,000
Low/Mod Area Sidewalk Improvements

PUBLIC COMMENT
The draft 2026 Action Plan was available for a 30-day public review period, from June 10 through July 10, 2026, and staff presented the plan at the Mount Prospect Planning and Zoning Commission meeting on June 25, 2026. No written or in-person public comment was received.

The P&Z Commission discussion focused on how CDBG funds are allocated, the limits imposed by HUD, and whether the Village could use funding more strategically to expand community impact. The Commissioners asked questions about the 15% cap on public services, the purpose and parameters of the single-family rehab program, and whether public infrastructure funds—often used for sidewalk replacement—could support other eligible projects. Staff clarified that while sidewalks in low-moderate income areas are a recurring eligible use, many other activities qualify under HUD rules, and funding allocations ultimately must align with the priority areas established in the Village's Consolidated Plan. Commissioners also questioned agency applicants to better understand their budgets, services provided, and how CDBG funds support local residents.

The P&Z Commission based their positive recommendation on the staff memo, funding applications, and presentations from the applicant agencies. Please see the attached June 25, 2026 P&Z Commission meeting minutes.

SUBMISSION TO HUD
Upon Village Board approval, staff will enter the 2026 CDBG Action Plan into HUD's online reporting system and will coordinate submission to HUD with the Cook County HOME Consortium by the August 15, 2026, deadline.

Alternatives

1. Approval of the CDBG 2026 Action Plan and Budget.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board adopt the resolution approving the CDBG 2026 Action Plan and Budget.

Attachments

1. Attachment 1_A0 PY2026 AAP Mount Prospect_Final Draft 07.15.26
2. Attachment 2_PY2026 CDBG Budget_06.01.26
3. Attachment 3_CDBG Program Year 2026 Action Plan_PZ Minutes
4. DRAFT-VB Resolution_CDBG 2026 Action Plan

Village of Mount Prospect, Illinois
Community Development Block Grant Program
2026 Annual Action Plan

Prepared by:
Community Development Department
50 S Emerson St
Mount Prospect, IL 60056
P: (847) 818-5328
F: (847) 818-5329

Contents

Executive Summary 3

AP-05 Executive Summary - 91.200(c), 91.220(b) 3
PR-05 Lead & Responsible Agencies - 91.200(b) 7
AP-10 Consultation - 91.100, 91.200(b), 91.215(l) 8
AP-12 Participation - 91.401, 91.105, 91.200(c) 17
Expected Resources 20

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2) 20
Annual Goals and Objectives 22

AP-35 Projects - 91.420, 91.220(d) 24
AP-38 Project Summary 25
AP-50 Geographic Distribution - 91.420, 91.220(f) 28
AP-75 Barriers to affordable housing -91.420, 91.220(j) 29
AP-85 Other Actions – 91.420, 91.220(k) 30
Program Specific Requirements 34

Attachments 35

PY2026 CDBG Budget 35
Citizen Participation – Notice, Minutes, Comments 36
Grantee SF-424 and Certifications 47
Resolution Approving Annual Action Plan 56

Executive Summary
AP-05 Executive Summary - 91.200(c), 91.220(b)
1. Introduction

Mount Prospect is classified as an entitlement community and receives an annual allocation of Community Development Block Grant (CDBG) funding from the US Department of Housing and Urban Development (HUD). HUD requires each entitlement community to develop a Five-Year Consolidated Plan with effective, coordinated neighborhood and community development strategies. The public participation process establishes the priorities for the next five years with benchmarks to measure accomplishments. The process is an opportunity to involve numerous agencies and to reduce the duplication of efforts at the local level by assessing existing services.

In 2013, the Village Board approved a resolution authorizing the Village of Mount Prospect's participation in Cook County's HOME Investment Partnerships Program Consortium ("the Consortium"). By joining the Consortium, the Village's allocation of HOME funds is combined with Cook County's allocation and the Village submits applications to the county rather than the state for eligible projects in the community. The advantages are twofold: the Village has a greater chance of being funded because it is competing with a smaller group of communities for HOME funds and its annual allocation is used locally (in Cook County versus statewide) if funds are not allocated for a Village project.

As a member of Cook County's HOME Consortium, the Village of Mount Prospect, along with the Consortium members, submitted their 2025-2029 Consolidated Plan as a joint and coordinated document. Although a member of the Consortium, the Village will continue to receive a direct allocation of CDBG entitlement funds from HUD and strategies developed for the use of CDBG funding are specific to the Village of Mount Prospect.

The Village's 2025-2029 Consolidated Plan identified priorities through the needs assessment and public participation process. Numerous agencies were involved to assess existing services and reduce the duplication of effort at the local level. The priority needs identified were:

- Public Services
- Homeless Services
- Affordable Housing
- Community Facilities
- Public Infrastructure

Each year the Village drafts an Annual Action Plan (AAP) which proposes activities and programs to address the priority needs and goals for the upcoming program year. The Program Year (PY) 2026 AAP outlines the specific use of CDBG funds for the period October 1, 2026 through September 30, 2027. CDBG funds may only be used for eligible activities that address at least one of three national objectives: 1) benefit to low- and moderate-income (LMI) persons; 2) aid in the prevention or elimination of slum or blight; or 3) meet a need having a particular urgency. As a CDBG grantee, the Village must ensure that Mount Prospect residents, specifically those qualifying as low- or moderate-income, are benefiting from the grant.

Funding sources for PY2026 consist of the annual entitlement grant and estimated carry-over funds. The total anticipated amount available for projects in PY2026 is $283,285, comprised of the Village's PY2026 allocation of $268,066, and estimated program income of $15,219 from PY2025. Program income is generated from the repayment of loans issued by the Single Family Rehabilitation (SFR) Loan program. The loans are repaid when a borrower that participated in the SFR program chooses to sell their home, and the Village has no method of predicting when or if any sales will occur in a given year.

The Village will address these same goals through our participation in regional efforts, including the Cook County Consortium for HOME funds. The Village of Mount Prospect also works to align the AAP and Consolidated Plan with other long-range plans for the Village, including the Comprehensive Plan, the South Mount Prospect Area Plan, and the Village Strategic Plan.

2. Summarize the objectives and outcomes identified in the Plan

The Village of Mount Prospect identified the following priority needs through the Consolidated Plan needs assessment and public participation:

- Public Services
- Homeless Services
- Affordable Housing
- Community Facilities
- Public Infrastructure

Mount Prospect's entitlement grant is limited; thus, not all programs and needs will be financed with CDBG funding. In the Consolidated Plan, the Village of Mount Prospect describes programs that do not receive funding to ensure that the priorities of the community are met through a variety of resources. The purpose of the Consolidated Plan is to ensure the efficient delivery and non-duplication of services.

The community needs are listed by HUD codes and categories. Priorities are assigned as follows:

- High - Currently funded (with CDBG funds)
- Low - Reliant upon outside support and resources

3. Evaluation of past performance

The Village of Mount Prospect has been a recipient of Community Development Block Grant (CDBG) funds since 1981. Funds are used for activities that benefit our low- and moderate-income residents. CDBG public service programs address high priority needs such as homelessness prevention and programs for specific populations such as children and the elderly. Housing is made more affordable through our Single Family Rehabilitation Program which provides zero-interest financing for critical home repairs. The Village has funded rehabilitation of public facilities that serve low- and moderate-income residents and public infrastructure improvements have been completed within our low- and moderate-income census blocks.

Each activity funded through the Village's CDBG program is tied to at least one goal in the Consolidated Plan and is assigned an objective, outcome, and indicators. The three objectives are:

creating a suitable living environment; providing decent housing; and creating economic opportunities. The three outcome categories are: availability/ accessibility, affordability, and sustainability. Accomplishments for all programs are reported in the Integrated Disbursement and Information System (IDIS).

At the end of each program year, the Village submits a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD. The CAPER is posted on the Village website and showcases the accomplishments of the program year as well as the progress towards meeting the goals identified in the Five-Year Consolidated Plan. The most recent CAPER available provides outcomes for PY 2024 (October 1, 2024 – September 30, 2025).

4. Summary of Citizen Participation Process and consultation process

The 2025-2029 Consolidated Plan was developed with input from the public. An online survey was posted to the Village website and publicized to local and regional service providers, community stakeholders, Village staff, and residents for their feedback. The Consolidated Plan was presented at a Planning and Zoning Commission meeting and at a Village Board meeting in summer 2025. The meetings were televised on the Village's cable station and live-streamed via the Village website. The recordings of the meetings were posted to the Village website for later viewing. The document was available for a 30-day public review period to allow citizens the opportunity to comment. More detailed information may be found in the Process section of the Consolidated Plan.

Funding applications for PY2026 activities were made available in April 2026. A 30-day public review period for the PY2026 Action Plan took place from June 10 through July 10, 2026. The draft plan was available on the Village website and hard copies were available at Village Hall. The Village held a Planning and Zoning Commission Meeting on June 25, 2026 to discuss the proposed CDBG budget for PY2026. The Action Plan went to the Village Board for a second public hearing on July 21, 2026. The meetings will be televised on the Village's cable station and the recordings will be posted to the Village website for later viewing.

5. Summary of public comments

The 2025-2029 Consolidated Plan attachments contain the online community survey results, and minutes of the Planning and Zoning meeting and the Village Board meeting held in the summer of 2025.

The draft 2026 Action Plan was available for a 30-day public review period, from June 10 through July 10, 2026, and Village Staff presented the plan at the Mount Prospect Planning and Zoning Commission meeting on June 25, 2026. No written or in-person public comment was received.

The Commission discussion focused on how CDBG funds are allocated, the limits imposed by HUD, and whether the Village could use funding more strategically to expand community impact. The Commissioners asked questions about the 15% cap on public services, the purpose and parameters of the single-family rehab program, and whether public infrastructure funds—often used for sidewalk replacement—could support other eligible projects. Staff clarified that while sidewalks in low-moderate income areas are a recurring eligible use, many other activities qualify under HUD rules, and funding allocations ultimately must align with the priority areas established

in the Village's Consolidated Plan. Commissioners also questioned agency applicants to better understand their budgets, services provided, and how CDBG funds support local residents.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

The Village has granted CDBG funds during PY2026 for the following priority needs:

- Public Services
- Homeless Services
- Affordable Housing
- Community Facilities
- Public Infrastructure

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Mount Prospect	Community Development Department

Table 1 – Responsible Agencies

Narrative

The lead agency and CDBG Administrator is the Village of Mount Prospect.

Consolidated Plan Public Contact Information

Village of Mount Prospect
Community Development Department
50 South Emerson Street
Mount Prospect, IL 60056
847-818-5328

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Village recognizes that communication and cooperation among housing providers, community organizations, social service organizations, and governmental units is highly desirable and essential to a coordinated system of service delivery.

Refer to PR-10 in the Village's 2025-2029 Consolidated Plan for a summary of consultation efforts for developing our five-year strategic plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Village of Mount Prospect maintains ongoing coordination between public and assisted housing providers. There is no public housing within the Village of Mount Prospect; however, the Village works with the Housing Authority of Cook County (HACC) to encourage participation in the Housing Choice Voucher (HCV) Program.

Six privately owned, federally subsidized housing developments are located in Mount Prospect: Mount Prospect Horizon Senior Living Community, Centennial Apartments, Huntington Towers, Myers Place, The Kenzie Senior Residences at Randhurst, and Prospect Senior Lofts (newly opened in 2025). These facilities serve seniors and adults with disabilities. The Village continues to work with private developers and surrounding communities to share ideas and solutions to address the affordable housing issues in the northwest suburbs.

Within the Community Development Department, the Economic Development and Planning & Zoning Division works with local public service providers to address the priorities established in the Consolidated Plan and has regular contact with providers that receive CDBG funding. The Building & Inspection Services Division is responsible for improving the quality of life for Mount Prospect residents through multi-family housing inspections, environmental health programs, and code enforcement.

The Human Services Department provides health services such as health screening, outreach, health education, the Life Line Program, the Home Companion Program, and the Medical Equipment Lending Closet. Social service activities are coordinated through the Village's Human Services Department in conjunction with the Community Development Department and the Police Department. The Human Services Department works with several agencies, both locally and statewide, to assist clients in need. The department does not have the capacity to provide direct service to individuals with severe mental illness; these clients are referred to Alexian Brothers and the Kenneth Young Center for specific mental health services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Alliance to End Homelessness in Suburban Cook County ("the Alliance") is the Continuum of Care Coordinator for Suburban Cook County. For the 2025-2029 Consolidated Plan, the Village

referred to the Alliance's most recent strategic plan (2019-2022 Strategic Plan to End Homelessness in Suburban Cook County) as well as homelessness data that pertain to Mount Prospect. The Alliance Homelessness Response System is divided into three buckets: 1) Eviction prevention and homelessness diversion; 2) Emergency shelter and crisis housing; and 3) Safe and stable housing placement. The Village of Mount Prospect continues to work with the Alliance to address all components of the CoC Program, including access to affordable housing, prevention of homelessness, community outreach, and transitional housing.

The Village of Mount Prospect supports existing programs and services designed to prevent first-time or recurring homelessness, such as rent and mortgage assistance, utility assistance, mediation programs for landlord-tenant disputes, and communicating landlord-tenant rights and responsibilities. Community outreach is meant to inform the public about services to help avoid homelessness or shorten the length of time a person is homeless. The Village of Mount Prospect publicizes information relating to homelessness and homelessness prevention through the Human Services Department located in Village Hall, the Community Connections Center located at 1711 West Algonquin Road, and through a strong referral network of social service agencies.

The Village places a high priority on providing basic shelter to households experiencing homelessness or those at risk of becoming homeless, including those receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs. To address this need, the Village has funded local agencies providing emergency housing and housing counseling services, including Northwest Compass, Journeys – The Road Home, and Women in Need Growing Stronger (WINGS). The Northwest Compass Program is open to anyone experiencing a housing crisis, including extremely low-income individuals and families, and those who are likely to become homeless after being discharged from publicly funded institutions and systems of care.

Transitional housing is meant to bridge the gap between emergency shelter and permanent housing. Transitional housing programs offer assistance to individuals or families to help stabilize their housing costs and identify housing affordable for their budget. The Village is committed to providing transitional housing programs for any residents that are at risk of becoming homeless, including battered or abused persons, and supports local agencies that offer these programs, including Northwest Compass, Journeys – The Road Home, and WINGS.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The Village of Mount Prospect does not directly receive Emergency Solutions Grant (ESG) funds. Cook County receives ESG funding and serves Suburban Cook County where Mount Prospect is located. The Alliance is the CoC Coordinator responsible for administrating the Homeless Management Information System (HMIS) in our area and works directly with Cook County regarding the allocation of ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

1	**Agency/Group/Organization**	**Village of Mount Prospect**
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development Department consulted with other Village Departments including Human Services, Finance, and Public Works. Public Works was consulted regarding hazard mitigation. The anticipated outcome is a Consolidated Plan and goals supported by all departments and in alignment with other Village planning and investment efforts.
2	**Agency/Group/Organization**	**Journeys l The Road Home**
	Agency/Group/Organization Type	Housing Services-Housing Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Journeys l The Road Home provides a wide variety of homeless and homeless prevention programs. The agency operates an emergency shelter program (PADS), the HOPE Center (homeless day center), and transitional housing units. The agency submitted an application for funding, which describes their organization and services, and was invited to a public hearing to discuss what impact their services provide in our community. The anticipated outcome is better understanding of how this organization can address the identified needs in our community.

3	**Agency/Group/Organization**	**Northwest Compass, Inc.**
	Agency/Group/Organization Type	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Northwest Compass provides housing assistance to low and moderate income persons. The agency submitted an application for funding, which describes their organization and services, and was invited to a public hearing to discuss what impact their services provide in our community. The anticipated outcome is better understanding of how this organization can address the identified needs in our community.
4	**Agency/Group/Organization**	**WINGS**
	Agency/Group/Organization Type	Services-Housing Services-Children Services-Victims of Domestic Violence Services-Homeless Services-Education Services-Employment Services-Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	WINGS provides a wide variety of supportive services and emergency housing to victims of domestic violence. The agency submitted an application for funding, which describes their organization and services, and was invited to a public hearing to discuss what impact their services provide in our community. The anticipated outcome is better understanding of how this organization can address the identified needs in our community.
5	**Agency/Group/Organization**	**Children's Advocacy Center**
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Victims

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Children's Advocacy Center provides direct client services for child victims of sexual assault, severe physical abuse, witnesses to domestic violence, and their families. The agency submitted an application for funding, which describes their organization and services, and was invited to a public hearing to discuss what impact their services provide in our community. The anticipated outcome is better understanding of how this organization can address the identified needs in our community.
6	**Agency/Group/Organization**	**Connections to Care**
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Connections to Care volunteers provide one-on-one transportation for frail elderly residents to and from medical and dental appointments. The agency submitted an application for funding, which describes their organization and services, and was invited to a public hearing to discuss what impact their services provide in our community. The anticipated outcome is better understanding of how this organization can address the identified needs in our community.
7	**Agency/Group/Organization**	**Northwest Center Against Sexual Assault (NW CASA)**
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Northwest CASA is a non-profit organization that provides counseling, crisis intervention, and advocacy services for persons who are victims of sexual assault. The agency submitted an application for funding, which describes their organization and services, and was invited to a public hearing to discuss what impact their services provide in our community. The anticipated outcome is better understanding of how this organization can address the identified needs in our community.
8	**Agency/Group/Organization**	**Suburban Primary Health Care Council (SPHCC) - Access to Care**
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SPHCC provides subsidized health care for qualifying persons who are uninsured or are under insured. The agency submitted an application for funding, which describes their organization and services, and was invited to a public hearing to discuss what impact their services provide in our community. The anticipated outcome is better understanding of how this organization can address the identified needs in our community.
9	**Agency/Group/Organization**	**Search Inc.**
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Search operates community-based living arrangements and provides support services to individuals with intellectual and development disabilities. The agency submitted an application for funding, which describes their organization and services, and was invited to a public hearing to discuss what impact their services provide in our community. The anticipated outcome is better understanding of how this organization can address the identified needs in our community.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2025 Mount Prospect Transit Study	Village of Mount Prospect	The Transit Study identified gaps and barriers to accessing transit, with a focus on the needs of older adults and transit-reliant households. Lack of transportation is often cited by low and moderate income populations as a barrier to accessing critical services, and transportation was cited as a high priority in the CDBG survey. The recommendations from the Transit Study report may be addressed with CDBG funds in the future.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2025 Mount Prospect Community Needs Assessment	Village of Mount Prospect	To ensure the Village Community Connections Center (CCC) continues to meet the evolving needs of residents, the Village retained a consultant to conduct a needs assessment as part of a process to evaluate the potential for expansion. The assessment identified consistent barriers to accessing services and amenities, such as transportation, cost, childcare, and digital literacy. The key findings and recommendations from the CCC Needs Assessment are integrated into the Consolidated Plan Needs Assessment.
2023 Aging in Community Action Plan	Village of Mount Prospect	The mission of the Aging in Community Initiative is to strengthen community infrastructure and systems that enhance the lives of older adults. The Village convened a Task Force composed of community partners and residents with expertise and interest in age-friendly policy and programming to develop a three-year Action Plan. The Action Plan lays out concrete goals and objectives that will enhance age-friendly features of the community and advance Mount Prospect as an accessible, inclusive community where older adults thrive and have the tools to navigate the aging process. The Action Plan goals align with the CDBG Strategic Plan goals to address the needs of elderly persons.
Village of Mount Prospect 2025-2026 Strategic Plan	Village of Mount Prospect	Each year since 2015, Village staff and Village Board have worked together to complete a Strategic Plan. Short and long-term goals are identified and help ensure the board, staff, and public are each working toward consistent and measurable goals. The Strategic Plan communicates the priorities of Village leadership and a long-term vision for the community.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Village of Mount Prospect Comprehensive Plan	Village of Mount Prospect	The Comprehensive Plan guides planning and development policy for the Village. It is general in nature and serves as an "umbrella plan" to the sub-area and strategic plans which have greater detail on specific areas of the Village. The goals and objectives of the sub-area and strategic plans are drafted in compliance with the Comprehensive Plan but remain standalone documents. A new Comprehensive Plan is under development and expected to be adopted in Fall 2026. Existing sub-area plans include: South Mount Prospect Sub-Area Plan (2020); Downtown Implementation Plan (2013); Bicycle Plan (2012); Northwest Highway Corridor Plan (2011); and Public Transportation System Plan (2009). The Capital Improvement Plan and the Five-Year Consolidated Plan allocate resources necessary to implement the strategies of the Village's Comprehensive Plan.
Community Investment Program (CIP)	Village of Mount Prospect	The CIP is prepared annually by the Finance Department and Village Manager's Office with the help of each Village department. The CIP outlines the next five years of capital expenditures and projects and gives a clear, comprehensive view of the Village's long-term capital needs. The goals in the CDBG Strategic Plan are aligned with the goals in the CIP. By contributing CDBG funds to eligible public improvement projects, the Village is able to leverage the Public Works budget and redirect funds to other necessary projects.
2019-2022 Strategic Plan to End Homelessness in Suburban Cook County	Alliance to End Homelessness in Suburban Cook County (The Alliance)	The data in this strategic planning document regarding homeless needs, shelter facilities, and services informed the goals of the CDBG Strategic Plan.
ON TO 2050	Chicago Metropolitan Agency for Planning (CMAP)	The goals of the CDBG Strategic Plan are consistent with the ON TO 2050 Comprehensive Plan for the Chicago Metropolitan Area, including reinvestment for vibrant communities; collaboration at all levels of government; and a transportation system that works better for everyone. “The Century Plan” is currently under development and will prioritize what the region will need to thrive by midcentury.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Uplift Cook: 2025-2029 Comprehensive Economic Development Strategy (CEDS)	Cook County Department of Planning and Development	The Uplift Cook strategic planning initiative includes the Cook County Consolidated Plan and 2025-2029 Comprehensive Economic Development Strategy (CEDS). The CEDS plan identifies county-wide and sub-regional goals and priorities for future housing, community, and economic development needs throughout Cook County. The goals identified in the CED are aligned with the Village's identified housing needs and the goals in our CDBG Strategic Plan.
Draft Regional Assessment of Fair Housing (AFH)	Cook County Bureau of Economic Development	The Village is participating in a regional Assessment of Fair Housing (AFH) led by the Cook County Bureau of Economic Development, with participation from CDBG entitlement communities, public housing authorities, and not-for-profit organizations. The AFH consists of a housing assessment and recommendations to further fair housing in Cook County.

Table 3 - Other local / regional / federal planning efforts

Narrative

The Village referred to the priorities and goals established in the 2025-2029 Consolidated Plan as well as the plans described in Table 3 when determining the activities to fund in the PY2026 AAP.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Refer to PR-15 in the Village's 2025-2029 CDBG Consolidated Plan for the Village's Citizen Participation Plan.

PY2026 applications for funding were emailed to all current subrecipient organizations. The application was posted on the Village website and a legal notice announcing the application was published in the *Daily Herald* newspaper on April 10, 2026.

Legal Notice of the public review period for the draft PY2026 Action Plan and the Planning and Zoning Commission meeting was published in the *Daily Herald Newspaper* on June 10, 2026. The 30-day public review period took place from June 10 through July 10, 2026. The draft Action Plan was available on the Village website and hard copies were available at Village Hall and the Community Connections Center. The draft plan provides information (including the amount of assistance anticipated, the various activities that will be undertaken, and the amount that will benefit persons of low- and moderate-income) to citizens, public agencies and other interested parties.

Proposed allocations were discussed at the Planning and Zoning Commission public hearing held on June 25, 2026, which was televised on the Village's cable station. The minutes of the Planning and Zoning Commission meeting are included in the PY2026 AAP attachments. The Action Plan went to the Village Board for a second public hearing on July 21, 2026. A copy of the Resolution will be included with the SF-424 and Certification Attachments submitted to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary comments received	Summary of comments not accepted and reasons	URL
1	2026 CDBG RFP	Non-targeted/ broad community	On April 8, 2026, the CDBG application was posted to the Village website. Notice via email was also given to past recipients of CDBG funding and interested parties. A newspaper notice announcing the RFP was published in the Daily Herald on April 10, 2026.	9 CDBG grant applications received.	N/A	N/A
2	Public Comment Period	Non-targeted/ broad community	On June 10, 2026, a newspaper notice was published concerning the 30-day public review period for the PY2026 Action Plan. The plan was posted on the Village's website and available for review at Village Hall and the Community Connections Center from June 10 to July 10, 2026.	No written comments received.	N/A	N/A
3	Public Hearing	Non-targeted/ broad community	On June 10, 2026, a newspaper notice was published concerning the Planning and Zoning Commission meeting on June 25, 2026. The meeting was televised on the Village's cable station. Notice was also emailed to PY2026 applicants for CDBG funds.	No members of the public attended. Discussion focused on how CDBG funds are allocated, the limits imposed by HUD, and whether the Village could use funding more strategically to expand community impact. The Commissioners asked questions about the 15% cap on public services, the purpose and parameters of the single-family rehab program, and whether public infrastructure funds—often used for sidewalk replacement—could support other eligible projects. Staff clarified that while sidewalks in low-moderate income areas are a recurring eligible use, many other activities qualify under HUD rules, and funding allocations ultimately must align with the priority areas established in the Village's Consolidated Plan. Commissioners also questioned agency applicants to better understand their budgets, services provided, and how CDBG funds support local residents.	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary comments received	Summary of comments not accepted and reasons	URL
4	Public Hearing	Non-targeted/ broad community	The PY2026 Action Plan was brought before the Village Board on July 21, 2026. The meeting was televised on the Village's cable station.	The minutes of the Village Board meeting are included in the PY2026 AAP attachments.	N/A	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Village's CDBG allocation is a major source of funding for addressing housing needs and other identified needs of our low-moderate income residents. The Village's expected entitlement allocation is $308,045.00 for the Program Year (PY) 2026 Annual Action Plan. This is the second year in the Five-Year Consolidated Plan (2025-2029).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	CDBG – Eligible activities	$308,045.00	$88,516.54	$0	$396,561.54	$750,000	The expected amount available for Year 1 is $396,561.54, assuming the following: Actual 2026 Allocation: $308,045.00 Estimated Program Income: $88,516.54 Estimated Carryover: $0

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds are leveraged by many sources. Subrecipient agencies leverage the funding in their budgets to assist more residents. The Building & Inspection Services Division and Human Services Department offer many resources for improving the quality of life for low- and moderate-income residents through housing inspections, tenant rights information, food pantries, health clinics, and emergency financial assistance. These services are available for Mount Prospect residents.

The Village of Mount Prospect is able to provide more public infrastructure improvements Village-wide when CDBG funding can be used for projects within low- and moderate-income neighborhoods.

By joining the Cook County's HOME Investment Partnerships Program Consortium, the Village (and investors/ not-for-profit groups pursuing projects in the Village) will be able to apply to the county rather than the state for HOME funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Village will not utilize any publicly owned land for Program Year 2026.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e) - Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Outcome/ Objective	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve access to public services	2026	2027	Non-Homeless Special Needs	Availability-Accessibility/ Suitable Living Environments	Public Services	$25,980	Public service activities (other than low/ moderate income housing benefit): 149 persons assisted
Description: Public services funded in PY26 will be provided by the Children's Advocacy Center, Connections to Care, Northwest CASA, and Suburban Primary Health Care Council.								
2	Support homeless services network	2026	2027	Homeless	Availability-Accessibility/ Suitable Living Environments	Homeless Prevention	$33,500	Homelessness prevention: 115 persons assisted
Description: Homeless services include emergency and transitional housing, outreach, and homelessness prevention. Services will be provided by Northwest Compass' housing counseling and assistance program, Journeys - The Road Home which administers the PADS Shelter Program and HOPE Center, and emergency housing and wrap-around services provided by WINGS.								
3	Improve Existing Housing Stock	2026	2027	Affordable Housing	Affordability/ Decent Housing	Affordable Housing	$117,082*	Homeowner housing rehabilitated: 5 housing units
Description: North West Housing Partnership will administer the Mount Prospect Single-Family Rehabilitation (SFR) Program. An estimated 5 homes will be rehabbed in PY26 through the SFR Program. Additional program income received in PY26 may be directed to this activity as it is received.								
4	Rehabilitate or provide new community facilities	2026	2027	Public Facilities	Availability-Accessibility/ Suitable Living Environments	Public Facilities	$25,000	Public facility or infrastructure activities for low/ moderate income housing benefit: 1 household / 6 individuals assisted
Description: HUD defines group homes that provide housing and supportive services for adults with disabilities as public facilities. Search Inc has one group home that will be renovated in PY26.								
5	Improve Public Infrastructure	2026	2027	Non-Housing Community Development	Sustainability/ Suitable Living Environments	Public Infrastructure	$195,000	Public facility or infrastructure activities (other than low/ moderate income housing benefit): 2,500 persons assisted
Description: Public infrastructure projects for PY26 will include sidewalk improvements within qualifying low/ moderate income census tracts.								

Table 6 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

The Village participates in the Cook County HOME Consortium and does not receive a direct allocation of HOME funds. Estimates for the number of ELI, LI or MI families provided affordable housing will be determined by Cook County.

AP-35 Projects - 91.420, 91.220(d)
Introduction

The Annual Action Plan proposes eligible activities to be undertaken in the upcoming Program Year (October 1, 2026 to September 30, 2027) that address goals and priorities established in the Five-Year Consolidated Plan. The Village's responsibility for the Community Development Block Grant funds is to ensure Mount Prospect residents, specifically those qualifying as low/moderate income, are benefiting from the grant.

#	Project Name
1	Public Services
2	Homeless Services
3	Single-Family Rehabilitation (SFR) Program
4	Search Inc – Pin Oak CILA Rehab
5	Low/Mod Area Sidewalk Replacement

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The priorities and goals established in the 2025-2029 Consolidated Plan were the basis for determining activities to fund for PY2025. An obstacle to addressing underserved needs is limited funding and the 15% cap for public service activities.

Staff used HUD guidelines to evaluate applications for CDBG funding, which are as follows:

- Eligible activity according to CDBG categories;
- Fulfills at least one CDBG national objective;
- Primarily benefits low- and moderate-income persons or households;
- Costs of the activity appear to be necessary and reasonable;
- Satisfactory current / past performance of the agency; and
- Addresses a priority need identified in the Village's 2025-2029 Consolidated Plan.

Because of limited funding available to public service agencies, funding requests were further evaluated by staff members of the Community Development Department, Human Services Department, and the Finance Department using the following criteria:

- The administrative capacity of the agency allows for efficient use of funds and compliance with monitoring responsibilities;
- Degree to which program overlaps with services provided by other public agencies or government;
- But for this funding, would the agency be able to provide this program to Mount Prospect residents; and
- Degree to which program fills a gap in services where community needs are not being met.

Although all of the public service agencies provide invaluable services to our residents, special consideration was given to those organizations that a) address multiple priorities, b) provide comprehensive services to aid our residents, and c) use CDBG funding towards direct client costs as opposed to the payroll of employees providing client services.

AP-38 Project Summary
Project Summary Information

The Annual Action Plan (AAP) proposes eligible activities to be undertaken in the upcoming program year (October 1, 2026 to September 30, 2027) that address goals and priorities established in the Five-Year Consolidated Plan. The Village's responsibility for the CDBG funds is to ensure Mount Prospect residents, specifically those qualifying as low- and moderate-income, are benefiting from the grant.

1	**Project Name**	**Public Services**
	Target Area	Village of Mount Prospect
	Goals Supported	Improve access to public services
	Needs Addressed	Public Services
	Funding	CDBG: $25,980
	Description	• Specialized services to child victims and their non-offending caregivers for allegations of sexual abuse, physical abuse, and witnesses to violence. • One-on-one transportation for frail elderly residents to and from medical and dental appointments. • Specialized counseling, crisis intervention and advocacy services for Mount Prospect residents who are victims of sexual abuse and sexual assault. • Access to primary medical care to low-income uninsured and underinsured residents, including physician office visits, lab and radiology testing, prescription medications, and behavioral health services.
	Target Date	9/30/2027
	Estimate the number/ type of families that will benefit	An estimated 149 low/ moderate income Mount Prospect residents will benefit from this project.
	Location Description	Village-wide
	Planned Activities	1. Children's Advocacy Center: Child Victim and Witness Services 2. Connections to Care: Transportation to Health Services 3. Northwest Center Against Sexual Assault: Sexual Violence Intervention Services 4. Suburban Primary Health Care Council: Access to Care
2	**Project Name**	**Homeless Services**
	Target Area	Village of Mount Prospect
	Goals Supported	Support homeless services network
	Needs Addressed	Homeless prevention
	Funding	CDBG: $33,500

	Description	• Case management and other social services which may include housing counseling, health care, transportation assistance, vocational counseling, benefits counseling, mental health counseling, and a variety of immediate services (food, clothing, shower, laundry) for the homeless and near-homeless population of Mount Prospect. • Services for residents of Mount Prospect experiencing housing instability, including homelessness diversion, rental assistance payments, landlord mitigation, housing counseling, and/or assistance with utility payments. • Emergency shelter, counseling, safety planning, food, clothing, and case management to prevent homelessness among adults and children that are victims of domestic violence.
	Target Date	9/30/2027
	Estimate the number/ type of families that will benefit	An estimated 115 low/ moderate income Mount Prospect residents will benefit from this program.
	Location Description	Village-wide
	Planned Activities	1. Journeys l The Road Home: Homeless Services 2. Northwest Compass Inc: Homelessness Diversion and Prevention 3. WINGS: Safe House and Counseling
3	**Project Name**	**Single-Family Rehabilitation (SFR) Program**
	Target Area	Village of Mount Prospect
	Goals Supported	Improve existing housing stock
	Needs Addressed	Affordable Housing
	Funding	CDBG: $117,082
	Description	Due to the age of housing stock, many homes are in need of repairs or energy efficient upgrades. The cost of housing rehabilitation is often a burden for low/ moderate income homeowners. The Single-Family Rehabilitation Loan provides a 0% interest loan up to $25,000 for repairs/ improvements to eligible households. The Mount Prospect SFR Program will be administered by North West Housing Partnership. Additional program income received in PY26 may be directed to this activity as it is received.
	Target Date	9/30/2027
	Estimate the number/ type of families that will benefit	An estimated 5 low/ moderate income households will benefit from this program.
	Location Description	Village-wide
	Planned Activities	
4	**Project Name**	**Search Inc – Energy Efficiency at Kenilworth CILA**
	Target Area	Village of Mount Prospect

	Goals Supported	Rehabilitate or provide new community facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: $25,000
	Description	Search Inc operates group homes for adults with developmental and intellectual disabilities. Search maintains eight group homes in Mount Prospect. The residence on Kenilworth is home to six women with disabilities. Funds will be used to upgrade the HVAC system and add a whole-house generator to ensure that the medically fragile residents can age safely in their home.
	Target Date	9/30/2027
	Estimate the number/ type of families that will benefit	1 household consisting of 6 women with disabilities.
	Location Description	114 N Kenilworth Ave, Mount Prospect
	Planned Activities	
5	**Project Name**	**Low/Mod Area Sidewalk Replacement**
	Target Area	Low-moderate income census block groups
	Goals Supported	Improve public infrastructure
	Needs Addressed	Public Infrastructure
	Funding	CDBG: $195,000
	Description	This project involves the removal of hazardous and deteriorated public sidewalk and replacement with new concrete sidewalk.
	Target Date	9/30/2027
	Estimate the number/ type of families that will benefit	An estimated 2,500 low/ moderate income Mount Prospect residents will benefit from this Project.
	Location Description	Low/ moderate income census tracts within the Village.
	Planned Activities	

Table 8

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG program funds are spent within the corporate limits of Mount Prospect. Funding for public improvement projects are used in qualifying census blocks. The housing rehabilitation programs are Village-wide for qualifying households and similarly, subrecipient organizations provide services to all Mount Prospect residents meeting CDBG income criteria.

Geographic Distribution

Target Area	Percentage of Funds
No geographic areas targeted	

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Village of Mount Prospect will not invest funds on a geographic basis other than directing some public facility and/or infrastructure funds to qualified low and moderate income census block groups.

Discussion

If known at the time the Annual Action Plan is submitted to HUD, specific locations for projects are indicated in the AAP. Some project locations will be identified during the program year such as locations of homes under the Single Family Rehabilitation Program and public sidewalk improvements.

AP-75 Barriers to affordable housing -91.420, 91.220(j)
Introduction

The Illinois Housing Development Authority (IHDA) determined that 24.4% of the Village's housing stock is affordable. Housing affordability is a growing challenge in many places in the United States. Local Housing Solutions (a national housing policy organization) identifies four main reasons for this:

1) Wages have not kept pace with housing costs;
2) Developing and operating new housing is costly;
3) Regulation can restrict the supply of new housing; and
4) Federal funding for housing assistance has been declining for decades.[1]

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Village has reduced or eliminated permitting fees for senior developments, accessibility projects, and single-family rehabilitation projects if the improvement is serving low- and moderate-income individuals or households.

As a CDBG grantee, the Village is required to comply with the Fair Housing Act to affirmatively further fair housing. The Village is currently participating in development of a regional Assessment of Fair Housing. Regional participants include Cook County, CDBG entitlement communities within Cook County, and local public housing authorities. The regional assessment of fair housing will outline additional actions that the Village can take to reduce barriers to affordable housing.

Discussion

Mount Prospect will continue to advance housing affordability through strategic planning and collaborative efforts at the local and regional level. In addition to the regional Assessment of Fair Housing, it will be necessary to revisit the recommendations of the last decade's housing studies (Homes for a Changing Region, NWSHC Senior Housing Assessment) to evaluate the progress that has been made and recalibrate our efforts in the face of current challenges. The Village has been participating in the Metropolitan Mayors Caucus Housing and Community Development Committee to identify housing challenges at the local and regional level, as well as to identify local housing data needs.

[1] https://www.localhousingsolutions.org/learn/why-is-housing-unaffordable/

AP-85 Other Actions – 91.420, 91.220(k)
Introduction

The Village continually assesses the needs of the community, and in collaboration with local municipalities and the Cook County Consortium, works to close service gaps, maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional capacity, and enhance public-private partnerships.

Actions planned to address obstacles to meeting underserved needs

HUD allows entitlement communities to use a maximum of 15% of CDBG entitlement funds plus 15% of the previous year's program income for public service programs. The Village has historically used the maximum amount allowed and continues to see an increase in the requested funding amounts. The subrecipients provide invaluable services and activities for the low- and moderate-income residents of Mount Prospect. Therefore, the Village will continue to monitor subrecipients to ensure that CDBG funds are used efficiently and effectively to meet the underserved needs of the Mount Prospect community by identifying funding overlaps, gaps, and administrative capacity of the subrecipient agencies.

An obstacle to meeting underserved needs is the limited amount of developable land, rental units, and affordable housing for low- and moderate-income residents. The Village's CDBG Single-Family Rehabilitation Program alleviates some of the obstacles to affordable housing by providing financial assistance to eligible low- and moderate-income residents of Mount Prospect to repair their homes. Also, the Village continues to work with developers interested in building senior housing and housing for residents with special needs, such as the Horizon Senior Living Community and Myers Place.

Another obstacle to the delivery of services is the identification of populations and individuals who might be eligible for assistance. The Community Connections Center will continue to provide information to residents and businesses to ensure the population is aware of all services available by the Village, other units of government, and social service organizations.

Since 1985, the Lifeline program has provided a discount on phone service for qualifying low-income consumers to ensure that all Americans have the opportunities and security that phone service brings, including being able to connect to jobs, family and emergency services. Lifeline is part of the Universal Service Fund. The Lifeline program is available to eligible low-income consumers in every state, territory, commonwealth, and on Tribal lands. The Lifeline program is administered by the Universal Service Administrative Company (USAC).

Broadband access for low- and moderate-income households was federally subsidized by the Federal Communication Commission (FCC) Affordable Connectivity Program until the program ended on June 1, 2024 due to lack of additional funding by Congress.

Actions planned to foster and maintain affordable housing

The Illinois Housing Development Authority (IHDA) determined that 24.4% of the Village's housing

stock is affordable.[2] Mount Prospect is investigating options to maintain affordability. In PY2026, the Village expects to assist at least 5 households to increase housing affordability through rehabilitation and repair programs. The organizations funded through public service dollars will increase the amount of affordable units by providing rental assistance and other housing activities.

The Village has supported affordable housing projects with CDBG funds. Myers Place is a mixed-use permanent supportive housing development comprised of commercial spaces and affordable housing rental apartments. Residents are supported by social service staff, both onsite and through community linkages. The Village provided CDBG funding for property acquisition for the Alden Foundation's Horizon Senior Living Community, which provides 91 housing units and supportive services to our elderly, low- and moderate-income residents.

Actions planned to reduce lead-based paint hazards

As of April 22, 2008, the Village of Mount Prospect follows the EPA issued rule, requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, beginning in April 2010, contractors performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

Much of the housing stock in Mount Prospect was constructed before 1978. The 60056 zip code is listed as a high-risk zip code by IDPH as of July 1, 2025. The Village of Mount Prospect and North West Housing Partnership implement HUD's lead-based paint regulations in its housing rehabilitation through the CDBG program.

Refer to SP-65 in the 2025-2029 Consolidated Plan for more information.

Actions planned to reduce the number of poverty-level families

The federal government has devised several programs such as SNAP, public housing, and Medicaid to address the immediate needs of those persons in poverty. The Village plays an important role in publicizing, connecting, and coordinating the available resources that can address the problems of income-challenged residents.

Direct services are available to residents through the Human Services Department which consist of assessments, short term counseling, case management, entitlement benefit application assistance, emergency financial assistance, court advocacy, crisis intervention, and nursing and homebound care for seniors and the disabled. Programs and clinics address health education, provide health screenings, work with at risk adolescents and preschool age children, provide opportunities for participation in health activities and support groups, and provide other educational opportunities. The Human Services Department operates a food pantry and a medical lending closet year-round. When necessary, clients are referred to other area agencies and programs for assistance.

The Mount Prospect Community Connections Center is the south branch of the Human Services department. The center offers centralized information and referral for all residents in South Mount

[2] IHDA 2023 Report on Statewide Local Government Affordability

Prospect and educational programs for families.

The Village coordinates with and provides CDBG funds to a variety of anti-poverty public service programs that assist low- and moderate-income residents. Low- and moderate-income residents would not be able to afford these services without assistance from HUD, the Village, and the subrecipient agencies. Available services include:

- The Single Family Rehabilitation Program reduces the cost burden to homeowners who cannot afford to repair their properties.
- Northwest Compass Inc provide services for housing, budgeting, and skill building.
- The HOPE Day Resource Center provides case management, mental health counseling, housing coordination, vocational training, and a variety of immediate services (food, clothing, supplies).
- WINGS has a continuum of housing ranging from emergency shelter through permanent supportive housing that allows homeless women to have a housing solution based on their individual needs.
- The Suburban Primary Health Care Council - Access to Care program provides low- and moderate-income residents with medical services.

Refer to SP-70 in the 2025-2029 Consolidated Plan for more information.

Actions planned to develop institutional structure

The Village continues to address affordable housing and other community needs within the area by coordinating its efforts with private and non-profit agencies and organizations, and other units of local government such as the townships, public library, and park districts. Strong communication between these entities helps identify gaps in service, increases timely access to resources, and reduces duplication of services. The Village regularly works with regional planning groups, such as the Metropolitan Mayors Caucus (MMC) and the Chicago Metropolitan Agency for Planning (CMAP). The Village participates in the MMC Housing and Economic Development Committee, as well as the MMC Age-Friendly Communities Collaborative. The Village regularly meets with the Cook County HOME Consortium and Northwest Suburban CDBG Network to coordinate Consolidated Plan activities. The gaps in the institutional delivery system include difficulty of coordination across a very large and diverse geographic area with multiple overlapping jurisdictions.

Refer to SP-40 in the 2025-2029 Consolidated Plan for more information.

Actions planned to enhance coordination between public and private housing and social service agencies

Communication between the public, private, and not-for-profit agencies is critical to the provision of housing and community development programs in the Village. Without open communication between these groups, it is unlikely that the housing strategies set forth in this plan will be successful. The Village of Mount Prospect coordinates with different entities to provide the resources necessary to meet the community's needs. Monthly meetings with service providers and governmental organizations are held at the Village's Human Services Department. The group discusses upcoming events and trends in their respective fields. The Community Connections

Center hosts communication meetings and encourages partnerships between local service providers.

Discussion

N/A

Program Specific Requirements

AP-90 Program Specific Requirements – 91.420, 91.220(l)(1,2,4)

Introduction

The Village is not anticipating urgent need activities for the 2026 program year and estimates that 100 percent of the CDBG funds will be used for activities that benefit persons of low and moderate income.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100.00

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

Discussion

The period of one year is used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.

Attachments

PY2026 CDBG Budget

PY 2026 CDBG Budget (October 1, 2026 - September 30, 2027)			
Priority Needs	**PY 2026 Funding Requests**	**PY 2026 Budget**	**Comments**
Homeless Services			
JOURNEYS | The Road Home	$14,000	$14,000.00	
Northwest Compass	$15,000	$13,000.00	
WINGS	$6,500	$6,500.00	
SUB-TOTAL	**$35,500**	**$33,500.00**	See note #1
Public Services			
Children's Advocacy Center	$6,000	$6,000.00	
Connections to Care	$1,800	$1,800.00	
Northwest CASA	$15,000	$11,180.00	
Suburban Primary Health Care Council	$7,000	$7,000.00	
SUB-TOTAL	**$29,800**	**$25,980.00**	See note #1
Affordable Housing			
Single Family Rehab Program*	$150,000	$117,081.54	
SUB-TOTAL	**$150,000**	**$117,081.54**	See note #3
Community Facilities			
Search360 Group Home Rehab	$25,000	$25,000.00	
SUB-TOTAL	**$25,000**	**$25,000.00**	
Public Infrastructure			
Low/Mod Area Sidewalk Improvements	$200,000	$195,000.00	
SUB-TOTAL	**$200,000**	**$195,000.00**	
TOTAL FUNDS COMMITTED		**$396,561.54**	
PY2026 HUD Allocation		$308,045.00	
Estimated PY2025 Program Income*		$88,516.54	See note #2,3
Estimated PY2025 Carry Over*		$0.00	
TOTAL FUNDS AVAILABLE		**$396,561.54**	

6/1/2026

Notes:

1. Public services expenditures are subject to a 15% cap based on the 2026 formula allocation plus the 2025 program income.
2. Program income is generated from repayment of 0% interest loans from the Single Family Rehabilitation program. Program income received in PY2026 will be programmed after it is received.
3. Numbers with * are subject to change.

Citizen Participation – Notice, Minutes, Comments

Website Announcement for PY2026 Request for Proposals

Community Development Block Grant (CDBG)

PY 2026 CDBG Application Deadline is May 4, 2026

The Village is seeking applications for its Community Development Block Grant (CDBG) Program for the 2026 Program Year (October 1, 2026 to September 30, 2027.) Applications may be obtained from the Village's Community Development Department or by clicking the link below.

Download PY 2026 CDBG Application

Proposals must be submitted no later than Monday, May 4, 2026, at 5:00 p.m. Digital submissions are preferred. All proposals must address one of three CDBG national objectives: benefit to low and moderate-income persons; aid in the prevention or elimination of slums and blight; or alleviate conditions posing a serious and immediate threat to the health and welfare of the community.

Regulations regarding eligible activities are located in the Community Development Department at 50 South Emerson Street. For an application or more information about the Village of Mount Prospect CDBG Program, please contact the Planning & Zoning Division at 847-818-5328.

CDBG Background

Since 1981, the Village of Mount Prospect has received an allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). CDBG funds are intended to create viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income residents.

The Village is an "entitlement community" (having a population over 50,000) and develops its own program and funding priorities. HUD requires the Village to adopt a Five-Year Consolidated Plan and an Annual Action Plan. The Consolidated Plan explains the community's needs and priorities as well as the programs and projects it intends to fund. The Annual Action Plan explains how the Village will use CDBG funds during each fiscal year.

The Village has granted CDBG funds for the following priority needs during the 2025-2029 Consolidated Plan Cycle:

- Public Services
- Homeless Services
- Affordable Housing
- Community Facilities
- Public Infrastructure

For more information about the CDBG Program, please contact the Community Development Department at (847) 818-5328.

Certificate of Publication for PY2026 Request for Proposals

NOTICE
To All Interested Parties

THE VILLAGE OF MOUNT PROSPECT, ILLINOIS, is seeking applications for its Community Development Block Grant (CDBG) Program for the 2026 Program Year (October 1, 2026 to September 30, 2027.) Applications for funding may be obtained from the Village's Community Development Department or on the Village website at www.mountprospect.org. Complete proposals must be submitted no later than Monday, May 4, 2026 at 5:00 p.m. Digital submissions are required. All proposals must address one of three CDBG national objectives: benefit to low and moderate-income persons; aid in the prevention or elimination of slums and blight; or alleviate conditions posing a serious and immediate threat to the health and welfare of the community. Regulations regarding eligible activities are located in the Community Development Department at 50 South Emerson Street. For an application or more information about the CDBG program, please contact the Planning & Zoning Division at 847-818-5328.
Published in Daily Herald April 10, 2026 (328013)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/10/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 328013

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Website Announcement for June 25, 2026 Public Hearing and June 10 – July 10, 2026 Public Comment Period

Community Development Block Grant (CDBG)

PY2026 CDBG Annual Action Plan

The Village has prepared a draft of the Program Year (PY) 2026 Annual Action Plan (AAP), which allocates CDBG entitlement funds for the period October 1, 2026 through September 30, 2027. The proposed projects address the national objectives for benefitting low- and moderate-income persons or households and the priorities described in the Village of Mount Prospect 2025-2029 Consolidated Plan.

Public Comment Period: June 10 – July 10, 2026

The PY2026 AAP will be available for public review and comment from June 10, 2026 through July 10, 2026 in the Community Development Department, located in the Mount Prospect Village Hall (50 South Emerson Street), the Community Connections Center (1711 West Algonquin Road), and posted at the link below. Free copies of the plans are available to citizens and interested parties upon request, including formats accessible to persons with disabilities.

PY2026 Annual Action Plan

Interested persons may submit written comments to the Mount Prospect Community Development Department at 50 South Emerson Street, Mount Prospect, Illinois 60056 or via e-mail to alalagos@mountprospect.org.

Public Hearing: June 25, 2026

All interested parties are invited to attend a Public Hearing of the Village's Planning and Zoning Commission on June 25, 2026 at 7:00 pm in the 3rd Floor Board Room of Mount Prospect Village Hall, 50 South Emerson Street, Mount Prospect, Illinois. At this meeting, we will review preliminary recommendations and collect public comments for the PY2026 Action Plan. Public service organizations that are applying for funding will be encouraged to attend this meeting and be available for questions.

CDBG Background

Since 1981, the Village of Mount Prospect has received an allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). CDBG funds are intended to create viable communities by providing decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income residents.

The Village is an "entitlement community" (having a population over 50,000) and develops its own program and funding priorities. HUD requires the Village to adopt a Five-Year Consolidated Plan and an Annual Action Plan. The Consolidated Plan explains the community's needs and priorities as well as the programs and projects it intends to fund. The Annual Action Plan explains how the Village will use CDBG funds during each fiscal year.

The Village has granted CDBG funds for the following priority needs during the 2025-2029 Consolidated Plan Cycle:

Certificate of Publication for June 25, 2026 Public Hearing and June 10 – July 10, 2026 Public Comment Period

NOTICE
To All Interested Parties

THE VILLAGE OF MOUNT PROSPECT, ILLINOIS, is preparing a draft of the Program Year (PY) 2026 Action Plan, which allocates Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development (HUD) for the period October 1, 2026 through September 30, 2027. The draft document allocates funds to programs which address the national objectives for benefitting low- and moderate-income persons or households and the priorities described in the Strategic Plan component of the Village of Mount Prospect 2025-2029 Consolidated Plan.

All interested parties are invited to attend a Public Hearing of the Village's Planning and Zoning Commission on June 25, 2026 at 7:00 pm in the 3rd Floor Board Room of Mount Prospect Village Hall, 50 South Emerson Street, Mount Prospect, Illinois. At this meeting we will review our preliminary recommendations and collect public comments. Organizations that are applying for funding will be invited to attend this meeting, give a brief presentation and be available for questions.

The PY 2026 Action Plan will be available for public review and comment from June 10, 2026 through July 10, 2026 at Mount Prospect Village Hall (50 South Emerson Street), the Community Connections Center (1711 West Algonquin Road), and posted on the Village website at www.mountprospect.org. Interested persons may submit written comments to the Mount Prospect Community Development Department at 50 South Emerson Street, Mount Prospect, Illinois 60056 or via e-mail to gialagos@mountprospect.org.

For more information about the CDBG Program, please contact the Mount Prospect Community Development Department at (847) 818-5328.

Published in Daily Herald June 10, 2026 (334423)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

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Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

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BY _____
Designee of the Publisher of the Daily Herald

Control # 334423

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Minutes of the June 25, 2026 Planning & Zoning Commission Meeting

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CDBG PY26 ACTION PLAN	Hearing Date: June 25, 2026
PROPERTY ADDRESS:	50 South Emerson Street
PETITIONER:	The Village of Mount Prospect
PUBLICATION DATE:	April 10, 2026
REQUEST:	Community Development Block Grant Program Year 2026 Action Plan and Funding Requests
MEMBERS PRESENT:	Joseph Donnelly William Beattie Ewa Weir Walter Szymczak Richard Rogers Fay Costa
MEMBERS ABSENT:	Donald Olsen Michael Fricano
STAFF MEMBERS PRESENT:	Antonia Lalagos – Development Planner Catherine Cook – Community Development Planning Intern
INTERESTED PARTIES:	Organizations applying for CDBG funds

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.

After introducing one item of new business, Chairman Donnelly introduced the Community Development Block Grant Program Year 2026 Action Plan and Funding Requests.

Ms. Lalagos provided a brief background on the CDBG program and explained that CDBG funds must be used for activities that primarily benefit the Village's low- and moderate-income residents, address priority needs identified in the Consolidated Plan, and be considered and "eligible activity" according to CDBG regulations. She reviewed the income thresholds established by HUD for low/moderate-income (LMI), as well as the most common ways LMI benefit is determined. She noted the areas within Mount Prospect from Program Year 2025 showing eligible census blocks for LMI provided by HUD.

Ms. Lalagos then presented the draft 2026 Action Plan, which proposes eligible activities for the time period of October 1, 2026 through September 30, 2027. She noted that funding for the Action Plan comes from three sources: the annual grant allocation; program income; and carryover funds. Ms. Lalagos explained that the amount of funding that can be allocated for public services is limited by HUD to a maximum of 15% of the annual grant allocation plus 15% of the prior year program income. Based on these guidelines, the Village is estimating $59,484 is available in program year 2026 for public service programs.

Ms. Lalagos stated that the Planning & Zoning Commission has the responsibility to review funding requests from non-Village agencies and make recommendations concerning those requests. She noted that special consideration is given to agencies who address multiple priorities, provide comprehensive services, and use funds towards direct client costs.

Ms. Lalagos reviewed the draft 2026 budget and the timeline for adopting and submitting the 2026 Action Plan to HUD. She stated that homeless services had a proposed budget of $33,500 allocated, public services had $25,980 allocated, affordable housing had $117,081 allocated, noting the amount may increase if realized program income from repayment or rehab loans, but it is not predictable when/if repayments will occur, community facilities had $25,000 allocated, and public infrastructure had $195,000 allocated.

Ms. Lalagos stated that the draft 2026 Action Plan is currently available for a 30-day public review period from June 10 – July 10. She continued that upon approval from the Planning & Zoning Commission, it would then go to the Village Board for review on July 21, submit to HUD by August 14, HUD would have 45 days for review and approval, and then the program year would begin on October 1.

Ms. Lalagos announced that the applicant organizations were invited to attend the meeting this evening to describe their organizations' work and what they propose to do with the CDBG funding.

Chairman Donnelly swore in the following persons:

Stephen Repsys / Journeys | The Road Home / 1140 E Northwest Highway Palatine

Mr. Repsys discussed Journeys' mission. He stated that Journeys has supported Mount Prospect residents since 1989 who are experiencing homelessness or are at risk of homelessness. Mr. Repsys explained that Journeys provides a comprehensive continuum of care that includes emergency shelter, specialized programs for people with complex needs, supportive housing and nearly 50 wraparound services. He reported that Journeys has 37 towns and villages in their service area. Mr. Repsys confirmed that in the last year Journeys served 1051 clients across all programs and towns, including 50 Village residents. He noted that due to budget cuts they expect to see an increase in people coming to the agency. All services are free, case management, showers, outreach, counseling, and much more. Mr. Repsys expressed appreciation for the Village's past support and for inviting them tonight.

Chairman Donnelly asked if there were specific things the funds go to.

Mr. Respsys said the funds cover the cost of the services they provide for free.

Commissioner Weir asked what percentage of Journeys' budget the grant accounts for.

Ms. Lalagos stated 1.6% is for their total program budget listed on their application.

Kimberly Mertz / Suburban Primary Health Care Council (Access to Care) / 2225 Enterprise Dr, Westchester

Ms. Mertz thanked the Commission for having her. She stated that Access to Care has provided primary health care services to low income uninsured and underinsured Suburban Cook County residents since 1988. She detailed the three components of the program: primary care physicians for $5 per visit, lab and radiology for $5 per test, and prescriptions for $15-40 for a 30-day supply. She noted these services are provided on an unlimited as needed basis. Ms. Mertz reported that the agency has behavioral health services, opioid risk management, and flu/pneumonia vaccines for free. She stated that the purpose of the organization is to provide primary health care services to those who are not eligible for State or Federal programs, who go to the ER for illnesses, or who don't seek care at all. Ms. Mertz reported that last year, Access to Care served 6000 people in Suburban Cook County and they have served 173 of Mount Prospect residents since January 2026. She thanked the Village for their support.

Commissioner Weir asked how one becomes a member and if there is a fee involved.

Ms. Mertz stated that most townships and villages assist members with enrolling. Members enroll online, over the phone, or through mail-in applications, to name a few. She said Access to Care makes an effort to have outreach booths at as many health fairs and events as possible in order to get the word out in many ways. Ms. Mertz noted that it is free to enroll, with members only paying for the three services Access to Care offers.

Commissioner Fay asked if Access to Care provides access to or directly hires physicians.

Ms. Mertz shared that Access to Care provides access to physicians by contracting with them. Many were already providing free services for their own communities, but Access to Care filled the gap of what these physicians couldn't provide, which were labs, radiology, and similar services. She said that Access to Care has over 200 providers, with their largest being Loyola in Maywood, seeing roughly 1000 Access to Care patients.

Trina Grogan / Search 360 / 1925 N Clybourn Ave, Chicago

Ms. Grogen thanked the Village for having her at the meeting. She explained that Search 360, formerly known as Search Inc or Search, is a non-profit organization that supports adults with intellectual and developmental disabilities (IDDs) through wrap around support services. Ms. Grogen reported that they support 350 people with IDD annually, operating 28 community homes. She noted that Mount Prospect is home to 48 individuals in eight homes, and the largest community day services site supporting over 100 people each month. Ms. Grogen shared that Search takes great pride in maintaining beautiful and accessible homes that are well-integrated into the community. She stated that Search respectfully requests support to upgrade the existing HVAC system and add a whole-house generator at 114 Kenilworth Lane, which is home to 6 women with IDDs who are all very low-income, aging, and rely on Search to help meet their basic needs. Ms. Grogen explained that this accessibility project would allow the women to have greater independence, gain work/life skills, and more safely use the home they live in. The project is noted as a key energy and accessibility project, protecting the residents at the home by preventing disruption to their comfort and care when power outages occur. Communication and mobility issues make it difficult to evacuate residents in the case of a power outage, meaning this

project would help reduce disruption. She shared that their support would help them to continue providing safety and comfort to the people they support.

Chairman Donnelly opened the floor for questions.

Commissioner Beattie asked how the single-family home rehab program works and if there are parameters outlining the work that can be done.

Ms. Lalagos noted residents who meet the program requirements can apply for the zero-interest loan program, which the Village has had since 1981. She stated the Village elected to have North West Housing Partnership administer the program on the Village's behalf, overseeing the whole process. Ms. Lalagos said the organization is located in Schaumburg and manages similar programs for several different municipalities in the area. She stated that there are parameters in place for what work can be done, specifically items that are or could become code violations or life-safety hazards. In addition, work is limited to interior work or roof work and must be done with certified contractors, lead based paint testing, and many other parameters.

Commissioner Costa inquired about the money set aside for public infrastructure and asked if there are other options to use that money.

Ms. Lalagos replied that sidewalk replacement has been done for a few years. She stated there were no large project applications this year. In the past, the Village funded large projects like the soccer pitch and park trail improvements. There is not a limit for what the CDBG funds can be used for other than it being an eligible activity under CDBG rules.

Commissioner Costa asked what other eligible activities there are.

Ms. Lalagos replied there are probably a hundred categories, ranging from housing improvements to infrastructure, economic development, code enforcement.

Commissioner Costa asked if there is a specific level of funding required for each priority area or does the $200,000 have to be in public infrastructure.

Ms. Lalagos replied that the allocation to public infrastructure is not mandated by HUD rules. Public infrastructure is a priority area in our Consolidated Plan, along with affordable housing, community facilities, and public services. She reiterated that the funds do have to go to one of those priorities.

Commissioner Beattie noted that HUD guides how much money can go to nonprofits and public services.

Ms. Lalagos replied that HUD places a 15% cap on public services. Anything else like repairs or infrastructure does not have a cap. There are caps for administrative costs.

Commissioner Costa stated that the Public Works Department is good and can probably handle the sidewalk replacements. She noted that $200,000 is a large portion of the CDBG budget and was curious if there is another way to leverage the CDBG funds to have a better impact. For example, more playgrounds on the south side of Mount Prospect.

Ms. Lalagos stated that the Village try to get the word out about the application opening. We publish in the newspaper and send all old recipients email notice, and place it on our website. But agencies do not apply every year. Sometimes agencies choose not to apply because it's too much effort to do the reporting compared to what the grant money is worth to them.

Commissioner Weir asked who applies for the sidewalk replacement.

Ms. Lalagos replied the Public Works Department.

Commissioner Weir asked if the CDBG funds are offsetting what homeowners contribute for sidewalk replacement.

Ms. Lalagos explained that there is a separate sidewalk replacement match program that is open to anyone, where the homeowner splits the cost 50/50 with the Village. The CDBG replacement program is entirely covered by the grant funds but the replacements have be in a low mod area. The Public Works Department marks specific squares that show deterioration.

Commissioner Weir asked if the grant is targeted to these areas because the deteriorated sidewalks may not otherwise be replaced.

Ms. Lalagos stated that we don't know if the individual homeowner is low income or not, but the assumption is that these areas need more assistance to replace deteriorated sidewalks. One of the priorities in the Consolidation Plan is to improve accessibility and connectivity throughout the Village, and this contributes to that priority.

Chairman Donnelly asked for a motion to approve the 2026 action plan and proposed budget. Vice Chairman Beattie made a motion and Commissioner Szymczak seconded the motion.

UPON ROLL CALL AYES: Szymczak, Weir, Beattie, Rogers, Costa, Donnelly
NAYS: None

The Planning and Zoning Commission gave a positive recommendation (6-0) to the Village Board.

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

Hearing no further discussion, Commissioner Rogers made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 7:47 PM.

Catherine M Cook

Catherine Cook, Community Development Planning Intern

Minutes of the July 21, 2026 Village Board Meeting

[To be Inserted]

Grantee SF-424 and Certifications

View Burden Statement

OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☒ New	
☒ Application	☐ Continuation	* Other (Specify):
☐ Changed/Corrected Application	☐ Revision	

* 3. Date Received: 08/01/2026	4. Applicant Identifier:
5a. Federal Entity Identifier:	5b. Federal Award Identifier:
State Use Only:	
6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	Village of Mount Prospect
* b. Employer/Taxpayer Identification Number (EIN/TIN): 36-6006011	* c. UEI: D5HGKA5DDZ14

d. Address:

* Street1:	50 S Emerson St
Street2:	
* City:	Mount Prospect
County/Parish:	
* State:	IL: Illinois
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	60056-3218

e. Organizational Unit:

Department Name: Community Development Dept	Division Name: Planning Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	* First Name: Antonia
Middle Name:	
* Last Name:	Lalagos
Suffix:	
Title:	Development Planner
Organizational Affiliation:	
* Telephone Number: 847-818-5302	Fax Number: 847-818-5329
* Email:	alalagos@mountprospect.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Assistance Listing Number:

14-218

Assistance Listing Title:

Community Development Block Grant (CDBG)

*** 12. Funding Opportunity Number:**

-

* Title:

-

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Village of Mount Prospect Community Development Block Grant Program Year 2026 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: IL-003 * b. Program/Project: IL-003

Attach an additional list of Program/Project Congressional Districts if needed.

IL-005, IL-008, IL-009.docx | Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2026 * b. End Date: 09/30/2027

18. Estimated Funding ($):

* a. Federal	308,045.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	88,516.54
* g. TOTAL	396,561.54

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: | * First Name: Michael

Middle Name:

* Last Name: Cassady

Suffix:

* Title: Village Manager

* Telephone Number: 847-818-5300 Fax Number: 847-392-6022

* Email: mcassady@mountprospect.org

* Signature of Authorized Representative: . * Date Signed: 07/22/2026

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix: | *First Name: Michael

Middle Name:

*Last Name: Cassady

Suffix:

*Title: Village Manager

*Applicant Organization: Village of Mount Prospect

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

*Signature:	.	*Date:	07/22/2026

Form **HUD-424-B** (02/23)

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

_____	07/22/2026
Signature of Authorized Official	Date

Village Manager
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

	07/22/2026
Signature of Authorized Official	Date

Village Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Resolution Approving Annual Action Plan

[To be Inserted]

PY 2026 CDBG Budget (October 1, 2026 - September 30, 2027)			
Priority Needs	**PY 2026 Funding Requests**	**PY 2026 Budget**	**Comments**
Homeless Services			
JOURNEYS | The Road Home	$14,000	$14,000.00	
Northwest Compass	$15,000	$13,000.00	
WINGS	$6,500	$6,500.00	
SUB-TOTAL	**$35,500**	**$33,500.00**	See note #1
Public Services			
Children's Advocacy Center	$6,000	$6,000.00	
Connections to Care	$1,800	$1,800.00	
Northwest CASA	$15,000	$11,180.00	
Suburban Primary Health Care Council	$7,000	$7,000.00	
SUB-TOTAL	**$29,800**	**$25,980.00**	See note #1
Affordable Housing			
Single Family Rehab Program*	$150,000	$117,081.54	
SUB-TOTAL	**$150,000**	**$117,081.54**	See note #3
Community Facilities			
Search360 Group Home Rehab	$25,000	$25,000.00	
SUB-TOTAL	**$25,000**	**$25,000.00**	
Public Infrastructure			
Low/Mod Area Sidewalk Improvements	$200,000	$195,000.00	
SUB-TOTAL	**$200,000**	**$195,000.00**	
TOTAL FUNDS COMMITTED		**$396,561.54**	
PY2026 HUD Allocation		$308,045.00	
Estimated PY2025 Program Income*		$88,516.54	See note #2,3
Estimated PY2025 Carry Over*		$0.00	
TOTAL FUNDS AVAILABLE		**$396,561.54**	

6/1/2026

Notes:

1. Public services expenditures are subject to a 15% cap based on the 2026 formula allocation plus the 2025 program income.
2. Program income is generated from repayment of 0% interest loans from the Single Family Rehabilitation program. Program income received in PY2026 will be programmed after it is received.
3. Numbers with * are subject to change.

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CDBG PY26 ACTION PLAN	Hearing Date: June 25, 2026
PROPERTY ADDRESS:	50 South Emerson Street
PETITIONER:	The Village of Mount Prospect
PUBLICATION DATE:	April 10, 2026
REQUEST:	Community Development Block Grant Program Year 2026 Action Plan and Funding Requests
MEMBERS PRESENT:	Joseph Donnelly William Beattie Ewa Weir Walter Szymczak Richard Rogers Fay Costa
MEMBERS ABSENT:	Donald Olsen Michael Fricano
STAFF MEMBERS PRESENT:	Antonia Lalagos – Development Planner Catherine Cook – Community Development Planning Intern
INTERESTED PARTIES:	Organizations applying for CDBG funds

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.

After introducing one item of new business, Chairman Donnelly introduced the Community Development Block Grant Program Year 2026 Action Plan and Funding Requests.

Ms. Lalagos provided a brief background on the CDBG program and explained that CDBG funds must be used for activities that primarily benefit the Village's low- and moderate-income residents, address priority needs identified in the Consolidated Plan, and be considered and "eligible activity" according to CDBG regulations. She reviewed the income thresholds established by HUD for low/moderate-income (LMI), as well as the most common ways LMI benefit is determined. She noted the areas within Mount Prospect from Program Year 2025 showing eligible census blocks for LMI provided by HUD.

Ms. Lalagos then presented the draft 2026 Action Plan, which proposes eligible activities for the time period of October 1, 2026 through September 30, 2027. She noted that funding for the Action Plan comes from three sources: the annual grant allocation; program income; and carryover funds. Ms. Lalagos explained that the amount of funding that can be allocated for public services is limited by HUD to a maximum of 15% of the annual grant allocation plus 15% of the prior year program income. Based on these guidelines, the Village is estimating $59,484 is available in program year 2026 for public service programs.

Ms. Lalagos stated that the Planning & Zoning Commission has the responsibility to review funding requests from non-Village agencies and make recommendations concerning those requests. She noted that special consideration is given to agencies who address multiple priorities, provide comprehensive services, and use funds towards direct client costs.

Ms. Lalagos reviewed the draft 2026 budget and the timeline for adopting and submitting the 2026 Action Plan to HUD. She stated that homeless services had a proposed budget of $33,500 allocated, public services had $25,980 allocated, affordable housing had $117,081 allocated, noting the amount may increase if realized program income from repayment or rehab loans, but it is not predictable when/if repayments will occur, community facilities had $25,000 allocated, and public infrastructure had $195,000 allocated.

Ms. Lalagos stated that the draft 2026 Action Plan is currently available for a 30-day public review period from June 10 – July 10. She continued that upon approval from the Planning & Zoning Commission, it would then go to the Village Board for review on July 21, submit to HUD by August 14, HUD would have 45 days for review and approval, and then the program year would begin on October 1.

Ms. Lalagos announced that the applicant organizations were invited to attend the meeting this evening to describe their organizations' work and what they propose to do with the CDBG funding.

Chairman Donnelly swore in the following persons:

<u>Stephen Repsys / Journeys | The Road Home / 1140 E Northwest Highway Palatine</u>
Mr. Repsys discussed Journeys' mission. He stated that Journeys has supported Mount Prospect residents since 1989 who are experiencing homelessness or are at risk of homelessness. Mr. Repsys explained that Journeys provides a comprehensive continuum of care that includes emergency shelter, specialized programs for people with complex needs, supportive housing and nearly 50 wraparound services. He reported that Journeys has 37 towns and villages in their service area. Mr. Repsys confirmed that in the last year Journeys served 1051 clients across all programs and towns, including 50 Village residents. He noted that due to budget cuts they expect to see an increase in people coming to the agency. All services are free, case management, showers, outreach, counseling, and much more. Mr. Repsys expressed appreciation for the Village's past support and for inviting them tonight.

Chairman Donnelly asked if there were specific things the funds go to.

Mr. Respsys said the funds cover the cost of the services they provide for free.

Commissioner Weir asked what percentage of Journeys' budget the grant accounts for.

Ms. Lalagos stated 1.6% is for their total program budget listed on their application.

Kimberly Mertz / Suburban Primary Health Care Council (Access to Care) / 2225 Enterprise Dr, Westchester

Ms. Mertz thanked the Commission for having her. She stated that Access to Care has provided primary health care services to low income uninsured and underinsured Suburban Cook County residents since 1988. She detailed the three components of the program: primary care physicians for $5 per visit, lab and radiology for $5 per test, and prescriptions for $15-40 for a 30-day supply. She noted these services are provided on an unlimited as needed basis. Ms. Mertz reported that the agency has behavioral health services, opioid risk management, and flu/pneumonia vaccines for free. She stated that the purpose of the organization is to provide primary health care services to those who are not eligible for State or Federal programs, who go to the ER for illnesses, or who don't seek care at all. Ms. Mertz reported that last year, Access to Care served 6000 people in Suburban Cook County and they have served 173 of Mount Prospect residents since January 2026. She thanked the Village for their support.

Commissioner Weir asked how one becomes a member and if there is a fee involved.

Ms. Mertz stated that most townships and villages assist members with enrolling. Members enroll online, over the phone, or through mail-in applications, to name a few. She said Access to Care makes an effort to have outreach booths at as many health fairs and events as possible in order to get the word out in many ways. Ms. Mertz noted that it is free to enroll, with members only paying for the three services Access to Care offers.

Commissioner Fay asked if Access to Care provides access to or directly hires physicians.

Ms. Mertz shared that Access to Care provides access to physicians by contracting with them. Many were already providing free services for their own communities, but Access to Care filled the gap of what these physicians couldn't provide, which were labs, radiology, and similar services. She said that Access to Care has over 200 providers, with their largest being Loyola in Maywood, seeing roughly 1000 Access to Care patients.

Trina Grogan / Search 360 / 1925 N Clybourn Ave, Chicago

Ms. Grogen thanked the Village for having her at the meeting. She explained that Search 360, formerly known as Search Inc or Search, is a non-profit organization that supports adults with intellectual and developmental disabilities (IDDs) through wrap around support services. Ms. Grogen reported that they support 350 people with IDD annually, operating 28 community homes. She noted that Mount Prospect is home to 48 individuals in eight homes, and the largest community day services site supporting over 100 people each month. Ms. Grogen shared that Search takes great pride in maintaining beautiful and accessible homes that are well-integrated into the community. She stated that Search respectfully requests support to upgrade the existing HVAC system and add a whole-house generator at 114 Kenilworth Lane, which is home to 6 women with IDDs who are all very low-income, aging, and rely on Search to help meet their basic needs. Ms. Grogen explained that this accessibility project would allow the women to have greater independence, gain work/life skills, and more safely use the home they live in. The project is noted as a key energy and accessibility project, protecting the residents at the home by preventing disruption to their comfort and care when power outages occur. Communication and mobility issues make it difficult to evacuate residents in the case of a power outage, meaning this

project would help reduce disruption. She shared that their support would help them to continue providing safety and comfort to the people they support.

Chairman Donnelly opened the floor for questions.

Commissioner Beattie asked how the single-family home rehab program works and if there are parameters outlining the work that can be done.

Ms. Lalagos noted residents who meet the program requirements can apply for the zero-interest loan program, which the Village has had since 1981. She stated the Village elected to have North West Housing Partnership administer the program on the Village's behalf, overseeing the whole process. Ms. Lalagos said the organization is located in Schaumburg and manages similar programs for several different municipalities in the area. She stated that there are parameters in place for what work can be done, specifically items that are or could become code violations or life-safety hazards. In addition, work is limited to interior work or roof work and must be done with certified contractors, lead based paint testing, and many other parameters.

Commissioner Costa inquired about the money set aside for public infrastructure and asked if there are other options to use that money.

Ms. Lalagos replied that sidewalk replacement has been done for a few years. She stated there were no large project applications this year. In the past, the Village funded large projects like the soccer pitch and park trail improvements. There is not a limit for what the CDBG funds can be used for other than it being an eligible activity under CDBG rules.

Commissioner Costa asked what other eligible activities there are.

Ms. Lalagos replied there are probably a hundred categories, ranging from housing improvements to infrastructure, economic development, code enforcement.

Commissioner Costa asked if there is a specific level of funding required for each priority area or does the $200,000 have to be in public infrastructure.

Ms. Lalagos replied that the allocation to public infrastructure is not mandated by HUD rules. Public infrastructure is a priority area in our Consolidated Plan, along with affordable housing, community facilities, and public services. She reiterated that the funds do have to go to one of those priorities.

Commissioner Beattie noted that HUD guides how much money can go to nonprofits and public services.

Ms. Lalagos replied that HUD places a 15% cap on public services. Anything else like repairs or infrastructure does not have a cap. There are caps for administrative costs.

Commissioner Costa stated that the Public Works Department is good and can probably handle the sidewalk replacements. She noted that $200,000 is a large portion of the CDBG budget and was curious if there is another way to leverage the CDBG funds to have a better impact. For example, more playgrounds on the south side of Mount Prospect.

Ms. Lalagos stated that the Village try to get the word out about the application opening. We publish in the newspaper and send all old recipients email notice, and place it on our website. But agencies do not apply every year. Sometimes agencies choose not to apply because it's too much effort to do the reporting compared to what the grant money is worth to them.

Commissioner Weir asked who applies for the sidewalk replacement.

Ms. Lalagos replied the Public Works Department.

Commissioner Weir asked if the CDBG funds are offsetting what homeowners contribute for sidewalk replacement.

Ms. Lalagos explained that there is a separate sidewalk replacement match program that is open to anyone, where the homeowner splits the cost 50/50 with the Village. The CDBG replacement program is entirely covered by the grant funds but the replacements have be in a low mod area. The Public Works Department marks specific squares that show deterioration.

Commissioner Weir asked if the grant is targeted to these areas because the deteriorated sidewalks may not otherwise be replaced.

Ms. Lalagos stated that we don't know if the individual homeowner is low income or not, but the assumption is that these areas need more assistance to replace deteriorated sidewalks. One of the priorities in the Consolidation Plan is to improve accessibility and connectivity throughout the Village, and this contributes to that priority.

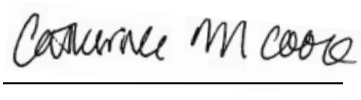
Chairman Donnelly asked for a motion to approve the 2026 action plan and proposed budget. Vice Chairman Beattie made a motion and Commissioner Szymczak seconded the motion.

UPON ROLL CALL AYES: Szymczak, Weir, Beattie, Rogers, Costa, Donnelly
NAYS: None

The Planning and Zoning Commission gave a positive recommendation (6-0) to the Village Board.

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

Hearing no further discussion, Commissioner Rogers made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 7:47 PM.



Catherine Cook, Community Development Planning Intern

RESOLUTION NO.

A RESOLUTION APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM YEAR 2026 ACTION PLAN

WHEREAS, the Village of Mount Prospect is an entitlement community that receives an annual allocation from the U.S. Department of Housing and Urban Development (HUD) for our Community Development Block Grant Program (CDBG); and

WHEREAS, in the past forty five years the Village has used its Community Development Block Grant entitlement to implement various projects to address the community development and housing needs of low and moderate-income and elderly residents, to reduce and prevent the occurrence of deterioration in the Village, to increase accessibility for persons with disabilities, and to address other community needs in conformance with the objectives of the Community Development Block Grant Program; and

WHEREAS, the Village of Mount Prospect is required to submit an Annual Action Plan to the U.S. Department of Housing and Urban Development which proposes eligible activities for the upcoming program year running from October 1, 2026 to September 30, 2027; and

WHEREAS, the Village of Mount Prospect expects to be allocated $308,045 for Program Year 2026 from the U.S. Department of Housing and Urban Development, and with estimated carryover funds and program income, the total anticipated amount available for projects is $396,561; and

WHEREAS, the Mayor and Board of Trustees have determined that the Annual Action Plan and the use of Community Development Block Grant funds can be of benefit in providing for residents' health, safety and welfare and in meeting the community and housing needs of its citizens.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: The Mayor and Board of Trustees of the Village of Mount Prospect hereby approve the attached Program Year 2026 Action Plan. The 2026 Action Plan anticipates spending Community Development Block Grant funds in the amount of $396,561:

Homeless Services	**$33,500**
Public Services	**$25,980**
Affordable Housing	**$117,081**
Community Facilities	**$25,000**
Public Infrastructure	**$195,000**
PY2026 CDBG TOTAL FUNDS COMMITTED	**$396,561**

SECTION TWO: As a member of Cook County's HOME Consortium, the Village of Mount Prospect, along with all the Consortium members, are submitting their Annual Action Plans as a joint and coordinated document to the U.S. Department of Housing and Urban Development. The Mayor and Board of Trustees of the Village of Mount Prospect hereby authorize the Village Manager to prepare and forward to Cook County a submission of Mount Prospect's 2026 Action Plan in accordance with Federal guidelines. This Plan includes an application for Program Year 2026 federal Community Development Block Grant funds.

SECTION THREE: This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 21st day of July, 2026.

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen M. Agoranos, Village Clerk

DRAFT

Item Cover Page

Subject	**1st reading of AN ORDINANCE IMPLEMENTING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND APPROVAL OF CERTAIN BUSINESS LICENSES (MASSAGE ESTABLISHMENTS) IN THE VILLAGE OF MOUNT PROSPECT**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Ordinance

Information

Following several recent enforcement actions involving existing massage establishments, staff has undertaken a comprehensive review of the Village's regulatory framework governing massage therapy businesses. Staff analyzed fifteen years of licensing, zoning, code enforcement, and police records to evaluate the effectiveness of the Village's current regulations and identify recurring issues associated with massage establishments. Based on that review, staff recommends a six-month moratorium on new massage establishment business licenses to allow time to develop amendments that strengthen licensing requirements, operational standards, inspection authority, and enforcement tools and to reevaluate applicable zoning regulations.

Background

In 2012, following several criminal investigations involving massage businesses, the Village Board adopted Ordinance No. 6003 establishing a standalone licensing program for massage establishments. The ordinance created enhanced application requirements, criminal background investigations, operational standards, inspection authority, and license suspension and revocation procedures.

In 2016, the Village Board adopted Ordinance No. 6246 requiring massage establishments to obtain Conditional Use approval within the B-3, B-4, B-5, and B-5C zoning districts rather than operating as a permitted use. The additional public review process has discouraged some undesirable operators and improved scrutiny of new applicants.

While these regulations have strengthened the Village's oversight, recent enforcement cases demonstrate that illegitimate operators continue to obtain licenses by utilizing applicants with clean criminal histories before ownership or operations change after approval. Once a business begins operating, investigations often require extensive coordination between the Police

Department, Community Development Department, and outside agencies before sufficient evidence exists to pursue license suspension or revocation.

The proposed moratorium coincides with a pending business license application for a massage establishment at 1735 W. Algonquin Road. Because that application was deemed complete prior to the effective date of the proposed ordinance, it will continue to be processed under the regulations in effect at the time of filing. The proposed moratorium is prospective only and would apply solely to new applications received after the ordinance becomes effective.

Existing Conditions

Staff reviewed every massage establishment business license issued between 2011 and 2026.

During that period, the Village issued 36 massage establishment licenses operating from 25 different commercial locations throughout Mount Prospect. Of those 25 locations, seven (28%) received relevant code violations or formal warnings. When locations involving license revocations or forfeitures are included, eight locations (32%) experienced significant enforcement action.

Today, 20 massage establishment licenses remain active, with one additional application currently under review.

Staff also reviewed all license revocations and forfeitures during the study period. **Four of the 36 licenses issued, or approximately 11%, resulted in either revocation or voluntary forfeiture.** One of those locations currently has another revocation pending, resulting in one forfeiture and one revocation at the same address. Of the four locations that lost their licenses, **three reopened as massage establishments after the required two-year waiting period expired.**

Code enforcement records identified 20 violations or warnings, of which 14 were determined to be directly related to recurring concerns associated with massage establishments. These included:

- **10 violations (71%)** involving prohibited covered windows.
- **3 violations (21%)** involving evidence of residential occupancy within commercial tenant spaces.
- **1 violation (7%)** involving work completed without required permits.

Notably, nine of the fourteen relevant violations (64%) occurred at businesses currently holding active licenses, demonstrating that many compliance issues develop after a business has been approved and licensed.

Discussion

The Village's current regulatory framework has improved oversight of massage establishments compared to prior regulations. However, recent enforcement actions demonstrate that existing licensing requirements alone are insufficient to prevent problematic operators from establishing businesses or engaging in unlawful activities after receiving Village approval.

Staff is evaluating a number of potential amendments to the Village Code, including enhanced ownership disclosure requirements, strengthened operational standards, expanded inspection

authority, improved renewal requirements, additional enforcement mechanisms, and revisions to the zoning regulations governing massage establishments. As part of that review, staff will evaluate whether massage establishments should be permitted in fewer zoning districts, whether greater separation distances should be required between massage establishments, and whether additional distance buffers from sensitive land uses are appropriate. Staff will return to the Village Board with recommendations following completion of its review.

The Village Attorney has confirmed that, as a home rule municipality, the Village may adopt a temporary moratorium when it serves a legitimate governmental purpose and is reasonable in duration. A six-month moratorium would preserve the status quo while staff completes its review and prepares comprehensive recommendations for Village Board consideration.

Alternatives

1. Adopt the attached ordinance establishing a six-month moratorium on the acceptance, processing, and issuance of new massage establishment business licenses.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends adopting the attached ordinance establishing a six-month moratorium on the acceptance, processing, and issuance of new massage establishment business licenses. The proposed moratorium will not affect existing licensed businesses or complete applications submitted before the ordinance's effective date, but will provide staff with adequate time to review the Village's regulatory framework and return with recommendations to strengthen licensing requirements, operational standards, inspection procedures, and enforcement tools and may contemplate new zoning regulations for consideration.

Attachments

1. MP Ordinance for temporary moratorium on massage businesses - 6.26(2143793.1) (003)
2. Ord 6003 04_17_2012 Amending Chapter 11 and 23 Regarding Massage Establishments
3. Ord 6246 05_17_2016 Amending Chapter 14, _Zoning_ of the Village Code

ORDINANCE NO. _____

AN ORDINANCE IMPLEMENTING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND APPROVAL OF CERTAIN BUSINESS LICENSES (MASSAGE ESTABLISHMENTS) IN THE VILLAGE OF MOUNT PROSPECT

WHEREAS, the Village of Mount Prospect, a home rule municipal corporation, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village of Mount Prospect has adopted regulations requiring the licensing of all businesses within the Village's boundaries, and Chapter 11 Article VII of the Village Code of Mount Prospect governs the regulation of massage establishments; and

WHEREAS, massage establishments in the Village of Mount Prospect have recently been subject to enforcement action for illegal/criminal activity and for the use of commercial space for residential purposes; and

WHEREAS, the Mayor and Board of Trustees of the Village have determined that a temporary moratorium on the acceptance, processing, and/or approval of newly issued business licenses for massage establishments is in the best interest of the Village and its residents and property owners.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: That the recitals set forth hereinabove are incorporated as findings of fact by the Mayor and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: That the Mayor and Board of Trustees of the Village of Mount Prospect do hereby impose a temporary moratorium on the acceptance, approval, and issuance of business licenses for massage establishments for a period of six (6) months from the passage of this Ordinance. The moratorium will apply only to new applications; issuance of business licenses to existing businesses will not be affected, and the moratorium will only apply to applications completed and filed after the passage of this Ordinance, excluding any businesses with complete applications prior to the effective date.

SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

AYES: _____

DRAFT

NAYS: _____

ABSENT: _____

PASSED AND APPROVED this 21st day of July 2026.

_____
Paul Wm. Hoefert
Mayor

ATTEST:

_____
Karen M. Agoranos
Village Clerk

DRAFT

ORDINANCE NO. 6003

AN ORDINANCE AMENDING CHAPTER 11 AND 23 AND APPENDIX A
OF THE VILLAGE CODE OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS,
REGARDING MASSAGE ESTABLISHMENTS

Passed and approved
by the President and Board of Trustees
the 17th day of April, 2012

Published in pamphlet form
by authority of the corporate authorities
of the Village of Mount Prospect, Illinois,
the 18th day of April, 2012.

ORDINANCE NO. 6003

AN ORDINANCE AMENDING CHAPTERS 11 AND 23 AND APPENDIX A OF THE VILLAGE CODE OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS, REGARDING MASSAGE ESTABLISHMENTS

WHEREAS, the State of Illinois requires that persons engaged in massage for compensation must be licensed by the Department of Professional Regulation pursuant to the Massage Licensing Act ("Act"), 225 ILCS 57/1 et seq.; and

WHEREAS, the Act sets forth comprehensive licensure requirements and grounds for discipline; and

WHEREAS, the Act specifically states that the regulation and licensing of massage therapy is an exclusive power and function of the State; and

WHEREAS, the Village of Mount Prospect has authority to regulate massage establishments.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Mount Prospect, Cook County, Illinois, pursuant to its home rule powers, as follows:

SECTION 1: Section 11.3410, entitled "Other fees", of Article XXXIV, of Chapter11 of the Mount Prospect Village Code shall be amended by inserting the following alphabetically:

R. Massage Establishment

SECTION 2: Section 11.102, Rules and Definitions, of Article I of Chapter 11, of the Mount Prospect Village Code is hereby amended be deleting the Following Defined Terms Or Phrases And Their Definitions: "Massage", "Massage Patron", "Massage Therapist", and "Sexual Or Genital Area".

SECTION 3: Chapter 11, of the Mount Prospect Village Code is hereby amended to insert a new Article XXXIX, Massage Establishments, to be and read as follows:

ARTICLE XXXIX, MASSAGE ESTABLISHMENTS

11.3901: Definitions
11.3902: Business License Required
11.3903: Application for Massage Establishment Business License
11.3904: Issuance of License for a Massage Establishment
11.3905: Approval or Denial of Application
11.3906: Posting of License; Photo Identification Card
11.3907: Register of Employees
11.3908: Revocation or Suspension of License; Waiting Period After Revocation
11.3909: Reimbursement of Costs for Investigation Resulting in Business License Suspension or Revocation
11,3910: Revocation of Massage Therapist License
11.3911: Facilities Necessary
11.3912: Operating Requirements
11.3913: Persons Under Age 18 Prohibited On Premises

11.3914: Alcoholic Beverages Prohibited
11.3915: Hours
11.3916: Employment of Massage Therapist
11.3917: Inspection Required
11.3918: Unlawful Acts
11.3919: Massage Establishment License – Exemptions
11.3920: Sale or Transfer or Change of Location
11.3921: Name and Place of Business
11.3922: Joint and Several Liability
11.3923 Violation and Penalty

11.3901: DEFINITIONS:

For the purpose of this Article, the following words and phrases shall have the meanings respectively ascribed to them by this section.

Applicant. Any person or entity seeking a Massage Establishment Business License. If it is a corporation or limited liability company, the term shall include any stockholder holding more than ten percent (10%) of the stock, and each officer and director. If it is a partnership, it shall include each partner, including each limited partner. It shall also include the manager or other person principally in charge of the operation of the business.

Employee. Any person over eighteen (18) years of age, other than a massage therapist, who renders any service in connection with the operation of a massage business and receives compensation from the operator of the business or patrons.

Licensee. The operator of a massage establishment.

Massage: Any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulating of the body with the hands or with the aid of any mechanical or electrical apparatus or appliance, with or without rubbing alcohol, liniments, antiseptics, oils, powder, creams, lotions, ointments, or other similar preparations used in this practice, under such circumstances that it is reasonably expected that the person to whom treatment is provided, or some third party on such person's behalf, will pay money or give any other consideration or gratuity.

Massage Establishment. Any establishment having a fixed place of business where any person, firm, association or corporation engages in or carries on, or permits to be engaged in or carried on, a business of providing massages.

Massage Therapist: Any person who, for any consideration or gratuity whatsoever, engages in the practice of massage.

Outcall Massage Service. Any business, a function of which is to engage in or carry on massages at a location designated by the customer or patron rather than at a massage establishment.

Patron. Any person who is offered or receives a massage under such circumstances that it is reasonably expected that he or she will pay money or any other consideration for such massage.

Sexual or Genital Area. Genitals, pubic area, anus, or perineum of any person, or the vulva or breasts of a female.

State License. A valid license issued pursuant to the Illinois Massage Licensing Act, 225 ILCS 57/1 et seq.

11.3902: BUSINESS LICENSE REQUIRED:

A. Business license required. No person or entity shall engage in or carry out the business of massage unless that person has a valid Massage Establishment Business License issued by the Village pursuant to the provisions of this Article for each and every separate office or place of business in the Village. However, where individuals possessing the license required in Subsection (B), below, perform massage in their own homes, no business license shall be required for that home. When a licensee performs massage in his or her own home, in addition to the requirements of this Article, the requirements of the Mount Prospect Zoning Code pertaining to home occupations shall apply. A person or entity, who, prior to the adoption of this Article, has been issued a 2012 business license to engage in or carry out the business of massage, as a spa, massage therapy or health club, shall be subject to this Article, but shall not be required to apply for a separate license or pay an additional license fee for 2012.

B. State License required. No person shall engage in massage for compensation, unless the person has a valid state license issued pursuant to the Massage Licensing Act, 225 ILCS 57/1 et seq.

11.3903: APPLICATION FOR MASSAGE ESTABLISHMENT BUSINESS LICENSE:

Every applicant for a license to maintain, operate, or conduct a massage establishment shall file an application, under oath, with the Village of Mount Prospect upon a form provided by the Department of Community Development and pay a nonrefundable annual license fee, in the amount set forth in Article XXXIV of this Chapter. Copies of the Massage Establishment Business License application shall be forwarded to the Building Inspector and the Health Inspector. Each such inspector shall, within thirty (30) days, inspect the premises proposed to be operated as a massage establishment and upon inspection, each inspector shall file a written report with the Department of Community Development concerning compliance with the applicable regulations. The application, once accepted, shall also be referred to the Police Department for investigation. The Police Department will perform the required criminal record check. Background investigations shall require the submission of fingerprints. The cost of the criminal record check and cost of fingerprint submissions shall be borne by the applicant. Each application shall contain the following information:

A. A definition of service to be provided.

B. The location, mailing address and all telephone numbers where the business is to be conducted.

C. Federal Employer Identification Number (FEIN) and State of Illinois Business Tax Number (IBT).

D. The name and residence address of each applicant [all provisions which refer to applicant include an applicant which may be a corporation, limited liability company or partnership].

(1) If applicant is a corporation or limited liability company, the names and residence addresses of each of the officers and directors of the corporation or company and of each stockholder owning more than ten percent (10%) of the stock of the corporation or company, and the address of the corporation or company itself, if different from the address of the massage establishment.

(2) If applicant is a partnership, the names and residence addresses of each of the partners including limited partners, and the address of the partnership itself, if different from the address of the massage establishment.

E. The two (2) previous addresses immediately prior to the present address of the applicant.

F. Proof that the applicant is a least eighteen (18) years of age.

G. Individual or partnership applicant's height, weight, color of eyes, hair and sex.

H. Copy of identification, such as a driver's license.

I. One portrait photograph of the applicant at least two (2) inches by two (2) inches and a complete set of applicant's fingerprints shall be taken by the Chief of Police or his/her agent. If the applicant is a partnership, limited liability company, or corporation, the Chief of Police shall have the right to require fingerprints of any and all officers, shareholders, directors, partners, members, managers or agents of the entity along with the fee for each.

J. Business, occupation, or employment of the applicant for the three (3) years immediately preceding the date of application.

K. The massage or similar business license history of the applicant; whether such person, in previously operating in this or another municipality, county or state, has had a business license revoked or suspended, the reason for the revocation or suspension, and the business activity or occupation subsequent to such action of suspension or revocation.

L. All criminal convictions other than misdemeanor traffic violations, including the dates of convictions, nature of the crimes and place convicted.

M. The name and address of each massage therapist who is or will be employed in the establishment, including a copy of their respective licenses as issued by the State Department of Professional Regulation.

N. The name and address of any other business owned or operated by any person whose name is required to be given in Subsection (D).

O. A description of any other business to be operated on the same premises or on adjoining premises owned or controlled by the applicant.

P. Authorization of the Village, its agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application and the qualifications of the applicant for the permit.

Q. Such other identification and information necessary to discover the truth of the matters required to be set forth in the application.

R. The names, current addresses and written statements of at least three (3) bonafide permanent residents of the United States that the applicant is of good moral character. If the applicant is able, the statement must first be furnished from residents of the Village, then the County, then the State of Illinois and lastly from the rest of the United States. These references must be persons other than relatives and business associates.

Applicants, who hold a valid state license, are exempt from the fingerprinting and criminal background check requirement, if a copy of the license is submitted with the application.

Upon the completion of the above provided form and the furnishing of all foregoing information, the Department of Community Development shall accept the application for the necessary investigations. The holder of a massage establishment license shall notify the Department of Community Development of each change in any of the data required to be furnished by this Section within ten (10) days after such change occurs.

11.3904: ISSUANCE OF LICENSE FOR A MASSAGE ESTABLISHMENT:

The Village of Mount Prospect shall issue a license for a massage establishment if all requirements for a massage establishment described in this Ordinance are met unless it finds:

A. The correct license fee or other fees or fines owed to the Village of Mount Prospect have not been tendered to the Village; or

B. The operation, as proposed by the applicant, if permitted, would not comply with all applicable laws, including, but not limited to, the Village's building, zoning, and health regulations; or

C. The applicant or employees, other than massage therapists, have been found guilty of any of the following offenses or found guilty of an offense outside the State of Illinois that would have constituted any of the following offenses if committed within the State of Illinois:

(1) An offense involving the use of force and violence upon the person of another that amounts to a felony.

(2) An offense enumerated in any provision of Article 11, entitled "Sex Offenses", of the Illinois Criminal Code, 720 Illinois Compiled Statutes 5/11-1 *et. seq.,* as amended from time to time.

(3) A violation of the Illinois Controlled Substances Act, 720 Illinois Compiled Statutes 570/100 *et seq.*, as amended from time to time.

(4) A violation of the Illinois Cannabis Control Act; 720 Illinois Compiled Statutes 550/1 *et seq.*, as amended from time to time.

(5) A felony offense enumerated in Article 24, Deadly Weapons, of the Illinois Criminal Code, 720 Illinois Compiled Statutes 5/24-1 *et seq.*, as amended from time to time, or any other offense that involves the use of weapons.

The Village of Mount Prospect may issue a license to any person found guilty of (or whose employees, other than massage therapists, have been found guilty of) any of the crimes described in Subsections (1) through (5) of this Section only if it determines that such finding of guilt occurred at least ten (10) years prior to the date of the application and the individual has had no subsequent felony findings of guilty of any nature and no subsequent misdemeanor findings of guilty for a crime or crimes set forth in this Section. Further, for the purpose of this Section, any finding of guilty, including an order resulting in supervision, shall apply.

D. Any applicant has knowingly made any false, misleading or fraudulent statement of fact or failed to disclose required information or a fact in the license application or in any other document required by the Village.

E. Any applicant has had a massage business, massage therapy or other similar permit or license denied, revoked or suspended by the Village or any other state, county or local agency within five (5) years prior to the date of the application.

F. Any applicant is not over eighteen (18) years of age or older.

G. Copies of the state licenses of persons, who will be providing massage services at the business establishment, including outcall services, have not been provided.

11.3905: APPROVAL OR DENIAL OF APPLICATION: The Village of Mount Prospect shall act to approve or deny an application for a license under this Article within a reasonable period of time and in no event shall the Village of Mount Prospect act to approve or deny said license later than 90 days from the date that said application was accepted by the Village. Every license issued pursuant to this Article will terminate on December 31 following such issuance, unless sooner suspended or revoked.

11.3906: POSTING OF LICENSE; PHOTO IDENTIFICATION CARD:

A. The state licenses issued to massage therapists shall be available for public inspection and review upon request, if said Licenses are not posted and available for immediate inspection in the reception area for patrons, if any, or in the therapist's work area.

B. Every massage therapist shall possess a government-issued photo identification card while on the licensed premises and produce such identification card upon request of any representative of the Village of Mount Prospect.

C. To provide outcall massage service, the massage therapist must possess a government-issued photo identification card and state license in the name of the individual providing the service.

11.3907: REGISTER OF EMPLOYEES: The licensee or person designated by the licensee of a massage establishment shall maintain a register of all persons employed at any time, including massage therapists, along with their current photographs and a copy of their licenses.

Such register shall be available at the massage establishment to representatives of Village of Mount Prospect during regular business hours.

11.3908: REVOCATION OR SUSPENSION OF LICENSE; WAITING PERIOD AFTER REVOCATION:

A. Any license issued for a massage establishment may be revoked or suspended by the Village of Mount Prospect after notice and a hearing, for good cause, or in any case where any of the provisions of this Article are violated or where any employee of the licensee, including a massage therapist, is engaged in any conduct which violates any of the state or local laws or regulations at licensee's place of business. Such permit may also be revoked or suspended by the Village of Mount Prospect after notice and hearing, upon the recommendations of the Health Inspector that such business is being managed, conducted or maintained without regard to proper sanitation and hygiene. Such revocation proceedings shall be as prescribed in Chapter 10 of the Village of Mount Prospect Code.

B. If a license has been revoked for any cause, no license shall be granted to any person for the conduct of the business of a massage establishment at that location for a period of twenty-four (24) months.

11.3909: REIMBURSEMENT OF COSTS FOR INVESTIGATION RESULTING IN BUSINESS LICENSE SUSPENSION OR REVOCATION: In the event that the Village of Mount Prospect conducts an investigation of a licensed Massage Establishment, which results in the revocation or suspension of its Business License, the licensee shall reimburse the Village for any and all of the Village's costs for the investigation. Failure to pay such costs within ten (10) days written notice from the Village shall result in the continuance of any suspension until such time as those costs are paid and no Massage Establishment Business License shall be issued or renewed for such a business at the same location until such costs have been paid to the Village. The Village shall have such additional or further remedies for collection of such costs as are available by law.

11.3910: REVOCATION OF MASSAGE THERAPIST LICENSE: A massage therapist license issued by the state may be revoked or suspended in accordance with the Illinois Massage Licensing Act, 225 ILCS 57/1 et seq., as it may be amended from time to time. The Chief of Police shall report any and all suspected violations to the Massage Licensing Board and the Department of Professional Regulation.

11.3911: FACILITIES NECESSARY:

Every location for which a massage establishment license is sought shall, in addition to meeting all other Village regulations, comply with the following:

A. The premises shall have adequate equipment for disinfecting and sterilizing nondisposable instruments and materials used in administering massages. Such nondisposable instruments and materials shall be disinfected after use on each patron.

B. Closed cabinets shall be provided and used for the storage of clean linen, towels and other materials used in connection with administering massages. All soiled linens, towels and other materials shall be kept in properly covered containers or cabinets, which containers or cabinets shall be kept separate from the clean storage areas.

C. The minimum number of plumbing fixtures shall be provided and maintained as required by the Village Code.

11.3912: OPERATING REQUIREMENTS:

A. Every portion of the massage establishment, including appliances and apparatus, shall be kept clean and operated in a sanitary manner.

B. Prices for all services shall be prominently posted in the reception area in a location available to all prospective customers.

C. All employees, including massage therapists, shall be clean and wear clean, nontransparent outer garments.

D. All massage establishments shall be provided with clean, laundered sheets and towels which shall be laundered after each use by an individual patron and stored in a sanitary manner. All towels and linens furnished for use of one patron shall not be refurnished for use of another patron until laundered.

E. The sexual or genital areas of patrons must be covered with nontransparent towels, cloths, or undergarments when in the presence of an employee or massage therapist.

F. All walls, ceilings, floors, pools, showers, baths, and steam rooms and any other physical facilities shall be kept in good repair and maintained in a clean and sanitary condition. Wet and dry heat rooms, steam or vapor cabinets, shower compartments and toilet rooms shall be thoroughly cleaned each day the massage establishment is in operation. Bathtubs and showers shall be thoroughly cleaned after each use. When carpeting is used on the floors, it shall be kept dry.

G. Oils, creams, lotions, and other preparations used in administering massages shall be kept in clean, closed containers or cabinets.

H. Each massage therapist shall wash his or her hands in hot running water using a proper soap or disinfectant before administering massage to any patron.

I. No massage therapist, employee, or licensee shall perform, offer, or agree to perform any act which shall require the touching of a patron's sexual or genital area.

J. Any reception or waiting area shall be open to the public and visible from outside of the immediate entrance, e.g., storefront windows and any entrance door shall be transparent and unobstructed. Any exterior windows or doors with a view to the waiting area or reception area must be free of any posting or material that would obstruct the view of the waiting area or reception area from the outside of the establishment.

K. No massage establishment granted a license under the provisions of this Article shall place, publish or distribute or cause to be placed, published or distributed any advertisement, picture, or statement which is known or through the exercise of reasonable care should be known to be false, deceptive or misleading in order to induce any person to purchase or utilize any professional massage services.

L. No massage establishment granted a license under the provisions of this Article shall depict, place, publish, distribute, or cause to be depicted, placed, published, or distributed any advertising matter that suggests to prospective patrons that any services are available other than those services permitted by this Article, or which would suggest that employees or massage therapists are dressed in any manner other than that permitted by this Article.

M. No advertising will suggest or describe the physical characteristics of employees or massage therapists.

N. No person shall be denied a massage or access to the massage establishment because of gender.

11.3913: PERSONS UNDER AGE 18 PROHIBITED ON PREMISES: It shall be unlawful to permit any person under the age of eighteen (18) years to be offered or receive a massage at any massage business establishment unless accompanied by, or with written consent of, a parent or legal guardian..

11.3914: ALCOHOLIC BEVERAGES PROHIBITED: No person shall sell, give, dispense, provide or keep, or cause to be sold, given, dispensed, provided or kept, any alcoholic beverage on any premises used in any way for or by a massage business, patron or massage therapist.

11.3915: HOURS: No portion of any business premises used in any way for or by a massage business shall be kept open for any purpose between the hours of 10:00 PM and 8:00 AM.

11.3916: EMPLOYMENT OF MASSAGE THERAPIST: No person shall employ, as a massage therapist, any person unless the employee has obtained and has in effect a state license issued by the Illinois Department of Professional Regulation pursuant to the Illinois Massage Licensing Act, 225 Illinois Compiled Statutes 57/1 et seq., as it may be amended from time to time.

11.3917: INSPECTIONS REQUIRED: Upon issuance of a Massage Establishment Business License, in addition to the inspection requirements of Section 11.3903, the licensee shall provide any representative of the Village with reasonable opportunity to inspect the premises for which the permit is issued and to interview the licensee's agents and employees for the purpose of determining that the provisions of this Article and other applicable ordinances and state and federal laws are being complied with. It shall be unlawful for any person to fail to allow any representative of the Village access to the premises of the massage establishment or to hinder such access in any manner.

11.3918: UNLAWFUL ACTS:

A. It shall be unlawful for any person, in a massage establishment, to place his or her hand or hands upon, to touch with any part of his or her body, to fondle in any manner, or to massage, a sexual or genital area of any other person.

B. It shall be unlawful for any person, in a massage establishment, to expose his or her sexual or genital area to any other person. It shall also be unlawful for any person, in a massage establishment, to expose the sexual or genital area of any other person.

C. It shall be unlawful for any person, while in the presence of any other person in a massage establishment, to fail to conceal with a fully opaque covering, the sexual or genital area of his or her body.

D. It shall be unlawful for any person to perform, offer or agree to perform any act which shall require the touching of a patron's sexual or genital area or any unlawful act, as defined in 720 Illinois Compiled Statutes 5/11-14, 5/11-14.1, 5/11-14.3, AND 5/11-14.4, which are incorporated as now or hereafter amended.

E. It shall be unlawful for any person owning, operating or managing a massage establishment, to cause, allow or permit in or about such massage establishment, any agent, employee or any other person under his or her control or supervision to perform such acts prohibited in Subsections (A), (B), (C) or (D) of this Section.

F. It shall be unlawful for any licensee under this Article to administer or permit massage within the village, except within the establishment licensed to carry on such business under this Article or as outcall massage service.

G. It shall be unlawful for any massage service to be carried on within any cubicle, room, booth or any area within a massage establishment which is fitted with a door capable of being locked. Toilets and cubicles used solely for the application of liquid and vapor baths shall be clearly marked as to purposes on the exterior door or curtain of the cubicle, room or booth. Nothing contained in this Article shall be construed to eliminate any other regulation concerning the maintenance of premises, or to preclude authorized inspection of any premises, whenever such inspection is deemed appropriate by the police or health departments.

Sect. 11.3919: MASSAGE ESTABLISHMENT LICENSE – EXEMPTIONS: The massage establishment license shall not be required for hospitals, nursing homes, sanitariums, or any facility at which a health care worker duly licensed by the State of Illinois provides, on an ongoing basis, professional health services to individuals, including, but not limited to, the offices of an occupational therapist licensed under the Illinois Occupational Therapy Practice Act, 225 ILCS 75/1, *et. seq.;* a physical therapist licensed under the Medical Practice Act, 225 ILCS 60/1, *et. seq.*; a chiropractor licensed under the Medical Practice Act, 225 60/1 *et. seq.*; and a naprapath listed under the Illinois Naprapathic Practice Act, 225 ILCS 63/1 *et. seq.*

11.3920: SALE OR TRANSFER OR CHANGE OF LOCATION: Upon sale, transfer or relocation of a massage establishment, the license shall be null and void.

11.3921: NAME AND PLACE OF BUSINESS: No person granted a license pursuant to this Article shall operate the massage establishment under a name not specified in the license, nor shall the person conduct business under any designation or location not specified in the license, except that the location for outcall massage service need not be specified on the license.

11.3922: JOINT AND SEVERAL LIABILITY: Any act or failure to act of an employee, a person performing massage at or on behalf of a massage establishment, or an agent of the licensee with respect to the licensed business shall be deemed to be the act of the licensee. The licensee and individual committing a violation are jointly and severally liable for any fines or penalties assessed pursuant to this Article.

11.3923: VIOLATION AND PENALTY: Any person violating any provisions of this Article shall be punished by a fine in the amount set forth in appendix A, division III of this code. A separate

offense shall be deemed committed each time on each day during or on which violation occurs or is permitted to occur.

SECTION 4: Section 23.207, entitled "Massage Therapist Establishments", of Article II, of Chapter 23 of the Mount Prospect Village Code shall be deleted in its entirety.

SECTION 5: Section 11.3410, entitled "Other Fees", of Chapter 11, Merchants, Businesses, Occupations and Amusements, of Appendix A, Division II of the Mount Prospect Village Code shall be amended by inserting the following alphabetically:

S. Massage Establishment Annually: $250.00 first year; $100.00 subsequent years.

SECTION 6: Chapter 11, Merchants, Businesses, Occupations and Amusements, of Appendix A, Division III of the Mount Prospect Village Code shall be amended by inserting a new Section 11.3923, to be and read as follows:

Section 11.3923: Penalty, Massage Establishment.

Fine: not less than five hundred dollars ($500.00), nor more than one thousand dollars ($1,000.00), for each offense.

SECTION 7: All ordinances in conflict with this Ordinance are hereby repealed to the extent of the conflict.

SECTION 8: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

SECTION 9: The Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form, said pamphlet to be deposited in the office of the Village Clerk for general distribution.

AYES: Hoefert, Juracek, Korn, Matuszak, Polit, Zadel

NAYS: None

ABSENT: None

PASSED and APPROVED this 17th day of April, 2012.

[redacted]

Mayor

ATTEST:

[redacted]

Village Clerk

ORDINANCE NO. 6246

AN ORDINANCE AMENDING CHAPTER, 14, "ZONING," OF THE VILLAGE CODE OF MOUNT PROSPECT, ILLINOIS

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS:

SECTION 1: Subsection C, "Director of Community Development," of Section 14.202, "Administrative Bodies and Specific Duties," of Article II, "Administration and Enforcement," of Chapter 14, "Zoning," of the Mount Prospect Village Code shall be amended to add the following:

11. Review and make final determinations for projects that require Administrative Site Plan Review.

SECTION 2: Subsection E, "Appeals," of Section 14.203, "Procedures For Administrative Functions," of Article II, "Administration and Enforcement," of Chapter 14, "Zoning," of the Mount Prospect Village Code shall be amended and read as follows:

1. Authority: The planning and zoning commission shall hear and decide appeals from any administrative order, requirement, decision or determination made by the director of community development or other authorized official concerning the regulations of this chapter. Appeals from Site Plan Review shall comply with the regulations of Section 14.203 H.

SECTION 3: Section 14.203, "Procedures for Administrative Functions" of Article II, "Administration and Enforcement," of Chapter 14, "Zoning," of the Mount Prospect Village Code shall be amended to add Subsection H, "Administrative Site Plan Review" that shall read as follows:

H. Administrative Site Plan Review

1. Action By Director of Community Development: Prior to the issuance of a building permit, the director of community development shall review and decide as final administrative authority, all applications for Administrative Site Plan Review for the following:

a. Construction of new buildings within the downtown as defined in section 14.304 E.

b. Additions to existing buildings within the downtown as defined in section 14.304 E.

c. Exceptions. Any construction within the downtown which requires a variation, conditional use, or planned unit development shall be exempt from administrative site plan review.

2. Authority: The director of community development may, after an administrative review, grant or deny any proposed site plan, with or without conditions of approval, or may refer it to the Village Board for further consideration.

3. Initiation: an application for administrative site plan review may be made by any person, firm, other entity, corporation, or by any governmental entity requesting or intending to request application for a building permit. Pre-application meetings are available to discuss a proposed application and are encouraged.

4. Filing of Applications: An application for administrative site plan review shall be filed with the director of community development on forms obtained from the community development department. Such form shall include all information necessary for processing the request, including, but not limited to, a statement of the proposed use, legal description of subject property, survey, site plan, building elevations, landscape plan, appropriate proof of ownership, or proof of authority. The application form may be revised from time to time.

5. Standards. No site plan shall be administratively approved unless the director of community development finds the application meets the following standards:

a. The submitted site plan conforms to all applicable village ordinances.

b. The proposed improvements support the goals and objectives stated in adopted village plans, including the comprehensive plan.

c. The site plan is reflective of the downtown design guidelines of section 14.304 E of this chapter.

6. Appeals: the applicant may file an appeal of any administrative site plan review decision of the director of community development. Such appeal shall be filed with the director of community development within ten (10) business days of the decision.

   a. Authority: The Village Board shall hear and decide appeals from any administrative order, requirement, decision or determination made by the director of community development or other authorized official concerning administrative site plan review.

   b. Filing of Application: An application for an appeal shall be filed with the director of community development, on forms obtained from the community development department, who shall forward such appeal to the Village Board for their review and decision.

   c. Public Hearing: A public hearing shall be conducted by the Village Board on the appeal application. Notice shall be as provided in subsection G of this section, in compliance with state statutes.

   d. Decisions On Appeals: Any decisions by the Village Board on a site plan review appeal application shall be in all instances the final administrative determination and shall be subject to judicial review only in accordance with applicable statutes of the state.

7. Schedule of Construction. A site plan approval shall become null and void in the following circumstances:

   a. The applicant fails to apply for a building permit within one (1) year from the date of site plan approval.

   b. A new application for administrative site plan approval has been received by the community development department for the same subject property.

SECTION 4: Subsection E, "Design Standards," of Section 14.304, "Bulk Regulations," of Article III, "General Provisions," of Chapter 14, "Zoning," of the Mount Prospect Village Code shall be deleted in its entirety and replaced with the following that shall be and read as follows:

E. Design Standards

1. Downtown Design Guidelines

a. Purpose. The downtown design guidelines contained herein shall serve the built environment within the downtown by promoting the use of high quality materials; supporting a unified pedestrian-oriented environment, a mix of land uses, and thriving public spaces; and promoting and enhancing the character of the downtown. The downtown design guidelines shall be in addition to code requirements found elsewhere in this chapter. For the purposes of this section, the downtown shall be defined as:

i. Properties located in the B5 and B5C zoning district.

ii. Properties located along Prospect Avenue from Central Avenue to William Street.

iii. Properties located along East Lincoln Street from Maple Street to William Street.

b. Applicability. The downtown design guidelines shall be applicable to the following projects within the downtown.

i. Construction of new buildings.

ii. Additions to existing buildings.

iii. Façade improvements to existing buildings. Façade improvements solely consisting of replacement of windows and doors of like size and location are exempt from the guidelines of this section.

c. Building Design. The architectural design and details of the building shall meet the following objectives:

i. Linear Massing. Façades fifty feet (50') or greater in length facing a front or exterior side lot line shall vary the depth of the structure, by way of recesses and projection within the building's architecture. These details shall break up the massing of the structure in addition to any windows and building entrances along the façade.

ii. Access. All buildings with a total width greater than fifty feet shall have a minimum of one entryway at the front of the building, defined as the façade of the building which faces the front or exterior side lot line. Buildings constructed on a corner lot may choose the building's orientation; access may be from either the front or the exterior side.

iii. Windows and Doors. The first floor of buildings shall have a minimum of 25% of the façade area facing a front or exterior side be devoted to glass windows and/or doors. Windows and doors should be used as an opportunity to provide architectural interest which breaks up building massing and supports a pedestrian-friendly environment. If solid, windowless walls are necessary to the building's function, architectural details shall be included to add visual interest.

iv. Rooflines. The roofline of a building should include architectural details which add to its overall design, such as cornices, dormers, or parapet walls.

v. Materials. Durable, high-quality building materials which do not require frequent maintenance, such as brick, stone, and glass, shall be used for facades which are visible from the street. Materials located along a single façade shall be harmonious in design and color.

vi. Vertical Massing of Multi-story Buildings. Multi-story buildings shall be visually divided using architectural details such as differing building materials or step-backs to reduce the sense of mass and highlight the first floor to a pedestrian scale.

d. Site Design.

i. Building Setbacks and Parking Lots. Building setbacks shall conform to Section 14.905 of this chapter when applicable. Where possible, parking lots shall not be located between the street and the building's front façade.

ii. Landscaping. Sites shall comply with the landscape provisions found in Article XXIII of this chapter. The use of landscape planters, decorative fencing and similar treatments shall be encouraged in all outdoor areas where public gathering is desired, such as patio dining or other outdoor seating areas.

iii. Pedestrian Access. All buildings shall have clear pedestrian access from a public walkway to the entrance(s) of the building. Sidewalks located on private property, to be utilized by the public, shall be a minimum of seven feet (7') in width.

iv. Streetscape improvements. Areas located immediately adjacent to village right-of-way shall blend into the Village's existing streetscape improvement program where applicable.

v. Bicycle facilities. Properties which incorporate parking lots shall also provide bicycle racks on site. Bicycle parking shall be provided at a minimum amount of ten percent (10%) of the vehicle parking provided on site. U-shaped racks, similar to those installed by the village, are the preferred design.

2. Additional Design Standards. The following design standards are applicable to the entire village.

a. Visual Expanse: Any structure over two hundred feet (200') in length shall be designed so as to stagger the building facades which face a right of way, parking lot, or adjacent residential property, in order to break up the visual expanse of the structure.

b. Screening of Mechanical and Utility Equipment:

i. When feasible, mechanical equipment should be located within the principal structure in order to minimize exterior visual impacts.

ii. All rooftop mechanical equipment shall be completely hidden from view. If screening is required, it shall be a continuous, permanent, sound attenuating and noncombustible screen of a color compatible with the principal structure. The screen should be designed as an architectural component of the structure in the form of a parapet wall. If structural modifications are required to accommodate screening of mechanical equipment, it shall comply with the building code in effect at the time modifications are made.

iii. All ground mounted mechanical and utility equipment that is six feet (6') or less in height shall be screened from view per the requirements of section 14.2308 of this chapter. Ground mounted mechanical and utility equipment that is taller than six feet (6') in height shall be screened from view with an enclosure that is constructed to be consistent with the material of the principal structure. Ground mounted mechanical and utility equipment shall be recessed into the ground to achieve a height above grade not to exceed six feet (6') to reduce the visual impact of the structure on the site. Additionally, landscaping shall be provided around the

enclosure per the requirements of section 14.2308 of this chapter.

iv. Screening of mechanical equipment shall be required when new equipment is installed and in such cases shall be provided around both new and existing mechanical equipment in order to provide visual continuity. Normal maintenance of mechanical equipment shall not mandate the screening requirement.

SECTION 5: Section 14.604, "Land Use Tables," of Article VI, "Zoning Districts," of Chapter 14, "Zoning," of the Mount Prospect Village Code shall be amended to be and read as follows:

LAND USE TABLE 1: RESIDENTIAL AND RECREATIONAL ZONING DISTRICTS shall be amended to be and read as follows:

"Personal Wireless Services Facilities, Structure Mounted" with zoning classifications P P P P P P P, shall be inserted in proper alphabetical order.

And

"Wireless service facilities" shall be deleted in its entirety.

LAND USE TABLE 2: COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS shall be amended to be and read as follows:

Delete "Massage establishments" zoning classifications P P P P and amend the "Massage establishments" zoning classifications to C C C C.

And

"Personal Wireless Services Facilities, Structure Mounted" with zoning classifications P P P P P P P P P, shall be inserted in proper alphabetical order.

And

"Wireless service" shall be deleted in its entirety.

SECTION 6: Subsection F of Section 14.1905, "Bulk Regulations," of Article XIX, "B5 and B5C Regulations," of Chapter 14, "Zoning," of the Mount Prospect Village Code

shall be deleted in its entirety and replaced with the following:

F. Transitional Setbacks: Wherever a lot in the B-5 district abuts any single-family residential zoning district, all buildings shall be set back a distance equal to the required setback of the adjacent yard in the single-family residential zoning district. Such setback shall be landscaped as required in article XXIII of this chapter, except for those properties that abut a dedicated public alleyway.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES: Hoefert, Matuszak, Polit, Rogers, Saccotelli, Zadel

NAYS: None

ABSENT: None

PASSED AND APPROVED this 17th day of May, 2016.

[redacted]

Arlene A. Juracek, Village President

ATTEST:

[redacted]

M. Lisa Angell, Village Clerk

Item Cover Page

Subject	**1st Reading of AN ORDINANCE AMENDING ORDINANCE NO. 3777 GRANTING A SPECIAL USE IN THE NATURE OF A PLANNED UNIT DEVELOPMENT, AMENDED BY ORDINANCE NO. 4065, FOR PROPERTY LOCATED AT 1600 BISHOP COURT, MOUNT PROSPECT, ILLINOIS (PZ-12-26)**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The Petitioner (Wingspan Development Group LLC) is seeking 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 1600 Bishop Court (the Subject Property). The proposal requires Village Board approval for a conditional use to amend the existing PUD. The proposal meets the requirements and standards related to the Village Code, and Staff is supportive of the request.

Discussion

BACKGROUND

The Subject Property is located at 1600 Bishop Court 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. The project site is improved with an existing four-story, 96,000 square foot office building that was occupied by NTN USA Corporation from 1992 through 2025. Vehicular access is provided by an existing curb cut at the east end of Bishop Court (cul-de-sac) within the Kensington Business Center (KBC) and cross access is provided between the Subject Property and the adjacent property to the south.

PROPOSAL

The Petitioner proposes to demolish the existing vacant office building and construct a single-story, 40-foot-tall, Class A, 97,605 square-foot industrial warehouse facility and related site improvements. The proposed development is being constructed on a speculative basis and is intended to accommodate a broad range of industrial users, including light manufacturing, logistics and distribution, e-commerce fulfillment, and technology-enabled assembly operations. 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.

Site Plan: The primary site plan eliminates one of three existing access points, leaving the primary access at Bishop Court and one cross access to 1660 Feehanville Drive. The proposed building will measure 421 feet by 275 feet and 40 feet in height, with a gross floor area of +/- 97,605 square feet. The building will be set back 91.2 feet from Kensington Road and 40 feet from Wolf Road. Proposed total lot coverage is 79.0%.

The alternate site plan 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. The alternate building measures 372 feet by 275 feet and 40 feet in height, with a gross floor area of +/- 92,343 square feet. The alternate building will be set back 91 feet from Kensington Road and 47 feet from Wolf Road. Proposed total lot coverage is 76.9%.

Elevations and Floorplans: The proposed building shell for the primary site plan has approximately 87,356 square feet dedicated to warehouse use (89.5%) and 10,249 square feet dedicated to office use (10.5%). The south side of the building will be able to accommodate up to 20 truck docks. The primary façade material is painted precast concrete, with punch windows and second-floor glazing at the corner storefronts to enhance visual interest. The brise-soleil/awning at the storefronts consist of fabricated architectural steel. The building will utilize internal downspouts, and no exposed roof drains will be located along Wolf or Kensington Roads.

The proposed building shell for the alternate site plan has approximately 82,647 square feet dedicated to warehouse use (89.5%) and 9,969 square feet dedicated to office use (10.5%). The elevations and materials proposed for the alternate building would be consistent with the primary building proposal.

Traffic and Parking: The primary site plan includes 92 parking stalls and up to 20 truck docks (2 drive-in and 18 elevated). Staff estimates 100 parking stalls would be needed to meet minimum off-street parking requirements for the proposed floor area dedicated to office and warehouse. Vehicular traffic would primarily 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. The Petitioner is proposing modifications for the Bishop Court island to accommodate truck access to the site, including a mountable curb and a three-foot wide concrete band around the traffic circle. The Fire Department requires a fire lane on the east side of the building, which would be gated and signed for emergency vehicle use only. Staff finds 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 an industrial business park bound by major and minor arterial roads.

The alternate site plan includes additional parking stalls and a new curb cut onto Kensington Road. The Petitioner depicts 150 parking stalls and up to 10 truck docks. Staff estimates 95 parking stalls would be needed to meet minimum off-street parking requirements for the alternate floorplan. The curb cut on Kensington Road would allow right-in-right-out access to the site and is intended for employee use only. This stretch of Kensington Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) and a new curb cut would ultimately be subject to the approval of IDOT. 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 designed with sufficient traffic controls to allow employee access only, prevent stacking onto Kensington Road, and discourage cut through traffic.

Landscaping: The Petitioner proposes to remove 29 trees to enable the construction of the new parking lot and fire lane. The Petitioner will preserve existing mature berm landscaping along Kensington and Wolf Road to the greatest extent possible, and proposes a mix of deciduous and evergreen trees and shrubs to fill in any gaps. The landscape plan depicts continuous landscaping of evergreen spruce and juniper varieties along the entire south lot line to screen the loading docks from view.

Exterior Lighting: The Petitioner intends to install three light poles on the south side of the site and 14 wall mounted fixtures. All proposed fixtures are standard LED luminaires that are full cut-off with flat lenses. A fully compliant photometric plan will be required as part of building permit submittal.

Other Departments: Public Works will require that the Bishop Court island be preserved as much as possible, maintaining the counter-clockwise traffic pattern. Public Works is also requiring the Petitioner to evaluate the closure of the southeast cross-access point to better separate trucks from personal vehicles.

PUBLIC COMMENT
As of this writing, Staff has received eight written public comments and one phone call from a resident. Six people provided public comment at the Planning and Zoning Commission hearing on July 9th 2026.

Public commenters expressed concerns about traffic safety, especially the potential increase in truck traffic associated with new industrial development. Commenters noted that children, pedestrians, and cyclists frequently use paths and sidewalks within the Kensington Business Center (KBC) and surrounding streets, and several commenters referenced recent accidents to highlight existing safety challenges. They requested updated traffic studies, potential traffic-calming measures, and better separation of truck and passenger vehicle movements. Some were concerned that industrial expansion would worsen queuing, visibility, and pedestrian vulnerability along Wolf Road, Kensington Road, and at key KBC entrances.

Several commenters questioned whether a large warehouse building aligned with the original intent of the business park and whether it would negatively impact their neighborhoods' quality of life. They raised concerns about noise, emissions, lighting, aesthetics, crime, and the warehouse's visual prominence at a gateway location. A few noted that they value the park's trail system, natural landscaping, and felt their neighborhood's needs had been overlooked in the proposal. Others discussed late night operations, truck unloading noise, and previous challenges with nearby industrial users.

PUBLIC HEARING
The Planning and Zoning Commission reviewed the request at the July 9th, 2026 Public Hearing. Discussion focused on whether approving both the primary and alternate site plans was appropriate without a confirmed end user. Commissioners questioned the implications of introducing a large industrial use at the "front door" of the Kensington Business Center, noting potential shifts in the area's original planning intent and concerns about establishing precedents for future access to public rights of way. They also highlighted issues surrounding hours of operation, lighting impacts, and compatibility with surrounding uses.

Traffic circulation and safety were recurring themes. Commissioners discussed truck routing, turning radii, pedestrian safety within the business park, and whether the proposed Kensington Road access—restricted to right in/right out and employee use only—was necessary or potentially problematic. They questioned how effectively cut through traffic could

be discouraged and whether approving two designs in advance adequately accounted for neighborhood concerns about increased truck presence. The Commission also discussed stormwater management requirements, nonconformities related to lot coverage and parking setbacks, and the feasibility of closing the southeast cross access point.

Following discussion, the Planning and Zoning Commission added two conditions of approval relating to the closure of the southeastern cross-access point and methods to discourage cut through traffic. The Commission recommended approval of the conditional use request by a vote of 3-2.

STANDARDS AND FINDINGS
Staff finds that the proposal has incorporated adequate measures to safeguard public health, safety, morals, comfort, and general welfare. The proposed new building and site improvements will reactivate a vacant office property with a warehouse / office use appropriate for an industrial business park. Staff would evaluate any future building permit and business license applications to determine if the proposed user constitutes a permitted or conditional use in the I-1 district.

Future users would be required to meet minimum performance standards related to noise, vibrations, smoke, fire hazard, toxic matter, odorous matter, and glare. The Petitioner is taking necessary steps to meet public utilities, access roads, and drainage requirements for local and state agencies. Staff finds 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 an industrial business park bound by major and minor arterial roads. The Village will only approve the alternate site plan under a narrow set of conditions that limit the type of user for the building and the type of vehicles that can use the Kensington Road curb cut.

The proposal is consistent with the Village Comprehensive Plan strategy to support redevelopment of underutilized properties and encourage the attraction and retention of businesses in the community that build on and strengthen the mix of uses at the Kensington Business Center. Staff finds that the standards have been met and recommends approval of the conditional use request.

WAIVER OF 2ND READING
The Petitioner requests that the Village Board waive the second reading and take final action at the July 21, 2026, meeting.

Alternatives

A. Approval of a conditional use to amend Ord. 3777 and Ord. 4065, known as 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 conditions listed in the attached ordinance.
B. Action at the discretion of the Village Board.

Staff Recommendation

Approval of a conditional use to amend Ord. 3777 and Ord. 4065, known as 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 conditions listed in the attached ordinance.

Attachments

1. PZ-12-26 Staff Report
2. PZ-12-26 Administrative Content
3. PZ-12-26 Plans__VB
4. PZ-12-26 1600 Bishop Ct_Review 2_06.18.26
5. PZ-12-26 Minutes_Draft
6. PZ-12-26 Public Comment_VB
7. PZ-12-26 Request to Waive 2nd Reading
8. Ord. XXXX CU for Major PUD Amendment (1600 Bishop Ct)

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C Shallcross, AICP, CEcD
Director of Community Development

Antonia Lalagos
Development Planner

DATE: July 2, 2026

CASE NUMBER
PZ-12-26

APPLICANT/PROPERTY OWNER
1600 Bishop Partnership LLC /
NTN USA Corporation

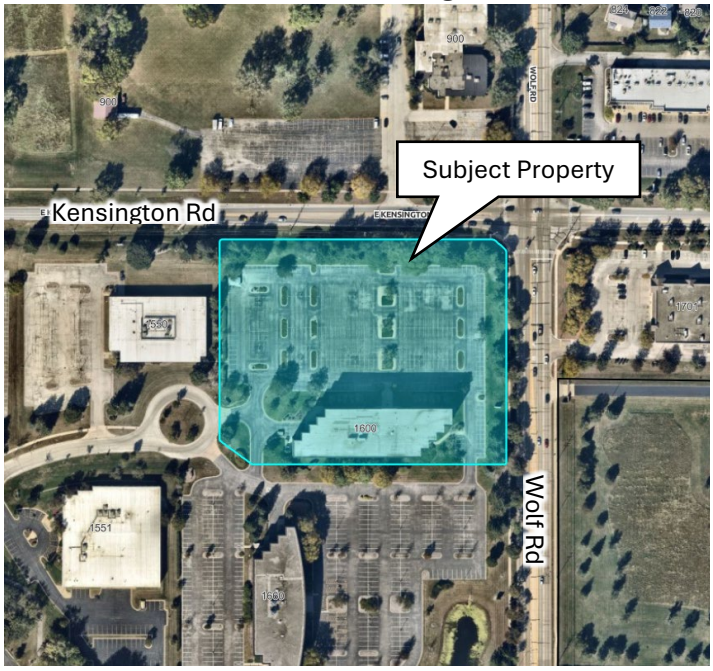
PUBLIC HEARING DATE
July 9, 2026

PROPERTY ADDRESS/LOCATION
1600 Bishop Court

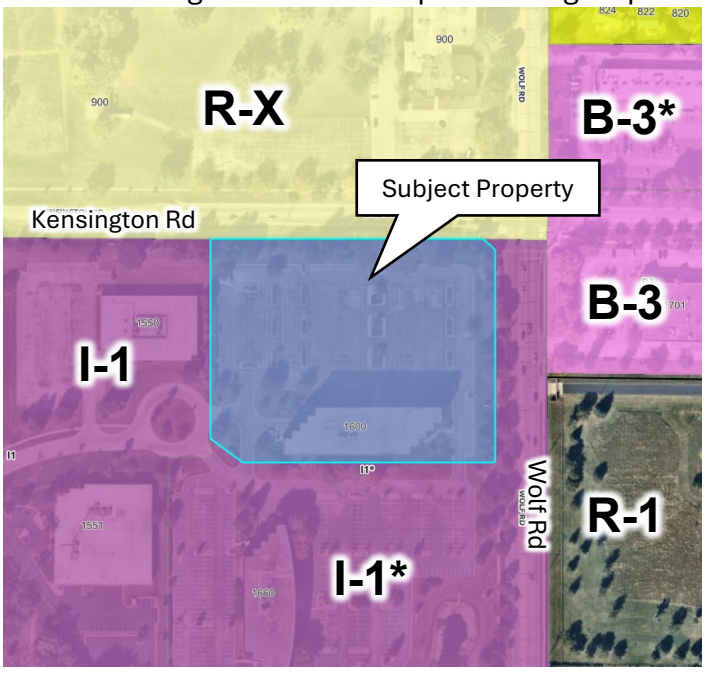
BRIEF SUMMARY OF REQUEST

The Petitioner (1600 Bishop Partnership LLC) is seeking 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 1600 Bishop Court (the Subject Property). The proposal requires Village Board approval for a conditional use to amend the existing PUD. The proposal meets the requirements and standards related to the Village Code, and Staff is supportive of the request.

2026 Aerial Image



2026 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
I-1 Limited Industrial PUD	Vacant four-story office building	North: R-X Single Family Residential East: B-3 Community Commercial / R-1 Single Family Residential (Des Plaines) South: I-1 Limited Industrial PUD West: I-1 Limited Industrial	5.44 acres

STAFF RECOMMENDATION APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The Subject Property is located at 1600 Bishop Court 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 subsequently amended in 1989. The project site is improved with an existing four-story, 96,000 square foot office building that was occupied by NTN USA Corporation from 1992 through 2025. Vehicular access is provided by an existing curb cut at the east end of Bishop Court (cul-de-sac) within the Kensington Business Center and cross access is provided between the Subject Property and the adjacent property to the south. The proposal requires conditional use approval for a major change to the PUD.

PROPOSAL

The Petitioner, 1600 Bishop Partnership LLC, proposes to demolish the existing office building and construct a single-story, 40-foot-tall, Class A, 97,605 square-foot industrial warehouse facility and related site improvements. According to the Petitioner's application, the proposed development is being constructed on a speculative basis and is intended to accommodate a broad range of industrial users, including light manufacturing, logistics and distribution, e-commerce fulfillment, and technology-enabled assembly operations. 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.

The Village is reviewing the proposal for a building shell and site plan that is consistent with the requirements of the existing I-1 Limited Industrial zoning district. Approval of a PUD amendment would not constitute automatic approval of a future occupant. Staff would evaluate any future building permit and business license applications to determine if the proposed user constitutes a permitted or conditional use in the I-1 district. Future users would be required to meet minimum performance standards related to noise, vibrations, smoke, fire hazard, toxic matter, odorous matter, and glare listed in Village Code Section 14.2101.

Site Plan: The primary site plan eliminates one of three existing access points, leaving the primary access at Bishop Court and one cross access to 1660 Feehanville Drive. The proposed building will measure 421 feet by 275 feet and 40 feet in height, with a gross floor area of +/- 97,605 square feet. The building will be set back 91.2 feet from Kensington Road and 40 feet from Wolf Road. Passenger vehicle parking is proposed along the west and north side of the site. A 13-foot-wide fire lane is proposed on the east side of the site, with a gate on either end to restrict access. Truck docks will be located on the south side of the site, screened on either side by the south wings of the building. A trash enclosure will be built near the Bishop Court entrance. Proposed total lot coverage is 79.0%.

The alternate site plan 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. The alternate building will measure 372 feet by 275 feet and 40 feet in height, with a gross floor area of +/- 92,343 square feet. The alternate building will be set back 91 feet from Kensington Road and 47 feet from Wolf Road. A smaller number of truck docks are proposed for the south side of the site, screened by a precast wall extending from the building. Proposed total lot coverage is 76.9%.

Table 1 provides a comparison of the required setbacks and lot coverage for the primary and alternate site plan.

Table 1: Setbacks and Lot Coverage Requirements

Bulk Regulation	Property	Code	Primary Site Plan	Alternate Site Plan
Minimum Required Yards				
Front	East (Wolf)	30’	40’	47’
Interior side	South	15’	75’	75’
Exterior side	North (Kensington)	30’	91.2’	91’
Rear yard	West	20’	77’	121’
Minimum Parking Lot Setbacks				
Front	East (Wolf)	10’ (B-3 Mt Prospect) 30’ (R-1 Des Plaines)	21.5’ 21.5’	30’ 30’
Interior side	South	10’	10’	10’
Exterior side	North (Kensington)	30’ (R-X Mt Prospect)	40.7’	22.3’
Rear yard	West	10’	13’	14’
Max Lot Coverage	-	75%	79.0%	76.9%

Elevations and Floorplans: The proposed building shell for the primary site plan has approximately 87,356 square feet dedicated to warehouse use (89.5%) and 10,249 square feet dedicated to office use (10.5%). The south side of the building will be able to accommodate up to 20 truck docks. The primary façade material is painted precast concrete, with punch windows and second-floor glazing at the corner storefronts to enhance visual interest. The brise-soleil / awning at the storefronts consist of fabricated architectural steel. The building will utilize internal downspouts, and no exposed roof drains will be located along Wolf or Kensington Roads.

The proposed building shell for the alternate site plan has approximately 82,647 square feet dedicated to warehouse use (89.5%) and 9,969 square feet dedicated to office use (10.5%). The elevations and materials proposed for the alternate building would be consistent with the primary building proposal.

Traffic and Parking: The primary site plan includes 92 parking stalls and up to 20 truck docks (2 drive-in and 18 elevated). Staff estimates 100 parking stalls will be needed to meet minimum off street parking requirements for the proposed floor area dedicated to office and warehouse. Vehicular traffic would primarily 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. The Petitioner is proposing modifications for the Bishop Court island to accommodate truck access to the site, including a mountable curb and a three-foot wide concrete band around the traffic circle. According to the Petitioner, this design would allow larger vehicles to maneuver more safely while maintaining the functionality and appearance of the traffic circle, consistent with the streetscape throughout the business park. The Fire Department requires a fire lane on the east side of the building, which would be gated and signed for emergency vehicle use only. Staff finds 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 bound by major and minor arterial roads (Rand Road and Wolf Road, respectively).

The alternate site plan includes additional parking stalls and a new curb cut onto Kensington Road. The Petitioner depicts 150 parking stalls and up to 10 truck docks. Staff estimates 95 parking stalls would be needed to meet minimum off street parking requirements for the alternate floorplan. The curb cut on Kensington Road would allow right-in right out access to the site and is intended for employee use only. This stretch of Kensington Road is under the jurisdiction of the Illinois Department of Transportation (IDOT) and a new curb cut would ultimately be subject to the approval of IDOT. To mitigate potential traffic concerns, 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.

Table 2 provides a comparison of the required minimum off street parking for the primary and alternate site plan.

Table 2: Parking Minimums

Use	Requirement	SF	Minimum
Primary Site Plan			
Warehouse	1/1500 SF GLA	87356	59
Office	4/1000 SF GLA	10249	41
		Total Required	100
		Total Provided	92
Alternate Site Plan			
Warehouse	1/1500 SF GLA	82647	56
Office	4/1000 SF GLA	9696	39
		Total Required	95
		Total Provided	150

Landscaping: The Petitioner proposes to remove 29 trees to enable the construction of the new parking lot and fire lane. The Petitioner will preserve existing mature berm landscaping along Kensington and Wolf Road to the greatest extent possible, and proposes a mix of deciduous and evergreen trees and shrubs to fill in any gaps. The landscape plan depicts continuous landscaping of evergreen spruce and juniper varieties along the entire south lot line to screen the loading docks from view. A four-foot (4') wide band of foundation landscaping is proposed for the north and east elevation of the building. Shade trees and live coverage will be added to parking lot islands throughout the site. The trash enclosure will be screened with six-foot (6') tall arborvitae. A fully compliant landscape plan, including a tree preservation plan and irrigation plan, will be required at the time of permit submittal.

Exterior Lighting: The Petitioner intends to install three light poles on the south side of the site and 14 wall mounted fixtures. All proposed fixtures are standard LED luminaires that are full cut-off with flat lenses. A fully compliant photometric plan will be required as part of building permit submittal.

Signage: The Petitioner intends to remove the existing monument sign on Wolf Road and refurbish the monument sign on Kensington Road. The elevations depict wall signage, however, no sign plans were submitted for review. Relief from the sign code is not part of the PUD request and any signage proposed for the Subject Property will be required to meet the standards in Chapter 7 of the Village Code.

Other Departments: Public Works will require that the Bishop Court island be preserved as much as possible, maintaining the counter-clockwise traffic pattern. Any costs associated with changes to the pavement, curb, lighting, utilities, and trees will be the responsibility of the developer. Any work within the Kensington Road right-of-way will require an IDOT permit.

PUBLIC COMMENT

As of this writing, Staff has received one public comment submission, which is provided in the attachments. Staff also received one phone call from a resident.

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 recommendation to the Village Board.

STAFF RECOMMENDATION

Staff finds that the proposed conditional use meets the applicable standards contained in the Mount Prospect Zoning Ordinance. Staff requests 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:

"A conditional use to amend Ord. 3777 and Ord. 4065, known as 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 97,600 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 developer 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 counter-clockwise traffic pattern, with final design subject to the approval of the Village Engineer;
6. The Alternate Site Plan, titled "Conceptual Site Plan," prepared by Ware Malcomb and dated June 25, 2026, depicting a speculative industrial building containing approximately 92,000 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 developer shall design the Kensington Road entrance to restrict access for employee use only and prohibit car stacking onto Kensington Road, subject to the approval of the Village Engineer and the Illinois Department of Transportation (IDOT);
    c. The developer 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;

7. The developer shall address all comments included in the Village Review Letter dated June 18, 2026 prior to permit submittal;
8. 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;
9. The development shall comply with all applicable development, fire, building, and other Village Codes and regulations; and
10. 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.

The Village Board's decision is final for this case.

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

CONDITIONAL USE STANDARDS
Section 14.203.F.8 of the Village of Mount Prospect Zoning Ordinance provides that a Conditional Use shall conform to the following requirements:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission.

Petitioner's Findings: The Petitioner states that the site plan incorporates appropriate setbacks, landscaping, screening, lighting controls, and operational considerations intended to minimize impacts on adjacent properties and preserve surrounding property values. The Petitioner notes that the proposal will support the normal and orderly development of the surrounding area by providing a high-quality industrial facility consistent with the established development pattern and zoning intent of the KBC. The Petitioner contends that the project represents an appropriate and productive use of the property that will contribute to the economic vitality of Mount Prospect. The Petitioner states that the site has been designed with adequate ingress and egress points to ensure safe and efficient vehicular circulation while minimizing traffic congestion on surrounding public streets, and that internal circulation, loading areas, and parking facilities have been planned to accommodate anticipated traffic volumes and operational needs. The Petitioner asserts that the proposed conditional use is consistent with the goals and objectives of the Village's Comprehensive Plan, including promoting appropriate industrial and employment-generating development in designated areas with access to necessary infrastructure and transportation networks.

Staff's Findings: Staff finds that the proposal has incorporated adequate measures to safeguard public health, safety, morals, comfort, and general welfare. The proposed new building and site improvements will reactivate a vacant office property with an office / warehouse use appropriate for an industrial business park. Staff would evaluate any future building permit and business license applications to determine if the proposed user constitutes a permitted or conditional use in the I-1 district. Future users would be required to meet minimum performance standards related to noise, vibrations, smoke, fire hazard, toxic matter, odorous matter, and glare. The Petitioner is taking necessary steps to meet public utilities, access roads, and drainage requirements for local and state agencies. Staff finds 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 an industrial business park bound by major and minor arterial roads. The Village will only approve the alternate site plan under a narrow set of conditions that limit the type of user for the building and the type of vehicles that can use the Kensington Road curb cut. The proposal is consistent with the Village Comprehensive Plan strategy to support redevelopment of underutilized properties and encourage the attraction and retention of businesses in the community that build on and strengthen the mix of uses at the Kensington Business Center. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, Staff finds that the standards have been met and recommends approval of the conditional use request.

GENERAL PLANNED UNIT DEVELOPMENT STANDARDS

Section 14.504.A of the Village of Mount Prospect Zoning Ordinance provides that a Planned Development shall conform to the following requirements:

1. Except as modified by and approved in the final Planned Unit Development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
2. The principal use in the proposed Planned Unit Development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
3. The proposed Planned Unit Development is in the public interest and is consistent with the purposes of this zoning ordinance.
4. The streets have been designed to avoid:
    a. Inconvenient or unsafe access to the Planned Unit Development;
    b. Traffic congestion in the streets which adjoin the Planned Unit Development;
    c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the Planned Unit Development.

Petitioner's Findings: The Petitioner asserts that the development will provide substantial investment into the community through construction of a modern industrial facility, creation of employment, expansion of the local tax base, and improvement of an underutilized property. The Petitioner states that the proposed site layout and access points have been designed to provide safe and efficient ingress and egress for employees, visitors, deliveries, and emergency services. Access to the site will be provided via Bishop Court and has been designed to support safe vehicular circulation throughout the development. The Petitioner contends that the development is not anticipated to create significant traffic congestion on adjoining roadways. The Petitioner states that the internal circulation, truck maneuvering, loading areas, and employee parking have been designed to efficiently accommodate projected traffic associated with the proposed use.

Staff's Findings: The proposed speculative industrial building and site improvements will conform to the requirements of the I-1 zoning district except as noted in the Staff report. Staff finds that an office / warehouse building in the Kensington Business Center is consistent with the Comprehensive Plan vision for the area and that any future users must meet the requirements of permitted or conditional uses in the I-1 zoning district before approval of a building permit and business license. The proposal is in the public interest as it replaces an outdated, vacant office building with an attractive Class A industrial product. Staff finds that the proposal has been designed to provide safe access to the PUD, prevent traffic congestion in the streets which adjoin the PUD, and will not burden public parks, recreation areas, schools, and other public facilities which serve the PUD.

STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITH OTHER EXCEPTIONS

Section 14.504.C of the Village of Mount Prospect Zoning Ordinance provides that a Planned Development which does not comply with the requirements of the underlying zoning district's regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards shall conform to the following requirements:

1. Any reduction in the requirements of this chapter is in the public interest.
2. The proposed exceptions would not adversely impact the value or use of any other property.
3. Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.
4. In residential planned unit developments the maximum number of dwelling units allowed per acre shall not exceed forty eight (48) units per acre for developments incorporating senior housing or assisted living facilities.
5. All buildings are to be located within the planned unit development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
    a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
    b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
    c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Planning and Zoning Commission shall recommend either or both of the following requirements:
        i. All structures located on the perimeter of the PUD must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
        ii. All structures located along the entire perimeter of the planned unit development must be permanently screened with sight proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.
    d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

Petitioner's Findings: The Petitioner asserts that 78% impervious coverage is in the public interest as it allows for a more efficient industrial site layout while still providing appropriate landscaping, parking, and circulation. The Petitioner states that the requested exception is intended solely to accommodate an efficient and functional industrial site design while supporting high-quality development standards. The Petitioner notes that the proposal complies with applicable yard setbacks, transitional yards, and transitional landscape yards. The Petitioner states that landscaping and screening will be provided and/or preserved as required by Village standards.

Staff's Findings: Staff notes that the proposal does not fully conform to lot coverage, off street parking, and parking lot setbacks, however, Staff finds the reductions are reasonable and in the public interest. Staff believes that the proposed exceptions will not adversely affect the value or use of adjoining properties, and are solely for the purpose of attracting a high-quality, contemporary user to the industrial business park. The Village is requiring the Petitioner to maintain existing mature landscape berms to the extent possible; provide continuous evergreen screening along the south property line; and ensure that the loading docks are screened on the sides by the building wings or by a pre-cast wall.

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: PZZ26-000011 PZ-12-26 Date of Submission: 04/10/2026 Hearing Date: 7/9/26
Project Name/Address: PZ-12-26 1600 Bishop Ct (Major PUD Amendment)

I. Subject Property

Address(es): 1600 Bishop Ct
Zoning District(s): I1* Property Area (SqFt and/or Acreage):
Parcel Index (PIN(s)): 03-35-200-061-0000

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

- [x] Conditional Use: For PUD Amendment (Major)
- [ ] Variation(s): To
- [ ] Zoning Map Amendment: Rezone From To
- [ ] Zoning Text Amendment: Section(s)
- [ ] Other:

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

The subject property is located at 1600 Bishop Court 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 subsequently amended in 1989. The project site is improved with an existing 4-story, 96,000 SF-square-foot office building that was previously occupied by NTN USA Corporation. A 1989 plat indicates that the subject property is Lot 807 in Kensington Center – Resubdivision 28. Vehicular access is provided by an existing curb cut at the east end of Bishop Court (cul-de-sac) within the Kensington Business Center and cross access is provided between the subject property and the adjacent property to the south. The applicant seeks guidance on the approval process for the subject property which includes the demolition of the existing office building and the construction of a single-story, 40-foot-tall, Class A, 98,430 square-foot industrial warehouse facility and related site improvements. A user has not yet been identified.

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

Name: Christopher Coleman Corporation: Wingspan Development Group
Address:
City, State, ZIP Code:
Phone: [redacted] Email: [redacted]
Interest in Property:

V. Property Owner

- [ ] Check if Same as Applicant

Name: N T N Usa Corporation Corporation:
Address: 1600 Bishop Ct
City, State, ZIP Code: Mount Prospect, IL 60056
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) Christopher Coleman

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) _____

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:	Corporation: NTN USA Corporation
Address: 1501 E. Woodfield Rd, Suite 400E	
City, State, ZIP Code: Schaumburg, Illinois 60173	
Phone: [redacted]	Email: [redacted]

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: _____ Date: 4/10/2026
(Signature)

CHRISTOPHER COLEMAN
(Print or Type Name) PRESIDENT FOC

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: K. Janado Date: 4/9/2026
(Signature)

Kensuke Janado
(Print or Type Name)

NICHOLAS
family of companies

June 25th, 2026

Mount Prospect Community Development Department
50 S Emerson Street
Mount Prospect, IL 60056

Dear Mount Prospect Community Development Department,

1600 Bishop, LLC, on behalf of the Nicholas Family of Companies (FOC) and 8th Street Partners, respectfully submits this Narrative of Operations and supporting materials for a Zoning Request Application for 1600 Bishop Court.

The Nicholas Family of Companies and 8th Street Partners are partnering to redevelop the site with a 97,605-square-foot Class A industrial building within the Kensington Business Park. The 5.4-acre site currently contains a vacant office building constructed in the 1990s, which will be demolished to accommodate the new facility.

The proposed development is being constructed on a speculative basis and is intended to accommodate a broad range of industrial users, including light manufacturing, logistics and distribution, e-commerce fulfillment, and technology-enabled assembly operations. The building's design and strategic location within the Kensington Business Park position it to serve companies seeking high-quality industrial space with efficient access to regional transportation infrastructure and a skilled, diverse labor force. Prospective tenants may include local and regional firms pursuing expansion opportunities, as well as national users seeking well-located infill facilities to support last-mile distribution networks. The development is anticipated to generate employment opportunities across a range of skill levels while further enhancing the Village of Mount Prospect's industrial base and contributing to its overall tax revenues.

As part of this submission, we have included an alternate site plan that provides flexibility to accommodate a prospective tenant with whom we have had ongoing discussions regarding a potential build-to-suit opportunity. Due to the confidential nature of these discussions, the tenant cannot be disclosed at this time. While our primary intent remains to proceed with the development as proposed, the alternate plan allows us to respond to this opportunity should it come to fruition. This approach preserves flexibility for the site while ensuring the project can continue moving forward under the current development plan.

One other change we'd like to note is the proposed reconfiguration of the Bishop Court island. To improve truck access and maneuverability, we are proposing a mountable curb along with a 3-foot-wide concrete band around the entire traffic circle. This design will allow larger vehicles to track over the perimeter when necessary while maintaining the functionality and appearance of the traffic circle. The

NICHOLAS
family of companies

overall circular configuration of the island will remain unchanged, preserving the character and consistency of the streetscape throughout the business park.

The building will be developed, constructed, and operated through a coordinated approach between all project partners. Wingspan Development Group (an FOC entity) and 8th Street Partners will serve as co-developers, overseeing the project from planning through completion. Nicholas & Associates (an FOC entity) will act as general contractor, managing all aspects of construction. Papago Management (an FOC entity) will handle property management, including maintenance, site operations, and tenant communication. Colliers will provide leasing services, ensuring a strong lease-up and tenant profile. Ware Malcomb is the project architect, and Spaceco is providing engineering services.

The property will be maintained at a high level, as Nicholas has owned or currently owns a dozen properties totaling more than one million square feet within Mount Prospect, many of which are in the Kensington Business Park.

We look forward to working collaboratively with the city and staff throughout the review and approval process of this Zoning Request Application and overall redevelopment.

Thank you,

Christopher Coleman

President

Nicholas Family of Companies

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

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, Kensuke Janado, 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 1600 Bishop Court, Mount Prospect, Illinois
(property address and PIN) PIN 03-35-200-061-0000

and that such property is owned by NTN USA Corporation as of this date.
(print name) Kensuke Janado

K. Janado
Signature

Subscribed and sworn to before
me this 9th day of
April, 2026.

Grace Lehner
Notary Public

GRACE LEHNER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 07, 2026

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

26001522NS

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company, LLC 1701 Golf Road, #1-101 Rolling Meadows, IL 60008 Main Phone: (847)758-4800 Email: ctrollingmeadows@ctt.com	Chicago Title and Trust Company 1701 Golf Road, 1-ste-101 Rolling Meadows, IL 60008-4227 Main Phone: (847)758-4800 Main Fax: (847)758-4750

Issued By: Chicago Title Company, LLC
1701 Golf Road, #1-101
Rolling Meadows, IL 60008

Order Number: 26001522NS
Property Ref.: 1600 Bishop Court, Mount Prospect, IL 60056

SCHEDULE A

1. Commitment Date: February 17, 2026
2. Policy to be issued:

   (a) ALTA Owner's Policy 2021
   Proposed Insured: 1600 Bishop Partnership, LLC, a Delware limited liability company
   Proposed Amount of Insurance: $4,200,000.00
   The estate or interest to be insured: Fee Simple

   (b) ALTA Loan Policy 2021
   Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured, its successors and/or assigns as their respective interests may appear
   Proposed Amount of Insurance: $10,000.00
   The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   NTN USA Corporation, a Delware corporation

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

LOT 807 IN KENSINGTON CENTER-RESUBDIVISION 28 IN PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF DATED JANUARY 10, 1990 AS DOCUMENT NUMBER 3852830

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

7. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

8. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

9. The Company may pay current year Cook County taxes when furnished an original tax bill at or before the time the Company is requested to make payments. If an original tax bill is not furnished, the Company will pay current taxes via ACH payment, which results in an additional $8.00 duplicate tax bill fee payable to Cook County and collected from the taxpayer at closing.

10. Note: The land lies within a county which is subject to the Predatory Lending Database Act (765 ILCS 77/70 et seq. as amended). A Certificate of Compliance with the act or a Certificate of Exemption therefrom must be obtained at time of closing in order for the Company to record any insured mortgage. If the closing is not conducted by the company, a certificate of compliance or a certificate of exemption must be attached to any mortgage to be recorded.

    Note: for Cook, Kane, Will and Peoria counties, the act applies to mortgages recorded on or after July 1, 2010.

11. The Company should be furnished a statement that there is no property manager employed to manage the Land,

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SCHEDULE B, PART I - Requirements
(continued)

or, in the alternative, a final lien waiver from any such property manager.

12. The Company should be provided a statement from the borrower(s) relative to any mortgage identified in Schedule B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or postponed payments or other restructuring of the debt secured by the mortgage.

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

C 8.

1. Taxes for the year(s) 2024, 2025 and 2026
2026 taxes are not yet due or payable.

1A. Note: 2025 first installment is due April 1, 2026

Perm tax#	Pcl	Year	1st Inst	Stat	2nd Inst	Stat
03-35-200-061-0000	1 of 1	2024	$302,878.70	Paid	$266,115.52	Paid
		2025	$312,946.82	Unpaid		

D 9. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

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SCHEDULE B, PART II - Exceptions
(continued)

V 10. If work has been performed on the Land within the last six months which may subject the Land to liens under the mechanics lien laws, the Company should be furnished satisfactory evidence that those who have performed such work have been fully paid and have waived their rights to a lien. If evidence is not provided or is unsatisfactory, this commitment/policy will be subject to the following exception:

Any lien, or right to a lien, for services, labor or material, heretofore or hereafter furnished, imposed by law, and not shown by the Public Records.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

W 11. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

E 12. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: NTN USA Corporation

a) A Copy of the corporation By-laws and Articles of Incorporation

b) An original or certified copy of a resolution authorizing the transaction contemplated herein

c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws
of the parent

d) A current dated certificate of good standing from the proper governmental authority of the state in which the
entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

U 13. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: 1600 Bishop Partnership, LLC

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

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SCHEDULE B, PART II - Exceptions
(continued)

d. A current dated certificate of good standing from the proper governmental authority of the state in which
the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

F 14. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

G 15. Municipal Real Estate Transfer Tax Stamps (or proof of exemption) must accompany any conveyance and certain other transfers of property located in Mount Prospect. Please contact said municipality prior to closing for its specific requirements, which may include the payment of fees, an inspection or other approvals.

H 16. Covenants, conditions and restrictions contained in Annexation Agreement dated May 2, 1980 and filed May 28, 1980 as Documents LR3162686 made fay and between Village of Mt. Prospect, an Illinois municipal corporation and American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated February 10, 1979 and known as Trust Number 45771, Northern Illinois Gas Company and Rauenhorst Corporation, a Minnesota Corporation.

(Affects the land and other property)

I 17. Declaration of Industrial Standards and Protective Covenants made by Opus Corporation, a Minnesota Corporation, authorized to do business in the State of Illinois as Opus Designers, Builders, Developers, Inc., dated May 19, 1986 and recorded July 31, 1986 as Document 86328202 and filed as Document LR3536483.

J 18. Easement and all covenants, conditions and restrictions affecting said easement reserved for and granted to Northern Illinois Gas Company, its successors and assigns for the installation, maintenance, relocation, renewal and removal of underground gas mains and underground appurtenances as shown on Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and as shown on Plat of Kensington Center Resubdivision Twenty-One filed April 20, 1988 as Document LR3701855, over the West 10 Feet of a portion of the South 78.18 Feet as measured along the West line of Lot 807 as shown within the dotted area marked "A".

K 19. Easement and all covenants, conditions and restrictions affecting said easement reserved for and granted to the Commonwealth Edison Company and Central Telephone Company, their successors and assigns for the installation, operation, maintenance, relocation, renewal and removal of underground transmission and underground distribution of electricity sounds and signals, as shown on Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and as shown on Plat of Kensington Center Resubdivision Twenty-One filed April 20, 1988 as Document LR3701855 described as

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SCHEDULE B, PART II - Exceptions
(continued)

follows:

Over the East 10 Feet of the West 20 Feet of Lot 807 and over a portion of the South 78.18 Feet as measured along the West line of Lot 807 as shown within the dotted area marked "B".

L 20. Easement and all covenants, conditions and restrictions affecting said easement reserved for and granted to the Village of Mt. Prospect, its successors and assigns, for the installation, operation, maintenance, relocation, renewal or removal of underground water main appurtenances, underground storm sewers and swales and underground sanitary sewers as shown on Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and as shown on Plat of Kensington Center Resubdivision Twenty-One filed April 20, 1988 as Document LR3701855, described as follows:

Over the West, North and East 10 Feet of Lot 807.

M 21. A non-exclusive and all covenants, conditions and restrictions affecting said easement reserved for and granted to the Cable Communication Franchisee for the installation, operation, maintenance, relocation, renewal or removal of underground cables, and underground equipment for the transmission and distribution of Cable Television Service as shown on Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 Kensington Center Resubdivision Twenty-One filed April 20, 1988 as Document LR3701855 described as follows:

Over the East 10 Feet of the West 20 Feet of Lot 807 and over a portion of the South 78.18 Feet as measured along the West line of Lot 807 as shown within the dotted area marked "E".

N 22. Covenants, conditions and restrictions as shown as Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and as shown on plat of Kensington Center Resubdivision Twenty-One filed April 20, 1988 as Document LR3701855 that no buildings or other structures shall be constructed or erected in any "easement area", street, alley, other public ways or places, nor shall any other use be made thereof which is inconsistent or interferes with the easements reserved and granted therein.

O 23. 40 Foot building and parking lot set back line as shown on Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and as shown on Plat of Kensington Center Resubdivision Twenty-One filed April 20, 1988 as document LR3701855 over the North and East line of Lot 807.

P 24. 35 Foot easement for ingress and egress for shared access between Lots 806 and 807 over the Southwesterly line of Lot 807 and the Northwesterly line of Lot 806 as created by Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as document LR3852830.

Q 25. Easement in, upon, under, over and along the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment as created by Grant to Commonwealth Edison Company and Central Telephone Company filed April 16, 1990 as Document LR3872994.

(Affects the North 10 Feet of the South 73 Feet (as measured from the South line of said Lot and said South line extended West) of the East 113 Feet of the West 133 Feet of land).

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SCHEDULE B, PART II - Exceptions
(continued)

R 26. Note: The following item, while appearing on this commitment/policy, is provided solely for your information.

The following Environmental Disclosure document(s) for transfer of real property appear of record which include a description of the Land insured or a part thereof recorded on November 1, 1990 as Document No. 90535295.

S 27. Easement granted to Commonwealth Edison Company, its successors and assigns, the perpetual right, privilege, easement and authority to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets, or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals, together with the right of access to the same and the right, from time to time, to trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given, in, over, under, across, along and upon the surface of the Land recorded September 1, 1993 as Document No. 93697465.

(Affects the North, Northeast and East 10 feet of Lot 807)

T 28. All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.

(This note will be waived for policy).

X 29. Adverse encroachment of the concrete equipment pad mainly on the property located northeast and adjoining over and onto the subject parcel by approximately 2.37' as referenced on survey prepared by IG Consulting, Inc., Job No. 25389, dated December 11, 2025.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;

b. the Commitment to Issue Policy;

c. the Commitment Conditions;

d. Schedule A;

e. Schedule B, Part I-Requirements

f. Schedule B, Part II-Exceptions; and

g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

i. comply with the Schedule B, Part I-Requirements;

ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(continued)

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars ($2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective January 1, 2026

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.,* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.,* loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Device and Browsing Information

FNF automatically collects the following categories of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser information, such as version, language, and type;
- device type and operating system;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Website Analytics. We use Google Analytics to understand how visitors interact with FNF Websites. Google Analytics may collect information such as your IP address, device type, and pages visited to help us analyze site traffic and to personalize your browsing experience on our site. If you don't want Google Analytics to be used in your browser, you can install the Google Analytics browser add-on, which Google makes available online.

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

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Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, and our affiliates' services, jointly or independently;
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose the categories of Personal Information and Browsing Information listed above for the following purposes:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link Privacy Request, or email privacy@fnf.com, or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

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For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon:
Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Ticor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Ticor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Your Consent to this Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Request website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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TOTAL PAYMENT DUE

$0.00

By 04/15/2026

2024 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
03-35-200-061-0000	235	38148	2024	(2025)	Wheeling	5-91

IF PAYING LATE, PLEASE PAY	04/16/2026 - 05/15/2026	05/16/2026 - 06/15/2026	06/16/2026 - 07/15/2026	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2024 Tax Bill $568,994.22

$18,305.68 MORE than 2023

Taxing District	2024 Tax	2023 Tax	Difference	
SCHOOL DISTRICT 26	$241,556.65	$229,448.95	**$12,107.70**	**More**
ARLINGTON HTS TWNSHP H S 214	$143,345.24	$135,279.16	**$8,066.08**	**More**
VILLAGE OF MT PROSPECT	$46,000.06	$48,855.42	**-$2,855.36**	**Less**
RIVER TRAILS PARK DISTRICT	$37,310.47	$36,461.75	**$848.72**	**More**
VILLAGE OF MT PROSPECT LIBRARY FUND	$28,483.82	$27,775.11	**$708.71**	**More**
HARPER COMMUNITY COLLEGE DISTRICT 512	$24,141.03	$22,850.84	**$1,290.19**	**More**
METRO WATER RECLAMATION DIST OF GR CHGO	$18,956.37	$19,088.47	**-$132.10**	**Less**
COUNTY OF COOK	$13,091.92	$9,405.89	**$3,686.03**	**More**
COUNTY OF COOK HEALTH & HOSPITAL COMM.	$4,334.28	$4,260.33	**$73.95**	**More**
PUBLIC SAFETY PUBLIC SAFETY	$4,315.57	$4,260.33	**$55.24**	**More**
FOREST PRESERVE DISTRICT OF COOK COUNTY	$3,819.05	$4,149.67	**-$330.62**	**Less**
TOWN WHEELING	$2,034.09	$2,047.17	**-$13.08**	**Less**
TOWN WHEELING ROAD FUND	$645.62	$663.95	**-$18.33**	**Less**
NORTHWEST MOSQUITO ABATEMENT DISTRICT	$585.82	$553.29	**$32.53**	**More**
GENERAL ASSISTANCE WHEELING	$374.23	$387.30	**-$13.07**	**Less**
CONSOLIDATED ELECTIONS	$0.00	$1,770.52	**-$1,770.52**	**Less**
DO NOT PAY THESE TOTALS	**$568,994.22**	**$550,688.54**	**$18,305.68**	**More**

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2023 Assessed Value	**1,834,333**
2024 Property Value	**7,337,329**
2024 Assessment Level	**X 25%**
2024 Assessed Value	**1,834,333**
2024 State Equalizer	**X 3.0355**
2024 Equalized Assessed Value (EAV)	**5,568,118**
2024 Local Tax Rate	**X 10.218789%**
2024 Total Tax Before Exemptions	**568,994.22**

2024 Total Tax Before Exemptions	**568,994.22**
Homeowner's Exemption	**.00**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2024 Total Tax After Exemptions	**568,994.22**
First Installment	**302,878.70**
Second Installment +	**266,115.52**
Total 2024 Tax (Payable in 2025)	**568,994.22**

IMPORTANT MESSAGES

THANK YOU FOR YOUR FIRST INSTALLMENT PAYMENT OF: $302,878.70

PROPERTY LOCATION

1600 BISHOP CT
MOUNT PROSPECT IL 60056

MAILING ADDRESS

NTN USA CORPORATION
1600 E BISHOP CT
MT PROSPECT IL 60056-6033

TAXING DISTRICT BREAKDOWN

Taxing Districts	2024 Tax	2024 Rate	2024 %	Pension	2023 Tax
MISCELLANEOUS TAXES					
NORTHWEST MOSQUITO ABATEMENT DISTRICT	585.82	0.01052	0.10%		553.29
METRO WATER RECLAMATION DIST OF GR CHGO	18,956.37	0.34044	3.33%	1,971.06	19,088.47
RIVER TRAILS PARK DISTRICT	37,310.47	0.67007	6.56%	3,426.06	36,461.75
MISCELLANEOUS TAXES TOTAL	**56,852.66**	**1.02103**	**9.99%**		**56,103.51**
SCHOOL TAXES					
HARPER COMMUNITY COLLEGE DISTRICT 512	24,141.03	0.43355	4.24%		22,850.84
ARLINGTON HTS TWNSHP H S 214	143,345.24	2.57439	25.19%	2,584.22	135,279.16
SCHOOL DISTRICT 26	241,556.65	4.33821	42.45%	5,180.02	229,448.95
SCHOOL TAXES TOTAL	**409,042.92**	**7.34616**	**71.88%**		**387,578.95**
MUNICIPALITY/TOWNSHIP TAXES					
VILLAGE OF MT PROSPECT LIBRARY FUND	28,483.82	0.51155	5.01%		27,775.11
VILLAGE OF MT PROSPECT	46,000.06	0.82613	8.08%	23,826.92	48,855.42
TOWN WHEELING ROAD FUND	645.62	0.01159	0.11%		663.95
GENERAL ASSISTANCE WHEELING	374.23	0.00672	0.07%		387.30
TOWN WHEELING	2,034.09	0.03653	0.36%		2,047.17
MUNICIPALITY/TOWNSHIP TAXES TOTAL	**77,537.82**	**1.39253**	**13.63%**		**79,728.95**
COOK COUNTY TAXES					
FOREST PRESERVE DISTRICT OF COOK COUNTY	3,819.05	0.06858	0.67%	320.22	4,149.67
CONSOLIDATED ELECTIONS	0.00	0.00000	0.00%		1,770.52
PUBLIC SAFETY PUBLIC SAFETY	4,315.57	0.07750	0.76%		4,260.33
COUNTY OF COOK HEALTH & HOSPITAL COMM.	4,334.28	0.07784	0.76%		4,260.33
COUNTY OF COOK	13,091.92	0.23512	2.31%	4,403.27	9,405.89
COOK COUNTY TAXES TOTAL	**25,560.82**	**0.45905**	**4.50%**		**27,277.13**
(Do not pay these totals)	**568,994.22**	**10.2187**	**100.00%**		**550,688.54**

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

****** Please see 2024 Second Installment Payment Coupon next page ******

2024 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 By 04/15/2026 If paying later, refer to amounts above.	Cook County eBill Click to pay online Click to update Mailing Name/Address

SN 0020240200 RTN 500001075 AN (see PIN) TC 008922

Internal use only

Property Index Number (PIN)
03-35-200-061-0000

T3LG
Volume
235

Amount Paid

$

00202402000033520006100007008922400000000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805436
CHICAGO IL 60680-4155

TOTAL PAYMENT DUE	2025 First Installment Property Tax Bill - Cook County Electronic Bill					
$0.00 By 05/01/26	Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
	03-35-200-061-0000	235	38148	2025	(2026)	Wheeling	5-91

IF PAYING LATE, PLEASE PAY	05/02/26-06/01/26	06/02/26-07/01/26	07/02/26-08/01/26	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	$0.00	$0.00	

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
NORTHWEST MOSQUITO ABATEMENT DISTRICT	$362,063	$9,328,682	$696,896	92.53%
METRO WATER RECLAMATION DIST OF GR CHGO	$3,248,879,000	$3,303,258,000	$1,444,138,000	56.28%
RIVER TRAILS PARK DISTRICT	$8,220,268	$10,542,856	$962,073	90.87%
ARLINGTON HTS TWNSHP H S 214	$88,467,507	$302,199,024	$0	100.91%
SCHOOL DISTRICT 26	$34,954,429	$27,831,804	$6,578,829	76.36%
VILLAGE OF MT PROSPECT	$160,211,518	$405,111,078	$129,548,371	68.02%
TOWN WHEELING	$66,643	$572,523	$214,695	62.50%
FOREST PRESERVE DISTRICT OF COOK COUNTY	$214,441,242	$617,834,550	$382,643,760	38.07%
COUNTY OF COOK	$14,499,553,496	$21,406,518,462	$8,452,341,655	60.52%
TOTALS:	$18,561,460,554	$26,114,224,232	$10,445,401,491	

For a more in-depth look at government finances and how they affect your taxes, visit *cookcountytreasurer.com*

PAY YOUR TAXES ONLINE
Pay at cookcountytreasurer.com from your bank account or credit card.

IMPORTANT MESSAGES

TAX CALCULATOR

2024 TOTAL TAX		568,994.22
2025 ESTIMATE	X	55%
2025 1st INSTALLMENT	=	312,946.82

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

1600 BISHOP CT
MOUNT PROSPECT IL 60056

MAILING ADDRESS

NTN USA CORPORATION
1600 E BISHOP CT
MT PROSPECT IL 60056-6033

*** *Please see 2025 First Installment Payment Coupon next page* ***

2025 First Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES	Property Index Number (PIN)	T1LG Volume
$0.00 By 05/01/26 If paying later, refer to amounts above.	Cook County eBill Click to pay online Click to update Mailing Name/Address	03-35-200-061-0000	235
	SN 0020250100 RTN 500001075 AN (see PIN) TC 008911	Amount Paid $	

00202501009033520006100007008911200000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

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AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

THIS AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE (the "Agreement") is entered into as of [redacted] by and between **1600 Bishop Partnership, LLC**, a Delaware limited liability company (together with its nominees, designees, successors and assigns, "Purchaser") and **NTN USA CORPORATION,** a Delaware corporation ("Seller").

WITNESSETH:

WHEREAS, Seller is the owner of the Property (as defined below); and

WHEREAS, Purchaser desires to purchase from Seller and Seller desires to sell to Purchaser all of the Property on the terms and conditions set forth below.

NOW THEREFORE, in consideration of the mutual promises and covenants hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

ARTICLE 1
AGREEMENT TO PURCHASE AND SELL

Seller agrees to sell and convey to Purchaser, and Purchaser agrees to purchase from Seller, upon the terms and conditions set forth in this Agreement, all of Seller's right, title and interest in and to the following (collectively, the "Property"):

(i) the land comprising of approximately 5.44 acres and being more particularly legally described on Exhibit A attached hereto and made a part hereof, commonly known 1600 Bishop Court, Mount Prospect, Illinois, together with all privileges, rights, easements, hereditaments, and appurtenances belonging to the land, and all right, title and interest of the titleholder thereof in and to any streets, alleys, passages and other rights-of-way included therein or adjacent thereto (before or after the vacation thereof) (collectively, the "Land");

(ii) all buildings, structures, parking areas and other improvements located on the Land and any fixtures attached thereto, including the industrial building consisting of approximately 86,792 square feet (collectively, the "Improvements");

(iii) all equipment, machinery, apparatus, signs, appliances and other articles of personal property, if any, owned by Seller and located on the Land and used in connection with the operation of the Improvements (collectively, the "Personal Property").

ARTICLE 2
PURCHASE PRICE

2.1 Purchase Price. The purchase price (the "Purchase Price") to be paid by Purchaser to Seller for the Property shall be [redacted]

2.2 Earnest Money. Within five (5) Business Days (as defined below) after the date on which this Agreement is executed and delivered by the last party to do so (the "Effective Date"), Purchaser will pay into an escrow at the Title Insurer the sum of [redacted] as earnest money (together with any interest earned thereon, the "Earnest Money"). Except as otherwise provided in this Agreement, the Earnest Money shall be applied to the Purchase Price at the Closing.

2.3 Closing Costs. Seller shall pay the cost of: (a) the Title Policy (as defined below), including the cost of extended coverage over the standard printed exceptions; (b) the Survey (as defined below); (c) obtaining and recording any releases of any mortgages, liens or other encumbrances that are not Permitted Exceptions (as defined below); and (d) any stamp or transfer taxes imposed upon a seller by State, County or local law. Purchaser shall pay for the cost of all title endorsements and recording the Deed and any stamp or transfer taxes imposed upon a purchaser by local law. Purchaser and Seller shall share equally the escrow and New York "style" closing fees for the Closing (as defined below). All other closing costs shall be apportioned according to prevailing local custom. Except as expressly provided in this Agreement to the contrary, each party shall pay its own legal fees.

2.4 Closing Prorations and Adjustments. All items of income or expense other than Taxes (as defined below) shall be prorated as of midnight the day before closing according to prevailing local custom. Unpaid real estate taxes, current installments of regular assessments, special assessments, sewer charges, and any similar taxes and charges (collectively, "Taxes") imposed in respect of the Property which are not yet due and payable on the Closing Date shall be prorated, on an accrual basis, to the Closing Date on the basis of 103% of the most recent ascertainable bill. All unpaid Taxes which are due and payable as of Closing shall be paid by Seller in full on or before Closing. All prorations shall be final. For purposes of proration, the Seller shall be deemed in title to the Property on the Closing Date.

2.5 Payment of Purchase Price. The Purchase Price, plus or minus any adjustments, credits or prorations provided for herein, shall be paid to Seller at the Closing by wire transfer of immediately available funds.

ARTICLE 3
PURCHASER'S DUE DILIGENCE

3.1 Review Period; Termination Right. Intentionally deleted.

3.2 6B Tax Classification Approval; Termination Right. During the period of time beginning on the Effective Date and ending at 5:00 P.M. (Chicago time) on the date that is sixty (60) days after the Effective Date (the "6B Approval Period"), to obtain or to become fully satisfied with its ability to obtain approval for a Class 6B Property Tax Incentive for the Property from the Village of Mount Prospect (the "6B Approval"). If Purchaser is not fully satisfied with its ability to obtain the 6B Approval within the 6B Approval Period, Purchaser may terminate this Agreement by delivering written notice of termination to Seller at any time within the 6B Approval Period. If Purchaser terminates this Agreement pursuant to this Section 3.2, then all the Earnest Money shall be promptly released to Purchaser, and neither party shall have any further rights or obligations under this Agreement, except for those rights and obligations that expressly survive a termination of this Agreement. If Purchaser fails to give Seller notice of termination prior to the end of the 6B Approval Period, Purchaser's right to terminate this Agreement pursuant to this Section 3.2 will be deemed waived. Upon Purchaser's request from time to time, Seller shall reasonably cooperate with Purchaser, at no expense to Seller, in connection with Purchaser's efforts to obtain the 6B Approval. Purchaser hereby covenants and agrees to pursue and process the 6B Approval in a diligent and good faith manner and to provide copies to Seller of any correspondence, documents, and/or filings to be delivered to the Village of Mount Prospect or any other governmental agency relating to the 6B Approval.

3.3 PUD Approval; Termination Right. Purchaser shall also have a period of time beginning on the Effective Date and ending at 5:00 P.M. (Chicago time) on the date that is sixty (60) days after the Effective Date (as such period may be extended as provided further below, the "PUD Approval Period"), to obtain or to become fully satisfied with its ability to obtain an amendment to the Planned Unit Development ("PUD"), previously established by ordinance, to allow for industrial redevelopment consistent with the Property's underlying I-1 zoning classification (the "PUD Approval"). Purchaser shall have a right to extend the PUD Approval Period by one additional period of sixty (60) days by providing Seller with written notice thereof prior to the expiration of the initial PUD Approval Period. If Purchaser is not fully satisfied with its ability to obtain the PUD Approval within the PUD Approval Period, Purchaser may terminate this Agreement by delivering written notice of termination to Seller at any time within the PUD Approval Period. If Purchaser terminates this

Agreement pursuant to this Section 3.3, then all the Earnest Money shall be promptly released to Purchaser, and neither party shall have any further rights or obligations under this Agreement, except for those rights and obligations that expressly survive a termination of this Agreement. If Purchaser fails to give Seller notice of termination prior to the end of the PUD Approval Period, Purchaser's right to terminate this Agreement pursuant to this Section 3.3 will be deemed waived. Upon Purchaser's request from time to time, Seller shall reasonably cooperate with Purchaser, at no expense to Seller, in connection with Purchaser's efforts to obtain the PUD Approval. Purchaser hereby covenants and agrees to pursue and process the PUD Approval in a diligent and good faith manner and to provide copies to Seller of any correspondence, documents, and/or filings to be delivered to the Village of Mount Prospect or any other governmental agency relating to the PUD Approval.

3.4 Indemnity. Purchaser shall not alter the physical condition of the Property without notifying Seller of its requested tests and obtaining the prior written consent of Seller to any physical alteration of the Property. The Inspections shall be conducted at Purchaser's sole cost and expense. Purchaser shall promptly restore the Property to its original condition if damaged or changed due to the tests and inspections performed by Purchaser, free of any mechanic's or materialman's liens or other encumbrances arising out of any of the inspections or tests. In connection with tests or inspections of the Property by Purchaser, or its agents, employees or contractors, Purchaser shall indemnify, defend, and hold harmless Seller and its shareholders, partners, officers, members, managers, employees or agents from and against any lien, claim, suit, loss, cost, expense (including reasonable attorneys' fees), personal injury, damage or action arising from any activities of Purchaser, its agents, contractors or engineers on the Property, unless same was directly and proximately caused by the negligence or acts of Seller or Seller's agents or contractors. Purchaser further waives and releases any claims, demands, damages, actions, causes of action or other remedies of any kind whatsoever against Seller for property damages or bodily and/or personal injuries to Purchaser, its agents, independent contractors, servants and/or employees arising out of the Inspection or use in any manner of the Property unless same was directly and proximately caused by the negligence or acts of Seller or Seller's agents or contractors. Prior to the date that Purchaser or its agents or contractors first enter the Property, Purchaser or Purchaser's agents and contractors shall procure and maintain throughout the term of this Agreement, commercial general liability insurance, including death, bodily injury and property damage, with limits of not less than Two Million Dollars ($2,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate. Seller shall be included as an additional insured under the required commercial general liability coverage.

ARTICLE 4
TITLE INSURANCE AND SURVEY

4.1 Title Commitment; Survey. Within thirty (30) days after the Effective Date, Seller shall obtain, at Seller's sole cost and expense, and deliver to Purchaser,

(a) a current (not more than six (6) months old) ALTA/NSPS Land Title Survey covering the Property, certified to the Seller, Purchaser, and Title Company, prepared in compliance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (the "Survey") and otherwise be satisfactory to the Title Insurer for purposes of issuing extended coverage over the standard printed exceptions in the Title Policy and sufficient to obtain a survey endorsement.

(b) a commitment (the "Title Commitment") for an ALTA 2021 Form Owner's Title Insurance Policy issued by Chicago Title Insurance Company (the "Title Insurer") having an effective date no earlier than thirty (30) days prior to the Effective Date; and

(c) legible photocopies of any documents identified in the Title Commitment or on the Survey (collectively, the "Title Documents").

4.2 **Title and Survey Objections**. Within thirty (30) Days after Purchaser receives the last of the Title Commitment, the Title Documents, and the Survey, Purchaser shall deliver to Seller a list of any objections to title and survey matters with respect to the Property (the "Title Objections"). Seller shall be obligated to cause any Title Objections relating to financing liens, mechanic's, materialmen's or similar liens, tax liens or delinquent taxes (including interest and penalties), and leases or other occupancy rights or agreements to be deleted from the Title Commitment prior to or at the Closing, and if Seller fails to do so, Purchaser may, in addition to all other rights and remedies, deduct from the Purchase Price any liens or encumbrances of a definite or ascertainable amount. Within five (5) Business Days after Seller receives the Title Objections, Seller shall notify Purchaser in writing of any Title Objections which Seller either refuses to cure or is unable to cure in the manner specified in Purchaser's notice, provided that Seller shall be obligated to cure the Title Objections described in the immediately preceding sentence. In addition, notwithstanding anything contained herein to the contrary, at the Closing, Seller shall pay all Taxes assessed against the Property which are due and payable at the time of the Closing. Seller shall be deemed to have agreed to cure, in the manner specified in Purchaser's notice, any Title Objections which are not described in Seller's notice, and all such Title Objections shall be cured by Seller prior to the Closing in the manner specified in Purchaser's notice. If Seller fails to deliver any such notice within said 5-Business Day period, Seller shall be deemed to have agreed to cure all Title Objections in the manner specified in Purchaser's notice, at or before the Closing. Purchaser shall have the right, by giving notice to Seller within ten (10) Business Days after Purchaser is notified by Seller of its refusal or inability to cure any one or more of the Title Objections in the manner specified in Purchaser's notice, to: (i) terminate this Agreement, or (ii) elect to proceed pursuant to this Agreement, thereby waiving its objection to such Title Objections described in Seller's notice, but with the right to deduct from the Purchase Price any liens or encumbrances of a definite or ascertainable amount. For purposes of this Agreement, the term "Permitted Exceptions" means (i) title matters that are disclosed by the Title Commitment and are not identified by Purchaser as Title Objections, and (ii) any Title Objections waived by Purchaser as provided above. If Purchaser terminates this Agreement pursuant to this Section 4.2, then the Earnest Money shall be promptly paid to Purchaser, and such obligation to direct the Escrowee shall survive the termination of this Agreement, and neither party shall have any further rights or obligations under this Agreement, except for those rights and obligations that expressly survive a termination of this Agreement.

4.3 **Title Policy.** At the Closing, Seller shall cause to be delivered to Purchaser an ALTA 2021 Form Owner's Title Insurance Policy from the Title Insurer or in lieu thereof a marked-up title commitment from the Title Insurer (either being referred to herein as the "Title Policy") which in either case shall: (i) be dated as of the date of the recording of the Deed; (ii) name Purchaser or its designee or assignee as the insured; (iii) have a liability amount equal to the Purchase Price; (iv) show Purchaser as the owner of the Property in fee simple subject to no exceptions other than the Permitted Exceptions; and (v) include extended coverage over the standard printed exceptions.

ARTICLE 5
REPRESENTATIONS AND WARRANTIES

5.1 **Seller's Representations and Warranties.** Seller represents and warrants to Purchaser as follows:

(a) Neither the execution and delivery of this Agreement by Seller nor the consummation of the transactions contemplated hereby will result in any breach or violation of or default under any judgment, decree, order, mortgage, lease, agreement, indenture or other instrument to which Seller is a party.

(b) Seller has the full right, power and authority to enter into this Agreement and all of the documents to be executed and delivered by Seller at the Closing and to consummate the transactions contemplated hereby. This Agreement is a valid and binding obligation of Seller and is enforceable against Seller in accordance with its terms.

(c) To the knowledge of Seller, there are not any special assessments, special tax districts, special service areas, sanitary sewer separation fees or outstanding obligations (contingent or otherwise) to governmental entities, including, without limitation, any portion payable with the current tax bill (collectively "Assessments"), with respect to the Property or any part thereof.

(d) Neither Seller nor all or any portion of the Property are the subject of any pending or, to the knowledge of Seller, threatened claim, or judicial, or administrative proceeding, action or litigation.

(e) There are no other persons in possession or occupancy of the Land or Improvements or any part thereof, nor are there any persons who have possessory rights in respect to the Land or Improvements or any part thereof.

(f) There are no condemnation or eminent domain proceedings pending, or, to the best of Seller's knowledge, threatened, with regard to the Property or Improvements or any portion thereof.

(g) Other than the Permitted Exceptions, there are no contracts, leases, service contracts or agreements of any kind relating to the Property that will be binding on Purchaser after the Closing.

(h) Seller has good, marketable, and insurable title to the Property, free and clear of all mortgages, liens, encumbrances, leases, and other matters affecting title, except the Permitted Exceptions.

(i) Except as disclosed in any environmental survey or report provided by Seller or obtained by Purchaser, to Seller's actual knowledge, without independent investigation, no "Hazardous Substances," as that term is defined herein, have been treated, recycled, stored or disposed of on, under or at the Property and the Property is not in violation of any "Environmental Law" (as defined herein).

(j) Except as disclosed in any environmental survey or report provided by Seller or obtained by Buyer, to Seller's actual knowledge, without independent investigation, there has been no release or threatened survey or report provided by Seller or obtain by Buyer, to Seller's knowledge, there have been no activities on the Property that would subject Buyer to damages, penalties, injunctive relief or cleanup costs under any Environmental Laws.

(k) No portion of the Property (1) is designed as water of the United States pursuant to Section 404 of the Clean Water Act or is defined as a "wetland" or "waterway" by state, county or local municipality, or (2) is located in any floodway or designated as "flooded" on any Flood Insurance Rate Map as defined by the Federal Emergency Management Agency.

EXCEPT FOR THE EXPRESS REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER SET FORTH HEREIN AND IN ANY SELLER CLOSING DOCUMENTS EXECUTED AND DELIVERED BY SELLER IN CONNECTION WITH THIS AGREEMENT, PURCHASER ACKNOWLEDGES AND AGREES THAT IT WILL BE PURCHASING THE PROPERTY BASED SOLELY UPON ITS INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, AND THAT PURCHASER WILL BE ACCEPTING THE PROPERTY "AS-IS" AND "WITH ALL FAULTS", BASED UPON THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE CLOSING, ORDINARY WEAR AND TEAR AND LOSS BY FIRE OR OTHER CASUALTY OR CONDEMNATION EXCEPTED AND THAT SELLER MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IN RESPECT OF THE PROPERTY. WITHOUT LIMITING THE FOREGOING, PURCHASER ACKNOWLEDGES THAT, EXCEPT AS MAY OTHERWISE BE SPECIFICALLY SET FORTH

ELSEWHERE IN THIS CONTRACT OR ANY SELLER CLOSING DOCUMENT, NEITHER SELLER NOR ITS CONSULTANTS, BROKERS OR AGENTS HAS MADE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND UPON WHICH PURCHASER IS RELYING AS TO ANY MATTERS CONCERNING THE PROPERTY, INCLUDING BUT NOT LIMITED TO: (I) THE CONDITION OF THE LAND OR ANY IMPROVEMENTS COMPRISING THE PROPERTY; (II) THE EXISTENCE OR NON-EXISTENCE OF ANY POLLUTANT, TOXIC WASTE AND/OR ANY HAZARDOUS MATERIALS OR SUBSTANCES; (III) ECONOMIC PROJECTIONS OR MARKET STUDIES CONCERNING THE PROPERTY, OR THE INCOME TO BE DERIVED FROM THE PROPERTY; (IV) ANY DEVELOPMENT RIGHTS, TAXES, BONDS, COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE PROPERTY; (V) THE NATURE AND EXTENT OF ANY RIGHT OF WAY, LEASE, LIEN, ENCUMBRANCE, LICENSE, RESERVATION OR OTHER TITLE MATTER; (VI) WATER OR WATER RIGHTS, TOPOGRAPHY, GEOLOGY, DRAINAGE, SOIL OR SUBSOIL OF THE PROPERTY; (VII) THE UTILITIES SERVING THE PROPERTY; (VIII) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER MAY ELECT TO CONDUCT THEREON; OR (IX) THE COMPLIANCE OF THE PROPERTY WITH ANY ZONING, ENVIRONMENTAL, BUILDING OR OTHER LAWS, RULES OR REGULATIONS AFFECTING THE PROPERTY. SELLER MAKES NO REPRESENTATION OR WARRANTY THAT THE PROPERTY COMPLIES WITH THE AMERICANS WITH DISABILITIES ACT OR ANY FIRE CODE OR BUILDING CODE. PURCHASER ACKNOWLEDGES AND AGREES THAT, PRIOR TO CLOSING, PURCHASER WILL HAVE MADE ITS INDEPENDENT INVESTIGATION AND EXAMINATION OF THE PROPERTY AND CONDITIONS ASSOCIATED THEREWITH IN ORDER TO BECOME FAMILIAR WITH THE CONDITION OF THE PROPERTY. SELLER AND ITS OFFICERS, EMPLOYEES, AGENTS, CONTROLLING PERSONS, AND AFFILIATES ARE HEREBY RELEASED FROM ALL RESPONSIBILITY AND LIABILITY TO PURCHASER REGARDING THE CONDITION, VALUATION, SALABILITY, OR UTILITY OF THE PROPERTY OR ITS SUITABILITY FOR ANY PURPOSE WHATSOEVER.

For purposes of this Agreement, the term "Environmental Laws" shall mean all federal, state and local laws including statutes, regulations, codes and other governmental standards, restriction, and requirements in effect now or at any time in the future or past relating to the use, storage, disposal, release, emission, dispersal, spilling, leaking, burial, migration, seepage, movement, discharge, management, investigation, remediation, regulation or otherwise relating to air pollutants, water pollutants, groundwater, effluents, stormwater runoff, surface water runoff, the environment, Hazard Substances or employee health and safety, including, but not limited to, the Federal Solid Waste Disposal Act, the Federal Clean Air Act, the Federal Clean Water Act, the Federal Resource Conservation and Re co very Act of 1976, the Federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, the Federal Hazardous Materials Transportation Act, the Toxic Substance Control Act, the Occupational Safety and Health Act of 197 same may have been amended), regulations of the environmental Protection Agency, regulations of the Nuclear Regulatory Agency, and regulations of any state department of natural resources or state environmental protection agency.

For purposes of this Agreement, the term "Hazardous Substances" shall mean all hazardous, toxic flammable, explosive or radioactive substances, wastes and materials; any pollutants or contaminants (including, but not limited to, petroleum products, asbestos, raw materials and natural substances that include hazardous constituents); and any other similar substances or materials that are regulated under Environmental Laws.

5.2 Purchaser's Representations and Warranties. Purchaser represents and warrants to Seller as follows:

(a) Neither the execution and delivery of this Agreement by Purchaser nor the consummation of the transactions contemplated hereby will result in any breach or violation of or default under any judgment, decree, order, mortgage, lease, agreement, indenture or other instrument to which Purchaser is a party.

(b) Purchaser has the full right, power and authority to enter into this Agreement, to purchase the Property as provided for in this Agreement and to consummate the transactions contemplated hereby. This Agreement is a valid and binding obligation of Purchaser and is enforceable against Purchaser in accordance with its terms.

5.3 Breach of Representations and Warranties; Survival. Each party warrants that each of the foregoing representations and warranties made by it in this Article 5 is true as of the date of this Agreement and will also be true, in all materials respects, as of the Closing. All of the respective representations and warranties of Seller and Purchaser hereunder, and all of their respective rights and remedies with respect to the incorrectness or breach thereof, shall survive the Closing Date for a period of one (1) year from the Closing Date.

ARTICLE 6
ONGOING OPERATIONS AND RISK OF LOSS

6.1 Ongoing Operations. From the Effective Date through the Closing Date:

(a) Seller shall maintain the Land, Improvements and Personal Property in substantially the same condition as of the Effective Date.

(b) Seller shall maintain in existence all licenses, permits and approvals necessary or reasonably appropriate to the ownership, operation or improvement of the Land and Improvements as well as all insurance currently affecting the Land, Improvements and Personal Property.

(c) Seller shall not enter into any leases or subleases with respect to the Property or other contracts, including, without limitation, service contracts, affecting the Property, without Purchaser's prior written consent, unless the contract can be terminated by Purchaser at Closing without penalty.

6.2 Casualty. Risk of loss up to and including the Closing Date shall be borne by Seller. Seller shall promptly give Purchaser written notice of any damage to any of the Land or Improvements, describing such damage, stating whether such damage and loss of rents is covered by insurance and the estimated cost of repairing such damage. In the event of any "material damage" (described below) to any of the Land or Improvements, Purchaser may, at its option, by notice to Seller given within ten (10) business days after Seller has provided the above described notice (and if necessary the Closing Date shall be extended to give Purchaser the full ten (10) business day period to make its election): (i) terminate this Agreement, in which case the Earnest Money shall be immediately delivered to Purchaser; or (ii) proceed under this Agreement, receive any insurance proceeds (including any rent loss insurance applicable to any period on and after the Closing Date) due Seller as a result of such damage and receive a credit at Closing for any deductible amount under said insurance policies. If Purchaser fails to timely make such election, Purchaser shall be deemed to have elected to terminate this Agreement. If any of the Land or Improvements is not materially damaged, then (i) Purchaser shall not have the right to terminate this Agreement and (ii) at Closing, Purchaser shall receive any insurance proceeds (including any rent loss insurance applicable to any period on and after the Closing Date) due Seller as a result of such damage and receive a credit at Closing for any deductible amount under said insurance policies. Material damage and materially damaged means, with respect to any Improvements, damage that: (a) in Purchaser's reasonable estimation, exceeds $100,000 to repair; (b) in Purchaser's reasonable estimation, will take longer than ninety (90) days to repair; or (c) is not insured.

6.3 Condemnation. In the event any proceedings in eminent domain are contemplated, threatened or instituted against any portion of the Land or Improvements so as to constitute a Material Condemnation (as defined below) by anybody having the power of eminent domain, Purchaser may, at its option, by notice to Seller given within ten (10) business days after Seller providing written notice to Purchaser of such proceedings together with all relevant information concerning such proceedings (and if necessary the Closing Date shall be extended to give Purchaser the full ten (10) business day period to make such election): (i) terminate this Agreement, in which case the Earnest Money shall be immediately delivered to Purchaser, or

(ii) proceed under this Agreement, in which event Seller shall, at the Closing, assign to Purchaser its entire right, title and interest in and to any condemnation award, and Purchaser shall have the sole right during the pendency of this Agreement to negotiate and otherwise deal with the condemning authority in respect of such matter. If Purchaser fails to timely make such election, Purchaser shall be deemed to have elected to terminate this Agreement as provided above. Material Condemnation means, with respect to any of the Land or Improvements, condemnation by eminent domain which in Purchaser's reasonable estimation materially and adversely affects the use, operation or value of any property comprising the Land and Improvements.

ARTICLE 7
PURCHASER'S CONDITIONS TO CLOSING

7.1 Conditions to Purchaser's Obligation to Close. Purchaser's obligation to close on the purchase of the Property is conditioned on the following:

(a) Seller shall have performed all of the covenants and obligations to be performed by Seller under this Agreement at or before the Closing, and the representations and warranties of Seller set forth in this Agreement shall be true in all material respects on and as of the Closing Date;

(b) There shall have been no material adverse change from the Effective Date in the condition of the Property, other than as a result of a casualty or condemnation which shall be governed by Sections 6.2 and 6.3 hereof.

If one or more of the conditions set forth above in this Section 7.1 has not been satisfied as of the Closing Date, then Purchaser may, in its sole discretion, terminate this Agreement by delivering written notice of such termination to Seller at any time on or before the Closing Date, in which case, the Earnest Money shall be immediately returned to Purchaser and neither party shall have any further rights or obligations hereunder, except that if the failure to satisfy any such condition is due to a breach or default by Seller of any of its covenants, agreements, representations, warranties or other obligations hereunder, then the provisions of Section 9.2 shall apply.

7.2 Waiver of Conditions. At any time or times, Purchaser may elect to waive in writing the benefit of any of the conditions set forth in Section 7.1. Purchaser shall not be deemed to have waived any such condition, unless such waiver is set forth in a written document signed by Purchaser or its agent, and then only to the extent expressly set forth in such writing. If Purchaser waives any such condition, such waiver shall not relieve Seller from, or modify or affect, Seller's other covenants and obligations under this Agreement, and such covenants and obligations shall survive such waiver and the Closing.

ARTICLE 8
THE CLOSING

8.1 Definition; Time and Place. The performance by Seller and Purchaser of their respective obligations under this Agreement directly or through the completion of the escrow deposits required of them to be made and the delivery of the Purchase Price to Seller by the Closing Escrowee, shall constitute the closing of the sale (the "Closing"). The date of the Closing (the "Closing Date") shall be [redacted] after expiration of the PUD Approval Period, or such other date mutually agreed to in writing by the parties. Purchaser shall have the right to extend the Closing Date by one additional period of [redacted] by providing Seller with written notice thereof and making an additional non-refundable deposit of [redacted] as additional Earnest Money. The Closing shall take place at a location mutually agreed to by the parties.

8.2 Possession. Possession of the Property shall be delivered at the Closing.

8.3 Escrow. This sale shall be closed through a "New York style" escrow (the "Closing Escrow") with the Escrowee, in accordance with the general provisions of the usual form of escrow agreement then in use by the Escrowee, with such special provisions inserted in the escrow agreement as may be required to conform with this Agreement (the "Escrow Agreement"). Upon the creation of the Closing Escrow, payment of the Purchase Price and delivery of the Deed (as hereinafter defined) and other closing documents shall be made through the Closing Escrow and the Earnest Money shall be deposited in the Closing Escrow. Each party shall have the right to inspect all documents prior to or at the time of deposit in the Closing Escrow. The escrow fee for the Closing Escrow shall be shared equally by the parties. Notwithstanding anything to the contrary contained in this Agreement, until the end of the 6B Approval Period the escrow established hereunder for holding the Earnest Money shall be a "sole order" escrow for the benefit of the Purchaser (meaning that the Escrowee shall act solely in accordance with the instructions of the Purchaser in respect of the Earnest Money). Upon expiration of the 6B Approval Period the escrow shall automatically become a strict joint order escrow with the Seller. Without limiting the generality of the foregoing, if the Purchaser delivers a notice to the Seller and the Escrowee, prior to the end of the 6B Approval Period, stating that the Purchaser has elected to terminate this Agreement, then the Escrowee shall refund to the Purchaser the Earnest Money without any requirement that the Escrowee first notify or obtain any approval or consent of Seller. In furtherance of the foregoing, in the event the Purchaser so instructs the Escrowee prior to the end of the 6B Approval Period, the Escrowee agrees that it shall not be permitted to, and shall not, follow any conflicting instructions given by Seller or any third party as to the disposition of the Earnest Money but shall instead follow only the instructions of the Purchaser in connection therewith.

8.4 Documents To Be Delivered By Seller At Closing. At the Closing, Seller shall deliver or cause to be delivered to Purchaser directly or, if either party elects, through the Closing Escrow, the following, each of which shall be in form reasonably satisfactory to Purchaser and (if applicable) the Title Insurer:

(a) a Special Warranty Deed (the "Deed") duly executed and acknowledged by Seller, conveying the Land and Improvements to Purchaser or its designee subject only to the Permitted Exceptions;

(b) an Affidavit of Title and Bill of Sale duly executed and acknowledged by Seller, conveying the Personal Property to Purchaser or its designee;

(c) the Title Policy;

(d) evidence of the authorization of Seller as to the execution of this Agreement and the sale of the Property to Purchaser and the performance of other acts required hereunder;

(e) a FIRPTA affidavit to the effect that Seller is not a foreign person under Section 1445(b) of the United States Internal Revenue Code;

(f) such other instruments and documents, including, but not limited to, an ALTA Statement and Gap Undertaking, as may be reasonably required by the Title Insurer in order to issue the Title Policy in the form required pursuant to Section 4.3 hereof;

(g) all other documents required to be executed and/or delivered by Seller pursuant to other provisions of this Agreement or the Escrow Agreement, including assignment of existing contracts if assumed by Purchaser; and

(h) all keys, manuals, and warranties to the Property in Seller's or Seller's agents' possession.

8.5 Documents To Be Delivered By Purchaser At Closing. At the Closing, Purchaser shall deliver or cause to be delivered to Seller directly, or if either party elects through the Closing Escrow, the following, each of which shall be in form reasonably satisfactory to Seller and (if applicable) the Title Insurer:

(a) the Purchase Price, plus or minus adjustments, credits and prorations as provided for herein; and

(b) all other documents required to be executed and/or delivered by Purchaser pursuant to other provisions of this Agreement or the Escrow Agreement.

8.6 Documents to be Jointly Delivered by Seller and Purchaser at Closing. At the Closing, Seller and Purchaser shall each execute and deliver, directly, or if either party elects, through the Closing Escrow, the following, each of which shall be in form reasonably satisfactory to both parties and (if applicable) the Title Insurer:

(a) applicable transfer tax declarations for the State of Illinois, Cook County, Illinois and any necessary municipal transfer tax declarations, if any; and

(b) a Closing Statement.

ARTICLE 9
DEFAULTS; REMEDIES

9.1 Purchaser's Default. If Purchaser is in default under this Agreement and such default is not cured within five (5) Business Days after written notice of such default is given by Seller to Purchaser, then Seller may, as its sole and exclusive remedy, terminate this Agreement, in which case, the Earnest Money shall be delivered to Seller as liquidated damages and as Seller's sole and exclusive remedy. The parties acknowledge that Seller's actual damages in the event of a default by Purchaser under this Agreement will be difficult to ascertain, and that Seller's receipt of the Earnest Money as liquidated damages represents the parties' best estimate of such damages. The parties agree that the foregoing provisions of this Section 9.1 are reasonable in light of the intent and circumstances surrounding the execution of this Agreement, and Seller expressly acknowledges and agrees that its rights and remedies shall be limited as set forth above in this Section 9.1. Notwithstanding anything to the contrary, the five (5) Business day cure period shall not apply to Purchaser's obligations relating to the Closing.

9.2 Seller's Default. If the transaction contemplated hereby does not close by reason of a default by Seller in any of the terms hereof, and such default is not cured within five (5) Business Days after written notice of said default is given by Purchaser to Seller, then Purchaser may: (a) terminate this Agreement, in which case, Purchaser shall receive a return of all of the Earnest Money; or (b) pursue against Seller any rights or remedies available at law or in equity, including, without limitation, an action to compel Seller's specific performance of this Agreement. Purchaser must file a cause of action for specific performance within sixty (60) days after the date scheduled for Closing. Purchaser agrees that its failure to timely file a cause of action for specific performance within such sixty (60) day period shall be deemed a waiver by it of its right to commence an action for specific performance and Purchaser shall be deemed to have elected, as its sole and exclusive remedy, to terminate this Contract pursuant to clause (a) above.

No present or future partner, member, director, officer, shareholder, employee, advisor, affiliate or agent of or in Seller or any affiliate of Seller shall have any personal liability, directly or indirectly, under or in connection with this Agreement or any agreement made or entered into under or in connection with the provisions of this Agreement, or any amendment or amendments to any of the foregoing made at any time or times, heretofore or hereafter, and Purchaser and its successors and assigns and, without limitation, all other persons and entities, shall look solely to Seller's assets for the payment of any claim or for any performance, and Buyer hereby waives any and all such personal liability.

9.3 Costs of Enforcement. In the event any action or proceeding is brought by either party to enforce or interpret the terms of this Agreement, the prevailing party in such action or proceeding shall be entitled to have all of its costs, fees (including, without limitation, attorneys' fees) and expenses, paid or reimbursed by the non-prevailing party.

ARTICLE 10
MISCELLANEOUS

10.1 Payment of Real Estate Brokers and Consultants. Each party represents to the other that, other than Colliers International, which represents the Seller (the "Broker"), no real estate broker has been used in connection with this transaction. Pursuant to a separate written agreement between Seller and the Broker, Seller has agreed to pay the Broker a commission, concurrent with Closing, in connection with the sale of the Property to Purchaser under this Agreement. Purchaser agrees to indemnify, defend and hold Seller harmless from and against any claim for a real estate broker's commission or fee by any party claiming to have represented Purchaser in connection with this transaction. Seller agrees to indemnify, defend and hold Purchaser harmless from and against any claim for a real estate broker's commission or fee by any party claiming to have represented Seller in connection with this transaction. The indemnification obligations under this Section 10.1 shall survive the Closing or any termination of this Agreement for any reason whatsoever.

10.2 Notices. All notices and other communications which are required to be, or which may be, given under this Agreement shall be in writing, and shall be delivered at the addresses set out hereinbelow. Notice may be given by personal delivery, recognized overnight courier, by United States mail in the manner set forth below or by email transmission (with hard copy sent by certified or registered mail). Notice shall be deemed to have been duly given (a) if by personal delivery, on the first to occur of the date of actual receipt or refusal of delivery by any person at the intended address, (b) if by overnight courier, on the first (1st) Business Day after being delivered to a nationally-recognized overnight courier, (c) if by mail, on the second (2nd) Business Day after being deposited in the United States mail, certified or registered mail, return receipt requested, postage prepaid, (d) if by email, on the date such email is sent (with hard copy sent by certified or registered mail) addressed as follows:

If to Seller: NTN USA Corporation

[redacted]

with a copy to: NTN USA Corporation

[redacted]

If to Purchaser: Nicholas Family of Companies, LLC

[redacted]

with a copy to: _____

_____

_____

_____

_____

or to such other address as either party may from time to time specify as its address for the receipt of notices hereunder, in a notice to the other party. Notices may be sent by and to an attorney for a party from the firms identified above and when so sent shall be deemed notice by the party so represented.

10.3 Assignment. Purchaser shall have the right to assign this Agreement, and all of Purchaser's rights hereunder, to an entity which directly or indirectly controls, is controlled by, or is under common control with Purchaser ("Assignee"), without the consent of Seller; provided however that, Purchaser shall not be released from the terms and conditions of this Agreement. Purchaser shall notify Seller of any assignment to Assignee no less than ten (10) days prior to the Closing, and Seller shall thereafter perform all of its obligations to Assignee as if Assignee were the purchaser pursuant to this Agreement.

10.4 Entire Agreement. This Agreement embodies the entire understanding of the parties and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof, except as may be set forth in a written instrument executed by all parties contemporaneously with or subsequent to this Agreement. This Agreement shall not be construed more strictly against one party hereto than against the other party merely by virtue of the fact that it may have been prepared primarily by counsel for one of the parties. It is understood and recognized that both parties have contributed substantially and materially to the preparation of this Agreement.

10.5 Severability. If any term or provision of this Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Agreement and other applications thereof shall not be affected thereby.

10.6 Captions; Number. The captions contained in this Agreement are for the convenience of reference only, and shall not affect the meaning, interpretation or construction of this Agreement. As used in this Agreement, the singular form shall include the plural and the plural shall include the singular, to the extent that the context renders it appropriate.

10.7 Counterparts. This Agreement may be executed in two more counterparts, which may be delivered electronically in portable document format (.pdf) each of which shall be deemed to be an original and all of which together shall be deemed to be one and the same instrument.

10.8 Governing Law; Venue. This Agreement has been executed and delivered and is to be performed, in the State of Illinois, and this Agreement and all rights, obligations and liabilities hereunder shall be governed by, and construed in accordance with, the internal laws of the State of Illinois. Each party hereby irrevocably waives any objection that it may now or hereafter have to the laying of venue of any suit, action or proceeding arising out of or relating to this Agreement brought in any federal court located in the Northern District of Illinois, Eastern Division or in any state court sitting in Cook County, Illinois.

10.9 Time of the Essence. Time is of the essence of this Agreement.

10.10 Modification. The provisions of this Agreement may not be amended, changed or modified orally, but only by an agreement in writing signed by all of the parties hereto.

10.11 Waiver. Except as otherwise expressly provided in this Agreement, no waiver by a party of any breach of this Agreement or of any warranty or representation hereunder by the other party shall be deemed to be a waiver of any other breach by such other party (whether preceding or succeeding and whether or not of the same or similar nature) and no acceptance of payment or performance by a party after any breach by the other party shall be deemed to be a waiver of any breach of this Agreement or of any representation or warranty hereunder by such other party whether or not the first party knows of such breach at the time it accepts such payment or performance. Except as otherwise expressly provided in this Agreement, no failure or delay by a party to exercise any right it may have by reason of the default of the other party shall operate as a waiver of default or modification of this Agreement or shall prevent the exercise of any right by the first party while the other party continues to be so in default.

10.12 Business Days. If any date specified in this Agreement for the Closing Date or for commencement or expiration of time periods for termination or approvals or for notice occurs on a day other than a Business Day, then any such date shall be postponed to the next following Business Day. As used herein, "Business Day" shall mean any day other than a Saturday, Sunday or a holiday observed by national banks or the Title Insurer.

10.13 Cooperation In Exchange. In the event that Seller or Purchaser are under contract with a qualified intermediary for the purpose of effecting a tax-deferred exchange in accordance with Section 1031 of the United States Internal Revenue Code of 1986, as most recently amended, each party consents to the assignment of this Agreement to such intermediary. Furthermore, each party shall cooperate with the other to accomplish such exchange and perform any acts reasonably necessary to assist in such exchange, provided that neither party shall be required to accept title to any property other than the Property, expend any additional amounts of money above those amounts required pursuant to this Agreement, extend the Closing Date, and further provided that each party defend, indemnify and hold the other harmless from and against expenses, costs and damages of any kind (including attorney's fees) suffered by either by reason of the performance of, or failure to perform, any acts of cooperation necessitated by this Section. Each party agrees to sign a Notice of Assignment prior to Closing confirming that such party has received the Notice of Assignment and consents to the assignment.

10.14 Waiver of Right to Jury Trial. Each of the parties hereto acknowledge and agree that any controversy which may arise under this Agreement or with respect to the transaction contemplated herein would be based upon difficult and complex issues and therefore, the parties agree that any court proceeding arising out of any such controversy will be tried in a court of competent jurisdiction by a judge sitting without a jury.

10.15 No Joint Venture. Purchaser acknowledges and agrees that Seller is not a venturer, co-venturer, insurer, guarantor or partner of Purchaser in Purchaser's acquisition, ownership, operation or resale of the Property.

10.16. Confidentiality. Purchaser shall maintain the confidentiality of all information provided by Seller or developed by Purchaser as a result of its investigations, except for disclosures to agents, attorneys, or potential lenders and partners, as necessary to permit them to perform their duties, all of which parties first shall agree to maintain confidentiality. Both parties agree that the terms and conditions hereof shall be kept strictly confidential.

NO MORE TEXT ON THIS PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

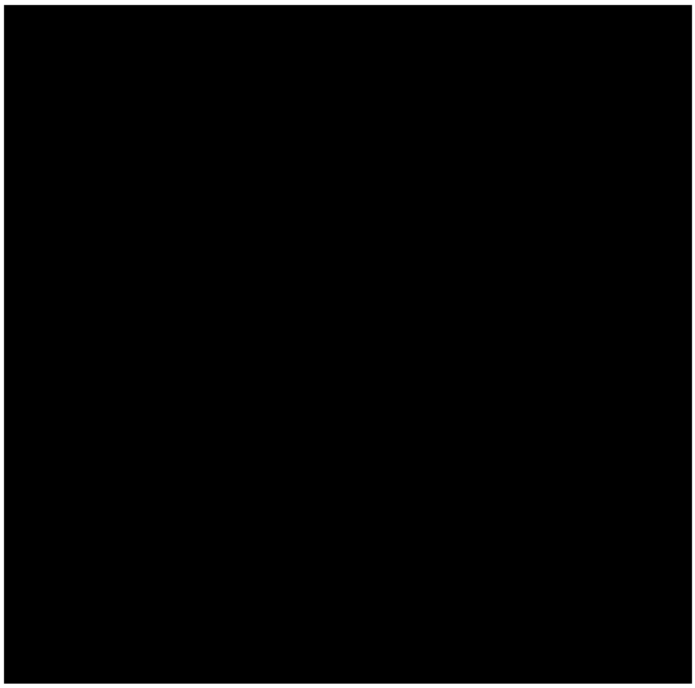


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Conditional Use Findings Response – 1600 Bishop

5/26/2026

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

The proposed industrial building and associated operations will be designed, constructed, and maintained in a manner that will not be detrimental to or endanger the public health, safety, comfort, or general welfare. The development will comply with all applicable building, fire protection, stormwater management, and life safety codes, and operations will be conducted in accordance with all local, state, and federal regulations.

2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;

The proposed use is compatible with surrounding land uses and will not be injurious to the use and enjoyment of neighboring properties. The site plan incorporates appropriate setbacks, landscaping, screening, lighting controls, and operational considerations intended to minimize impacts on adjacent properties and preserve surrounding property values.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The proposed conditional use will support the normal and orderly development of the surrounding area by providing a high-quality industrial facility consistent with the established development pattern and zoning intent of the KBC. The project represents an appropriate and productive use of the property that will contribute to the economic vitality of Mount Prospect.

4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

Adequate public utilities, drainage facilities, access roads, and other necessary infrastructure will be provided as part of the proposed development. The project will be reviewed by the appropriate agencies and engineered to meet all applicable municipal and regulatory standards.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The site has been designed with adequate ingress and egress points to ensure safe and efficient vehicular circulation while minimizing traffic congestion on surrounding public streets. Internal circulation, loading areas, and parking facilities have been planned to accommodate anticipated traffic volumes and operational needs.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village;

The proposed conditional use is consistent with the goals and objectives of the Village's Comprehensive Plan, including promoting appropriate industrial and employment-generating development in designated areas with access to necessary infrastructure and transportation networks.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning & Zoning Commission.

The proposed development conforms to the applicable regulations and standards of the zoning district, including bulk, setback, landscaping, parking, and operational requirements, except as may otherwise be modified through the conditional use approval process.

1600 Bishop Ct – VoMP Standards for PUD's – Applicant Responses

A. General Standards:

1. Except as modified by and approved in the final planned unit development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.

   The proposed development complies with the regulations of the underlying zoning district and applicable Village requirements.

2. The principal use in the proposed planned unit development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.

   The proposed industrial use is consistent with the Village's Comprehensive Plan and the planned land use recommendations for the subject property and surrounding area.

3. The proposed planned unit development is in the public interest and is consistent with the purposes of this zoning ordinance.

   The proposed Planned Unit Development is in the public interest and consistent with the intent and purpose of the Village Zoning Ordinance. The development will provide substantial investment into the community through construction of a modern industrial facility, creation of employment, expansion of the local tax base, and improvement of an underutilized property.

4. The streets have been designed to avoid:
   a. Inconvenient or unsafe access to the planned unit development.

   The proposed site layout and access points have been designed to provide safe and efficient ingress and egress for employees, visitors, deliveries, and emergency services. Access to the site will be provided via Bishop Court and has been designed to support safe vehicular circulation throughout the development.

   b. Traffic congestion in the streets which adjoin the planned unit development.

   The development is not anticipated to create significant traffic congestion on adjoining roadways. Internal circulation, truck maneuvering, loading areas, and employee parking have been designed to efficiently accommodate projected traffic associated with the proposed use.

c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned unit development.

The proposed development is not expected to place a significant burden on public parks, schools, or other public facilities. Utility and infrastructure coordination will be completed with the appropriate agencies.

B. Standards for Planned Unit Developments With Use Exceptions:

Section not applicable. No use exceptions are proposed.

C. Standards for Planned Unit Developments With Other Exceptions:

1. Any reduction in the requirements of this chapter is in the public interest.

The requested exception to allow approximately 78% impervious coverage, where 75% is otherwise permitted, is in the public interest as it allows for a more efficient industrial site layout while still providing appropriate landscaping, parking, and circulation.

2. The proposed exceptions would not adversely impact the value or use of any other property.

The requested lot coverage exception will not adversely impact the value or use of surrounding properties. The proposed industrial development remains consistent with surrounding land uses and incorporates appropriate site design, drainage, landscaping, and screening measures.

3. Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.

The requested exception is intended solely to accommodate an efficient and functional industrial site design while supporting high-quality development standards. The minor increase in impervious coverage allows for overall improved site and building functionality.

4. In residential planned unit developments the maximum number of dwelling units allowed per acre shall not exceed forty eight (48) units per acre for developments incorporating senior housing or assisted living facilities.

Not applicable. The proposed development is industrial.

5. All buildings are to be located within the planned unit development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:

   a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.

   The proposed development complies with applicable setback requirements.

   b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.

   The proposed development complies with all required transitional yard and landscape standards.

   c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Planning and Zoning Commission shall recommend either or both of the following requirements:

   (1) All structures located on the perimeter of the planned unit development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses.

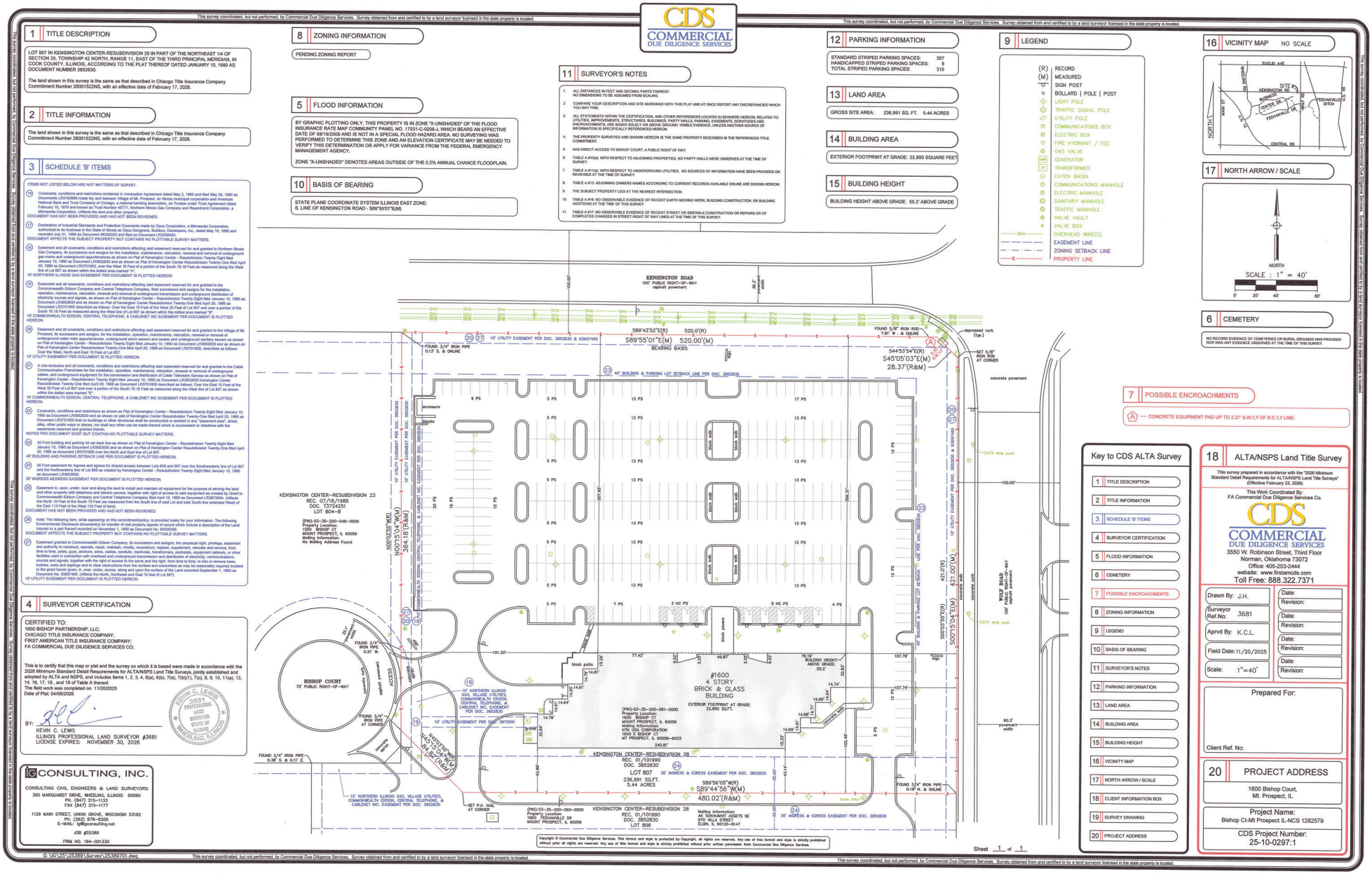
   The building placement provides adequate separation from adjacent properties.

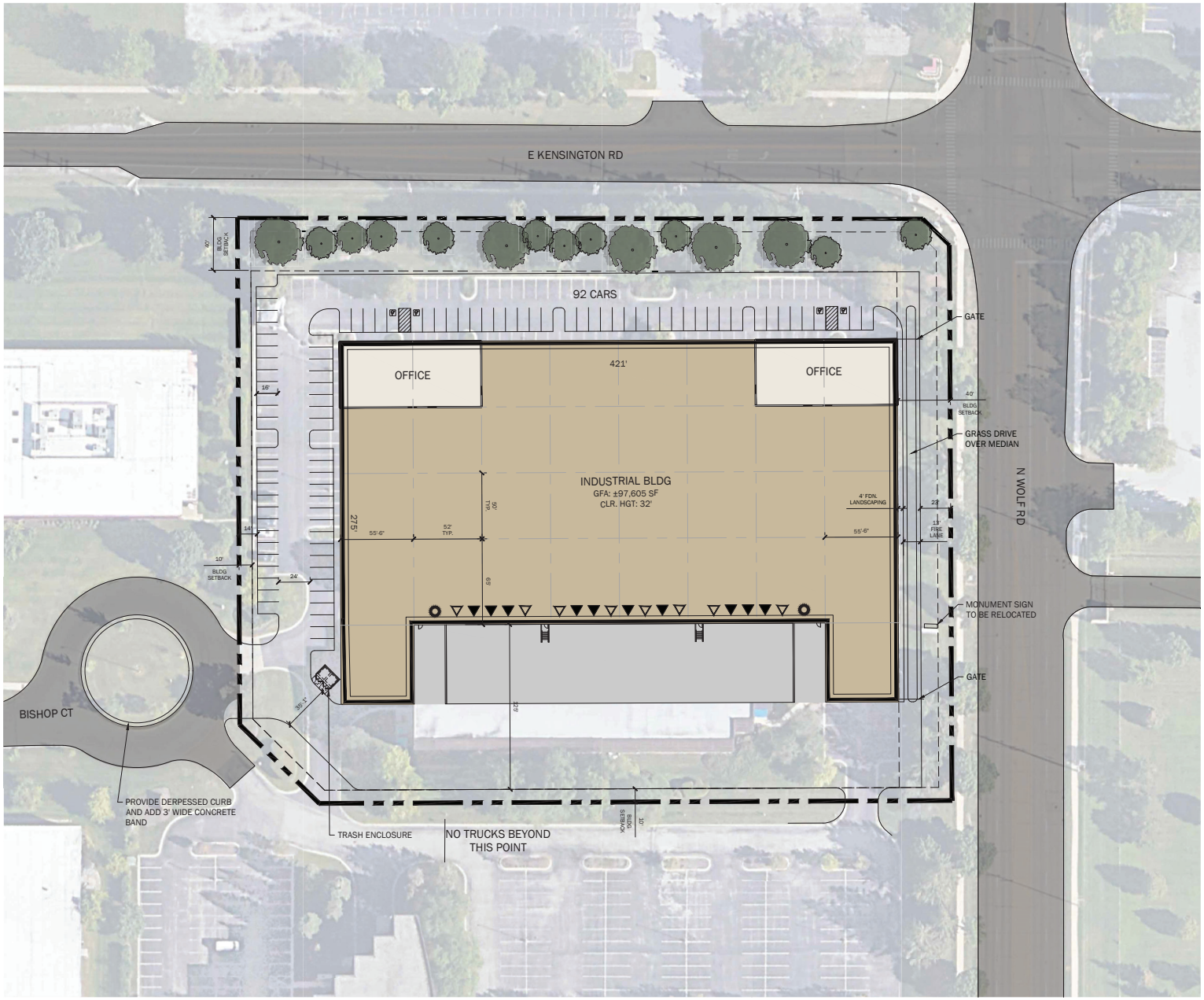
   (2) All structures located along the entire perimeter of the planned unit development must be permanently screened with sight proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

   Landscaping and screening will be provided and/or preserved as required by Village standards.

   d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

   The proposed development complies with applicable open space requirements.


1 TITLE DESCRIPTION
LOT 807 IN KENSINGTON CENTER-RESUBDIVISION 28 IN PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF DATED JANUARY 10, 1990 AS DOCUMENT NUMBER 3852830.
The land shown in this survey is the same as that described in Chicago Title Insurance Company Commitment Number 28001522NS, with an effective date of February 17, 2026.
2 TITLE INFORMATION
The land shown in this survey is the same as that described in Chicago Title Insurance Company Commitment Number 28001522NS, with an effective date of February 17, 2026.
3 SCHEDULE 'B' ITEMS
ITEMS NOT LISTED BELOW ARE NOT MATTERS OF SURVEY.
4 SURVEYOR CERTIFICATION
CERTIFIED TO:
1600 BISHOP PARTNERSHIP, LLC;
CHICAGO TITLE INSURANCE COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY;
FA COMMERCIAL DUE DILIGENCE SERVICES CO;
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 , and 19 of Table A thereof.
The field work was completed on 11/20/2025
Date of Plat: 04/06/2026
BY:
KEVIN C. LEWIS
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES: NOVEMBER 30, 2026
KEVIN C. LEWIS 3681 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090
PH. (847) 215-1133
FAX (847) 215-1177
1129 MAIN STREET, UNION GROVE, WISCONSIN 53182
PH. (262) 878-8200
E-MAIL: lgk@consulting.net
JOB #25389
FIRM NO. 184-001330
8 ZONING INFORMATION
PENDING ZONING REPORT
5 FLOOD INFORMATION
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X-UNSHADED" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 17031-C-0208-J, WHICH BEARS AN EFFECTIVE DATE OF 08/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
ZONE "X-UNSHADED" DENOTES AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
10 BASIS OF BEARING
STATE PLANE COORDINATE SYSTEM ILLINOIS EAST ZONE:
S. LINE OF KENSINGTON ROAD - S89°55'01"E(M)
CDS COMMERCIAL DUE DILIGENCE SERVICES
11 SURVEYOR'S NOTES
1. ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF. NO DIMENSIONS TO BE ASSUMED FROM SCALING.
2. COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
3. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
4. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
5. HAS DIRECT ACCESS TO BISHOP COURT, A PUBLIC RIGHT OF WAY.
6. TABLE A #10(a): WITH RESPECT TO ADJOINING PROPERTIES, NO PARTY WALLS WERE OBSERVED AT THE TIME OF SURVEY.
7. TABLE A #11(a): WITH RESPECT TO UNDERGROUND UTILITIES, NO SOURCES OF INFORMATION HAVE BEEN PROVIDED OR REVIEWED AT THE TIME OF SURVEY.
8. TABLE A #13: ADJOINING OWNERS NAMES ACCORDING TO CURRENT RECORDS AVAILABLE ONLINE ARE SHOWN HEREON.
9. THE SUBJECT PROPERTY LIES AT THE NEAREST INTERSECTION.
10. TABLE A #16: NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
11. TABLE A #17: NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR OF COMPLETED CHANGES IN STREET RIGHT OF WAY LINES AT THE TIME OF THIS SURVEY.
12 PARKING INFORMATION
STANDARD STRIPED PARKING SPACES: 307
HANDICAPPED STRIPED PARKING SPACES: 8
TOTAL STRIPED PARKING SPACES: 315
13 LAND AREA
GROSS SITE AREA: 236,991 SQ. FT. 5.44 ACRES
14 BUILDING AREA
EXTERIOR FOOTPRINT AT GRADE: 22,890 SQUARE FEET
15 BUILDING HEIGHT
BUILDING HEIGHT ABOVE GRADE: 55.2' ABOVE GRADE
9 LEGEND
(R) RECORD
(M) MEASURED
SIGN POST
BOLLARD | POLE | POST
LIGHT POLE
TRAFFIC SIGNAL POLE
UTILITY POLE
COMMUNICATIONS BOX
ELECTRIC BOX
FIRE HYDRANT / FDC
GAS VALVE
GENERATOR
TRANSFORMER
CATCH BASIN
COMMUNICATIONS MANHOLE
ELECTRIC MANHOLE
SANITARY MANHOLE
TRAFFIC MANHOLE
VALVE VAULT
VALVE BOX
OVERHEAD WIRE(S)
EASEMENT LINE
ZONING SETBACK LINE
PROPERTY LINE
16 VICINITY MAP NO SCALE
EUCLID AVE
KENSINGTON RD
SITE
BUSINESS CENTER DR
PEDHANVILLE DR
PEDHANVILLE RD
CENTRAL RD
NORTH
17 NORTH ARROW / SCALE
NORTH
SCALE : 1" = 40'
0' 20' 40' 80'
6 CEMETERY
NO RECORD EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WAS PROVIDED NOR WAS ANY EVIDENCE OBSERVED AT THE TIME OF THIS SURVEY.
7 POSSIBLE ENCROACHMENTS
(A) — CONCRETE EQUIPMENT PAD UP TO 2.37' S.W'LY OF N.E.'LY LINE.
KENSINGTON ROAD
100' PUBLIC RIGHT-OF-WAY
asphalt pavement
BISHOP COURT
70' PUBLIC RIGHT-OF-WAY
WOLF ROAD
100' PUBLIC RIGHT-OF-WAY
concrete pavement
#1600
4 STORY
BRICK & GLASS
BUILDING
EXTERIOR FOOTPRINT AT GRADE:
22,890 SQ.FT.
KENSINGTON CENTER-RESUBDIVISION 23
REC. 07/18/1988
DOC. 13724251
LOT 804-B
KENSINGTON CENTER-RESUBDIVISION 28
REC. 01/101990
DOC. 3852830
LOT 807
5.44 ACRES
236,991 SQ.FT.
KENSINGTON CENTER-RESUBDIVISION 28
REC. 01/101990
DOC. 3852830
LOT 806
(PIN):03-35-200-046-0000
Property Location:
1600 BISHOP CT
MOUNT PROSPECT, IL 60056
Mailing Information:
No Mailing Address Found
(PIN):03-35-200-061-0000
Property Location:
1600 BISHOP CT
MOUNT PROSPECT, IL 60056
NTN USA CORPORATION
1600 E BISHOP CT
MT PROSPECT, IL 60056-6033
(PIN):03-35-200-060-0000
Property Location:
1660 FEDHANVILLE DR
MOUNT PROSPECT, IL 60056
Mailing Information:
AK SCHUMANT ASSETS SE
970 VILLA STREET
ELGIN, IL 60120-8147
FOUND 3/4" IRON PIPE 0.13' S. & ONLINE
FOUND 5/8" IRON ROD 7.81' W. & ONLINE
SET 5/8" IRON ROD AT CORNER
FOUND 3/4" IRON PIPE 0.20' W.
FOUND 3/4" IRON PIPE AT CORNER
FOUND 3/4" IRON PIPE 0.38' S. & 0.11' E.
SET P.K. NAIL AT CORNER
FOUND 3/4" IRON PIPE 0.18' N. & ONLINE
S89°43'52"E(R) 520.0'(R)
S89°55'01"E(M) 520.00'(M)
BEARING BASIS
S44°53'54"E(R)
S45°05'03"E(M)
28.37'(R&M)
N00°03'35"W(M)
N00°15'04"W(M)
384.18'(R&M)
S00°03'35"E(R)
S00°15'04"E(M)
421.00'(M)
S89°56'05"W(R)
S89°44'56"W(M)
480.02'(R&M)
N00°03'35"W(M)
N00°15'04"W(M)
384.18'(R&M)
191.30'
77.42'
49.87'
107.79'
107.74'
100.00'
307.95'
306.21'
240.81'
102.49'
43.85'
43.41'
35.00'
60.3' pavement width
25.0' pavement width
30.2' pavement width
10' UTILITY EASEMENT PER DOC. 3852830 & 93697465
40' BUILDING & PARKING LOT SETBACK LINE PER DOC. 3852830
10' NORTHERN ILLINOIS GAS, VILLAGE UTILITIES, COMMONWEALTH EDISON, CENTRAL TELEPHONE, & CABLENET INC. EASEMENT PER DOC. 3852830
10' UTILITY EASEMENT PER DOC. 3872991
35' INGRESS & EGRESS EASEMENT PER DOC. 3852830
10' COMMONWEALTH EDISON, CENTRAL TELEPHONE, & CABLENET INC. EASEMENT PER DOC. 3852830
Key to CDS ALTA Survey
1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS
18 ALTA/NSPS Land Title Survey
This survey prepared in accordance with the "2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2026)
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.fnslamcds.com
Toll Free: 888.322.7371
Drawn By: J.H.
Surveyor Ref.No: 3681
Aprvd By: K.C.L.
Field Date: 11/20/2025
Scale: 1"=40'
Date: Revision:
Prepared For:
Client Ref. No:
20 PROJECT ADDRESS
1600 Bishop Court,
Mt. Prospect, IL
Project Name:
Bishop Ct-Mt Prospect IL-NCS 1282579
CDS Project Number:
25-10-0297:1
Sheet 1 of 1
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This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.
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DEVELOPMENT STANDARDS

Zoning		
Jurisdiction		Mount Prospect
Zoning Designation		I1 - Limited Industrial PUD
Max Coverage		75%
Max F.A.R		TBD
Max Height		40 FT
Parking Standards		
	Min Stall Size	9x18
	Drive Aisle	24 FT
	Fire Lane	26 FT
Required Parking		
	Office	1/250 SF
	Manufacturing	/1.5 employees + 1/vehicle
	Warehouse	1/1500 SF

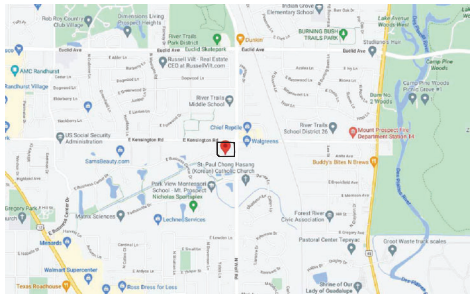
PROJECT DATA

Site Summary		*APN(s): 03-35-200-061-0000*
Gross Site Area	236,990 SF	5.44 AC
Total Building Area(s)	Gross Floor Area	97,572 SF
	Footprint	97,572 SF
Impervious Coverage	Gross	78%
FAR	Gross	0.41
Existing Building		
Building Area(s)	Footprint	97,572 SF
	Gross Floor Area	97,572 SF
Cars Required	@10.5% Office	99 Stalls [1]
Provided Cars	*@0.94/1,000 SF*	92 Stalls
	Req. Accessible	4 Stalls
Drive-in Doors		2
Docks	*@1.02/10,000 SF*	10

Notes

1. Parking variance may be required

2



1" =30'

0 15 30 75 150

NORTH

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source: CIVIL CAD FILE

Stormwater Management Design: ASSUMED OFF-SITE

SCHEME: 01

Conceptual Site Plan

Bishop Court

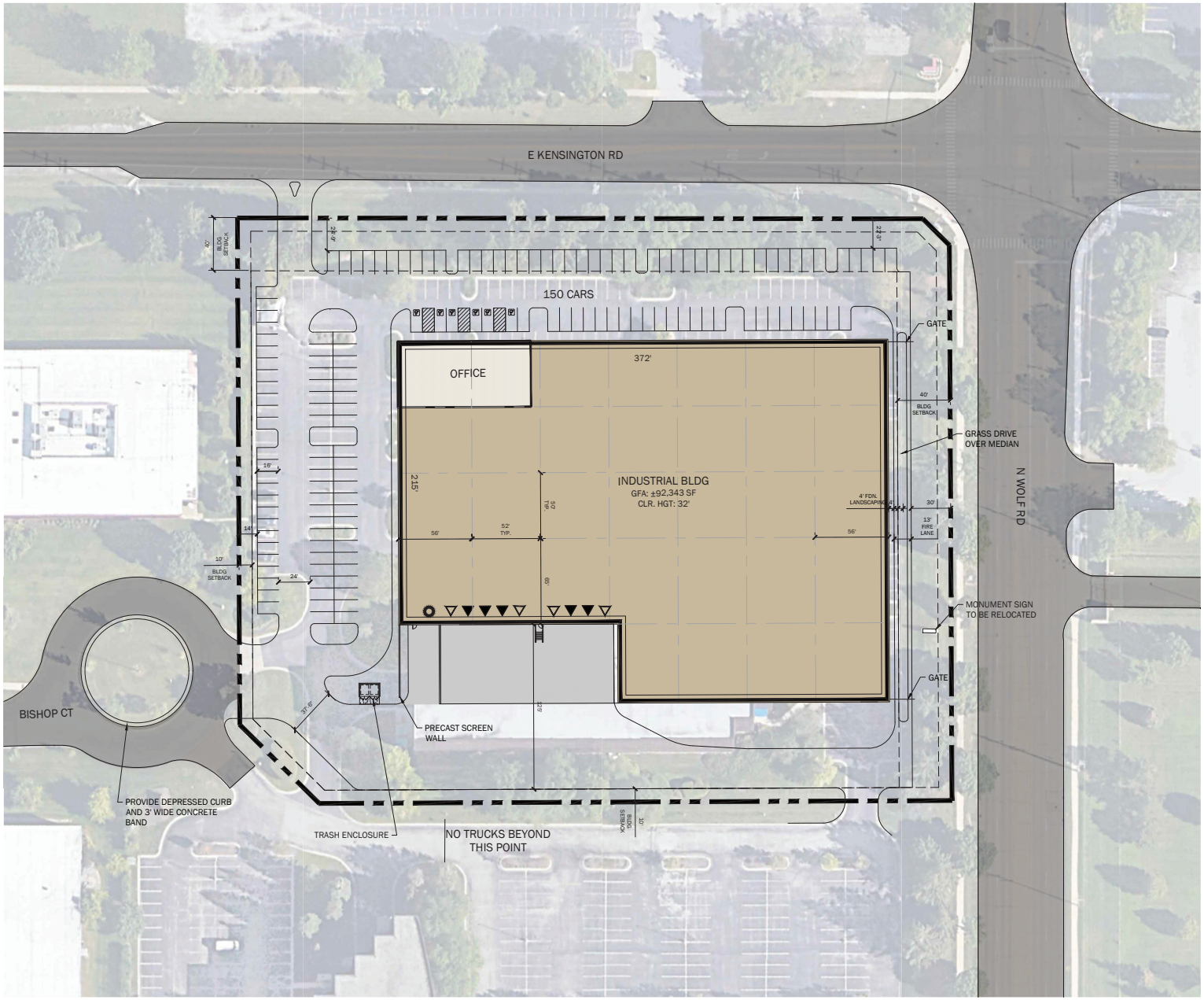
1600 Bishop Ct, Mt Prospect, IL 60056

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PAGE 01



DEVELOPMENT STANDARDS

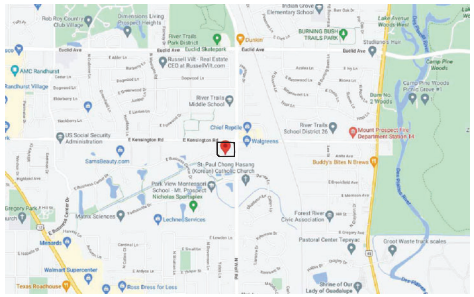
Zoning		
Jurisdiction		Mount Prospect
Zoning Designation		I1 - Limited Industrial PUD
Max Coverage		75%
Max F.A.R		TBD
Max Height		40 FT
Parking Standards		
	Min Stall Size	9x18
	Drive Aisle	24 FT
	Fire Lane	26 FT
Required Parking		
	Office	1/250 SF
	Manufacturing	/1.5 employees + 1/vehicle
	Warehouse	1/1500 SF

PROJECT DATA

Site Summary		*APN(s): 03-35-200-061-0000*
Gross Site Area	236,990 SF	5.44 AC
Total Building Area(s)	Gross Floor Area	92,343 SF
	Footprint	92,343 SF
Impervious Coverage	Gross	78%
FAR	Gross	0.39
Existing Building		
Building Area(s)	Footprint	92,343 SF
	Gross Floor Area	92,343 SF
Cars Required	@10.5% Office	94 Stalls [1]
Provided Cars	*@1.62/1,000 SF*	150 Stalls
	Req. Accessible	5 Stalls
Drive-in Doors		1
Docks	*@1.08/10,000 SF*	10

Notes

1. *Parking variance may be required*
2



1" =30'
0 15 30 75 150
NORTH

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source: CIVIL CAD FILE

Stormwater Management Design: ASSUMED OFF-SITE

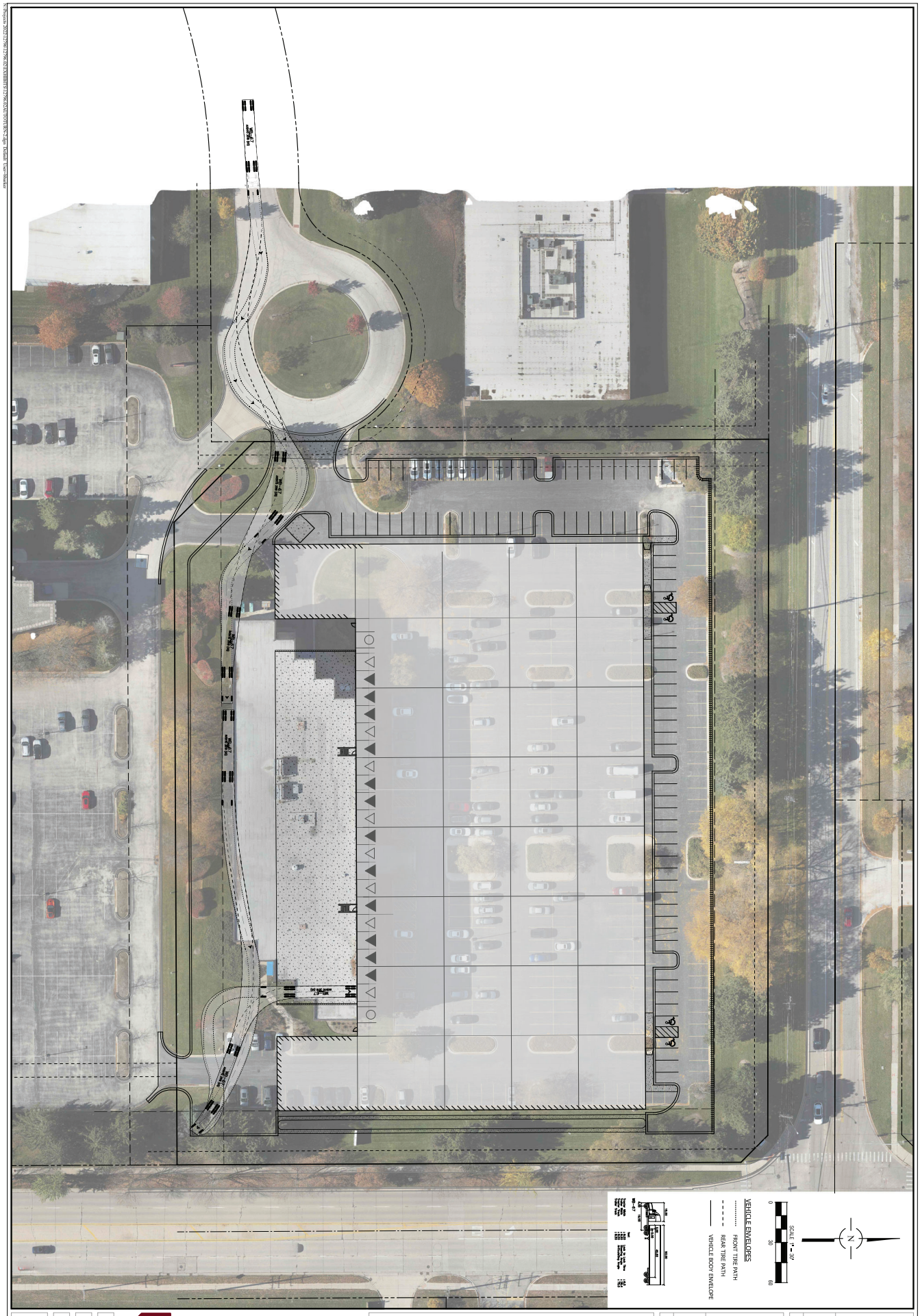
SCHEME: 01

Conceptual Site Plan
Bishop Court
1600 Bishop Ct, Mt Prospect, IL 60056

WARE MALCOMB

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2026.06.25

PAGE 01



SHEET	AT-1	1 OF 2
JOB NO.	12798.02	
DATE:	06/24/26	
FILENAME:	12798.02-AUTOTURN	

Spaceco
Civil Engineering & Surveying
spacecoinc.com
Rosemont, IL – Morris, IL – Indianapolis, IN

AUTOTURN EXHIBIT - 1

1600 BISHOP COURT
MT. PROSPECT, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS



SHEET	AT-2
	2 OF 2
JOB NO.	12798.02
DATE:	06/24/26
FILENAME:	12798.02-AUTOTURN

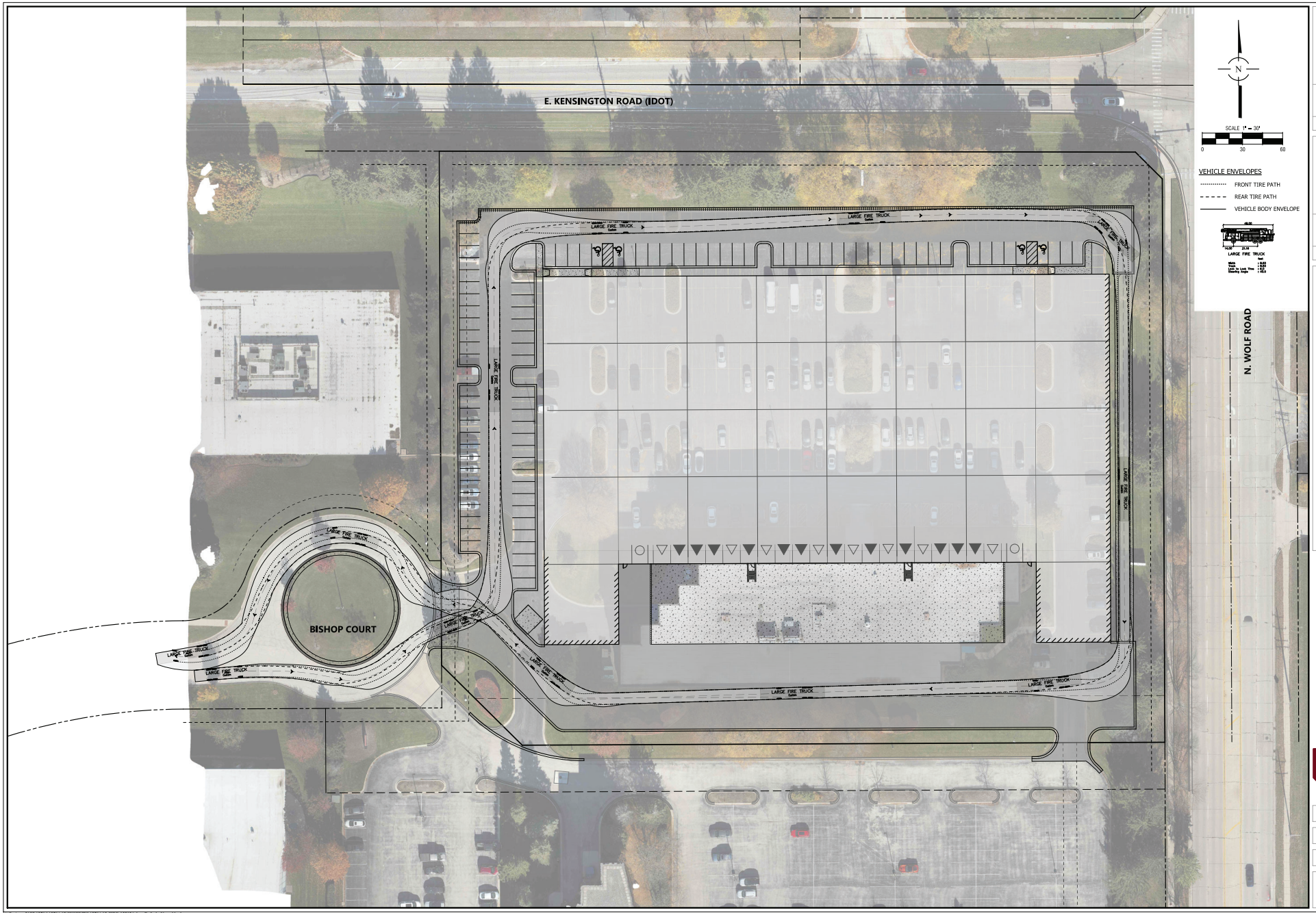
Spaceco
Civil Engineering & Surveying
spacecoinc.com
Rosemont, IL – Morris, IL – Indianapolis, IN

AUTOTURN EXHIBIT – 2

1600 BISHOP COURT
MT. PROSPECT, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS



NO. | DATE | REMARKS

NO. | DATE | REMARKS

FIRE TRUCK EXHIBIT - 1

1600 BISHOP COURT
MT. PROSPECT, ILLINOIS

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FILENAME: 12796.02-FIRE

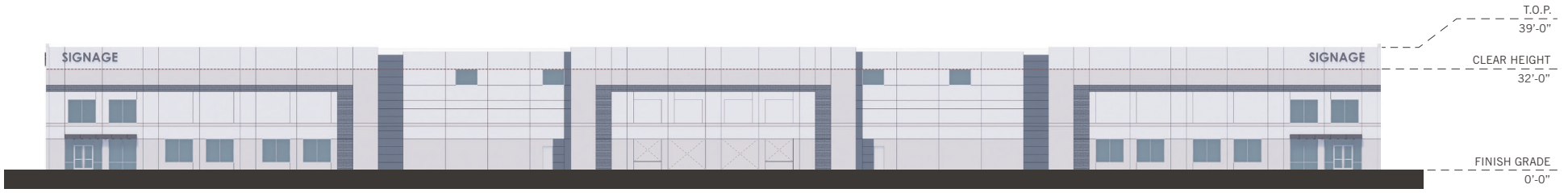
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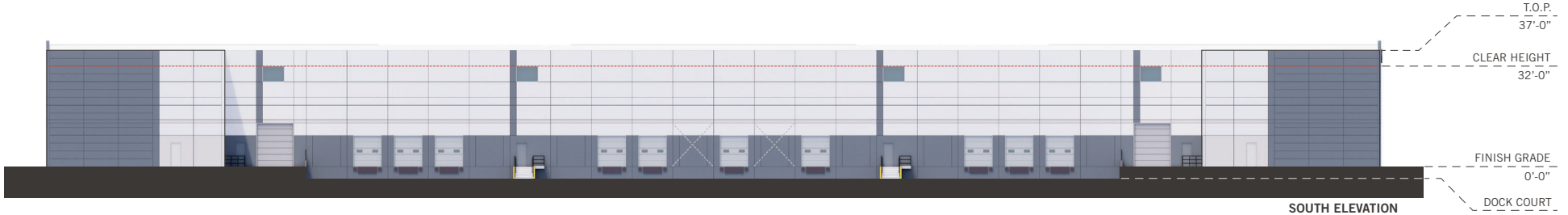
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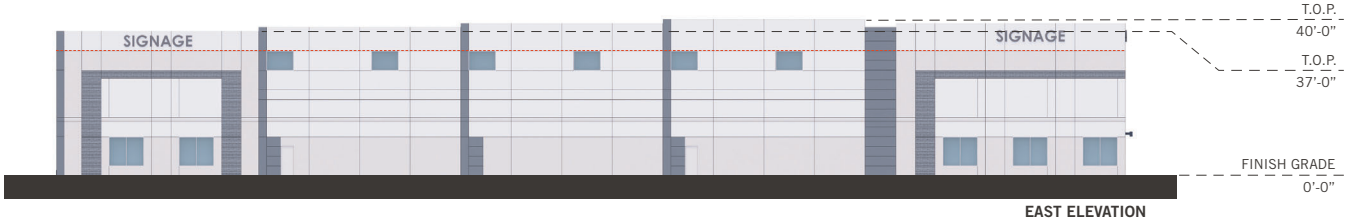

SIGNAGE



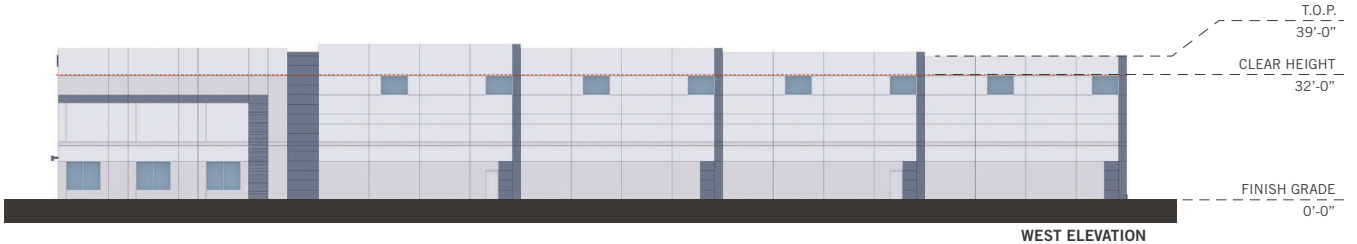
NORTH ELEVATION
SCALE: 1/32" = 1-0"



SOUTH ELEVATION
SCALE: 1/32" = 1-0"

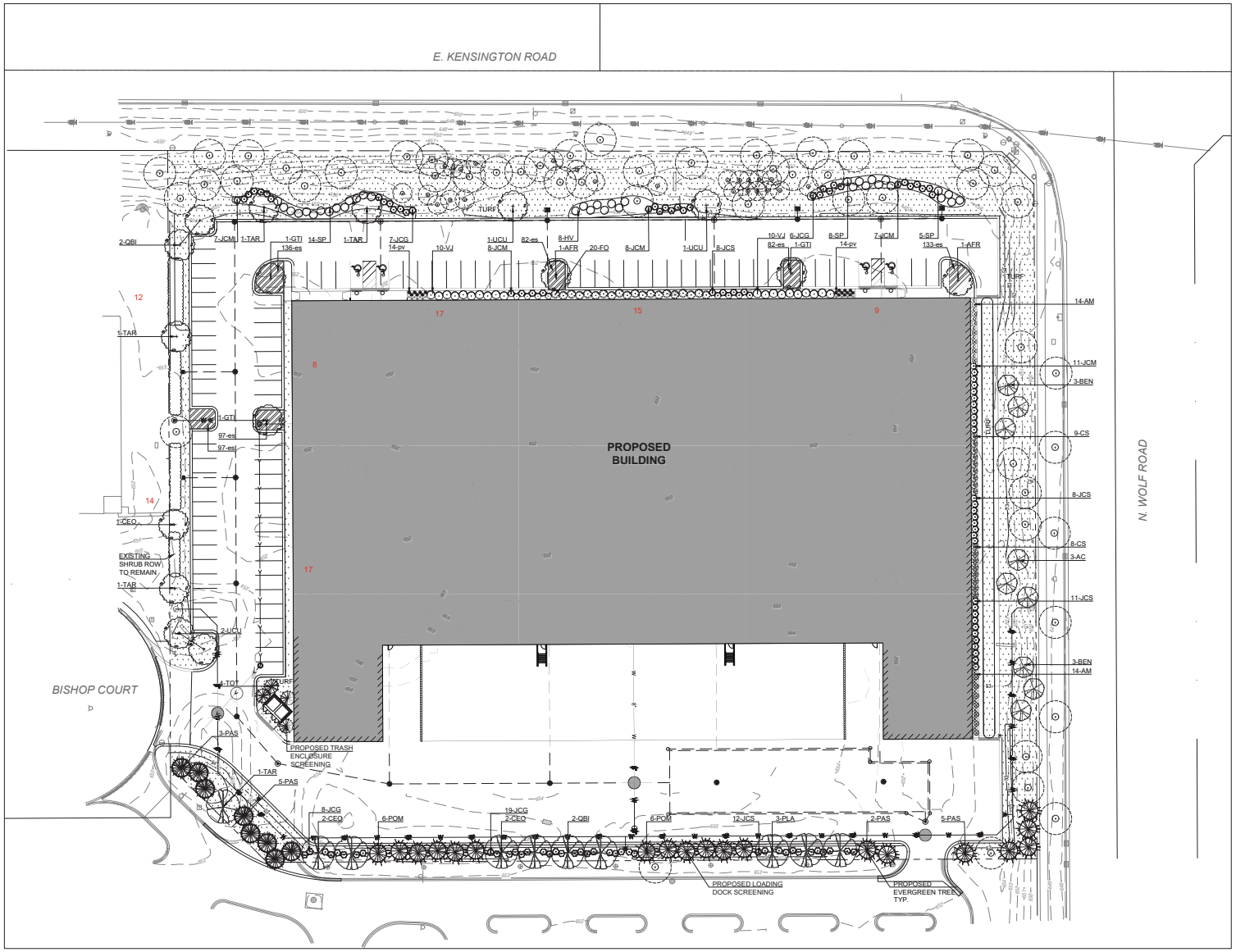


EAST ELEVATION
SCALE: 1/32" = 1-0"



WEST ELEVATION
SCALE: 1/32" = 1-0"





OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

N

0 15' 30' 60'

Village of Mount Prospect Ordinance
Landscape requirement Summary

		Required	Proposed/ Existing
Parking Lot Interior Landscaping	***1863 SF***		
Shade Trees	1:120 SF	16	16
Live Coverage (evergreens, shrubs, perennials)	50%	932 SF	974 SF
Site Parking Perimeter Planting - Residential use adjacent (LF) (Kensington Rd)	***520 LF***		
Shade Trees	1:50 LF	10	50
3' HT Continuous Landscaping	100%		
Site Parking Perimeter Planting - Other Property adjacent - non-residential (LF) (Wolf Rd)	***421 LF***		
Shade Trees	1:75 LF	6	17
3' HT Continuous Landscaping	50%		
Foundation Landscaping	***550 LF***		
4' min width landscaping area - Exterior Side	100%	554 LF	
Screening - Trash Enclosure	***46 LF***		
	100%	46 LF	46 LF
Screening - Loading Area	***640 LF***		
Loading area (Wolf Rd and South Property line)	100%	640 LF	640 LF

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.602.5354 | www.ktalandarch.com

no.	revision description	initial	date
	ISSUED FOR REVIEW	DSP	04-08-26
	PER VILLAGE COMMENTS	DSP	06-05-26

1600 BISHOP COURT
MOUNT PROSPECT, ILLINOIS

OVERALL LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS
PLANT LIST

date. 04-07-26
drawn DSP
checked KMT

job no. 26210

sheet no. L1.0

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.

ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS

ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING

THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.5%
MAGNESIUM (MG)	100+LBS./ACRE	100+LBS./ACRE
PHOSPHORUS (P2O5)	150+LBS./ACRE	150+LBS./ACRE
POTASSIUM (K2O)	120+LBS./ACRE	120+LBS./ACRE
SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX	NOT TO EXCEED 750PPM/0.75 MMHOS/CM IN SOIL; NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP

DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL; FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES; DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
2. PRUNE PLANTS THAT FLOWER IN JULY – SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
   A. YEWS, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
   B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
   C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
8. GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAB APPLES, LILACS, VIBURNUMS, ETC.
10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING

FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.
ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLAN PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.

TRASH REMOVAL

THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.

LEAF REMOVAL

ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER, IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

WINTER CLEAN-UP

THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

CLEAN-UP INCLUDES:

- CLEANING CURBS AND PARKING AREAS
- REMOVING ALL TRASH AND UNWANTED DEBRIS
- TURNING MULCH WHERE NECESSARY
- INSPECTION OF GROUNDS

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE

PERENNIALIZATION OF BULBS:

1. AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
2. ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE.
3. ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
4. APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL.

FLOWER ROTATION:

1. BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
2. SUMMER ANNUALS OR FALL PLANTS:
   A. DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.
   B. FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS. APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER, OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY, OR MULCH WITH COMPOST 1" DEEP.
   C. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

PERENNIALS:

1. AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
2. THE FOLLOWING YEAR:
   A. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
   B. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.
   C. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
   D. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIAS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.
   E. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
   F. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE.
3. THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
4. LONG-TERM CARE:
   A. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHERS RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE.
   B. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOUTY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

1. SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
2. MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCIVE TO TURF VITALITY FOR TURF GRASSES.
3. MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED.
4. AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
6. APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
7. MECHANICALLY EDGE CURBS AND WALKS.
8. APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

TREE, GROUNDCOVER AND SHRUB BED MAINTENANCE

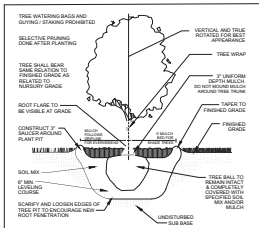
1. PRUNE SHRUBS, TREES AND GROUNDCOVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
2. MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS.
3. APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
5. APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
6. ORNAMENTAL SHRUBS, TREES AND GROUNDCOVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER)
7. EDGE ALL MULCHED BEDS.
8. REMOVE ALL LITTER AND DEBRIS.

GENERAL MAINTENANCE

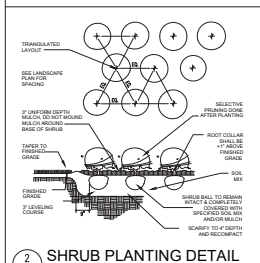
1. REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.

Master Plant List

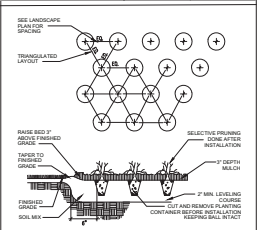
Symbol	Quantity	Botanical Name	Common Name	Size	Origin
Shade Trees					
AFR	2	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	
CEO	5	CELTUS OCCIDENTALIS	HACKBERRY	3" BB	NATIVE
GTI	3	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" BB	
PLA	3	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB	
QBI	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE
TAR	5	TILIA AMERICANA 'MCKSENTRY'	AMERICAN SENTRY LINDEN	3" BB	NATIVAR
UCU	4	ULMUS x 'MORTON'	ACCOLADE ELM	3" BB	
Evergreen Trees					
PAS	15	PICEA AIBES	NORWAY SPRUCE	8' BB	
POM	12	PICEA OMORIKA	SERBIAN SPRUCE	8' BB	
TOT	4	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6' BB	NATIVAR
Ornamental Trees					
AC	3	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' BB	NATIVE
BEN	6	BETULA NIGRA	RIVER BIRCH	10' BB	NATIVE
Evergreen Shrubs					
JCG	40	JUNIPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUNIPER	24" BB	
JCM	41	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB	
JCS	39	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	
Deciduous Shrubs					
AM	28	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVAR
CS	17	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	NATIVAR
FO	20	FORSYTHIA x INTERMEDIA 'SUNRISE'	SUNRISE FORSYTHIA	5 GAL	
HV	8	HAMMAMELIS VERNALIS	VERNAL WITCHHAZEL	4' BB	NATIVE
SP	27	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	24" BB	
VJ	20	VIBURNUM X JUDDI	JUDD VIBURNUM	36" BB	
Groundcover					
es	627	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	3" POTS	NATIVE
Grasses					
pv	28	PANICUM VIRGATUM	SWITCH GRASS	3 GAL	NATIVE



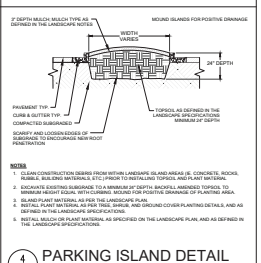
1 L2.0 TREE PLANTING DETAIL
SCALE: NO SCALE



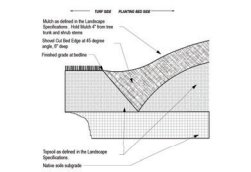
2 L2.0 SHRUB PLANTING DETAIL
SCALE: NO SCALE



3 L2.0 GROUNDCOVER DETAIL
SCALE: NO SCALE



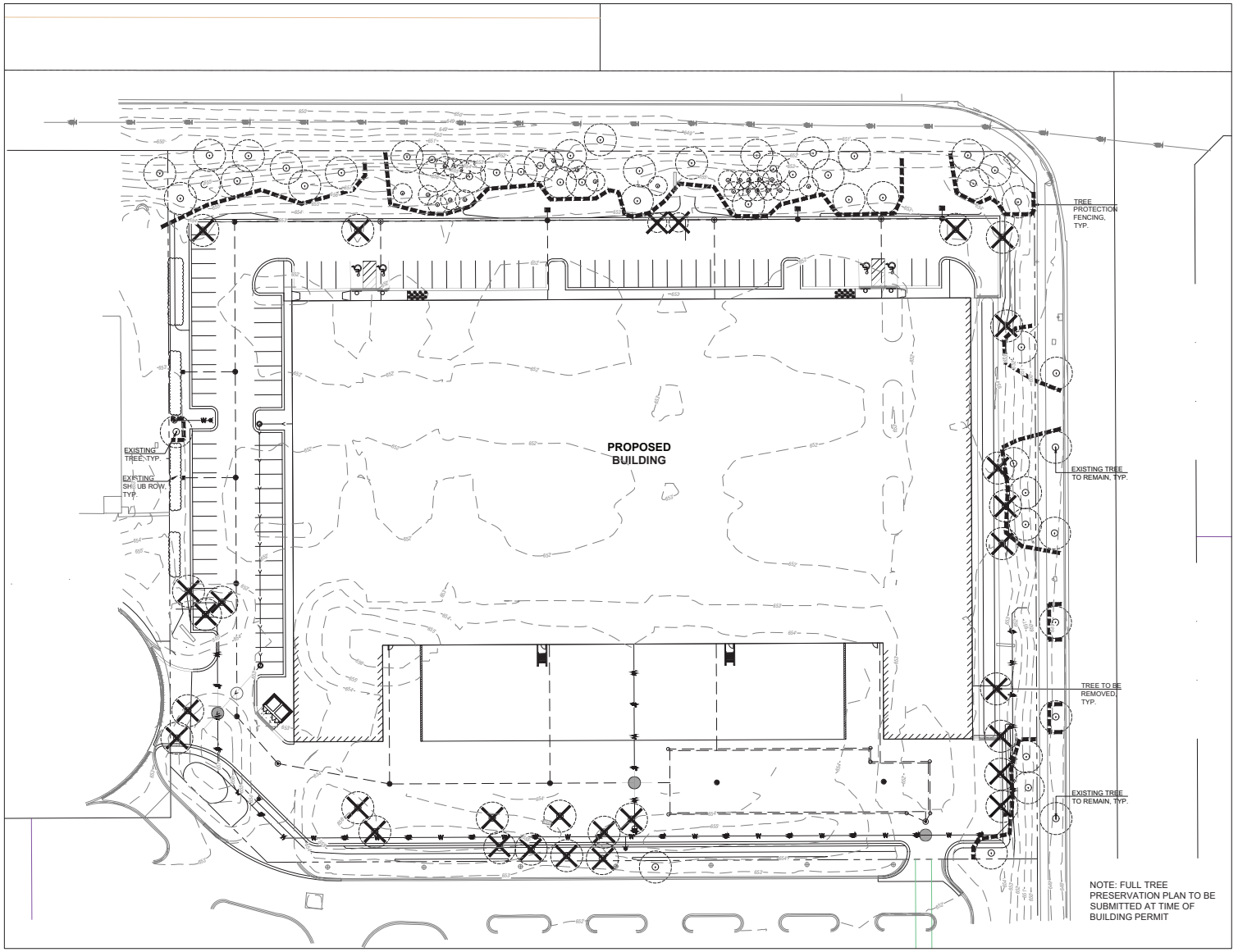
4 L2.0 PARKING ISLAND DETAIL
SCALE: NO SCALE



5 L2.0 SPADED PLANTING BED EDGE DETAIL
SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RI



CONCEPT TREE PRESERVATION PLAN

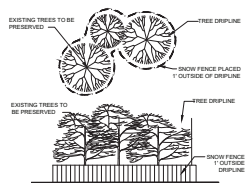
SCALE: 1" = 30'-0"

N

0 15' 30' 60'

TREE PROTECTION NOTES

1. BEFORE ANY EXCAVATION, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
2. FOUR FOOT HIGH SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE [MUNICIPALITY] ZONING ORDINANCE.
3. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX (6) INCHES OR MORE D.B.H. IN ACCORDANCE WITH [MUNICIPALITY] ZONING ORDINANCE.
4. TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE [MUNICIPALITY] FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
5. IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
6. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
7. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
8. EXERCISE CAUTION WHEN WORKING AND DIGGING NEAR TREES LOCATED ON ADJACENT PROPERTY.
9. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
10. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
11. TREE INVENTORY CONDUCTED BY ____ LICENSED ARBORIST (PHONE NUMBER)
12. EXISTING TREES HAVE BEEN LOCATED WITH GIS COORDINATES. LOCATIONS ARE APPROXIMATE BUT ACCURATE. FIELD VERIFICATION IS RECOMMENDED PRIOR TO REMOVAL ACTIVITY.



1 TP1.0 TREE FENCING DETAIL
SCALE: NO SCALE

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.602.5354 | www.ktlandarch.com

no.	revision description	initial	date
	ISSUED FOR REVIEW	DSP	04-08-26
	PER VILLAGE COMMENTS	DSP	06-05-26

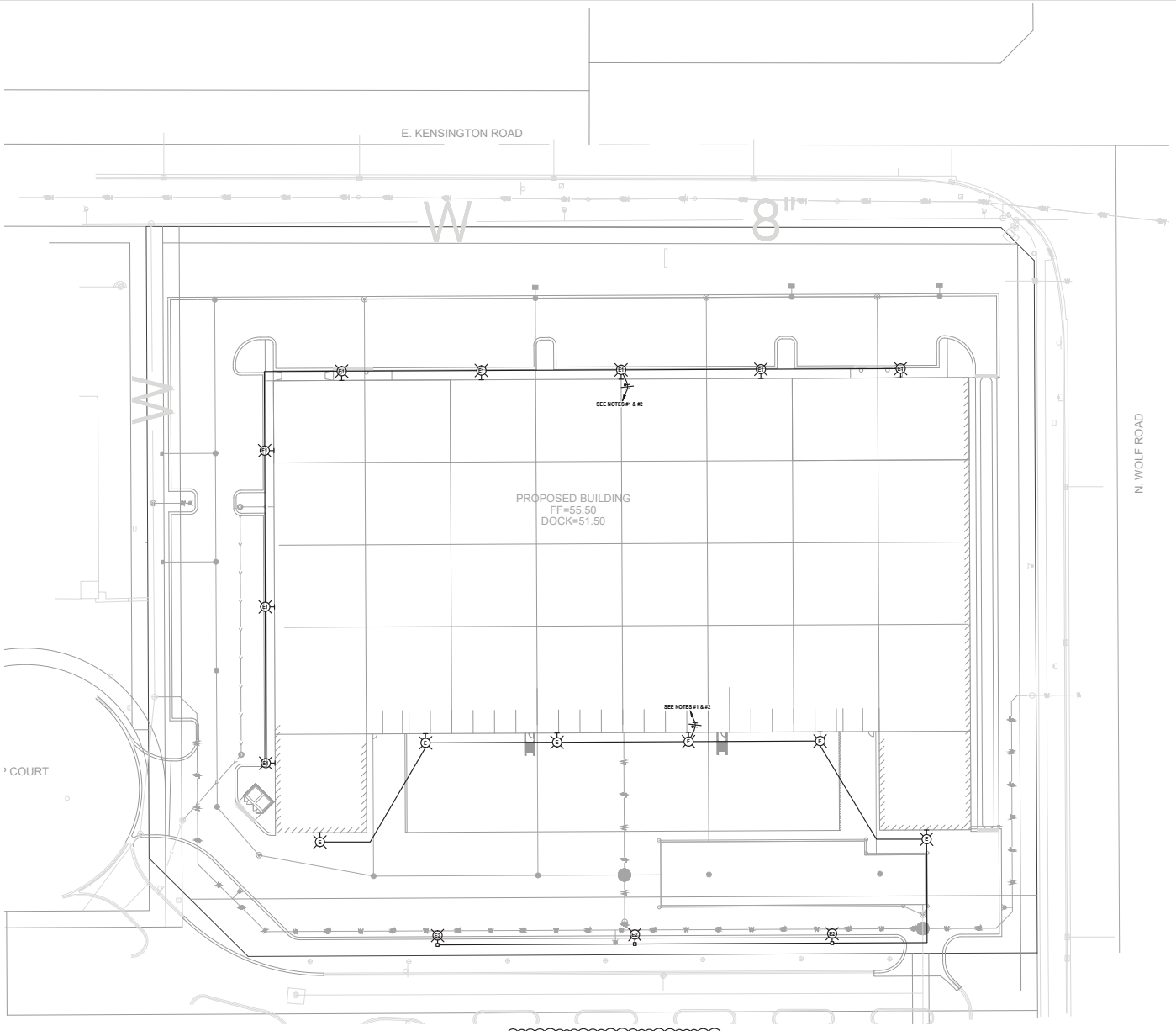
1600 BISHOP COURT
MOUNT PROSPECT, ILLINOIS

TREE INVENTORY
TREE PROTECTION NOTES
TREE FENCING DETAIL

date. 04-07-26
drawn DSP
checked KMT

job no. 26210

sheet no. TP 1.0



NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.

ELECTRICAL SITE PLAN
SCALE: 1"=30'-0"

NO	DATE	REMARKS
1	06/01/2026	PERMIT REVIEW COMMENTS
	04/13/2026	ISSUED FOR PERMIT

ELECTRICAL SITE PLAN

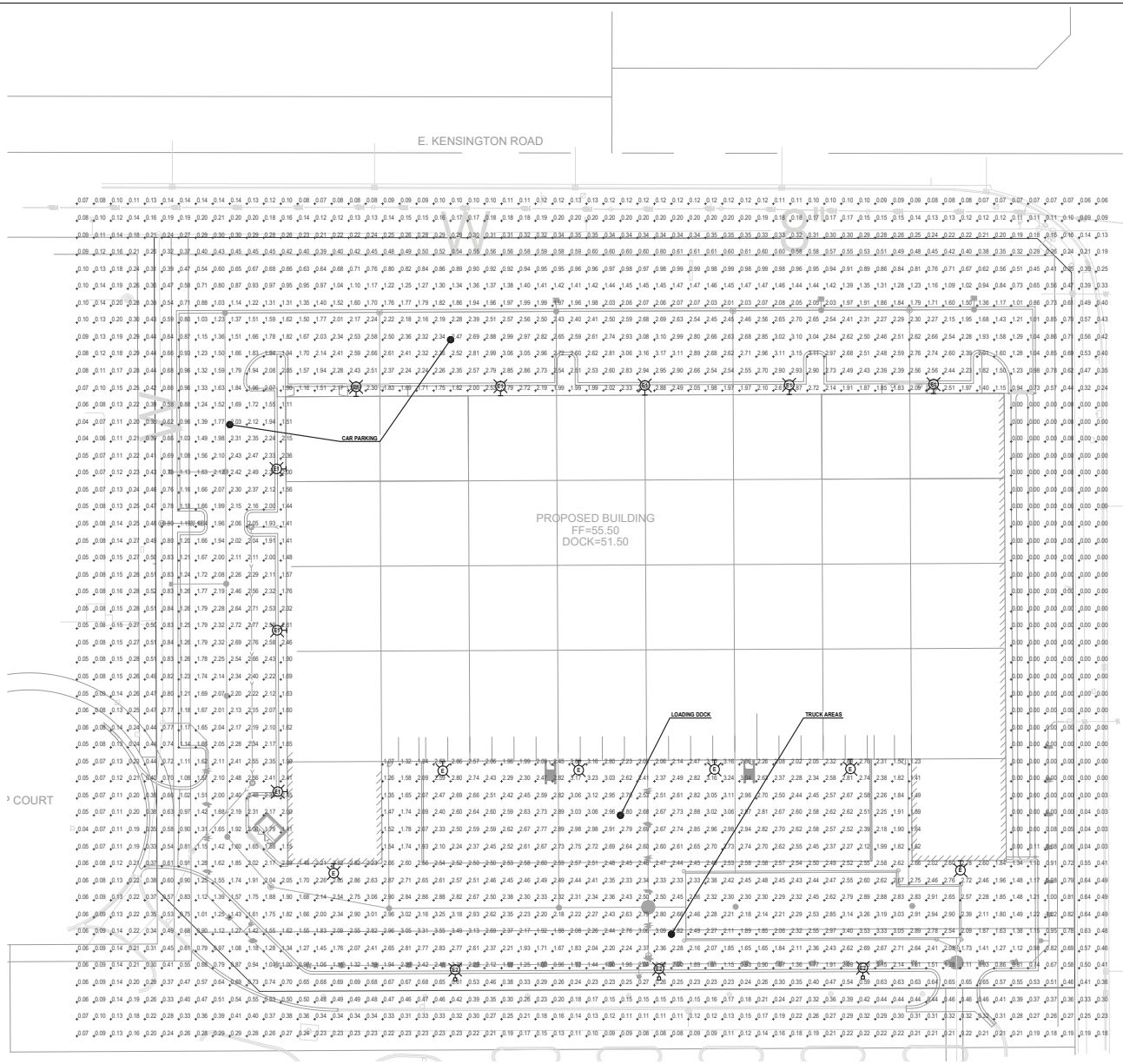
1600 BISHOP COURT
MT PROSPECT, ILLINOIS

Corporation Registration #184.005374
KORNACKI & ASSOCIATES, INC.
Electrical Engineering Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052988
STATE OF ILLINOIS

Date: 06/01/26
Lic. Exp.: 11/30/27

K&A JOB NO.	26072
DATE:	04/13/2026
JOB NO.	12796.02
SHEET	E1



PHOTOMETRIC SITE PLAN
SCALE: 1"=30'-0"

LIGHTING ANALYSIS NOTES: (MT PROSPECT REQUIREMENTS)

1. 30'-0" MAXIMUM MOUNTING HEIGHT
2. FULL CUTOFF LUMINAIRES REQUIRED
3. MAXIMUM AVERAGE FOOTCANDLES: 5.0
4. MINIMUM FOOTCANDLES: > 0.2
5. ANALYSIS POINTS 10' x 10' ON CENTER AT GRADE

LIGHTING ANALYSIS NOTES: (CAR PARKING)

1. AVERAGE FOOTCANDLES: 2.28
2. MAXIMUM FOOTCANDLES: 3.17
3. MINIMUM FOOTCANDLES: 0.98
4. MAXIMUM/MINIMUM RATIO: 3.2:1
5. AVERAGE/MINIMUM RATIO: 2.3:1

LIGHTING ANALYSIS NOTES: (TRUCK AREAS)

1. AVERAGE FOOTCANDLES: 2.34
2. MAXIMUM FOOTCANDLES: 3.55
3. MINIMUM FOOTCANDLES: 0.81
4. MAXIMUM/MINIMUM RATIO: 4.4:1
5. AVERAGE/MINIMUM RATIO: 2.9:1

LIGHTING ANALYSIS NOTES: (LOADING DOCK)

1. AVERAGE FOOTCANDLES: 2.53
2. MAXIMUM FOOTCANDLES: 3.18
3. MINIMUM FOOTCANDLES: 1.26
4. MAXIMUM/MINIMUM RATIO: 2.5:1
5. AVERAGE/MINIMUM RATIO: 2.0:1

LIGHTING ANALYSIS NOTES: (LOT LINE TO LOT LINE)

1. AVERAGE FOOTCANDLES: 1.72
2. MAXIMUM FOOTCANDLES: 3.50
3. MINIMUM FOOTCANDLES: 0.00
4. MAXIMUM/MINIMUM RATIO: NA
5. AVERAGE/MINIMUM RATIO: NA

NO.	DATE	REMARKS
1	06/01/2026	PERMIT REVIEW COMMENTS
	04/13/2026	ISSUED FOR PERMIT

PHOTOMETRIC SITE PLAN

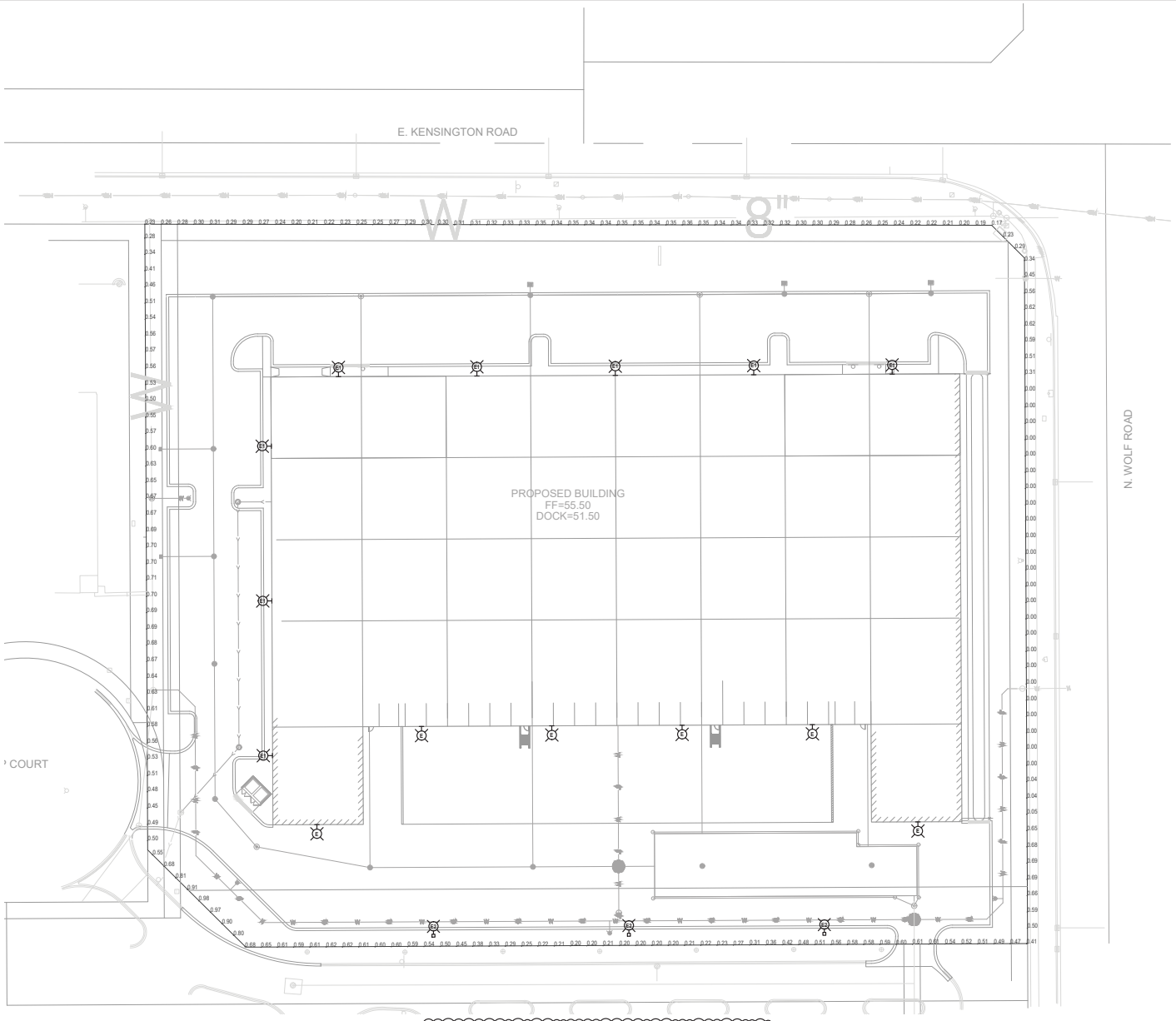
1600 BISHOP COURT
MT PROSPECT, ILLINOIS

Corporation Registration #184.005374
KORNACKI & ASSOCIATES, INC.
Structural Engineering Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

DAVID B. KORNACKI
062.052986
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Date: 06/01/26
Lic. Exp.: 11/30/27

K&A JOB NO. 26072
DATE: 04/13/2026
JOB NO. 12796.02
SHEET **E2**



PROPERTY LINE PHOTOMETIRC SITE PLAN
SCALE: 1"=20'-0"

LIGHTING ANALYSIS NOTES:
(MT PROSPECT REQUIREMENTS)

1. MAXIMUM OF 2.0 FOOTCANDLES AT THE PROPERTY LINE
2. ANALYSIS POINTS 10' X 10' ON CENTER AT GRADE

LIGHTING ANALYSIS NOTES:

1. LIGHTING AT THE PROPERTY LINE IS A MAXIMUM OF 0.98 FOOTCANDLES

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 06/01/26
Lic. Exp.: 11/30/27

NO	DATE	REMARKS
1	05/01/2026	PERMIT REVIEW COMMENTS
2	04/13/2026	ISSUED FOR PERMIT

PROPERTY LINE PHOTOMETIRC SITE PLAN

1600 BISHOP COURT
MT PROSPECT, ILLINOIS

Corporation Registration #184.005374
KORNACKI & ASSOCIATES, INC.
Electrical Engineering Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

K&A JOB NO. 26072
DATE: 04/13/2026
JOB NO. 12796.02
SHEET **E3**

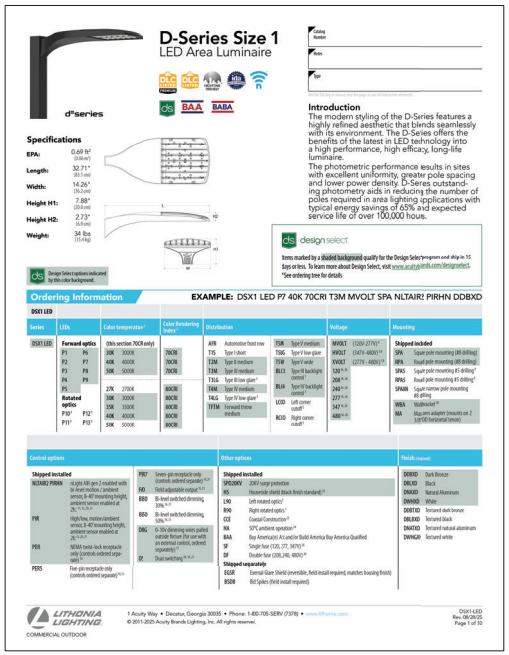
FIXTURE SCHEDULE

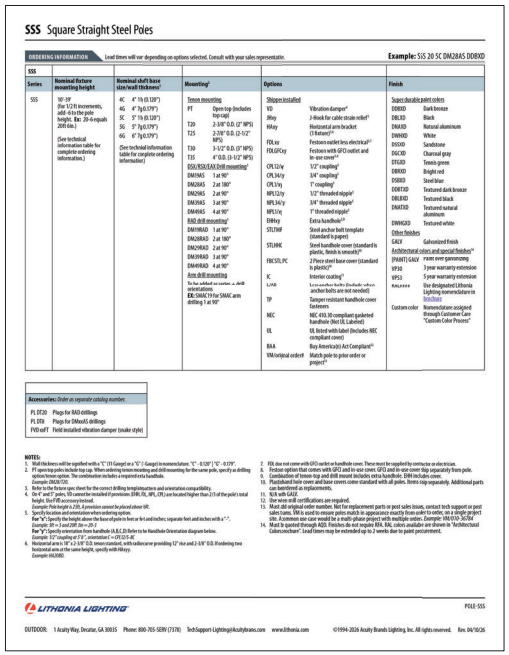
26072

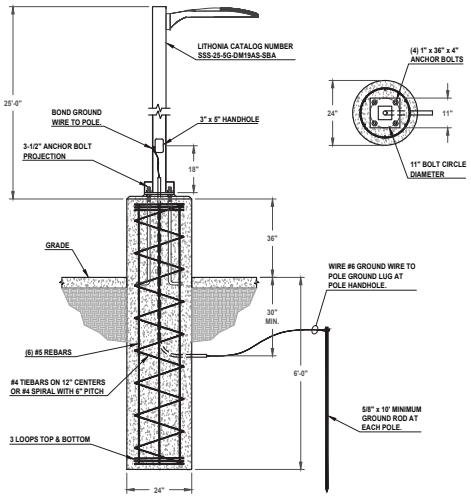
TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI 70+	CRI 80+	CRI 90+	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BUG RATING	SHIELDING	FINISH	MOUNTING	CONTROLS INTEGRAL	CONTROLS REMOTE	SEE NOTES
E	185	277	22541	4000K	●			EXTERIOR WALL BRACKET	LITHONIA	DSX1 LED-P7-40K-70CRI-T4M-MVOLT-WBA-NLTAIR2 PIRHN	305	ACRYLIC	SBA	WALL 30' A.F.G.	OS/0-10V	PHOTO ON TC OFF	#1
E1	185	277	22210	4000K	●			EXTERIOR WALL BRACKET	LITHONIA	DSX1 LED-P7-40K-70CRI-T3M-MVOLT-WBA-NLTAIR2 PIRHN	305	ACRYLIC	SBA	WALL 30' A.F.G.	OS/0-10V	PHOTO ON TC OFF	#1
E2	185	277	16685	4000K	●			POLE & LUMINAIRE	LITHONIA	DSX1 LED-P7-40K-70CRI-BLC4-MVOLT-SPA-NLTAIR2 PIRHN	004	ACRYLIC	SBA	SEE DETAIL 1/E4	OS/0-10V	PHOTO ON TC OFF	#1

FIXTURE SCHEDULE NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% IN UNOCCUPIED MODE. ALL LIGHTS TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.







1 ELECTRICAL
FIXTURE TYPE 'E2' MOUNTING DETAIL
NOT TO SCALE

SYMBOLS / ABBREVIATIONS

26072

	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
	SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE
	RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE
	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
	SWITCHED CIRCUIT
	BRANCH CIRCUIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
AV	AUDIO VISUAL
BB	BATTERY BACKUP
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CP	CONTROL PANEL
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETC	ELECTRONIC TIME CLOCK CONTROL
EX	EXISTING TO REMAIN
EXD	EXISTING TO BE DEMO'D
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LCP	LIGHTING CONTROL PANEL
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PHOTO	PHOTOCELL
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER

NO.	DATE	REMARKS
1	08/01/2025	PERMIT REVIEW COMMENTS
	04/10/2026	ISSUED FOR PERMIT

SCHEDULES & DETAILS

1600 BISHOP COURT
MT PROSPECT, ILLINOIS

Corporation Registration #184.005374

KORNACKI & ASSOCIATES, INC.
Electrical Engineering Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 06/01/26
Lic. Exp.: 11/30/27

K&A JOB NO.
26072

DATE:
04/13/2026

JOB NO.
12796.02

SHEET
E4

SITE IMPROVEMENT PLANS
for

1600 BISHOP COURT

MT. PROSPECT, ILLINOIS

PROJECT NO:12796.02

DEVELOPER
NICHOLAS & ASSOCIATES, INC.
1001 FEEHANVILLE DRIVE
MOUNT PROSPECT, IL 60056
PH: (847) 394-6200

ARCHITECT
WARE MALCOMB
1315 W 22ND ST #410,
OAK BROOK, IL 60523
PH: (858) 638-7277

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY, TOWNSHIP MOUNT PROSPECT, T42N
SEC. & ¼ SEC. NO. SEC 35, NE 1/4
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

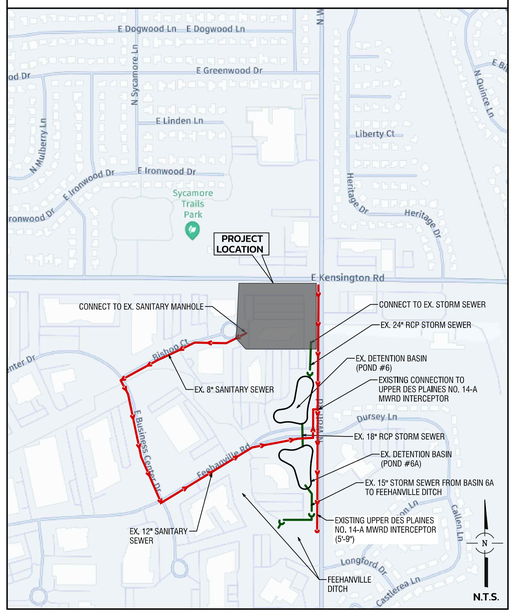
BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET ET1 FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS & GENERAL NOTES
3	ET1	EXISTING CONDITIONS PLAN
4	DEMO	DEMOLITION PLAN
5	GM1	GEOMETRIC PLAN
6	GR1	GRADING PLAN
7	UT1	UTILITY PLAN
8-10	SE1-SE3	SOIL EROSION AND SEDIMENT CONTROL PLANS
11	SP1	SPECIFICATIONS
12	SP2	MWRD GENERAL NOTES
13	M&M	MAINTENANCE AND MONITORING PLAN
14-16	D1-D3	DETAILS

LOCATION MAP/MWRD ROUTING MAP



REVISIONS

ORIGINAL PLAN DATE: APRIL 03, 2026

#	SHEET #	REMARKS	DATE
1	1,2,6,7,11,13,15,16	FOR VILLAGE SUBMITTAL	04/16/26
2	4-7,10,13,15	PER VILLAGE REVIEW	05/29/26
3	13	PER SPACECO	06/02/26
4	4-7, 13,15,16	PER VILLAGE REVIEW	06/24/26
5	6-7,10,13	PER VILLAGE REVIEW	07/14/26

ENGINEER
MICHAEL MONDUS, P.E.
ILLINOIS REGISTRATION NO.: 062-052057
EXPIRATION DATE: 11/30/2027

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

07/14/26
DATE

LICENSED PROFESSIONAL ENGINEER
MICHAEL MONDUS
NO. 062-052057
ILLINOIS

1600 BISHOP COURT
MOUNT PROSPECT, IL

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 12796.02TITLE
DATE: 04/03/26
JOB NO. 12796.02
SHEET C1
1 OF 16

N:\Projects 2022\12796\12796.02\ENG\12796.02TITLE.dgn Cover - 24x36 User=bbarker

GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, ADOPTED JANUARY 1, 2022 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, 8TH EDITION UPDATED 2020, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS, IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC, SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

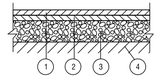
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE": MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



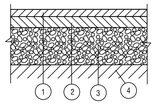
TYPICAL ASPHALT PAVEMENT SECTION
(LIGHT-DUTY)
N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 2.25" LEVELING BINDER (MACHINE METHOD), N50
3. 10" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

STRUCTURAL NUMBER

1.5" x 0.40=0.60
2.25" x 0.33=0.74
10" x 0.11=1.11

SN=2.45



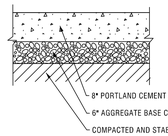
TYPICAL ASPHALT PAVEMENT SECTION
(HEAVY DUTY)
N.T.S.

1. 2.0" HMA SURFACE COURSE, MIX "C", N50
2. 4" HMA BINDER COURSE, IL 19.0, N50
3. 12" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

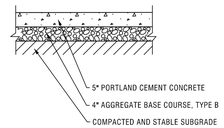
STRUCTURAL NUMBER

2.0" x 0.40=0.80
4" x 0.33=1.32
12" x 0.13=1.56

SN=3.68



TYPICAL CONCRETE PAVEMENT SECTION
LOADING DOCK
N.T.S.



TYPICAL SIDEWALK SECTION
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
W 8" W	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	
G G	GAS MAIN	G G
T T	TELEPHONE LINES	T T
E E	ELECTRIC LINE	E E
X	FENCE	X
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE
S = SANITARY MANHOLE
CB = CATCH BASIN
LP = LIGHT POLE
VV = VALVE VAULT
E = END SECTION
FH = FIRE HYDRANT
GR = GRADE RING (HYDRANT)
I = INVERT OR INLET
TF = TOP OF FOUNDATION
GF = GARAGE FLOOR
TC = TOP OF CURB
TD = TOP OF DEPRESSED CURB
TW = TOP OF RETAINING WALL
BW = BOTTOM OF RETAINING WALL
OP = OUTLET OF PIPE
T/P = TOP OF PIPE
B/P = BOTTOM OF PIPE
WM = WATERMAIN
SAN = SANITARY SEWER
STM = STORM SEWER
LO = LOOK OUT
PLO = PARTIAL LOOK OUT

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IEPA NOI			
MWRDGC			
IEPA - PUBLIC WATER SUPPLIES			
IEPA - SHPO	011040726		04/08/2026
IDNR - ECOCAT	2613189		04/06/2026

CONTACT INFORMATION

COMCAST
688 INDUSTRIAL DRIVE
ELMHURST, ILLINOIS 60126
(630) 600-6352
CONTACT: MARTHA GIERAS

AT&T
1000 COMMERCE DRIVE
OAK BROOK, IL 60523
(630) 390-0089
CONTACT: BOBBY AKHTER

NICOR GAS
1844 FERRY ROAD
NAPERVILLE, ILLINOIS 60563
(630) 388-2362
CONTACT: ENG DEPT.

COMED
JOLIET, IL
(630) 576-7094
CONTACT: ENG. DEPT.

IDOT
DISTRICT 1
201 W. SCHAUMBURG COURT
SCHAUMBURG, IL 60196
(847) 705-4541

VILLAGE OF MOUNT PROSPECT
VILLAGE HALL
50 S. EMERSON STREET
MT. PROSPECT, IL 60056
(847) 870-5640

CONTACTS:
SEAN DORSEY (DIRECTOR OF PUBLIC WORKS)

MATT LAWRIE, PE (VILLAGE ENGINEER)

CHUCK LINDELOF, PE (PROJECT ENGINEER)

JASON C. SHALLCROSS, AICP, CECD
(DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT)

MCI
(972) 729-6322
CONTACT: DEAN BOYERS

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1.	04/16/26	FOR VILLAGE SUBMITTAL

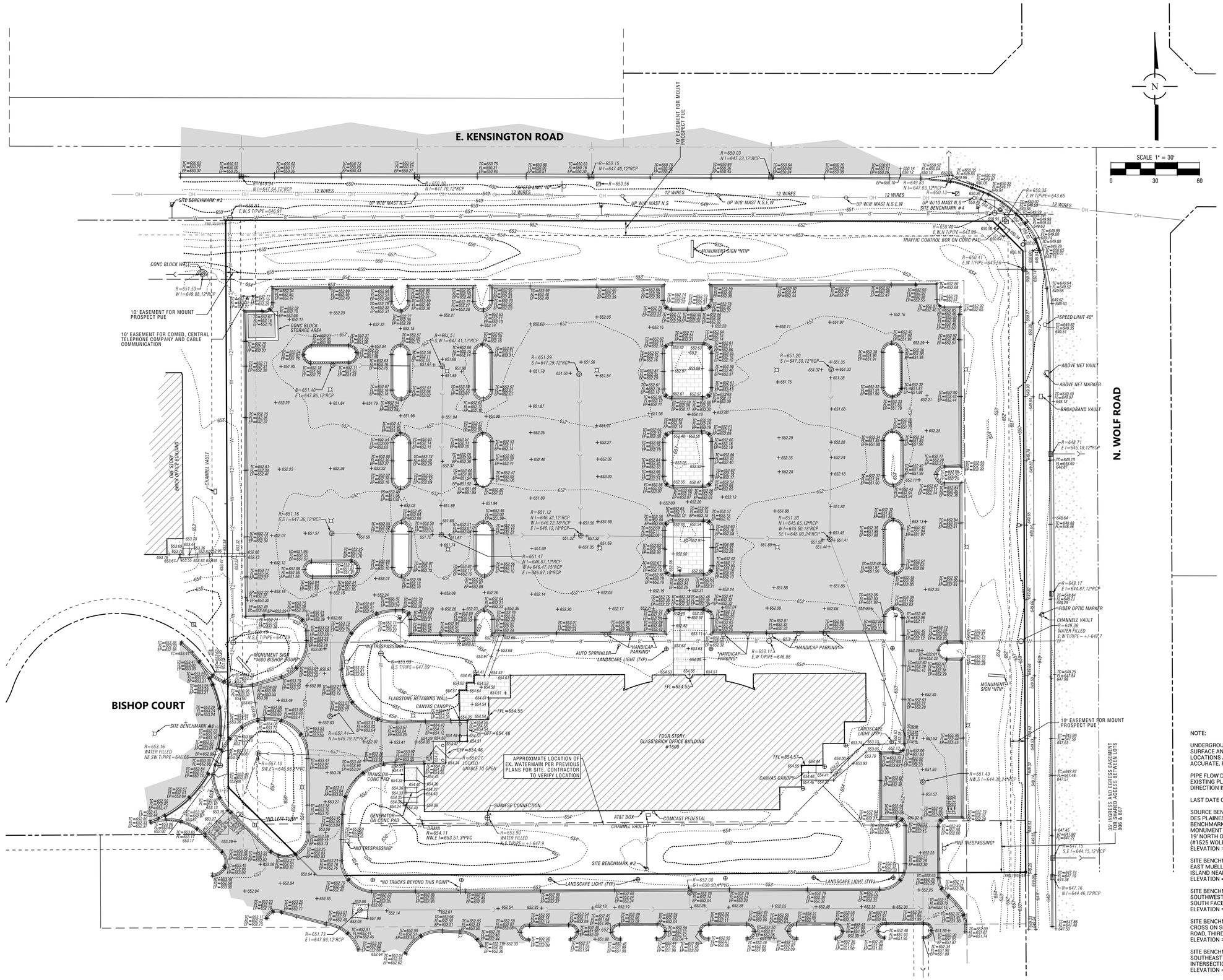
TYPICAL SECTIONS AND GENERAL NOTES

1600 BISHOP COURT
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FILENAME: 12796.02GN01
DATE: 04/03/26
JOB NO. 12796.02
SHEET GN
2 OF 16

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LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- GREASE TRAP
- CLEANOUT
- DOWNSPOUT
- STORM MANHOLE
- CULVERT
- CATCH BASIN
- FLARED END SECTION
- INLET
- AUXILIARY VALVE
- BUFFALO BOX
- SIAMESE CONNECTION/AUTO SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WELL
- VALVE AND VAULT
- MAILBOX
- SIGN
- FLAG POLE
- SATELLITE DISH
- UNIDENTIFIED PEDESTAL
- VENT PIPE
- UNIDENTIFIED MANHOLE
- STONE
- RIGHT OF WAY MONUMENT
- PK NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- 680 CONTOUR
- × 999.99 SPOT ELEVATION

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: NOVEMBER 9, 2023.

SOURCE BENCHMARK:
DES PLAINES BENCHMARK SYSTEM
BENCHMARK NO. 44
MONUMENT SET IN CONCRETE ON THE EAST SIDE OF WOLF ROAD AT #1525 WOLF ROAD 19' NORTH OF THE NORTH BACK OF CURB OF ENTRANCE TO NORTHWEST WATER COM. (#1525 WOLF) AND 20' EAST OF EDGE OF PAVEMENT OF WOLF ROAD.
ELEVATION = 649.57 NAVD88

SITE BENCHMARK #1:
EAST MUELLER BOLT ON FIRE HYDRANT ON THE EAST SIDE OF GRASSY CUL-DE-SAC ISLAND NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 656.15 NAVD88

SITE BENCHMARK #2:
SOUTHWEST ARROW BOLT ON FIRE HYDRANT +/-40' SOUTH OF THE MIDDLE OF THE SOUTH FACE OF BUILDING WITH ADDRESS #1600.
ELEVATION = 656.98 NAVD88

SITE BENCHMARK #3:
CROSS ON SOUTHEAST BOLT ON FIRE HYDRANT ON THE SOUTH SIDE OF KENSINGTON ROAD, THIRD FIRE HYDRANT WEST OF WOLF ROAD.
ELEVATION = 653.08 NAVD88

SITE BENCHMARK #4:
SOUTHEAST MUELLER BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WOLF ROAD AND KENSINGTON ROAD.
ELEVATION = 652.03

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS PLAN

1600 BISHOP COURT
MT. PROSPECT, ILLINOIS

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FILENAME: 12796.02ET01

DATE: 04/03/26

JOB NO. 12796.02

SHEET ET1

3 OF 16

N:\Projects 2022\12796\12796.02\ENG\12796.02ET01.dgn 12796.02ET01 [Sheet] User=bbarker

E. KENSINGTON ROAD

N. WOLF ROAD

BISHOP COURT

SCALE 1" = 30'

0 30 60

LEGEND

- PAVEMENT SAWCUT (FULL DEPTH)
- CURB AND GUTTER TO BE REMOVED
- UNDERGROUND UTILITY REMOVAL
- PAVEMENT/SIDEWALK REMOVAL
- BUILDING REMOVAL
- STRUCTURE/LIGHTPOLE/SIGN REMOVAL

10' EASEMENT FOR MOUNT PROSPECT PUE

10' EASEMENT FOR COMED, CENTRAL TELEPHONE COMPANY AND CABLE COMMUNICATION

EX. SIGN TO BE REFURBISHED

MONUMENT SIGN *MTN*

SAWCUT TO DEPRESS EX. CURB

EX. SIGN TO BE REMOVED

MONUMENT SIGN *1600 BISHOP COURT*

REMOVE EX. TREES AS NEEDED

PLUG AND BLOCK EX. EAST INVERT AT MANHOLE

APPROXIMATE LOCATION OF EX. WATERMAIN PER PREVIOUS PLANS FOR SITE. CONTRACTOR TO VERIFY LOCATION AND REMOVE

36' INGRESS AND EGRESS EASEMENT FOR SHARED ACCESS BETWEEN LOTS 808 & 807

NO.	DATE	REMARKS
4	06/24/26	PER VILLAGE REVIEW
2	05/29/26	PER VILLAGE REVIEW

DEMOLITION PLAN

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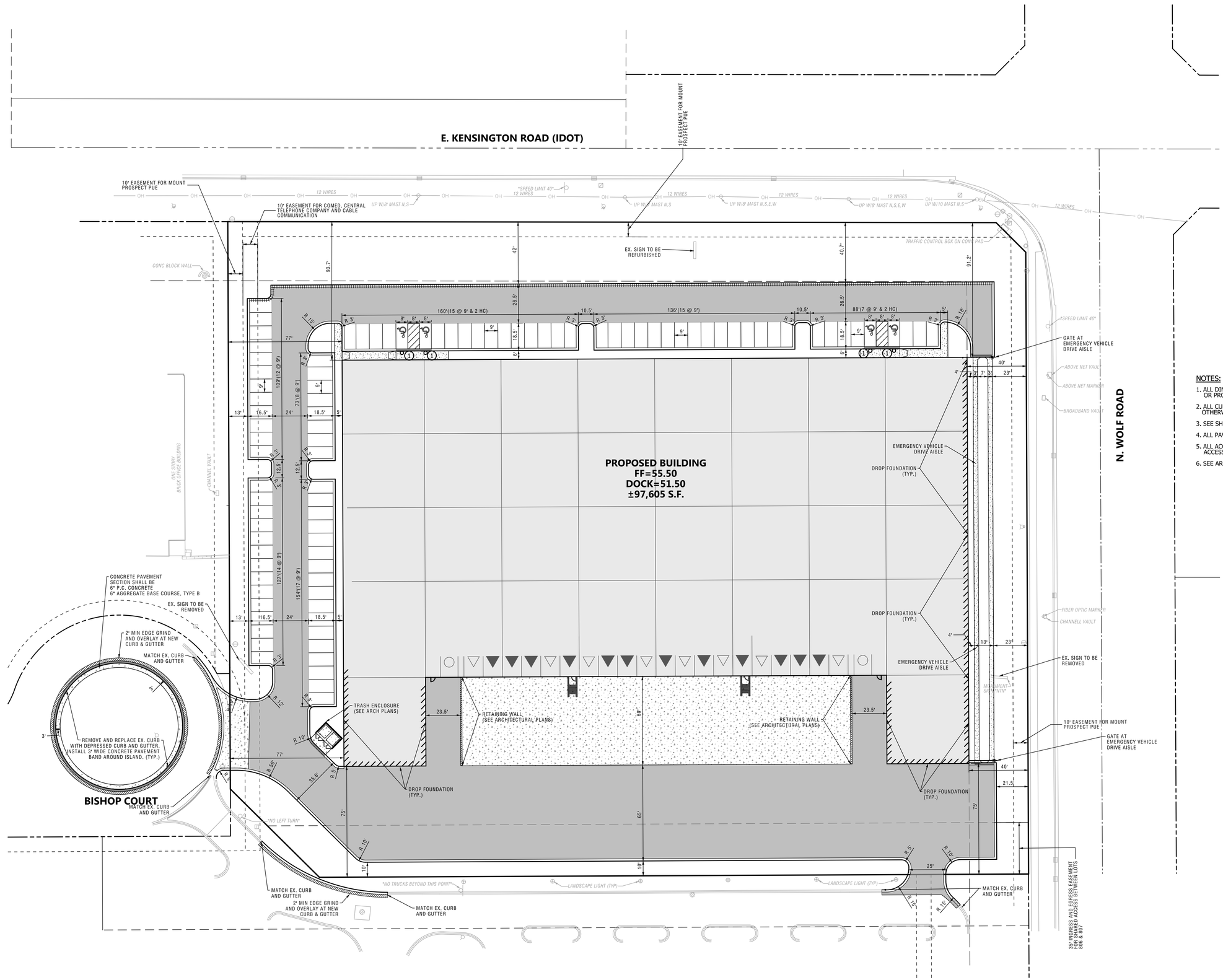
FILENAME: 12796.02DEMO01

DATE: 04/03/26

JOB NO. 12796.02

SHEET DEMO 4 OF 16

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SCALE 1" = 30'

0 30 60

LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- PITCH-IN CURB & GUTTER
- DEPRESSED CURB & GUTTER

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB, BUILDING FOUNDATION, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE PITCH-OUT B6.12 UNLESS OTHERWISE NOTED.
3. SEE SHEET GN1 FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE WHITE PAINT UNLESS OTHERWISE NOTED
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING

SIGN LEGEND:

1

RESERVED PARKING

$250 FINE

R7-8

NOTE: ① ② INDICATES SIGN ① MOUNTED ABOVE SIGN ②

NO.	DATE	REMARKS

NO.	DATE	REMARKS
4	06/24/26	PER VILLAGE REVIEW
2	05/29/26	PER VILLAGE REVIEW

GEOMETRIC PLAN

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SHEET GM1

5 OF 16

N:\Projects 2022\12796\12796.02\ENG\12796.02GM01.dgn 12796.02GM01 [Sheet] User=bbarker

E. KENSINGTON ROAD

N. WOLF ROAD

BISHOP COURT

10' EASEMENT FOR MOUNT PROSPECT PUE

10' EASEMENT FOR COMED, CENTRAL TELEPHONE COMPANY AND CABLE COMMUNICATION

EX. SIGN TO BE REFURBISHED

EX. SIGN TO BE REMOVED

VARIABLE HEIGHT CURB & GUTTER

DROP FOUNDATION (TYP.)

PROPOSED BUILDING
FF=55.50
DOCK=51.50

UNDERGROUND VOLUME CONTROL VAULT

OVERFLOW WEIR LOCATION (SEE WEIR DETAIL ON SHEET MM)

PROPOSED CONCRETE SHALL MEET DEPRESSED CURB (TYP.)

35' INGRESS AND EGRESS EASEMENT FOR WATER FILLED VAULT

ONE STORY BRICK OFFICE BUILDING

CONC BLOCK WALL

SITE BENCHMARK #3
E.W.T/PIPE=646.84

SITE BENCHMARK #4
E.W.T/PIPE=643.90

"NO TRUCKS BEYOND THIS POINT"

LANDSCAPE LIGHT (TYP.)

ABOVE NET VAULT

ABOVE NET MARKER

BROADBAND VAULT

FIBER OPTIC MARKER

CHANNELL VAULT
R=649.36
WATER FILLED
E.W.T/PIPE=+/-646.7

MONUMENT SIGN "HTH"

SPEED LIMIT 40"

TRAFFIC CONTROL BOX ON CONC PAD

SCALE 1" = 30'

0 30 60

LEGEND

FF	FINISHED FLOOR
M.E.	MATCH EXISTING
~→	LOCAL DRAINAGE
➡	100-YEAR OVERLAND FLOW ROUTE
- - - -	LOCAL DRAINAGE DIVIDE
x XX.XX / XX.XX	TOP OF CURB / EDGE OF PAVEMENT

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS PITCH-OUT UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
4. ALL DISTURBED PARKWAY AREAS SHALL BE RESTORED WITH TOPSOIL AND SOD

NO.	DATE	REMARKS
5	07/14/26	PER VILLAGE REVIEW
4	06/24/26	PER VILLAGE REVIEW
2	05/29/26	PER VILLAGE REVIEW
1	04/16/26	FOR VILLAGE SUBMITTAL

GRADING PLAN

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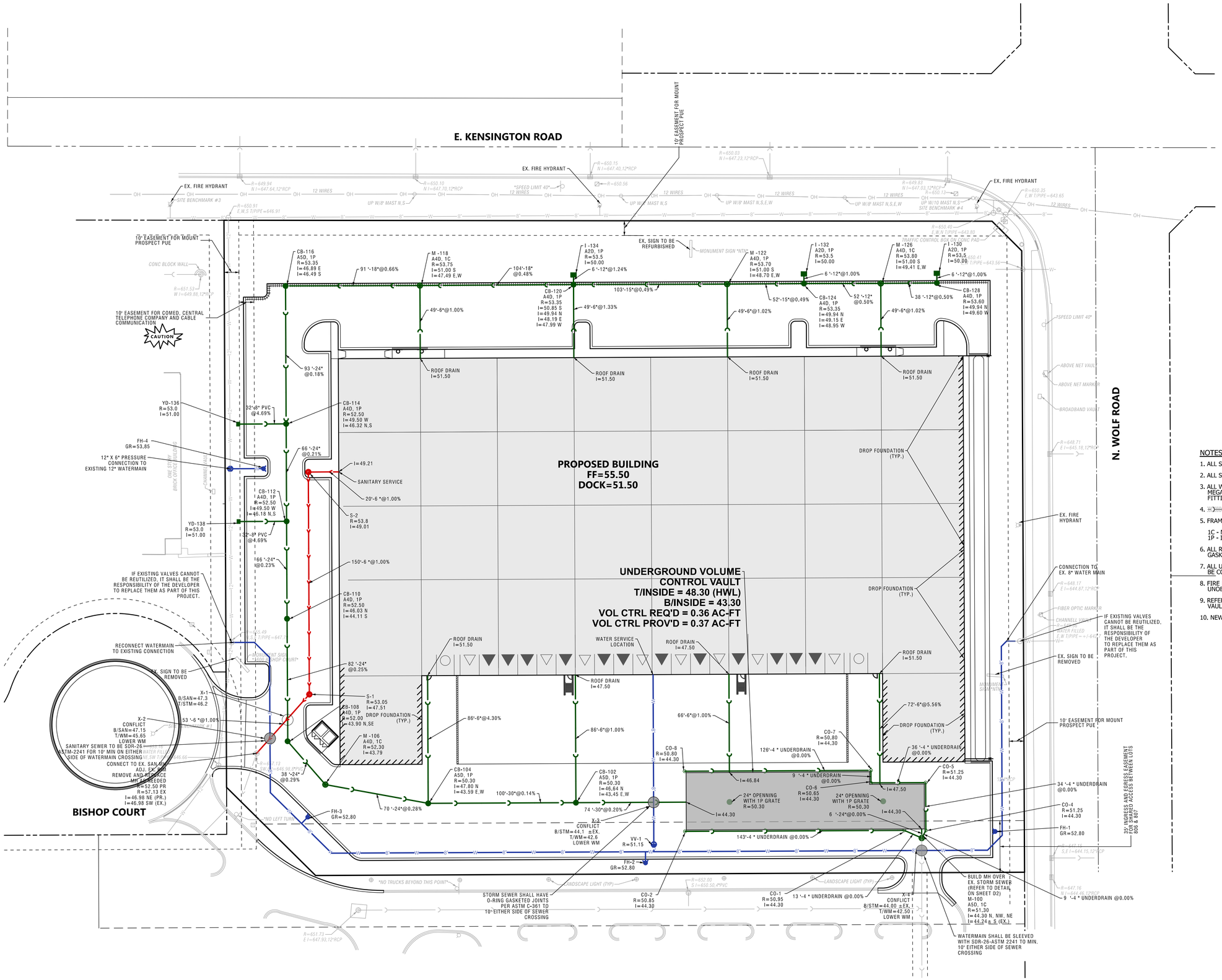
FILENAME: 12796.02GR01

DATE: 04/03/26

JOB NO. 12796.02

SHEET GR1
6 OF 16

N:\Projects 2022\12796\12796.02\ENG\12796.02GR01.dgn 12796.02GR01 [Sheet] User=bbarker



STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
YD = YARD DRAIN, NDS 12" SQUARE CATCH BASIN OR APPROVED EQUAL

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 56 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES

   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "G" GRATE
6. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
7. ALL UTILITY SERVICE AND ROOF DRAIN SIZES AND LOCATIONS SHALL BE CONFIRMED WITH MEP PLANS PRIOR TO CONSTRUCTION
8. FIRE HYDRANT STEAMER PORTS SHALL FACE THE ROAD AND BE UNOBSTRUCTED BY LANDSCAPE.
9. REFER TO SHEET D3 FOR DETAILS ON UNDERGROUND VOLUME CONTROL VAULT
10. NEW WATER MAIN SHALL BE PRIVATELY OWNER AND OPERATED.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
5	07/14/26	PER VILLAGE REVIEW
4	06/24/26	PER VILLAGE REVIEW
2	05/29/26	PER VILLAGE REVIEW
1	04/16/26	FOR VILLAGE SUBMITTAL

UTILITY PLAN

1600 BISHOP COURT
MT. PROSPECT, ILLINOIS

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FILENAME: 12796.02UT01

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SHEET UT1
7 OF 16

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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10 .The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP shall also be amanded if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

All storm water pollution prevention plans and all completed inspection forms/reports required under the General NPDES Permit No. ILR10 are considered reports that shall be available to the public within 30 days upon request. If a storm water pollution prevention plan or inspection form/report cannot be provided, the permittee shall respond to the request within 30 days with a statement that explains why the document cannot be provided. However, the permittee may claim any portion of a storm water pollution prevention plan as confidential in accordance with 40 CFR Part 2.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of an Industrial building with a parking lot, truck dock, an underground volume control vault and associated utilities.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

1) Install perimeter sediment control measures
 a) Selective vegetation removal for silt fence installation
 b) Silt fence installation
 c) Construction fencing around areas not to be disturbed
 d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Strip topsoil, stockpile topsoil and grade site
4) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
5) Install storm sewer, sanitary sewer, watermain and associated inlet & outlet protection
6) Install building and parking lot pavement
7) Permanently stabilize lot
8) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 5.44 acres. Construction activity will disturb approximately 4.80 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.85.
 2) Existing data describing the soil or quality of any discharge from the site is included in _____.

E. Refer to Sheets GR1 AND SE1-SE3 for a site plan indicating:
 1) drainage patterns;
 2) approximate slopes anticipated before and after major grading activities;
 3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
 4) areas of soil disturbance;
 5) the location of major structural and nonstructural controls;
 6) the location of areas where stabilization practices are expected to occur;
 7) surface waters (including wetlands); and,
 8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): storm sewer to Feehanville Ditch .
 2) The name of the ultimate receiving water is: Des Plaines River.
 3) The extent of wetland acreage at the site is N/A acres.

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- staging areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Village of Mount Prospect
- MWRDGC
- IEPA

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:

- permanent seeding
- temporary seeding
- erosion control blanket

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

 a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

 b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence
- filter fabric

The following requirements apply to protecting storm drain inlets:

- Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:
 - ex. detention basins
 - underground volume control vault
 - underground storm sewer

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

3) For any site which discharges directly to an impaired water listed for suspended solids, turbidity, or siltation, the SWPPP must be designed for a storm event equal to or greater than a 25-year 24-hour rainfall event. If required by federal regulations or the Illinois Urban Manual, the SWPPP must adhere to a more restrictive design criterion.

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place. If necessary, Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

If equipment and vehicles are washed on-site, the wash water must be treated in a sediment basin or alternative control providing equivalent or better treatment prior to discharge. If there are chemicals and/or petroleum products stored on-site in containers with a storage of 55 gallons or more, the containers must be stored a minimum of 50 feet from the receiving waters, constructed or natural site drainage features, and storm drain inlets. If this is infeasible duete site constraints, the containers must be stored as far away as allowed and the SWPPP must document the reason why the 50-foot setback is infeasible and how the containers will be stored.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.)into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.
- Any chemical container with a storage of 55 gallons or more must be stored a minimum of 50 feet from any receiving waters, constructed or natural site drainage features, and storm drain inlets.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

P. Wash Water Control

Wash water control should be implemented on site as necessary. Minimize the discharge of pollutants fromequipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.

Inspections must observe the structural control measures. In addition to the other locations mentioned in the SWPPP. Areas that are inaccessible during inspections due to flooding or other unsafe conditions must be inspected within 72 hours of becoming accessible.

Each Inspection should include the following components:
A. All areas where stormwater typically flows within the site must be inspected for evidence of, or the potential for, pollutants entering the drainage system. All locations where stabilization efforts have been implemented must be observed to ensure that they are still stabilized.

B. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible,they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

C. For sites discharging dewatering water, you must conduct an inspection during the discharge, once per day on which the discharge occurs and record the following in a report within 24 hours of completing the inspection:

- The inspection date
- The names and titles of personnel performing the inspection
- Approximate times that the dewatering discharge began and ended on the day of inspection
- Estimates of the rate (in gallons per day) of discharge on the day of inspection
- Whether or not any of the following indications of pollutant discharge were observed at the point of discharge: a sediment plume, suspended solids, unusual color, presence of odor, decreased clarity, or presence of foam; and/or a visible sheen on the water surface or visible oily deposits on the bottom or shoreline of the receiving water.

D. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementationof any changes to the SWPPP within 7 calendar days following the inspection.

E. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the Inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B, above should be made and retained as part of the SWPPP for at least 3 years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit. Any flooding or other unsafe conditions that delay inspections must be documented in the inspection report.

F. The Permittee shall notify the appropriate agency field operations section office by e-mail at:spa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or forviolation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspectionconducted, including those not required by the SWPPP. Submission should be on forms provided by IEPAand include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

G. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements). of the ILR10 NPDES Permit.

H. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. CORRECTIVE ACTIONS

You must take corrective action to address any of the following conditions identified at your site:

- A storm water control needs repair or replacement
- A storm water control necessary to comply with the requirements of this permit was never installed, or was installed incorrectly
- Your discharges are causing an exceedance of applicable water quality standards
- A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within 7 days in an Inspection Report or report ofnoncompliance. If it is infeasible to complete the installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the installation or repair within the 7-day timeframe and document your schedule for installing the storm water control(s) and making it operational as soon as feasible after the 7-day timeframe.

In the event that maintenance is required for the same storm water control at the same location 3 or more times, the control shall bereplaced in a manner that prevents continued failure to the extent feasible, and you must document the condition and how it was repaired in your records. Alternatively, you must document in your records why the specific recurrence of this same issue should continue to be addressed as a routine maintenance fix.

6. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below;

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

7. PROHIBITED NON-STORM WATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

8. RETENTION OF RECORDS

A. The permittee shall retain copies of storm water pollution prevention plans and all reports and notices required by this permit, records of all data used to complete the Notice of Intent to be covered by this permit and the Agency Notice of Permit Coverage letter for a period of at least 3 years from the date that the permit coverage expires or is terminated. This period may be extended by request of the Agency at any time.

B. The permittee shall retain a copy of the storm water pollution prevention plan and any revisions to sald plan required by this permit at the construction site from the date of project initiation to the date of final stabilization. Any manuals or other documents referenced in the SWPPP shall also be retained at the construction site.

C. The SWPPP must include a record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE.
E SOD
F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT: 1600 BISHOP CT

PERMIT #: ILR10_____

CONTRACTOR SIGNATURE

DATE

PRINTED NAME & TITLE

TELEPHONE NUMBER

NAME OF CONTRACTING FIRM

STREET ADDRESS

CITY, STATE, ZIP CODE

TRADE/ RESPONSIBILITIES:

NOTE:
ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION

PROJECT: 1600 BISHOP CT

PERMIT #: ILR10_____

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE OF OWNER

DATE

PRINTED NAME OF OWNER

NOTE:
THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 1

1600 BISHOP COURT
MT. PROSPECT, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

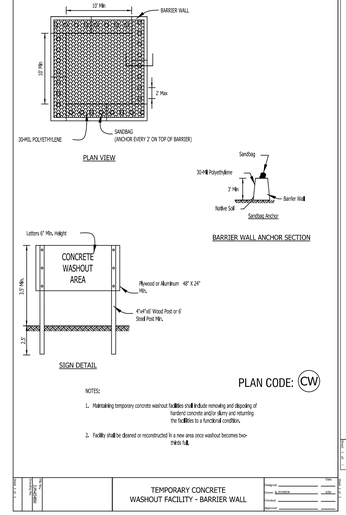
FILENAME: 12796.02SE01

DATE: 04/03/26

JOB NO. 12796.02

SHEET SE1
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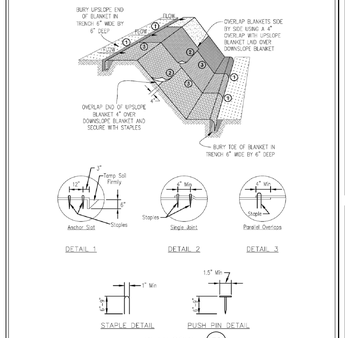


PLAN CODE: CW

NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be drained or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL



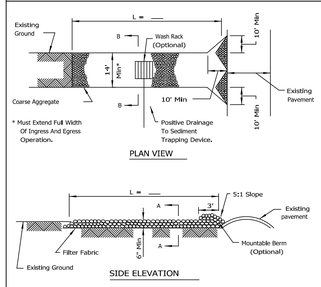
PLAN CODE: EB

NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

EROSION CONTROL BLANKET INSTALLATION DETAILS

STABILIZED CONSTRUCTION ENTRANCE PLAN



NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class , or and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class construction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

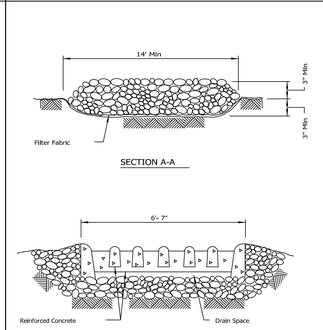
PLAN CODE: SE

REFERENCE
Project
Designed Date
Checked Date
Approved Date

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 1 OF 2
DATE 3-19-04

STABILIZED CONSTRUCTION ENTRANCE PLAN



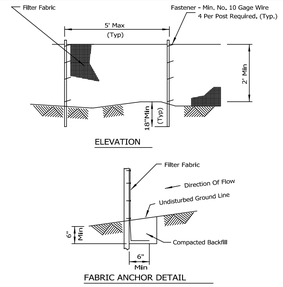
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REFERENCE
Project
Designed Date
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Approved Date

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-630
SHEET 2 OF 2
DATE 3-19-04

SILT FENCE PLAN SPACECO, INC. PRIMARY DETAIL



NOTES:

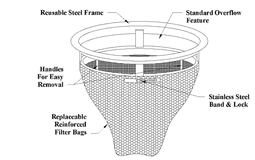
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

PLAN CODE: ——XX——

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-620A
SHEET 1 OF 2
DATE 3-19-12

Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



Catch-All HR is available to provide the added benefit of hydrocarbon removal.

Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*

* *By virtue of sediment control*

Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators



PLAN CODE: IP

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 2

1600 BISHOP COURT
MT. PROSPECT, ILLINOIS

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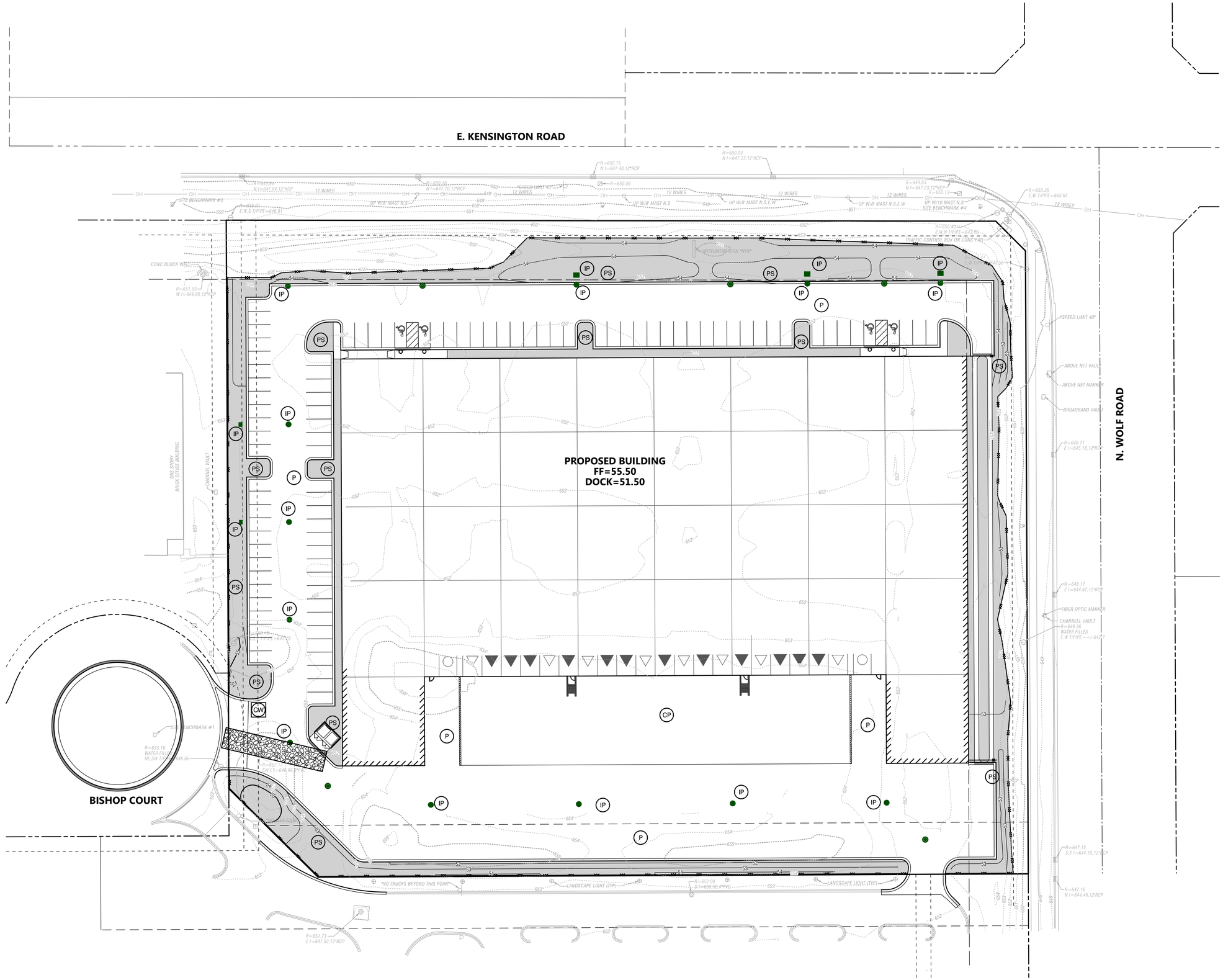
FILENAME: 12796.02SE02

DATE: 04/03/26

JOB NO. 12796.02

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NO.	DATE	REMARKS
5	07/14/26	PER VILLAGE REVIEW
2	05/29/26	PER VILLAGE REVIEW

SOIL EROSION AND SEDIMENT CONTROL PLAN – 3

1600 BISHOP COURT
MT. PROSPECT, ILLINOIS

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FILENAME: 12796.02SE03

DATE: 04/03/26

JOB NO. 12796.02

SHEET SE3

10 OF 16

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EARTHWORK NOTES

1. GENERAL

   A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

   B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

   C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

   D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

   E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

   G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

   I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

   A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

   E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

      STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

   D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

   UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

   A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

   E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

   C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION, NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.

2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.

4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].

5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.

6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]

7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.

8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.

9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

   A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

   C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

   A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS;
      1) SCARIFY DISC AND AERATE.
      2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
      3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
      4) USE OF GEOTEXTILE FABRIC.

      MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

   C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

   D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

   A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

   B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

   C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

   D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

   E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

   F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS, PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS, PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

   G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

   H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

   I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

   A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

   B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

   C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

   D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

   E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

   B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

   C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

   E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY SEWER NOTES

1. GENERAL

   A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.

   B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

      PLAN CODE DESCRIPTION

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

      PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

   C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.

   D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

   E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

   F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

   G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

   H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

      a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
      b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

2. BEDDING:

   A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4 " -3/4 " IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

   B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

   C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.

3. MANHOLES:

   A. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

   B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

4. FRAMES AND LIDS:

   A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

   B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

5. DROP MANHOLE ASSEMBLIES:

   A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

6. CLEANING:

   A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

7. TESTING:

   A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS*, OR MUNICIPAL CODES. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE, THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.

   B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

   C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-969.

8. TELEVISING:

   A. ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE /DVD AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/DVDS.

9. TEST RESULTS:

   A. IF THE SANITARY SEWER INSTALLATION FAILS TO M

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF MOUNT PROSPECT MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF MOUNT PROSPECT ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

MWRD GENERAL NOTES

1600 BISHOP COURT
MT. PROSPECT, ILLINOIS

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FILENAME: 12796.02SPEC02

DATE: 04/03/26

JOB NO. 12796.02

SHEET SP2
12 OF 16

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STRUCTURAL DESIGN LOADING CRITERIA

LIVE LOADING: AASHTO HS-20 HIGHWAY LOADING

GROUND WATER TABLE: BELOW BASE OF SYSTEM
SOIL BEARING CAPACITY: 2000 PSF
ASSUMED DENSITY: 120 PCF
EQUIVALENT UNSATURATED
LATERAL NATIVE EARTH PRESSURE: 35 PSF / FT.
EQUIVALENT SATURATED
LATERAL EARTH PRESSURE: 80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES: ASTM 1557
AASHTO T-99
BACKFILL TYPE: SEE SHEET A2 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION

UNIT HEADROW: 5'-0" SINGLETRAP

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1.00' - MAX. 1.00'. CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.

VCBMP VOLUME CALCULATION

=TOTAL VCBMP STORAGE REQUIRED = 15,680.0 CUBIC FEET

=VCBMP STORAGE PROVIDED = 16,748.00 CUBIC FEET
(ELEV 44.30 - ELEV 44.30, 100% IN SYSTEM)

=VCBMP STORAGE PROVIDED = 8,374.88 CUBIC FEET
(ELEV 44.30 - ELEV 43.30, 100% IN SYSTEM)

=TOTAL VCBMP STORAGE PROVIDED = 16,174.76 CUBIC FEET

SEASONAL HIGH WATER TABLE

=(GRAY = _____ ELEVATION)
TO BE CARRIED BY SPACECO

=VCBMP BOTTOM TO GRAY = _____ (SHOWING)

=BOTTOM OF NATIVE SOIL ABOVE GRAY = _____ (WITHIN)

5'-0" SINGLETRAP

StormTrap
1301 ANDREW PARKWAY
KNAPHEIDE, IL 61846
PHONE: 800-468-2677 / 309-758-5547

ENGINEER INFORMATION:
Spaceco, Inc. – Rosemont, IL – Corporate Account Rosemont, IL

PROJECT INFORMATION:
1600 Bishop Ct
Mount Prospect, IL

CURRENT ISSUE DATE:
04/14/2026

ISSUED FOR:
PRELIMINARY

REV.	DATE:	ISSUED FOR:	DRWN BY:
1	04/14/2026	PRELIMINARY	JH

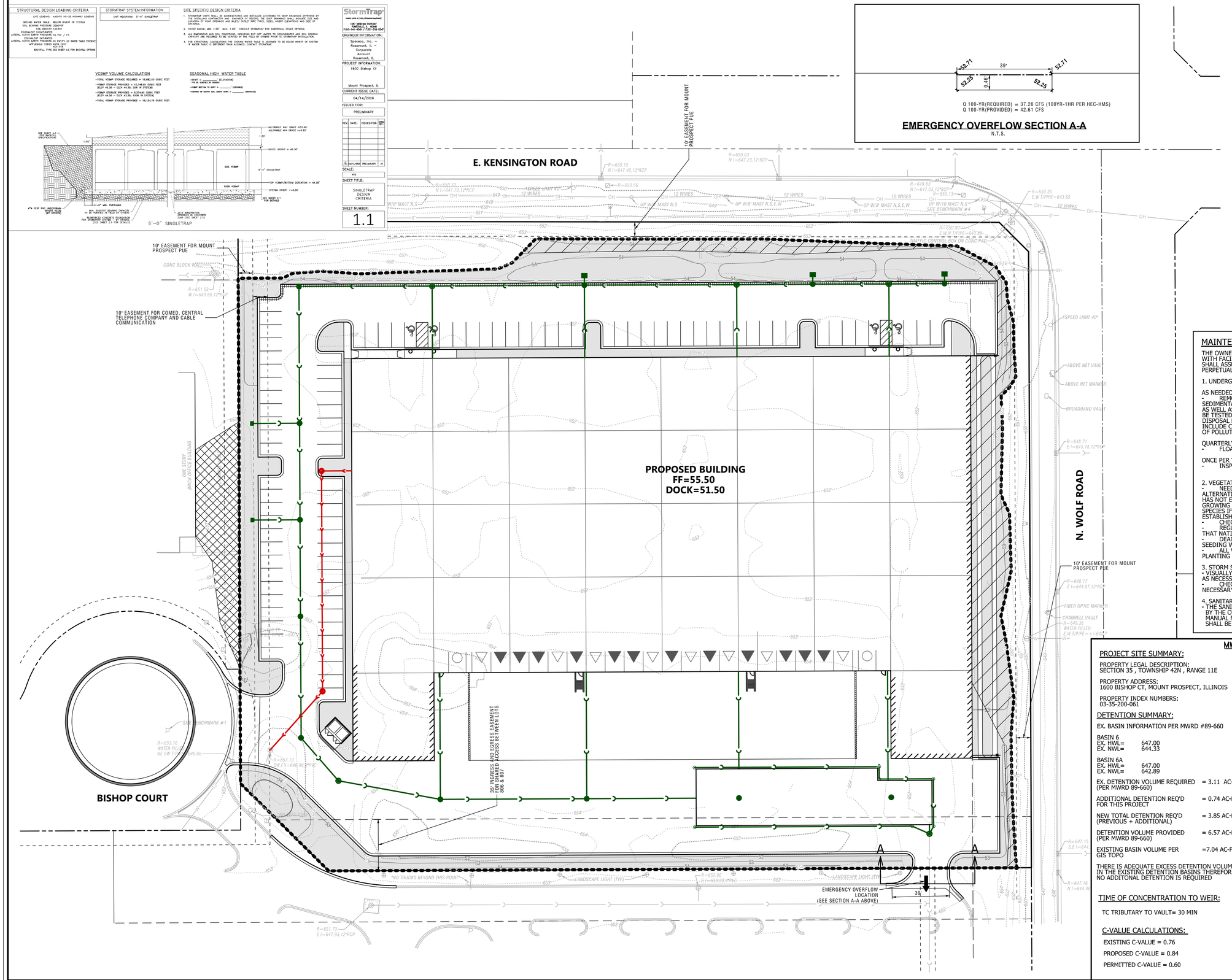
SCALE:
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SHEET TITLE:
SINGLETRAP DESIGN CRITERIA

SHEET NUMBER:
1.1

Q 100-YR(REQUIRED) = 37.28 CFS (100YR-1HR PER HEC-HMS)
Q 100-YR(PROVIDED) = 42.61 CFS

EMERGENCY OVERFLOW SECTION A-A
N.T.S.



SCALE 1" = 30'
0 30 60

LEGEND

- PERVIOUS AREA
- IMPERVIOUS AREA
- DEVELOPMENT AREA
- UNRESTRICTED AREA
- OFFSITE TRIBUTARY AREA
- SANITARY SEWER (QUALIFIED SEWER)
- 100-YR EMERGENCY OVERFLOW PATH

MAINTENANCE PLAN FOR 1600 BISHOP CT

THE OWNER OF 1600 BISHOP CT
WITH FACILITIES AS SHOWN ON THIS EXHIBIT,
SHALL ASSUME RESPONSIBILITY FOR THE FOLLOWING
PERPETUAL MAINTENANCE ACTIVITIES:

1. UNDERGROUND VOLUME CONTROL SYSTEM

AS NEEDED:
- REMOVAL OF SEDIMENT AND DEBRIS FROM SUBSURFACE VAULT SEDIMENTATION CHAMBER WHEN THE SEDIMENT ZONE IS FULL AS WELL AS FROM INLET AND OUTLET PIPES. SEDIMENTS SHOULD BE TESTED FOR TOXICANTS IN COMPLIANCE WITH APPLICABLE DISPOSAL REQUIREMENTS IF LAND USES IN THE CATCHMENT INCLUDE COMMERCIAL OR INDSUTRIAL ZONES, OR IF INDICATIONS OF POLLUTION ARE NOTICED.

QUARTERLY:
- FLOATING DEBRIS SHOULD BE REMOVED.

ONCE PER YEAR:
- INSPECTION OF SUBSURFACE VAULT AND CONTROL STRUCTURES.

2. VEGETATED AREAS
- NEED FOR PLANTING, RESEEDING, OR SODDING. SUPPLEMENT ALTERNATIVE NATIVE VEGETATION IF A SIGNIFICANT PORTION HAS NOT ESTABLISHED (50% OF THE SURFACE AREA AFTER SECOND GROWING SEASON). RESEED WITH ALTERNATIVE NATIVE GRASS SPECIES IF ORIGINAL GRASS COVER HAS NOT SUCCESSFULLY ESTABLISHED.
- CHECK FOR INVASIVE VEGETATION, REMOVE WHEN POSSIBLE.
- REGULAR MOWING TO CONTROL VEGETATION; IT IS RECOMMENDED THAT NATIVE VEGETATION REMAIN UNCUT.
- DEAD OR DAMAGED NON-NATIVE GRASSY AREAS - REPAIR WITH SEEDING WITH FERTILIZATION OR SEEDING WITH MULCH.
- ALL VEGETATION MUST BE MAINTAINED PER THE APPROVED PLANTING PLAN.

3. STORM SEWERS
- VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
- CHECK FOR SILTATION DEPOSITS AT INLETS AND CATCH BASINS AS NECESSARY

4. SANITARY SEWER (QUALIFIED SEWER)
- THE SANITARY SEWERS MUST BE MAINTAINED BY THE OWNER PER MWRD'S OPERATION AND MAINTENANCE MANUAL FOR SEPARATE SANITARY SEWER SYSTEMS'. SEWERS SHALL BE CLEANED ON A PERFORMANCE BASIS ANNUALLY.

MWRD SUMMARY

PROJECT SITE SUMMARY:

PROPERTY LEGAL DESCRIPTION:
SECTION 35 , TOWNSHIP 42N , RANGE 11E

PROPERTY ADDRESS:
1600 BISHOP CT, MOUNT PROSPECT, ILLINOIS

PROPERTY INDEX NUMBERS:
03-35-200-061

DETENTION SUMMARY:

EX. BASIN INFORMATION PER MWRD #89-660

BASIN 6
EX. HWL= 647.00
EX. NWL= 644.33

BASIN 6A
EX. HWL= 647.00
EX. NWL= 642.89

EX. DETENTION VOLUME REQUIRED (PER MWRD 89-660)	= 3.11 AC-FT
ADDITIONAL DETENTION REQ'D FOR THIS PROJECT	= 0.74 AC-FT
NEW TOTAL DETENTION REQ'D (PREVIOUS + ADDITIONAL)	= 3.85 AC-FT
DETENTION VOLUME PROVIDED (PER MWRD 89-660)	= 6.57 AC-FT
EXISTING BASIN VOLUME PER GIS TOPO	=7.04 AC-FT

THERE IS ADEQUATE EXCESS DETENTION VOLUME IN THE EXISTING DETENTION BASINS THEREFORE NO ADDITONAL DETENTION IS REQUIRED

TIME OF CONCENTRATION TO WEIR:

TC TRIBUTARY TO VAULT= 30 MIN

C-VALUE CALCULATIONS:

EXISTING C-VALUE = 0.76

PROPOSED C-VALUE = 0.84

PERMITTED C-VALUE = 0.60

AREA SUMMARY:

TOTAL PROPERTY OWNERSHIP = 5.44 AC
TOTAL TRIBUTARY AREA PER MWRD PERMIT 89-660= 23.35 AC

TOTAL EX. TRIBUTARY AREA = 23.35 AC
TOTAL DEVELOPMENT AREA = 5.04 AC

PROPOSED PERVIOUS AREA = 0.73 AC
PROPOSED IMPERVIOUS AREA = 4.31 AC

UNRESTRICTED/OFFSITE TRIBUTARY AREA

UNRESTRICTED AREA = 0.21 AC

OFFSITE TRIBUTARY AREA = 0.08 AC

RUNOFF VOLUME FROM UNRESTRICTED AREA = 0.11 AC-FT

RUNOFF VOLUME FROM OFFSITE TRIBUTARY = 0.04 AC-FT

HYDROLOGIC EQUIVALENT TRADING OFFSETS 0.08 AC OF UNRESTRICTED AREA

REMAINING UNRESTRICTED AREA = 0.09 AC

PEAK RUNOFF FROM REMAINING UNRESTRICTED AREA = 0.09 CFS (100-YEAR, 24-HR)

UNRESTRICTED RELEASE DEDUCTED FROM GROSS ALLOWABLE RELEASE RATE IN DETENTION CALCS TO MITIGATE UNRETRICTED FLOW

RELEASE RATE SUMMARY:

EXISTING RELEASE RATE = 4.58 CFS

NO CHANGE TO EX. OUTLET CONTROL STRUCTURE FROM EXISTING BASIN IS PROPOSED WITH THIS PROJECT

RETENTION SUMMARY:

VCBMP VOLUME REQUIRED	= 0.36 AC-FT
VCBMP VOLUME PROVIDED	= 0.37 AC-FT
BOTTOM OF VCBMP	= 643.30

NO.	DATE	REMARKS
5	07/14/26	PER VILLAGE REVIEW
4	06/24/26	PER VILLAGE REVIEW
3	06/02/26	PER SPACECO
2	05/29/26	PER VILLAGE REVIEW
1	04/16/26	FOR VILLAGE SUBMITTAL

MAINTENANCE AND MONITORING PLAN

1600 BISHOP COURT
MT. PROSPECT, ILLINOIS

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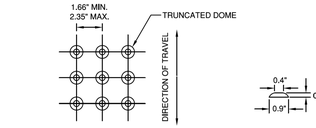
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04/03/26

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13 OF 16

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SQUARE PATTERN



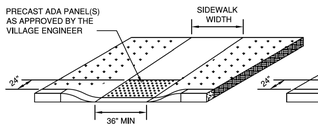
TRUNCATED DOME DETAIL

DETECTABLE WARNING DETAIL
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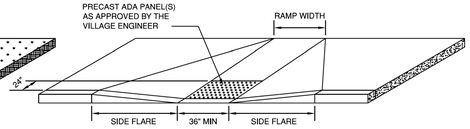
NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10. HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN 4'-0" THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNIT OF HORIZONTAL DISPLACEMENT (V:H).

* IF STANDARD 6" CURB IS USED:
SIDE FLARES WILL BE 5' IN WIDTH
AND RAMP WILL BE 6' IN DEPTH



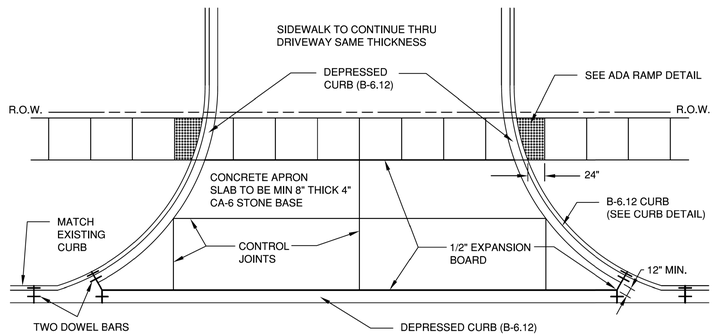
TYPE A



TYPE B

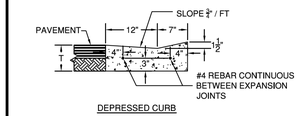
Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
ADA RAMP DETAIL
Last Revised: 8-09

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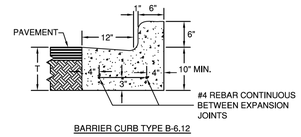


Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
COMMERCIAL DRIVEWAY APRON DETAIL
Last Revised: 8-09

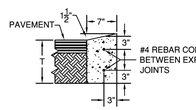
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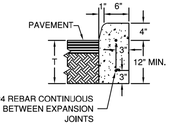
DEPRESSED CURB



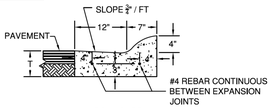
BARRIER CURB TYPE B-6.12



DEPRESSED CURB (TYPE B)



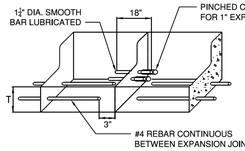
BARRIER CURB (TYPE B)



ROLL CURB

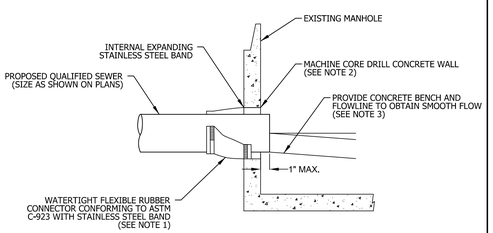
NOTES:

1. T= PAVEMENT THICKNESS.
2. ALL CURB AND GUTTER TO BE INSTALLED ON 4" COMPACTED STONE BEDDING.
3. EXPANSION JOINTS SHALL BE DOWELED AND SPACED 60' ON CENTER, AT ALL TANGENT POINTS OF RADIUS, 5' EITHER SIDE OF ALL UTILITY STRUCTURES AND BETWEEN NEW AND EXISTING CURB.
4. EXPANSION JOINT MATERIAL SHALL BE PLACED BEHIND ALL CURB ABUTTING CONCRETE PAVEMENT OR SIDEWALK.
5. CONTROL JOINTS SHALL BE SAW CUT A MINIMUM OF 1 ½" AT 15' ON CENTER.



Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
CURB AND GUTTER DETAIL
Last Revised: 8-09

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SECTION

NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL. OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

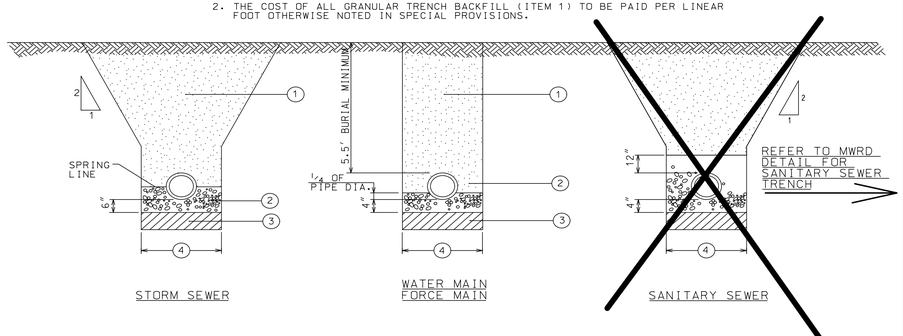
NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	10/02/18
	PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
		PAGE NO. 43

1. GRANULAR TRENCH BACKFILL WITHIN TWO (2) FEET OF EXISTING OR PROPOSED PAVEMENT, CURB & GUTTER, AND SIDEWALK, MACHINE BACKFILL OF EXCAVATED MATERIAL IN OTHER LOCATIONS.
2. GRANULAR BEDDING MATERIAL SHALL CONFORM TO ASTM D 2321 CLASS I FOR SANITARY SEWER AND IDOT CA-6, CRUSHED STONE ¾" TO ¼" IN SIZE (NO.67 ASTM D-448) FOR STORM AND WATERMAIN TAMPED INTO PLACE AS SHOWN. (ONLY TO ¼ POINT OF PIPE IF DUCTILE IRON PIPE IS USED).
3. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED (WHERE DIRECTED) WITH GRANULAR MATERIAL AND PAID FOR SEPARATELY.
4. PIPE DIAMETER 8" AND LESS ----TRENCH WIDTH = 18"
   PIPE DIAMETER 8" AND LARGER---TRENCH WIDTH = (1.5 X PIPE DIA.) + 8"

NOTES:

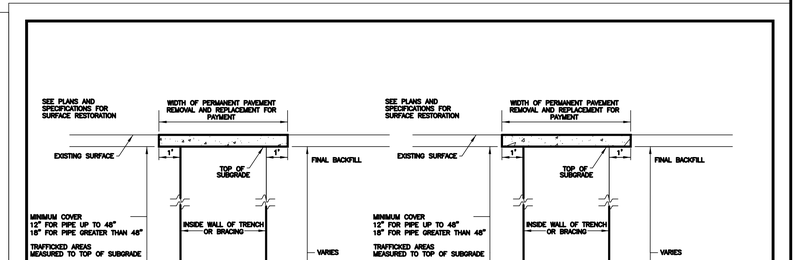
1. THE COST OF ALL GRANULAR BEDDING (ITEM 2) TO BE MERGED WITH THE PIPE.
2. THE COST OF ALL GRANULAR TRENCH BACKFILL (ITEM 1) TO BE PAID PER LINEAR FOOT OTHERWISE NOTED IN SPECIAL PROVISIONS.



TYPICAL TRENCH CROSS-SECTIONS

NOT TO SCALE

CAD-DTLS/SPDTLS/C005.DTL



NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	11/25/25
	RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34
		PAGE NO. 35

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 1

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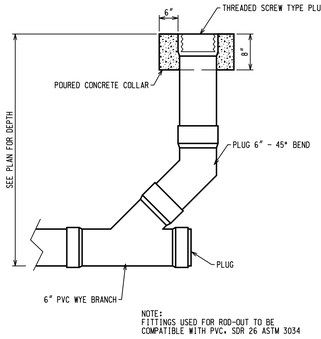
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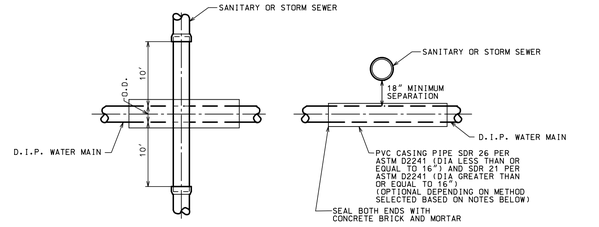
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14 OF 16

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NOTE:
FITTINGS USED FOR ROD-OUT TO BE COMPATIBLE WITH PVC, SDR 26 ASTM 3034

6" PVC CLEAN-OUT



PLAN

SECTION

WATERMAIN DIA.	CASING PIPE DIA.
6"	12"
8"	16"
10"	18"
12"	18"

CONFLICTS OCCUR WHERE WATERMAINS PASS WITHIN 18" OVER OR PASS UNDER A SANITARY AND/OR STORM SEWER AND SHALL BE PROVIDED FOR AS FOLLOWS.

SANITARY SEWER CONFLICTS:

PROVIDE WATERMAIN EQUIVALENT PIPE (PRESSURE CLASS 350 D.I.P. OR PVC SDR 26 PER ASTM D2241) AND JOINTS FOR THE SANITARY SEWER 10' EITHER SIDE OF WATERMAIN CROSSING USING MISSION TYPE COUPLINGS TO MAKE THE TRANSITION BETWEEN THE WATERMAIN EQUIVALENT PIPE AND THE STANDARD PIPE, OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE SANITARY SEWER.

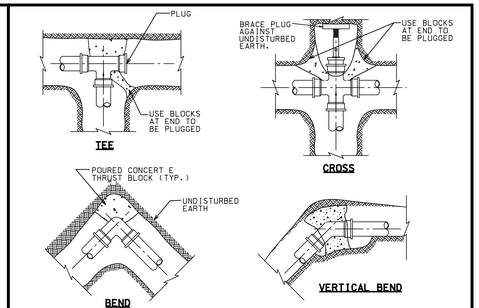
STORM SEWER CONFLICTS

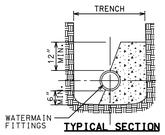
PROVIDE STORM SEWER PIPE WITH O-RING GASKET JOINTS CONFORMING TO THE ASTM C-361 FOR 10 FT EITHER SIDE OF WATERMAIN CONFLICTS OR ENCASE THE WATERMAIN AS SHOWN ABOVE. REGARDLESS OF METHOD, THERE SHALL BE A MINIMUM 18" CLEARANCE BETWEEN TOP OF WATERMAIN AND THE BOTTOM OF THE STORM SEWER.

CAD-DTLS/WATER/E010.DTL

SEWER/WATER MAIN CROSSING

NOT TO SCALE NOT TO SCALE



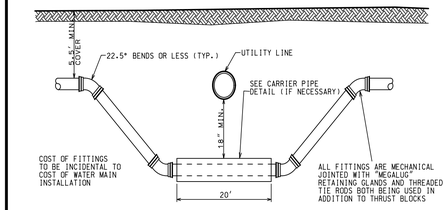


TYPICAL SECTION

NOTES:
1. THRUST BLOCKS BE CLASS "C" CONCRETE.
2. THRUST BLOCKS SHALL BE POURED AGAINST FIRM, UNDISTURBED SOIL.
3. THRUST BLOCKS SHALL BE USED AT ALL BENDS $^{1}/_{16}$ (22 $^{1}/_{2}$°) OR GREATER.
4. ALL WATER MAIN FITTINGS TO HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.

THRUST BLOCKS

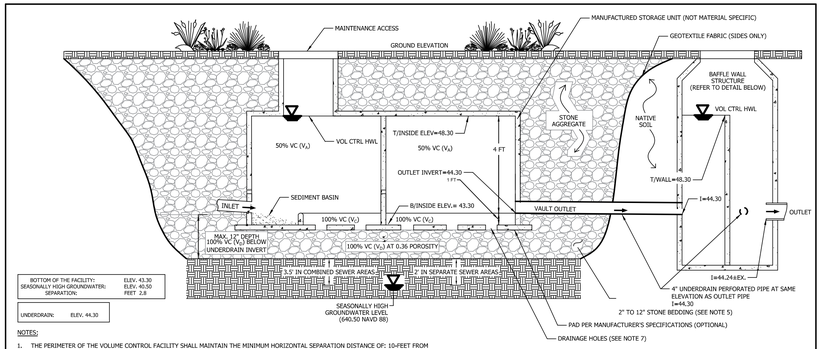
NOT TO SCALE



TO BE USED WHERE EXISTING UTILITY LINE CANNOT BE MOVED OR EXISTING WATER MAIN MUST BE RELOCATED TO ALLOW NEW UTILITY LINE TO BE CONSTRUCTED.

WATER MAIN OFF-SET DETAIL

NOT TO SCALE



BOTTOM OF THE FACILITY:	ELEV. 43.30
SEASONALLY HIGH GROUNDWATER:	ELEV. 40.50
SEPARATION:	FEET 2.8
UNDERDRAIN:	ELEV. 44.30

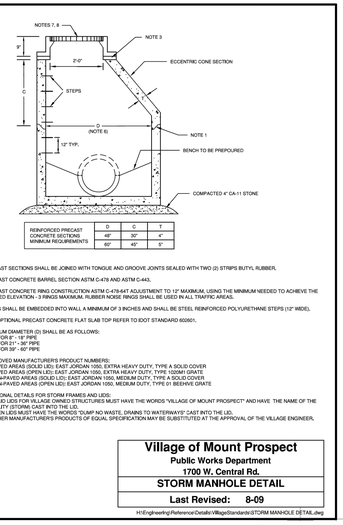
VOLUME CONTROL SUMMARY

VOLUME TYPE	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_2 = VAULT STORAGE (ABOVE THE OUTLET)	4 FT	1.00	1.00 X 0.30 X V_2	10,750 CF
V_1 = VAULT STORAGE (BELOW U.D. INVERT)	1 FT	1.00	1.00 X V_1	5,375 CF
			TOTAL	16,125 CF (0.37 AC-FT)

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 25-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, AND IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF THE VOLUME CONTROL FACILITY AND SEASONALLY HIGH GROUNDWATER LEVEL.
4. STONE STORAGE OPTIONS ARE IDOT CA-1, IDOT CA-3, IDOT CA-7, OR APPROVED ALTERNATE, NO RECYCLED MATERIALS.
5. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. NO MORE THAN 1 UNDERDRAIN EVERY 30 FEET ON CENTER, MINIMUM UNDERDRAIN BEDDING OF 2 INCHES, MAXIMUM OF 12 INCHES.
6. APPROPRIATE MAINTENANCE ACCESS SHALL BE PROVIDED TO ENSURE THAT EACH SEGMENT OF THE SYSTEM IS ACCESSIBLE BY A VACUUM, JET HOSE, OR A TELEVISING DEVICE. ACCESS IS RECOMMENDED NEAR ALL ENTRY/EXIT POINT FOR SEDIMENT REMOVAL. EGRESS RUNGS SHALL BE PROVIDED FOR SYSTEMS DEEPER THAN 42-INCHES.
7. DRAINAGE OPENINGS SHOULD COVER AT LEAST 3% OF THE PAD'S FOOTPRINT. DESIGNER / MANUFACTURER RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE MANUFACTURED STORAGE UNIT.
8. COMBINED SEWER AREAS REQUIRE BACKFLOW PREVENTER.
9. AVOID COMPACTION OF NATIVE SOILS WITHIN THE VOLUME CONTROL FOOTPRINT TO MAXIMIZE INFILTRATION.

NOT TO SCALE

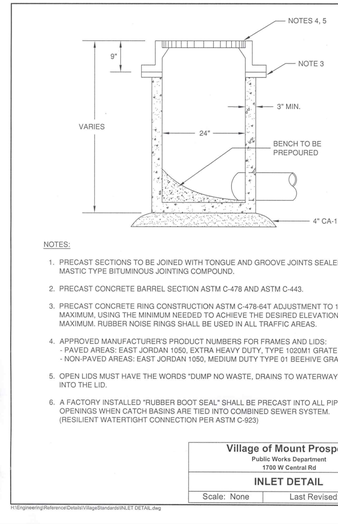
TECHNICAL GUIDANCE MANUAL	10/2/2018
	STD. DWG. NO.XX
UNDERGROUND VAULT VOLUME CONTROL DETAIL	PAGE NO.XX



REINFORCED PRECAST CONCRETE SECTIONS MINIMUM REQUIREMENTS	D	C	T
	48"	30"	4"
	60"	45"	5"

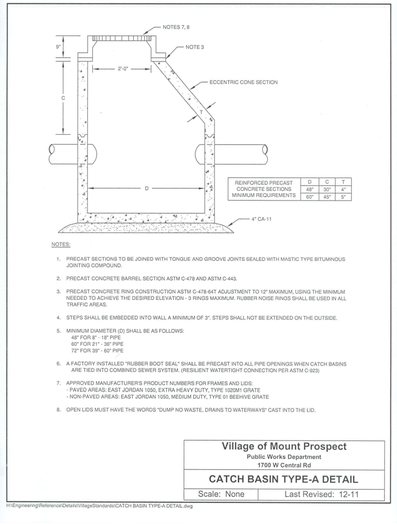
NOTES:
1. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH TWO (2) STRIPS BUTYL RUBBER,
2. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
3. PRECAST CONCRETE RING CONSTRUCTION ASTM C-478-64T ADJUSTMENT TO 12" MAXIMUM, USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3 INCHES AND SHALL BE STEEL REINFORCED POLYURETHANE STEPS (12" WIDE).
5. FOR OPTIONAL PRECAST CONCRETE FLAT SLAB TOP REFER TO IDOT STANDARD 602601.
6. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 9' - 18" PIPE
   60" FOR 21" - 36" PIPE
   72" FOR 39" - 60" PIPE
7. APPROVED MANUFACTURERS PRODUCT NUMBERS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - PAVED AREAS (OPEN LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
   - NON-PAVED AREAS (OPEN LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
8. ADDITIONAL DETAILS FOR STORM FRAMES AND LIDS:
   - SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (STORM CAST INTO THE LID.
   - OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.
   - OTHER MANUFACTURER'S PRODUCTS OF EQUAL SPECIFICATION MAY BE SUBSTITUTED AT THE APPROVAL OF THE VILLAGE ENGINEER.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
STORM MANHOLE DETAIL
Last Revised: 8-09
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NOTES:
1. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
2. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
3. PRECAST CONCRETE RING CONSTRUCTION ASTM C-478-64T ADJUSTMENT TO 12" MAXIMUM, USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
4. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY TYPE 01 BEEHIVE GRATE
5. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.
6. A FACTORY INSTALLED "RUBBER BOOT SEAL" SHALL BE PRECAST INTO ALL PIPE OPENINGS WHEN CATCH BASINS ARE TIED INTO COMBINED SEWER SYSTEM. (RESILIENT WATERTIGHT CONNECTION PER ASTM C-923)

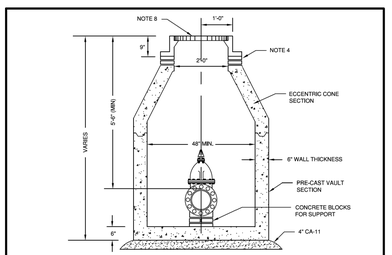
Village of Mount Prospect
Public Works Department
1700 W Central Rd
INLET DETAIL
Scale: None Last Revised: 12-11
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REINFORCED PRECAST CONCRETE SECTIONS MINIMUM REQUIREMENTS	D	C	T
	48"	30"	4"
	60"	45"	5"

NOTES:
1. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
2. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
3. PRECAST CONCRETE RING CONSTRUCTION ASTM C-478-64T ADJUSTMENT TO 12" MAXIMUM, USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3". STEPS SHALL NOT BE EXTENDED ON THE OUTSIDE.
5. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 9' - 18" PIPE
   60" FOR 21" - 36" PIPE
   72" FOR 39" - 60" PIPE
6. A FACTORY INSTALLED "RUBBER BOOT SEAL" SHALL BE PRECAST INTO ALL PIPE OPENINGS WHEN CATCH BASINS ARE TIED INTO COMBINED SEWER SYSTEM. (RESILIENT WATERTIGHT CONNECTION PER ASTM C-923)
7. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY TYPE 01 BEEHIVE GRATE
8. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.

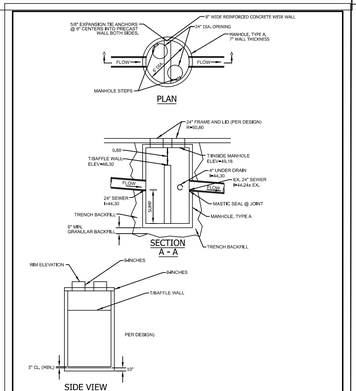
Village of Mount Prospect
Public Works Department
1700 W Central Rd
CATCH BASIN TYPE-A DETAIL
Scale: None Last Revised: 12-11
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8" WATERMAIN & SMALLER

NOTES:
1. VALVES 8" AND SMALLER SHALL BE MUELLER RESILIENT WEDGE VALVES, A-2360-20, NONRISING STEM GATE VALVES CONFORMING TO AWWA C-500. VALVES SHALL OPEN COUNTERCLOCKWISE.
2. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
3. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
4. PRECAST CONCRETE RING CONSTRUCTION ASTM C-478-64T ADJUSTMENT TO 12" MAXIMUM, USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
5. PIPE OPENINGS TO BE CAST INTO WALL.
6. ALL VAULTS ARE TO HAVE CONES INSTALLED SO THAT CENTER OF COVER IS DIRECTLY ABOVE VALVE OPERATOR.
7. 1" MUELLER H-15000 CORPORATION STOP MUST BE TAPPED DIRECTLY INTO MAIN AT EACH VALVE VAULT(TWO TAPS MAY BE REQUIRED AT THE DIRECTION OF THE VILLAGE).
8. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER

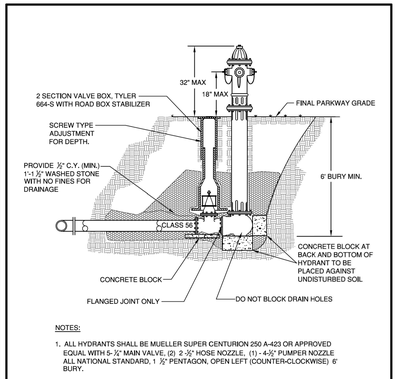
Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
GATE VALVE DETAIL
Last Revised: 8-09
H:\Engineering\Reference\Details\Village\Standards\GATE VALVE DETAIL.dwg



NOTES:
1. STRUCTURE AND BAFFLE WALL FABRICATED USING REINFORCED PORTLAND CEMENT CONCRETE,
2. BAFFLE WALL PERMANENTLY INSTALLED AS PRECAST OR CAST-IN-PLACE
3. PIPE TO STRUCTURE CONNECTIONS SHALL BE ASTM C923 IN COMBINED SEWER AREAS.
4. SEE STRUCTURAL PLANS FOR REINFORCEMENT DETAILS.

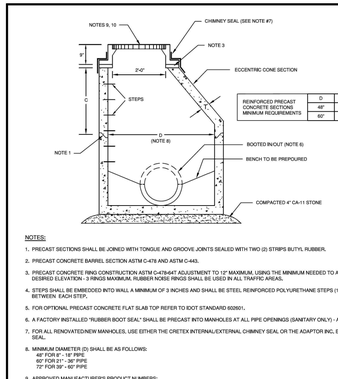
NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	10/04/2019
	STD. DWG. NO.25
M-100 DETAIL	PAGE NO. 39



NOTES:
1. ALL HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 A-423 OR APPROVED EQUAL WITH 5- ¾" MAIN VALVE, (2) 2- ½" HOSE NOZZLE, (1) - 4-½" PUMPER NOZZLE ALL NATIONAL STANDARD, 1 ½" PENTAGON, OPEN LEFT (COUNTER-CLOCKWISE) 6' BURY.
2. PROVIDE 6" N.R.S. RESILIENT WEDGE GATE VALVE AND VALVE BOX WITH "WATER" CAST INTO THE LID, MUELLER A-2360-16 OPEN LEFT.
3. ZINC CAPS WILL BE REQUIRED ON ALL MECHANICAL JOINT FITTINGS.

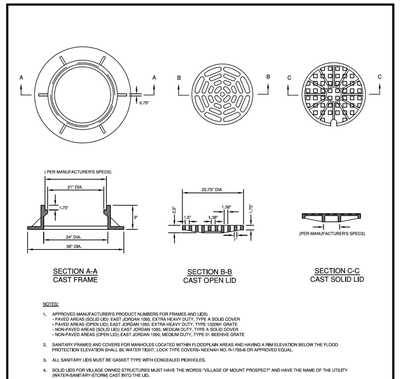
Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
FIRE HYDRANT DETAIL
Last Revised: 8-09
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REINFORCED PRECAST CONCRETE SECTIONS MINIMUM REQUIREMENTS	D	C	T
	48"	30"	4"
	60"	45"	5"

NOTES:
1. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH TWO (2) STRIPS BUTYL RUBBER.
2. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
3. PRECAST CONCRETE RING CONSTRUCTION ASTM C-478-64T ADJUSTMENT TO 12" MAXIMUM, USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3 INCHES AND SHALL BE STEEL REINFORCED POLYURETHANE STEPS (12" WIDE) AND 12" BETWEEN EACH STEP,.
5. FOR OPTIONAL PRECAST CONCRETE FLAT SLAB TOP REFER TO IDOT STANDARD 602601.
6. A FACTORY INSTALLED "RUBBER BOOT SEAL" SHALL BE PRECAST INTO MANHOLES AT ALL PIPE OPENINGS (SANITARY ONLY) - ASTM C923
7. FOR ALL RENOVATED/NEW MANHOLES, USE EITHER THE CRETEX INTERNAL/EXTERNAL CHIMNEY SEAL OR THE ADAPTOR INC. EXTERNAL CHIMNEY SEAL.
8. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
   48" FOR 9' - 18" PIPE
   60" FOR 21" - 36" PIPE
   72" FOR 39" - 60" PIPE
9. APPROVED MANUFACTURERS PRODUCT NUMBERS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER
10. ADDITIONAL DETAILS FOR SANITARY FRAMES AND LIDS:
   - FRAMES AND COVERS FOR MANHOLES LOCATED WITHIN FLOODPLAIN AREAS AND HAVING A RIM ELEVATION BELOW THE FLOOD PROTECTION ELEVATION SHALL BE WATER TIGHT, LOCK TYPE COVERS-NEENAH NO. N-1760-B OR APPROVED EQUAL.
   - ALL SANITARY LIDS MUST BE GASKET TYPE WITH CONCEALED PICKHOLES.
   - SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (SANITARY-SANITARY-STORM) CAST INTO THE LID.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
SANITARY MANHOLE DETAIL
Last Revised: 8-09
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SECTION A-A CAST FRAME

SECTION B-B CAST OPEN LID

SECTION C-C CAST SOLID LID

NOTES:
1. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - PAVED AREAS (OPEN LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1020M1 GRATE
   - NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS (OPEN LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
2. SANITARY FRAMES AND COVERS FOR MANHOLES LOCATED WITHIN FLOODPLAIN AREAS AND HAVING A RIM ELEVATION BELOW THE FLOOD PROTECTION ELEVATION SHALL BE WATER TIGHT, LOCK TYPE COVERS-NEENAH NO. N-1760-B OR APPROVED EQUAL.
3. ALL SANITARY LIDS MUST BE GASKET TYPE WITH CONCEALED PICKHOLES.
4. SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (WATER-SANITARY-STORM) CAST INTO THE LID.
5. OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.
6. OTHER MANUFACTURER'S PRODUCTS OF EQUAL SPECIFICATION MAY BE SUBSTITUTED AT THE APPROVAL OF THE VILLAGE ENGINEER.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
FRAMES AND LIDS
Last Revised: 8-09
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NO.	DATE	REMARKS

NO.	DATE	REMARKS
4	06/24/26	PER VILLAGE REVIEW
1.	04/16/26	FOR VILLAGE SUBMITTAL

1600 BISHOP COURT
MT. PROSPECT, ILLINOIS

DETAILS-2

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 12796.02DET02

DATE: 04/03/26

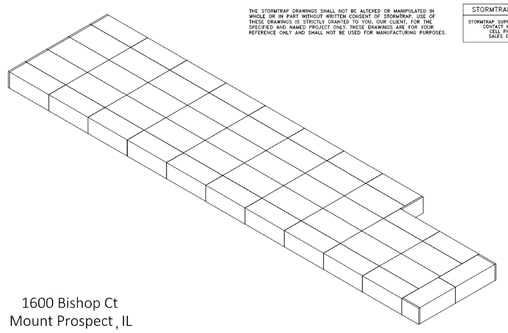
JOB NO. 12796.02

SHEET D2

15 OF 16

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StormTrap
MODULAR CONCRETE STORMWATER MANAGEMENT



1600 Bishop Ct
Mount Prospect , IL

THE STORMTRAP DRAWINGS SHALL NOT BE ALTERED OR MANIPULATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF STORMTRAP. USE OF THESE DRAWINGS IS STRICTLY GRANTED TO YOU, OUR CLIENT, FOR THE SPECIFIED AND NAMED PROJECT ONLY. THESE DRAWINGS ARE FOR YOUR REFERENCE ONLY AND SHALL NOT BE USED FOR MANUFACTURING PURPOSES.

SHEET INDEX

PAGE	DESCRIPTION
0.0	COVER SHEET
1.0	GENERAL NOTES
1.1	SINGLETRAP DESIGN CRITERIA
2.0	SINGLETRAP SYSTEM LAYOUT
2.1	SINGLETRAP FOUNDATION LAYOUT
3.0	SINGLETRAP INSTALLATION SPECIFICATION
3.1	SINGLETRAP INSTALLATION SPECIFICATION
4.0	SINGLETRAP BACKFILL SPECIFICATION
5.0	PIPE/ACCESS OPENING SPECIFICATION
6.0	SINGLETRAP MODULE TYPES

STORMTRAP CONTACT INFORMATION

STORMTRAP SUPPLIER: STORMTRAP
CONTACT NAME: Kyle Sloan
OFFICE PHONE: 800.982.2214
SALES EMAIL: kisales@stormtrap.com

StormTrap
MODELS USED IN [APPLICATION/ENGINEER]
1257 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5547

ENGINEER INFORMATION:
Spaceco, Inc. –
Rosemont, IL –
Corporate
Account
Rosemont, IL

PROJECT INFORMATION:
1600 Bishop Ct

Mount Prospect, IL

CURRENT ISSUE DATE:
04/14/2026

ISSUED FOR:
PRELIMINARY

REV.	DATE:	ISSUED FOR:	OWN SYS
1	04/14/2026	PRELIMINARY	JH

SCALE:
NTS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
0.0

GENERAL NOTES:

1. STRUCTURE PROXIMITY LOADING DISCLAIMER:

   STORMTRAP MODULES AND FOUNDATION ARE NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADING FROM ANY NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. EXAMPLES OF NEARBY STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, FOUNDATION ELEMENTS, RETAINING WALLS, LIGHT POLES, BOLLARDS, SIGNPOSTS, FENCES. ADDITIONALLY, STORMTRAP IS NOT RESPONSIBLE FOR INSTALLATION CONFLICTS ARISING FROM ANY OF THESE NEARBY STRUCTURES. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY. FOR LIGHT POLES SHOWN OVER THE TOP OF THE SYSTEM, STORMTRAP WILL PROVIDE A 5'-0" LATERAL DISTANCE CAVITY AROUND THE LIGHT POLE TO ACCOMMODATE IT. THE EOR TO TAKE RESPONSIBILITY FOR ENSURING THE LIGHT POLE IS NOT INFLUCTING ANY LOADING ON THE STORMTRAP MODULES AND FOUNDATION.

2. TREE LOADING DISCLAIMER:

   THE NUMBER OF TREES OR WEIGHT OF TOTAL PLANT MATERIAL PRESENT ON TOP OF A SINGLE STORMTRAP MODULE SHALL NOT EXCEED 16,000 LBS. THE REQUIREMENTS LISTED HERE APPLY AT BOTH THE TIME OF INSTALLATION AND FOR THE LIFE OF THE TREES AND PLANTS IN QUESTION. THE EOR AND LANDSCAPE ARCHITECT ARE RESPONSIBLE FOR ENSURING THAT TREE AND OTHER PLANT ROOTS DO NOT INTERFERE WITH OR COMPROMISE THE FUNCTIONAL AND STRUCTURAL INTEGRITY OF STORMTRAP'S UNDERGROUND MODULES. APPROPRIATE MEASURES SHOULD BE TAKEN TO PREVENT ROOT GROWTH INTO THE STORMTRAP SYSTEM FROM ADJACENT OR OVERHEAD TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACED AROUND OR ON TOP OF THE SYSTEM.

StormTrap
MODELS USED IN [APPLICATION/ENGINEER]
1257 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5547

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1	04/14/2026	PRELIMINARY	JH

SCALE:
NTS

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
1.0

STRUCTURAL DESIGN LOADING CRITERIA

LIVE LOADING: AASHTO HS-20 HIGHWAY LOADING

GROUND WATER TABLE: BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE: 3000PSF
SOIL DENSITY: 120 PCF
EQUIVALENT UNSATURATED
LATERAL ACTIVE EARTH PRESSURE: 35 PSF / FT.
EQUIVALENT SATURATED
LATERAL ACTIVE EARTH PRESSURE: 80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES: ASTM C857
AOI- 3-B
BACKFILL TYPE: SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION

UNIT HEADROOM: 5'-0" SINGLETRAP

SITE SPECIFIC DESIGN CRITERIA

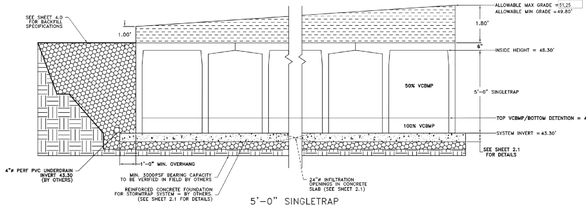
1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1.00' MAX. 1.80'. CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.

VCBMP VOLUME CALCULATION

-TOTAL VCBMP STORAGE REQUIRED = 15,682.00 CUBIC FEET
-VCBMP STORAGE PROVIDED = 10,748.85 CUBIC FEET (ELEV 44.30 – ELEV 44.30, 100% IN SYSTEM)
-VCBMP STORAGE PROVIDED = 5,274.85 CUBIC FEET (ELEV 44.30 – ELEV 43.30, 100% IN SYSTEM)
=TOTAL VCBMP STORAGE PROVIDED = 16,124.78 CUBIC FEET

SEASONAL HIGH WATER TABLE

-SHWT = 40.50 - (ELEVATION)
YES OR NO (VERIFIED BY OTHERS)
-VCBMP BOTTOM TO SHWT = 2.8 - (INTRAVEL)
-AMOUNT OF NATIVE SOIL ABOVE SHWT = 10.9 - (INTRAVEL)



5'-0" SINGLETRAP

StormTrap
MODELS USED IN [APPLICATION/ENGINEER]
1257 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5547

ENGINEER INFORMATION:
Spaceco, Inc. –
Rosemont, IL –
Corporate
Account
Rosemont, IL

PROJECT INFORMATION:
1600 Bishop Ct

Mount Prospect, IL

CURRENT ISSUE DATE:
04/14/2026

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PRELIMINARY

REV.	DATE:	ISSUED FOR:	OWN SYS
1	04/14/2026	PRELIMINARY	JH

SCALE:
NTS

SHEET TITLE:
SINGLETRAP DESIGN CRITERIA

SHEET NUMBER:
1.1

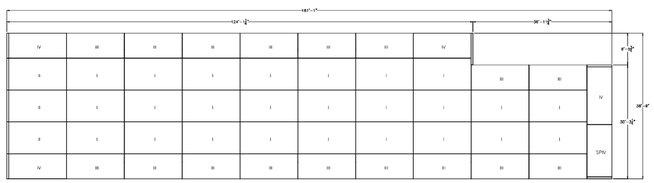
NO.	DATE	REMARKS
4	06/24/25	PER VILLAGE REVIEW
1.	04/16/26	FOR VILLAGE SUBMITTAL

BILL OF MATERIALS

QTY.	UNIT TYPE	DESCRIPTION	WEIGHT
28	I	5'-0" SINGLETRAP	15493
3	II	5'-0" SINGLETRAP	17906
17	III	5'-0" SINGLETRAP	15412
8	IV	5'-0" SINGLETRAP	16818
0	VII	5'-0" SINGLETRAP	0
0	VII-1	5'-0" SINGLETRAP	0
0	VII-2	5'-0" SINGLETRAP	0
0	VII-3	5'-0" SINGLETRAP	0
0	VII-4	5'-0" SINGLETRAP	0
0	SPIV	5'-0" SINGLETRAP	VARIES
4	SPIV	5'-0" SINGLETRAP	VARIES
2	T4 PANEL	4" THICK PANEL	2472
4	T6 PANEL	6" THICK PANEL	2733
0	T7 PANEL	8" THICK PANEL	0
13	JOINTMAT	150' PER ROLL	
32	JOINTTAPE	6.5' PER ROLL	
	TOTAL PIECES = 50		
	TOTAL PANELS = 8		
	HEAVIEST PICK WEIGHT = 17906		

DESIGN CRITERIA
ALLOWABLE MAX GRADE = 50.62'
ALLOWABLE MIN GRADE = 49.80'
INSIDE HEIGHT ELEVATION = 48.36'
SYSTEM INVERT = 43.30'

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP = INDICATES A MODULE WITH MODIFICATIONS.
5. P = INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.
7. IN ORDER FOR STORMTRAP TO GENERATE APPROVAL DRAWINGS, CIVIL ENGINEERING DRAWINGS MUST BE PROVIDED TO STORMTRAP AND SHALL INCLUDE ALL PIPE SIZES, PIPE MATERIAL, PIPE INVERT ELEVATIONS, ACCESS OPENING SIZE AND SHAPE. IN ADDITION, FINAL GRADING PLANS SHALL ALSO INCLUDE MINIMUM AND MAXIMUM GRADES OVER THE TOP OF THE STORMTRAP SYSTEM.



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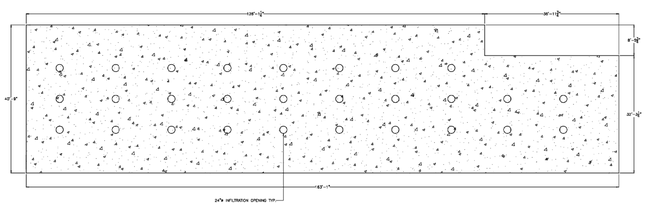
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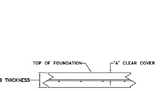
SCALE:
NTS

SHEET TITLE:
SINGLETRAP SYSTEM LAYOUT

SHEET NUMBER:
2.0



CONCRETE FOUNDATION NOTES:
1. CONCRETE FOUNDATION TO BE SUPPLIED AND INSTALLED BY OTHERS.
2. CONCRETE STRENGTH @ 28 DAYS, 3.5-4% ENTRAINED AIR, 4"-5" MAX SLUMP.
3. NET ALLOWABLE SOIL PRESSURE= AS INDICATED ON SHEET 1.1.
4. SOIL CONDITIONS TO BE VERIFIED ON SITE BY OTHERS.
5. SEE SHEET 2.1 FOR STORMTRAP LAYOUT.
6. DIMENSION OF FOUNDATION MUST HAVE 1'-0" OVERHANG BEYOND EXTERNAL FACE OF MODULE.
7. DIMENSION OF STORMTRAP SYSTEM ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
8. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
9. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.



STORMTRAP FOUNDATION DETAIL

MAXIMUM SYSTEM COVER	SLAB THICKNESS	CONCRETE STRENGTH	REINFORCEMENT (BOTH DIRECTIONS)	"A" CLEAR COVER
0'-6" – 1'-0"	8"	4000 PSI	#4 @ 18" O.C.	3.5"
1'-1" – 2'-0"	8"	4000 PSI	#4 @ 16" O.C.	3.5"
2'-1" – 3'-0"	8"	4000 PSI	#4 @ 12" O.C.	3.5"
3'-1" – 4'-0"	8"	4000 PSI	#4 @ 12" O.C.	3.5"
4'-1" – 5'-0"	8"	4000 PSI	#5 @ 18" O.C.	3.375"
5'-1" – 6'-0"	8"	4000 PSI	#5 @ 16" O.C.	3.375"
6'-1" – 7'-0"	8"	4000 PSI	#5 @ 12" O.C.	3.375"
7'-1" – 8'-0"	8"	4000 PSI	#5 @ 12" O.C.	3.875"
8'-1" – 9'-0"	9"	4000 PSI	#5 @ 12" O.C.	3.875"
9'-1" – 10'-0"	9"	4000 PSI	#6 @ 12" O.C.	3.875"

HS-20 & HS-25 LOADING – (AO 318, 272)

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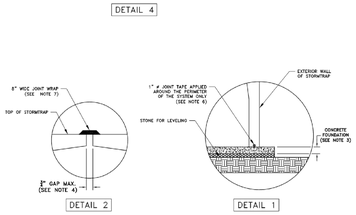
SCALE:
NTS

SHEET TITLE:
SINGLETRAP FOUNDATION LAYOUT

SHEET NUMBER:
2.1

STORMTRAP INSTALLATION SPECIFICATION

1. STORMTRAP SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C891 (STANDARD PRACTICE FOR INSTALLATION OF UNDERGROUND PRECAST CONCRETE UTILITY STRUCTURES), THE FOLLOWING ADDITIONS AND/OR EXCEPTIONS ARE PROVIDED FOR EMPHASIS. THE MENTION OF THESE ITEMS DOES NOT PRECLUDE THE INSTALLING CONTRACTOR FROM FOLLOWING ASTM C891 IN ITS ENTIRETY AND IMPLEMENTING ALL APPROPRIATE MEASURES. THE INSTALLING CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE STORMTRAP SYSTEM IS PROTECTED FROM THE DELIVERY TRUCK THROUGH FINAL CONSTRUCTION. FINAL CONSTRUCTION IS ACHIEVED WHEN ALL MODULES ARE SET, FULLY BACKFILLED, AND WHEN FINAL FINISHED GRADES ARE REACHED. THE CONTRACTOR IS RESPONSIBLE FOR ANY COUNTERMEASURES NECESSARY TO RESIST UPLIFT/BUOYANCY BEFORE FINAL CONSTRUCTION IS ACHIEVED.
2. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT PROPER/ADEQUATE EQUIPMENT IS USED TO SET/INSTALL THE MODULES.
3. STORMTRAP MODULES SHALL BE PLACED ON A LEVEL CONCRETE FOUNDATION (SEE SHEET 2.1) WITH A 1'-0" OVERHANG ON ALL SIDES THAT SHALL BE POURED IN PLACE BY INSTALLING CONTRACTOR. UNLESS OTHERWISE SPECIFIED, SEE SHEET 2.0 FOR TOPSET AND LOCATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT THE SOIL BEARING PRESSURE MEETS OR EXCEEDS THE STRUCTURAL DESIGN LOADING CRITERIA AS SPECIFIED ON SHEET 1.1.
4. THE STORMTRAP MODULES SHALL BE PLACED SUCH THAT THE MAXIMUM SPACE BETWEEN ADJACENT MODULES DOES NOT EXCEED 3" (SEE DETAIL 2). IF THE SPACE EXCEEDS 3", THE MODULES SHALL BE RESET WITH APPROPRIATE ADJUSTMENT MADE TO LINE AND GRADE TO BRING THE SPACE INTO SPECIFICATION.
5. STORMTRAP MODULES ARE NOT WATERTIGHT.
6. THE PERIMETER HORIZONTAL JOINT BETWEEN THE STORMTRAP MODULES AND THE CONCRETE FOUNDATION SHALL BE SEALED TO THE FOUNDATION WITH PRE-FORMED MASTIC JOINT SEALER ACCORDING TO ASTM C891, 8.8 AND 8.12 (SEE DETAIL 1). THE MASTIC JOINT TAPE DOES NOT PROVIDE A WATERTIGHT SEAL.
7. ALL EXTERIOR ROOF AND EXTERIOR VERTICAL WALL JOINTS BETWEEN ADJACENT STORMTRAP MODULES SHALL BE SEALED WITH A CONTINUOUS BEAD OF SEALANT AND COVERED WITH JOINT WRAP. THE JOINT WRAP SHALL BE A MINIMUM 6" WIDE HEAVY PUNCTURE RESISTANT POLYMER WRAP COMPLYING TO ASTM C891 AND SHALL BE INTEGRATED WITH PRIMER SEALANT AS APPROVED BY STORMTRAP (SEE DETAILS 2, 3, & 4). THE JOINT WRAP DOES NOT PROVIDE A WATERTIGHT SEAL. THE SOLE PURPOSE OF THE JOINT WRAP IS TO PROVIDE A SILT AND SOIL FIGHT SYSTEM. THE ADHESIVE EXTERIOR JOINT WRAP SHALL BE INSTALLED ACCORDING TO THE FOLLOWING INSTALLATION INSTRUCTIONS:
   7.1. USE A BRUSH OR WET CLOTH TO THOROUGHLY CLEAN THE OUTSIDE SURFACE AT THE POINT WHERE JOINT WRAP IS TO BE APPLIED.
   7.2. A RELEASE PAPER PROTECTS THE ADHESIVE SIDE OF THE JOINT WRAP. PLACE THE ADHESIVE TAPE (ADHESIVE SIDE DOWN) AROUND THE STRUCTURE, REMOVING THE RELEASE PAPER AS YOU GO. PRESS THE JOINT WRAP FIRMLY AGAINST THE STORMTRAP MODULE SURFACE WHEN APPLYING.
8. IF THE CONTRACTOR NEEDS TO CANCEL ANY SHIPMENTS, THEY MUST DO SO 48 HOURS PRIOR TO THEIR SCHEDULED ARRIVAL AT THE JOB SITE. IF CANCELED AFTER THAT TIME, PLEASE CONTACT THE PROJECT MANAGER.
9. IF THE STORMTRAP MODULE(S) IS DAMAGED IN ANY WAY PRIOR, DURING, OR AFTER INSTALL, STORMTRAP MUST BE CONTACTED IMMEDIATELY TO ASSESS THE DAMAGE AND DETERMINE WHETHER OR NOT THE MODULE(S) WILL NEED TO BE REPLACED. IF ANY MODULE ARRIVES AT THE JOBSITE DAMAGED DO NOT UNLOAD IT; CONTACT STORMTRAP IMMEDIATELY. ANY DAMAGE NOT REPORTED BEFORE THE TRUCK IS UNLOADED WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. STORMTRAP MODULES CANNOT BE ALTERED IN ANY WAY AFTER MANUFACTURING WITHOUT WRITTEN CONSENT FROM STORMTRAP.



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SINGLETRAP INSTALLATION SPECIFICATION

SHEET NUMBER:
3.0

STORMTRAP MODULE LIFTING SPECIFICATION

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LIFT CHAINS/CABLES ARE SECURED PROPERLY TO THE LIFTING ANCHORS AND IN EQUAL TENSION WHEN LIFTING THE STORMTRAP MODULE.
2. MINIMUM 7'-0" (UNACTUABLE LENGTH TO BE USED TO LIFT STORMTRAP MODULES (SUPPLIED BY CONTRACTOR).
3. CONTRACTOR TO ENSURE MINIMUM LIFTING ANGLE IS 45° FROM TOP SURFACE OF STORMTRAP MODULE. SEE DETAIL.
4. IF IS ESSENTIAL AND ABSOLUTELY MANDATORY THAT AT ALL TIMES DURING WHICH HOISTING EQUIPMENT IS BEING SUPPLIED TO THE PERFORMANCE, ATTENDANCE OF SUCH EQUIPMENT SHALL BE IN CHARGE OF ONE CERTIFIED EQUIPMENT AND SHALL BE ON THE JOB SITE AT ALL TIMES WHEN IN USE. ALL PERSONS, OTHER THAN SUCH OPERATOR TO RUN FROM THE JOBSITE, ITS AGENTS OR EMPLOYEES, PURCHASER AGREES TO SAVE, INDEMNIFY AND HOLD HARMLESS SELLER FROM ALL COST, EXPENSE, LOSS, DAMAGE AND LIABILITY WHICH MAY ARISE FROM THE EXISTENCE OR OPERATION OF SAID EQUIPMENT.

END PANEL ERECTION/INSTALLATION SPECIFICATION

1. END PANELS WILL BE SUPPLIED TO CLOSE OFF OPEN ENDS OF ROWS.
2. PANELS SHALL BE INSTALLED IN A TILT OF PLUMB(8 DEGREES) ACCURATE TO OPEN END OF ROW. (SEE DETAIL 2.0 FOR END PANEL LOCATIONS). SEE ALSO OPTION MANUFACTURER'S OUTSIDE PAGE.
3. CONNECTION WORKS WILL BE SUPPLIED WITH END PANELS TO SECURELY CONNECT PANEL TO ADJACENT STORMTRAP MODULE (SEE PANEL CONNECTION ELEVATION VIEWS)
4. RAKE CONNECTION HOOK IS ATTACHED, LIFTING CLUTCHES ARE BE REMOVED.
5. JOINT WRAP SHALL BE PLACED AROUND PERIMETER JOINT PANEL (SEE SHEET 3.0).

PANEL CONNECTION ELEVATION VIEW

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SINGLETRAP INSTALLATION SPECIFICATION

SHEET NUMBER:
3.1

ZONE	ZONE DESCRIPTIONS	REMARKS
ZONE 1	FOUNDATION SURROUND	#57 STONE MINIMUM SURROUND AT ALL SIDES
ZONE 2	BACKFILL	UNIFORM SOIL CLASSIFICATION (GW, GP, SW, SP) OR SEE BELOW FOR APPROVED BACKFILL OPTIONS
ZONE 3	FINAL COVER OVERFLOW	MATERIALS NOT TO EXCEED 152 PSF

APPROVED ZONE 2 BACKFILL OPTIONS

SYSTEM	REMARKS
3" STONE AGGREGATE	THE STONE AGGREGATE SHALL CONSIST OF CLEAN AND FREE DRAINING AGGREGATE MEETING THE REQUIREMENTS OF ASTM D2321 FOR CLASS I MATERIALS. THE AGGREGATE SHALL BE PLACED AND COMPACTED TO MEET THE REQUIREMENTS SPECIFIED IN ASTM D2321 AND AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
SAND	IMPORTED SAND SHALL BE PERMITTED TO BE USED AS BACKFILL IF IT IS CLEAN AND FREE DRAINING AND MEETS ASTM D2321 REQUIREMENTS FOR CLASS IA OR IB MATERIALS. THE SAND SHALL BE PLACED AND COMPACTED TO MEET THE REQUIREMENTS SPECIFIED IN ASTM D2321 AND AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
ON-SITE SOILS	ON-SITE SOILS MAY BE USED AS BACKFILL MATERIAL, PROVIDED THEY MEET ALL REQUIREMENTS SPECIFIED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY STORMTRAP. THE USE OF ON-SITE MATERIAL SHALL HAVE BEEN EVALUATED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING WORK INVOLVING SOIL PLACEMENT AROUND THE STORMTRAP SYSTEM TO PROVIDE TESTING AND OBSERVATION.
TRUCK PACK	STONE AGGREGATE USED PACKING THE 3-1/2" PIPE WITH LESS THAN 12% PASSING NO. 200 SIEVE (WITH SIZE #467). REFERENCE AS PER GEOTECHNICAL ENGINEER RECOMMENDATION.

FILL DEPTH	TRUCK WEIGHT	MAX VEHICLE WHEEL LOAD	GROUND PRESSURE
1'-0"	54.5	13.6 kip	1,360 psf
1'-6"	54.5	13.6 kip	1,813 psf
2'-0"	54.5	13.6 kip	1,813 psf
2'-6"	54.5	13.6 kip	1,813 psf
3'-0"	54.5	13.6 kip	824 psf

NOTE: TRUCK LENGTH HAS TO EXCEED 10'-6" ONLY TWO TRUCK TIRES TOUCH

STORMTRAP ZONE INSTALLATION SPECIFICATION/PROCEDURE

1. THE FILL PLACED AROUND THE STORMTRAP MODULES MUST BE DEPOSITED IN SHORT STRIPS AT THE SAME TIME AND TO APPROXIMATELY THE SAME ELEVATION TO PREVENT DISPLACEMENT OF THE MODULES. THE FILL SHALL BE PLACED SYMMETRICALLY AROUND THE TOP OF THE OPPOSITE SIDE. BACKFILL SHALL CEASE BE COMPACTED AND/OR TERRATED TO ENSURE THAT BACKFILL AGGREGATE/STONE MATERIAL IS WELL SEATED AND PROVIDES INTER LOCKED, EVEN SHALL BE TAKEN TO PREVENT DISPLACEMENT OF THE MODULES. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED IN MINIMUM 6" LIFTS, AS THE MACHINERY OR EQUIPMENT USED TO PLACE THE FILL MATERIAL MAY BE LOCATED DIRECTLY OVER THE SYSTEM. ONLY LIGHT EQUIPMENT SHALL BE ALLOWED ON TOP OF THE SYSTEM UNTIL FINAL GRADE IS REACHED. TO THE EXCEPTIONAL AMT OF THE STORMTRAP MODULES MINIMUMS POSSIBLE
2. THE FILL PLACED OVERTOP THE SYSTEM SHALL BE PLACED IN MINIMUM 6" LIFTS, AS THE MACHINERY OR EQUIPMENT USED TO PLACE THE FILL MATERIAL MAY BE LOCATED DIRECTLY OVER THE SYSTEM. ONLY LIGHT EQUIPMENT SHALL BE ALLOWED ON TOP OF THE SYSTEM UNTIL FINAL GRADE IS REACHED. TO THE EXCEPTIONAL AMT OF THE STORMTRAP MODULES MINIMUMS POSSIBLE
3. THE TEMPORARY FUNCTION OF ANY ROLLER, COMPACTOR, VEHICLE, ETC. SHALL NOT BE USED OVERTOP THE SYSTEM WITHOUT PRIOR APPROVAL FROM STORMTRAP. IN SOME CASES, HAND COMPACTION MAY BE NECESSARY TO ENSURE THAT THE FILL IS PROPERLY PLACED AROUND THE MODULES.
4. STONE AGGREGATE PLACEMENT IN ZONE 1 MAY BE REQUIRED FOR THE FOLLOWING:
   a.) INSTALLATION – IF INFILTRATION IS REQUIRED, A FREE DRAINING MATERIAL SHALL BE USED AT A DEPTH DETERMINED BY THE SITE SPECIFIC DRAINING ASSESSMENT, IF DEFINED AS NON AGGREGATE RETAINED ON #8 SIEVE, MAJORITY OF AGGREGATE SIZE BETWEEN 1/2 AND 1", AND ONLY 5% OF MATERIAL PASSING #16TH SIEVE.
   b.) LOCATION – STONE AGGREGATE FOUNDATION IN ZONE 1 IS FOR LEVELING PURPOSES.

BACKFILL DETAIL

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SINGLETRAP BACKFILL SPECIFICATION

SHEET NUMBER:
4.0

ACCESS OPENING SPECIFICATION

1. A TYPICAL ACCESS OPENING FOR THE STORMTRAP SYSTEM ARE 2'-6" IN DIAMETER. ACCESS OPENINGS LARGER THAN 4'-0" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST RETAIN AT LEAST 2'-0" OF CLEARANCE BETWEEN THE TOP OF THE SYSTEM AND THE B

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Elizabeth B. DiPrima
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

Phone: 847/962-6000
Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

June 18, 2026

Wingspan Development Group
Attn: Christopher Coleman
1001 Feehanville Dr
Mount Prospect IL 60056
Via e-mail: ccoleman@nicholasfoc.com

Re: PZ-12-26 / 1600 Bishop Ct / Major PUD Amendment / Review Comments #2

Dear Mr. Coleman,

The Village of Mount Prospect has reviewed the submittal for a conditional use for a major amendment to the Planned Unit Development (PUD) at 1600 Bishop Court (Subject Property) to construct a new flex industrial building. Below are the review comments from applicable departments.

Items 1-3 require revisions prior to the Planning and Zoning Commission hearing. Please submit these revisions no later than June 25, 2026.

Planning

1. Primary site plan:
    a. The west wall dimension is mislabeled; the wall is labeled 215' and the correct dimension is 275'.
    b. Revise civil and conceptual site plans to be consistent with the landscape plan planting islands and parking counts. A planting island is required at the northwest corner of the parking lot at the end of the parking row. Revise total number of parking spaces available.
2. Provide an updated narrative describing the concept for developing the site, including an explanation for the primary and alternate site plans, and changes proposed for the Bishop Court island.

Public Works

3. The site plans submitted have a revision date of June 2, 2026. Confirm that these are the current site plans. We understand that there have been discussions regarding improvements to Bishop Court and regarding a driveway onto Kensington Road, however, neither the Bishop Court improvements, nor the Kensington Road driveway are reflected in the site plans submitted. If improvements to Bishop Court and/or a driveway onto Kensington Road is intended, the following must be addressed:

a. The raised, landscaped island at the end of Bishop Court will need to be preserved as much as possible maintaining the counter-clockwise traffic pattern. AutoTURN diagrams would be required to justify if any modifications are necessary and, if so, to determine an acceptable design for the island. Staff is agreeable to allow the existing driveway to be modified to provide separated employee traffic and truck traffic entrances directly from Bishop Court. Costs associated with changes to the pavement, curb, lighting, utilities, trees, etc. will be the responsibility of the developer.
b. Kensington Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). Consequently, any work within the Kensington Road right-of-way, including a proposed driveway, will require an IDOT permit. It is recommended that engineering plans be submitted to IDOT to determine if a driveway will be allowed and the required scope of work. Any Conditional Use approval or Building Permit issuance would be contingent upon IDOT approval.

Items 4-9 are proposed conditions of approval (no action needed):

4. Petitioner shall satisfy all review comments in this letter prior to permit issuance.
5. 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.
6. Continuous 6' evergreen landscaping shall be installed on the south and southeast lot line to screen the loading docks from Wolf Road.
7. Petitioner shall make every effort to have minimal impact on the existing mature landscaping along Kensington Road and Wolf Road.
8. Alternate site plan:
    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. Signage and a fence or gate shall be installed on the subject property at the Kensington Road entrance to restrict access for employee use only.
    c. 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.
9. At the time of building permit submittal, the following plans shall be in full compliance with the Village Code: photometric plan, landscape plan, sign plan.

Items 10-32 are required prior to permit submittal:

<u>Planning</u>

10. Provide a proposed development schedule indicating date and phases in which the project will be built, including approximate start date of construction, number of construction phases and start / end dates.
11. Provide a copy of the existing ingress and egress easement providing shared access between the subject property and the property immediately to the south. Provide a draft of all proposed bylaws, covenants, easements, maintenance and other agreements, wherever applicable.

<u>Fire Department</u>

12. A fire sprinkler system and standpipe system in accordance with NFPA 13 and NFPA 14 will be required for this project for all buildings. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review. Village of Mount Prospect Fire Prevention Code, 24.202
13. A fire alarm system will be required for this project. Ensure that the fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review. Village of Mount Prospect Fire Prevention Code, 24.202
14. An additional means of egress may be required based on occupancy load and travel distances. Additional means of egress may be depending on the final room configuration.
15. An egress plan must be provided for the entire building. This plan must include occupant loads, travel distances, egress widths, and common path of travel distances. An egress plan will be required when the building plans are submitted for review. Additional exits may be required.
16. Fire lanes will be required based on the site review. Additional marking of fire lanes will be required. Fire lane construction details will need to be determined during permit review.
17. All egress doors are to use keyless locksets on the egress side. No flush bolts, dead or draw bolts, etc., will be allowed. Life Safety Code, 7.2.1.5.1
18. All new sprinkler risers and associated fire pump equipment shall be in a separate room with a minimum of two-hour construction.
19. A fire pump and standpipe system(s) will be required for this building. Please ensure that drawings are submitted for these systems to the Fire Department for review.
20. Fire hydrants are shown to be supplied from watermains throughout the new development. Water flow calculations will be required to verify that the new proposed watermain sizes can meet the required fire flow GPM demand. This documentation must be provided to the Village of Mount Prospect's Public Works Engineering Department for review and approval, along with a copy to the Mount Prospect Fire Department.
21. Provide an emergency vehicle/apparatus turning radius diagram for all parking lots, fire lanes, and turnaround points. Village of Mount Prospect Fire Prevention Code, 16.403 C

<u>Public Works</u>

Site Plans

22. Confirm the Overland Flow Route shown on Sheet GR1. It appears that if the proposed system becomes surcharged, water will likely overflow the inlets north and/or west of the proposed parking lot (rim elevations = 53.0) and flow northeast and/or southwest off site before overtopping the ridge lines in the parking lot (pavement elevations = 53.85 and 53.40).
23. Note the design high water level within the volume control chamber on the plan.
24. Regarding the water main shown on Sheet UT1:
    a. We have no objections to connecting the new water main to the existing valve vaults east and west of the site. However, it should be understood that these valves are old, and will not likely pass the required pressure test. Note on the plan that if the existing valves cannot be reutilized, it shall be the responsibility of the developer to replace them as part of this project.
    b. Correct Note 3 to specify DIP Class 56.
    c. The proposed water main only serves 1600 Bishop Court. Note on the plan that the new water main shall be privately owned and maintained.
25. Note the Season High Groundwater Level (SHGL) in the Underground Vault Volume Control Detail on Sheet D2, and in Detail 1.1 on Sheet D3. Confirm that the bottom of the volume control chamber is at least 2' above the SHGL.

26. Confirm the Allowable Maximum Grade over the volume control chamber of 50.60 noted in Detail 1.1 on Sheet D3; the grade at the southeast corner of the chamber shown on Sheet GR1 is 51.25.

Stormwater Management Report

27. Clarify in the Site Detention Storage Requirements described on page 5 that the volume required beyond the volume originally provided reflects both the change in rainfall data, and the increase in impervious surface.
28. Confirm the Time of Concentration (Tc) calculations. The calculations use a time for 1,225' of shallow concentrated flow thru the storm sewers of 29.6 min, however, the total Tc calculated in the Storm Sewer Tabulation is 14.03 min.
29. Use the calculations for a broad-crested weir for the overflow along the driveway. Also, the weir calculations assume a constant weir elevation, but the pavement rises from 51.80 to 52.10 across the width of the driveway.
30. Confirm that the existing volumes calculated using the GIS contours are to the design high water level, and not the overflow levels.

General Comments

31. A permit will have to be obtained from the MWRD for the proposed sanitary service and stormwater management improvements prior to beginning construction. Permit applications were included as part of the submittal for the Conditional Use review. We will process these applications after they are updated to reflect any design changes triggered by the comments contained in this review, and after Conditional Use approval has been received.

Building Division

32. At time of permit, please submit a full building code analysis including any architectural, mechanical, electric, plumbing items.

Please make the changes for items 1-3 as noted above and submit a point-by-point response letter and pdf files of the drawings by June 25, 2026. Please upload revisions into the portal. Feel free to contact Antonia Lalagos at (847) 818-5302 / alalagos@mountprospect.org if you have any questions.

Sincerely,



Antonia Lalagos
Development Planner
c: File

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 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

Antonia Lalagos, Development Planner

DRAFT

From: Alina Berzescu
To: Lalagos, Antonia
Subject: Concern
Date: Monday, July 13, 2026 1:08:22 PM

We are very disappointed with Mount Prospect decisions!
OnTrac is very disturbing at night and mornings and we are not ok with building something else that is going to affect our neighborhood!!!
We are asking The Village of Mount Prospect to hear our concerns!
We have a beautiful community for over 30 years and building all these trucks terminals it is very disturbing and we will have so much more traffic and noise from them!
Our community is not ok with that!

The Berzescu family
Sent from my iPhone

From: Maureen Fabbri
To: Lalagos, Antonia
Subject: Zoning amendment
Date: Thursday, July 9, 2026 4:56:22 PM

To whom it may concern-
Please do not approve re zoning for the corner of Wolf and Kensington. We do not need anymore freight trucks on wolf road or Kensington road.

Thank You
Maureen and Mike Fabbri
Longford Glen Subdivision
Sent from my iPhone

From:	Allyson Simkins
To:	Lalagos, Antonia
Subject:	Zoning proposal that affects Des Plaines residents who pay RTSD taxes and children attend RTSD.
Date:	Thursday, July 9, 2026 1:05:22 PM

To whom it may concern:
I am a Des Plaines homeowner, and the Vice President of the HOA Board for Kylemore Greens off of Wolf Road. My household and neighbors pays tax to River Trails School District and children attend district 26. The traffic that has already unsafely affected and congested Wolf Road from the OnTrac site I'm afraid will significantly be increased with a change in zoning to the site on the agenda tonight for 7/9 at 1600 Bishop Ct. Children in Kylemore Greens who attend Maine West must walk across Wolf Road to get to the Pace bus. It already was dangerous with no traffic light, stop sign, or crosswalk. OnTrac constant traffic with semis and drivers racing to meet delivery schedules has exacerbated this issue. Our communities (Mount Prospect and Des Plaines) must work together to guarantee our kids will get to school, sports, camp, and social activities safely. We want our communities to be navigable and safe for all people living in them. It is difficult to turn left out of Kylemore Greens and Longford Glen due to fast and congested traffic on Wolf Road. There was also a fatal car accident on Wolf Road this past year.

I am writing to voice my opinion and sincere concerns to vote to not change to limited industrial.

Thank you,
Allyson Simkins

From: Schreiner, Jake
To: Lalagos, Antonia
Subject: Fw: Public Comment for 7-9 Planning and Zoning Meeting
Date: Wednesday, July 8, 2026 3:17:08 PM
Attachments: Public Comment for 7-9 Planning and Zoning.pdf

Ms. Lalagos,

I don't believe that I sent this email to the right address, please see attached email and file to review my comment for the Bishop Court Property

Thanks
Jake Schreiner

From: Schreiner, Jake
Sent: Tuesday, July 7, 2026 5:34 PM
To: VMO [redacted]
Subject: Public Comment for 7-9 Planning and Zoning Meeting

Hello,

I would like to provide a public comment for the July 9 Planning and Zoning Commission Meeting regarding the Bishop Court Property.

I believe that securing right-of-way for a multi-use path at 1600 Bishop Court is an opportunity to enhance connectivity and recreation in the northeast side of Mount Prospect. This path offers extreme connectivity, serving as the "missing link" that bridges Northeast Mount Prospect to Downtown and connects the Kensington Business Center trail to the Prospect Heights Bike Path and Des Plaines River Trail. Given its strategic value, this exact connection is proposed in the Mount Prospect 2017 Comprehensive Plan (Page 75).

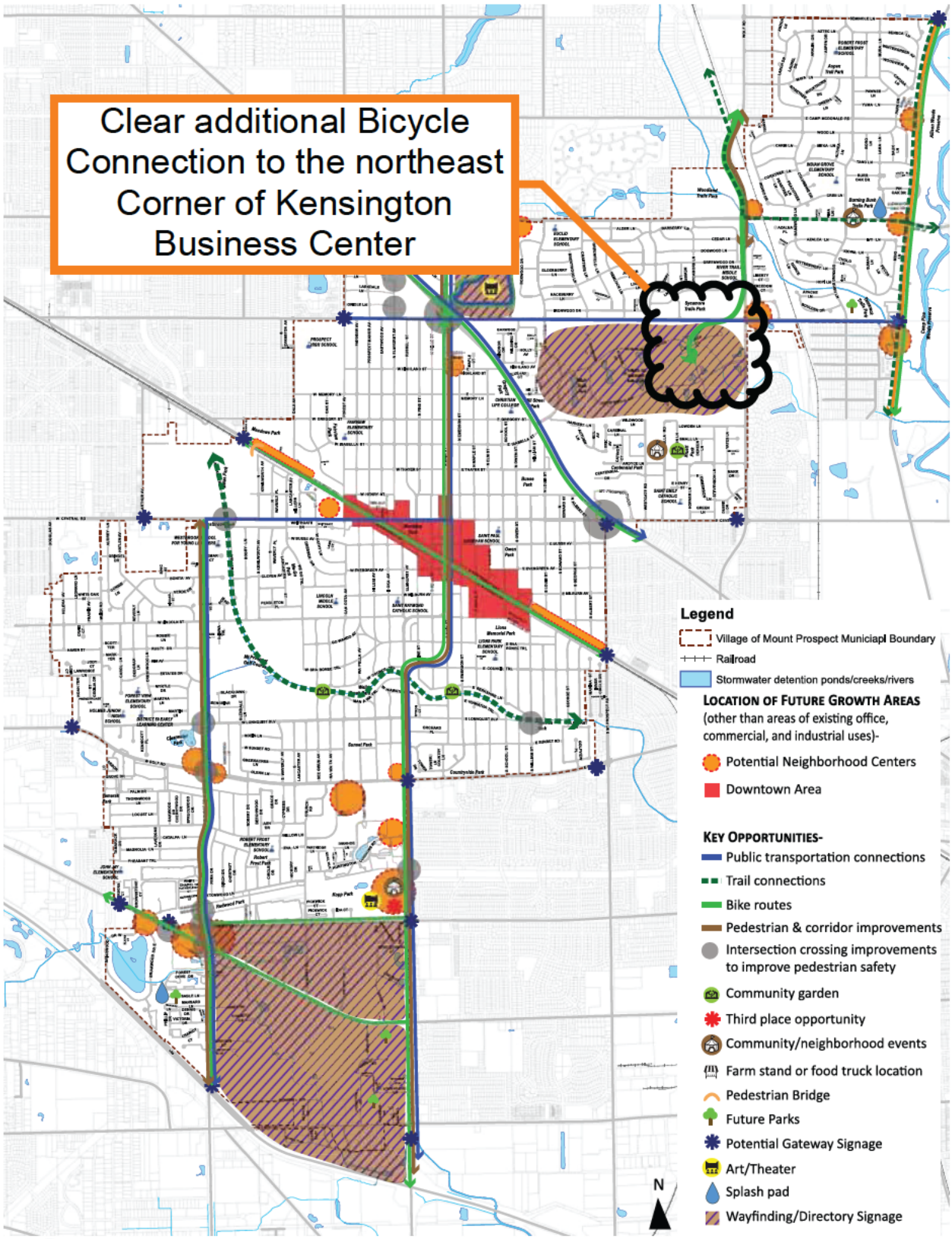
To make this possible, I urge the Commission to evaluate the site's eastern setback along Wolf Road. The current proposal features a 47-foot setback, while only 30 feet are required. If the Wolf Road fire lane is unnecessary, 10 feet could be reclaimed for the path. Additionally, shifting the building footprint slightly east would allow for a multi-use path within the Kensington Road right-of-way, seamlessly joining the existing sidewalk network.

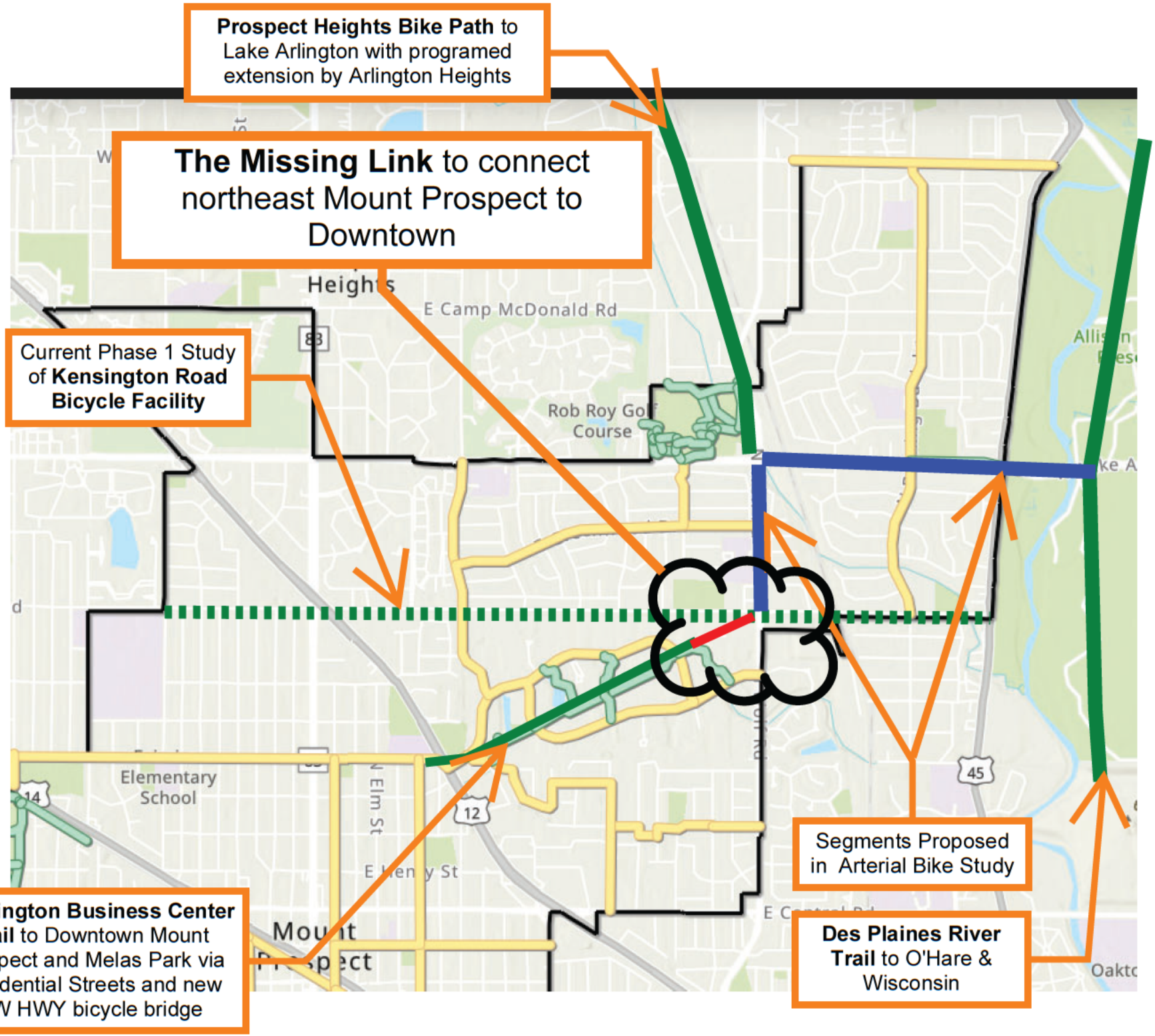
Please see the attached file, "Public Comment for 7-9 Planning and Zoning.pdf", to view these proposed adjustments in further detail. Thank you for your time and commitment to proactive community planning.

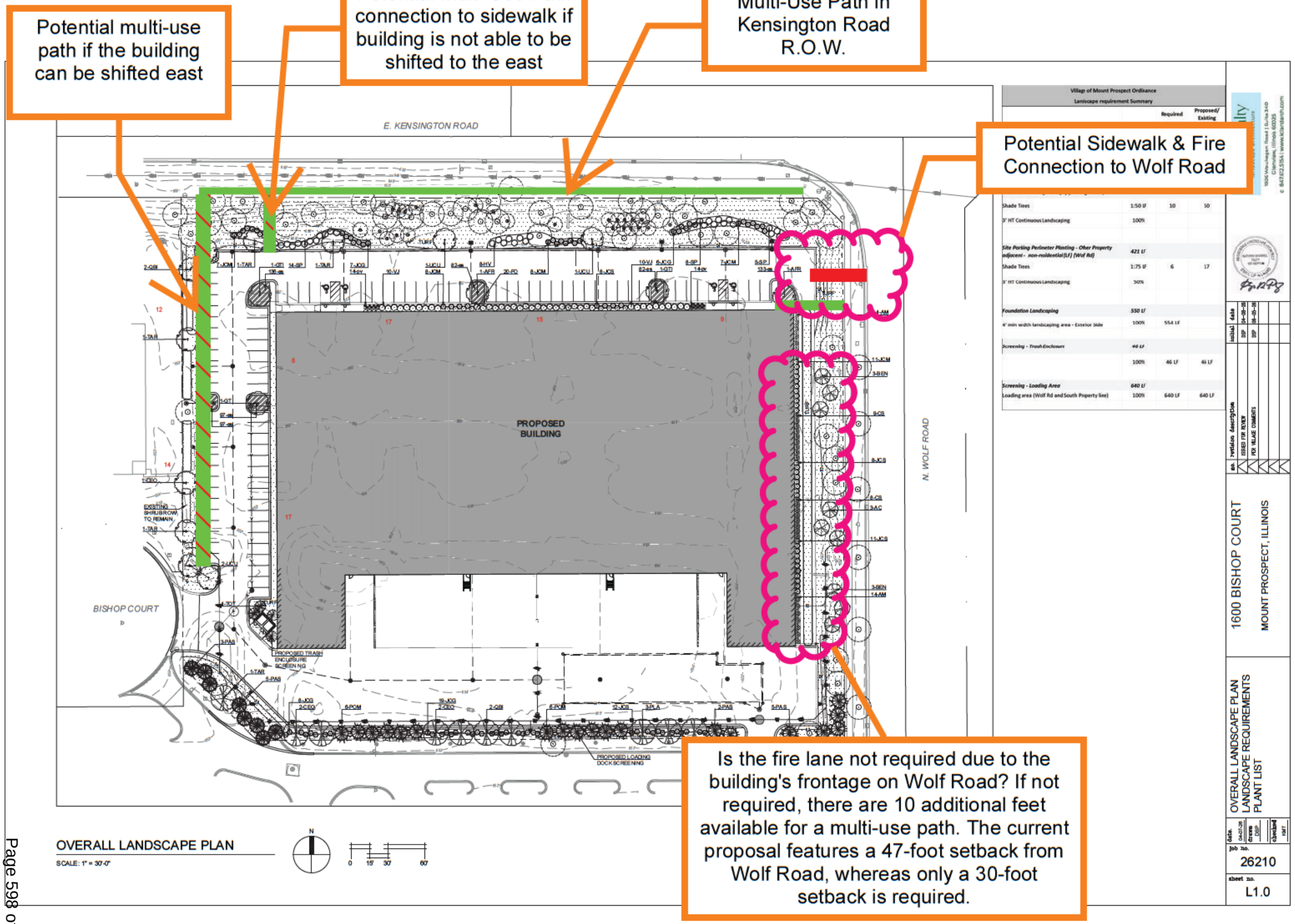
Sincerely,

Jake Schreiner

2017 Comprehensive Plan (Page 75)




Prospect Heights Bike Path to Lake Arlington with programed extension by Arlington Heights
The Missing Link to connect northeast Mount Prospect to Downtown
Current Phase 1 Study of **Kensington Road Bicycle Facility**
E Camp McDonald Rd
Rob Roy Golf Course
Elementary School
E Elm St
Segments Proposed in Arterial Bike Study
Des Plaines River Trail to O'Hare & Wisconsin
Kensington Business Center Trail to Downtown Mount Prospect and Melas Park via Residential Streets and new NW HWY bicycle bridge


Potential multi-use path if the building can be shifted east
Potential Multi-Use Path connection to sidewalk if building is not able to be shifted to the east
Multi-Use Path in Kensington Road R.O.W.
Potential Sidewalk & Fire Connection to Wolf Road
E. KENSINGTON ROAD
N. WOLF ROAD
BISHOP COURT
PROPOSED BUILDING
PROPOSED TRASH ENCLOSURE SCREEN WALL
PROPOSED LOADING DOCK SCREENING
EXISTING SHRUB ROW TO REMAIN
Village of Mount Prospect Ordinance
Landscape requirement Summary
Required
Proposed/ Existing
Shade Trees
1:50 LF
10
10
3' HT Continuous Landscaping
100%
Site Parking Perimeter Planting - Other Property adjacent - non-residential (LF) (Wolf Rd)
421 LF
Shade Trees
1:75 LF
6
17
3' HT Continuous Landscaping
50%
Foundation Landscaping
550 LF
4' min width landscaping area - Exterior Side
100%
554 LF
Screening - Trash Enclosure
46 LF
100%
46 LF
46 LF
Screening - Loading Area
640 LF
Loading area (Wolf Rd and South Property line)
100%
640 LF
640 LF
Is the fire lane not required due to the building's frontage on Wolf Road? If not required, there are 10 additional feet available for a multi-use path. The current proposal features a 47-foot setback from Wolf Road, whereas only a 30-foot setback is required.
OVERALL LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0
15'
30'
60'
1600 BISHOP COURT
MOUNT PROSPECT, ILLINOIS
OVERALL LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS
PLANT LIST
job no.
26210
sheet no.
L1.0

From:	Erin Cullen
To:	Lalagos, Antonia
Subject:	Planning and Zoning Commission- Written Objection Comments for Pz-12-26 (1600 Bishop Court)
Date:	Monday, July 6, 2026 4:46:54 PM

Attn: Planning and Zoning Committee

I reside in Mount Prospect and am writing to express my objection to the Petition of 1600 Bishop Partnership LLC's Petition for conditional use approval to amend the existing zoning and to construct an industrial warehouse at 1600 Bishop Court, which is set before you for a vote on July 9.

Unfortunately, the agenda with the plans proposed for this project were only posted for public viewing on the Village's website on July 2, before the holiday weekend, so there is very little time allowed for public comment. Thus, as an initial matter, I request that you delay the vote on this petition until a later date to allow for complete public review and comment. Otherwise, it certainly gives the impression that this project is being attempted without any meaningful opportunity for your receipt of public comments from residents in the area.

From the Petition posted, it requests a "conditional use approval for a major change to the Planned Unit Development" of the property at issue at Kensington and Wolf Rd. within the Kensington Business Center, seeking to now operate under Limited Industrial Zoning.

The Kensington Business Center has in the past had properties that have operated outside of the intended zoning uses or violated ordinances and interfered with residential properties. For instance, an approval was given to Prestige Feed Products to operate at 431 Lakeview Court, after which there were years of odors, chemicals, and noise emanating from that facility into nearby residential properties, years of resident complaints, and ultimately several court cases requiring use of taxpayer funds for the Village's involvement, before that facility moved out at the end of 2025. It is my understanding that there have also been several resident complaints surrounding the building and operations of OnTrac trucking with respect to its trucking terminal at 350 N. Wolf Road, including noise and unsafe traffic. This request for the major change to 1600 Bishop Court should be considered with this history and the safety of the residents of the area in mind.

While the published Petition for Bishop Court states that Mount Prospect "Staff finds that the proposal has incorporated adequate measures to safeguard public health, safety, morals, comfort, and general welfare"- it is unclear where in the petition public health and safety was studied or where the findings are published-- if that in fact exists with further data, please point me to the pages of such findings.

The petition further states that "Staff would evaluate any future building permit and business license applications to determine if the proposed user constitutes a permitted or conditional use in the I-1 district. Future users would be required to meet minimum performance standards related to noise, vibrations, smoke, fire hazard, toxic matter, odorous matter, and glare." However, again, there is no information I could locate in the petition that describes HOW potential businesses will be vetted and how they will be restricted to meet minimum performance standards. In fact, the petition provides little information of the specifics of what this tenant will operate in this property and how that operation may impact public safety, health and comfort. Of note, the Administrative Content contains a June 25, 2026 letter from

Nicholas Family of Companies, a company associated with 1600 Bishop Partnership LLC. This letter states only that "prospective tenants may include local and regional firms...as well as national users seeking well-located infill facilities to support last mile distribution networks" but their prospective tenant is "confidential."

Obviously, the nature of any tenant and operations in this proposed new facility is relevant to this petition. It should be noted that the same developer for this property (Nicholas) developed the property at 431 Lakeview Court and was involved with the lease of that property to Prestige Feed. How can the Village ensure that future uses of this property, similarly to what occurred with Prestige, would not further operate or request to operate industrial equipment that emits noise, toxic matter, smoke, etc., or how the operations of trucks to and from this property may impact residents and safety when there are no specifics of how that will be accomplished or specific requirements in this petition for the operations at this building and the changes to the property? What is being done to mitigate the risks of an industrial tenant not following Village ordinances in this area given the recent history of some operations of properties in the Kensington Business Center?

The traffic and parking plan noted in the Petition notes the primary and alternate site plan depict either 100 or 150 parking stalls and more truck docks. One plan proposes a new entrance and curb cut to allow access to Kensington Road. There is also proposed trucking access to the Business Center Road by trucks from the current entrance area, with a proposed reconfiguration of the traffic circle. This is a much larger footprint for trucks to access this area than currently exists for the current office building in this property.

There is already a notable increase of tricks on the roads in the area of Kengsington and Wolf due to OnTrac. These trucks have limited vision of pedestrians and even cars on the roads and sidewalks. There are simply more blind spots. Children regularly bike and walk on the sides of Wolf Road to and from schools and parks. There are schools even within Kensington Business Center (one being currently built I believe) and pedestrians walk within KBC. The lives and safety of those pedestrians are important. Yet I see no proposed additional safety measures proposed for the Kensington Road proposed entrance, or within KBC roads and out to Wolf Road. No additional pedestrian protections have been proposed by the Village in the area such as truck aprons with setback crossings, raised crosswalks, pedestrian medians, or pedestrian intelligent crossings, advanced stop lines, or high visibility pedestrian crossings with lights have been proposed on Wolf Road, Kensington Road, or within the Kensington Business Center roads to account for the increased semi-truck traffic in the area. I am not aware of any safety or traffic studies the Village has done in the area in the past five years. If there have been any published, please point me to them. I fear it is only a matter of time before further accidents occur involving pedestrians. These industrial facilities are being built and operated with additional truck traffic with apparently little consideration and fact finding surrounding how to protect pedestrians and other drivers in the area, let alone increased noise, emissions, and other nuisances from heavy operations from varying hours.

Additionally, the Petition proposes removing landscaping on the property, which could impact noise and certainly impacts the appearance of the area. Many residents moved near Kensington Business Center knowing businesses and offices operated within it that were mostly protected from view and had appealing landscaping. Instead, in recent years there have been larger buildings, more industrial trucks, more emissions entering their properties, less landscaping, and little restrictions on hours of operations and lights/noise.The Petition does not set forth exactly how this proposed new building will supposedly not be injurious to the

use and enjoyment of other property in the area or impair property values, particularly since it does not even identify what industrial entities may be operating in the property and what they will do.

Without this new proposed industrial/warehouse/trucking terminal building, crossing Wolf Road and Kensington Road is already dangerous and pedestrian accidents have already occurred. I urge you to take into consideration the quality of life of residents in the area of this property and the safety of the public and vote no to this Petition that seeks to bring more unidentified industrial operations to this area and more unsafe truck traffic.

Thank-you,
Erin Cullen
[redacted]

From: Nancy Reese
To: Lalagos, Antonia
Subject: Case # PZ-12-26 – 1600 Bishop Court
Date: Monday, July 6, 2026 8:30:12 AM

Dear Ms Lalagos and members of the Mount Prospect Planning and Zoning Commission,

We are writing in regard to Case PZ-12-26 / 1600 Bishop Court Public Hearing to occur during the Planing & Zoning Commission meeting on July 9, 2026. While putting vacant property to use is to be desired as beneficial to the village and our tax base, we do have a concern about the alternate site plan.

As one of the closest residents living on Kensington Road, we would like to share our concerns about the alternate site plan proposal for a new curb cut onto Kensington Road for use by employee passenger vehicles. Parking for the alternate site includes space for 150 vehicles. The village staff estimates at least 95 spaces are needed for the planned use of the building. Imagine the volume of in and out vehicles during a shift change.

Traffic along Kensington Road at any hour is already an issue. The speed limit is 45 mph. Many vehicles exceed that limit. On the north side of Kensington Road is a park and a church. Close by is a school.

While right in/right out access is mentioned, there doesn't seem to be any other required changes to Kensington Road. The site plan depicted on page 3 of the drawings does not show any right-turn lane before the curb cut. Traffic at peak is already backed up at the Kensington/Wolf intersection beyond the curb cut shown in the drawings. Add to that the right-in and right-out traffic, and, again, imagine the additional back up of traffic at shift change.

We hope the commission will reconsider approving the in-out access off Kensington. There is no reason those employees can't drive through the industrial park like any other employees of businesses in the park.

Thanks for your consideration of our concerns,

Jon H. and Nancy I.Z. Reese
1312 E. Kensington
Mount Prospect, IL
[redacted]

From: mary beth stillmaker
To: Lalagos, Antonia
Cc: [redacted]
Subject: Fw: Urgent Safety Concerns Regarding OnTrac Facility Near Longford Glen Subdivision
Date: Friday, July 3, 2026 10:02:16 AM

Mount Prospect Zoning Board,

We believe the zoning for the property at Kensington/Wolf SHOULD NOT be changed. MP should have consideration for the public safety issues and the residential fabric of our neighborhood. Our communities pay well over $1 million a year to get our kids safely to River Trails school district. Our roads are busy enough with semi-truck traffic. MP should not be adding more public safety issues to our neighborhood -- and these companies certainly should NOT be getting substantial tax breaks.

Below is an email with serious concerns about OnTrac, a recent zoning change, to our neighborhood. Many neighbors protested this zoning change and MP zoning committee agreed with all of our concerns. However, MP Village Board ignored all of our concerns and this monstrosity was built with MP Village Board completely ignoring any and all concerns for the public safety of our community. MP gave us Prestige Feed with no oversight, OnTrac, and now this new industrial site.

Please listen to all of our concerns and vote NO for this zoning change. Thank you.

Longford Glen Homeowners Association

----- Forwarded Message -----
From: Katrina Swiderski [redacted]
To: [redacted]
Sent: Monday, December 29, 2025 at 09:46:08 AM CST
Subject: Urgent Safety Concerns Regarding OnTrac Facility Near Longford Glen Subdivision

To Whom It May Concern,

I am writing out of deep concern for the safety of our community surrounding the OnTrac facility in Mount Prospect, Illinois- particularly for the children, families, and pedestrians who navigate this area daily.

I have personally observed numerous occasions where drivers' cars associated with the facility are tightly packed along surrounding streets, often blocking clear views of other vehicles and pedestrians. This congestion significantly increases the risk of accidents, especially during peak traffic hours.

What concerns me most is the close proximity of this facility to St. Emily's Catholic School and River Trails Middle School. Many children walk to and from these schools each day, and the current traffic conditions pose a serious safety threat. Large semi-trucks turning onto Wolf Road frequently have limited visibility, making it extremely difficult for drivers to see children and adults walking along nearby sidewalks. The margin for error is frighteningly small.

As a kindergarten teacher, safety is not just a personal concern- it is at the core of my profession and my responsibility. The idea that young children must navigate such hazardous conditions on their way to school is deeply troubling.

Additionally, as a confident and experienced driver, I feel compelled to share that I no longer feel safe turning left out of my subdivision, Longford Glen, due to the heavy volume of semi-trucks and delivery vehicles entering and exiting the OnTrac facility. The traffic has become so overwhelming that I now avoid the main entrance entirely and use an alternate entrance simply to feel safe. This is not a matter of inconvenience- it is a matter of genuine fear caused by traffic volume, limited visibility, and large commercial vehicles operating in a residential-adjacent area.

The presence of this facility, combined with the scale and frequency of truck traffic, has fundamentally changed the safety landscape of our neighborhood. I respectfully urge those responsible to reassess traffic flow, parking practices, and safety measures in this area before a preventable tragedy occurs.

Our children, pedestrians, and residents deserve to feel safe in their own community. I hope these concerns are taken seriously and addressed with urgency and care.

Thank you for your time and attention to this critical matter.

Sincerely,

Katrina Swiderski

From: [redacted]
To: Lalagos, Antonia
Subject: NTN office building at 1600 Bishop Court, Mt. Prospect, IL
Date: Tuesday, June 30, 2026 1:05:12 PM

Dear Ms. Lalagos,
Thank you for all of your hard work and service to the Village of Mount Prospect, its residents and, in turn, the surrounding communities.
Apparently on 7/9/2026, at 7pm, the Village will have a zoning hearing on the Wingspan Development Group request to construct a new light industrial warehouse and office building at the corner of Kensington and Wolfe, where NTN formerly had its offices at 1600 Bishop Court, Mount Prospect, IL.
I have lived near Kensington and Wolfe for the past 29 years in my home with my husband and one of our children.
Based on my experience living in this area, it's my opinion that Wolfe Road between Central and Euclid Avenues can't take on the building for any kind of industrial warehouse use at Kensington and Wolfe--especially that involving trucks or heavy vehicle traffic.
During my 29 years residing here, there have been many vehicle accidents on Wolfe Road, including a motorcycle accident in front of River Trails Middle School in Mount Prospect that resulted in the death of the rider. And River Trails Middle School is just a 1/4 block away from the NTN location that is being considered for industrial use.
South of the proposed NTN rezoning, there were 2 accidents where vehicles hit individuals at the corner of Lowden and Wolfe Roads in Mount Prospect. In one of these accidents, my minor child was hit by a car while jogging in the pedestrian crosswalk at this corner.
In the other accident, a minor child riding a bike was apparently hit by a school bus at this corner.
Further, just across from the area at Kensington and Wolfe that is proposed for industrial use there is a church, which is Northwest Assembly of God at 900 N. Wolfe Road in Mount Prospect.
Just 1/4 block west of this corner proposed for industrial use is Mount Prospect's Sycamore Trails Park at 1500 E. Kensington. At this park, there's a playground for young children as well as tennis courts and a walking path. This park is constantly used when weather permits.
Additionally a 1/4 block northeast of Kensington and Wolfe, there's the Mount Prospect Safari Day Care for babies and preschoolers located at 1738 E. Kensington Road.
Even without building an industrial/warehouse building at the old NTN site, it already is almost impossible to get across Wolfe Road by foot or by car. And if you've ever had to walk across the intersection of Kensington and Wolfe, you know how scary it already is even without a new industrial structure being added to this corner.
Soon I will be 70 years old. I'm a retired attorney in the State of IL. My children are adults now, and I really don't have to worry as much about their safety. More importantly, I'm not even a Mount Prospect resident. Although I live near this proposed new industrial use at Kensington and Wolfe, I'm a Des Plaines resident at 1411 Callen Lane.
But I know that there are many children and adults on Wolfe Road who walk, bike

ride, push baby strollers and scooter board near the former NTN location. And I believe that the families in this area, especially your Mount Prospect families, need to be protected when zoning matters are decided.
So, on behalf of the many parents in this area who are younger than me and too busy raising their children in Mount Prospect to have the time to bring to your attention the above concerns, I'm requesting that there not be an industrial warehouse at Kensington and Wolfe or any other kind of structure at that corner that will add to the heavy car and truck traffic already in this area.
It appears to me that there is sufficient vacant space in the interior of the Kensington Business Center that there shouldn't be a need for a rezoning that will apparently add to the heavy truck and car traffic already at Kensington and Wolfe.
Please forward this to any other Village Board member who might also need to consider the above thoughts on behalf of your Mount Prospect residents.
Thank you,
Mary Pat Donohue

From: [redacted]
To: Lalagos, Antonia
Subject: NTN office building at 1600 Bishop Court, Mt. Prospect, IL
Date: Sunday, July 5, 2026 6:33:51 PM
Attachments: image001.png

Hello Ms. Lalagos,
Thank you for getting back to me so quickly! I truly do appreciate it!
I have to be honest and let you know that I think that there are already too many trucks on the roads in the area where the building change is being proposed at Kensington and Wolfe.
And there is nothing scarier than being in your car stopped at a red light and worrying about whether a truck making a left turn next to you is going to hit your car.
Whenever I get together with family, friends and neighbors, all they do is complain about living in IL.
Before I recently retired as an attorney, I represented many working people who left IL for other states, including but not limited to:
Wisconsin, Indiana, Iowa, Idaho, Nevada, Arizona, New Mexico, Arkansas, Tennessee, North Carolina, South Carolina, Texas, Florida, Alabama, etc, etc, etc.
And I actually have friends, family members and neighbors who've sold their homes here in IL in order to flee to these other states.
Quite frankly, none of the above states is really as nice as IL.
Although we have snow here in IL during the winter, the roads are usually cleared relatively quickly. And the snow does dry up.
The summers here in IL are quite comfortable compared to the heat, humidity and bugs in states such as Tennessee, Florida, etc.
Is it really necessary to build something industrial--"light" or otherwise--on every inch of space in this area?
IL continues to lose its population year after year.
The number and size of the trucks in this area are already a significant concern, and more trucks is only going to aggravate the situation.
Please take into consideration your Mount Prospect residents and their need for safety and quality of life.
Please don't authorize any zoning or planning changes to the area of Kensington and Wolfe that is going to bring more truck and vehicular traffic to this area.
Thank you again,
Mary Pat Donohue

WINGSPAN
DEVELOPMENT GROUP

July 16th, 2026

Jason C Shallcross, AICP, CEcD
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056
Via email: jshallcross@mountprospect.org

Dear Mr. Shallcross,

The Planning & Zoning Commission recommended approval of our request for a Major PUD Amendment at 1600 Bishop Court (PZ-12-26) by a 3-2 vote. Our request is scheduled to go before Village Board for the ordinance's first reading July 21st, 2026.

We are requesting that the Village Board waive the second reading, tentatively scheduled for August 5th, 2026, and take final action at the July 21st, 2026 meeting to allow the project to remain on schedule. We are in advanced discussions with a prospective end user requiring an expedited delivery timeline, and final action on July 21 will enable us to proceed with pre-construction activities and construction commencement in accordance with the project schedule.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact us at 847.394.6200.

Thank you,

Christopher Coleman
President, Nicholas Family of Companies

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3777 GRANTING A SPECIAL USE IN THE NATURE OF A PLANNED UNIT DEVELOPMENT, AMENDED BY ORDINANCE NO. 4065, FOR PROPERTY LOCATED AT 1600 BISHOP COURT, MOUNT PROSPECT, ILLINOIS

WHEREAS, by Ordinance No. 3777, the Corporate Authorities of the Village of Mount Prospect approved a special use for a Planned Unit Development at the property commonly known as Northwest Corner of Wolf Road and Feehanville Drive in Kensington Center, to construct a four-story office building with a maximum height of 55', a maximum gross floor area of 165,000 square feet, and a 485-foot building setback from Kensington Road; and

WHEREAS, by Ordinance No. 4067, the Planned Unit Development was amended to permit two four-story office buildings with a total gross floor area of 180,660 square feet and a 345-foor building setback from Kensington Road; and

WHEREAS, Wingspan Development Group LLC ("Petitioner"), filed an application for a conditional use to amend the Planned Unit Development, pursuant to Section 14.504(E)(1) of the Village Code, to redevelop the property commonly known as 1600 Bishop Court ("Subject Property") with a primary site plan consisting of a 97,605 square foot industrial warehouse building and related site improvements, and an alternate site plan consisting of a 92,343 square foot industrial warehouse building and related site improvements, and a part of said Planned Unit Development in the Village of Mount Prospect, Illinois and legally described as:

LOT 807 IN KENSINGTON CENTER-RESUBDIVISION 28 IN PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF DATED JANUARY 10, 1990 AS DOCUMENT NUMBER 3852830

PIN: 03-35-200-061-0000; and

WHEREAS, a public hearing was held on the request for a conditional use to amend the Planned Unit Development being the subject of PZ-12-26 before the Planning and Zoning Commission of the Village of Mount Prospect on the 9th

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day of July, 2026, pursuant to proper legal notice having been published in the Daily Herald newspaper on the 24th day of June, 2026; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations of approval, with specific conditions, to the Mayor and Board of Trustees in support of the request being the subject of PZ-12-26; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the same meets the standards of the Village and that the granting of the proposed conditional use to amend the Planned Unit Development would be in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: That the recitals set forth hereinabove are incorporated herein as findings of fact by the Mayor and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: To the extent that any condition imposed by a prior ordinance or annexation agreement conflicts with the conditions of this Ordinance, the conflicting condition shall be of no further force or effect.

SECTION THREE: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby grant 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

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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

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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.

SECTION FOUR: 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.

SECTION FIVE: The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance and Exhibits "A," "B," and "C" with the Recorder of Deeds of Cook County.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES:

NAYS:

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ABSENT:

PASSED and APPROVED this 21st day of July, 2026.

_____

Paul Wm. Hoefert, Mayor

ATTEST:

_____

Karen M. Agoranos, Village Clerk

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Item Cover Page

Subject	**Motion to accept the proposal from Tank Industry Consultants, Inc. of Indianapolis, Indiana for design and construction engineering services related to the rehabilitation of the 1 Million Gallon Water Storage Tank at Northwest Highway and Maple Street for a cost not to exceed $212,388.**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$212,388.00
Budget Source	Water and Sewer Enterprise Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

The Village of Mount Prospect owns and operates a 1,000,000-gallon elevated multi-legged steel water tank located in downtown Mount Prospect. As part of the Village's ongoing preventive maintenance program, Tank Industry Consultants was retained in 2023 to conduct a comprehensive inspection of the tank.

The purpose of these inspections is to identify and evaluate any changes in the condition of the tank's interior, exposed exterior surfaces, and associated accessories since the previous assessment.

During the inspection, it was determined that the elevated water tank requires several maintenance and rehabilitation improvements, including exterior cleaning and repainting with full containment, interior cleaning and coating, welding repairs to the interior shell stiffening angles, repairs to the overflow piping, and safety upgrades necessary to meet current OSHA requirements. A copy of the evaluation is attached.

Additionally, staff would like to complete these repairs and modifications in advance of the potential relocation of antenna equipment from 111 E Busse in the downtown to the elevated water storage tank.

The elevated water storage tank was last rehabilitated in 2014. In order to complete the necessary repairs and improvements, the tank will need to be taken out of service for an extended period of time.

Request for Proposals

To design these improvements, staff require technical assistance from a qualified civil engineering consultant. Accordingly, staff prepared a detailed request for proposals (RFP)

necessary to solicit these services.

Consulting engineers were asked to submit a technical proposal detailing the firm's background, key personnel, and approach to the project. In addition, each firm was also asked to submit a separate cost proposal indicating work effort anticipated and a not-to-exceed fee.

The required scope of work includes performing an updated evaluation of the tank; preparation of plans and bid documents; meetings, obtaining all necessary regulatory permits and construction inspection.

RFPs were distributed to three local engineering firms and publicized on the Village's OpenBids website.

RFP Results

Three technical proposals and three cost proposals were received. Each proposal was evaluated based on the background of the firm, related project experience, proposed services and scope of work, scheduled work effort and proposal content. Each firm received a point ranking (total points = 100) for each criterion. Table 1 below summarized this analysis.

Table 1: Technical Proposal Evaluation

Category	**Max. Points**	**Tank Industry Consultants**	**KLM Engineering**	**Baxter & Woodman**
Background	20	20	18	18
Experience	20	20	19	18
Scope	25	24	23	23
Schedule	15	14	13	13
Work Effort	10	10	7	7
Content	10	9	8	8
Totals:	**100**	**97**	**88**	**87**

The highest rated firm is Tank Industry Consultants (TIC) of Indianapolis, Indiana.

Discussion

TIC's proposal included numerous examples of successfully completed reservoir and water tank rehabilitation projects similar in size and scope to the proposed work. Representative projects include the rehabilitation of a 2,000,000-gallon steel pedestal water tank in Dayton, Ohio; a 1,000,000-gallon welded steel elevated water tank in Pensacola, Florida; and a 500,000-gallon multi-column elevated water tank in Marion, Indiana. In addition, TIC provided examples of experience in the design and construction of new water storage facilities, including a 4-million-gallon ground storage water tank in Tennessee.

Reference checks conducted by staff indicated that Tank Industry Consultants performed satisfactorily on these projects. A copy of TIC's technical proposal is enclosed.

In addition, TIC has successfully completed several engineering projects for the Village over the past 15 years. These projects include the rehabilitation of the elevated water storage tank in 2014, rehabilitation and roof repairs to the 2-million-gallon steel ground storage tank at Booster Station No. 17, rehabilitation of the 1-million-gallon tank at Station 11, and rehabilitation of the 810,000-gallon partially buried concrete tank at Station 4. TIC has also performed inspections and prepared evaluation reports for all seven water storage tanks located throughout the Village. All of their work has been satisfactory.

Staff met with and interviewed all three submitting firms to discuss their understanding of the project, the proposed scope of work, and their experience with projects of similar size and complexity.

Each firm was asked to submit a cost proposal as well. Table 2 below summarizes staff's analysis of costs.

Table 2: Cost Proposals

Firm	**Total Cost**	**Cost Per Hour**
Baxter & Woodman	$96,605	$220
KLM Engineering	$115,516	No hours provided
Tank Industry Consultants	$193,080	$140

The lowest cost proposal was submitted by Baxter & Woodman of Crystal Lake, Illinois.

It is staff's opinion that, based on proposals and staff interviews, TIC demonstrated extensive experience with water storage tank rehabilitation projects of similar size, complexity, and scope, as well as its proven familiarity with the Village's water system infrastructure.

In addition, staff finds that TIC has allotted an appropriate work effort (1,370 hours) and requested a competitive fee ($140/hour).

The Village's elevated water storage tank is one of the most critical components of the water distribution system, providing essential water storage, maintaining system pressure, and ensuring reliable fire protection. Given its vital operational role and its prominent location within the Village's downtown district, both the structural integrity and aesthetic appearance of the tank are of paramount importance.

While the proposal from Tank Industry Consultants is approximately $78,000 higher than the next-ranked engineering firm, staff believes the additional investment is justified by the firm's unmatched qualifications, experience, and proven performance. Tank Industry Consultants employs some of the industry's leading engineers, specification writers, and construction inspectors, and has established a national reputation by authoring portions of the American Water Works Association (AWWA) standards governing best practices for water tank maintenance, repair, design, and construction. It can be argued that the firm literally wrote the book on welded steel water tank rehabilitation.

TIC's contract specifications are more comprehensive and stringent than those typically provided by other firms, and they are recognized for rigorous inspection services and strict enforcement of contractor compliance, resulting in higher-quality projects and reduced long-term risk to the Village. The firm's performance during the Village's previous elevated tank rehabilitation project was exceptional, and they have also provided invaluable engineering services in developing plans, specifications, and construction inspection for the Village's two previous water tank roof collapse projects.

The Village is evaluating this site as a potential long-term solution for relocating existing cellular carrier antennas from the Chase Bank rooftop, which would facilitate future redevelopment opportunities at that property. The viability of this solution improves substantially if a high-quality rehabilitation of the tank is performed prior to adding the antennae. A high-quality rehabilitation of the tank and tank coating system at this juncture avails the best opportunity to minimize the need to rehabilitate the tank while the Chase antennae are mounted.

Given the significance of this infrastructure asset, the importance of protecting the Village's long-term investment, and the strategic opportunities associated with the site, staff recommends selecting Tank Industry Consultants despite the higher initial cost, as their expertise and quality of service are expected to provide the greatest long-term value to the Village.

In addition to its local experience, TIC provides a strong portfolio of successfully completed elevated and ground storage tank rehabilitation projects throughout the United States, including projects involving complex structural repairs, coating systems, safety upgrades, and tank modifications. The firm’s direct experience with similar facilities and its positive reference checks distinguished TIC from other firms considered for the project. A copy of TIC’s submitted cost proposal is enclosed.

Staff recommend including a 10% contingency in the award for this proposed contract because time spent on construction engineering and inspection can vary due to circumstances beyond the engineering consultant’s control. For example, contractor delays, material availability and inclement weather are all parameters that can lengthen anticipated construction time. Inclusion of a 10% contingency (19,308) will increase the project award from $193,080 to

$212,388.

Alternatives

1. Accept Tank Industry Consultants' proposal for design and construction engineering for the Elevated Water Storage Tank Rehabilitation Project.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board accept the proposal for the elevated water storage tank rehabilitation design and construction engineering as submitted by Tank Industry Consultants of Indianapolis, Indiana for an amount not to exceed $212,388.

Attachments

1. Mt. Prospect Tank Evaluation Report 07-20-2023
2. Tank Industry Consultants Technical Proposal for Elevated Tank Rehabilitation Project
3. Tank Industry Consultants Cost Proposal for Mount Prospect Elevated Tank_Rev 06.10.2026

TANK INDUSTRY CONSULTANTS



EVALUATION OF THE

1,000,000 GALLON STEEL ELEVATED MULTI-LEGGED WATER TANK

"MT. PROSPECT TANK"
MT. PROSPECT, ILLINOIS

FOR

VILLAGE OF MT. PROSPECT

July 20, 2023

22.129.H373.001

TIC
TANK
INDUSTRY
CONSULTANTS

Engineering Water Tanks
Since 1979

7740 West New York Street
Indianapolis, Indiana 46214
317 / 271-3100 - Phone
317 / 271-3300 – FAX

Pittsburgh, Pennsylvania
412 / 262-1586

El Paso, Texas
915 / 790-0790

Atascadero, California
805 / 538-4206

August 11, 2023

SUBJECT:

The subject of this report is the field evaluation of the 1,000,000 gallon steel elevated, multi-legged water tank in Mt. Prospect, Illinois. The tank was owned by the Village of Mt. Prospect and was known as the "Mt. Prospect Tank." The field evaluation was performed on July 20, 2023 by James A. Peyer, NACE Coating Inspector Level 3—Certified, Certificate No. 8743 and Jesse L. Jenkins, NACE Coating Inspector Level 1—Certified, Certificate No. 108561 of Tank Industry Consultants. The radial cone tank was of welded steel construction. According to the tank nameplate, the tank was built in 1955 by Chicago Bridge & Iron Company under contract number 6-8911, and had a capacity of 1,000,000 gallons. The tank nameplate also stated that the 10-column tank was 95 ft to bottom capacity level. Tank Industry Consultants (TIC) provided detailed specifications and work-in-process project observations when the exterior and interior were completely blast cleaned and repainted in 1993, and again in 2014 when the interior was completed blasted cleaned and the exterior was topcoated. TIC also provided engineering services when antenna work was conducted on the tank.

OBJECTIVE:

The purpose of this evaluation was to determine the condition of the tank interior, exterior, exposed foundations, and accessories. As the tank was not drained for the field evaluation, the interior was evaluated by a remotely operated vehicle (ROV). Therefore, only the shell and bowl surfaces visible by use of the ROV were observed and none of the riser interior was evaluated. The purpose of this report is to present the findings, to identify structural, sanitary, and safety deficiencies of the evaluation, and to make recommendations for recoating, repairing, corrosion protection, and maintenance. Budget estimates for the work, anticipated life of the coating and the structure, and the replacement cost of the tank are also included.

AUTHORIZATION:

This evaluation, disinfection, and report were authorized in the Purchase Order Number 2023-00000313 dated April 11, 2023, and the TIC Standard Form of Agreement, dated April 11, 2023, and signed by Casey Botterman.

EXECUTIVE SUMMARY:

The exterior coating system appeared to be in good condition and providing good corrosion protection. The exterior should not need to be painted within the next 7 to 8 years from a corrosion standpoint. The exterior should be re-evaluated in 3 to 5 years, in accordance with AWWA recommendations, to determine a more precise recoating schedule. The interior coating system appeared to be in generally good condition and, with the cathodic protection system, providing adequate corrosion protection. The cathodic protection system should be operated and maintained in accordance with manufacturer requirements. TIC recommends that the interior surfaces of this tank be re-evaluated in to 3 to 5 years to determine a recoating schedule.



ANSI/OSHA and Safety-Related Deficiencies: There were OSHA and safety-related deficiencies observed on this tank. These deficiencies included:

- one of the conduits extending up the shell was not attached to all of its brackets,
- the platform and balcony access openings were not equipped with self-closing gates as is now required by OSHA (OSHA 29 CFR 1910.28(b)(3)(iv)),
- the overflow pipe penetration through the balcony was not equipped with a curb (OSHA 29 CFR 1910.29(k)(1)(ii)),
- conduit extended across the balcony which created a trip hazard,
- conduits were attached to the shell and roof ladder brackets that could interfere with the unrestricted use of the side rails by the climber (OSHA 29 CFR 1910.23(d)(13)(i)), and
- coating and corrosion on the shell and roof ladder safe-climbing device may prevent its proper operation.

It is recommended that safety deficiencies be corrected for compliance with OSHA and safety-related standards. If these deficiencies are not corrected, TIC recommends that no personnel, contractors, or services providers are allowed access to the tank without a detailed safety plan that mitigates the noted safety-related deficiencies.

AWWA, Sanitary, and Operational Deficiencies: There were sanitary and operating deficiencies noted:

- the screening on the overflow pipe flap gate appeared partially occluded, and
- the interior shell stiffening angle was not seal welded.

These deficiencies should be corrected.

The safety-related, sanitary, and operating deficiencies listed above are not intended to be a complete list of deficiencies on this tank. The Owner should refer to the complete report text and accompanying photographs for a complete account of all observed deficiencies.

This evaluation and the reporting of the condition of this tank do not warrant the original structural condition of the tank or any of the original design for seismic loadings. Likewise, recommendations for this tank do not include modifications that may be required for compliance with present structural codes.

PHOTOGRAPHS:

Color photographs were taken of the visible portions of the site, foundations, the tank interior and exterior and are included as a part of this report. The significant photographs are keyed to the observations.

NOMENCLATURE:

The terms used in describing the various components of steel water tanks are unique to the industry. In fact, the terms vary from firm to firm and from person to person. In an attempt to define the terms used in this report, a sketch of the general type of tank covered is included at the end of the narrative portion of this report. Also, to aid in reference to the columns, the ladder column is referred to as column 1 and the remaining 9 columns are numbered clockwise. **Warning: Some appurtenances on this tank may be referred to as erection or rigging attachments, lugs, or brackets. This does not mean that they are safe for rigging. Each attachment for each tank should be evaluated on an individual basis by a structural engineer or an experienced rigger before being used. These devices may have been intended for only the original erectors and painters to use with specialized equipment**.

ADHESION TESTS:

All adhesion tests performed during this evaluation were done in general accordance with ASTM D3359. The results are reported herein using the ASTM scale. The ASTM scale is a relative scale to rate adhesion from 0 to 5 with 5 being the best. A table of adhesion test results classification is included with this report following the sketch of the tank.

HEAVY METALS TESTS:

Samples of the exterior and interior coating systems were not taken as Tank Industry Consultants provided work-in-process project observation when the interior and exterior surfaces were repainted in 1993 and 2014.

ULTRASONIC THICKNESS MEASUREMENTS:

Roof:	(all readings were taken through coating)
Cap:	0.261 in. to 0.267 in.
Finger:	0.266 in. to 0.268 in.
Knuckle:	0.267 in. to 0.271 in.
Shell:	
Top Ring:	0.331 in. to 0.334 in.
Bottom Ring:	0.476 in. to 0.480 in.
Balcony Floor:	0.329 in. to 0.331 in.
Bowl:	
Knuckle:	0.376 in. to 0.380 in.
Plate #5: (outer)	0.413 in. to 0.416 in.
Plate #4:	0.428 in. to 0.431 in.
Plate #3:	0.333 in. to 0.335 in.
Plate #2:	0.316 in. to 0.324 in.
Plate #1: (inner)	0.328 in. to 0.329 in.
Ladder Platform:	0.358 in. to 0.361 in.
Riser:	
Top Ring:	0.621 in. to 0.630 in.
Bottom Can:	0.629 in. to 0.636 in.
Base Plate:	1.341 in. to 1.342 in.
Column:	
Post Head:	0.644 in. to 0.648 in.
Top Portion:	0.366 in. to 0.370 in.
Bottom Can:	0.492 in. to 0.494 in.
Base Plate:	1.346 in. to 1.347 in.

OBSERVATIONS:

A. Foundations and Site

Size: approx. 95 ft x 100 ft
Fence: none

Adjacent Structures:
Type: antenna cabinets
Direction: west
Distance: approx. 10 ft

Type: residence
Direction: east
Distance: approx. 30 ft

Type: building
Direction: north
Distance: approx. 45 ft

Nearest Overhead Power Lines:
Direction: south
Distance: approx. 85 ft

FOUNDATIONS:
Number: 10 columns, 1 riser
Size:
Column: 6 ft square
Riser: octagonal w/ 4 ft 4 in. sides
Sealant: flexible

Column Number:	Projection Above Grade:	Grout Thickness:
1	11 in. to 13 in.	1-7/8 in. to 2-1/8 in.
2	13 in. to 18 in.	1-3/4 in. to 2 in.
3	13 in. to 18 in.	1 in. to 1-1/4 in.
4	12 in. to 15 in.	1-1/2 in. to 2 in.
5	10 in. to 12 in.	1-1/4 in. to 2 in.
6	9 in. to 10 in.	1-1/2 in. to 1-3/4 in.
7	7 in. to 8 in.	2 in. to 2-1/2 in.
8	5 in. to 7 in.	2 in. to 2-1/2 in.
9	7 in. to 14 in.	1 in. to 1-3/4 in.
10	13 in. to 16 in.	1-3/8 in. to 1-5/8 in.
Riser	7 in. to 9 in.	1-1/2 in. to 2 in.

VALVE VAULT:
Location: 8 ft north of tank
Size: approx. 5 ft diameter x 4 ft 8 in. deep
Access:
Size: 21 in. diameter
Locked: no

1. **Site Location**: The tank was located at 202 East Evergreen Avenue in Mount Prospect, Illinois. The site was located in a residential and commercial area with the nearest residence located east of the tank site. A train station was located south of the tank site. A sidewalk and road were located to the north of the site, and another road extended along the south side of the site. Overhead power lines were located to the south of the site. (See photos 1-4)

2. **Site Conditions**: The tank site was covered with grass and appeared graded to provide adequate drainage away from the foundations. Tree limbs were in close proximity to the tank. The tank site was not fenced. An electrical meter and a hydrant were located on the west side of the site as was a fenced area containing cellular equipment. The chain-link fence surrounding the cellular equipment was not topped with barbed wire. Two electrical cabinets were mounted on concrete pads

and adjacent to Column #8. Insulated piping projected from below grade and penetrated the base of the riser. The insulation and metal jacket covering it were in good condition at the time of the field evaluation. The pipe rested on concrete blocks. (See photos 5-6, 9-11)

3. **Foundations**: The exposed concrete surfaces of the foundations appeared to be in generally their original structural condition at the time of this field evaluation. No significant cracking or chipping were observed. The tops of the column foundations and riser foundation generally had the AWWA recommended projection of 6 in. above grade. The foundations had been coated, and the coating was in good condition. Mildew and dirt were noted on the foundation surfaces. Shrouded antenna equipment was located on the foundations under Columns #8 and #10. One of the shrouded covers was misaligned creating gaps, and surface rust was noted on it. (See photos 12-16, 22)

4. **Grout and Sealant**: The column and riser base plates were equipped with a pad of grout between the base plates and the tops of the foundations. The grout was covered with a flexible sealant. The sealant appeared to be in good condition at the time of the field evaluation. Mildew was located along the sealant under the riser. (See photos 14-15, 17, 23)

5. **Valve Vault**: There was a valve vault located on the north side of the tank site. Access into the valve vault was not locked prior to or after this field evaluation. Water was present in the vault. The piping was rust-covered. The vault was not equipped with a ladder, and it did not contain electrical equipment. A pressure relief hose was located on the piping. (See photos 7-8)

B. Exterior Tower and Container

DESCRIPTION:

Construction: welded steel
Columns: 10
Tower: 1 bay
Bowl: radial cone
Shell Height: 11 ft 5 in.
Roof: ellipsoidal

NAMEPLATE:

Location: riser, above piping penetration

CB&I TANK
6-8911 **1955**
Contract No. **Year**
1,000,000 **95'-0**
Capacity, Gallons **Height to BCL, FT**
CHICAGO BRIDGE & IRON COMPANY

COLUMNS:
- Type: tubular
- Size: approx. 47 in. diameter
- Base Plate Projection: 5 in.
- Anchor Bolts:
  - Number Per Column: 2
  - Size: 2 in. diameter
  - Chairs:
    - Height: 12 in.
    - Width: 3 in. (i/s - i/s)
    - Top Plate Dimensions: 5-1/4 in. x 5-1/2 in. x 1/2 in., thick
    - Side Plate Dimensions: 5 in. x 11-1/2 in. x 1/2 in., thick

RISER:
- Diameter: approx. 8 ft
- Base Plate Projection: 5 in.
- Anchor Bolts:
  - Number: 6
  - Size: 2 in. diameter
  - Chairs:
    - Height: 12 in.
    - Width: 3 in. (i/s - i/s)
    - Top Plate Dimensions: 5-1/4 in. x 5-1/2 in. x 1/2 in., thick
    - Side Plate Dimensions: 5 in. x 11-1/2 in. x 1/2 in., thick

RISER MANHOLES:
- Type: flanged and bolted
- Size: 30 in. diameter
- Cover:
  - Size: 38-7/8 in. diameter x 3/4 in. thick
  - Hinged: yes, exterior
- Bolts:
  - Number: 42
  - Size: 3/4 in. diameter x approx. 2-1/2 in. long

DIAGONAL BRACING:
- Rod Size: 2 in. diameter enlarged to 2-1/2 in. diameter
- Wing Plate: 15-3/4 in. x 5 in. to 9-1/2 in. x 7/8 in., thick
- Rod Pin Size: 2-1/4 in. diameter x 3-1/2 in. long

COLUMN-TO-COLUMN RODS:
- Size: approx. 1-1/4 in. diameter
- Rod Pin Size: approx. 1-1/4 in. diameter x 3-1/2 in. long
- Wing Plates: 6-1/2 in. x 5 in. x 3/8 in., thick

RISER RODS:
- Size: approx. 1-1/4 in. diameter
- Rod Pin Size: approx. 1-1/4 in. diameter x 3-1/2 in. long
- Wing Plates: 6-1/2 in. x 5 in. x 3/8 in., thick

OVERFLOW PIPE:
- Size: 8 in. diameter
- Visible Air Break: yes
- Flap Gate: yes w/ 16 x 16 mesh screen
- Brackets:
  - Size: 3 in. x 1/4 in., flat bar x 6 in. long
  - Construction: welded
  - Spacing: approx. 10 ft

TOWER LADDER:
- Number of Rungs: 70
- Distance From Foundation to Lowest Rung: 20 ft 2-1/2 in.
- Width: 16 in.
- Side Rails: 2-1/2 in. x 3/8 in., flat bar
- Rung Size: 3/4 in. diameter
- Spacing: 12 in. on center
- Toe Room: 8-3/4 in.
- Brackets:
  - Construction: welded
  - Size: 3 in. x 3/8 in., flat bar
  - Spacing: 10 ft
- Safe-Climbing Device: notched-tubular rail
- Vandal Deterrent:
  - Size: 8 ft high aluminum ladder gate with side panels
  - Locked: yes

LADDER PLATFORM:
- Size: 25-1/2 in. x 43-1/2 in.
- Handrail:
  - Height: 42-1/4 in.
  - Size: 2 in. x 2 in. x 1/4 in., angle
- Uprights: 2 in. x 2 in. x 1/4 in., angle
- Mid-Rails:
  - Number: 2
  - Size: 2 in. x 1/4 in., flat bar
- Toe Bar:
  - Type: rolled platform floor plate
  - Height: 4-3/4 in.
- Access Opening:
  - Width: 38 in.
  - Self-Closing Gate: no

PLATFORM STAIRCASE:
- Number of Stairs: 9
- Stair:
  - Size: 8-3/4 in. x 24-3/4 in.
  - Rise: 12-1/4 in.
- Stringer: 8-1/4 in. x 3/8 in., flat bar
- Handrail:
  - Height: 33-1/4 in.
  - Size: 2 in. x 2 in. x 1/4 in., angle
- Uprights: 2 in. x 2 in. x 1/4 in., angle
- Mid-Rail: 2 in. x 1/4 in., flat bar
- Self-Closing Gate: no

LADDER TO BALCONY:
- Number of Rungs: 12
- Width: 17-1/4 in.
- Side Rails: 6 in. x 4 in. x 3/8 in., angle
- Rung Size: 3/4 in. diameter
- Spacing: 12 in. on center
- Toe Room: greater than 7 in. typical, 2-1/2 in. at balcony toe bar
- Head Clearance: 16-1/2 in.
- Safe-Climbing Device: notched-tubular rail

BALCONY:
- Width: 24 in.
- Handrail:
  - Height: 42 in.
  - Size: 2-1/2 in. x 2-1/2 in. x 1/4 in., angle
- Previous Handrail Below Handrail: 4 in. x 3 in. x 5/16 in., angle
- Uprights: 6 in. x 1-7/8 in., channel with 2 in. x 2 in. x 1/4 in., angle extensions
- Mid-Rail: 3 in. x 2 in. x 1/4 in., angle
- Toe Bar:
  - Size: 10 in. x 3/8 in., flat bar
  - Height Above Floor: 4-3/4 in.
- Access Opening:
  - Location: through balcony floor
  - Cover: no

SHELL AND ROOF LADDER:
- Number of Rungs: 57
- Side Rails: 2-1/2 in. x 3/8 in., flat bar
- Width: 16 in.
- Rung Size: 3/4 in. diameter
- Spacing: 12 in. on center
- Toe Room: 10 in.

Brackets:
Construction: welded
Size: 3 in. x 3/8 in., flat bar
Spacing: 10 ft
Safe-Climbing Device: notched-tubular rail

SIGNS: "**MOUNT PROSPECT**
INCORPORATED 1917"
Number: 2
Color: black
Locations: southwest and northeast sides of shell
Height: approx. 5 ft
Letter Width: approx. 3 ft
Brush Stroke: approx. 8 in.
Logos: red decals

ROOF OPENINGS:
Manhole:
Size: 24 in. diameter
Type: hinged
Curb: 4-1/4 in. x 1/4 in. thick
Welded: exterior only
Overlap: 2 in.
Locked: yes

Roof Vent:
Type: clog-resistant
Neck Height: 5-3/4 in.
Neck Diameter: 24 in.
Screen:
Orientation: horizontal
Size: 16 x 16 mesh
Cover: 54 in. diameter

EXTERIOR COATING AND METAL CONDITION:

	Coating Thickness		Approx. % Failure to		Adhesion	Metal Loss	
	Range	Typical	Underlying Coating	Rust		Typical	Deepest
Columns	9.5 mils to 23.5 mils	15 mils	Neg.	Neg.	2 S	Neg.	Neg.
Riser	9.5 mils to 17.5 mils	13.5 mils	Neg.	Neg.	3 S	Neg.	Neg.
Diagonal Bracing	11.5 mils to 26.5 mils	19 mils	Neg.	Neg.	5 S	Neg.	Neg.
Riser Rods	15 mils to 28.5 mils	18.5 mils	Neg.	Neg.	-	Neg.	Neg.
Bowl	14 mils to 14.5 mils	8.5 mils	Neg.	Neg.	5 S	Neg.	Neg.
Balcony	10.5 mils to 16 mils	-	Neg.	Neg.	3 T	Neg.	Neg.
Shell	11 mils to 19 mils	13 mils	Neg.	Neg.	4 S	Neg.	Neg.
Roof	13 mils to 17.5 mils	-	Neg.	Neg.	4 S	Neg.	Neg.

Key to Table

Adhesion 5 (very good)
4 (good)
3 (fair)
2 (poor)
1 (very poor)
0 (very poor)

T = Topcoat to Underlying Coating

S = Primer to Steel

Neg. = negligible

1. **Exterior Coating Condition**: The coating on the exterior of the tower and container appeared to be in good condition and was providing adequate corrosion protection to most of the underlying steel. The exterior coating exhibited generally fair to good adhesion to the underlying coating and the steel. The tank was previously topcoated in 2014 with an epoxy-polyurethane coating system.

2. **Base Plates**: The column and riser base plates appeared to be in good overall condition at the time of the field evaluation as no significant corrosion was observed. Topcoating failures were noted on the riser base plate. No significant areas of coating failure were noted on the column base plates. (See photos 14-15, 22-23)

3. **Anchor Bolts and Chairs**: Each of the columns was equipped with two anchor bolts, and the riser was equipped with six anchor bolts. All of the anchor bolts were equipped with chairs. Corrosion and metal loss were noted on the back side of one of the riser anchor bolt nuts. No other significant areas of corrosion or coating failure were observed on the remaining anchor bolts, nuts, and chairs. (See photos 14-15, 18, 22, 24-25)

4. **Column Condition**: The columns were of welded steel construction and appeared to be in nearly their original structural condition at the time of the field evaluation. The column coating was in good condition with no significant areas of corrosion or coating failure noted. Mildew was present in areas. Debris was observed in the coating, and the coating had poor adhesion to the shell. A 1 in. diameter threaded and plugged coupling was located near the base of each of the columns. Shrouded antenna equipment was located on the foundations under Columns #8 and #10. Cables and two conduits extended up Column #8 within a cable tray. Two antennas and a camera were located along Column #8. The proper operation of the camera was not verified at the field evaluation. Two 6 in. diameter pipes extended up Column #10 from the shroud. A 4-antenna array was located near the top of Column #10. There were hand holds located on the columns directly beneath the bowl. **It is the**

opinion of Tank Industry Consultants that the hand holds should not be used for rigging purposes. (See photos 12, 33-34, 36-37, 41-43)

5. **Riser Condition**: The riser was of welded steel construction and appeared to be in nearly its original structural condition. The riser coating was in good condition. Debris was observed in the coating in a few areas, and the coating had fair adhesion to the steel. Mildew was observed on the lower part of the riser. The tank nameplate was attached to a bracket on the lower part of the riser. Mildew was observed around the perimeter of the nameplate, particularly along its base. A cathodic protection system control cabinet, housing the automatically controlled potential rectifier, was located near the bottom of riser. The riser was equipped with a flanged and bolted manhole. The riser around the flanged and bolted manhole was equipped with a circular reinforcing plate on its exterior. The manhole was equipped with two handles and a hinged support arm on the exterior. A welded steel circular patch plate was adjacent to the manhole reinforcing plate in the lower riser. There were erection brackets and hand holds located around the top of the riser directly beneath the bowl. **It is the opinion of Tank Industry Consultants that the erection brackets and hand holds should not be used for rigging purposes.** (See photos 20-21, 26-29, 35, 43-44)

6. **Diagonal Bracing**: The diagonal bracing was equipped with turnbuckles, clevises, and wing plates. The diagonal bracing was of skip-column design. The diagonal bracing coating system appeared to be in good overall condition with no significant areas of corrosion or coating failure noted. The coating had very good adhesion to the steel. Mildew was located on the diagonal bracing rods and clevis connections, primarily near the base of the tower. (See photos 19, 36-37)

7. **Column and Riser Rods**: The tower was equipped with a set of riser rods and a set of rods from column-to-column just below the bowl. The rods were equipped with turnbuckles and wing plates. The coating appeared to be in good condition with no significant corrosion or coating failure noted. **It is the opinion of Tank Industry Consultants that the column-to-column rods and riser rods should not be used for rigging purposes**. (See photos 36-37, 42-43)

8. **Overflow Pipe**: **There was an operational deficiency noted: the screening on the overflow pipe flap gate appeared partially occluded.** The overflow pipe exited through the roof knuckle and extended down the shell, through a reinforcing plate in the balcony, and down the column before discharging above a funnel pipe which extended below grade. The overflow pipe was equipped with a screened flap gate. The screening appeared to be adequately sized to prevent the ingress of insects into the tank, but the screening was partially occluded. The overflow pipe was welded to brackets which were welded to the column. The overflow pipe and brackets appeared to be in their original structural condition at the time of this field evaluation. No significant coating failure or corrosion were observed. (See photos 30-32, 60, 66, 70)

9. **Tower Ladder**: The tower was equipped with a ladder which provided access from near grade to the platform below the balcony. The tower ladder was equipped with a notched-tubular safe-climbing device. The tower ladder was welded to brackets which were welded to the column. The tower ladder and brackets appeared to be in nearly their original structural condition at the time of this field evaluation. A ladder gate vandal deterrent was located near the base of the tower ladder. The vandal deterrent was equipped with side panels and was locked prior to and after the field evaluation. (See photos 38-40, 47)

10. **Ladder Platform, Stairs, and Ladder to Balcony**: **There was a safety and OSHA deficiency noted: the platform access opening was not equipped with a self-closing gate**. A platform, stairs, and ladder were located below the balcony near the top of the column and provided access from the top of the tower ladder to the balcony. The platform access opening was equipped with two closure chains. The platform was equipped with drain holes, and no evidence of ponding water was noted. The platform and stairs were equipped with railings of welded angle and flat bar construction. (See photos 47-48)

11. **Bowl Condition**: The bowl coating appeared to be in good overall condition with no significant areas of coating failure or corrosion noted. The coating exhibited very good adhesion to the steel. The coating on the bowl and girders had cracked in a few isolated areas. Mildew was observed on the bowl plates, along a few of the bowl seams, and along the girders. There were hand holds located on the girders. **It is the opinion of Tank Industry Consultants that the hand holds should not be used for rigging purposes or personnel access**. (See photos 43-46)

12. **Balcony Condition**: **There were safety and OSHA deficiencies noted: (1) the balcony access opening was not equipped with a self-closing gate to deter personnel from inadvertently falling from the balcony, (2) the overflow pipe opening in the balcony floor was not equipped with a 3-1/2 in. tall curb, and (3) conduit extended across the balcony which created a trip hazard**. Access to the balcony from the ladder was through an opening in the balcony floor. The access was equipped with a head deflector. Closure chains were located adjacent to either side of the access opening, but the closure chains were not equipped with connecting hasps. The balcony floor was equipped with drain holes; however, random evidence of trapped water was found near the toe bar. The underside of the balcony floor was intermittently welded to the shell and toe bar. The safety railing was of welded and bolted construction. The balcony coating was in good overall condition with no significant areas of failure or corrosion noted. A few coating failures were noted on the balcony handrail, and the coating exhibited fair adhesion to the underlying coating. Two surveillance cameras, 10 dish and pole-mounted antennas, and unused antenna pipe brackets were attached to the outside of the balcony. The proper operation of the surveillance cameras was not verified at the field evaluation. Flexible conduits and cords extended along the balcony floor and safety railing to this equipment. Curbed openings were located through the balcony floor for the cords and flexible conduits. The overflow pipe extended through a welded steel rectangular patch plate which was located within another welded steel rectangular patch plate in the balcony floor. (See photos 49-61)

13. **Shell Condition**: **There was a safety-related deficiency noted: one of the conduits extending up the shell was not attached to all of its brackets.** The contour of the tank shell had minor peaking, banding, and flat spots. The shell coating appeared to be in good condition. No significant areas of corrosion or coating failure were noted. Minor skips were observed in the coating, and the coating exhibited good adhesion to the steel. Signs were located on the southwest and northeast sides of the shell. The signs were black lettering with a gray shading and read, "MOUNT PROSPECT." The signs included a red decal logo. The signs and logos were in good condition. Two conduits extended up the shell along welded steel brackets. One of the conduits was not attached to all of its brackets. (See photos 62-65)

14. **Exterior Shell and Roof Ladders**: **There were safety and ANSI/OSHA deficiencies noted: (1) conduits were attached to the ladder brackets that could interfere with the unrestricted use of the side rails by the climber, and (2) coating and corrosion were noted on the safe-climbing device which could prevent its proper operaiton.** The shell and roof were equipped

with a ladder which provided access from the balcony to near the center of the roof. The shell and roof ladder was equipped with a notched-tubular safe-climbing device, but coating and corrosion on the device may prevent its proper operation. The shell and roof ladder was welded to brackets which were welded to the container. The shell and roof ladder and brackets appeared to be in nearly their original structural condition at the time of this field evaluation. (See photos 66-67, 74-75)

15. **Roof Condition**: The contour of the roof appeared adequate. The roof coating was in good condition with no significant areas of corrosion or coating failure noted. The coating exhibited good adhesion to the steel. Welded steel circular patch plates, presumably at the locations of previous cathodic protection anode hand holes, were located on the roof. An outer ring of 14 and an inner ring of 7 threaded and plugged 2 in. diameter couplings were located in the roof. Two conduits extended from the top of the roof ladder to a junction box attached to a pole bracket near the roof vent. The other conduit was not used. (See photos 70-72, 75-78)

16. **Roof Manhole**: The roof was equipped with one hinged cover manhole. The manhole was locked prior to and after this evaluation. The roof manhole was welded on the exterior, and seam sealer had been applied to the interior roof manhole-to-roof plate seam. (See photos 73-74)

17. **Roof Vent**: The roof was equipped with a clog-resistant vent located at a bolted and flanged opening in the approximate center of the roof. The vent appeared to be equipped with pallets which would facilitate ventilation during filling or draining of the tank. The proper operation of the pallets was not verified during this evaluation. (See photo 75, 79-80)

C. Interior Surfaces

ROOF SUPPORT SYSTEM:
- Main Stiffeners:
  - Number: 30
  - Size: 5 in. x 3 in. x 3/8 in., angle
- Secondary Stiffeners:
  - Number: 18
  - Size: approx. 2-1/2 in. x 1-1/2 in. x 1/4 in., angle
- Center Hub:
  - Diameter: approx. 8 ft
  - Size: approx. 10 in. x 10 in. x 1/2 in.
- Outer Circumferential Stiffener: approx. 5 in. x 3 in. x 3/8 in., angle

INTERIOR STIFFENING ANGLE:
- Size: approx. 5 in. x 3 in. x 5/16 in.
- Construction: intermittently welded to shell

INTERIOR CONTAINER LADDER: none

CATHODIC PROTECTION:

Anode: submerged wire with floats
Manufacturer: Corrpro
Model Number: TASCA #30-8-CJ
Serial Number: 13-421667-24
Reference Electrodes: 2 in bowl

OVERFLOW:

Inlet Type: open pipe w/ anti-vortex plate
Location: approximately even the unwelded roof plate seams

RISER SAFETY GRATE: yes

INTERIOR COATING AND METAL CONDITION:

	Coating Thickness		% Failure to		Adhesion	Metal Loss	
	Range	Typical	Primer	Rust		Typical	Deepest
Roof	17.5 mils to 22.5 mils	-	Neg.	Neg.	3 S	Neg.	Neg.

Key to Table

Adhesion
5 (very good)
4 (good)
3 (fair)
2 (poor)
1 (very poor)
0 (very poor)

T = Topcoat to Underlying Coating

S = Primer to Steel

Neg. = negligible

1. **Interior Coating Condition**: The tank was not drained for the field evaluation, and the interior evaluation was performed by an ROV. The evaluation of the bowl was significantly limited by the presence of silt on the bowl surfaces, and the interior riser could not be viewed. The visible coating on the interior surfaces of the tank appeared to be in good condition, and in conjunction with the cathodic protection system, providing good corrosion protection. The interior surfaces were coated with an epoxy system.

2. **Roof Condition**: The coating on the roof plates appeared to be in overall condition. Rust staining was noted along the edges of the roof stiffeners. The interior roof support structure consisted of intermittently welded stiffening members. This included a circular center hub and three sets of radial stiffeners. Flexible sealant was located along the stiffener interface with the roof. (See photos 81-88)

3. **Shell Condition**: **There was an AWWA D100 deficiency noted: the interior shell angle was not fully welded to the shell.** The coating on the interior shell appeared to be in good condition with no significant areas of corrosion noted. A stiffening angle was located around the interior shell. The interior shell angle was intermittently welded to the shell, and flexible sealant had been applied. The angle was equipped with drain holes. **It is the opinion of Tank Industry Consultants that the interior shell stiffening angle should not be used for rigging purposes**. (See photos 88-92)

4. **Overflow Pipe**: The overflow pipe was equipped with an open pipe inlet with an anti-vortex plate. The location of the overflow inlet was such that the top capacity level was even with the unwelded roof plate seams. (See photos 91-92)

5. **Bowl Condition**: The observed bowl coating appeared to be in good overall condition with no significant areas of corrosion or coating failures noted. The evaluation of the bowl surfaces was limited by the presence of silt. The riser opening in the bowl was equipped with a safety grate which included a hinged access opening. (See photos 93-98)

6. **Cathodic Protection System**: The container was a equipped with a cathodic protection system. The system consisted of a submerged wire anode with floats. The anode appeared intact. It appeared as though the cathodic protection system was operating properly as no significant corrosion was observed at the areas of coating failure. Two reference electrodes were located just above the bowl. A cathodic protection system control cabinet, housing the automatically controlled potential rectifier, was located near the bottom of riser. (See photos 91-92)

RECOMMENDATIONS:

A. Foundations and Site

1. **Site Maintenance**: The site should be maintained so that the top of all foundations project the AWWA recommended minimum of 6 in. above grade and so that proper drainage away from the foundations continues. Site maintenance should be performed with the mower discharge directed away from the base of the tank to prevent rock chips in the coating and the accumulation of grass clippings on the base plates. Any tree limbs growing in close proximity with the tank should be regularly trimmed.

2. **Site Access and Restoration**: Contractor and heavy equipment access to the site would be difficult due to the small site size. Provisions should be included in the specifications for the restoration of any surfaces and structures disturbed by the contractor's work.

3. **Tank and Site Security**: Water tanks have been defined by some courts under certain circumstances as attractive nuisances. As such, there may be a significant potential liability to the Owner for injury to persons on the tank and tank site, even if access is not authorized. Recent events have prompted the entire water industry to consider measures that inhibit intentional acts that could threaten the water supply. A review of the security requirements for the tank and site is recommended to confirm that the existing measures are consistent with the Owner's security requirements for their water system. Primary tank and site security should be focused on eliminating, preventing, and detecting unauthorized access to the tank. Such security measures might include routinely and periodically verifying all manholes are locked, and all exterior ladders have suitable deterrents. Other security measures might include installing a site fence topped with strands of barbed wire, no-trespassing signs, site lighting, adding motion detectors on the site, installing alarms on tank manholes, and arranging frequent site visits by law enforcement agencies. The proper operation of the existing surveillance cameras should be verified.

4. **Antennas**: The number and placement of the antennas, cables, and other associated equipment mounted on this tank will complicate the repainting of the tank. If left in place the

antennas, cables, and related equipment may be damaged even though steps are taken to protect the components from blasting and other work related activities. Leaving this equipment in place will also increase the cost and duration of the project. It is recommended that the antennas and antenna cables be removed prior to the work and reinstalled at the completion of the project. At a minimum, the equipment should be de-energized during work to minimize the workers exposure to radio frequencies (RF). The contract between the Owner and the antenna companies will need to be reviewed to determine if removal and de-energization is possible and who bears responsibility for the cost and liability of the equipment removal. If possible, lease requirements regarding all equipment relocation should be written in advance of all rehabilitation operations. If the equipment cannot be removed, it will need to be determined who bears the cost and liability for removing or replacing any equipment that becomes damaged during work operations. Additional considerations during work operations will also be required including worker exposures to RF emissions that may shorten workdays; how to place and construct containment to prevent fugitive dust emissions; and adequately cleaning and painting in the hard to reach areas created by the locations of this equipment. The cover on one of the column foundation shrouds should be modified to eliminate the gap between the plates. Strands of barbed wire could also be installed along the top of the chain link fence surrounding the cellular equipment located on site.

5. **Foundations**: When the tank exterior is repainted, any unsound concrete should be chipped to sound material and the concrete should be brush-off blasted. Any deteriorated areas or voids found should have a bonding agent and a vinyl emollient modified concrete patching mortar applied to build up the surface to its original contour. (This repair did not appear to be necessary at the time of this evaluation.) The concrete should then be painted with a concrete sealer.

6. **Grout Maintenance and Sealant**: All loose grout should be chipped away to solid material when the tank is empty. Any shim plates that can be removed should be taken out. Any voids in the grout should be filled with a nonshrinking, nonstaining, structural grout material. The grout should be placed as far back under the base plates as possible and squared off vertically with the edge of the base plates. (This repair did not appear to be necessary at the time of this evaluation.) Any remaining gap between the steel base plates and the grout should be filled with a flexible sealant.

7. **Valve Vault**: The piping and valves located in the valve vault should be cleaned and painted in accordance with the interior coating recommendations at the time of the tank cleaning and coating. The exterior concrete surfaces should be cleaned to the equivalent of a brush-off blast cleaning and painted with a concrete sealer. The valve vault access should be locked at all times in order to limit liability to the Owner and to protect water system security. Freeze protection should be provided on all control piping and static water lines. A sump and pump should be installed to eliminate the standing water.

B. Exterior Tower and Container

1. **Life of the Exterior Coating**: The exterior coating system appeared to be providing good corrosion protection to the underlying steel. Tank Industry Consultants believes that the exterior of the container and tower surfaces should not need to be painted within the next 7 to 8 years from a corrosion standpoint. However, the exterior should be re-evaluated in 3 to 5 years, in accordance with AWWA recommendations, to determine a more precise recoating schedule. Due to the generally fair to good adhesion of the existing exterior coating, spot cleaning and topcoating the existing system may

be a viable option. The exterior coating system should be evaluated immediately prior to preparing specifications to determine if the coating adhesion is still adequate to accept a topcoat.

2. **Coating Testing**: Prior to preparation of specifications for the cleaning and coating of the exterior of the tank, samples of the exterior coating system should be subjected to laboratory analysis to test for ingredients which may at that time be subject to regulations concerning their handling and disposal.

3. **Cleaning**: When the exterior is to be cleaned, all varieties of containment should be investigated. Containment of the wind-blown debris and paint overspray will be required due to the proximity of the adjacent sidewalk, roads, residences, and commercial businesses.

4. **Recommended Coating System**:

a. **Spot Clean and Topcoat**: If the exterior is to be repainted within the next few years, then spot cleaning and topcoating the tank appears to be the recommended option. The typical life of a spot cleaned and topcoated system is approximately 7 to 8 years, but is highly dependent on previous surface preparation and the condition of the underlying coating system.

b. **Coating Application**: The entire exterior surfaces of the tank should be high-pressure washed to remove chalked coating, mildew, and contaminants. After washing, the damaged and rusted areas should be spot cleaned to the equivalent of an SSPC-SP 6, Commercial Blast Cleaning, or SSPC-SP 11, Power Tool Cleaning to Bare Metal. All areas of excessive coating thickness and runs in the coating should be cleaned to the equivalent of an SSPC-SP 7, Brush-Off Blast Cleaning, to remove the excessive mils. The spot cleaned areas should receive a spot prime coat compatible with the present coating system. The entire exterior surfaces should then be intermediate coated and topcoated with a compatible coating system.

5. **Alternative Coating System**:

a. **Complete Cleaning and Repainting**: The most economical, long-life coating system presently available for this site is an epoxy-polyurethane coating system. Properly formulated and applied polyurethanes have good resistance to condensation, mildew, and chipping. The polyurethanes also have excellent color and gloss retention and the longest expected service life of any of the common exterior tank coatings. The typical life of a properly applied epoxy-polyurethane coating system is approximately 15 to 20 years. These coatings are also presently manufactured to meet current VOC requirements.

b. **Coating Application**: When the tank is to be repainted, the tank should be completely cleaned and repainted. The entire tank exterior should be cleaned to the equivalent of an SSPC-SP 6, Commercial Blast Cleaning and have an epoxy-primed, epoxy intermediate and polyurethane finish coating system applied. However, care must be taken during the application of this particular coating system because this coating does have poor dry-fall characteristics, and potential damage to the surrounding property must be taken into consideration. The polyurethane coatings also require close monitoring of temperature and humidity during application.

6. **Effective Service Life**: Tank Industry Consultants defines the life of a coating as the amount of time before repainting becomes necessary due to coating failure and corrosion. During the

coating life the Owner should expect the coating to lose its gloss, start to chalk, show signs of weathering, and possibly some rust staining. Future touch-up may be required on isolated coating failures. If aesthetics are a concern, the Owner may have to topcoat the repainted tank prior to the end of the expected service life. However, future topcoating would be less expensive than complete cleaning and recoating and could delay the next complete cleaning and repainting for many years.

7. **Other Systems**: With air emission volatile organic compounds (VOC) restrictions being put in place around the nation, alternative coating systems may become available that would be viable options for this tank. The Owner should review the available systems prior to preparing specifications for the recoating project.

8. **Coating Curing**: It would be more economical to paint the tank exterior at the same time the interior is painted, since the tank should be drained while the exterior is painted, and the applied coatings cure. This will also reduce mobilization and observation costs.

9. **Rehabilitation Schedule**: To obtain the lowest possible prices for the work outlined in the recommendations, the Owner should have the specifications prepared and the work bid in the spring, with the work scheduled to start in early summer, if possible.

10. **Grinding and Bracket Removal**: Any unused brackets or erection lugs should be removed prior to the exterior repainting. Any weld burrs, weld spatter, or erection scars should be ground off to provide a smooth surface for the application of the coating. This includes the hand holds and erection brackets on the columns, riser, and bowl.

11. **Nameplate**: The tank nameplate should be removed for the cleaning and coating of the tank. The nameplate should be cleaned and reattached to the tank using the existing bracket.

12. **Electrical Apparatus**: All unused electrical conduit, antennas, fixtures, electrical metering equipment, cathodic protection apparatus, and control cabinets should be removed from the tank and tank site. All required equipment should be repaired in accordance with the National Electric Code (NEC). The unused conduit should be removed from the roof. One of the conduits extending up the shell was not attached to all of its brackets, and it should be reattached.

13. **Anchor Bolts**: After abrasive blast cleaning, the anchor bolts, chairs, and nuts should be examined for deterioration. If deterioration is found and the anchor bolts and nuts are mild steel, the deteriorated areas of the anchor bolts should be repair welded as necessary.

14. **Riser Manhole**: At the time of exterior rehabilitation, the gasket for the manhole should be replaced.

15. **Riser Rods, Column-to-Column Rods, Erection Brackets, and Hand Holds**: **The riser rods, column-to-column rods, and the hand holds and erection brackets on the columns, riser, and bowl should not be used for rigging or personnel access.**

16. **Exterior Ladders**: The corroded and coated shell and roof ladder safe-climbing device should be verified, or it could be replaced. At the time of the exterior repainting, the safe-climbing devices should be cleaned and protected from the application of the exterior coating. The conduit should be relocated from the shell and roof side rails.

17. **Overflow Pipe**: The material partial occluding the screening on the overflow pipe should be removed, or the screening could be replaced.

18. **Platform**: The closure chains across the existing safety railing access should be removed, and the access opening equipped with a self-closing gate as is now required by OSHA.

19. **Balcony**: The closure chains across the existing safety railing access should be removed, and the opening equipped with a self-closing gate. At the time of the exterior repairs and repainting, the balcony should be flooded and additional drain holes installed to adequately drain water from the balcony. The cords and flexible conduit that extended across the balcony floor should be relocated to eliminate the trip hazard. A 3-1/2 in. high curb should be installed around the overflow pipe opening in the balcony floor.

20. **Clog-Resistant Vent**: The proper operation of the clog-resistant vent should be periodically verified.

C. Interior Surfaces

Preface to Interior Recommendations: The interior surfaces below the top capacity level were evaluated by an ROV as the Owner could not drain the tank. However, the ROV evaluation was limited by the deep layer of silt located on the bowl rendering little of the bowl and none of the interior riser visible. Therefore, prior to the preparation of specifications for interior rehabilitation work, the tank should be drained, washed out and thoroughly evaluated to more accurately determine the scope of work required. A complete evaluation of the interior would also reduce the number of potential change orders, and reduce the overall amount of the bids by eliminating uncertainty about the condition of the coating and steel.

1. **Life of the Interior Coating**: The interior coating system appeared to be in generally good condition and, in conjunction with the cathodic protection system, providing adequate corrosion protection. The cathodic protection system should continue to be operated and maintained in accordance with manufacturer requirements. Tank Industry Consultants recommends that the interior surfaces of this tank be re-evaluated in to 3 to 5 years to determine a recoating schedule. It is recommended that when the interior is completely cleaned and repainted, an epoxy coating system should be used.

2. **Coating Testing**: Prior to preparation of specifications for the cleaning and coating of the interior of the tank, samples of the interior coating system should be subjected to laboratory analysis to test for ingredients that may at that time be subject to regulations concerning their handling and disposal.

3. **Recommended Interior Coating System**:

   a. **Epoxy Coating System**: The optimum long-life coating system presently available for the interior of water tanks is a two-component epoxy coating system. A three-coat epoxy system is recommended for the interior of this tank. This coating system should meet the certification criteria of ANSI/NSF 61 and state department of health regulations.

b. **Coating Application**: When the interior is to be repainted, the entire tank interior should be cleaned to the equivalent of an SSPC-SP 10, Near-White Blast Cleaning and an epoxy coating system applied.

c. **Service Life**: The typical life of a properly formulated and applied epoxy coating system is approximately 12 to 15 years in immersion service. Tank Industry Consultants defines the life of a coating as the expected service life before repainting becomes necessary due to coating failure and corrosion. The Owner could extend the service life of the coating by installing, properly maintaining and operating a cathodic protection system to help protect the steel surfaces in areas that have experienced coating failure.

4. **Cathodic Protection**: The cathodic protection system should continue to be operated and maintained in accordance with manufacturer requirements. The presence of an anode in the riser should be verified, and one should be installed if one is not found.

5. **Pit Welding and Pit Filling**: After initial cleaning, all significant pitting that is found should be welded, and all pitting with rough edges that would make the pitting difficult to coat properly should be filled with a solventless epoxy seam sealer.

6. **Shell Stiffening Angle**: The top and bottom of the interior shell angle-to-shell connection should be fully welded to the shell in accordance with AWWA D100 recommendations. **The interior shell angle should not be used for rigging purposes.**

7. **Rough Edges**: All unused brackets should be removed from the interior and exterior surfaces at the time of the next recoating. Any weld burrs, spatter, scars or rough edges in the steel should be ground smooth to provide a better surface for coating.

ECONOMIC FACTORS:

Item	Cost	Life in Years
Replacement of tank with a new one	$4,400,000[1]	75+

The following is a complete list of repairs and estimated costs for their respective recommendations found in the RECOMMENDATION section of this report.

Item	Sanitary & Safety	Scheduled Maintenance Repairs
Clean and Paint Exterior:		
Spot Repair and Topcoat		$ 600,000
Containment		160,000
SP 6, Complete Clean, Epoxy/Polyurethane System		885,000
Containment		200,000
Clean and Paint Interior:		
SP 10, 3-Coat Epoxy System		410,000
Miscellaneous Chipping and Grinding		2,000
Replace Overflow Pipe Flap Gate Screening	$ 1,000	
Lock Valve Vault and Install Sump and Pump	1,000	
Relocate Shell and Roof Ladder Conduits	1,000	
Replace Shell and Roof Ladder Safe-Climbing Device	2,000	
Install Platform and Balcony Access Self-Closing Gates	6,000	
Install Overflow Pipe Curb in Balcony Floor	1,000	
Install Balcony Drain Holes	4,000	
Weld Interior Shell Stiffening Angle	10,000	
Contingency Items	12,000	15,000

Estimates are believed to be a high average of bids that would be received in 2023.

[1] The replacement estimate includes costs associated with new tank fabrication and erection, foundation, painting, and engineering. The budget estimate given does not include costs associated with tank demolition, site acquisition, and distribution interruptions.

The following economic factors include only those work items that the Engineer believes to be the minimum to properly maintain this tank from an operational standpoint and address the listed safety and sanitary deficiencies. Other items related to safety and risk management should be evaluated by the Owner.

Item	Cost
Replace Overflow Pipe Flap Gate Screening	$ 1,000
Lock Valve Vault and Install Sump and Pump	1,000
Relocate Shell and Roof Ladder Conduits	1,000
Replace Shell and Roof Ladder Safe-Climbing Device	2,000
Install Platform and Balcony Access Self-Closing Gates	6,000
Install Overflow Pipe Curb in Balcony Floor	1,000
Install Balcony Drain Holes	4,000
Weld Interior Shell Stiffening Angle	10,000
Contingency Items, Touch-Up Coating, and Mobilization	50,000
Total of Engineer's Recommendations	**$ 76,000**

Tank Industry Consultants has no control over the cost of labor, materials, or equipment, or over the contractors' methods of determining prices, or over competitive bidding, or the market conditions. Opinions of probable cost, as provided for herein, are to be made on the basis of our experience and qualifications and represent our best judgment as design professionals familiar with the design, maintenance, and construction of concrete and steel plate structures. However, Tank Industry Consultants cannot and does not guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost prepared for the Owner.

Due to the numerous potential scopes of work that exist, the Owner should obtain an updated budget estimate once the final scope of work has been determined. This would enable the Owner to accurately budget monies for additional mobilization costs and damaged coating rehabilitation costs.

Engineering and resident observation costs are not included in the Total of the Engineer's Recommendations because these fees are dependent upon the scope of work to be performed. Tank Industry Consultants performs all facets of the engineering services that would be required for this project. Estimated fees for engineering and resident observation will be furnished upon request.

CLOSURE:

Brief Summation: The Village of Mt. Prospect, Illinois owns and operates a 1,000,000 gallon multi-legged elevated water storage tank. Proper maintenance after completing the recommendations herein would include periodic washouts and evaluations approximately every 3 to 5 years in accordance with AWWA recommendations, and the proper operation and maintenance of the existing ice-resistant cathodic protection system with long-life anodes.

Contractor Selection: The work should be performed by a competent bonded contractor, chosen from competitive bids taken on complete and concise specifications. The coatings used should be furnished by an experienced water tank coating manufacturer, supplying the field service required for application of technical coatings.

Standards for Repairs and Coatings: All work and coatings applied should be in accordance with ANSI/NSF Standard 61, the coating manufacturer's recommendation, AWWA D100, AWWA D102, AWWA D104/106, and specified standards of AMPP, The Association for Materials Protection and Performance (formerly SSPC: The Society for Protective Coatings and NACE International, National Association of Corrosion Engineers).

Observation of Work: Observation of the work in progress by experienced personnel will offer additional assurance of quality protective coating application. Observations can be performed on a continuous basis or spot (critical phase) basis. The actual cost of observation may be less using spot as opposed to full-time resident observation; however, with spot observation it is often necessary for work to be redone to comply with the specifications. This somewhat lowers the quality of the finished product, lengthens the job, and is frequently a cause of conflict between the contractor, Owner, and field technician. Resident full-time observation minimizes the amount of "rework" required.

Anniversary and Maintenance Evaluations: An anniversary evaluation should be conducted prior to the end of the one-year bonded guarantee after rehabilitation work has been completed. Washouts and

coating, structural, sanitary, safety, and corrosion evaluations should be conducted not less than every 3 to 5 years.

Time Frame: If the work is not performed within the next 24 months, the structure should be reevaluated prior to the preparation of specifications and solicitation of bids.

Specifications and Bidding Documents: The recommendations in this report are not intended to be specifications on which a contractor can bid. Complete bidding documents must include general and special conditions, detailed technical specifications, and other information necessary for the competitive bidding process. To properly protect the interests of the Owner, Contractor, and Engineer; the initial evaluation, the technical specifications, legal portions of the contract documents, and the observation should be performed by the same firm or with close coordination of all parties involved.

Limitations of Evaluation: It is believed that the conditions reported herein reflect the condition of the tank as observed on the date of the evaluation, using reasonable care in making the observations, and safety in gaining access to the tank. Should latent defects be discovered during the cleaning of the structure, they should be brought to the attention of the Owner and the Engineer.

Seismic and Wind Loadings: This tank is located in or near a region of low/moderate/high seismic activity. This evaluation and the reporting of the condition of this tank do not warrant the structural condition of the tank or any of the original design for seismic loadings. Likewise, recommendations for this tank do not include modifications that may be required for compliance with present structural codes. It is possible the tank was erected in compliance with pre-existing industry standards that have since been replaced by more restrictive standards.

Hazardous Materials in Coatings: It should be taken into consideration that Federal, State, and local environmental agencies have placed stricter controls on the removal of lead-based and other heavy-metal based coatings from steel structures by the use of conventional abrasive blasting techniques. The paint and blast residue may be considered to be hazardous waste depending on the concentration of lead or other particles in residue.

Please contact Tank Industry Consultants if you have any questions or comments.

Respectfully submitted,

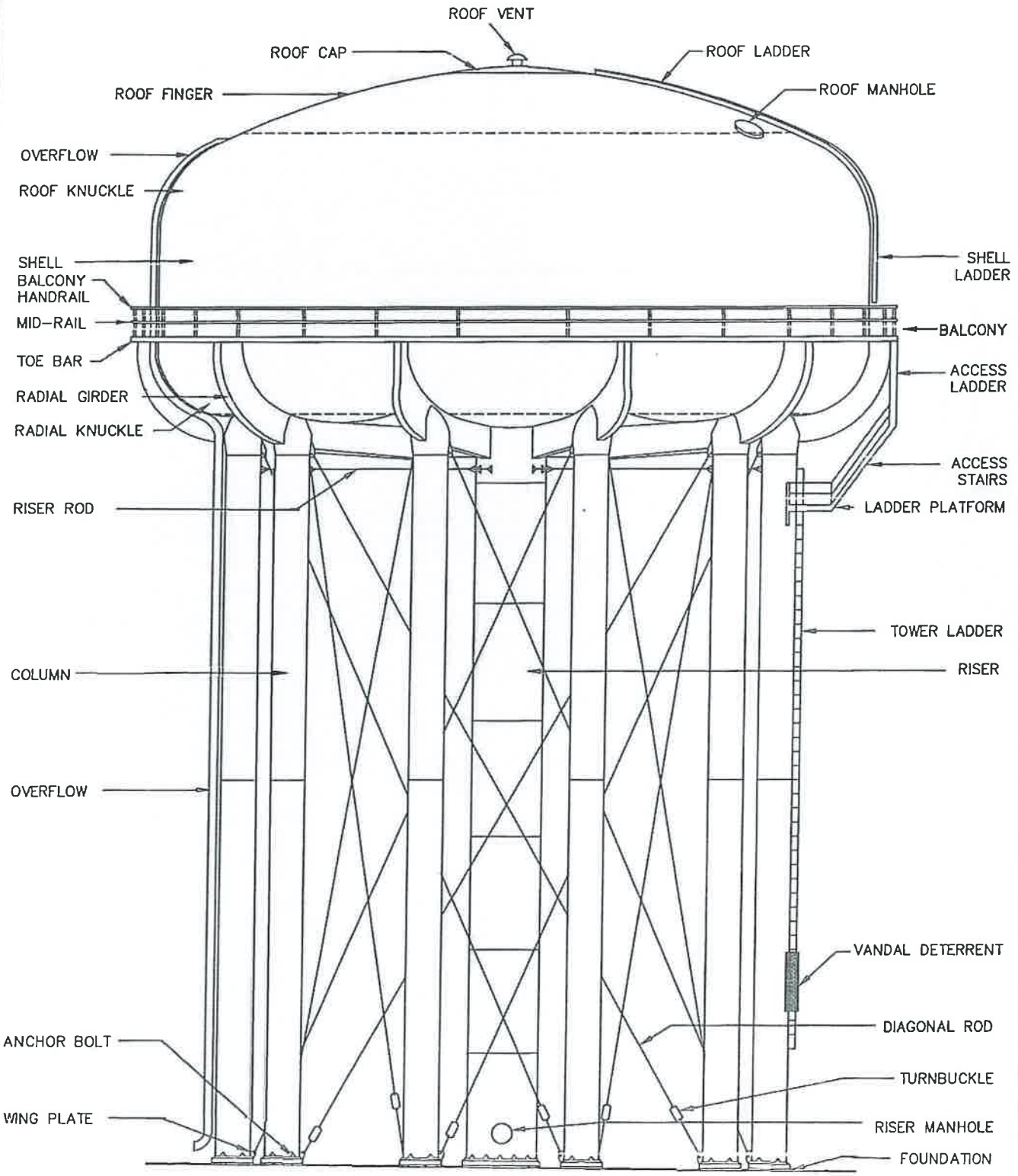
Tank Industry Consultants

Jennifer Coon
Technical Writer

Gregory R. "Chip" Stein, P.E.
President

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RADIAL CONE



NOMENCLATURE

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Classification of Adhesion Test Results

Method A – X Cut Tape Test Approx. 1.5 in. long cuts at 30 deg. to 45 deg. apart.	Surface	Classification
No peeling or removal.		5
Trace peeling or removal along incisions.		4
Jagged removal along incisions up to 1/16 in. (1.6mm) on either side.		3
Jagged removal along most of incisions up to 1/8 in. (3.2mm) on either side.		2
Removal from most of the area of the X under the tape.		1
Removal beyond the area of the X.		0

Method B – Lattice Cut Tape Test Six parallel cuts at 2mm apart.	Surface	Classification
The edges of the cuts are completely smooth; none of the squares of the lattice are detached.	No Failure	5
Small flakes of the coating are detached at intersections; less than 5% of the lattice is affected.		4
Small flakes of the coating are detached along edges and at intersections of cuts. The area affected is 5% to 15% of the lattice.		3
The coating has flaked along the edges and on parts of the squares. The area affected is 15% to 35% of the lattice.		2
The coating has flaked along the edges of cuts in large ribbons and whole squares have detached. The area affected is 35% to 65% of the lattice.		1
Flaking and detachment worse than grade 1.		0

ASTM 3359 Standard Test Methods for Measuring Adhesion by Tape Test

Tank Industry Consultants

7740 West New York Street
Indianapolis, Indiana 46214

Telephone – 317/271-3100
FAX – 317/271-3300



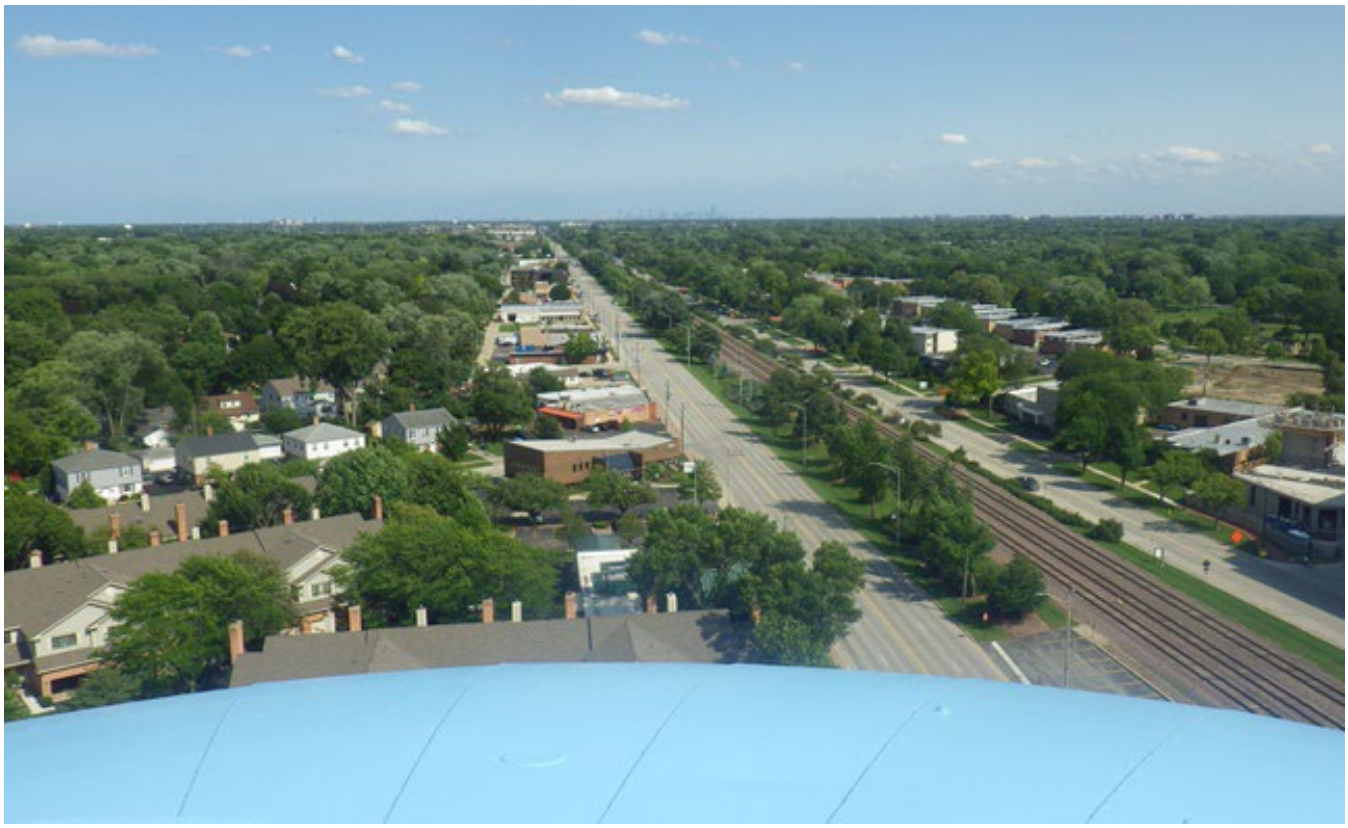
1. Tank.



2. Tank.



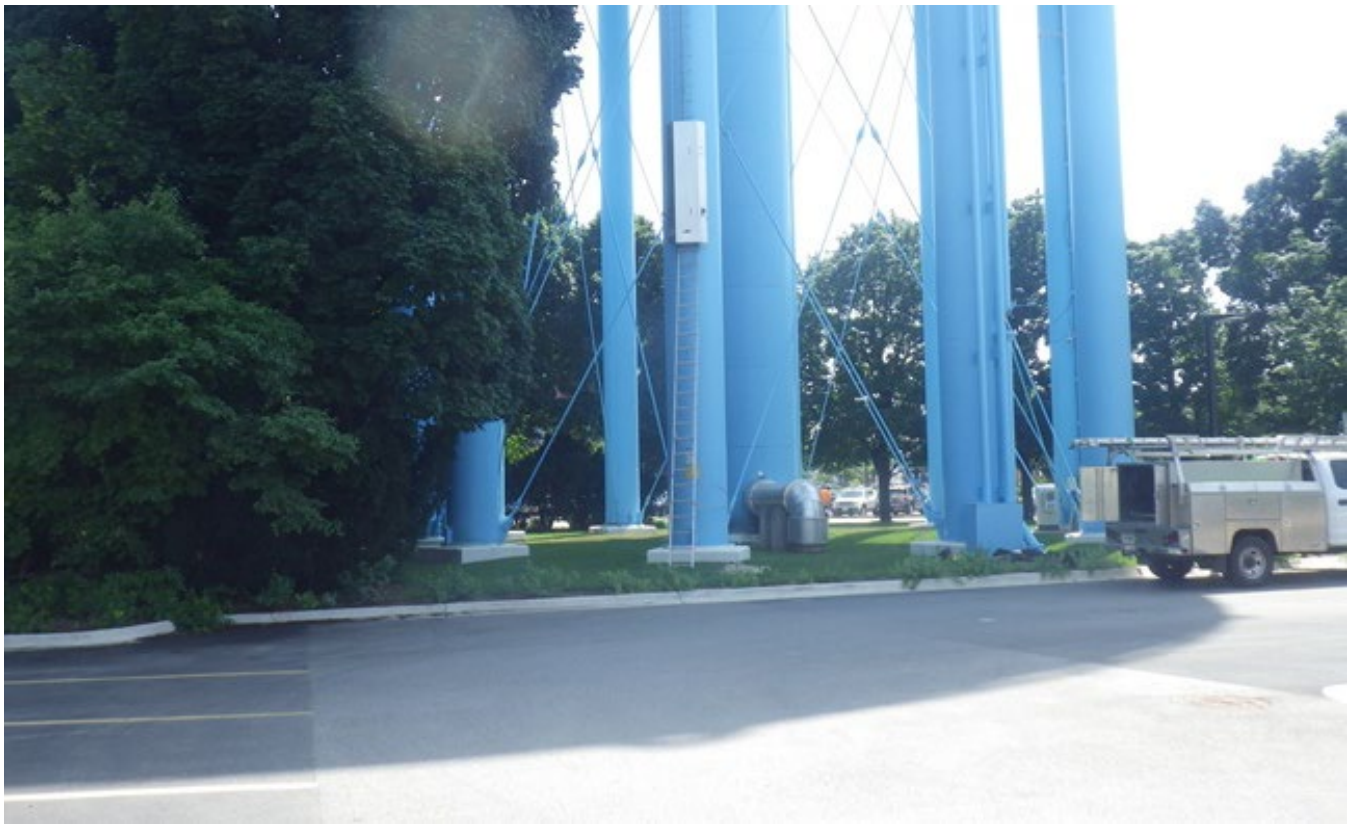
3. Surrounding area.



4. Surrounding area.



5. Site.



6. Site.



7. Valve vault access.



8. Corrosion on valve vault piping and water standing on floor.



9. An electrical meter, fenced antenna equipment, and hydrant on site.



10. Electrical cabinets on site.



11. Electrical cabinet adjacent to column.



12. Shrouded antenna cabling adjacent to column. Note coupling near base of column.



13. Corrosion on misaligned shroud cover.



14. Column foundation, grout, base plate, anchor bolt, and chair.



15. Column foundation, grout, base plate, anchor bolt, and chair.



16. Cracks in painted foundation.



17. Sealant over grout.



18. Anchor bolt and chair.



19. Clevis connection near base of column.



20. Base of riser and insulated piping.



21. Base of riser and insulated piping.



22. Riser foundation, grout, base plate, anchor bolts, and chairs.



23. Mildew near base of riser and along sealant covering grout. Note topcoating failures on base plate.



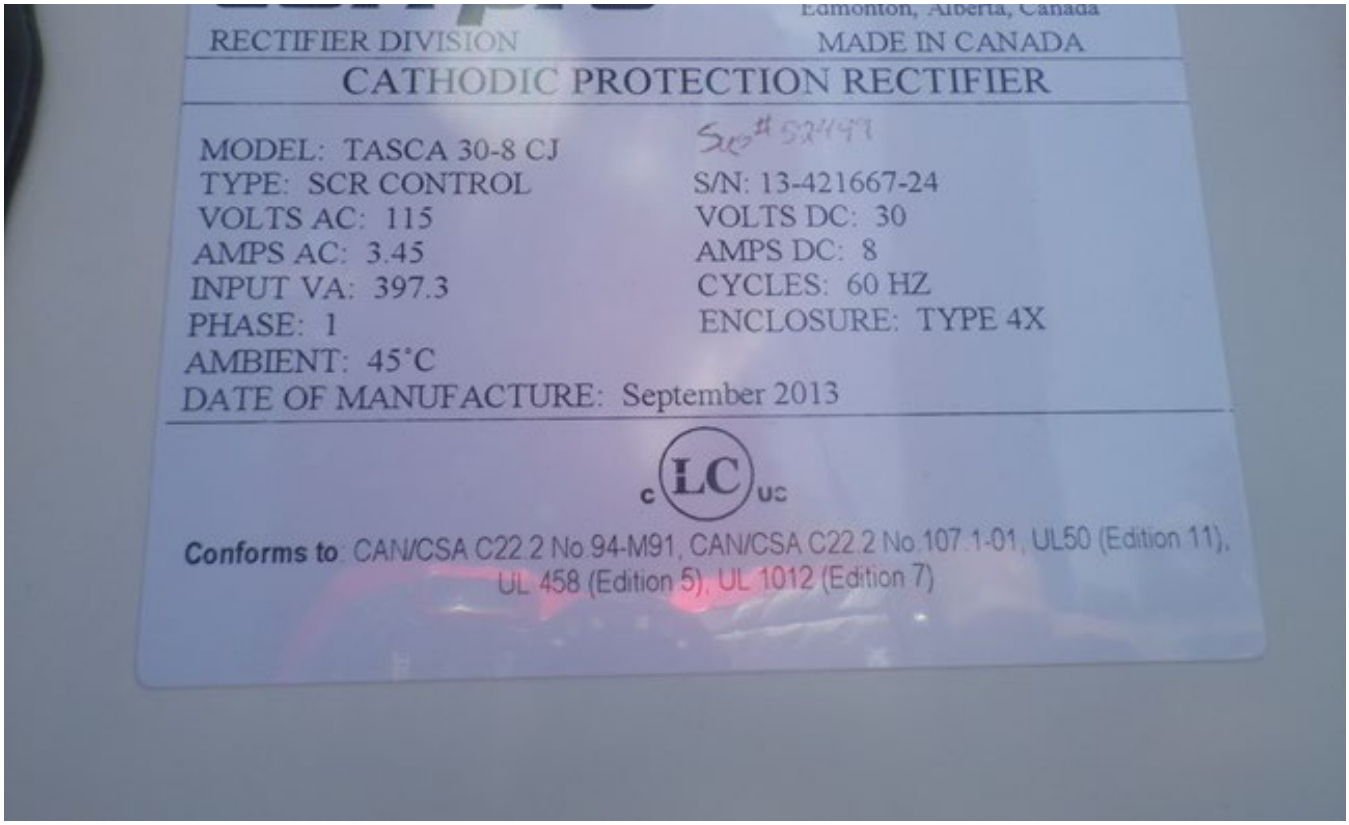
24. Riser anchor bolt and chair.



25. Corrosion on anchor bolt nut.



26. Cathodic protection potential rectifier cabinet on riser.



27. Information on cathodic protection potential rectifier cabinet.



28. Riser manhole and welded steel circular patch plate.



29. Mildew around tank nameplate.



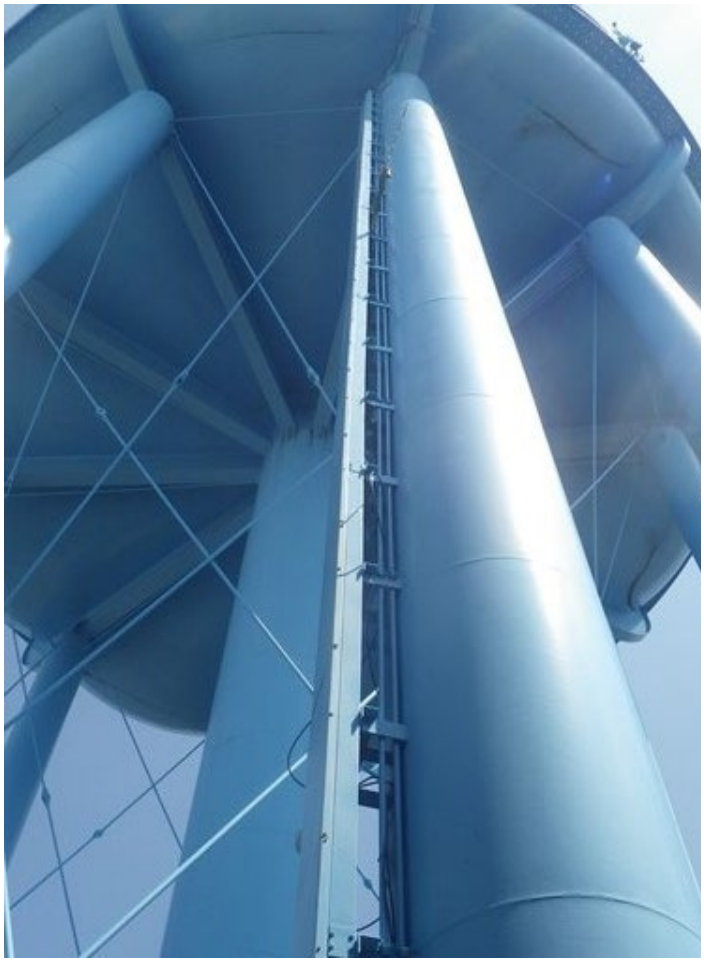
30. Antenna cable pipes, overflow pipe, flap gate, and funnel pipe.



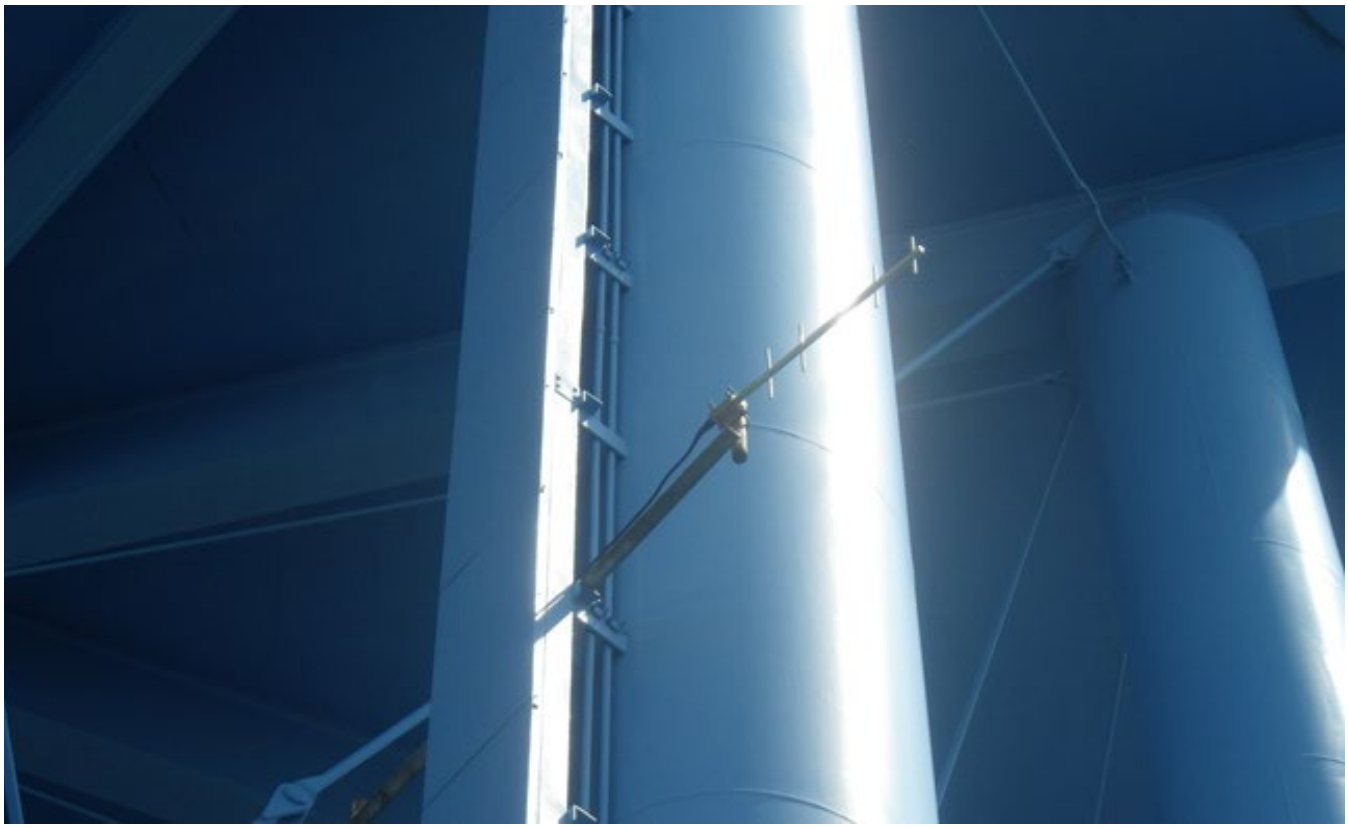
31. Overflow pipe, flap gate, and funnel. Note occlusion on flap gate screening.



32. Overflow pipe along column.



33. Cable tray and conduits along column.



34. Cable tray, conduits, and antenna on column.



35. Riser exterior.



36. Tower structure.



37. Tower structure.



38. Vandal deterrent near base of tower ladder.



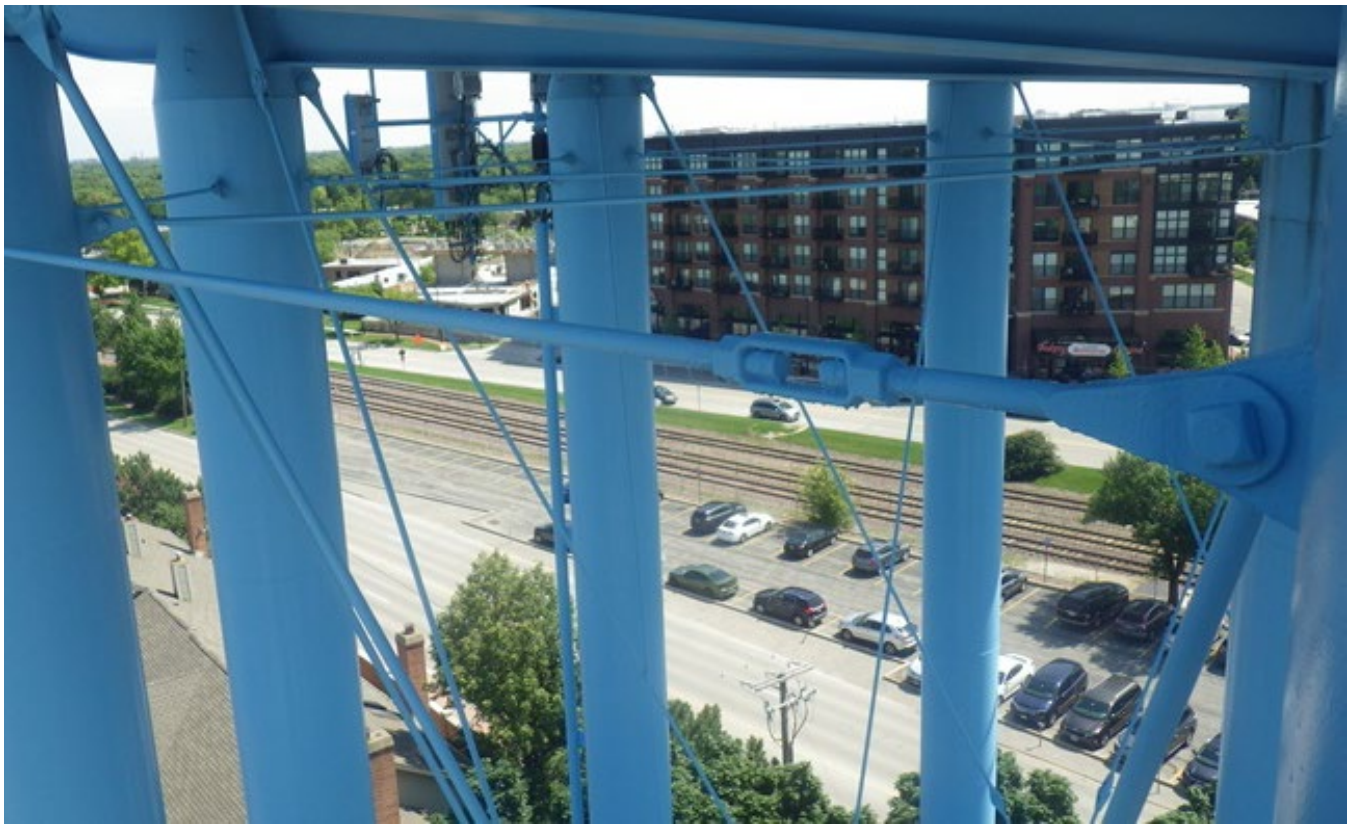
39. Vandal deterrent, tower ladder, and safe-climbing device.



40. Tower ladder and brackets.



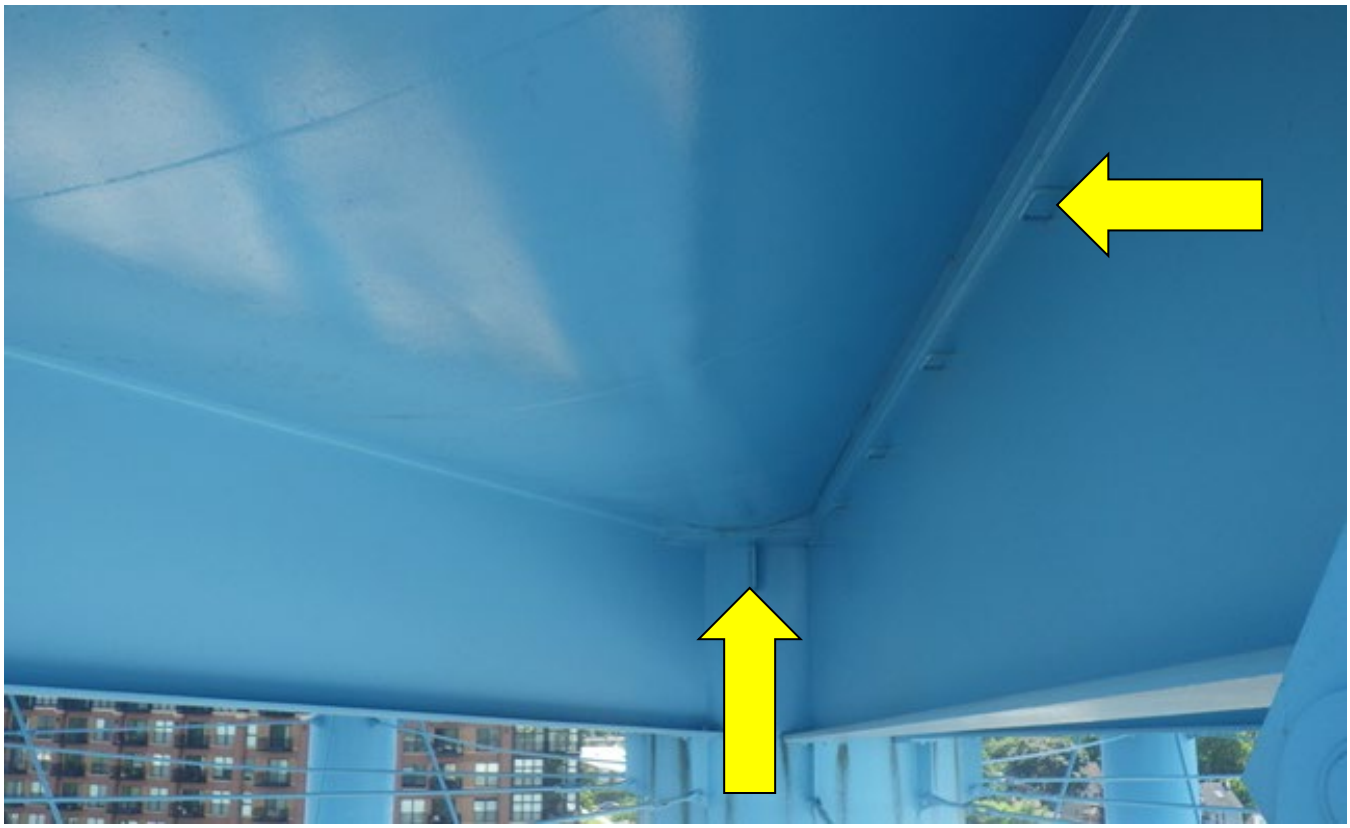
41. Antenna equipment near top of column. Note hand hold on column.



42. Columns, column-to-column rod, and riser rods.



43. Columns, riser rods, riser, and bowl girders. Note hand hold.



44. Riser, bowl, and girders. Note hand holds.



45. Cracked and peeled coating and mildew on bowl girder.



46. Mildew on bowl.



47. Ladder platform, closure chains, tower ladder, and safe-climbing device.



48. Stairs, ladder, safe-climbing device, and balcony access.



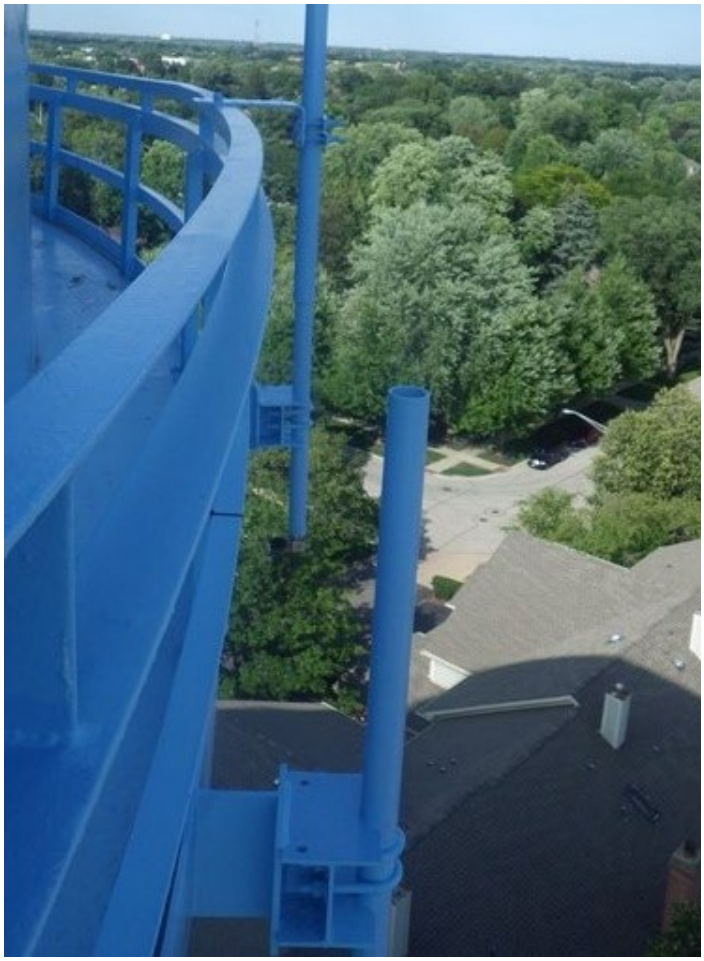
49. Closure chain missing connecting hasp.



50. Closure chain missing connecting hasp.



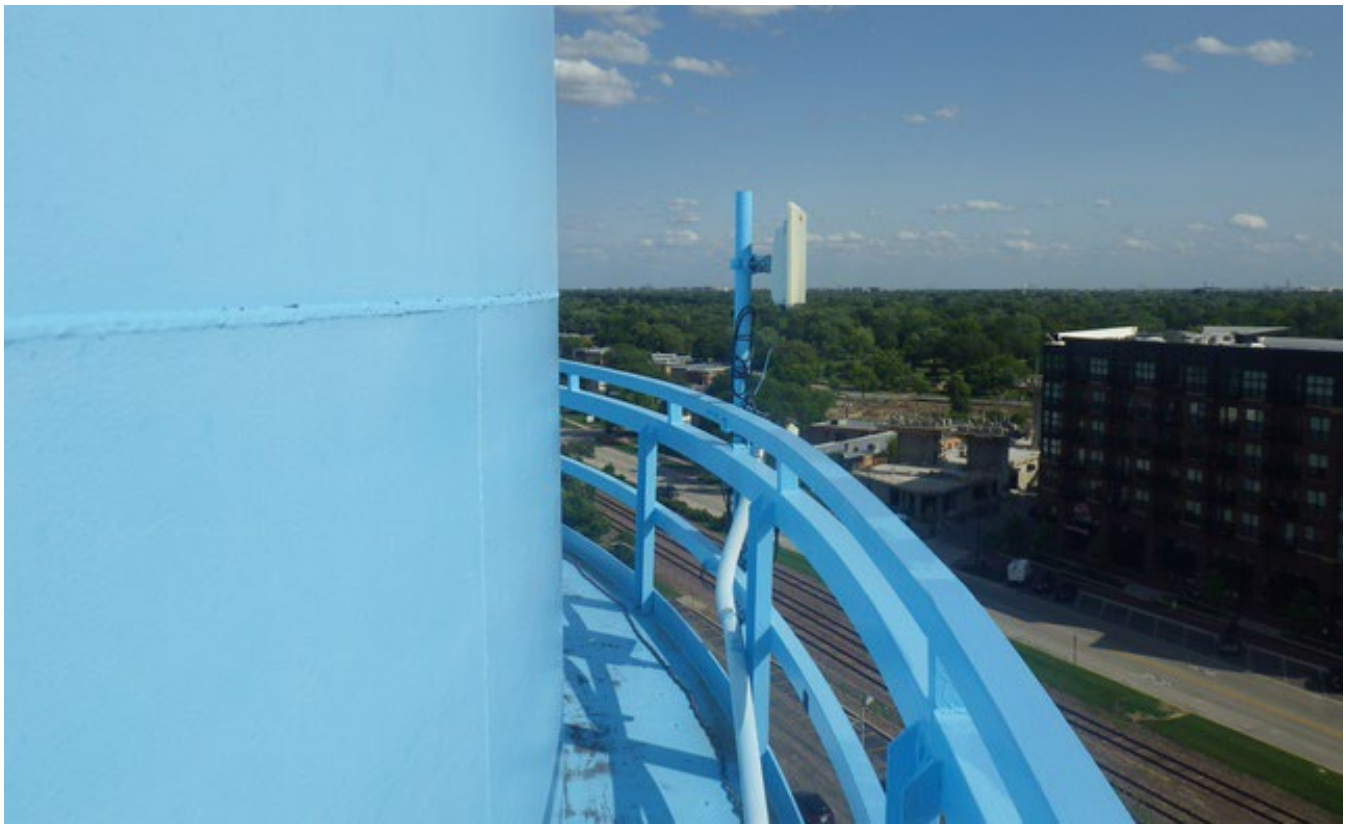
51. Surveillance camera on exterior of balcony.



52. Unused brackets on exterior of balcony.



53. Camera, antenna dishes, associated equipment on balcony.



54. Antenna equipment on balcony.



55. Antenna equipment on balcony floor and safety railing.



56. Antenna equipment on balcony.



57. Cord extending to flexible conduit along balcony toe bar.



58. Overflow pipe and drain holes in balcony floor, and flexible conduit along toe bar.



59. Electrical cord and flexible conduit loose on balcony. Note mildew at apparent areas of ponding water on balcony floor.



60. Overflow pipe through balcony. Note welded steel patch plates.



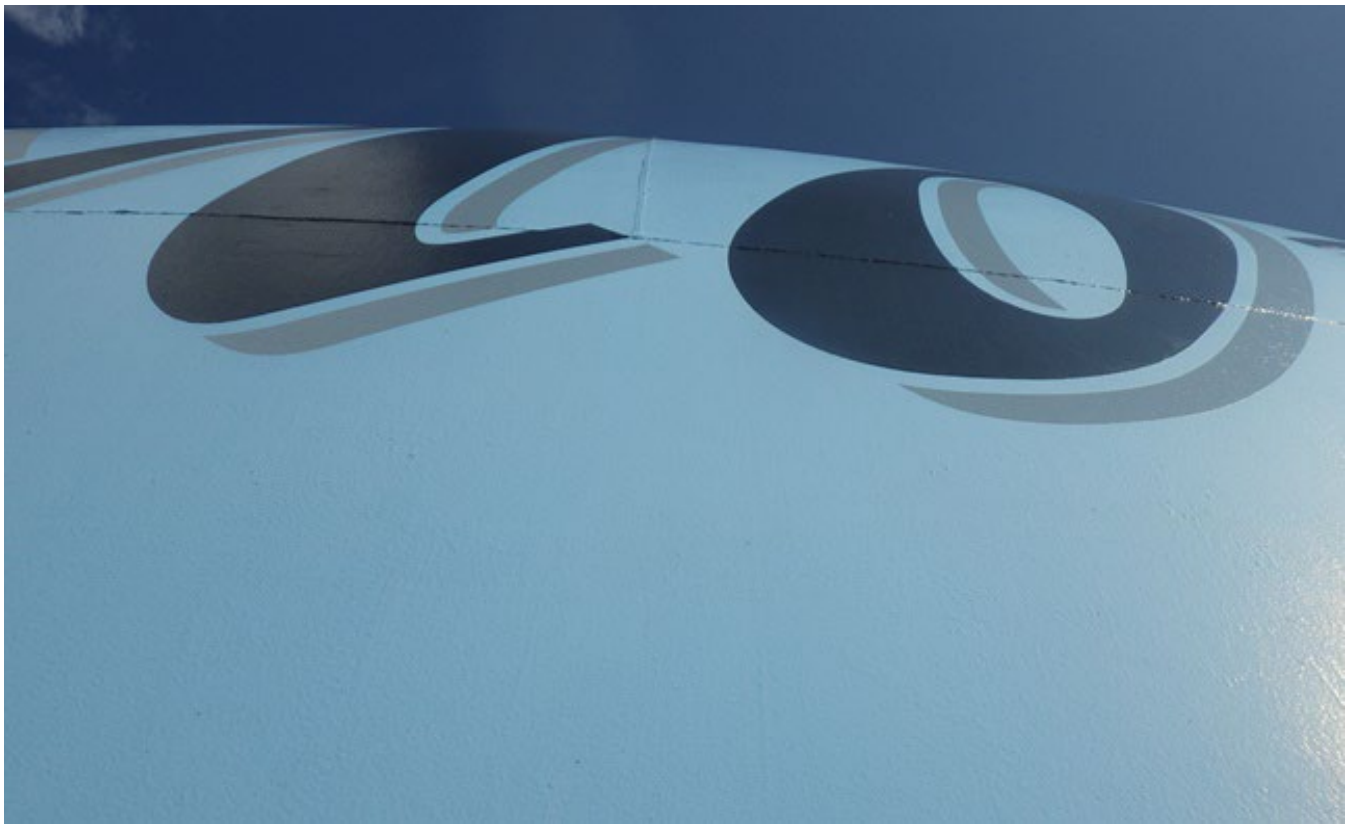
61. Skip in balcony coating.



62. Sign on shell.



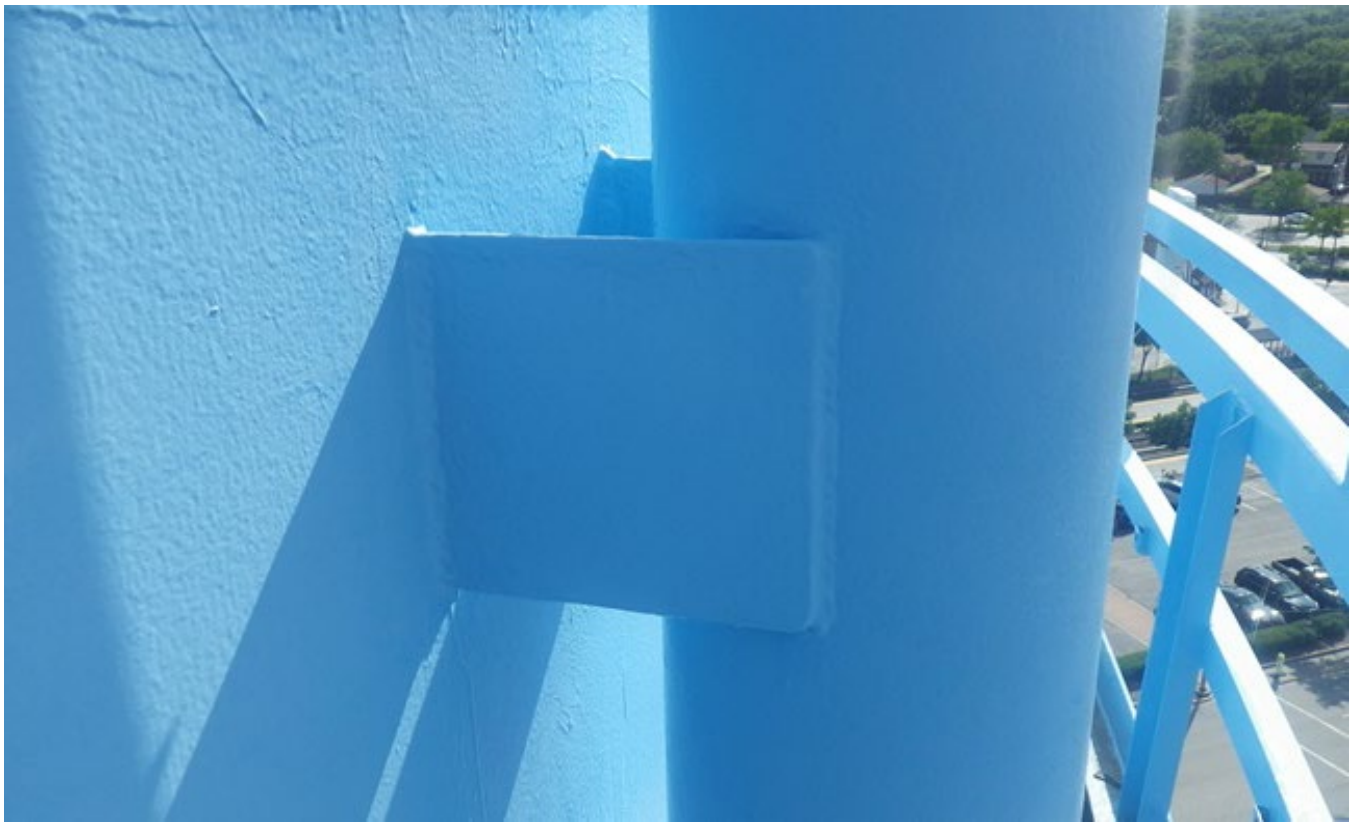
63. Logo and sign on shell.



64. Sign on shell.



65. Logo on shell.



66. Overflow pipe and bracket.



67. Shell ladder and safe-climbing device.



68. Conduits along shell. Note conduit not attached to bracket.



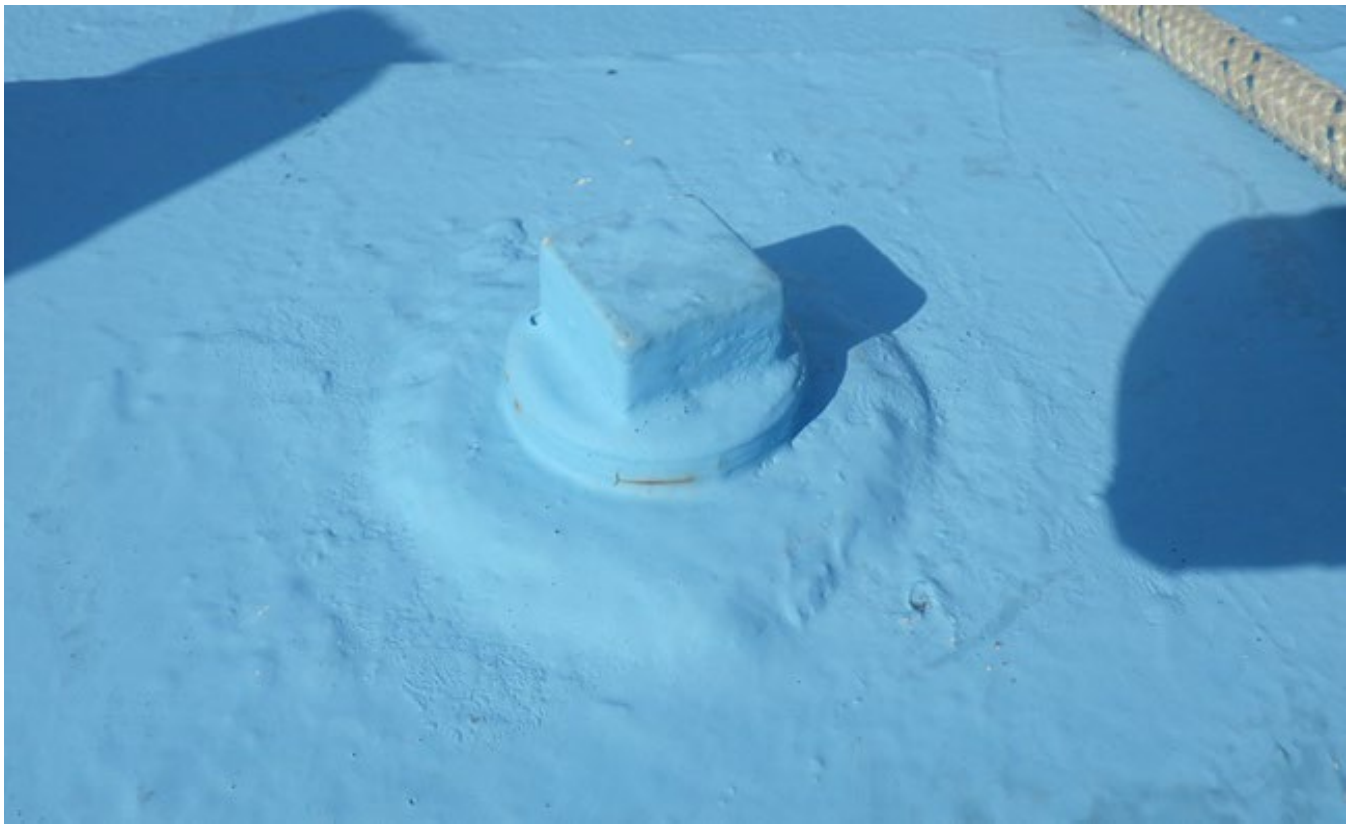
69. Shell exterior.



70. Roof knuckle, overflow pipe, welded steel circular patch plate, and threaded and plugged couplings.



71. Roof and welded steel circular patch plates.



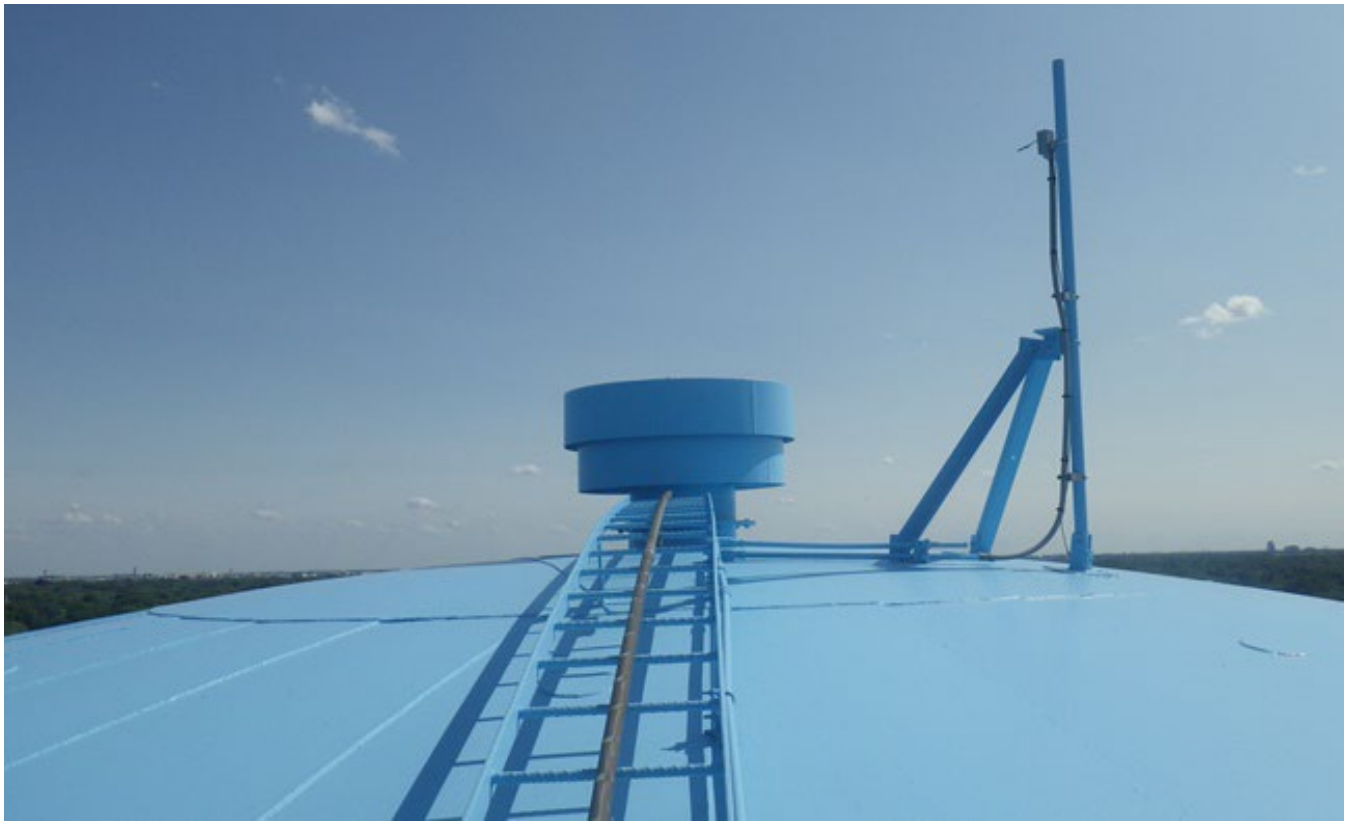
72. Threaded and plugged coupling.



73. Roof manhole.



74. Roof manhole, ladder, safe-climbing device, and conduit.



75. Clog-resistant roof vent, roof ladder, safe-climbing device, conduit, and bracket.



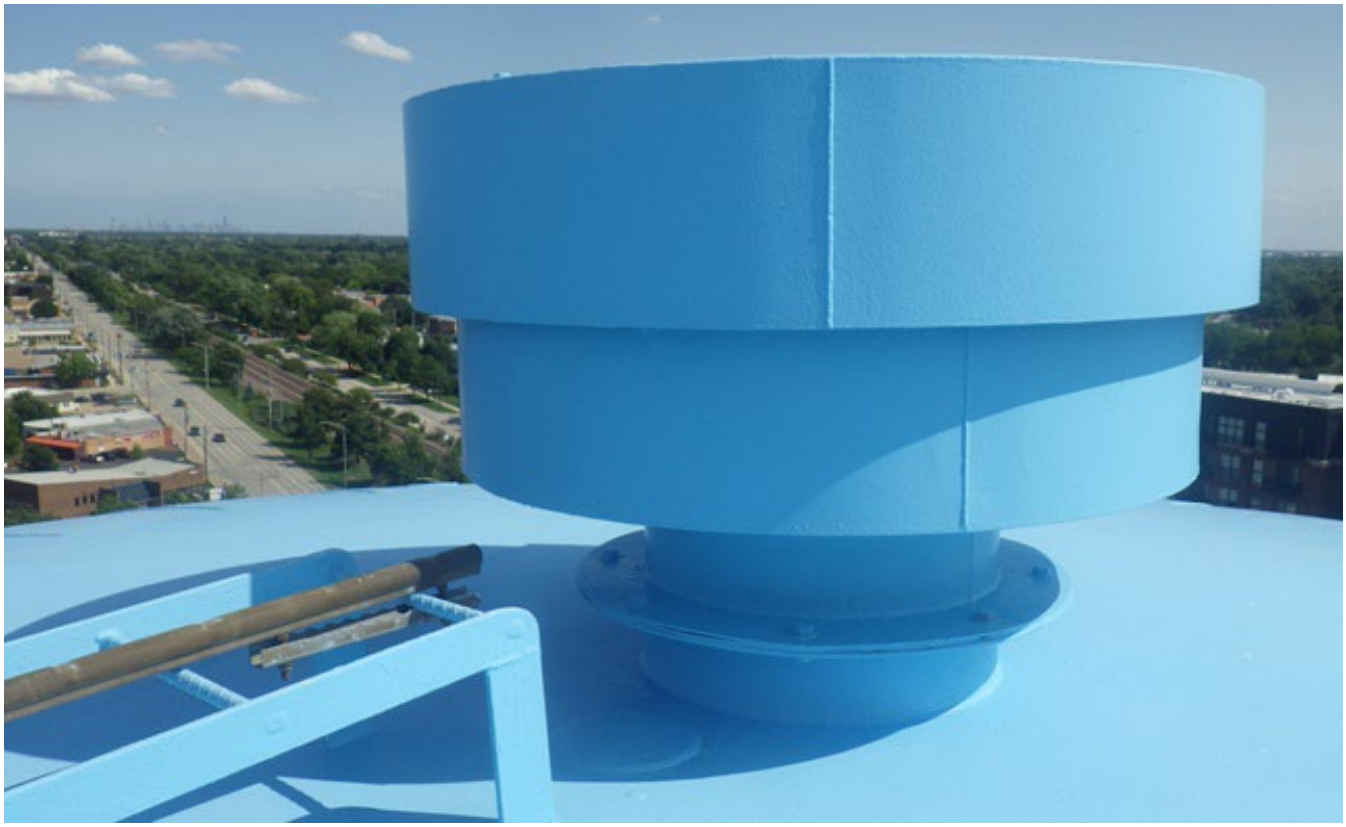
76. Conduit and bracket on roof.



77. Conduits on roof.



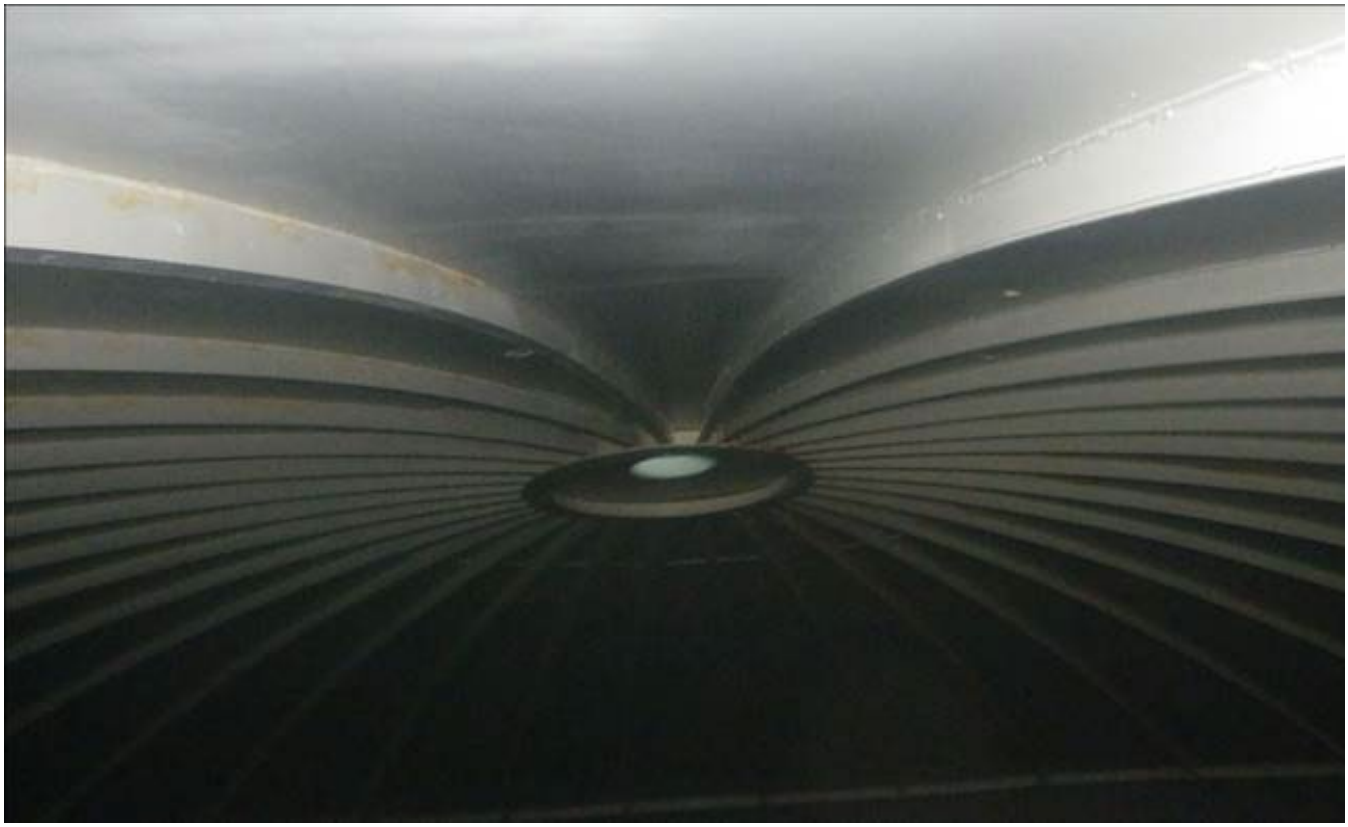
78. Junction box and bracket on roof.



79. Clog-resistant vent.



80. Roof vent screening.



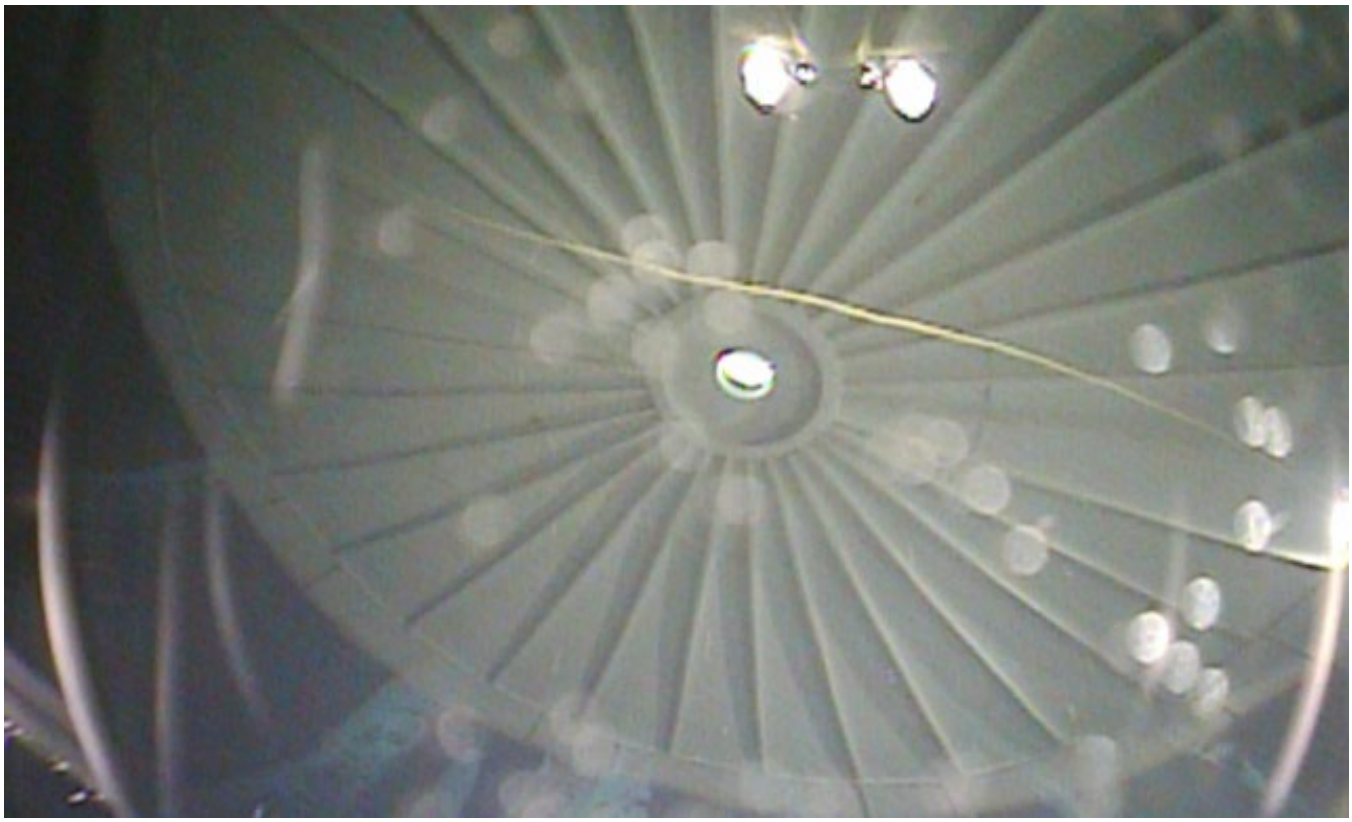
81. Roof interior.



82. Staining along roof stiffener.



83. Staining along a roof stiffener.



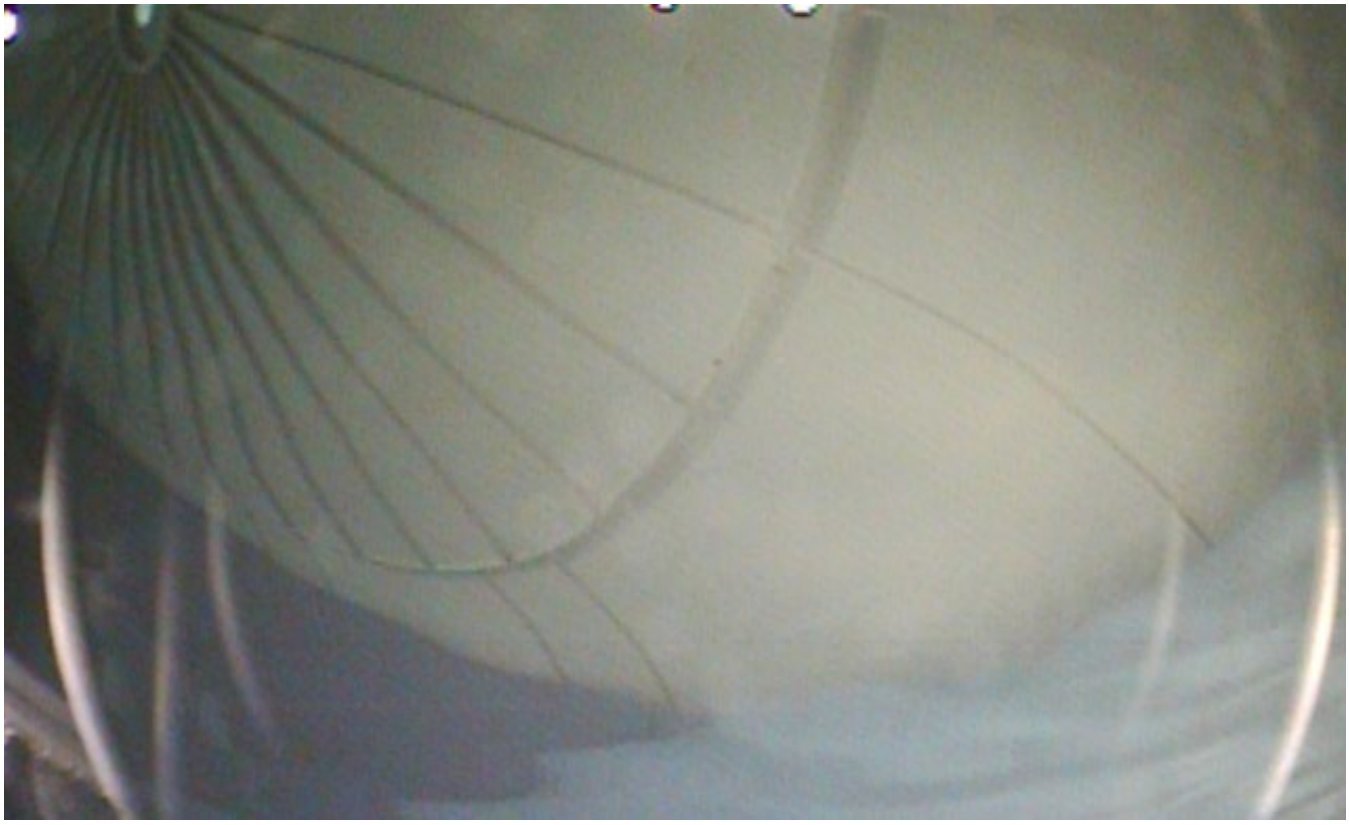
84. Roof interior.



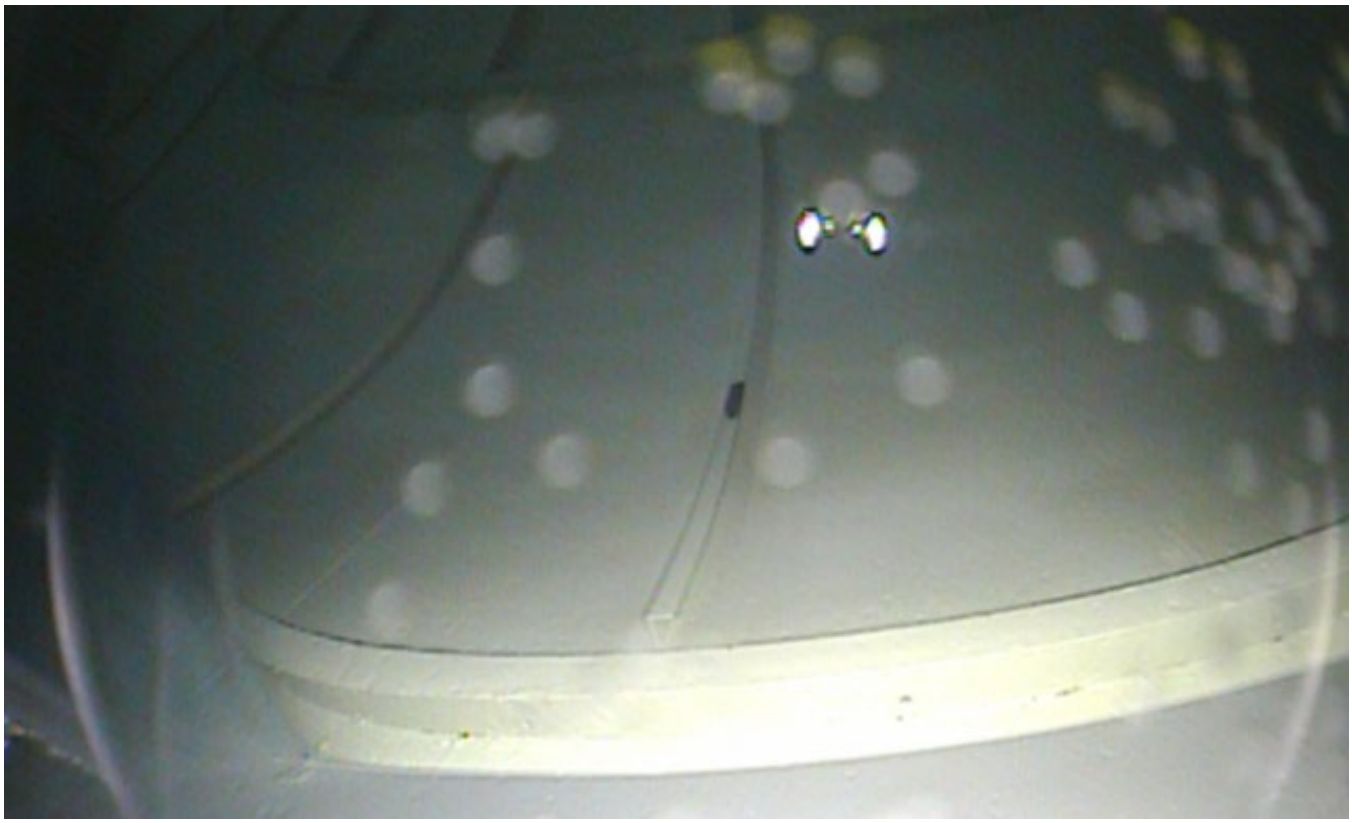
85. Roof and stiffeners.



86. Roof and stiffeners.



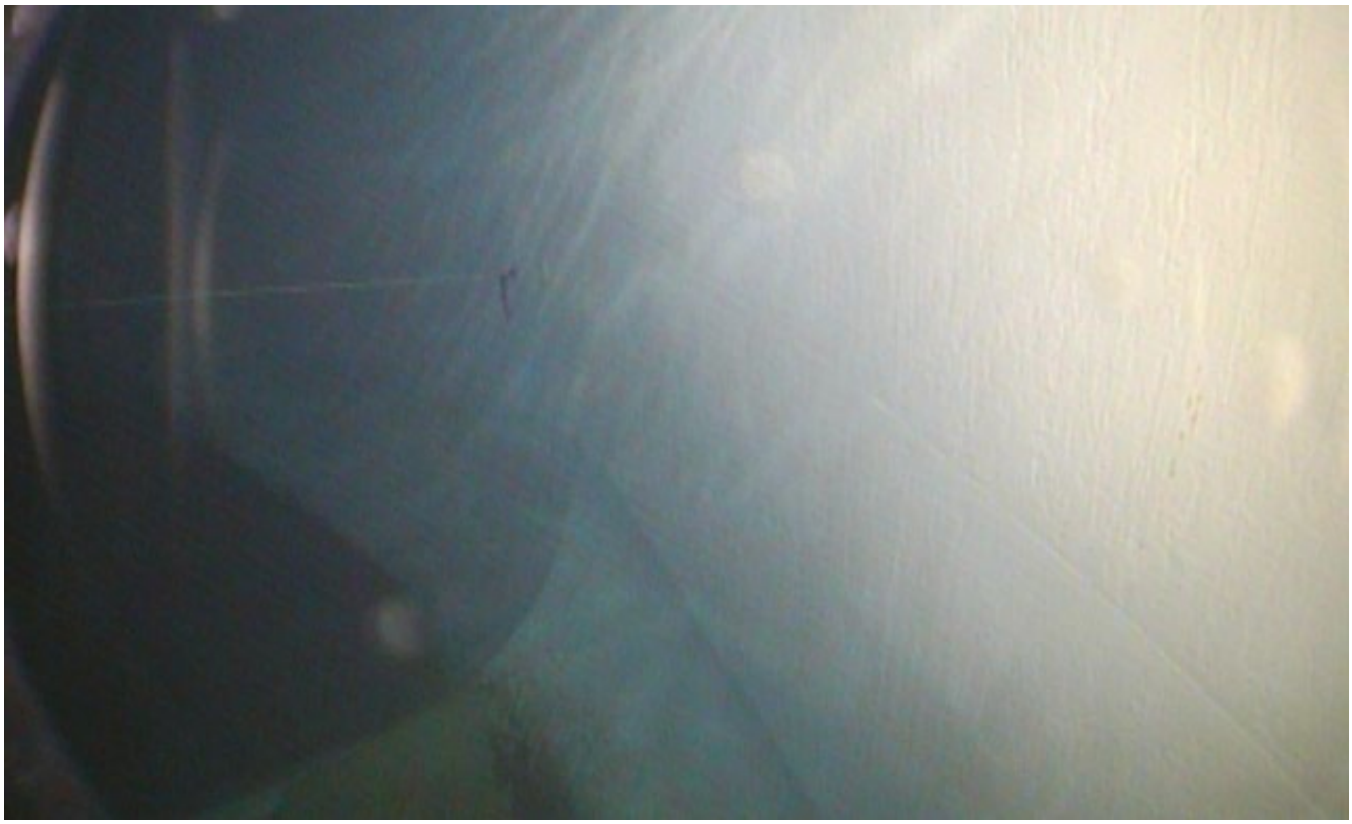
87. Roof and stiffeners.



88. Roof and stiffeners.



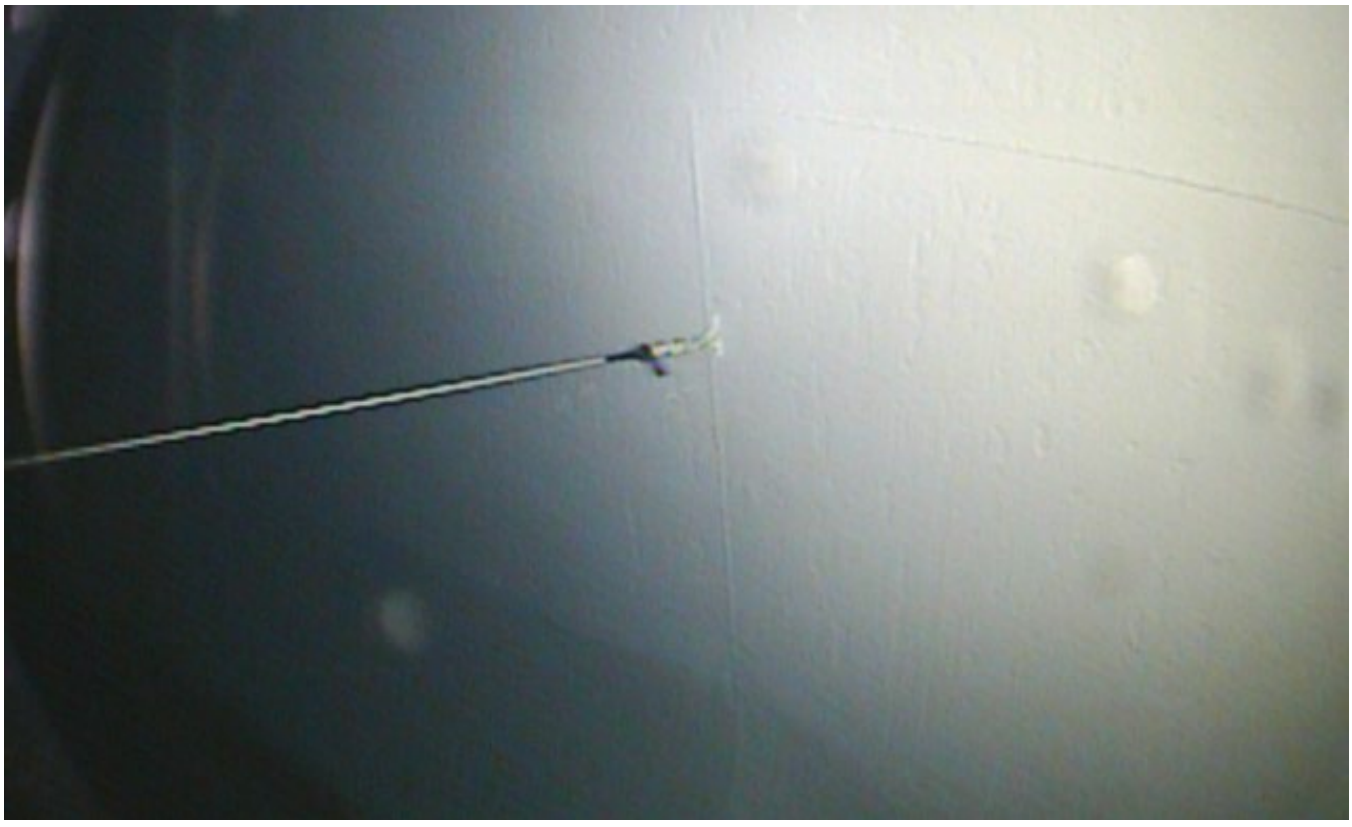
89. Shell interior.



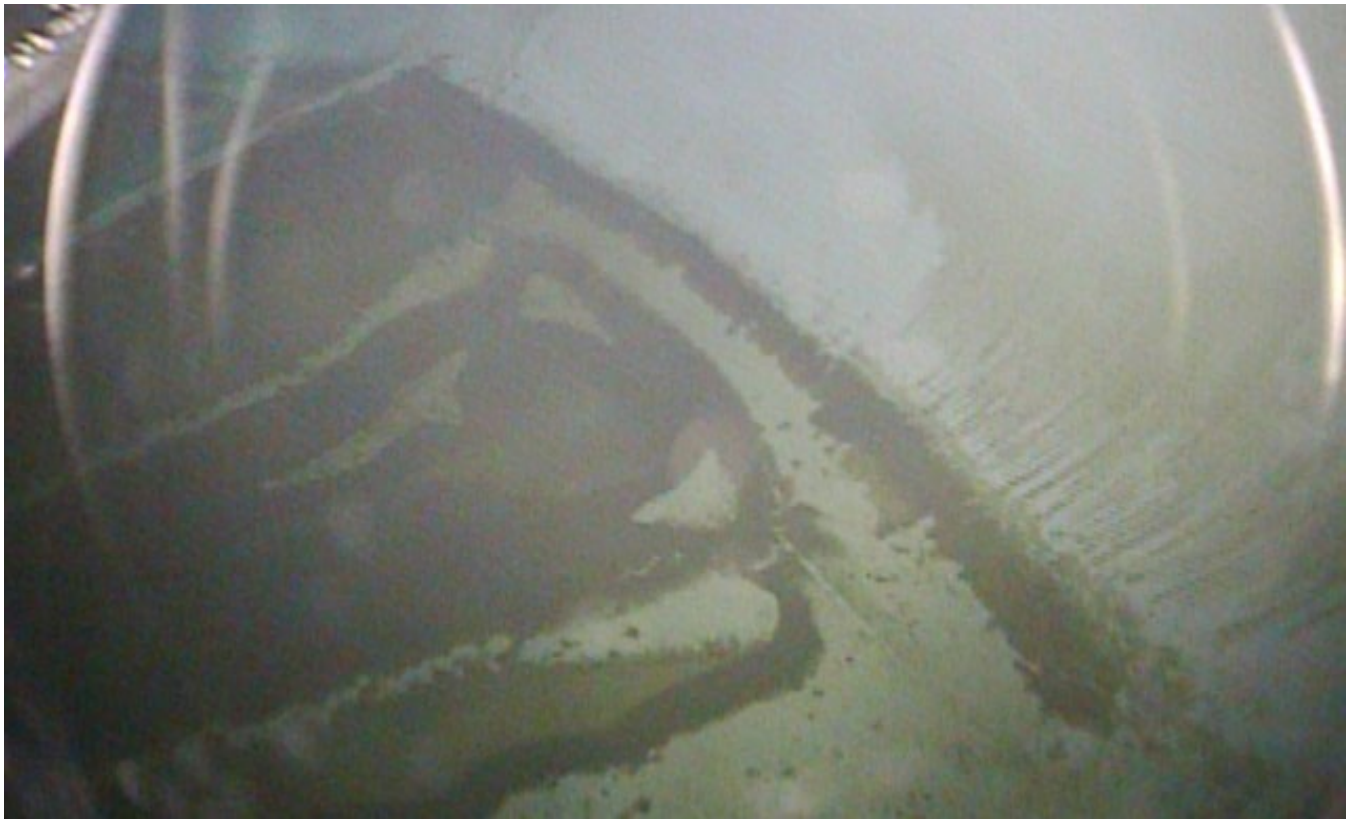
90. Shell interior.



91. Cathodic protection equipment attached to shell.



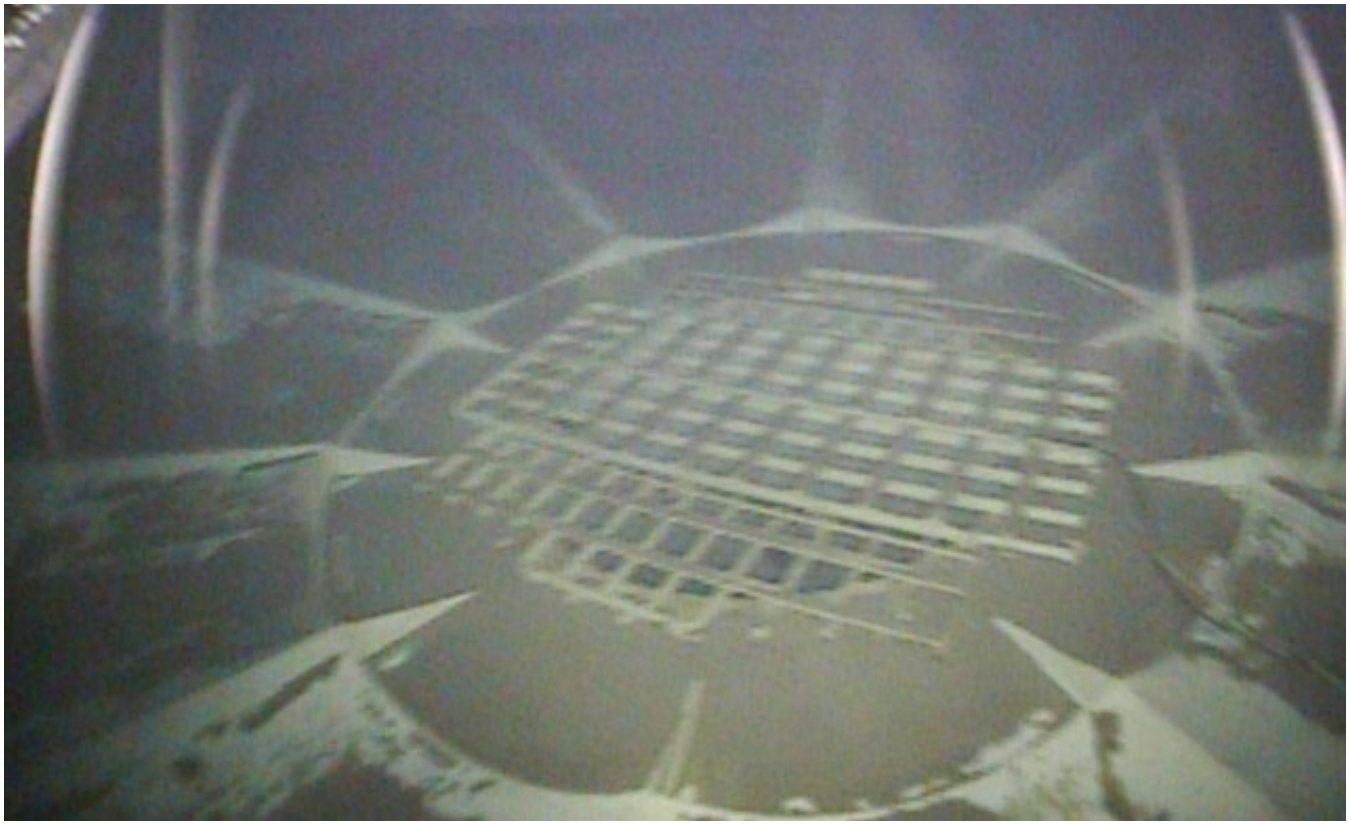
92. Cathodic protection equipment attached to shell.



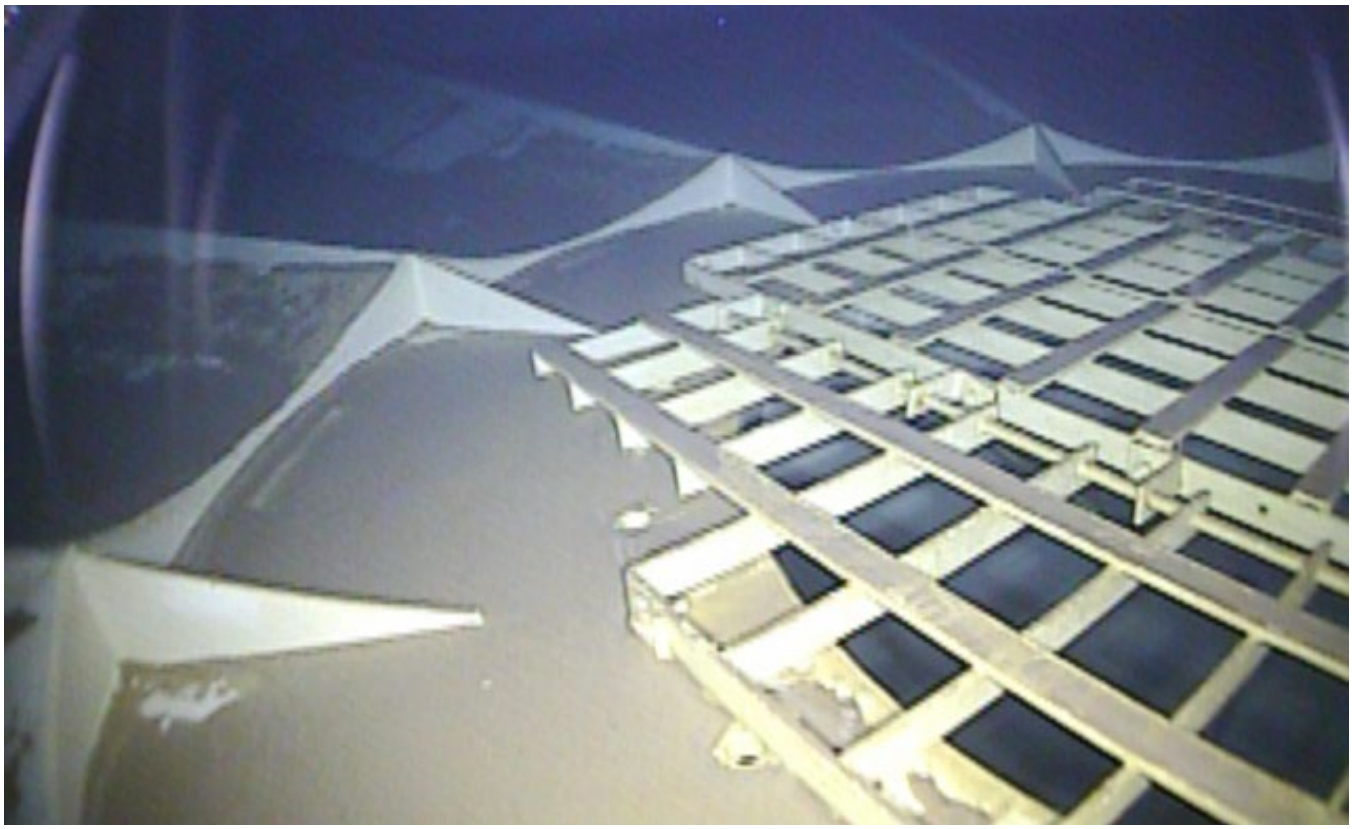
93. Silt on bowl



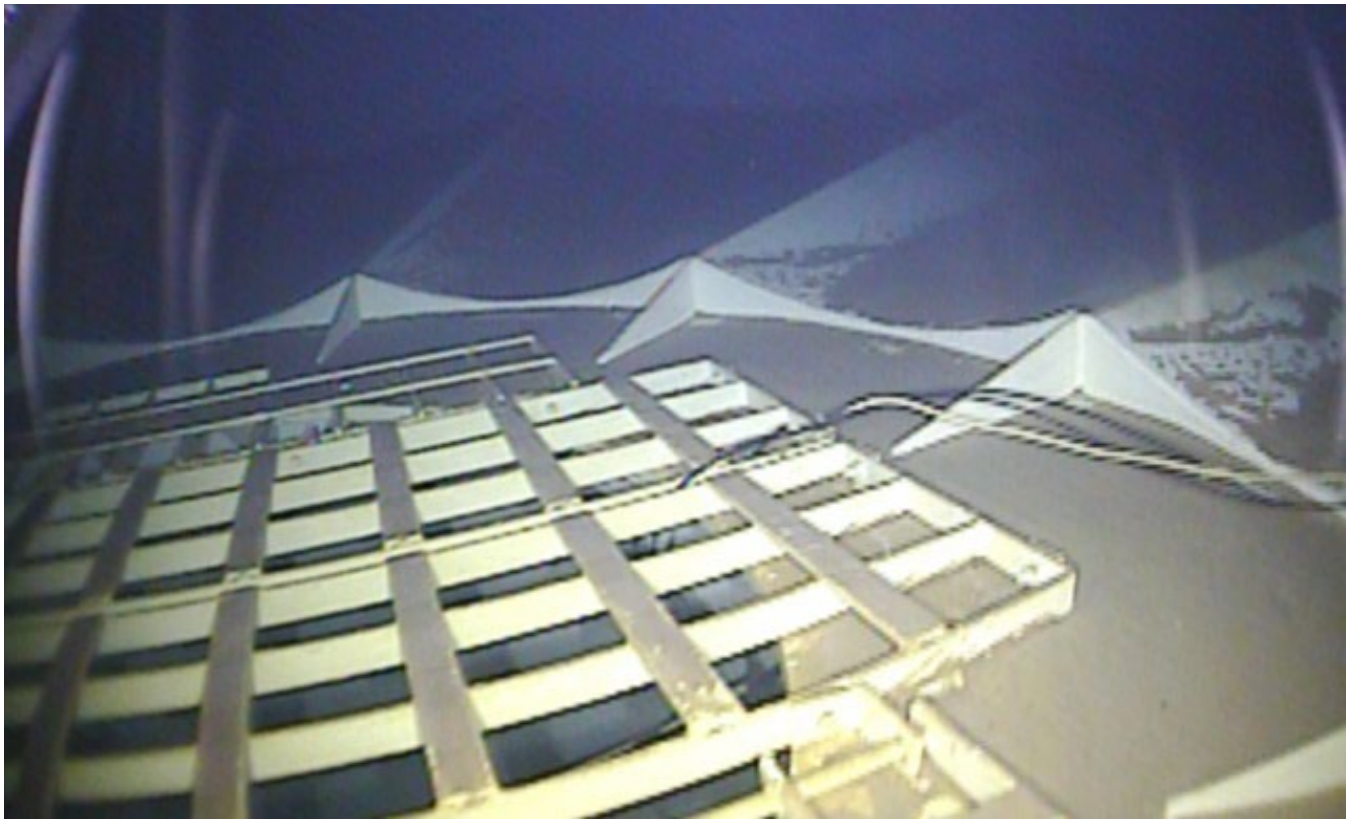
94. Silt on bowl.



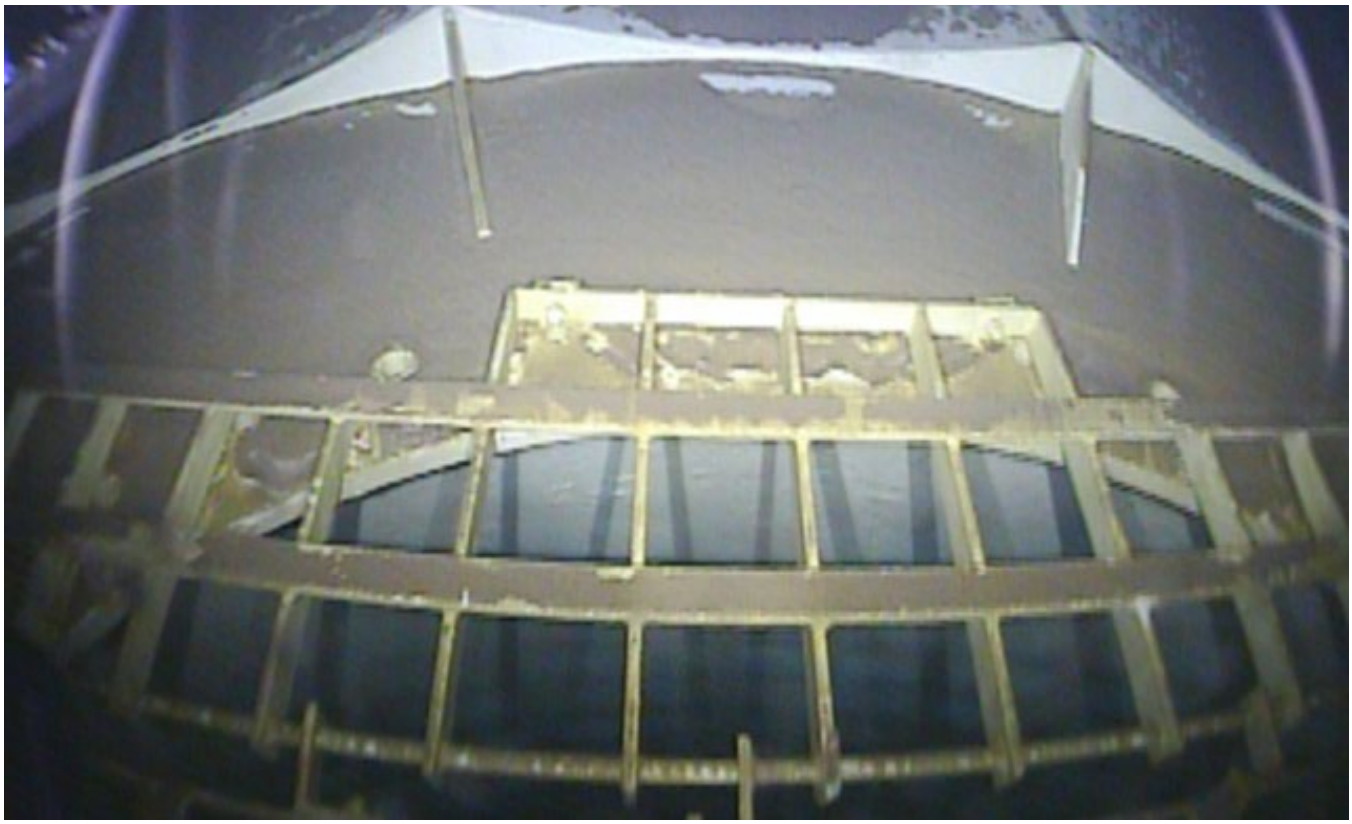
95. Silt on bowl and grate over riser opening.



96. Silt on bowl and grate over riser opening.



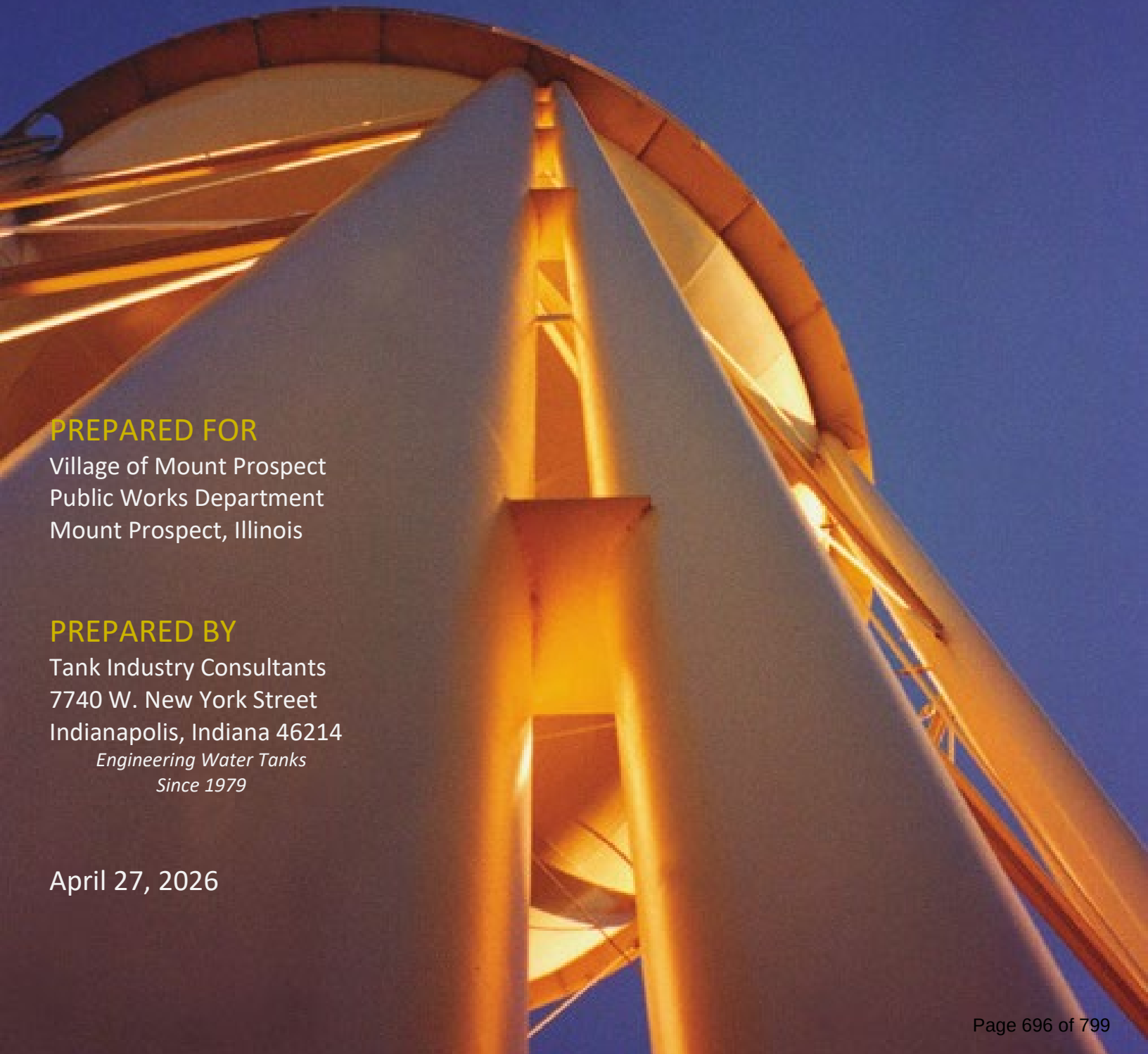
97. Silt on bowl and grate over riser opening.



98. Silt on bowl and grate over riser opening.

STATEMENT OF QUALIFICATIONS

DESIGN AND INSPECTION ENGINEERING SERVICES FOR PAINTING AND REHABILITATION OF THE 1,000,000 GALLON ELEVATED STORAGE TANK



PREPARED FOR

Village of Mount Prospect
Public Works Department
Mount Prospect, Illinois

PREPARED BY

Tank Industry Consultants
7740 W. New York Street
Indianapolis, Indiana 46214
Engineering Water Tanks
Since 1979

April 27, 2026

TABLE OF CONTENTS

Brief History 2
President 3
Contact Information 3
Organizational Chart 3
Project Team 4
President 4
Project Engineering 5
Health and Safety Professional 7
Field Services 8
Past Projects with Village of Mount Prospect 10
Related Experience in Past Five Years 11
Project Experience 11
Project Scope and Understanding 14
Project Approach 14
Pre-Bid Evaluation 14
Preparation of Construction Documents 15
Bid Assistance 16
Contract Administration 16
Resident Project Representation 17
Quality Control 18
Project Schedule and Estimated Level of Effort 18

BRIEF HISTORY

Tank Industry Consultants (TIC) is the nation's leading engineering company specializing in water storage tanks. We have provided professional engineering services to the water storage tank industry since 1979. A recognized leader in evaluation and design of steel plate and concrete structures, TIC offers comprehensive consulting services for steel and concrete water storage tanks. Our staff provides highly specialized tank engineering and inspection services to over 3,000 water storage tank owners throughout the United States and at naval facilities worldwide.

Our staff's practical experience, extensive involvement in standards-making organizations, authoring and presenting industry training programs, and deep knowledge of the requirements and limitations of industry standards combine to allow TIC to develop effective tank maintenance and rehabilitation solutions that meet the tank owner's long-term goals. TIC's staff includes:

- Three registered professional engineers are collectively licensed in 44 states and the District of Columbia. As a group, these civil, mechanical, and chemical engineers have **over 110 years of experience in tank design and engineering**, enabling them to expertly evaluate and make recommendations concerning the structural, corrosion, coating, safety, operational, and sanitary issues associated with tank ownership.
- Our Field Services Department consists of 30 highly trained individuals with an average of **nearly 20 years of experience**. TIC technicians were past crew supervisors, tank erectors, painters, or welders. All have extensive experience as professional evaluation technicians. All of TIC's field technicians are NACE certified or trained.
- Experienced support personnel whose **professional backgrounds and practical expertise** enable TIC to complete all types of storage tank projects efficiently and effectively.

Tank Services Provided by TIC Include:

- Recoating and Rehabilitation Design and Specifications
- Bid Assistance
- Contract Administration
- Quality Assurance Project Representation
- Evaluations
- New Tank Construction Design and Specifications
- Tank Demolition Design and Engineering
- Failure Analysis
- Training and Professional Development Courses
- Expert Witness and Dispute Resolution

TIC's focused experience and specialization in water storage tanks, combined with our long-standing industry involvement, allow us to provide effective, project-specific engineering and inspection services for this project.

PRESIDENT

Gregory R. “Chip” Stein, P.E. | Registered Professional Engineer – 43 states and the District of Columbia, ***Illinois Licensed Professional Engineer #062-050336***

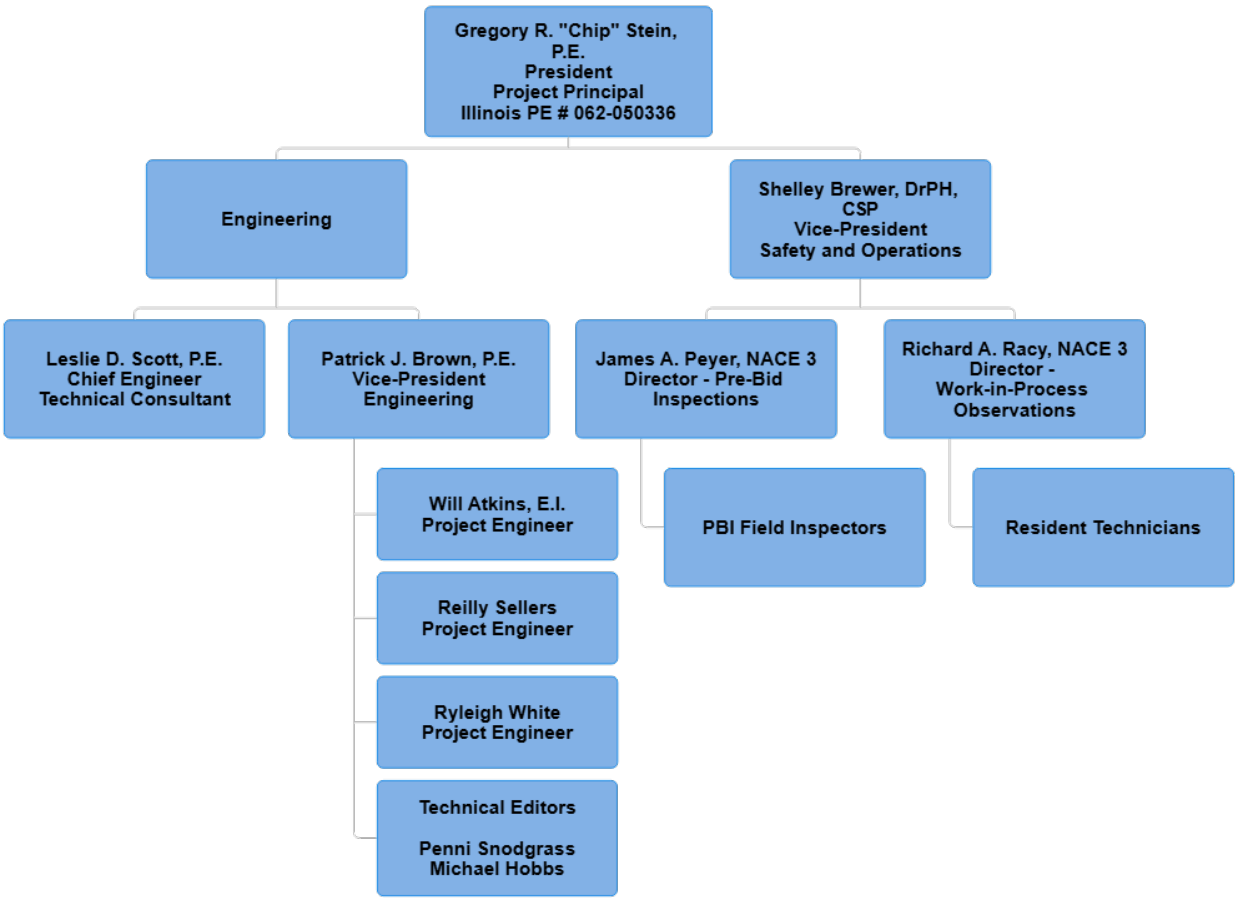
CONTACT INFORMATION

HEADQUARTERS
7740 West New York Street
Indianapolis, Indiana 46214
Phone: (317) 271-3100
Fax: (317) 271-3300

KEY CONTACTS
Gregory R. “Chip” Stein, P.E.
President
Stein@TankIndustry.com

Sabrina Fleming
Business Development Manager
fleming@tankindustry.com
Cell: (815) 556-8335

ORGANIZATIONAL CHART



PROJECT TEAM

When you hire an engineering firm, you don't just work with a "company." You work with a unique set of individuals whose expertise and experience can mean the success—or failure—of a project. **Here's who the Village of Mount Prospect will work with at TIC**.

PRESIDENT

GREGORY R. "CHIP" STEIN, P.E., PRINCIPAL-IN-CHARGE

YEARS OF TANK EXPERIENCE: 38

SUMMARY OF TANK EXPERTISE

Chip Stein joined Tank Industry Consultants in 1988. Since then, Chip has been involved in nearly 16,000 tank engineering projects ranging from new tank design and construction to tank evaluations, tank rehabilitation projects, and tank demolition. As President, Chip is responsible for scheduling and overseeing work conducted by TIC's staff of civil, mechanical, and chemical engineers. He reviews engineering designs, specifications, reports, and client invoicing, and is responsible for contract administration duties performed for TIC's clients. He also supervises TIC's continual development and refinement of environmental and safety information, procedures, and training.

Chip is a member of the AWWA Standards Council and serves in several leadership roles, including Chair of the AWWA Standards Committee on Steel and Composite Water Storage Tanks, the D101 Standard Subcommittee for Inspection of Water Tanks and Related Facilities Revision, and the AWWA M42 Manual Subcommittee. In addition, he participates on a wide range of AWWA committees, including D100 (welded steel tanks), D102 (tank coatings), D104 and D106 (cathodic protection), D107 (composite elevated tanks), D108 (aluminum dome roofs), and the new committee developing general requirements for water storage tanks.

PROFESSIONAL LICENSES AND CERTIFICATIONS: Registered Professional Engineer in 43 states and the District of Columbia, ***Illinois Licensed Professional Engineer #062-050336***.

INDUSTRY LEADERSHIP

- Council Member-At-Large, AWWA Standards Council
- Chair, AWWA Standards Committee on Steel and Composite Water Storage Tanks
- Chair, AWWA D101 Standard Subcommittee – Standard for Inspection of Water Tanks and Related Facilities
- Chair, AWWA Manual M42 Subcommittee – Steel Water Storage Tanks
- Member, AWWA D100 Subcommittee – Standard for Welded Steel Tanks for Water Storage
- Member, AWWA D102 Subcommittee – Standard for Coating Steel Water-Storage Tanks Standard
- Member, AWWA D104 Subcommittee – Standard for Automatically Controlled, Impressed-Current Cathodic Protection for the Interior Submerged Surfaces of Steel Water Storage Tanks Standard
- Member, AWWA D106 Subcommittee – Standard for Sacrificial Anode Cathodic Protection Systems for the Interior Submerged Surfaces of Steel Water Tanks Standard

- Member, AWWA D107 Subcommittee – Standard for Composite Elevated Tanks for Water Storage
- Member, AWWA D108 Subcommittee – Standard for Aluminum Dome Roofs for Water Storage Facilities
- Member, AWWA DGTS New Standard Subcommittee – Standard for General Requirements for Water Storage Tanks
- Chapter author, Steel Water Storage Tanks handbook
- Past Director, Steel Tank Institute/Steel Plate Fabricators Association
- Past Chair, Steel Tank Institute/Steel Plate Fabricators Association Field-Erected Steel Tank Committee
- Principal Member, NFPA 22: Standard for Water Tanks for Private Fire Protection
- Tutorial and Conference Chair, The Society for Protective Coatings (SSPC)

EDUCATION

- Bachelor of Science, Mechanical Engineering, Rose-Hulman Institute of Technology - Area of Concentration: Structural & Material Analysis
- Master of Business Administration, Indiana University - Area of Concentration: Finance

PROJECT ENGINEERING

LESLIE D. SCOTT, P.E., CHIEF ENGINEER AND TECHNICAL CONSULTANT

YEARS OF TANK EXPERIENCE: 45

SUMMARY OF TANK EXPERTISE

Leslie Scott is a nationally recognized expert in the field-erected tanks and shop-fabricated storage tanks industries. Leslie's work experience has included a wide variety of assignments encompassing numerous aspects of the field-erected and shop-built storage tank business including structural design and detailing, fabrication and construction processes, coatings, project management, inspection, and estimating functions. Leslie's experience includes projects conforming to AWWA, API, ASME, NFPA, FM, UL, STI/SPFA, and fire code standards.

Leslie has been actively involved in numerous tank-related standards development committees and subcommittees of the American Water Works Association (AWWA) for over 35 years.

PROFESSIONAL LICENSE: California, Nevada, Oregon, Washington (state), and Virginia Registered Professional Engineer

INDUSTRY LEADERSHIP

- Chair, AWWA Committee on Steel Corrugated Tanks for Water Storage
- Vice-Chair, AWWA Standards Committee on Steel and Composite Water Storage Tanks
- Chair, AWWA New Standard Subcommittee – Standard for Carbon Steel Flat–Bottom Welded Steel Tanks for Water Storage
- Vice–Chair, AWWA New Standard Subcommittee – Standard for General Requirements for Water Storage Tanks
- Member, AWWA D100 Subcommittee – Standard for Welded Carbon Steel Tanks for Water Storage

- Chair, AWWA New Standard Subcommittee – Standard for Antenna Installations on Water Towers
- Chair, AWWA SCTC Dissimilar Metals Task Group
- Member, AWWA D100 Subcommittee – Standard for Welded Steel Tanks for Water Storage
- Member, AWWA D102 Subcommittee – Standard for Coating Steel Water Storage Tanks
- Member, AWWA D103 Subcommittee – Standard for Factory–Coated Bolted Carbon Steel Tanks for Water Storage
- Member, AWWA New Standard Subcommittee – Standard for Carbon Steel Elevated Tanks for Water Storage
- Member, AWWA New Standard Subcommittee – Standard for Stainless Steel Bolted Tanks for Water Storage
- Member, AWWA D104 Subcommittee – Standard for Automatically Controlled, Impressed–Current Cathodic Protection for the Interior Submerged Surfaces of Steel Water Storage Tanks Standard Committee
- Member, AWWA D106 Subcommittee – Standard for Sacrificial Anode Cathodic Protection Systems for the Interior Submerged Surfaces of Steel Water Tanks Standard Committee
- Member, AWWA Manual M42 Subcommittee – Steel Water Storage Tank Manual
- Member, AWWA STAM Subcommittee – Steel Tank Asset Management Guide
- Member, AWWA Tank Accessories Task Group
- Principal Member, NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems

EDUCATION

- Bachelor of Science, Architectural Engineering, California Polytechnic State University at San Luis Obispo

PATRICK J. BROWN, P.E., VICE PRESIDENT OF ENGINEERING

YEARS OF TANK EXPERIENCE: 28

SUMMARY OF TANK EXPERTISE

Patrick Brown has a wealth of experience in storage tank design and engineering, having successfully completed more than 5,000 tank projects in the last ten years of his career at TIC. These projects typically include surface preparation, coating methods, procedures, and types of coatings; sanitary upgrades; safety upgrades; structural repairs; and lead abatement with containment and environmental controls. Instead of reiterating already published AWWA standards, specifications prepared by Patrick are project-specific, emphasizing critical or frequently overlooked aspects of the tank and clarifying those requirements in the standards that are necessary to obtain a high-quality and long-lasting product.

PROFESSIONAL LICENSE: Indiana and Virginia Registered Professional Engineer

INDUSTRY LEADERSHIP

- Member, AWWA New Standard Subcommittee (DELE) –Welded Carbon Steel Elevated Water Storage Tanks
- Chair, AWWA Tank Accessories Task Group

- Member, AWWA D107 Subcommittee – Standard for Composite Elevated Tanks for Water Storage
- Member, AWWA STAM Subcommittee – Steel Tank Asset Management Guide
- Alternate, AWWA D100 Subcommittee – Standard for Welded Carbon Steel Tanks for Water Storage
- Alternate, NFPA 22: Standard for Water Tanks for Private Fire Protection
- Alternate, NFPA 25: Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems

EDUCATION

- Bachelor of Science, Chemical Engineering, Rose-Hulman Institute of Technology

HEALTH AND SAFETY PROFESSIONAL

SHELLEY BREWER, DRPH, CSP, VICE PRESIDENT SAFETY AND OPERATIONS

YEARS OF EXPERIENCE: 32

SUMMARY OF EXPERTISE

Shelley has over twenty-five years of experience working in both the private and public sectors maintaining regulatory compliance. Shelley has worked with both domestic and international governments initiating and implementing policies for large and small projects. Shelly has been published in trade publications including the Journal of Occupational and Environmental Medicine, the Healthcare Management Review, and the Journal of Occupational Rehabilitation.

At TIC, Shelley is responsible for developing, communicating, and monitoring Tank Industry Consultants' extensive Health and Safety program. She conducts in-house and field safety training and supervises the medical surveillance plan in accordance with all applicable OSHA regulations.

CERTIFICATIONS

- Certified Safety Professional, Comprehensive Practice (#14334)
- Registered Environmental Professional
- Professional Safety Source and Field Safety Representative, Arkansas, Pennsylvania, and Texas

AWARDS

- Co-Authored CB&I's NSC Green Cross for Safety award (2015) application
- First trainee appointed to NIOSH Doctoral Injury Prevention Research Program at University of Texas School of Public Health.
- Awarded NIOSH Pilot Project Grant to conduct research project on the effect of organizational policies and practices on employee injury rates.
- Injury Prevention and Control Programs Prevention Review, Funded by the Workers Safety Insurance Board (WSIB) of Ontario

PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS

- Contract expert for Boston Consulting Group (BCG)
- Adjunct Faculty University of Texas
- Construction Industry Institute Research Team Member (#324)
- Academy of Certified Environmental Managers

- Member of Indiana State University Accreditation Committee
- Member American Society of Safety Engineers (ASSE)

EDUCATION

- Bachelor of Science, Indiana State University, Safety Management
- Master of Science, University of Houston Clear Lake, Environment Management
- Doctor of Public Health, University of Texas, School of Public Health, Occupational Injury and Illness Prevention Policy and Practice
- Completed Rice University Executive Leadership Course

FIELD SERVICES

JAMES A. PEYER, NACE 3, DIRECTOR OF PRE-BID INSPECTIONS

YEARS OF TANK EXPERIENCE: 51

SUMMARY OF TANK EXPERTISE

Jim Peyer has been an essential member of TIC's field department since 1989. As the Director of Pre-Bid Inspections, Jim coordinates, supervises, and performs all types of specialized tank evaluations. His diverse management roles have provided excellent opportunities to develop strong interpersonal relationship skills such as supervision of personnel and crews and written and oral communication.

Jim has more than 45 years' experience in welding and the fabrication and construction of steel products. He is trained in welding processes and is experienced in weld quality control.

CERTIFICATIONS AND TRAINING

- NACE Certified Coating Inspector #8543
- Certified Commercial Diver
- Rope Rescue Operations/Technician
- Red Cross First Aid B.C., Workplace Emergency First Aid — CPR Level 1
- Red Cross First Aid — Oxygen Administration
- Internal Auditing Basics
- Construction Quality Management
- 30-hour OSHA training

RICHARD RACY, NACE 3, DIRECTOR OF WORK-IN-PROCESS

YEARS OF TANK EXPERIENCE: 38

SUMMARY OF TANK EXPERTISE

Rich Racy joined Tank Industry Consultants after more than 20 years in the coating industry. He has extensive experience in coating removal/application and lead-paint abatement. His experience in job-site record keeping, safety, and crew management is invaluable in his work at Tank Industry Consultants.

As Director of Work-in-Process, Rich supervises and dispatches all Tank Industry Consultants construction inspection technicians. He organizes and schedules all construction-phase inspection

assignments and manages the quality of all work-in-process observation activities. Rich is one of the primary liaisons between Tank Industry Consultants, tank owners, and contractors.

CERTIFICATIONS AND TRAINING

- NACE Certified Coating Inspector #12682
- Rope Rescue Operations/Technician
- Internal Auditing Basics
- SSPC-C5 Competent Person Training
- 30-hour OSHA training
- CPR and first aid training
- Confined space training

INSPECTION TECHNICIANS

The long-term functioning of your water storage tanks is why Tank Industry Consultants selects the very best field staff members whose experience and expertise match your Project. At present, we have a field department composed of more than 30 highly qualified personnel including over 20 field technicians, field supervisors, project coordinators, field services managers, contract administrators, and experienced engineers, all of whom are available to provide responsive, **prompt attention** to all your project challenges.

The inspectors we will place on your project are all NACE Certified and the NACE Certified Coatings Inspector program is the most widely recognized coating inspector certification program in the world. All of TIC's field technicians are either NACE Certified Level 1, 2, or 3 or NACE Trained. To achieve NACE Level 3 certification, candidates must complete two levels of achievement — Level 1 and Level 2 — and pass the Peer Review (Level 3), a two-hour detailed oral examination in front of a three-member review board. The Peer Review tests the candidate's practical and technical knowledge of coatings and coating inspection.

PAST PROJECTS WITH VILLAGE OF MOUNT PROSPECT

ANNUAL ROOF VENT INSPECTION 2012 THROUGH 2025

TIC performs annual field evaluations of roof vents for seven water storage tanks and provides evaluation reports including photographs.

1,000,000 GALLON ELEVATED MAPLE/EVERGREEN WATER TANK

TIC began providing services in 2009 for this tank. To date we have completed an evaluation, rehabilitation specifications, bidding services, contract administration, piping modification submittal review, resident inspection for rehabilitation, anniversary evaluation, an update evaluation, and multiple antenna projects.

1,000,000 GALLON STEEL GROUND STATION 5 NORTH TANK #1

TIC provided an evaluation in 2012, drafted an RFP for vent pallet and roof cap coating in 2013, and performed update evaluations in 2017 and 2024.

2,000,000 GALLON STEEL GROUND STATION 16 TANK

TIC performed an emergency evaluation of the collapsed roof in August 2010. Subsequently we performed roof demo specifications and new roof specifications, bidding and submittal assistance, and resident inspection of the roof demo and the construction of the new roof. Most recently we performed an evaluation on Station 16 in 2016 and update evaluations in 2021 and 2025, including a raft evaluation.

2,000,000 GALLON STEEL GROUND STATION 17 TANK

TIC performed an exterior evaluation and interior raft evaluation of the roof in 2010. TIC wrote specifications for Rafter Bolting Replacement and assisted with the bidding and resident inspection during the repair work. TIC performed an update evaluation in 2015, roof demo specifications and reconstruction in 2015, bidding and submittal assistance, and resident inspection of the demolition of the previous roof and construction of the new roof. Most recently we performed an anniversary evaluation in December 2017 and an update evaluation in 2021 and in 2025, including a raft evaluation.

1,000,000 GALLON STEEL GROUND STATION 5 EAST TANK #2

TIC performed an evaluation in 2013 and an update evaluation in 2017 and 2024.

1,000,000 GALLON STEEL GROUND STATION 11 TANK

TIC performed an evaluation in 2015, prepared rehabilitation specifications in 2016, bidding and submittal assistance as well as resident inspection in 2016 and 2017 and most recently performed an anniversary evaluation in August 2018 and an update evaluation in July 2023.

840,000 GALLON PARTIALLY BURIED CONCRETE STATION 4 TANK

TIC performed an evaluation of this tank in September 2016 and an update evaluation in October 2020, prepared rehabilitation specifications in 2025, assisted with bidding in 2025, provided submittal review and spot inspections of repairs in 2025.

RELATED EXPERIENCE IN PAST FIVE YEARS

Year	Evaluations	Specification/Bidding Projects	Construction Management/ Inspection Projects	Total Completed Projects
2025	400	70	93	602
2024	481	87	96	716
2023	412	96	110	630
2022	500	85	106	614
2021	485	88	105	625

PROJECT EXPERIENCE

These projects are representative of TIC's experience with elevated tank rehabilitation projects of similar size and scope.

MONTGOMERY COUNTY ENVIRONMENTAL SERVICES

1850 Spaulding Road
Kettering, Ohio 45432
Renee A. Miller, P.E., Chief Sanitary Engineer
(937) 781-2626
millerr@mcohio.org

REHABILITATION OF THE 2,000,000 GALLON WALNUT GROVE STEEL FLUTED PEDESTAL WATER TANK, DAYTON, OHIO

TIC performed an update evaluation including an interior ROV evaluation of the 2,000,000 Gallon Steel Walnut Grove Fluted Pedestal Tank on November 5, 2021. TIC provided contract documents and specifications for the complete cleaning and repainting of the interior wet surfaces, spot cleaning and spot coating of the interior dry surfaces, and the complete cleaning and repainting of the exterior surfaces with containment in February 2022. Additional work items were included in the specifications as well as minor miscellaneous repairs and incidental items. The project was awarded to Viking Painting, LLC and work began in July 2022 and was completed in January 2023. TIC provided bidding services, submittal review, resident observation, pay application review, and contract administration services during the rehabilitation of the tank.

CITY OF JOHNSON CITY, TENNESSEE

P.O. BOX 2466
Johnson City, Tennessee 37605
Benjamin Whitehead, P.E.
(423) 975-2669
BWhitehead@johnsoncitytn.org

REHABILITATION OF THE 100,000 GALLON COLLEGE HEIGHTS SPHEROID, JOHNSON CITY, TENNESSEE.

TIC performed a drained update evaluation in 2021 prior to the preparation of detailed technical specifications for the rehabilitation of the College Heights Spheroid in 2022. The specifications included complete cleaning and repainting of the tank on the interior wet surfaces, the complete cleaning and repainting of the interior dry surfaces, and the complete cleaning and repainting of the exterior surfaces with containment. Additional work items were included in the specifications as well as minor miscellaneous repairs and incidental items. TIC provided bidding services, submittal review, pay application review and approval, contract administration, and resident observation throughout the completion of the project. The College Heights Sphere project began in October 2022 and was completed in January 2023.

EMERALD COAST UTILITIES AUTHORITY

P.O. Box 17089
Pensacola, Florida 32522
Daniel Corliss, Assistant Director of Water Production
(850) 969-6677
Daniel.Corliss@ecua.fl.gov

REHABILITATION OF THE 1,000,000 GALLON PCC WELDED STEEL ELEVATED TANK, PENSACOLA, FLORIDA.

TIC performed an update evaluation prior to the preparation of detailed technical specifications and contract documents in 2021. The specifications included the complete cleaning and repainting of the tank on the interior surfaces, and the complete cleaning and repainting of the exterior surfaces with containment. Additional work items were included in the specifications as well as minor miscellaneous repairs and incidental items. TIC also assisted with bidding services, submittal review, conducted progress meetings, contract administration services, pay application review and approval, and performed resident inspection during the steel preparation and coating. The rehabilitation project began in January 2022 and was completed in July 2022.

MARION UTILITIES

1540 North Washington Street
Marion, Indiana 46952
Mark Theel, Supervisor
(765) 664-2391, Ext. 161
MTheel@marionutilities.com

REHABILITATION OF THE 500,000 GALLON MERIDIAN STREET MULTI-COLUMN ELEVATED TANK, MARION, INDIANA

TIC evaluated the 500,000 Gallon Meridian Street Tank on May 9, 2022. TIC provided contract documents and specifications in December 2023. Included in the specifications were repairing and repainting the interior and exterior with containment. Additional work items were included in the specifications as well as minor miscellaneous repairs and incidental items. The project was awarded to Clearcreek Coatings in March 2024, work began in April 2024, and was completed in September 2024. TIC provided bidding services, submittal review, resident observation, and contract administration services, including pay application review and approval, during the rehabilitation of the tank.

INDIANA AMERICAN WATER

153 North Emerson Avenue
Greenwood, Indiana 46143
Roy C. Francis, P.E., Operations Engineer
(317) 885-2417
Roy.Francis@amwater.com

REHABILITATION OF THE 1,500,000 GALLON 19TH AVENUE AND JEFFERSON STREET ELEVATED WATER TANK, GARY, INDIANA

TIC evaluated the 1,500,000 Gallon 19th Avenue and Jefferson Street Elevated Tank on June 29 and August 4, 2020. TIC provided contract documents and specifications in September 2020. Included in the specifications were the complete cleaning and repainting of the elevated tank in Gary, Indiana on the interior wet surfaces, the complete cleaning and repainting of the interior dry surfaces, and the complete cleaning and repainting of the exterior surfaces with containment. Additional work items were included in the specifications as well as minor miscellaneous repairs and incidental items. The project was awarded to American Suncraft in November 2020 and work began in December 2020. TIC provided bidding services, submittal review, resident observation, and contract administration services during the rehabilitation of the tank which was completed in August 2021.

PROJECT SCOPE AND UNDERSTANDING

The Village of Mount Prospect is seeking a qualified consultant to provide engineering, design, bidding, and construction management and inspection services associated with the painting and rehabilitation of the 1,000,000 Gallon Elevated Storage Tank located at 202 East Evergreen Avenue in Mount Prospect. TIC performed the evaluation for this tank in July 2023.

TIC understands that the project will include preparation of detailed construction documents, assistance during bidding, and full-time construction observation during rehabilitation activities. In addition, the Village has requested that the selected consultant perform an updated evaluation of the tank, including interior inspection utilizing both ROV and raft methods and exterior inspection, prior to finalizing the detailed technical specifications and bidding documents to confirm the current condition and refine the scope of work.

TIC maintains a large and experienced field services group to support the full-time inspection requirements of the project.

Based on our experience with similar elevated tank rehabilitation projects and our familiarity with the Village's water storage facilities, the anticipated scope of work will include surface preparation and coating of interior and exterior steel surfaces, along with associated structural, safety, and appurtenance improvements as identified during the evaluation.

TIC's experience with elevated tank coating systems, structural components, and construction practices allows us to develop clear, project-specific specifications that address the actual condition of the tank and support efficient construction.

Because TIC routinely performs both detailed evaluations and rehabilitation design, we are well positioned to incorporate the findings of the pre-bid evaluation into the development of the contract documents. This approach helps reduce uncertainty, support more competitive bidding, and promote efficient project execution.

PROJECT APPROACH

The following is our detailed approach and methodology for the preparation of construction documents, bidding, construction management and resident inspection services for the Mount Prospect 1,000,000 Gallon Elevated Water Tank Painting and Rehabilitation Project.

PRE-BID EVALUATION

TIC will perform an updated evaluation of the elevated storage tank prior to preparation of final contract documents. This evaluation will include an interior inspection utilizing ROV and raft methods, as appropriate, along with a comprehensive exterior evaluation. This approach allows TIC to closely evaluate structural components such as roof framing, which is not fully visible using a single inspection method.

The purpose of this evaluation is to confirm current tank conditions, identify any changes since the previous inspection, and refine the rehabilitation scope. Findings will be incorporated directly into the project specifications and cost estimate.

PREPARATION OF CONSTRUCTION DOCUMENTS

TIC's specifications and contract documents are project-specific and more extensive than those provided by most engineers. This level of care is enabled by our experience and extensive familiarity with the latest AWWA, NFPA, API, NACE, and SSPC standards and how they must be supplemented. ***Specifications are also prepared in accordance with local, state, and federal laws and all specific requirements of the Village of Mount Prospect.*** As TIC performed the most recent evaluation of the Village's 1,000,000-gallon elevated storage tank in July 2023, we have a well-defined understanding of the current condition and anticipated scope of work.

TIC's specifications are suitable for bidding.

PROJECT CONSULTATION. Throughout the project design and execution, TIC's project team will be in direct communication with the Village of Mount Prospect (VOMP) to ensure that the project specifications and contract documents fulfill your needs and requirements.

DETAILED CONSTRUCTION COST ESTIMATES. TIC provides budget estimates for construction so that the final scope of work meets the VOMP's maintenance and financial goals. After all reviews are complete, TIC revises all documents as required for final approval and ***prepares a final detailed cost estimate for the project***.

REDUCE CONSTRUCTION COSTS. TIC's project-specific specifications address the actual work required for each tank, helping limit change orders to pre-defined items with competitive unit pricing. They also anticipate common rehabilitation challenges and incorporate cost-effective solutions that protect the owner's interests. By addressing maintenance-prone areas during design, TIC helps extend coating system life and reduce both current and future rehabilitation costs.

REPAIR AND REHABILITATION DESIGN. It is important to include specific tank upgrades in the tank repainting design. TIC has found that a specification that is only end-result oriented is not adequate when working with tank repair and repainting contractors. TIC's tank-specific repair designs provide a better finished product. ***Engineered solutions are vital to the successful completion of tank rehabilitation projects***.

COATING SYSTEM DESIGN. For elevated tank rehabilitation, TIC's specifications address the unique requirements associated with multi-legged structures, elevated access, containment, and environmental controls. Coating systems are selected based on service environment, expected service life, and constructability, with careful consideration given to surface preparation standards, application conditions, and long-term maintenance. Some of the specific issues that are considered include:

- Containment
- Out-of-service time
- Environmental controls
- Typical weather conditions during application
- Compliance with regulatory agencies
- Access (rigging, staging)

TIC does not just take a coating specification off a shelf and reuse it for every project it designs. ***TIC's specialty is designing unique solutions to specific project challenges*.**

BID ASSISTANCE

TIC assists the Village in obtaining competitive and qualified bids. TIC will submit all bid documents to the Village of Mount Prospect (VOMP) for review and approval prior to distribution. TIC will assist the Village in obtaining competitive bids by providing a list of qualified contractors and supporting the bidding process. Specializing in water storage tanks for over 47 years has allowed TIC to develop a list of tank repair and repainting contractors that also specialize in water tanks. Because of these contractors' expertise, their bids are competitive and responsive to the project requirements. Plans and specifications will be made available to prospective bidders in accordance with the Village's procurement procedures. Bid assistance provided by TIC will include:

- Responding to questions
- Reviewing the bids
- Evaluating the bids
- Checking for references, signatures, bonds, and insurance
- Investigating the low bidder
- Making a written recommendation for award to the Village
- Assist the Village in assembling all construction contract documents necessary for execution of the awarded contract

TIC will coordinate with the Village throughout the bidding process to support a clear and efficient procurement.

CONTRACT ADMINISTRATION

Once a tank rehabilitation project begins, TIC will be available to consult with and advise the tank owner concerning any portion of the tank rehabilitation and repainting project. Contract administration duties often include:

- TIC will conduct the preconstruction conference and supply typed meeting notes
- Consulting on adequacy and compliance with the project specifications
- Interpreting specifications
- Reviewing all contractors' submittals and shop drawings
- Reviewing and approving construction schedules and materials
- Preparing and assisting in the negotiation of change orders and supplemental agreements
- Reviewing and approving monthly payment requests and forward to VOMP with recommendations for approval and payment
- Settling disputes including assisting VOMP with the resolution of inquiries, complaints, or concerns raised by residents or the general public
- Handling public relations responsibilities

A detailed list of Contract Administration Services that can be provided by TIC is available upon request.

RESIDENT PROJECT REPRESENTATION

The role of TIC's on-site project representative during the construction period is to provide ***both pictorial and written documentation*** that verifies that the client receives the level of quality and product service life they are paying the contractor to provide. ***Prior to the start of construction, the consultant will make a digital photographic survey*** of the targeted work zone(s) to document existing conditions of public and private property. Digital photos will be taken to note any defects in driveways, sidewalks, structures, and landscaping in or adjacent to probable construction work areas. The resident technician is on-site to:

- Point out and document deficiencies in the contractor's work, so the contractor makes corrections and improvements as the work progresses
- Document the contractor's daily performance to support invoice approval or any action the owner may wish to take against the contractor
- Confirm that the contractor is complying with job site posting requirements
- Quickly resolve any technical questions or changes that may arise to minimize or eliminate delays and/or contractor claims
- Document weather and other job site conditions to assess contractor claims for additional time or money
- Document any job site visits from state or federal agencies and report same to tank owner
- Facilitate cost-effective solutions to issues that can arise during the construction phase of the tank rehabilitation project
- This approach supports consistent construction quality and helps minimize rework, delays, and potential claims.

The observation of the contractor's workmanship is one of the most important parts of a tank rehabilitation project. The best-written, most thorough specifications do not ensure the project is completed correctly. *TIC's technicians are experienced in tank repair, painting, and erection.* They are not only familiar with proper coating application techniques but also with the underlying reasons for tank-painting standards. Our entire staff of civil, chemical, and mechanical engineers and experienced support personnel, including our NACE-certified field services manager and field supervisors, are available to provide technical support on each project.

RESIDENT PROJECT REPRESENTATION. During Resident Project Representation, TIC's field technician is on-site, monitoring the contractor whenever cleaning and coating work is being performed. This type of coating observation provides the most thorough and conclusive project representation.

REPORTING: TIC's project representative furnishes the tank owner and the contractor with a written report for each day's observation. The reports will be delivered to the VOMP in electronic format. Digital photographs will also be included as necessary to document work tasks in progress as well as any potential problems or unusual conditions.

The reports will address, at a minimum, the following required items:

- Weather conditions: temperature, wind velocity and direction, relative humidity, dew point
- Location and Quality of work performed
- Compliance with the project documents
- Number of crew members on the job
- Equipment on the job
- Recommendations made
- Estimated completion date
- Photographs of significant details
- Other pertinent data as required or requested

FINAL OBSERVATION/WALK THROUGH. TIC recommends that a final evaluation be performed when each tank project is completed. At the final evaluation, TIC's field technician or field supervisor accompanies the contractor for a final review of the project. A punch list of items that need to be remedied or completed is prepared and provided to the VOMP and the contractor. TIC will observe the completion of the punch list before a final application for payment is processed for the contractor.

QUALITY CONTROL

Tank Industry Consultants maintains a comprehensive quality control program to support the consistent delivery of high-quality engineering and inspection services. All evaluation and project specifications are prepared under the direct supervision of a registered Professional Engineer and are reviewed by TIC's President prior to issuance.

During construction, TIC's field technicians document contractor activities and monitor compliance with the project specifications. Field personnel receive ongoing safety and technical training and perform all work in accordance with established procedures and industry standards.

TIC also conducts internal reviews of selected field projects to promote consistency and continuous improvement across all services.

PROJECT SCHEDULE AND ESTIMATED LEVEL OF EFFORT

The project schedule will be coordinated with the Village of Mount Prospect and the selected contractor following award. Based on the anticipated project timeline, the following schedule is provided:

Phase	Estimated Effort (Hours)	Anticipated Timing
Kick-Off Meeting	8–10	Spring 2026
Pre-Bid Evaluation	40–50	Summer 2026
Preparation of Specifications	90–100	Late Summer / Fall 2026
Bidding Phase	20–30	Winter 2026–2027
Construction Phase	70–100	Spring–Fall 2027
Project Completion	1,100–1,250	Fall 2027

The schedule will be refined following completion of the pre-bid evaluation and in coordination with the Village and selected contractor.

TIC

TANK
INDUSTRY
CONSULTANTS

7740 West New York Street
Indianapolis, Indiana 46214
317 / 271-3100 - Phone
317 / 271-3300 – FAX

Houston, Texas
281 / 367-3511

El Paso, Texas
915 / 790-0790

Pittsburgh, Pennsylvania
412 / 262-1586

San Luis Obispo, California
805 / 538-4206

June 10, 2026, *Revised*
April 24, 2026

Casey Botterman
Water and Sewer Superintendent
Village of Mount Prospect
Public Works Department
1700 West Central Road
Mount Prospect, Illinois 60056-2229

RE: Proposal for Engineering Services - Rehabilitation of the 1,000,000 Gallon Multi-Column Elevated Storage Tank - TIC Project #H373.001

Dear Casey,

In response to the Request for Proposals dated April 1, 2026, Tank Industry Consultants is pleased to provide the following proposal for engineering design and inspection services associated with the painting and rehabilitation of the elevated water tank located at 202 East Evergreen Avenue in Mount Prospect. This proposal supplements our Technical Proposal, included as a separate document from this cost proposal.

EVALUATION

Tank Industry Consultants completed a remotely operated vehicle (ROV) evaluation on July 20, 2023. TIC prepared detailed technical specifications and work-in-process project observations when the exterior and interior were completely blast cleaned and repainted in 1993, and again in 2014 when the interior was completely blast cleaned and the exterior was topcoated. TIC also provided engineering services when antenna work was conducted on the tank.

As part of this painting and rehabilitation project, TIC will perform an updated evaluation of the tank, including interior inspection utilizing both ROV and raft methods, along with a comprehensive exterior evaluation. The purpose of this evaluation is to confirm current conditions and refine the scope of work prior to completion of the specifications and bidding documents.

The findings of this updated evaluation will be incorporated into the final contract documents to refine the scope of work and support accurate bidding. This approach helps reduce uncertainty in the project scope and supports more competitive contractor bids.

The fee for the updated ROV evaluation, including interior ROV inspection and raft evaluation of the roof structure, exterior evaluation, and certified evaluation report will be $4,850.

PREPARATION OF SPECIFICATIONS

Based on TIC's previous evaluation and experience with this tank, the anticipated scope of work is expected to include:

- Clean and Paint Exterior
- Clean and Paint Interior
- Replace Overflow Pipe and Flap Gate Screening
- Lock Valve Vault and Install Sump and Pump
- Relocate Shell and Roof Ladder Conduits
- Replace Shell and Roof Ladder Safe-Climbing Device
- Install Platform and Balcony Access Self-Closing Gates
- Install Overflow Pipe Curb in Balcony Floor
- Install Balcony Drain Holes
- Weld Interior Shell Stiffening Angle

The fee for Tank Industry Consultants to provide design services for the above scope of work will be $17,750.

TIC will support the Village with permitting as required for this project. Based on our experience with similar rehabilitation projects, permitting requirements are often minimal; however, TIC can assist with preparation of supporting documentation or coordination with the Village as needed.

BIDDING SERVICES

Tank Industry Consultants will provide and support the bidding services outlined in the Statement of Qualifications and assist the Village with drafting and securing contracts from the contractor awarded the project. This may include scanning and emailing agreements as required for the Village's review and administration.

TIC will assist the Village in obtaining competitive bids by providing a list of qualified and experienced water tank contractors and supporting the bidding process. Advertisement and formal solicitation of bids will be coordinated with the Village in accordance with its standard procurement procedures.

The fee for bidding assistance will be a fixed fee of $2,750.

CONSTRUCTION PHASE SERVICES

The estimated fees for construction phase services are based upon the attached rate schedule and the anticipated level of effort described herein. The resident inspection services are provided on a not-to-exceed basis, with the final cost dependent on the contractor's schedule and actual duration of construction.

Conducting, attending, and providing minutes for the following meetings:
(the following services will be provided on a fixed-fee basis)

Virtual Kick-Off Meeting	$ 1,100
Virtual Pre-Bid Meeting	$ 1,100
Virtual Pre-Construction Meeting	$ 1,100

Resident Project Representation*:

18-20 weeks @ approximately $8,400/55-hour work week $151,200–$168,000
Minimum 32-hour work week for technician.

Full-time resident inspection services will be provided, at a minimum, during surface preparation and coating operations.

The resident project representation fee is based upon an anticipated construction duration of approximately 18-20 weeks. Should the contractor's schedule, sequencing, work hours, weather delays, change orders, or other circumstances outside TIC's control extend the construction period, additional resident observation services may be required and will be provided upon authorization.

Fees for construction phase services are based on Tank Industry Consultants' 2026 rate structure. As construction is anticipated to occur in 2027, these services will be billed in accordance with TIC's then-current rate schedule, which is subject to annual adjustments.

The estimated level of effort includes a reasonable amount of time for the field technician's preparation of project documentation in addition to on-site inspection activities. The estimate is based on typical construction schedules for elevated tank rehabilitation projects, including extended weekly work hours, and includes supplemental project management and contract administration support provided from TIC's office. Once the contract documents are complete and the contractor's construction schedule is established, the estimated level of effort can be refined, if appropriate.

Contract Administration: $ 13,600 time and expenses

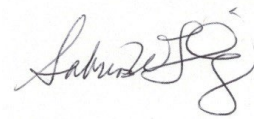
Task	Estimated Hours (Range)
Pre-Bid Evaluation	40–50
Design / Specifications	90–100
Bidding Services	20–30
Construction Administration	70–100
Resident Inspection	990–1,100

The estimated hours provided above are intended for planning purposes and may vary based on final project scope and construction schedule.

We look forward to the opportunity of working with you on this project. If you have any questions or need additional information, please contact me.

Yours truly,

Tank Industry Consultants



Sabrina Fleming
Business Development Manager

Tank Industry Consultants
7740 West New York Street
Indianapolis, Indiana 46214

Professional Services
2026 Rate Structure
Effective January 1, 2026 through December 31, 2026

Long-Term Resident Observation

Technician (travel and on-job time)	$100.25 per hour
Overtime (over 40 hrs/week)	$150.50 per hour
Minimum 32 hours per week	
Per Diem	$206.00 per day

Spot Observation

Technician (travel and on-job time)	$137.75 per hour
Per Diem	$239.50 per day with lodging
	$89.50 per day without lodging
One Hour Licensed Senior Principal Engineer time added to each Observation	$402.00

Engineering, Technical, and Support Staff

Field Services Manager/Contract Administrator	$169.00 per hour
Field Superintendent/NACE Certified Technician	$166.50 per hour
Overtime (over 40 hrs/week)	$249.75 per hour
Minimum 32 hours per week	
Project Manager	$178.50 per hour
Engineer - E.I.	$151.00 per hour
Professional Engineer	$334.00 per hour
Licensed Senior Professional Engineer	$375.00 per hour
Senior Technical Consultant	$375.00 per hour
Licensed Senior Principal Engineer	$402.00 per hour
Safety Director	$218.00 per hour
Clerical	$85.00 per hour

Direct Expenses

- A charge of $16.50 per hour is added for every office hour worked to cover copying, fax, mail, telephone, long distance, cell phone, trucks, field equipment, and other miscellaneous costs.

Mobilization/Demobilization

- $1.30 per mile per vehicle from nearest office
- Travel time from nearest office

Indianapolis, IN ● Pittsburgh, PA ● El Paso, TX

Reimbursable Expenses

- All reimbursable expenses not listed on this rate structure, including travel by public transportation, will be billed at cost plus 10%.

Subcontract Laboratory Analysis (Fees are doubled for rush service)

• Total Lead in Samples by Inductively Coupled Plasma-Atomic Emission Spectrometry Analyses	$197.00 per sample
• Total Metals (Cadmium, Chromium & Lead) in Samples by Inductively Coupled Plasma-Atomic Emission Spectrometry Analyses	$411.00 per sample
• Leachable Lead in Samples by Toxicity Characteristic Leaching Procedure	$834.00 per sample

12.04.2025

Item Cover Page

Subject	**Motion to accept the proposal from Christopher B. Burke Engineering LTD of Rosemont, Illinois for Rand/Kensington/Elmhurst Road (IL Route 83) Intersection — Phase III Construction Engineering Services for an amount not to exceed $1,656,576.**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$1,656,576
Budget Source	Capital Improvements Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

A key component of the Mount Prospect Strategic Plan is to partner with appropriate government agencies to resolve troublesome intersection issues. One such area that has received attention in recent years is the three closely spaced intersections involving Rand Road (US 12), Illinois Route 83 and Kensington Road. The traffic-signalized intersections form a triangle that experiences operational issues on a daily basis. Long delays to get through the intersection is a common complaint from motorists. As a result, nearby local streets experience increased cut through traffic. Timing adjustments and small road improvements have been made over the years with minor improvement. The Village is committed to developing a plan that will provide significant enhancements to the transportation system and benefit motorists, pedestrians, bicyclists, nearby businesses, and our residents.

The scope of construction work consists of adding a northwesterly through lane on US Route 12 at IL 83 and Kensington Road, a northbound and southbound right-turn lane on IL 83 at Kensington Road, a second northbound left-turn lane, a second southbound left-turn and a southbound right-turn lane on IL 83 at US Route 12, an eastbound and westbound left-turn lane on Kensington Road at IL 83, an eastbound right-turn lane and a westbound left-turn lane on Kensington Road at US Route 12. All traffic signals, traffic signal poles, and the traffic signal controller at the triangle intersection will be replaced with new equipment. New streetlights will be installed for the project limits. In addition, sidewalks are proposed along all legs of the triangle intersection, with a shared-use path proposed along the west side of US Route 12 from Isabella Street to Wedgewood Lane.

The Village completed a Phase I Preliminary Engineering study with the services of an engineering consultant. The study was approved by IDOT in March 2022. This phase was Village funded. A Phase II Design Engineering contract was approved by the Village Board of

Trustees in January 2022. This ongoing phase is partially funded by a US Congressional Appropriations grant from Congresswoman Jan Schakowsky and a Surface Transportation Program (STP) grant. Pre-final construction plans and specifications are currently being reviewed by IDOT and Village staff.

The Village has also received federal funding commitments from the Illinois Transportation Enhancement Program (ITEP), Surface Transportation Program (STP), and US Congressional Appropriation from Congresswoman Jan Schakowsky for Construction and Phase III Construction Engineering. To date, the Village has secured $15 Million in State and Federal funding.

The project is currently scheduled to let by IDOT in November 2026 with construction to start next Spring. Work is anticipated to be completed in 2028. The Phase III Construction Engineering Agreement must be submitted to IDOT by July 27, 2026, to meet the November 2026 letting.

As federal funds are being used for this project, the Village must follow the federally mandated Qualification Based Selection (QBS) process with this project.

Staff is seeking to enter into a contract with an engineering consulting firm to provide Phase III Construction Engineering services. The Village lacks sufficient resources to perform this work utilizing in-house staff. Staff is only recommending approval of the Phase III Construction Engineering contract at this time.

It is a requirement of the federal funds that the Village enter into a contract with a consultant prior to bidding the construction contract. The consultant selected by the Village will provide full-time inspection during construction. The Village will be responsible for paying the consultant using local funds and seeking reimbursement from IDOT for the federal share.

Request for Statement of Qualifications

As required by the QBS process, the Village solicited a *Statement of Qualifications* from engineering consulting firms to provide services for Phase III Construction Engineering. A notice was posted on the OpenBids bidding website. Firms were asked to submit, as part of their proposal, the following information:

- Resumes of key personnel
- Related experience on similar type project
- Summary of the firm’s approach to the project
- Prequalification status with IDOT
- Project schedule

Tasks identified in the Request for Statement of Qualifications (RSQ) include:

- Become familiar with the traffic operations at the intersections and surrounding access to Rand Road, IL 83 and Kensington Road within the project limits.
- Fully understand the Project Development Report, pre-final plans, pre-final specifications, and estimate of cost.

- Assist the Village with applying for additional funding as necessary.
- Complete all tasks related to providing Construction Engineering meeting Federal, State & Village requirements.
- Participate in a Preconstruction Meeting with IDOT, Village Staff and the Contractor.
- Review shop drawings and other equipment/material submittals as may be required.
- Coordinate with private utility companies to relocate facilities as necessary prior to construction.
- Provide horizontal and vertical construction layout of the proposed improvements as necessary.
- Coordinate material testing and QA/QC with the Contractor during construction.
- Coordinate private property work with property owners to minimize disruption.
- Respond to inquiries from various stakeholders and address issues in a timely manner.
- Attend and conduct weekly construction coordination/status meetings.
- Prepare pay estimates for contractor work performed. IDOT will pay the contractor directly and seek reimbursement from the Village for our share of the project.
- Complete all necessary paperwork during construction.
- Prepare invoices for consultant work performed on IDOT forms.
- Create a construction punch list and ensure all outstanding items are completed to the satisfaction of IDOT and the Village.
- Coordinated final inspection and paperwork with IDOT and the Village.
- Prepare as-built drawings.

RSQ Results

The consulting firms' *Statement of Qualifications* were reviewed on the basis of their understanding of our goals and their methodology for completing the tasks. They were rated (with a maximum score of 100 points) according to these specific categories: project understanding and technical approach, similar project experience, project team capabilities, IDOT prequalification status, and overall completeness of submittal. The rankings are:

Technical Proposals

Firm	Project Understanding & Technical Approach	Similar Project Experience	Project Team Capabilities	IDOT Pre-qualification Status	Overall Completeness of Submittal	Total
Max. Points	*30*	*25*	*25*	*10*	*10*	*100*
CBBEL	29	25	25	10	10	99

Patrick	29	24	24	10	9	96
Thomas	28	23	23	10	10	94
Bowman	28	21	23	10	9	91
Ciorba Group	27	23	21	10	8	89
Tecma	26	20	22	10	8	86
DLZ	24	18	22	10	8	82

Discussion

Staff conducted interviews with the top three consultants and determined Christopher B. Burke Engineering Ltd. (CBBEL) to be the preferred consultant for the project. They have put together a very strong project team with extensive construction engineering experience on various public infrastructure projects, including the recently completed Rand-Central-Mount Prospect intersection improvements. They also have a working relationship with IDOT and understand the process to meet all State and Federal requirements. We believe that CBBEL has the project coordination, communication and documentation skills needed to successfully accomplish the project within the proposed schedule. CBBEL meets the IDOT prequalification requirements to perform this work and has recently completed construction engineering services for similar projects for the Village of Franklin Park, Village of Skokie, and Village of Arlington Heights.

The QBS process is required for this contract as it uses federal funds. Like other Village projects using federal funds, it does not permit cost proposals to be submitted with the *Statement of Qualifications*. Upon selection of CBBEL as Village staff's highest ranked firm, they provided a detailed cost proposal including a breakdown of hours by task. Village staff negotiated with CBBEL to assure the cost proposal has sufficient hours for each task, is reasonable in price, meets the goals and schedule of the project, and is in the best interest of the Village.

Village staff supports the cost proposal submitted by CBBEL in the amount of $1,656,576 to provide construction engineering services for Rand-IL 83-Kensington – Phase III Construction Engineering. It is staff's opinion that CBBEL is best qualified to perform the requisite work, has allotted appropriate work effort, and requested a reasonable, competitive fee (9,966 hours / $166 per hour).

The current cost estimate for construction is $13,804,800. The cost proposal for construction

engineering services submitted by CBBEL in the amount of $1,656,576 represents 12.0% of the current construction cost estimate. This is within a typical range for the scope and complexity of the project.

As mentioned above, the Village will pay invoices directly to the consultant and seek reimbursement from IDOT for the federal share. Federal funding will cover 77% of the Construction Engineering contract, the total being $1,272,728. The Village is responsible for the 23% local share, the total being $383,848.

Alternatives

1. Accept proposal CBBEL for Rand/Kensington/Elmhurst Road Intersection Improvements – Phase III Construction Engineering.

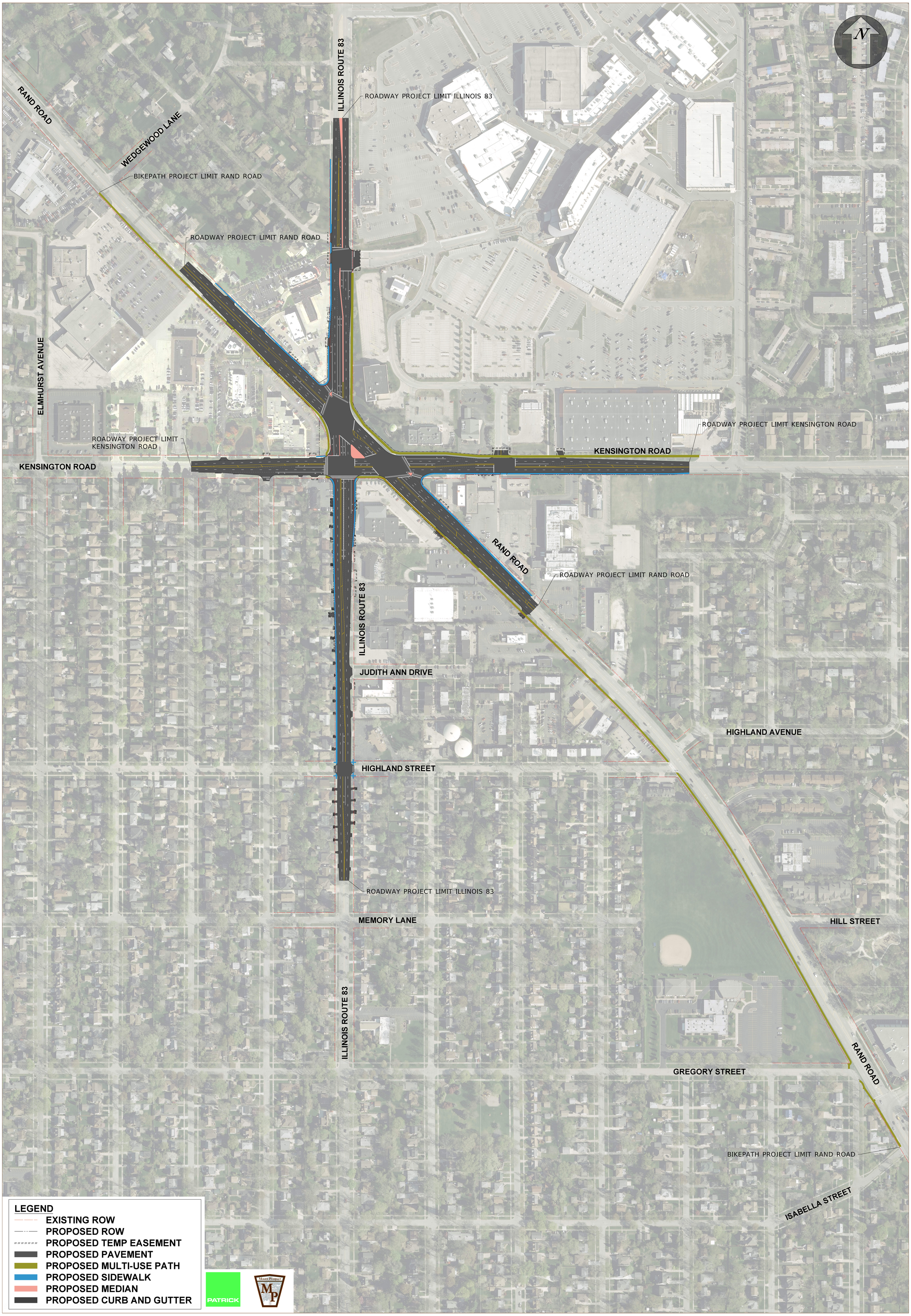
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board accept the proposal from Christopher B. Burke Engineering, Ltd. (CBBEL) of Rosemont, Illinois to provide construction engineering services for the Rand-IL 83-Kensington Intersection Improvements for an amount not to exceed $1,656,576.

Attachments

1. R-83-K Plan
2. R-83-K Phase III RSQ
3. CBBEL Technical Proposal
4. CBBEL Cost Proposal
5. CBBEL Scope of Services


N
RAND ROAD
WEDGEWOOD LANE
BIKEPATH PROJECT LIMIT RAND ROAD
ROADWAY PROJECT LIMIT RAND ROAD
ILLINOIS ROUTE 83
ROADWAY PROJECT LIMIT ILLINOIS 83
ELMHURST AVENUE
ROADWAY PROJECT LIMIT KENSINGTON ROAD
KENSINGTON ROAD
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KENSINGTON ROAD
RAND ROAD
ROADWAY PROJECT LIMIT RAND ROAD
ILLINOIS ROUTE 83
JUDITH ANN DRIVE
HIGHLAND AVENUE
HIGHLAND STREET
ROADWAY PROJECT LIMIT ILLINOIS 83
MEMORY LANE
HILL STREET
ILLINOIS ROUTE 83
GREGORY STREET
RAND ROAD
BIKEPATH PROJECT LIMIT RAND ROAD
ISABELLA STREET
LEGEND
EXISTING ROW
PROPOSED ROW
PROPOSED TEMP EASEMENT
PROPOSED PAVEMENT
PROPOSED MULTI-USE PATH
PROPOSED SIDEWALK
PROPOSED MEDIAN
PROPOSED CURB AND GUTTER
PATRICK
Mount Prospect
MP

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Elizabeth B. DiPrima
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

DIRECTOR OF PUBLIC WORKS
Sean Dorsey

Phone: 847/870-5640
Fax: 847/253-9377
www.mountprospect.org

Village of Mount Prospect
Public Works

1700 W. Central Road, Mount Prospect, Illinois 60056

Request for Statement of Qualifications

DATE: May 26, 2026

FROM: Matthew Lawrie, P.E.
Village of Mount Prospect
Public Works Department

RE: Request for *Statement of Qualifications*
Rand-IL 83-Kensington Phase III Construction Engineering

The Village of Mount Prospect seeks *Statement of Qualifications* from engineering firms for Phase III Construction Engineering services for roadway improvements at and around the intersection of Rand Road, IL 83 and Kensington Road.

Attached to this memo are:
1. A list of materials and information that should be included with your *Statement of Qualifications* (Exhibit A).
2. A general definition of the scope of work and requirements for your submittal (Exhibit B).
3. The evaluation process and tentative schedule (Exhibit C).
4. A map identifying the project limits (Exhibit D).
5. Project Development Report (Exhibit E).
6. Pre-final construction plans (Exhibit F).
7. Pre-final construction special provisions (Exhibit G).
8. Pre-final Estimate of Time (Exhibit H).
9. Pre-final construction Estimate of Cost (Exhibit I).

Your *Statement of Qualifications* should be emailed to the following address and received no later than 5:00 p.m. on Friday, June 12, 2026 to the attention of:

Mr. Jason Leib
Deputy Director of Public Works
Village of Mount Prospect
jleib@mountprospect.org

Exhibit A

Requirements for Statement of Qualifications

Agency: **Village of Mount Prospect**
Project: **Rand-IL 83-Kensington Phase III Construction Engineering**
Location: **Three Closely Spaced Intersections Involving Rand Road, IL 83 & Kensington Road**

Your *Statement of Qualifications* should include the following information:

1. Name, address and brief history of firm.

2. Organizational chart and résumés of key personnel to be assigned to this project.

3. Related experience during the last five (5) years. For example:

    a. Phase III Construction Engineering services for the Illinois Department of Transportation (IDOT) and local municipalities.

    b. Experience working with the Illinois Department of Transportation (IDOT) on roadway, traffic signal, utility, pedestrian/bicycle infrastructure, and access management projects.

    c. Projects involving STP, ITEP and Congressional Appropriation funding.

4. Description of the process to accomplish the required tasks of the project. This should include:

    a. An understanding of the project.

    b. Objectives to be met as part of the project.

    c. Your approach to completing the project.

    d. A project schedule.

5. Pre-qualification status with IDOT.

Exhibit B

General Scope of Work

Agency: **Village of Mount Prospect**
Project: **Rand-IL 83-Kensington Phase III Construction Engineering**
Location: **Three Closely Spaced Intersections Involving Rand Road, IL 83 & Kensington Road**

A key component of the Village's Strategic Plan is to partner with appropriate government agencies to resolve troublesome intersection issues. One such area that has received attention in recent years is the three closely spaced intersections involving Rand Road (US 12), IL 83 (Main Street) and Kensington Road. The traffic-signalized intersections form a triangle that experiences operational issues on a daily basis. Blocked intersections and poor vehicle progression are common complaints from motorists. Timing adjustments have been made over the years with minor improvements. The Village of Mount Prospect is committed to developing and implementing a plan that will provide significant enhancements to the transportation system that will benefit motorists, pedestrians, bicyclists, nearby businesses, and our residents.

Rand Road (US 12), IL 83 (Main Street) and Kensington Road east of IL 83 are under the jurisdiction of the Illinois Department of Transportation (IDOT). Kensington Road west of IL 83 and Business Center Drive are under local jurisdiction. All traffic signals within the project limits are operated and maintained by IDOT.

The Village of Mount Prospect completed a Phase I Engineering study in 2022. The Village's Phase II Engineering consultant has completed pre-final plans, pre-final specifications and an estimate of cost. These documents are made part of the RSQ.

The scope of construction work consists of adding a northwest-bound through lane on US Route 12 at IL 83 and Kensington Road, a northbound and southbound right-turn lane on IL 83 at Kensington Road, a second northbound left-turn lane, a second southbound left-turn and a southbound right-turn lane on IL 83 at US Route 12, an eastbound and westbound left-turn lane on Kensington Road at IL 83, an eastbound right-turn lane and a westbound left-turn lane on Kensington Road at US Route 12. All traffic signals, traffic signal poles, and the traffic signal controller at the triangle intersection will be replaced with new equipment. New streetlights will be installed for the project limits. In addition, sidewalks are proposed along all legs of the triangle intersection, with a shared-use path proposed along the west side of US Route 12 from Isabella Street to Wedgewood Lane.

The Village has applied to and received multiple grants for this project including:

- STP funding for Phase II Engineering, Land Acquisition, Construction and Construction Engineering
- ITEP funding for Construction and Construction Engineering
- Congressional Appropriations funding for Phase II Engineering, Land Acquisition and Construction

At this time, the Village seeks to enter into a contract with an engineering firm to provide Phase III Construction Engineering services. IDOT plans to let the project in November 2026 with utility relocation to begin in the winter and construction the following spring. The project is projected to take two construction seasons to complete with final completion in 2028. The successful firm will be responsible to meet all Federal/State/Village requirements for these services.

At a minimum, the following tasks are to be included in the scope of services. Additional tasks, at the consultant's recommendation, will be considered by the Village.

1. Become familiar with the traffic operations at the intersections and surrounding access to Rand Road, IL 83 and Kensington Road within the project limits.
2. Fully understand the Project Development Report, pre-final plans, pre-final specifications, and estimate of cost.
3. Assist the Village with applying for additional funding as necessary.
4. Complete all tasks related to providing Construction Engineering meeting Federal, State, County & Village requirements.
5. Participate in a Preconstruction Meeting with IDOT, Village Staff and the Contractor.
6. Review shop drawings and other equipment/material submittals as may be required.
7. Coordinate with private utility companies to relocate facilities as necessary prior to construction.
8. Provide horizontal and vertical construction layout of the proposed improvements as necessary.
9. Coordinate material testing and QA/QC with the Contractor during construction.
10. Coordinate private property work with property owners to minimize disruption.
11. Respond to inquiries from various stakeholders and address issues in a timely manner.
12. Attend and conduct weekly construction coordination/status meetings.
13. Prepare pay estimates for contractor work performed. IDOT will pay the contractor directly and seek reimbursement from the Village for our share of the project.
14. Complete all necessary paperwork during construction.
15. Prepare invoices for consultant work performed on IDOT forms.
16. Create a construction punch list and ensure all outstanding items are completed to the satisfaction of IDOT and the Village.
17. Coordinated final inspection and paperwork with IDOT and the Village.
18. Prepare as-built drawings.

Exhibit C

Evaluation Process

Agency: **Village of Mount Prospect**
Project: **Rand-IL 83-Kensington Phase III Construction Engineering**
Location: **Three Closely Spaced Intersections Involving Rand Road, IL 83 & Kensington Road**

Your letter and *Statement of Qualifications* should be emailed to the following address and received no later than 5:00 p.m. on Friday, June 12, 2026 to the attention of:

Mr. Jason Leib
Deputy Director of Public Works
Village of Mount Prospect
jleib@mountprospect.org

The *Statement of Qualifications* will be evaluated based on the following factors:

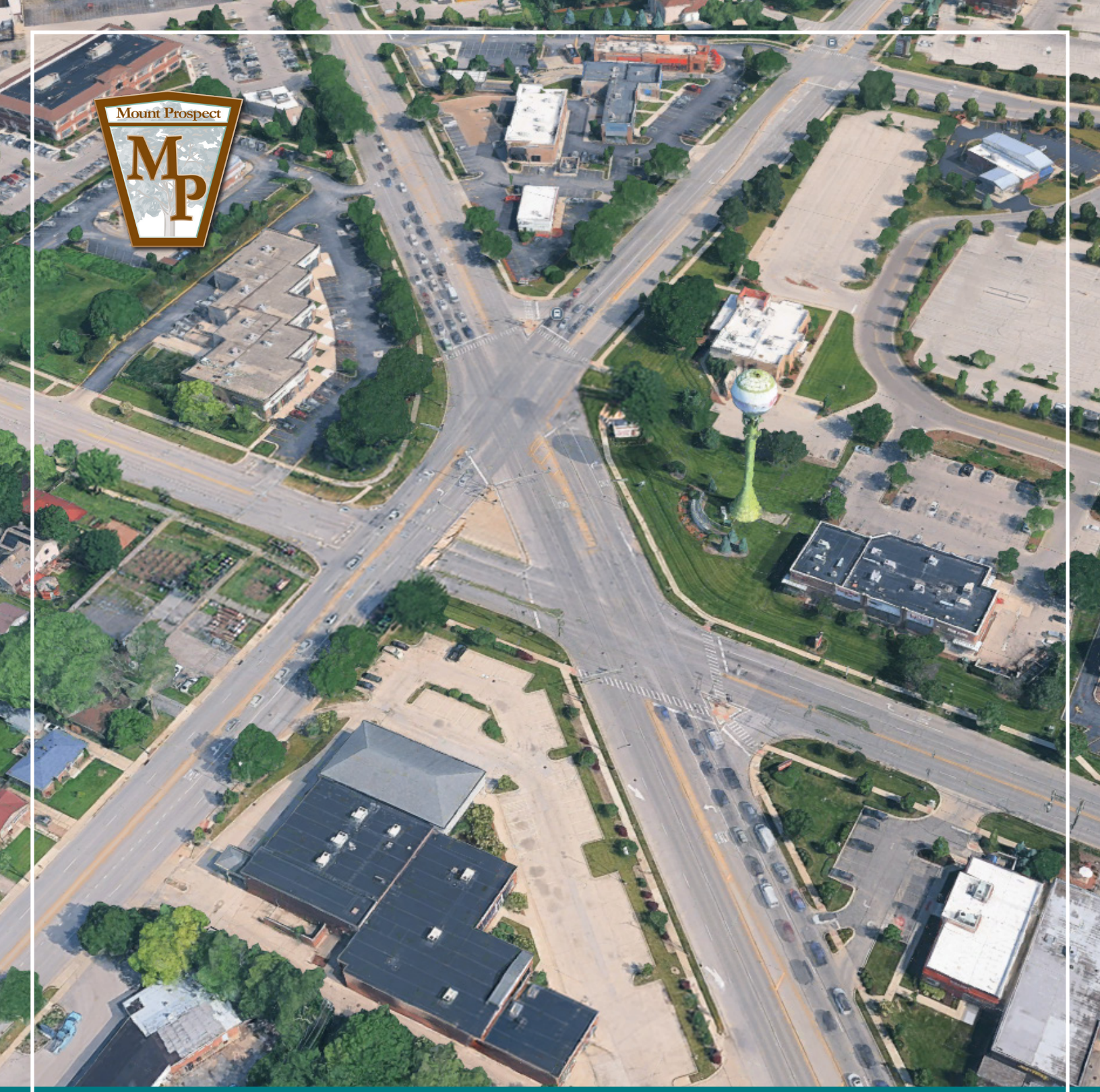
- Project Understanding & Technical Approach
- Similar Project Experience
- Project Team Capabilities
- IDOT Prequalification Status
- Overall Completeness of Submittal

The Village will conduct interviews with the shortlist firms. Those selected for an interview will be contacted by the Village to arrange a date/time at the Mount Prospect Public Works Department, 1700 W. Central Road or virtually via Microsoft Teams.

The Village of Mount Prospect appreciates your interest in this project. Any request for information or questions regarding this Request for *Statement of Qualifications* can be directed to Matthew Lawrie, Village Engineer, by phone at 847-870-5640 or email at mlawrie@mountprospect.org.

Tentative Schedule

Task	Deadline
Submit *Statement of Qualifications*	June 12, 2026
Select firms for interviews	June 19, 2026
Complete consultant interviews	June 24, 2026
Select firm and negotiate contract	June 26, 2026
Award contract	July 21, 2026
Engineering Agreements Due to IDOT	July 27, 2026
Construction Letting	November 6, 2026
Start Construction	Winter 2026-2027
End Construction	Fall 2028



REQUEST FOR STATEMENT OF QUALIFICATIONS • PHASE III CONSTRUCTION ENGINEERING

RAND ROAD- IL 83 - KENSINGTON ROAD

MR. JASON LEIB
DEPUTY DIRECTOR OF PUBLIC WORKS
VILLAGE OF MOUNT PROSPECT
17 W. CENTRAL ROAD
MOUNT PROSPECT, IL 60056

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. HIGGINS ROAD
SUITE 600
ROSEMONT, IL 60018

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

June 12, 2026

Village of Mount Prospect
1700 W. Central Road
Mount Prospect, IL 60056

Attention: Mr. Jason Leib, Deputy Director of Public Works

Subject: **Rand Road – IL 83 – Kensington Road**
Request for Statement of Qualifications
Phase III Construction Engineering Services

Dear Mr. Leib:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit our qualifications to provide Phase III Construction Engineering Services for the Rand Road – IL 83 – Kensington Road project. The material presented is in accordance with the information requested in your RFQ. Also included for your use is CBBEL's current IDOT prequalification letter. CBBEL acknowledges receipt of Addendum #1.

CBBEL understands this project will address the three closely spaced, signalized intersections forming the Rand Road, IL 83, and Kensington Road triangle, widening each leg for added turn and through lanes, replacing all signals and the controller governing the triangle, and adding sidewalks and a shared-use path. We bring directly relevant local experience: CBBEL recently completed the adjacent Rand Road/Central Road improvements (IDOT Contract #61H44) in the Village, a triangle-intersection improvement with a single signal controller and complex utility coordination in shared IDOT right-of-way.

The primary contact person for this submittal is Kevin Wilson, PE, Vice President and Assistant Head of our Construction Engineering Department. He is available to answer any questions regarding this submittal and can be reached at kwilson@cbbel.com or on his cell at 847.833.0274. Kevin will be assigned as Project Manager for this project.

CBBEL is proposing Tracy Wais, PE as Resident Engineer. Tracy is a civil engineer with 24 years of construction engineering experience, is well versed in CMMS, and has delivered federally funded roadway reconstruction projects with signalized intersections, including Gross Point Road (IDOT Contract #61H23).

The material provided in this submittal reflects our ability and eagerness to perform the required services for the Village, and our Project Team welcomes the opportunity to build on our work along the Rand Road corridor.

If you have any questions or need additional information, please do not hesitate to contact Kevin or me.

Sincerely,

Michael Kerr, PE
President

ENGINEERS' ACKNOWLEDGMENT OF RECEIPT

ADDENDUM NO. 1
VILLAGE OF MOUNT PROSPECT, ILLINOIS
RAND-IL 83-KENSINGTON
PHASE III CONSTRUCTION ENGINEERING

ENGINEER hereby acknowledges receipt of Addendum No. 1

Company Name..... :	Christopher B. Burke Engineering, Ltd. (CBBEL)
By .....:	
Print Name ..... :	Michael Kerr, PE
Position/Title..... :	President
Date .....:	June 12, 2026

Note: **This Addendum shall be included with and is considered part of the proposal documents. Failure to return this form may result in disqualification of the Engineer. Include this in your proposal.**

ADDENDUM NO. 1
VILLAGE OF MOUNT PROSPECT, ILLINOIS
RAND-IL 83-KENSINGTON
PHASE III CONSTRUCTION ENGINEERING

DATE: May 27th, 2026
PROPOSALS DUE: June 12th, 2026 at 5:00 pm

To: All Prospective Engineers. All Engineers for the above contract shall carefully read the enclosed addendum and consider its impact in the preparation of their proposal.

Cover Letter:

Replace the Cover Letter with the attached version of the Cover Letter.

This corrects the last paragraph; “Statement of Qualifications” should be submitted, not “Technical and Cost Proposals”. Cost proposals are not required and will not be accepted as Phase III Engineering is partially federally funded.

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Elizabeth B. DiPrima
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

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Sean Dorsey

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Fax: 847/253-9377
www.mountprospect.org

Village of Mount Prospect
Public Works

1700 W. Central Road, Mount Prospect, Illinois 60056

Request for Statement of Qualifications

DATE: May 26, 2026

FROM: Matthew Lawrie, P.E.
Village of Mount Prospect
Public Works Department

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9. Pre-final construction Estimate of Cost (Exhibit I).

Your ~~*Technical & Cost Proposals*~~ *Statement of Qualifications* should be emailed to the following address and received no later than 5:00 p.m. on Friday, June 12, 2026 to the attention of:

Mr. Jason Leib
Deputy Director of Public Works
Village of Mount Prospect
jleib@mountprospect.org

Table of Contents

TAB 1 **FIRM INFORMATION**
CBBEL Company Profile
IDOT Prequalification

TAB 2 **KEY PERSONNEL**
Organizational Chart
Resumes

TAB 3 **RELATED EXPERIENCE**
Fact Sheets

TAB 4 **PROJECT UNDERSTANDING & TECHNICAL APPROACH**
Project Schedule



TAB 1
FIRM INFORMATION
CBBEL COMPANY PROFILE
IDOT PREQUALIFICATION

CHRISTOPHER B. BURKE ENGINEERING, LTD. (CBBEL)

9575 W. Higgins Rd., Ste. 600 Rosemont, IL 60018
cbbel.com | (847) 823-0500 | cbbel@cbbel.com



Full-Service Consulting Engineers

Christopher B. Burke Engineering, Ltd. (CBBEL) partners with communities and clients to plan, design, and deliver infrastructure that improves how people live, move, and interact with their environment.

As a multidisciplinary consulting engineering firm, CBBEL provides integrated engineering and surveying services, including civil, environmental, transportation, water resources, structural, and construction engineering. Since 1986, this integrated approach has allowed projects to move efficiently from early planning through design, permitting, and construction to deliver practical, cost-effective solutions.

With more than 260 professionals throughout the Chicagoland area, CBBEL combines regional knowledge with technical depth to support public and private sector projects of all sizes.

WHO WE ARE

CBBEL is a multidisciplinary consulting engineering firm designed to support complex infrastructure projects from start to finish. Our team of more than 260 professionals serves public and private sector clients throughout Illinois, including municipalities, counties, townships, utilities, and private developers.

What differentiates CBBEL is our depth of in-house expertise. Rather than outsourcing key disciplines, we integrate civil design, water resources, environmental services, traffic operations, urban planning, structural engineering, surveying, construction engineering, and more within a single team. Our staff includes three PhDs, more than 100 licensed professional engineers, 22 Certified Floodplain Managers, 11 Certified Professionals in Erosion and Sediment Control, and nine Certified Professionals in Stormwater Quality, as well as professional traffic operations engineers, Board Certified Water Resources Engineers, licensed professional land surveyors, licensed structural engineers, American Institute Certified Planners, and a licensed landscape architect.

THE WORK WE DO

CBBEL supports infrastructure projects at every stage, from early planning and feasibility studies through design, permitting, and construction. Over four decades, we have built long-term relationships with clients across Illinois by delivering practical, well-coordinated solutions to complex engineering challenges.

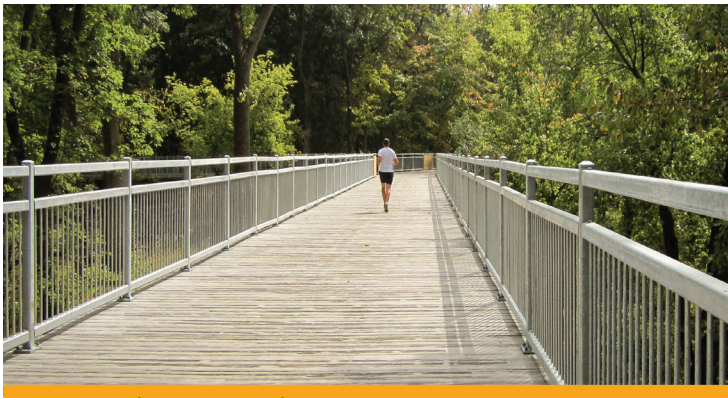
We have served as lead engineer on a wide range of municipal and county projects, including roadway and transportation improvements, bike and pedestrian facilities, bridges, pump stations, stormwater systems, and water infrastructure. CBBEL provides professional reviews, grant assistance, GIS services, environmental assessments, and regulatory support, helping clients confidently navigate funding requirements, permitting processes, and reporting obligations. CBBEL has obtained thousands of permits from the U.S. Army Corps of Engineers, the Illinois Department of Natural Resources, and FEMA, and is prequalified by the Illinois Department of Transportation for public involvement.



Deer Park Glengarry Circle and Rue Chamonix Stream Stabilization



New Lenox Cedar Road at Haven Avenue Roundabout



FPDCC Des Plaines River Trail Improvement Project







OUR CULTURE

At CBBEL, engineering is about responsibility to communities. Founder and CEO Christopher Burke describes this mindset as being a "citizen engineer": someone who takes an active role in improving the world beyond the immediate scope of a project.

Community Involvement

Our team actively supports organizations that promote STEM education, environmental stewardship, health and wellness, and community development. Through these efforts, CBBEL strengthens connections with the communities we serve and supports initiatives that create long-term, positive impact.
Learn more at cbbel.com/community-involvement.

Bike to Work Program

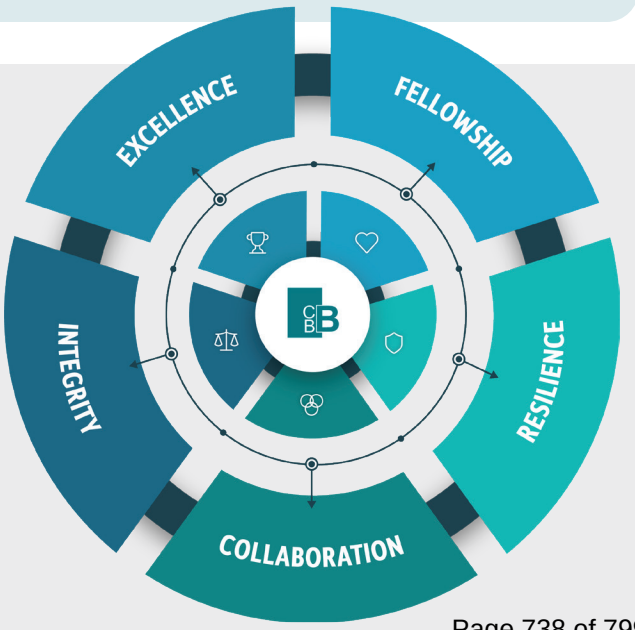
CBBEL's multi-award-winning Bike to Work Program reflects our commitment to sustainability, employee wellbeing, and thoughtful transportation planning. Employees earn $1 for every mile commuted by bike and, since its launch in 2006, more than 200 employees have commuted nearly half a million miles by bike. By supporting active transportation, CBBEL encourages firsthand understanding of multimodal infrastructure, insight that informs how our teams design safer, more accessible transportation systems.
Learn more at cbbel.com/bike-to-work.

Sustainability

From internal practices to community engagement, sustainability is embedded in how CBBEL operates. Our Rosemont headquarters features company-wide composting and recycling programs, electric vehicle charging stations, shared fleet vehicles, and energy-efficient building upgrades. Employees are encouraged to participate in community clean-up events, sustainability initiatives, and car-share programs that reduce environmental impact.
Learn more at cbbel.com/sustainability.

OUR VALUES

Since 1986, CBBEL's values have guided how we work with clients, colleagues, and communities. These values are reflected not only in our culture, but in how projects are planned, designed, and delivered.



Illinois Department of Transportation
2300 South Dirksen Parkway / Springfield, Illinois / 62764

April 6, 2026

Subject: PRELIMINARY ENGINEERING
Consultant Unit
Prequalification File

Michael Kerr
BURKE, CHRISTOPHER B. ENG., LTD.
9575 W. Higgins Road
Suite 600
Rosemont, IL 60018

Dear Michael Kerr,

We have completed our review of your "Statement of Experience and Financial Condition" (SEFC) which you submitted for the fiscal year ending Dec 31, 2024. Your firm's total annual transportation fee capacity will be $77,600,000.

Your firm's payroll burden and fringe expense rate and general and administrative expense rate totaling 145.92% are approved on a provisional basis. The rate used in agreement negotiations may be verified by our Bureau of Investigations and Compliance in a pre-award audit. Pursuant to 23 CFR 172.11(d), we are providing notification that we will post your company’s indirect cost rate to the Federal Highway Administration’s Audit Exchange where it may be viewed by auditors from other State Highway Agencies.

Your firm is required to submit an amended SEFC through the Engineering Prequalification & Agreement System (EPAS) to this office to show any additions or deletions of your licensed professional staff or any other key personnel that would affect your firm's prequalification in a particular category. Changes must be submitted within 15 calendar days of the change and be submitted through the Engineering Prequalification and Agreement System (EPAS).

Your firm is prequalified until December 31, 2025. You will be given an additional six months from this date to submit the applicable portions of the "Statement of Experience and Financial Condition" (SEFC) to remain prequalified.

Sincerely,
Jack Elston, P.E.
Bureau Chief
Bureau of Design and Environment

SEFC PREQUALIFICATIONS FOR BURKE, CHRISTOPHER B. ENG., LTD.

CATEGORY	STATUS
Hydraulic Reports - Waterways: Two- Dimensional Hydraulics (2D)	X
Special Plans - Lighting: Complex	X
Special Plans - Lighting: Typical	X
Special Services - Mechanical	X
Special Studies - Signal Coordination & Timing (SCAT)	X
Special Services - Construction Inspection	X
Hydraulic Reports - Waterways: Typical	X
Hydraulic Reports - Pump Stations	X
Hydraulic Reports - Waterways: Complex	X
Special Studies- Location Drainage	X
Special Services - Surveying	X
Special Services - Electrical Engineering	X
Highways - Roads and Streets	X
Structures - Highway: Advanced Typical	X
Special Plans - Pumping Stations	X
Location Design Studies - New Construction/Major Reconstruction	X
Highways - Freeways	X
Special Services - Public Involvement	X
Special Services - Sanitary	X
Environmental Reports – Environmental Assessment	X
Special Services – Landscape Architecture	X
Location Design Studies - Reconstruction/Major Rehabilitation	X
Structures - Highway: Typical	X
Structures - Highway: Simple	X
Special Studies - Safety	X
Special Studies - Feasibility	X
Location Design Studies - Rehabilitation	X
Special Plans - Traffic Signals	X
Special Studies - Traffic Studies	X
Environmental Reports – Environmental Impact Statement	X

X	PREQUALIFIED
A	NOT PREQUALIFIED, REVIEW THE COMMENTS UNDER CATEGORY VIEW FOR DETAILS IN EPAS.
S	SUSPENDED, WILL NOT ACCEPT STATEMENTS OF INTEREST

TAB 2
KEY PERSONNEL
ORGANIZATIONAL CHART
RESUMES

Organizational Chart

Rand Road - IL 83 - Kensington Road

Phase III Construction Engineering



KEVIN WILSON, PE
Project Manager



TRACY WAIS, PE
Resident Engineer



WILLIAM SCHULTZ, EI
Inspector



JACOB (JAKE) CULLOTTA
Inspector



KRISTEN MARQUIE, EI
Documentation Engineer,
CMMS Administration

MSL
Material Solutions Laboratory

AMY TURKO
Documentation Engineer,
CMMS Materials



ELIZABETH JENSEN, PE, PTOE
Traffic Engineer



ANTHONY DERICCO, PE, LC
Electrical / Lighting Engineer



DOUGLAS GOTHAM, RLA, ASLA
Landscape Architecture

MSL
Material Solutions Laboratory

MIKE BOYLE
QA Materials Coordinator

ADDITIONAL RESOURCES

21	TRANSPORTATION DEPARTMENT	13	MECHANICAL/LIGHTING DEPARTMENT
50	CIVIL DESIGN DEPARTMENT	14	SURVEY DEPARTMENT
63	PHASE III DEPARTMENT	11	DRAINAGE DEPARTMENT
6	STRUCTURAL DEPARTMENT	12	ENVIRONMENTAL DEPARTMENT
2	TRANSPORTATION PLANNERS	21	WATER RESOURCES DEPARTMENT
2	LANDSCAPE DESIGNERS	6	MUNICIPAL DEPARTMENT
8	TRAFFIC DEPARTMENT		

CBBEL

Key Personnel

Christopher B. Burke Engineering, Ltd. (CBBEL) has assembled a team of construction engineering professionals specifically suited to the **RAND ROAD–IL 83–KENSINGTON ROAD** Phase III Construction Engineering project. Each individual proposed below has direct, recent experience with IDOT administered roadway and traffic signal construction, documentation under IDOT's Construction & Materials Management System (CMMS), and the kind of close stakeholder coordination this triangle of busy, closely spaced intersections will demand. The team brings the full multidisciplinary depth the contract requires, spanning construction observation, traffic signal and ITS, electrical and lighting, and landscape restoration. Several members bring firsthand experience working within the Village of Mount Prospect (Village) and along the Rand Road corridor itself.

KEVIN WILSON, PE will serve as Project Manager. Kevin will lead the project and serve as the Village's primary point of accountability. A Vice President and Assistant Department Head for Construction Engineering with 24 years of experience, all while at CBBEL, Kevin has managed and served as Resident Engineer on large, IDOT administered roadway reconstructions, including the $25 million Franklin Avenue reconstruction in Franklin Park. The project involved staged construction, three new signalized intersections, traffic signal modernization, new roadway lighting, and extensive utility and railroad coordination, all documented in IDOT's CMMS. His work on the Chicago Avenue/Sheridan Road reconstruction in Evanston (Federal, ITEP, and Local funding) added new traffic signals, ADA improvements, protected bike lanes, and water main replacement on an accelerated schedule, closely paralleling the scope and funding profile of this project.

TRACY WAIS, PE will serve as Resident Engineer and the Village's primary day-to-day point of contact, managing construction operations on site from preconstruction through closeout. With 24 years of construction engineering experience, she has served as Resident Engineer across roadway reconstruction, streetscape, traffic signal, and utility projects. Her reconstruction of Gross Point Road in Skokie (IDOT Contract #61H23) included new storm sewer and traffic signal modernization documented per the IDOT Construction Manual, directly mirroring the drainage and signal work on this corridor. Tracy is recognized for clear, proactive communication with residents and business owners, using project websites, regular meetings, and hand-delivered updates, an essential strength given the daily traffic and adjacent businesses surrounding these intersections. On this project she will direct the field inspection team and coordinate daily across the Village, IDOT District One, and the Contractor, keeping the three-signal triangle moving through both construction seasons.

WILLIAM (BILL) SCHULTZ, EI and **JACOB (JAKE) CULLOTTA** will provide on-site construction observation and inspection in support of the Resident Engineer. Bill, a Senior Resident Engineer with 21 years of experience and an IDOT certified bridge inspection team leader, has performed resident engineering on IDOT funded roadway, utility, and streetscape projects documented in CMMS. Bill brings valuable local familiarity from serving as Resident Engineer on the Aspen Trails Park Levee 37 and Burning Bush Trails Park projects in the Village; his combined construction and structural background supports the project's roadway, drainage, and lighting work. Jake, a Construction Engineer with the firm since earning his civil engineering degree in 2024, most recently served as Construction Engineer on the Arlington Heights Road reconstruction for the Lake County Department of Transportation, a full road and sewer reconstruction, where he prepared traffic, site, and erosion reports, resolved field layout issues, and verified Contractor compliance with the plans; he holds IDOT Documentation of Contract Quantities certification. Together they give Tracy the daily inspection coverage this staged, multi-intersection work requires.

KRISTEN MARQUIE, EI will lead project documentation as Documentation Engineer, focusing on CMMS contract administration: managing contract documentation, quantities, pay estimates, and project closeout. She brings directly relevant corridor experience as Documentation Engineer on the Rand Road–Central Road–Mount Prospect Road project (IDOT Contract #61H44), where she handled documentation for the modernization of three intersections in this very same Rand Road corridor; with 24 years specializing in resident-engineer documentation and trained in IDOT's CMMS, she is well versed in the federal documentation standards required for STP funding. Supporting Kristen on CMMS documentation is **AMY TURKO** of **Material Solutions Laboratory (MSL)**. Amy will support contract documentation, materials documentation coordination, and closeout efforts; on IDOT's District One CMMS program (PTB 211-016) she has supported 207 contracts and 49 Resident Engineers since August 2024, helping secure 49 Materials Certifications and advancing 56 additional contracts to Ready-for-Review status.

ELIZABETH (LIZ) JENSEN, PE, PTOE, Head of CBBEL's Traffic Operations Department, brings the specialized signal and ITS expertise central to this project. A Professional Traffic Operations Engineer with 15 years of experience, she has led traffic signal modernization and replacement programs across IDOT, CDOT, Cook County, and DuPage County, including multi-intersection signal replacements, Flashing Yellow Arrow safety improvements, ATMS deployment, and fiber-optic interconnect. Her current IDOT traffic engineering services contracts and her familiarity with IDOT operated signal systems position her to support the full replacement of the signals, poles, and the single shared controller at the triangle, the most technically demanding element of the work.

ANTHONY (TONY) DERICCO, PE, LC, Head of CBBEL's Electrical Department and an NCQLP Lighting Certified professional, will oversee the corridor's roadway lighting and electrical service work, a major share of this contract. Tony served as Project Engineer on the IDOT let Rand Road, Central Road, and Mount Prospect Road lighting improvements for the Village, giving him direct, same-corridor experience with the pole foundations, luminaires, controllers, service connections, and underground conduit this project will install. With 35 years of experience, 26 of them at CBBEL, he ensures the lighting and electrical systems are witnessed and documented to IDOT standards without pulling the Resident Engineer off roadway and traffic-staging duties.

DOUGLAS (DOUG) GOTHAM, RLA, ASLA, a Senior Landscape Architect, will oversee tree protection, plantings, and parkway restoration. With more than 45 years of experience, Doug brings streetscape, shared-use-street, and native-restoration projects that directly parallel this corridor's 8-foot shared-use path and its extensive parkway-restoration and tree-planting program. He will confirm plantings match the species schedule and monitor restoration and establishment through closeout, protecting both the design intent and the community's streetscape.

CBBEL is subcontracting with MSL for Materials QA. As an IDOT DBE-certified Professional Civil Engineering Firm prequalified in Quality Assurance and Quality Control, MSL provides field and laboratory materials testing and documentation support for roadway construction, including aggregates, hot-mix asphalt, portland cement concrete, and soils. On this project, MSL will support materials documentation, coordinate required sampling and testing, track test results and certifications, and help keep materials records current for CMMS closeout and IDOT review. **MIKE BOYLE** will serve as Materials Coordinator responsible for overseeing that effort and coordinating with the Resident Engineer and documentation staff to keep the project records current, accurate, and audit-ready through final approval by IDOT.

This core team is backed by the full depth of CBBEL's in-house departments, including Phase III Construction (63 staff), Traffic Operations, Electrical/Lighting, Survey, Drainage, Water Resources, and Municipal, along with Material Solutions Laboratory (MSL) for CMMS materials documentation and QA material testing. As a full-service local firm, CBBEL can draw on these resources at any time to meet the project's two-construction-season schedule, so the Village is never waiting on an outside specialist to keep the work moving.



Kevin Wilson, PE

Vice President, Assistant Department Head, Construction Engineering

YEARS EXPERIENCE: 24
YEARS WITH CBBEL: 24

EDUCATION
Bachelor of Science, 2002
Civil Engineering
University of Illinois at Urbana-Champaign

PROFESSIONAL REGISTRATION
Professional Engineer, IL, 062.059552, 2006

CERTIFICATIONS
Documentation of Contract Quantities, IDOT, 25-23467

Material Management of Job Sites, IDOT

PROFESSIONAL DEVELOPMENT
IDOT QC/QA Courses:
Mixture Aggregate Technician Course

Bituminous Concrete Level 1 Technician Course

Bituminous Concrete Level 2 Technician Course

Portland Cement Concrete Level 1

Troxler Nuclear Gauge Safety Training Class

STTP-S11 Hot Mix Asphalt Field Inspection

STTP-S33 Soils Field Testing and Inspection

TT – ADA/PROWAG

Civil Engineer with over 20 years of construction engineering experience related to highway construction and utility installations. Responsibilities include construction observation, project reports, documentation of quantities, review of contractor pay estimates, coordination of materials testing and inspection, site surveys and interaction with the contractor and client. Observed activities include roadway, water main, sanitary sewer, storm sewer, streambank stabilization, and retaining wall construction. Civil design experience consists of resurfacing and reconstruction projects which have included water main, storm sewer, sanitary sewer, and combined sewer design.

CONSTRUCTION

FAU Route 3533 (Franklin Avenue Reconstruction) [IDOT Contract #61H14], Franklin Park: Resident Engineer for the $25 Million reconstruction and widening of Franklin Avenue from a 2 lane roadway to a new 5 lane composite pavement section from 2022 thru 2024. The project scope included staged construction, installation of a new closed sewer system, precast box culvert along north side of the Franklin Avenue, sheet piling, temporary and permanent erosion control, water main installation, traffic signal modernization with three new signalized intersections, new roadway lighting, signing, pavement markings and landscaping improvements. The work required coordination with ComEd to relocate multiple poles and overhead/underground lines, coordination with Canadian Pacific to replace two railroad at grade crossings, and coordination with the Illinois Tollway on adjacent contracts. The project was funded using National Highway Freight Program and Local Funds. The contract was administered by IDOT using CMMS. CBBEL coordinated inspection services with multiple subconsultants throughout the project.

Neighborhood Storage Project – Phase 3, Wilmette: Project Manager responsible for the successful delivery of construction engineering services related to the installation of a 13.9 AC-FT StormTrap Doubletrap Vault (with approximately 47,500 cubic yards of excavation) at Thornwood Park and installation of various utilities and roadway improvements to reduce flooding. The utility improvements included approximately 7,500 linear feet of box culvert and storm sewer (12" to 60" diameter), 2,400 linear feet of 10" sanitary sewer installation, 1,750 linear feet of 6" and 8" water main, and landscaping restoration. Upon completion of the underground utilities, the neighborhood roadways were restored with new PCC curb, sidewalk, and driveways before HMA pavement reconstruction or resurfacing with patching was completed. The engineering team coordinated with various stakeholders throughout the project, including the Wilmette Park District and School District 39.

FAU Route 3533 (Franklin Avenue Advanced Contract) [IDOT Contract #61G76], Franklin Park: Resident Engineer responsible for the construction engineering and observation of the removal and reconstruction of the Silver Creek Box Culvert; two 12x7 box culverts were placed using precast and cast-in-place methods. Additional work under this contract included roadway reconstruction with HMA pavement, guardrail removal and installation, storm sewer, and a concrete retaining wall (using helical soil nails) under the I-294 Bridge over Franklin Avenue. Final completion included pavement markings and landscaping restoration. This project was funded using National Highway Freight Program and Local Funds. The contract was administered by IDOT using CMMS and we utilized HeadLight inspection software to document daily site observations.

Neighborhood Storage Project - Phase 2, Wilmette: Project Manager responsible for the successful delivery of construction engineering services related to the installation of a 10 acre-feet Doubletrap StormTrap underground storage basin with a Pump Station with back-up generator at Hibbard Park. Additional work required to deliver this stormwater storage project included storm sewer ranging in size from 12" diameter to 60" diameter (PVC, DIP and RCP pipes), 19"x30" elliptical RCP storm sewer, installation of 8" water main, installation of 8" sanitary main, and various types of drainage structures required to complete the work. The roadways were restored primarily by resurfacing of existing pavement with spot curb removal and replacement. Hill Street required multiple utility replacements and required pavement reconstruction with full curb and gutter removal and replacement. Additional improvements on this project included sidewalk removal and replacement, park amenities, green infrastructure, pedestrian signal upgrades, and ADA upgrades.

Neighborhood Storage Project - Phase 1, Wilmette: Project Manager responsible for the successful delivery of construction engineering services related to the installation of a 20.2 acre-foot StormTrap stormwater storage and detention facility and additional storm sewer ranging in size from 12" diameter to 60" diameter, and 3'x7' and 5'-6' RCP rectangular box storm sewer. Upon completion of the underground utilities, the neighborhood roadways were restored with new PCC curb, sidewalk, and driveways before HMA pavement resurfacing was completed. The proximity of the project to Highcrest Middle School and within Park District property led to a heightened need for communication and coordination with the various stakeholders. Enhanced community outreach included the use of Constant Contact, a project website, and EarthCam streaming video.

North Shore Avenue Sewer Separation, Lincolnwood: Resident Engineer responsible for the construction engineering and observation of storm sewer installation ranging in size from 12" to 60"; the purpose was to install a large diameter storm sewer system in a combined sewer area to reduce flooding and resident sewer backups. The project included a 60" storm sewer outfall to North Shore Channel; 256 feet of 60" storm sewer jacked in place under McCormick Boulevard; HMA pavement removal and replacement; and removal and replacement of PCC curb, sidewalk, and driveways. The project was funded by an MWRD grant and local funds.

Transmission Main Project, Lincolnwood: Engineering Manager and Resident Engineer (2019) responsible for the construction engineering and observation of the installation of approximately 14,000 lineal feet of 20" ductile iron water main, 4,000 lineal feet of 8" water main, and 387 lineal feet of horizontal directional drilling of 24" HDPE water main. The purpose of the project was to connect to a new water source in the City of Evanston and discontinue purchasing water from City of Chicago. Additional improvements to complete the project included storm sewer repairs; cured-in-place pipe liner; pavement patching and resurfacing; miscellaneous curb, sidewalk, and driveway repairs; landscaping; and mechanical improvements at the Village reservoir. Coordination was required with the City of Evanston, Village of Skokie, CTA, MWRD, and other various stakeholders.

Sherman Avenue Improvements, Evanston: Resident Engineer for Sherman Ave Improvements from Church St to Davis St. This streetscape project included ductile iron water main replacement, replacement of brick paver sidewalk with concrete sidewalks and brick ribbon, curb replacement, roadway resurfacing, roadway and decorative lighting replacements in Downtown Evanston. Responsibilities included construction observation, material inspection, public relations with business owners and residents, and contract documentation.

FAU Route 2853 (Chicago Avenue/Sheridan Road) [IDOT Contract #61D36], Evanston: Resident Engineer for construction of Chicago Ave through downtown Evanston and Sheridan Rd through the Northwestern University Campus to the Wilmette Village limit. Net length of improvements was 1.87 miles; Chicago Ave included HMA resurfacing, Sheridan Rd included 3 to 4 lanes of PCC reconstruction with new protected bike lanes. New items related to protected bike lane included bicycle traffic signals and radar detection. Additional work included new traffic signals, ADA improvements, water main replacement, and landscaping. Project was on an accelerated schedule in order to accommodate Northwestern University school calendar and was funded with Federal, ITEP, and Local funds.

Twin Lakes Subdivision Sidewalk Improvements, Villa Park: Resident Engineer for construction of a new sidewalk in a subdivision with an existing rural ditch typical section. Sidewalk construction included approx. 74,000 SF of new PCC Sidewalk with ADA accessible crossings. Additional improvements included installation of pipe culverts, driveway replacements, and ditch regrading to accommodate new drainage patterns. A retaining wall was installed adjacent to the sidewalk in front of Target due to ROW space restrictions. Project was funded with Federal and Local Funds.

2016 Road Program, Wilmette: Resident Engineer responsible for construction engineering and observation for resurfacing or rehabilitation of 5,050 LF of roadways throughout the Village. Roadway construction included approx. 14,000 SY of HMA partial depth resurfacing, and approx. 1,300 SY of brick pavement reusing existing brick pavers. Additional improvements included reconstruction of sidewalks, curb and gutter, and additional drainage improvements as necessary. Project was funded with MFT and Local Funds.

FAP Route 326 (IL 47), IDOT, Yorkville: Providing Phase III assistance to IDOT Resident Engineer and Inspectors from 2012-2015. Serving as Assistant Resident Engineer responsible for construction documentation and observation; managed CBBEL and subconsultant staff that assisted with documentation and observation. Project included 5.04 km of pavement reconstruction, lane additions, storm sewer, traffic signals, and other work along IL Route 47 from just north of IL Route 71 continuing northerly to just north of US Route 34.

ADA Ramp Program, CDOT: Resident Engineer responsible for construction engineering and observation of replacement of previously constructed ADA ramp locations not meeting CDOT ADA requirements. Far South Area included 12 ramp locations and South Area included 40 locations. CDOT QC/QA requirements for ADA ramp replacements were followed. Engineering responsibilities included submittal review, daily observation, measurement of quantities, pay estimates, coordination of material inspection, and documentation on CDOT's online web system.

Book Road LAPP Resurfacing, Naperville: Resident Engineer responsible for construction engineering and observation for resurfacing of Book Rd from 111th St to 87th St Roadway construction included 3.07 miles of partial-depth asphalt pavement. Resurfacing required approx. 2,700 tons of Polymer HMA N50 Leveling Binder and 6,300 tons of Polymer HMA N90 Surface Course "F" Mix. Additional roadway improvements included curb and gutter spot repairs, utility structure adjustments, and thermoplastic pavement markings. Sidewalk improvements were completed where necessary, including new sidewalk ramps meeting ADA standards at all roadway crossings within the project limits.

Road and Relief Sewer Project, Wilmette: Project Engineer and Resident Engineer responsible for construction engineering and observation including: verifying that contractor was in conformance with plans and specifications, preparing pay estimates and change orders. Project consisted of partial depth resurfacing of over 1.1 total miles of various residential roadway improvements. Utility construction included 600' of 18" sanitary sewer removal and replacement, 396' of 18" Relief Sewer, 768' of 24" Relief Sewer, 984' of 42" Relief Sewer, 14 Relief Sewer manholes and a 10' diameter junction chamber. Project was funded using MFT and Local Funds.

Conway Park Sidewalk Improvements, Conway Park Owners Association, Lake Forest: Resident Engineer responsible for construction engineering and observation including: verifying that contractor was in conformance with plans and specifications, preparing pay estimates and change orders. Project consisted of constructing a 36,000 SF sidewalk to provide a continuous walking path throughout the Conway Park office park corridor. Additional improvements included removing and replacing curb and gutter, improving handicap accessibility, pavement markings, and landscaping regarding and restoration.

Glenview Road Resurfacing, Wilmette: Resident Engineer responsible for construction engineering and observation including: verifying that contractor was in conformance with plans and specifications, preparing pay estimates and change orders. Project consisted of resurfacing over 0.5 miles asphalt pavement. Additional improvements included curb and gutter spot repairs, sidewalk replacement, and PCC Driveway replacement. Detector loop replacement was coordinated with CCHD. Project was funded using ERP funds.

Tracy Wais, PE

Senior Project Manager

YEARS EXPERIENCE: 24
YEARS WITH CBBEL: 19

EDUCATION
Bachelor of Science, 2002
Civil Engineering
Valparaiso University

PROFESSIONAL REGISTRATION
Professional Engineer, IL, 062.063599, 2011

CERTIFICATIONS
Documentation of Contract Quantities, IDOT, 25-22864

ICORS Training Seminar, IDOT

S-33 Soils Field Testing and Inspection Course

PROFESSIONAL DEVELOPMENT
OSHA 10 Hour Certification

IDOT Erosion Control Seminar

Equipment Rate Class

Tracy's more than 20 years of construction engineering experience has provided her a wide variety of projects. She has provided resident engineering duties on many types of projects including flood mitigation, roadway reconstruction, streetscapes, traffic signal improvements, bridge reconstruction, and utility installation. She provides on-site construction observation, project documentation, management of material verification and testing, processing pay estimates, and coordination with contractor and client. She excels in communication with clients, residents, and business owners. Tracy has been trained in IDOT's Construction & Materials Management System.

Olmsted Sewer Separation and Watermain Improvements, Village of Riverside: Resident Engineer. The Olmsted Sewer Separation Project and Watermain improvement updated the Village's infrastructure by the adding 7000 LF of a new dedicated storm sewer to discharged to the Des Plaines River, separating the storm water from the combined sewer system. The project also included several combined sewer improvements, and the installation of 7700 LF new 8-inch watermain with new water services to the b-box.

Lakefront Bluff Stabilization and Access Ramp Improvements, Village of Glencoe: Resident Engineer responsible for the project administration for the reconstruction of the bluff retaining walls and access road to the Glencoe Beach and water plant. Project administration tasks included construction observation, documentation of contract quantities and coordination of material inspection. The project was awarded two Grants, DCEO and BAAD so careful attention was necessary to separate the quantities for each grant.

Gross Point Road Reconstruction [IDOT Contract #61H23], Village of Skokie: Resident Engineer. Gross Point Road was reconstructed between Golf Road to the intersection of Old Orchard Road, approximately 0.7 miles. The roadway reconstruction also included the addition of a new storm sewer and traffic signal modernization. Resident Engineer responsibilities included construction observation, coordination of material inspection, shop drawing review, utility coordination, quantity verification, Pay Estimates, Change Orders, communication with residents and business owners, and documentation as outlined in the IDOT construction manual.

Neighborhood Storage Project – Phase 3, Village of Wilmette: Resident Engineer responsible for the construction inspection, construction documentation, review of shop drawings, and public outreach related to the installation of a 13.9 AC-FT StormTrap Doubletrap Vault at Thornwood Park and miles of various underground utilities and roadway improvements. Coordination with residents was critical due to the complexity of the deep sewer installation. Daily on-site observations were documented utilizing HeadLight inspection software, and all other documentation was completed as outlined in the IDOT contraction manual.

Neighborhood Storage Project - Phase 2, Village of Wilmette: Resident Engineer. Phase 2 of the Neighborhood Storage Project included the installation of 12 AC-FT double decker StormTrap storage and detention facility comprised of approximately 552 pieces and panels at Hibbard Park. The project also included the installation of miles of underground utilities, roadway reconstruction and rehabilitation and traffic signal modernizations. Responsibilities included construction observation, coordination of material inspection, shop drawing review, quantity verification, pay estimates, change orders, daily documentation, and communication with residents.

Old Green Bay Road Multi-Use Path [Contract #61G61] Village of Glencoe: Resident Engineer. The Old Green Bay Road Multi-Use Path project consisted of building a new stabilized decomposed granite material path through existing Glencoe Park District property from Park Avenue and extending north to Maple Hill Road where it connects to the existing Green Bay Trail. Responsibilities included construction observation, coordination of material inspection, shop drawing review, quantity verification, pay estimates, change orders, daily documentation, and communication with residents.

Neighborhood Storage Project - Phase 1A, Village of Wilmette: Resident engineer of a flood mitigation project on the West side of Wilmette. Improvements consist of installation of approximately a mile of storm, sanitary and watermain utilities, roadway reconstruction and restoration. Responsibilities included construction observation, coordination, of material inspection, shop drawing review, quantity verification, pay estimates, change orders, daily documentation. Communication with residents was imperative, weekly updates were placed on a project website and critical updates were hand delivered.

Main Street Bridge Reconstruction over Crystal Creek [Contract #61E49], Village of Algonquin: Resident Engineer for the full reconstruction of the concrete structure and superstructure with prestressed concrete deck beams. Due to proximity of neighboring buildings, drilled shafts were installed in lieu of piles. Vibration monitoring systems were installed to track the construction operations vibration frequencies. Responsibilities

included construction observation, coordination, of material inspection, shop drawing review, quantity verification, pay estimates, change orders, daily documentation. Communication with business owners was very important, weekly updates were placed on a project website, bi-weekly meetings were held with business and contractor. All critical updates were hand delivered.

Main Street Reconstruction and Streetscape, Village of Algonquin: Resident Engineer responsible for construction observation and documentation of contract quantities for S. Main Street reconstruction and streetscape between Algonquin Road and Route 31. Other responsibilities included coordination of material inspection, shop drawing review, and utility coordination. Communication with residents and business owners was very important, weekly updates were placed on a project website, bi-weekly meetings were held with contractor and critical updates were hand delivered.

Fountain Square Renovations, City of Evanston: Resident Engineer for Fountain Square Renovations at the intersection of Sherman Avenue, Orrington Avenue, and Davis Street. Project included renovation of both the existing plaza north and south of Davis. The north plaza renovations included constructing a new fountain plus equipment vault, and veteran's memorial wall. Both the north and south plaza added decorative lighting, precast pavers, and landscaping. Traffic signals were modernized to accommodate a new traffic pattern. Responsibilities included construction observation, quantity verification, shop drawing review, material inspection, and documentation. Coordination with businesses included bi-weekly meetings, hand delivered updates and Constant Contact with the local Chamber of Commerce.

William Schultz, EI

Senior Resident Engineer

YEARS EXPERIENCE: 21
YEARS WITH CBBEL: 21

EDUCATION
Master of Science, 2004
Civil Engineering, Structures
Southern Illinois University

Bachelor of Science, 2002
Civil Engineering, Structures
Southern Illinois University

PROFESSIONAL REGISTRATION
Engineer Intern, IL,
061.030701, 2003

CERTIFICATIONS
IDOT/NHI Approved Team Leader, Bridge Inspection, ID: 00590; National Bridge Inspection Standards (NBIS) Qualified

Documentation of Contract Quantities, IDOT, 22-19981

ACI Concrete Field Testing Technician - Grade I

PROFESSIONAL DEVELOPMENT
STTP-S33 Soils Field Testing and Inspection Course, IDOT

BBS - Bridge Inspection Refresher Training, IDOT

PROFESSIONAL AFFILIATIONS
American Institute of Steel Construction

American Society of Civil Engineers

Tau Beta Pi National Engineering Society

Bill is a Senior Resident Engineer experienced in the fields of construction engineering, certified IDOT bridge inspection team leader and structural engineering design of bridges. Responsible for performing resident engineering duties including on-site construction observation, documentation of quantities, shop drawing reviews, coordination and/or verified material testing and inspection, review contractor pay requests, preparation of change orders, and interaction with contractor and client. Recent projects included bridge rehabilitation/replacement, roadway projects, sanitary and storm sewer jobs, water main projects and streetscape improvements. Proficient in documentation requirements for various types of funding including IDOT FAU projects STP, MFT, and TIF Projects.

CONSTRUCTION OBSERVATION

Copeland Manor Flood Reduction Project, Village of Libertyville: Resident Engineer for a $6 million flood reduction project involving installation of approximately 0.5 miles of 96 inch diameter and 9 ft x 5 ft concrete box culvert storm sewer extending from the Des Plaines River west to Milwaukee Avenue through a residential neighborhood. Work included construction of several large 15 ft x 15 ft junction chambers at roadway intersections to connect to existing storm sewer systems. The project also involved installation of 8, 10, and 12 inch water main and residential water services. Due to storm sewer construction, 2,000 feet of 10 inch sanitary sewer and all associated service connections were replaced. The full 0.5 mile project corridor received complete roadway reconstruction. Responsibilities included coordination with the adjacent school, Lake County Soil & Water Conservation District, U.S. Army Corps of Engineers, local residents, and Village staff. The project was part of Libertyville's long-term, village wide flood reduction program.

Spur Two Water Main, Village of Oak Lawn: Providing Resident Engineer services on Bid Package 7B. Performing full time construction observation of daily work in addition to the submittal review process of shop drawings and RFI's using Submittal Exchange software. Responsibilities also include being resident liaison. Contract features a 3 story cast in place concrete intake structure with architectural features. The project involves installation of approximately 11,000 LF of 30 inch ductile iron transmission water main through a residential neighborhood and ComEd corridor. The water main will connect to the Village of Orland Park existing 23,000,000 gallon underground reinforced concrete potable water reservoir and all restoration of the roadways.

Downtown Cary Streetscape Improvements, Village of Cary: Resident Engineer. This project consists of construction of new concrete curb and gutter, sidewalks, brick paver parking stalls, brick paver mini plazas, street lighting improvements, grind and overlay of the existing roadway, storm sewer, water main, site furniture, and landscaping located in the Village of Cary, McHenry County, Illinois. Traffic control intersection improvements are included at the intersection of West Main Street and High Road. Responsibilities include construction observation, quantity verification, daily documentation, and communication with residents, local schools, and the park district.

Neighborhood Storage Project - Phase 3, Village of Wilmette: Resident Engineer. This project consisted of a 13.9 Ac-Ft StormTrap Double Trap vault requiring 47,500 CY of Earth Excavation, a lift station, baseball field restoration, and work throughout the surrounding neighborhood to install relief sewers. The work throughout neighborhoods included 7,500 feet of large box culvert and storm sewer ranging from 12" to 60" diameter, 2,400 feet of 10" sanitary sewer, 1,750 feet of 6" and 8" water main, and pavement rehabilitation through full-depth reconstruction or patching and overlay. Responsibilities included construction observation, quantity verification, daily documentation, and communication with residents, local schools, and the park district. This work was coordinated with multiple engineering team members including a project manager, documentation engineer, owner's representative, and multiple site inspectors.

Aspen Trails Park Levee 37, Village of Mount Prospect: Resident Engineer. The project included earth excavation and construction of a 17 acre-ft corrugated/perforated/84" diameter pipe in stone backfill underground detention basin system (approximately 15,000 feet of pipe total), curb and gutter removal and replacement, full-depth HMA pavement, concrete sidewalk removal and replacement, and additional storm sewer and structures. Other work to complete the project included topsoil and seeding, HMA path removal, tree removal, temporary erosion control, temporary dewatering/bypass pumping, access management, and traffic maintenance.

Bryn Mawr Pedestrian Bridge [Contract #61G51], Village of Rosemont: Resident Engineer. Responsible for construction observation, coordination of material inspection, documentation of quantities and contract administration in accordance with IDOT's Construction Manual. Documentation of all work is in accordance with IDOT guidelines using CMMS and MISTIC Databases. The pedestrian bridge will extend from the eastern

dead end of Bryn Mawr Avenue, parallel to the street's centerline, to the existing trail just east of the Des Plaines River. The bridge will be located on Village of Rosemont and FPDCC property and will be 2 – 150' long spans with approximately 50' of a boardwalk structure at the west end. The structures will be 12' wide prefabricated steel truss bridges with a concrete deck. Approximately 100' of the eastern river bank will be stabilized with a combination of stone riprap and native plantings.

2020 Road Program, City of Zion: Resident Engineer. The scope of work included reconstruction of 10 blocks of roadway utilizing 8" full depth reclamation with cement powder and HMA surfacing. The project also included construction of ADA compliant sidewalks and various storm sewer improvements through the City. Two additional alleys were also reconstructed to alleviate issues with flooding.

Burning Bush Trails Park, Village of Mount Prospect: Resident Engineer. Responsible for the construction of a 16 acre-foot detention basin to alleviate ongoing flooding in the surrounding neighborhood. The project involved installation of 2 large cast in place junction chambers, 1,100 LF of 54" diameter concrete sewer and construction of 2 baseball fields and a soccer field in the detention basin. The project was coordinated with the Village of Mount Prospect, River Trails Park District and MWRD. The new baseball fields have extensive underdrain systems which allow the field to be playable even after significant rainfall. Also included was an irrigation system and pump station to increase the pressure from the Village watermain. Surrounding the entire basin are 8,000 SF of tiered retaining walls and ADA ramps down to the ballfields.

2019 MFT Construction Engineering Services, City of Des Plaines: Resident Engineer. The scope of work included complete reconstruction of 3 alleys utilizing permeable concrete pavement and construction of sidewalk, curbs and driveway aprons at approximately 375 separate locations in all eight wards of the city. The alleys were constructed to provide storm water storage in the 20" thick aggregate base course. The project included reprofiling the alleys, additional storm sewer, ADA compliant sidewalks, concrete curb and gutter replacement, additional signage and reconstruction of driveway aprons and roadway entrances.

BRIDGE PROJECTS

Balmoral Avenue over Tri-State Tollway (I-294), Village of Rosemont: Project involved design of a new exit ramp from NB Tri-State Tollway to connect Balmoral Ave. Project included widening the Balmoral Ave Bridge to accommodate additional traffic and provide dual turn lanes onto both NB and SB ramps. Responsibilities included preparation of design plans and specifications for bridge widening which included 63" pre-stressed bulb T beams, pile supported abutments and piers along with design of a vaulted concrete approach slab.

135th Street over Long Run Creek, Will County: Provided structural design and preparation of contract plans for a 112' long two span continuous rolled steel beam bridge. Superstructure consists of 11 composite steel beams which provides four 12' wide traffic lanes and a 16' wide painted median/turn lane. Bridge is supported by integral abutments and a solid concrete pier. Bridge was designed to accommodate 120,000 pound permit loads due to heavy truck traffic.

Big Timber Road Bridge over Tyler and Pingree Creek, Kane County: Project involved design of a composite steel plate girder bridge. The 96' long single span bridge has a width of 86'-10" which accommodates 4 traffic lanes, shoulders, striped median and a 14' wide bicycle path. The plate girder superstructure is supported on piles and integral abutments. Responsibilities included review and design of superstructure/substructure and preparation of plans.

Lake Lorin Pedestrian Bridge Over Tinley Creek, Village of Orland Hills: Project Engineer. Responsible for structural design, preparations of specifications and cost estimates of a weathering steel prefabricated truss bridge. Due to poor soil conditions, the bridge abutments are supported by a deep metal shell pile foundation.

IL Route 53 Frontage Road Bridges, City of Rolling Meadows: Project consisted of replacement of existing bridge decks, substructure repairs and complete replacement of a failed wingwall on the East and West Frontage Rd Bridges. Responsibilities included an initial inspection, preparation of a BCR, structural design, reviewing design plans and assisting the Resident Engineer with shop drawing review.

DuPage River Trail, City of Naperville: Structural Engineer. Responsible for design and preparation of contract documents for a 222' long pedestrian bridge over DuPage River. Two span bridge consists of a prefabricated steel truss with a concrete deck to reduce maintenance. The bridge is supported by concrete abutments and a center pier with spread footings. Due to close proximity of a parking lot, cast in place concrete retaining walls were designed to support the approach paths leading up to the bridge.

71st Street Reconstruction, Village of Burr Ridge: Project consisted of complete reconstruction including an extension across Flagg Creek to Wolf Rd. Proposed bridge was a two-span precast three-sided structure with architectural element to function as an entrance feature to the recently redeveloped business and retail center. Proposed design converted the low volume dead-end residential street to a two lane urban Federal Aid collector with a 28' surface width measured face-to-face from proposed curb and gutters. Responsibilities included structural design and preparation of plans for three sided precast arch supported on drilled concrete shafts that were drilled down to bedrock.

Whitehall Avenue Bridge Rehabilitation, City of Northlake: Project consisted of complete superstructure replacement of existing bridge over Addison Creek. Single span bridge was designed using rolled composite steel beams to provide a deck with three lanes of traffic and a 5' wide sidewalk. Responsibilities included performing an initial inspection, preparation of a BCR to determine the extent of rehabilitation required and review of final design plans. Site visits and shop drawing review were also provided to assist the Resident Engineer.

PARKING GARAGE PROJECTS

North and Walnut Street Parking Garage, City of Danville: Responsibilities included inspecting 4 level post tension garage and documenting the areas of deteriorated concrete. Based on the field investigation, recommendations and cost estimates were prepared for repairs and maintenance to prolong the life of the garage.

Donald E. Stephens Convention Center East Parking Garage, Village of Rosemont: Performed inspections and prepared repair plans with specifications for a 4 story single helix, 2 way precast parking garage. Inspections included chain dragging the garage decks and hammer sounding accessible areas of precast triple tee beams, ledger beams and columns to document areas of deteriorated. Repair plans included installation of a waterproof membrane system, joint repairs and replacement of several precast tee beams with cast in place concrete supported by steel beams.

Jake Cullotta

Construction Engineer

YEARS EXPERIENCE: 2
YEARS WITH CBBEL: 2

EDUCATION
Bachelor of Science, 2024
Civil Engineering
Saint Louis University

CERTIFICATIONS
Documentation of Contract Quantities, IDOT, 25-22849

Jake is a dedicated and self-motivated civil engineer with a passion for planning and implementing innovative solutions to engineering challenges. He is particularly interested in the development, maintenance, and improvement of roads and bridges but remains open to exploring all areas of civil engineering to broaden his technical expertise. Skilled in structural engineering, teamwork, decision-making, and problem-solving, Jake thrives in dynamic environments where he can effectively plan, prioritize, and process complex information to achieve impactful results.

Arlington Heights Roadway Reconstruction, Lake County Department of Transportation: Construction Engineer for project that includes full road and sewer reconstruction between Lake Cook Rd. and Route 83. Responsibilities included preparing weekly reports on traffic, site, and erosion, as well as resolving issues such as sewer and concrete form layout; ensuring contractor is in compliance with plans, and addressing questions as they arose.

Kristen Marquie, EI

Senior Documentation Engineer

YEARS EXPERIENCE: 24
YEARS WITH CBBEL: 24

EDUCATION
Bachelor of Science, 2002
Construction Engineering Management
Purdue University

PROFESSIONAL REGISTRATION
Engineer Intern, IN

CERTIFICATIONS
Documentation of Contract Quantities, IDOT, 24-22754

IDOT BDE - 2021 Regulated Substances, Construction Projects & Special Provisions

Material Management of Job Sites

ICORS Training Seminar, IDOT

PROFESSIONAL DEVELOPMENT
IDOT QC/QA Courses:
Mixture Aggregate Technician

Portland Cement Concrete Level 1

STTP-S33 Soils Field Testing and Inspection Course

OSHA 30: Construction Industry Outreach Training Course

Kristen is a Civil Engineer experienced in resident engineer duties, specializing in documentation. Her previous experience includes on-site construction observation, documentation of quantities and coordination and verification of materials testing and inspection. This allows Kristen to specialize in contract documentation, contract changes and pay requests, and her involvement in all aspects of the projects allows quick close out. Kristen has been trained and has experience using IDOT's Construction & Materials Management System (CMMS).

Lake Water Receiving Facilities, Village of Shorewood: Resident Engineer. Responsible for construction observation and documentation of the Shorewood Lake Water Receiving Facilities, which includes construction of the five-million-gallon reservoir, pump station and connection to Shorewood's existing water facilities. Duties include construction observations, submittal reviews, documentation of quantities, preparation of change order and pay estimates and project closeout.

Rand Road - Central Road - Mount Prospect Road [IDOT Contract #61H44], Village of Mount Prospect: Documentation Engineer. Responsible for construction documentation related to installation and modernization of three intersections in the Rand Road Corridor. Duties include documentation of quantities, preparation of change order and pay estimates and project closeout.

Gross Point Road [IDOT Contract #61H23], Village of Skokie: Documentation Engineer. Responsible for construction documentation for roadway reconstruction of Gross Point Road. Duties include documentation of quantities, preparation of change order and pay estimates and project closeout.

Neighborhood Storage Project – Phase 3, Village of Wilmette: Documentation Engineer responsible for construction documentation related to installation of a 13.9 AC-FT StormTrap Doubletrap Vault and installation of various utilities and roadway improvements to reduce flooding. Daily on-site observations were documented utilizing Headlight inspection software.

Howard Street (IDOT Contract #61G30), City of Evanston: Documentation/Assistant Resident Engineer for $10.6 million IDOT District 1, Local Roads project consisting of commercial district streetscape improvements including HMA resurfacing, new combination curb/gutter, sidewalk, water main replacement, roadway lighting and modernization of traffic signals at two intersections. Duties included construction observation, documentation of quantities, preparation of change orders and pay estimates and project close out.

Broadway Street Reconstruction & Streetscape (IDOT Contract #87710), Village of Coal City: Documentation/Assistant Resident Engineer for Local Roads reconstruction and streetscape project. Duties included construction observation tasks and documentation of quantities.

Metra Area Improvements (Contract #61E89), Village of Riverside: Resident Engineer for Local Roads downtown streetscape improvement project, including brick pavers, planters and bike racks around the Metra station. Duties included construction observation tasks and documentation of quantities.

I-90 Roadway and Bridge Reconstruction, Widening (Contracts 4206 and 4233), Illinois Tollway: Documentation Engineer for reconstruction of I-90, including complete replacement and widening of a four-mile stretch. Daily duties included documentation of quantities and E-builder management. Other duties included inspection and closeout of the ITS and electrical contract items.

Retaining Wall, Noise Wall and Drainage Improvements (Arlington Heights Road to Oakton Street), Illinois Tollway: Documentation Engineer. Project involved construction of retaining wall, noise walls and drainage improvements along I-90. Daily duties included documentation of quantities and E-builder management. Other duties included contract administration and preparation of change orders and pay estimates.

I-90 at Cumberland Avenue, IDOT: Documentation Engineer. Project included widening and overlay of Cumberland Ave., drainage improvements, reconstruction of exit ramp and new traffic signals. Daily duties included construction observations, coordination of materials inspection, documentation of quantities on ICORS, and preparation of change orders and pay estimates. Other duties included coordinating with CTA, CDOT and utilities.

IL 43 and North Shore Drive Intersection Improvements, Village of Lake Bluff: Resident Engineer. Project involved full depth widening on IL 43 to provide left turn lanes, realignment of North Shore Dr and Knollwood Dr and installation of new traffic signals at the intersection. Daily duties included construction observation, coordination of materials inspection, documentation of quantities and contract administration.

NB I-294 Exit Ramp at Balmoral, Village of Rosemont: Resident Engineer for new I-294 exit ramp, including new toll plaza, roadway wideningand new traffic signals. Daily duties included construction observation,

coordination of materials inspection, and documentation of quantities. Other duties included contract administration, and preparation of change orders and pay estimates.

I-80 Resurfacing (Harlem Avenue to I-294), IDOT: Documentation Engineer. Project was constructed with federal funds, so all documentation and material inspections were completed in accordance with federal guidelines.

Addison Creek, Village of Bensenville: Resident Engineer for stream bank improvements. Daily duties included construction observation, coordination of materials inspection, and documentation of quantities. Other duties included contract administration, and preparation of change orders and pay estimates.

LAPP Program, Village of Glendale Heights: Resident Engineer. Daily duties included construction observation, coordination of materials inspection, and documentation of quantities per IDOT standards. Other duties included contract administration, and preparation of change orders and pay estimates.

Illinois Tollway Contract No. I-08-5496: Resident Engineer. Project involved widening, patching and overlay of the Veteran's Memorial Tollway. Daily duties included construction observation, coordination of materials inspection, and documentation of quantities. Other duties included contract administration, and preparation of change orders and pay estimates.

Illinois Tollway Contract No. RR-08-5547: Resident Engineer. Bridge rehabilitation included removal and replacement of the bridge deck, concrete diaphragms, and parapet wall. Daily duties included construction observation, coordination of materials inspection, documentation of quantities, and preparation of change orders and pay estimates. Other duties included coordinating with CTA, IDOT and Department of Aviation.

Elizabeth Jensen, PE, PTOE

Head, Traffic Operations Department

YEARS EXPERIENCE: 15
YEARS WITH CBBEL: 14

EDUCATION
Bachelor of Science, 2008
Civil Engineering
University of Illinois at Chicago

PROFESSIONAL REGISTRATION
Professional Engineer, IL, 062.067808, 2015

Professional Engineer, IN, PE12401062, 2024

CERTIFICATIONS
Professional Traffic Operations Engineer, #4197

Traffic Signal Technician, Level II

PROFESSIONAL AFFILIATIONS
Engineers Without Borders-Chicagoland Professional, Chapter President, 2014-2015

Institute of Transportation Engineers (ITE), Member

Women in Transportation Seminar (WTS), Member

PROFESSIONAL DEVELOPMENT
IDOT District 3:
PCC Concrete Testers Course

Asphalt Inspection Class

Pavement Patching Course

Construction Survey Course

Safety Training Class

Earth Excavation Course

Piling and Deep Foundations Course

Small Drainage Structures Course

Bolting & Structure Steel Placement Course

Fall Protection Course

Liz is a registered Professional Engineer and the Head of the Traffic Operations Department. She has extensive Phase I Traffic Studies and Phase II Traffic Signal design experience. Experience includes crash analysis, railroad coordination, PDR report development, intersection design studies, traffic impact studies, fiber optic interconnect and ATMS implementation.

Software Experience: VISSIM Microscopic Simulation program (PTV America), CORSIM Microscopic Simulation program (McTrans), Synchro/Sim Traffic Modeling (Trafficware), HCS7 (McTrans), Eagle/Tactics, Econolite/Aries, ArcGIS Geographic Information Systems (ESRI), MicroStation V8i (Bentley), Microsoft Office

63rd Street Flashing Yellow Arrow Project, DuPage County Division of Transportation: Project Manager responsible for the Phase I and Phase II engineering services on the HSIP funded 63rd Street Flashing Yellow Arrow project. The scope of work includes four traffic signal modernizations with one traffic signal modification to implement FYA signal indication and other safety countermeasures as well as revisions to the County's fiber optic network to maintain connectivity during and after the project. The project is currently on the June 2026 letting.

Various Traffic Engineering Design Services Contract, Illinois Department of Transportation (PTB 201-010 and PTB 207-018): Managing the contract, performing QAQC, invoicing and interfacing with the client. Work orders include the IDOT Centracs Expansion #4 project which will add 90 signalized intersections to IDOT's ATMS system, Signal Coordination and Timing (SCAT) Studies, EMC plans which include urgent signal and signing upgrades on State routes, temporary timing work, and updating the State's traffic signal inventory system.

Randall and Hopps Reconstruction and Grade Separation Project, Kane County Division of Transportation: Engineer responsible for the traffic signal plans, IT network infrastructure plans, ICC/railroad coordination. The project will replace two existing traffic signal installations and upgrade the County's IT Network throughout the project limits. Temporary traffic signal installations will be used to maintain traffic control during construction activities.

Traffic Signal Modernization Project, Chicago Department of Transportation: Project Manager and QA/QC for developing traffic signal and intersection improvements at 30 various intersections in the City of Chicago. The project includes traffic signal design, lighting design, minor geometric design such as curb extensions, drainage modifications, CTA coordination and utility coordination. Tasks also included managing subconsultants.

Traffic Signal Modernization and Replacement Project, Cook County Department of Transportation and Highways: Managed the development of CBBEL and subconsultant traffic signal, ADA, signage, and pavement marking plan sheets for 13 traffic signal replacements and 10 traffic signal upgrades. The project included the installation of CCDOTH's inaugural ethernet system and ATMS set up.

IL 38 Over I-39, Diverging Diamond Interchange, Illinois Department of Transportation, District 2: Completed Phase I traffic and crash studies as well as manage the traffic signal design for the DDI ramps including the DDI cabinet wiring. The plans include three new signalized intersections with interconnect.

88th Avenue/Cork Avenue Reconstruction and I-294 Interchange, Village of Justice: Developed Phase II Traffic Signal plans for the reconstruction of 88th/Cork Avenue and the new ramps for the I-294 interchange. Project included IDOT and CCDOTH signal installations and fiber optic interconnect. Four new traffic signals and interconnect will be installed with the project.

Rosemont HSIP Safety Corridor Project, Village of Rosemont: Managed the Phase I and Phase II engineering contract for signal and pedestrian upgrades to 14 intersections along the Des Plaines River Road and Balmoral Avenue corridors. Improvements include implementing Flashing Yellow Arrow signal indications at six intersections, two replacement traffic signal installations, and one brand new traffic signal installation with interconnect upgrades.

Des Plaines River Trail, Segment 2, Village of Rosemont: Responsible for the design and coordination of the CDOT traffic signal modernization for the intersection of East River Road and Bryn Mawr Avenue.

95th Street at Museum Drive, Village of Oak Lawn: Engineer responsible for traffic signal plans for the new railroad interconnected traffic signal at US 12-45/95th Street at Museum Drive. Assisted with ICC/railroad coordination.

Traffic Signal Modernization, Wood Street Reconstruction Project: Project Engineer responsible for preparation of contract plans and specifications for the removal and replacement of eight existing traffic signal installations, temporary and permanent traffic signal interconnect, and two interconnected railroad at-grade crossings. Project consisted of reconstruction of Wood Street (unmarked IDOT route) from 159th Street to 138th Street located in the municipalities of Harvey, Riverdale, and Dixmoor.

Anthony DeRicco, PE, LC

Department Head, Electrical

YEARS EXPERIENCE: 35
YEARS WITH CBBEL: 26

EDUCATION
Bachelor of Science, 1990
Electrical Engineering
University of Illinois at Chicago

PROFESSIONAL REGISTRATION
Professional Engineer, IL, 062.057484, 2004

Professional Engineer, WI, 42880-6, 2013

CERTIFICATIONS
Lighting Certified Professional NCQLP

PROFESSIONAL AFFILIATIONS
Illuminating Engineering Society of North America (IESNA)

Consulting Electrical Engineers (CEE), Division of the Electric Association

Tony is the Department Head of the Electrical Department with experience in a wide array of construction projects focusing on electrical applications. His experience includes design of roadway/site lighting, sports lighting, recreational facilities, wastewater and storm/flood control pump stations, potable water pump stations, generator applications and site irrigation. His responsibilities include assessing initial design criteria, evaluating design scenarios, creating photometric design submittals, creating exhibits, designing and constructing complete CAD drawings, generator sizing, developing cost estimates, shop drawing review, QA/QC review and construction observation.

Software Experience: AGI 32 for photometric calculations; MicroStation and AutoCAD for plan drawings; Excel and EDR (Electrical Designers Reference) for voltage drop calculations, panelboard circuit loads/schedules and fault current calculations; Kohler Spec Sizer, Caterpillar Spec Sizer and Cummins Power Suite for generator sizing; Power Point and Paint Shop Pro for creating exhibits and image manipulation. Bluebeam for project collaboration and plan review/markup.

PROFESSIONAL DEVELOPMENT

2020 National Electric Code Review (Online), October 2020; Ethics in City Government, Ethics Training for CDA/OMP Contractors, Vendors & Employees; 2014 National Electric Code Review, Chicago - March 3-5, 2014; ACEC Illinois & IDOT – Highway Lighting Seminar, Naperville 2011; 2011 National Electrical Code Review, Schaumburg; AGI32 Advanced Photometric Training Class, Lombard 2010; 2008 National Electrical Code Review, Oak Brook; ComEd New Business Services, Chicago, 2008; 2008 Chicago Electrical Code Review, Hillside; Writing at Work-Advanced Technical Writing, Rosemont 2008; 2005 National Electrical Code Review, Schaumburg; Emergency Power Generating Systems, Chicago 2006; ACEC Illinois & IDOT - Highway Lighting Seminar, Naperville 2006; Short Circuit and Arc Flash Analysis, Chicago 2005; Generator Reliability, Chicago 2005; 2002 National Electrical Code Review, Elk Grove; Design of Electrical Power Systems I & II, Chicago 2002.

ROADWAY LIGHTING DESIGN

IL 72 (Higgins)-River-Devon Lighting Improvements, Village of Rosemont: Project Manager. Project included approximately 8,100' of roadway lighting improvements. Project consisted of removal of existing lighting and installation of 89 new decorative type light poles and one new lighting controller. New light poles were 40' tall with 178W decorative pendent type LED luminaires on a 10-foot decorative arm with a two-piece clamp on clam shell base, banner arms and GFCI receptacles.

Rand Road, Central Road and Mount Prospect Road Improvements - Phase I/II, Village of Mount Prospect: Project Engineer. Project includes approximately 6,000' of roadway and street lighting improvements. Project consisted of removal of existing lighting and installation of 47 new decorative type light poles and one new lighting controller. New light poles were 40' tall with 180W cobrahead type LED luminaires on an 8-foot truss arm with a breakaway transformer base, banner arms and GFCI receptacles. Project was let by IDOT.

IL 72 (Higgins)-Devon Lighting Improvements, Village of Rosemont: Project Manager. Project included approximately 7,200' of roadway lighting improvements. Project consisted of removal of existing lighting and installation of 48 new decorative type light poles and one new lighting controller. New light poles were 40' tall with 249W decorative pendent type LED luminaires on a 12-foot decorative arm with a two-piece clamp on clam shell base, banner arms and GFCI receptacles. Project also included removal and installation of 30 new underpass type LED luminaires that were wall and suspended mounted for two tunnel underpasses.

Hobbie Avenue Reconstruction - Phase I/II, City of Kankakee: Project Engineer. Project included approximately 4,500' of roadway lighting improvements. Project consisted of the installation of 55 new decorative type roadway light poles and one new lighting controller. New light poles were 30' tall with 130W decorative teardrop type LED luminaires on a 6-foot decorative arm with a two-piece clamp on clam shell base. Project was let by IDOT.

Randall Road and Stearns Road Intersection Improvements, Kane County: Project Engineer. Project includes approximately 6,000' of roadway and street lighting improvements. Project consisted of installation of 44 new roadway light poles and one new lighting controller. New roadway light poles were spun aluminum with 330W cobrahead type LED luminaires on a 12-foot truss arm typically mounted at 47.5'. Project was let by IDOT.

Rolf Road and Lily Cache Road Improvements, Village of Plainfield: Project Manager. Project included approximately 4,700' of roadway lighting improvements. Project consisted of the installation of 24 new

roadway type light poles and one new lighting controller. New roadway light poles were spun aluminum tall with 84W cobrahead type LED luminaires on a 10-foot truss arm typically mounted at 30'. Project was designed in conjunction with the Village's Civil Engineering Department.

Stage 1D - Harrison and Main Streets, Village of Algonquin: Project Engineer. Project included approximately 2300' of roadway lighting improvements. Project consisted of removal of existing lighting and installation of 49 new decorative type roadway and pedestrian lighting units and one new lighting controller. Roadway lighting units were 25' and 30' tall with decorative LED type luminaires and GFCI receptacles. Pedestrian lighting units were 14' tall with decorative acorn LED type luminaires and GFCI receptacles. There were three roadway cross sections and one roundabout that required photometric calculations. Project was IDOT let.

Plum Grove Road Improvements, Village of Schaumburg: Project Engineer. Project included approximately 2300' of roadway lighting improvements. Project consisted of removal of existing lighting and installation of 49 new decorative type roadway and pedestrian lighting units and one new lighting controller. Roadway lighting units were 25' and 30' tall with decorative LED type luminaires and GFCI receptacles. Pedestrian lighting units were 14' tall with decorative acorn LED type luminaires and GFCI receptacles. There were three roadway cross sections and one roundabout that required photometric calculations. Project was IDOT let.

ITS/ELECTRICAL DESIGN

Roadway and Bridge Reconstruction (I-294) Mile Long Bridge, Willow Springs/Hodgkins/Countryside: Project Engineer. Project included approximately 11,000' of interstate widening (5000' of which were on a bridge) including removal, temporary and proposed fiber conduit/cable for the tollway backbone communications and ITS devices. Project consisted of 5000' of suspended fiber duct package (four sets of 8" fiberglass conduit each with six sets of 1.5" inner duct), 2 bridge pier mounted fiber duct access platforms, 2 active traffic management gantries, 1 intermediate power distribution & communication Facility, 1 roadway weather information system, 1 Bluetooth detector, 1 microwave detector, 3 Closed circuit TV cameras, 2 construction web cams, and 2 ITS electric/communications controllers. Project was let by the Tollway. Duties included master plan design options, electrical design, creation of contract drawings and specifications, summary of quantities, engineer's cost estimate, and new electric service coordination.

Abbey Harbor Marina Renovation, Fontana, WI: Project Engineer. Project included the complete renovation of a 419 boat slip marina, removal and replacement of all boat slips, shore power infrastructure and existing site lighting. Include. Project consisted of 5 main distribution panels, 22 power distribution panel boards, 208 dual slip shore power pedestals, and 44 site light poles. Duties included inventory of existing infrastructure, electrical design, creation of contract drawings and specifications, summary of quantities and engineer's cost estimate.

Police Station Carport, Village of Harwood Heights: Project Engineer. Project included the complete electrical, heating, and power design for a proposed parking structure. 3kW heaters were mounted on each end of the structure to melt snow and ice off the parked vehicles. Switches were installed at each parking bay to control the heaters as well as receptacles to plug in vacuums for easy vehicle detailing. New ceiling mounted luminaires were installed to better illuminate the walkway around the structure. Heating controls were also installed that include temperature and time delay controls. Duties included analyzing existing infrastructure, electrical design, creation of contract drawings and specifications, summary of quantities and engineer's cost estimate.

I-80 and I-55 Dynamic Message Signs and Bluetooth Installation, IDOT: Project Manager responsible for electrical design. Project included design and coordination for 2 DMS along I-55, 1 DMS along I-80 and included 34 Bluetooth Roadside Detectors along I-80. This project was done in collaboration with IDOT, CBBEL was responsible for design of DMS signs and Bluetooth Roadside Detectors were designed by IDOT. Each of the 3 DMS signs was located in a remote area adjacent to the expressway it serviced requiring coordination with ComEd for a new electric service to DMS sign with 1 service to be bored under Union Pacific's high speed railroad tracks. Scope included survey of proposed sites, soil testing at proposed sites, electrical design, creation of contract document, drawings and specifications, summary of quantities, engineers cost estimate, new electric service coordination, railroad coordination, structural analysis of overhead signs and design of impact attenuators at DMS location.

SITE LIGHTING DESIGN

Aurora Transportation Center East Parking Lot, City of Aurora: Project Engineer. Project included approximately 1,600' of parking lot widening and parking lot lighting improvements. Project consisted of removal of existing lighting and installation of 18 new area type light poles. New parking lot light poles were 30' tall with 104W area type LED luminaires. Project also included electrical and HVAC design for 2 warming shelters along each side of the Metra platform. Additional lighting scope included monument lighting with (3) 20W flood type LED luminaires and retrofitting 12 existing recessed HID luminaires in a pedestrian tunnel to LED.

Hodges Park Lighting Improvements, City of Park Ridge: Project Manager. Project included site lighting and site power improvements. Project consisted of removal of existing lighting and installation of 9 new decorative type light poles and one new lighting controller. New light poles were 10' tall with 37W decorative post top type LED luminaires and GFCI receptacles. Project also included USB charging stations, ground mounted receptacles, and flag up lighting. The controller and various receptacles were designed to provide vendor power for various community gatherings that happen in the park throughout the year. Duties included photometric calculations, electrical design, creation of contract drawings and specifications, summary of quantities, engineer's cost estimate, new electric service coordination, shop drawing review and construction observation.

CP1 Parking Lot Improvements, Abbott Park, Lake County: Project Engineer. Project included site lighting improvements. Project consisted of removal of existing lighting and reinstalling 55 existing light poles with 90 new 225W area type LED luminaires. Project also included monument lighting. Temporary conditions were needed to stage the parking lot to allow staff to actively park throughout project construction. Duties included photometric calculations, electrical design, creation of contract drawings and specifications, summary of quantities, and engineer's cost estimate.

Douglas Gotham, RLA, ASLA

Senior Landscape Architect

YEARS EXPERIENCE: 47
YEARS WITH CBBEL: 22

EDUCATION
Bachelor of Science, 1979
Landscape Architecture
University of Wisconsin at Madison

Additional Studies, 2001
Creating Wetland Parks: Environmental Management and Eco-Tourism
Harvard School of Design

Additional Studies, 2001
Water Reuse in Site Design
Harvard School of Design

PROFESSIONAL REGISTRATION
Landscape Architect, IL, 157000575, 1992

PROFESSIONAL AFFILIATIONS
American Society of Landscape Architects

IL Chapter-American Society of Landscape Architects

AWARDS
The Haven, Lindenhurst Park District, IPRA Outstanding Facility Award, 2003

Hunt Club Park, Gurnee Park District, IPRA Outstanding Aquatic Facility Award, 2000
IPRA Outstanding Aquatic Facility Award, National Winner, 2003

Hall Beach, Batavia Park District, IPRA Outstanding Aquatic Facility Award, 1993

Doug is a Senior Landscape Architect with extensive experience in the planning and design of public open spaces, having led more than 200 park and recreation projects across the Midwest. His multidisciplinary experience includes public meeting facilitation, cost estimating, grant writing, project design and project management. Throughout his career, Doug has consistently community-focused, technically sound solutions, and several of his projects have been honored with Outstanding Facility Awards from the Illinois Park and Recreation Association.

Software Experience: AutoCAD, Sketchup, Lumion, Photoshop, Illustrator, InDesign, Word, Excel, Power Point

Taft Avenue Streetscape, Village of Berkeley: Designed new streetscape elements and created 3D renderings for presentations.

Village of Roselle Municipal Campus, Village of Roselle: Provided landscape plans and created custom site feature details such as an arc pergola with a swing bench.

Shelton Park- Tennis and Pickleball Courts, Glencoe Park District: Prepared construction documents and assisted with bidding.

Palos Hills Gateway Sign, Village of Palos Hills: Developed concepts for a new gateway sign. Prepared 3D renderings. Created construction plans and details.

Huntley Gateway Sign, Village of Huntley: Developed design concepts. Prepared 3D renderings of each concept. Created construction drawings and details.

Andretti's Landscape Plan, Village of Schaumburg: Prepared landscape plans for the new Andretti's Indoor Karting facility.

Charles E. Brown Park Tennis and Pickleball Courts, Village of Deer Park: Developed concept plans, site details, specifications and construction documents for the replacement of existing tennis courts, and the construction of three new pickleball courts.

Washington Street Shared Use Street, Village of Algonquin: Prepared design details and plans for the redevelopment of Washington Street into a shared use street.

Park Street Shared Use Street, Village of Lombard: Developed various concept options and #D renderings to illustrate the transformation of Park Street into a shared use street. Once approved prepared construction details and specifications. Created a custom gateway element.

Courts Master Plan, Village of Deer Park: Prepared detailed report regarding condition of all sport courts within the community, including recommendations for renovations and reconfigurations.

Cornell Landscape Plan, Village of Huntley: Prepared concept plans for the facilities renovation and prepared final landscape plans.

Elmgrove Park, Village of Elmwood Park: Landscape Architect for development of new neighborhood park. Assisted with OSLAD grant application for acquisition of park site. Prepared construction plans for development. Features include a water spray playground, bag toss, benches and monument sign.

Spring Road Tributary Streambank Restoration, City of Oak Brook Terrace: Prepared landscape plans for restoration of the streambanks using native plants.

Levitt Pond, Village of Bloomingdale: Assisted in preparation of DuPage County Stormwater Grant Application. Prepared design and construction documents for fishing nodes, native shoreline plantings and a deck overlook.

McHenry Streetscape Master Plan, City of McHenry: Prepared master plan for three separate urban centers within the community. Facilitated public planning meetings and created illustrations of proposed improvements.

SIGNATURE PROJECTS

Lake Street Medians, Village of Bloomingdale: Landscape Architect. Prepared concept drawings, construction plans and details including the design of custom raised planters and a monument sign.

MSL
Material Solutions Laboratory

Amy Turko

Assistant Project Manager

Amy has over 6 years of Illinois Department of Transportation materials documentation experience. Including working with ICOR's, MISTIC, RFA program, IDOT Electronic Call Board and CMMS. Amy brings a positive energy and outstanding communication skills.

Education

- BA: Interior Design Michigan State University

Certifications

- IDOT Documentation of Contract Quantities #26-24710 (Exp. 05/05/30)

PROJECT EXPERIENCE

Various CMMS Construction/Material Documentation, Phase III Project, Region One/District One PTB 211-016 As Assistant Project Manager on the CMMS Team, Amy supported 207 IDOT contracts since August 2024, assisting 49 Resident Engineers across District 1. Responsibilities included collecting and entering material inspection documentation into CMMS, creating and submitting inventories for reviewed materials, and uploading evidence of compliance to reduce Materials' Deficiency Lists. Trained field staff on CMMS processes, monitored submitted inventories for feedback, and coordinated updates with Construction and Materials Supervisors. Played a key role in securing 49 Materials Certifications—32 for long-inactive contracts—and advanced 56 additional contracts to "Ready for Review" status to support project finalization.

Illinois Department of Transportation CMMS Data Entry for Bureau of Materials for Various Phase III Projects-Region 3/ District 5 PTB 208-026;
Supported construction project documentation and materials tracking through the Construction Materials Management System (CMMS). Assisted Resident Engineers by preparing inspection reports and managing inventory records to minimize material deficiencies. Collected and uploaded inspection documentation, created CMMS inventories, and submitted materials for final review and approval. Collaborated with supervisors to address project issues, implement process improvements, and develop a standardized CMMS workflow in partnership with District 5 staff.

Various CMMS Construction/Material Documentation, Phase III Project, District Nine PTB 216-054 Responsible for overseeing the implementation of standardized CMMS documentation procedures across District Nine. Developed and managed workflows for Resident Engineers (REs) to efficiently submit and track inspection reports within the Construction Materials Management System (CMMS). Ensured data accuracy, consistency, and compliance with IDOT standards while coordinating communication between field staff, State representatives, and documentation teams. Provided leadership in process optimization, quality assurance, and training to enhance efficiency in material documentation and reporting.

Illinois Department of Transportation QA Various, Various Contract, 2019 to 2024. PTB 192-004, 197-02
Administrative Assistant responsibilities within the Illinois Department of Transportation (IDOT) Bureau of Materials. Daily tasks include composing and editing various forms, letters, memos, and spreadsheets. Performs data entry of various technical lab reports on a mainframe system and electronic database including MISTIC and CMMS. Currently responsible for IDOT materials main callboard and recording vital information from producers and suppliers regarding inspection requests, and manages filing system.

MSL
Material Solutions Laboratory

MIKE BOYLE
Project Manager

Mr. Boyle has over 20 years of direct experience as a quality assurance Manager, material coordinator, documentation specialist, and construction inspector for transportation projects. He has played a critical role in the success of many large-scale construction projects and has extensive field and laboratory materials inspection experience.

In his role Mike has ensured contract document requirements are met for all construction materials such as asphalt, concrete, soils, steel, and electrical. He was responsible for management of QA personnel including scheduling, billing, and coordination with IDOT/ISHTA. In addition, Mike reviewed contractor submittals to ensure compliance with project specifications prior to submitting.

Prior to becoming a integral member of a Phase III construction team, Mike worked as the lead QC/QA technician on various high-profile IDOT and ISTHA projects. In this role, Mike helped to ensure that the HMA material maintained consistency for favorable project performance and payment outcome.

Mike also played a critical role on laboratory HMA mixture design teams for various contractors. As part of the design team, Mike completed hundreds of mix designs conforming to the specifications of various agency such as IDOT, INDOT, ISTHA, and the Department of Aviation.

Certifications and Training

- IDOT S-33
- IDOT Aggregate 5-Day
- IDOT PCC Level I/II/III
- IDOT HMA Level I/II/III
- DOT/Hazmat
- Nuclear Gauge Safety
- IDOT Documentation of contract quantities (#24-21729, exp. 2/26/2028)

PROJECT EXPERIENCE

Various CMMS Construction/Material Documentation, Phase III Project, Region One/District One PTB 211-016 As the project manager, Mike led a districtwide initiative supporting over 200 active IDOT contracts and more than 45 Resident Engineers. He developed and implemented standardized workflows for material documentation, review, and certification within CMMS, ensuring consistency and efficiency across all participating projects. Mike supervised documentation and materials staff, managed workloads and budgets, and coordinated with subconsultant teams to meet production targets and quality standards. Under his direction, the team achieved 49 Materials Certifications—32 for long-inactive contracts—and advanced 56 additional contracts to "Ready for Review" status, significantly accelerating project closeouts. He also oversaw training initiatives for field personnel and continuously refined data-entry and inventory-tracking processes to support statewide compliance and documentation integrity.

llinois Department of Transportation CMMS Data Entry for Bureau of Materials for Various Phase III Projects-Region 3/ District 5 PTB 208-026. Mike served in a supervisory role overseeing CMMS documentation operations for multiple Phase III construction projects. Developed and implemented standardized processes and workflows for the collection, coding, and submission of materials documentation in coordination with District 5 staff. Managed project workloads, budgets, and subconsultant staff to ensure timely and accurate delivery of materials certification packages. Supervised and trained team members supporting Resident Engineers, guided the resolution of documentation deficiencies, and collaborated with IDOT Bureau of Materials to streamline CMMS review and approval procedures.

Various CMMS Construction/Material Documentation, Phase III Project, District Nine PTB 216-054 . Mike served in a supervisory capacity overseeing CMMS documentation operations and staff performance across District 9. Directed the implementation of standardized procedures for RE's to submit and track inspection reports through the Construction Materials Management System (CMMS). Developed and managed workflows to improve efficiency, ensure compliance with IDOT standards, and maintain data accuracy and consistency. Supervised staff workloads, coordinated communication between field teams, State representatives, and documentation personnel, and managed budgets and subconsultant participation. Provided leadership in training, process optimization, and quality assurance to strengthen overall materials documentation and reporting performance.

MIKE BOYLE
Project Manager

Mr. Boyle has over 20 years of direct experience as a quality assurance Manager, material coordinator, documentation specialist, and construction inspector for transportation projects. He has played a critical role in the success of many large-scale construction projects and has extensive field and laboratory materials inspection experience.

In his role Mike has ensured contract document requirements are met for all construction materials such as asphalt, concrete, soils, steel, and electrical. He was responsible for management of QA personnel including scheduling, billing, and coordination with IDOT/ISHTA. In addition, Mike reviewed contractor submittals to ensure compliance with project specifications prior to submitting.

Prior to becoming a integral member of a Phase III construction team, Mike worked as the lead QC/QA technician on various high-profile IDOT and ISTHA projects. In this role, Mike helped to ensure that the HMA material maintained consistency for favorable project performance and payment outcome.

Mike also played a critical role on laboratory HMA mixture design teams for various contractors. As part of the design team, Mike completed hundreds of mix designs conforming to the specifications of various agency such as IDOT, INDOT, ISTHA, and the Department of Aviation.

Certifications and Training

- IDOT S-33
- IDOT Aggregate 5-Day
- IDOT PCC Level I/II/III
- IDOT HMA Level I/II/III
- DOT/Hazmat
- Nuclear Gauge Safety
- IDOT Documentation of contract quantities (#24-21729, exp. 2/26/2028)

PROJECT EXPERIENCE

Illinois Department of Transportation, Contract #62R26, Partial reconstruction of Entrance and Exit Ramps at the I-80/I-55 Interchange. As Materials Coordinator for IDOT Contract 62R26, Mike Boyle oversaw all material documentation and testing operations supporting the partial reconstruction of the I-80/I-55 interchange. His responsibilities included coordinating materials sampling and submittals, managing CMMS documentation for project compliance, and facilitating communication between field inspectors, laboratories, and Resident Engineers. Mike ensured all PCC, HMA, aggregate, and structural materials met IDOT standards for the new SB I-55 to EB I-80 flyover bridge and reconstructed Mound Road corridor.

Illinois Department of Transportation, Contract #62R25; Reconstruction of the Larkin Avenue Ramps to and from I-80 including ramp and approach reconstruction, retaining wall, and noise walls, Will County. As Materials Coordinator, Mike managed all materials documentation and testing activities for the reconstruction of multiple Larkin Avenue ramps connecting to and from I-80. He coordinated sampling, submittals, and quality assurance testing for PCC, HMA, and aggregate materials, ensuring compliance with IDOT standards and project specifications. Mike oversaw CMMS documentation workflows and collaborated with Resident Engineers, contractors, and laboratories to maintain accurate material records supporting project certification and final acceptance.

Illinois Department of Transportation, Contract #60W35; Pavement Reconstruction along I-80 WB from Gardner St. to Rowell Ave., Replacement and Widening of Bridges. Mike Boyle acted as a Materials Coordinator and oversaw materials documentation and quality assurance testing for the 1.19-mile pavement reconstruction along I-80 westbound from Gardner Street to Rowell Avenue. His responsibilities included managing CMMS documentation, coordinating materials sampling and submittals, and ensuring compliance with IDOT standards for PCC, HMA, aggregate, and structural materials. Mike played a key role in supporting bridge widening and replacement operations over Hickory Creek and Rowell Avenue/WCL Railroad, as well as deck patching at multiple bridge structures throughout the corridor.

TAB 3
RELATED EXPERIENCE
FACT SHEETS

Related Experience

Christopher B. Burke Engineering, Ltd. (CBBEL) offers the Village a portfolio of Phase III Construction Engineering assignments that closely parallel the Rand Road–IL 83–Kensington Road improvement: IDOT jurisdiction roadway widening, full traffic-signal and controller modernization, dense utility coordination in shared right-of-way, federally-funded delivery, and pedestrian/bicycle accommodations all documented to IDOT standards through CMMS. The representative projects are profiled in the attached fact sheets; the summaries below highlight why each is relevant.

Rand/Central/Mount Prospect Improvements (IDOT Contract #61H44). Our most directly comparable project, delivered in Mount Prospect. Same triangle-intersection challenge, same single-controller signal solution, same complex utility coordination, and the same IDOT project manager, **LUKASZ BROZEK, PE**.

Franklin Avenue Reconstruction (IDOT Contract #61H14). A $25M federally-funded corridor reconstruction with signal modernization, lighting, a shared-use path, and extensive private-utility coordination, administered start-to-finish through CMMS. This project was also delivered under IDOT project manager **LUKASZ BROZEK, PE**.

Gross Point Road Reconstruction (IDOT Contract #61H23). Roadway widening for bike lanes, modernized signals, and a State-to-local jurisdictional transfer at completion, again delivered with **LUKASZ BROZEK, PE**, as the IDOT project manager.

Arlington Heights Road Reconstruction. A $16M reconstruction blending multiple federal/state/local funding sources, with signal, ADA, and pedestrian improvements.

A proven, continuous team. The engineers and inspectors who delivered these projects are the same ones proposed here, Project Manager **KEVIN WILSON, PE** (Franklin Avenue, Gross Point Road), Resident Engineer **TRACY WAIS, PE** (Gross Point Road), **KRISTEN MARQUIE, EI** (documentation/CMMS), and inspector **JACOB (JAKE) CULLOTTA** (Arlington Heights). CBBEL arrives already fluent in the IDOT Phase III workflow and the conditions of Mount Prospect itself.



Rand/Central/Mount Prospect Improvements (IDOT Contract #61H44)

Mount Prospect, IL (2023-2024)



Project Type

- Phase I, II & III Engineering
- Roadway Improvements
- Intersection Improvements
- Traffic Signal Improvements
- Drainage Improvements

Project Team

W. Daniel Crosson, PE
Project Manager

Patrick Kielty, PE
Resident Engineer

Kristen Marquie, EI
Documentation Engineer

Client

Village of Mount Prospect

Construction Cost

$8.5 million

Fee

$633,000 (Phase III)

Funding Source

CMAQ/Local

IDOT Contact

Lukasz Brozek, PE

Providing Phase III Engineering services to improve traffic flow at a triangle intersection.

This project will see all three roadways widened to improve traffic flow through the intersections. Additional aspects of the project include drainage improvements; turn bays constructed to increase the storage and flow of vehicular traffic into and out of the retail areas; milling and overlaying all roadways within the project limits; new pavement markings and signage; traffic signal modernization for five intersections; and the installation of a new roadway lighting system.

The traffic signalization of the three intersections will be controlled from a single Traffic Signal Controller, which is the cornerstone of this project. The traffic signal improvement required the contractor to install underground conduits along and under the roadways, in an area of Mount Prospect that shared the IDOT right-of-way with many private utility companies, including ComEd, AT&T, Comcast, MCI, Verizon, AT&T Broadband, Astound, and Zayo Fiber Optic. ComEd and AT&T spent a year prior to the start of construction relocating their poles and lines, while Comcast, MCI/Verizon and Zayo had to make improvements during construction. CBBEL managed communication and construction coordination with these utility companies without any damage to underground or overhead facilities. In addition, NICOR had an equally complicated distribution system of 8-, 16- and 18-inch MOP natural gas mains that had to be crossed for the new underground conduits. CBBEL coordinated with NICOR (Watch & Protect) to bore or push 16 crossings under the roadways of their gas mains.

The contract also calls for the continuation and/or improvement of a shared-use bike path along the Rand Road parkway. CBBEL is tasked with designing and inspecting 40 new ADA ramps and other sidewalk improvements to ensure ADA compliance.

Phase III Services Included:

- Shop drawing review
- Preconstruction services
- Full-time construction observation
- Coordination with utility companies
- Preparation of change orders, authorizations, and pay estimates and documentation using CMMS
- Quality assurance of construction materials (PCC and HMA)

Franklin Avenue Reconstruction (IDOT Contract #61H14)

Franklin Park, IL (2022-2025)



Project Type

- Phase III Engineering
- Roadway Improvements
- Storm Sewer Improvements
- Shared Use Path
- Traffic Signal & Lighting Improvements

Project Team

Kevin Wilson, PE
Project Manager/Resident Engineer

Louis Sommesi
Inspector

Client

Village of Franklin Park

Construction Cost

$25 million

Fee

$995,000

Funding Source

Federal (National Highway Freight Program, CMAQ)/Local

IDOT Contact

Lukasz Brozek

Upgrading the existing two-lane roadway to a four-lane modernized corridor to coincide with the Elgin O'Hare Western Access expansion.

The Village of Franklin Park has initiated a project requiring Phase III Professional Engineering Services for the proposed reconstruction and widening of Franklin Avenue from Mannheim Road to Runge Street and Williams Drive from Franklin Avenue to Belmont Avenue for a total distance of 1.76 miles. The improvements along Franklin Avenue consist of reconstruction and widening of roadway, construction of a shared use path, installation of new large diameter closed storm sewer, box culvert reconstruction, slope wall modification, traffic signal modernization, lighting, signing, and pavement markings.



Phase III Services Included:

- Shop drawing review
- Preconstruction services
- Full-time construction observation including verification that contractor conformed to plans & specifications, serving as liaison between Village and contractor
- Coordination with utility companies, including ComEd, Nicor, AT&T, Verizon/MCI, and Magellan Midstream LLP
- Coordination with the Canadian Pacific Railroad to replace two full railroad crossings with new rails, crossing panels, approaches, and traffic signal equipment including new gates and flashers
- Project documentation of contract quantities according to IDOT standards
- Preparation of change orders, authorizations, and pay estimates using CMMS
- Coordination with subconsultants (Gonzalez Companies, Db Sterlin, EXP)
- Quality assurance of construction materials (Rubino Engineering, Inc.)
- Record drawings

Gross Point Road Reconstruction (IDOT Contract #61H23)

Skokie, IL (2023-2024)







Project Type

- Phase III Engineering
- Stormwater Improvements
- Bike Lanes & Pedestrian Improvements
- Traffic Signal
- Road Reconstruction

Project Team

Kevin Wilson, PE
Project Manager

Tracy Wais, PE
Resident Engineer

Kristen Marquie, EI
Documentation

Client

Village of Skokie

Construction Cost

$6.62 million (Awarded)

Fee

$489,000

Funding Source

STU, CMAQ, State & Local

IDOT Contact

Lukasz Brozek

Widening the roadway to add bike lanes and increase green space.

The Gross Point Road project included widening the roadway cross section to allow for two four-foot bike lanes in either direction and reconfiguring the side street returns to allow for more green space. The project consisted of a full depth reconstruction of Gross Point Road from 400 feet north of Golf Road to Old Orchard Road, approximately 0.7 miles. The intersection of Gross Point Road and Old Orchard Road was resurfaced. A majority of the existing roadway only had aggregate shoulders, so the proposed plans widened the roadway for the addition of bike lanes and paved parking lanes. To provide adequate drainage, the project also included 3,200 LF of mainline storm sewer and new curb and gutters. The returns for the adjacent roadways were reconfigured to provide additional green space along Gross Point Road. Additional roadway improvements included ADA ramps, thermoplastic pavement markings and landscaping.

CBBEL coordinated with the Metropolitan Water Reclamation District (MWRD) on several key components of the project. Because the proposed storm sewer discharges into the downstream MWRD system, the proposed weir structure needed to be inspected by the MWRD to confirm that the additional flow would not adversely impact system capacity. The team also worked with MWRD to address maintaining proposed manhole structure sizes and meet the rubber boots requirements at pipe penetrations. To avoid costly increases in manhole dimensions, MWRD approved the use of concrete collars at locations with large-diameter connections, allowing the proposed structure sizes to remain unchanged.

The intersection of Old Orchard Road and Gross Point Road also received new modernized traffic signals. At project completion, the roadway jurisdiction was transferred from the State of Illinois to the Village of Skokie.

Phase III Services Included:

CBBEL provided a full-time resident engineer to serve as the Village's liaison with the contractor and the residents. Additional services include:

- Construction observation, including verification that contractor conformed with contract documents, inspection of traffic control, inspection of erosion control measures, and measurement of quantities
- Preparation of pay estimates and contract authorizations
- Coordination material inspection
- Project documentation as outlined in the IDOT construction manual
- Act as Village liaison to local businesses and residents

Arlington Heights Road Reconstruction

Arlington Heights, IL (2024-Present)



Project Type

- Phase III Engineering
- ADA Improvements
- Pedestrian Improvements
- Roadway Improvements
- Storm Sewer Improvements

Project Team

W. Daniel Crosson, PE
Project Manager

Kevin Betke, PE
Resident Engineer

Jake Cullotta
Construction Engineer

Client

Lake County Division of Transportation

Construction Cost

$16 million

Funding Source

LCDOT, Rebuild Illinois, Village of Buffalo Grove, Village of Long Grove, Motor Fuel Tax, County Bridge

Improving roadway conditions while enhancing safety, mobility and accessibility.

This project reconstructed Arlington Heights Road between IL Route 83 and Lake-Cook Road. Existing concrete pavement was replaced with new full-depth HMA pavement. Additional improvements included channelization improvements at Fremont Way, replacing storm sewer, widening Checker Road, filling a sidewalk gap between Brittany Lane and Checker Road, replacing traffic signal equipment, and enhancing the drainage system.

Services Included:

- Shop drawing review
- Preconstruction services
- Full-time construction observation, including verification that contractor conformed to plans & specs and serving as liaison between village and contractor
- Coordination with utility companies
- Project documentation of contract quantities according to IDOT standards
- Preparation of change orders, authorizations, and pay estimates using CMMS
- Quality assurance of construction materials
- Record drawings



TAB 4
PROJECT UNDERSTANDING & TECHNICAL APPROACH
PROJECT SCHEDULE

Project Understanding & Approach

The **Village of Mount Prospect (Village)** is undertaking one of the most geometrically and operationally constrained intersection improvements in the northwest suburbs: the reconstruction of the **RAND ROAD (US 12) / IL 83 (MAIN STREET) / KENSINGTON ROAD** triangle. Three closely spaced signalized intersections, operating off a single shared controller, carry roughly 22,500 vehicles per day on Rand Road, 15,000 on IL 83, and 7,750 on Kensington, through a corridor that recorded 398 crashes over five years (approximately 48% rear-end, 28% turning). CBBEL understands that the Phase III goal here is not simply to inspect a roadway contract; it is to shepherd a heavily traveled, fully built-out arterial junction through two construction seasons while keeping traffic moving, businesses open, and three agencies aligned.

This is the kind of complex intersection and traffic signal improvement that CBBEL's Construction Engineering Department has successfully delivered for Mount Prospect and other clients in recent years. Our proposed Resident Engineer, **TRACY WAIS, PE**, will serve as the Village's primary day-to-day point of contact and brings direct resident engineering experience on comparable IDOT arterial reconstructions, including Skokie's Gross Point Road reconstruction (#61H23). She is backed by a department that has delivered Phase III Construction Engineering on related work for the Village and other local agencies: the Rand Road / Central Road improvement (#61H44) for Mount Prospect, the Gross Point Road reconstruction (#61H23) in Skokie, and the $25 million Franklin Avenue reconstruction (#61H14) in Franklin Park, a two-to-five-lane arterial widening with three new traffic signals, ComEd pole relocations, and staged maintenance of traffic directly analogous to this assignment.

Because CBBEL delivered Phase III services on Rand/Central, our team already knows Mount Prospect's staff, the IDOT District One review process, and the federal-aid documentation this project requires, working familiarity that a team new to the Village cannot replicate. We have organized our understanding of the project's defining challenges below.



Triangle Geometry & the Single Shared Controller

The short segment lengths between the three signals leave almost no room for queue storage; a backup at one approach propagates through the entire triangle within a cycle. Because all three intersections time off one controller, any temporary-signal misstep or timing error has system-wide consequences. The design itself required numerous IDOT design exceptions (turn-lane storage, intersection angles, and acceptance of LOS E/F on some movements) to fit the improvement within a built-out footprint, meaning the as-built tolerances are tight and field decisions must protect the design intent. Our inspection focus will be on precise staking of the new lane geometry and disciplined coordination of every signal-timing transition.

Maintenance of Traffic & Staged Construction

With roughly 124 working days spread across two seasons and Rand Road designated a Strategic Regional Arterial and NHS route, maintenance of traffic (MOT) is the single greatest risk to both the schedule and the public's confidence in the project. The Special Provisions incorporate IDOT's Traffic Control Plan and explicitly waive certain standard weekend lane-closure restrictions, signaling that night and weekend operations will likely be needed for critical tie-ins, signal pole installation, and pavement transitions. CBBEL inspectors will verify each stage against the approved staging plan, document traffic control using the IDOT Form BSPE 726, and watch for queue spillback into adjacent signals. This is the same staged-arterial discipline our team applied on Rand/Central (#61H44) and on Franklin Park's Franklin Avenue Reconstruction (#61H14).

Private Utility Coordination, the Top Schedule Risk

The corridor carries a dense utility burden, and the Status of Utilities tables identify dozens of conflicts that must clear ahead of their corresponding roadway stage: AT&T underground conduit and a manhole; CenturyLink fiber at 10+ locations; 20+ ComEd distribution and lighting poles; plus coordination obligations with Comcast, Crown Castle, WOW!, Zayo, and Nicor. Relocations must largely be complete by Winter 2026–27 to protect the Spring 2027 construction start; any slippage idles the Contractor and cascades into the second season. CBBEL will drive early utility coordination (field meetings, written status tracking, and JULIE verification) as a standing agenda item, exactly as we managed the comparable utility congestion on the Rand/Central and Skokie Gross Point Road (#61H23) corridors.



Traffic Signal & ITS Modernization

The project replaces three signals and consolidates them under a new master controller with full-actuated control, accessible pedestrian signals, emergency vehicle preemption, video detection, LED indications, UPS backup, and mast arms up to approximately 64 feet. Temporary signals must keep all movements live while the permanent system is built and removed. We will enforce the 72-hour advance signal-work notification to IDOT, manage TOCS shop-drawing submittals, and require full coordinated-timing testing before final turn on so that no queue blocks an adjacent intersection. Our Traffic Engineer, **LIZ JENSEN, PE, PTOE**, provides in-house signal expertise to resolve field questions without schedule loss.

Drainage, Regulated Substances & Confined Excavation

New storm sewer ranging 12 inches to 42 inches with restrictor-plate manholes (MWRD watershed compliance) means deep, shored excavation adjacent to live utilities and traffic. The IDOT "Removal and Disposal of Regulated Substances" special provision identifies possible contaminated soil from adjacent auto and fuel uses; our inspectors will be prepared for special handling, documentation, and disposal coordination to prevent excavation-driven delays.

Right-of-Way, Business Access & Public Outreach

No full takings are required, but approximately 0.5 acre across 31 parcels is being acquired in strips and corners, and a private lot (Bullet Auto Repair) is reconfigured by the IL 83 widening. Maintaining driveway and business access, including the Randhurst Village commercial frontage, through staged, half-at-a-time driveway work is central to keeping the community supportive of the project. CBBEL will support the Village's public-information role with proactive notifications and responsive field problem-solving, the same posture we maintained through the active commercial frontage on Rand/Central (#61H44).

Pedestrian, Bicycle & ADA Facilities

The project adds an 8-foot shared-use path along Rand Road and fills sidewalk gaps at all legs, with PROWAG/ADA-compliant ramps throughout. Our ramp-compliance inspection experience, applied across our recent IDOT arterial reconstructions (Franklin Park Franklin Avenue #61H14, Skokie Gross Point Road #61H23), provides accuracy in inspecting these facilities.



Project Objectives

CBBEL's Phase III effort will be measured against eight objectives:

1. Protect the traveling public through rigorous, daily traffic-control inspection across all stages, with heightened attention to the single-controller signal transitions.
2. Keep the project on schedule by treating utility relocation and weather-sensitive milestones as managed critical-path items, not passive observations.
3. Deliver the design intent despite the tight, design-exception-driven geometry, through precise layout verification and proactive resolution of field conflicts.
4. Maintain business and residential access at every stage, minimizing disruption to the Rand Road commercial corridor.
5. Ensure full federal-aid compliance, covering IDOT/FHWA QA/QC, DBE monitoring, certified payrolls, and complete documentation following IDOT Documentation standards.
6. Coordinate seamlessly across agencies (Village, IDOT District One, Bureau of Local Roads, IDOT Traffic, and the Contractor) via disciplined weekly progress meetings.
7. Control cost and quantities through accurate field measurements, timely pay estimates, and processing of authorizations as soon as changes are known.
8. Safeguard quality via independent QA materials testing and thorough as-built documentation.

Technical Approach

To successfully complete this project, CBBEL will perform, or be responsible for the performance of, the services outlined in the RFQ, furnishing qualified engineers, construction observers, and technical personnel. We have organized our work into the eight Scope of Services tasks below. Together, these tasks address every scope-of-services item identified in the RFQ Exhibit B while remaining tailored to the defining demands of this three-signal triangle: staged maintenance of traffic on a Strategic Regional Arterial, dense private-utility relocation, a single shared signal controller, and active commercial frontage. The project team is led by Project Manager **KEVIN WILSON, PE**, and Resident Engineer **TRACY WAIS, PE**, who serves as the Village's primary day-to-day point of contact. Tracy is supported throughout the project by experienced CBBEL construction staff on site, including Documentation Engineer **KRISTEN MARQUIE, EI**, and inspectors **BILL SCHULTZ, EI**, and **JAKE CULLOTTA**. On the traffic side, our Traffic Engineer, **LIZ JENSEN, PE, PTOE**, will be a valuable resource, handling the traffic signal and ITS items that are central to consolidating the three intersections under a single controller. Because the contract carries a substantial street-lighting and electrical package and an extensive parkway-restoration and tree-planting program alongside the roadway and signal work, CBBEL staffs this assignment across disciplines: **TONY DERICCO, PE, LC**, Head of our Electrical Department, for the lighting and electrical service systems; **DOUG GOTHAM, RLA, ASLA**, a Senior Landscape Architect, for tree protection, plantings, and restoration; and an environmental specialist available on-call for regulated-substances handling and erosion control.



Task 1 - Pre-Construction Services

- Prepare and submit IDOT agreements for construction and construction engineering to satisfy federal-aid funding requirements.
- Become familiar with the plans, specifications, and traffic operations at the three intersections and the surrounding access along Rand Road, IL 83, and Kensington Road. We will review the Project Development Report, Final plans, Final special provisions, Contractor bid unit prices, and advise the Village of potential conflicts or problems so solutions can be developed before construction.
- Review the project funding, including the project's STP, ITEP, and Congressional Appropriation grant programs. If necessary, discuss with the Village and Planning Liaison any anticipated additional funding that may be available if the Contractor awarded bid is higher than the current funding amounts. Our goal is to reduce the local cost burden at completion of the project.
- Participate in the Preconstruction Meeting with IDOT, Village staff, and the Contractor, and in any Village-administered informational meeting with impacted property owners and stakeholders.
- Lead early and continuous private-utility coordination with AT&T, CenturyLink, ComEd, Nicor, Comcast, Crown Castle, WOW!, and Zayo to relocate facilities as necessary prior to construction. Because relocations must largely clear by Winter 2026–27 to protect the Spring 2027 start, CBBEL tracks each conflict in writing and verifies it clears ahead of its dependent stage. This is the single greatest schedule risk on the corridor.
- Review the Contractor's construction schedule for compliance with the contract, and produce a pre-construction video documenting existing conditions across the corridor and adjacent business frontage.

Task 2 - Submittals / Requests for Information (RFI) Responses

- Review all shop drawings and equipment/material submittals for conformance with the Contract Documents and Engineering Drawings, returning comments to the Contractor within seven (7) days; maintain a submittal log and notify the Village of any deviation or substitution with a recommendation for acceptance or denial.
- Give heightened attention to TOCS traffic-signal submittals: the new master controller, mast arms up to approximately 64 feet, accessible pedestrian signals, emergency vehicle preemption, video detection, and UPS backup.
- Review and coordinate timely responses to all Contractor RFIs, maintaining a separate file for each. Because consolidating three signals under a single controller is the most technically demanding element of this project, signal and ITS RFIs route to CBBEL's Traffic Operations Department, led by **LIZ JENSEN, PE, PTOE**, for in-house resolution so signal questions never become schedule delays.
- Coordinate with the Phase II design team as the November 2026 letting date approaches.

Task 3 - Construction Observation

Layout Verification / Construction Layout

- Verify the Contractor's horizontal and vertical construction layout of the proposed lane geometry and perform periodic check measurements against plan, which is critical given the tight turn-lane and intersection geometry.
- Coordinate private property work with property owners to minimize disruption, including the Randhurst Village commercial frontage and the reconfigured Bullet Auto Repair lot.

Construction Observation

- Inspect all contract work, including pavement, curb, storm sewer (12"–42"), shored deep excavation, traffic signals and ITS, street lighting, PROWAG-compliant ADA ramps, sidewalk connections, and the 8-foot shared-use path along Rand Road, keeping the Village informed, guarding against defects, and rejecting work that fails to conform to the Contract Documents.
- Attend and conduct weekly construction coordination/progress meetings with the Village, IDOT, and the Contractor, and provide weekly progress updates; monitor the Contractor's schedule and address deviations immediately.



Traffic Control Inspection

- Perform Work Zone Traffic Control inspection per Section 700 of IDOT's Construction Manual: one detailed daytime inspection per week and two nighttime inspections per month, recorded on Form BSPE 726, with the Resident Engineer driving through the jobsite daily.

Verify each maintenance-of-traffic stage against the approved Traffic Control Plan, monitor queue spillback between the three closely spaced signals, and manage permitted night/weekend operations (standard weekend lane-closure restrictions are waived for critical tie-ins).



Task 4 - Construction Documentation

- Complete all Construction Engineering tasks to meet Federal, State, County, and Village requirements, following all IDOT guidelines, including the IDOT Construction Manual, BLR Manual, and Project Procedures Guide.
- Complete all necessary paperwork during construction: maintain the daily project diary, daily inspection reports, field and quantity books, and all pertinent records; maintain and update CMMS; and keep an ongoing field mark-up set documenting every change from the design.
- Prepare pay estimates for Contractor work performed and provide the Village a recommendation for payment (IDOT pays the Contractor directly and seeks reimbursement from the Village); develop and process change orders as necessary.

Prepare invoices for consultant work performed on IDOT forms, and manage DBE monitoring and certified payrolls. Documentation is led by **KRISTEN MARQUIE, EI**, Documentation Engineer on both Rand/Central (#61H44) and Gross Point (#61H23).

Task 5 - Area Resident and Business Owner Coordination

- Develop and distribute regular project notifications to impacted residents, businesses, and refuse/delivery companies, and support the Village's public-information role throughout construction.
- Respond to inquiries from various stakeholders and address issues in a timely manner, maintaining driveway and business access through staged work (driveways completed one half at a time) along the active commercial frontage.
- Coordinate with the IDOT Bureau of Traffic on signal-timing and traffic-operations matters.

Task 6 - Material QA Testing

- Coordinate material testing and QA/QC with the Contractor during construction. CBBEL provides subconsultant Material Solutions Laboratory (MSL), an IDOT DBE-certified firm prequalified in QA, for the material testing portions of the contract.
- The Resident Engineer coordinates QA material testing at the frequencies required by IDOT's Project Procedures Guide and reviews all reports submitted by the Contractor's QC subcontractor for compliance with the project specifications.

Task 7 - Post-Construction / Project Close-Out

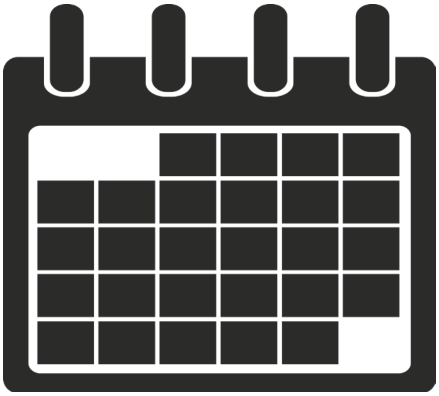
- Create the construction punch list and ensure all outstanding items are completed to the satisfaction of IDOT and the Village.
- Conduct the coordinated final inspection and complete final paperwork with IDOT and the Village; prepare the final pay estimate and a zero-balance final balancing change order for the Village's approval.
- Verify all required material inspection documentation has been received, and submit the job box to IDOT with all pertinent project information.

Task 8 - Record Drawings

- Prepare as-built record drawings reflecting all field changes, approved modifications, and final quantities, provided to the Village as one hard copy and one electronic copy in accordance with IDOT and Village documentation standards as part of project close-out.

Project Schedule

IDOT plans to let the project in November 2026, with utility relocation beginning over the Winter and construction starting the following Spring. The work is projected to span two construction seasons with final completion in 2028. CBBEL has built its Phase III schedule around the milestone dates in the Village's tentative schedule, with the critical-path emphasis on clearing private-utility relocations before the Spring 2027 construction start.



KEY PROJECT MILESTONES	
MILESTONE	**TARGET**
CE Award	July 21, 2026
Engineering Agreements to IDOT	July 27, 2026
IDOT Letting	November 6, 2026
Utility Relocation	Winter 2026–2027
Construction Start	Spring 2027
Substantial Completion	Fall 2028

PHASE I: PRE-CONSTRUCTION (JULY 2026 TO SPRING 2027)		
TASK	**TIMELINE**	**DESCRIPTION**
Contract Execution & Staffing	Jul–Aug 2026	Finalize CE agreement, mobilize key personnel, set up field office
Pre-Construction Coordination	Aug–Nov 2026	Plan review, utility kickoff, MOT staging review, IDOT/ Village alignment
Letting Support	Nov 2026	Support IDOT District One letting and contractor onboarding
Utility Relocation Oversight	Winter 2026–27	Monitor ComEd/AT&T/CenturyLink/Nicor relocations ahead of construction

PHASE II: CONSTRUCTION (SPRING 2027 TO FALL 2028 ~ APPROXIMATELY 124 WORKING DAYS / TWO (2) SEASONS)		
TASK	**TIMELINE**	**DESCRIPTION**
Stage Construction & MOT	2027 season	Staged widening/reconstruction, temporary signals, daily traffic-control inspection
Drainage & Roadway	2027 season	Storm sewer, paving, curb, ADA ramps, shared-use path
Signal & ITS	2027–2028	Temporary-to-permanent signal build, single-controller integration & testing
Final Stage & Restoration	2028 season	Remaining stages, surface course, landscaping, punch list

PHASE III: CLOSEOUT (FALL 2028)		
TASK	**TIMELINE**	**DESCRIPTION**
Final Inspection & Acceptance	Fall 2028	Punch-list resolution, IDOT final inspection, project acceptance
Documentation & Final Change Order	Fall 2028	As-builts, final quantities, zero-balance final change order, records closeout

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

FIXED RAISE

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook	18-00170-00-CH

Prime Consultant (Firm) Name	Prepared By	Date
Christopher B. Burke Engineering, Ltd.	Kevin Wilson, PE	7/8/2026

Consultant / Subconsultant Name	Job Number
Christopher B. Burke Engineering, Ltd.	C-91-215-24

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	**36**	**MONTHS**	**OVERHEAD RATE**	**145.92%**
START DATE	**10/1/2026**		**COMPLEXITY FACTOR**	
RAISE DATE	**1/1/2027**		**% OF RAISE**	**3.00%**
END DATE	9/30/2029			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	10/1/2026	1/1/2027	3	8.33%
1	1/2/2027	1/1/2028	12	34.33%
2	1/2/2028	1/1/2029	12	35.36%
3	1/2/2029	10/1/2029	9	27.32%

The total escalation = 5.35%

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook	18-00170-00-CH

Consultant / Subconsultant Name	Job Number
Christopher B. Burke Engineering, Ltd.	C-91-215-24

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	**90.00**
ESCALATION FACTOR	**5.35%**

JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Engineer VI	$87.00	$90.00
Engineer V	$73.73	$77.67
Engineer IV	$60.59	$63.83
Engineer III	$46.49	$48.98
Engineer I/II	$39.08	$41.17
Survey V	$90.00	$90.00
Survey IV	$81.68	$86.05
Survey III	$70.50	$74.27
Survey II	$58.00	$61.10
Survey I	$42.50	$44.77
Engineering Technician V	$76.15	$80.22
Engineering Technician IV	$57.28	$60.34
Engineering Technician III	$50.50	$53.20
Engineering Technician I/II	$36.40	$38.35
CAD Manager	$75.65	$79.70
CAD Technician II	$56.31	$59.32
CAD Technician I	$28.33	$29.85
GIS Specialist III	$63.00	$66.37
Landscape Architect II	$72.00	$75.85
Environmental Resource Specialist V	$79.21	$83.45
Environmental Resource Specialist IV	$65.80	$69.32
Environmental Resource Specialist III	$44.08	$46.44
Environmental Resource Specialist I/II	$34.00	$35.82
Environmental Resource Technician	$48.50	$51.09
Landscape Designer I/II	$34.00	$35.82
Transportation Planner III	$62.50	$65.84
Engineering Intern	$20.92	$22.04

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook	18-00170-00-CH

Consultant / Subconsultant Name	Job Number
Christopher B. Burke Engineering, Ltd.	C-91-215-24

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total (Payroll Only)	Contribution to Prime Consultant
Material Solutions Laboratory	35,805.00	3,580.50

Total	35,805.00	3,580.50

NOTE: Only subconsultants who fill out a cost estimate that splits out direct labor may be listed on this sheet.

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook	18-00170-00-CH

Consultant / Subconsultant Name	Job Number
Christopher B. Burke Engineering, Ltd.	C-91-215-24

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to federal maximum			$0.00
Lodging (per Federal GSA)	Actual Cost (Up to Federal rate maximum)			$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per Federal GSA)	Up to Federal rate maximum			$0.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90/full day	900	$90.00	$81,000.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)			$0.00
Shift Differential	Actual Cost (Based on firm's policy)			$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)	4292	$0.12	$515.04
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost			$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
				$0.00
				$0.00
				$0.00
			TOTAL DIRECT COSTS:	**$81,515.04**

9575 W. Higgins Rd.
Rosemont, IL 60018

Code	Description	Price	Per
111	8.5x11 RIP'd Color laser copies, Fiery's	$ 0.55	per side
117	11x17 RIP'd Color laser copies, Fiery's	$ 0.95	per side
151	Premium color poster	$ 3.00	sqft
155	Operator required-procesing charge	$ 25.00	quarter hr
157	Color scan to pdf	$ 1.40	sqft
400	8.5x11 B/W impressions	$ 0.09	page
400W	8.5x11 B/W impressions (Walk Up)	$ 0.07	page
403	8.5x11 Color paper stock	$ 0.10	sheet
404	8.5x11 Card Stock	$ 0.12	sheet
405	8.5x11 Sticky Back	$ 1.00	sheet
409	Clear 4 mil mylar cover	$ 0.50	sheet
413	8.5x11 Monochrome scan	$ 0.07	side
413-1	11x17 Monochrome scan	$ 0.09	side
414	8.5x14 B/W impression	$ 0.09	sheet
417	11x17 B/W Impression	$ 0.15	page
417W	11x17 B/W Impression(Walk Up)	$ 0.09	page
418	11x17 Card Stock	$ 0.19	sheet
419	11x17 Colored paper	$ 0.16	sheet
420	1/4 Plastic comb binding	$ 1.40	each
421	3/8 Plastic comb binding	$ 1.60	each
422	1/2 Plastic comb binding	$ 2.40	each
423	5/8 Plastic comb binding	$ 2.50	each
424	3/4 Plastic comb binding	$ 2.75	each
425	7/8 Plastic comb binding	$ 2.90	each
426	1" Plastic comb binding	$ 3.05	each
427	1-1/8" Plastic comb binding	$ 3.55	each
428	1-1/4" Plastic comb binding	$ 3.85	each
429	1-1/2 Plastic comb binding	$ 4.00	each
430	1-3/4 Plastic comb binding	$ 4.50	each
431	2" Plastic comb binding	$ 4.70	each
438	Stapling	$ 0.05	set
444-1	Plastic jackets	$ 1.25	each
444	Misc. Charges	$ 1.25	each
455	Imaging on tabs	$ 0.15	impression
456	Tab card stock	$ 0.75	sheet
470	Handwork	$ 45.00	hour
472	Fan folding 11x17 to 8.5x11	$ 0.03	sheet
473	Inserting	$ 0.04	sheet
474	Drilling-Standard 2 or 3 holes	$ 2.50	500 sheets
500	8.5x11 Color laser copy	$ 0.55	per side
502	8.5x11 small format color scan	$ 0.15	per side
502-1	11x17 Small format color scan	$ 0.15	per side
517	11x17 Color laser copy	$ 0.95	per side
580	Mounting on 3/16 foamcore	$ 3.45	sqft
73	overtime	$ 50.00	hour
777777	Paper per case or package 8.5x11, 8.5x14, 11x17	Subject to	change
800	Digital bond prints/plots	$ 0.16	sqft
800h	Half size bond prints/plots	$ 0.16	sqft
802	Scan Setup	$ 0.50	sheet
822	Scan to file	$ 2.00	sheet
850	Large document velium prints	$ 0.40	sqft
872	Folding	$ 0.05	sqft
870	Handwork	$ 45.00	hour
885	Mylar reproduction	$ 1.75	sqft
900	Digital bond prints/plots	$ 0.16	sqft
900h	Half size bond prints/plots	$ 0.16	sqft
905	Color inkjet plots	$ 2.70	sqft
905-2	EGG Scans	$ 1.40	sqft
910	Mylar prints/plots	$ 1.75	sqft
924	Burn a CD	$ 12.00	each
925	File conversion processing	$ 0.75	sheet
950	Velium Plots	$ 1.25	sqft

Local Public Agency
Village of Mount Prospect

County
Cook

Section Number
18-00170-00-CH

Consultant / Subconsultant Name
Christopher B. Burke Engineering, Ltd.

Job Number
C-91-215-24

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 145.92%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	MANHOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Task 1 - Pre-Construction Services	12,600	1120	65,215	95,162	21,521		194,498	11.74%
Task 2 - Submittals / RFI Responses		360	24,126	35,204	7,961		67,291	4.06%
Task 3 - Construction Observation	57,600	5180	289,186	421,981	95,431		864,198	52.17%
Task 4 - Construction Documentation	515	1300	70,238	102,491	23,178	46,394	242,816	14.66%
Task 5 - Area Resident and Business Coordination		120	7,660	11,177	2,528		21,365	1.29%
Task 6 - Material QA Testing			-	-	-	71,094	71,094	4.29%
Task 7 - Post-Construction / Project Close-Out	10,800	940	53,967	78,749	17,809		161,325	9.74%
Task 8 - Record Drawings		194	10,902	15,908	3,598		30,408	1.84%
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Subconsultant DL					3,580.50		3,581	0.22%
TOTALS	81,515	9214	521,294	760,672	175,607	117,488	1,656,576	100.00%

Local Public Agency
Village of Mount Prospect

County
Cook

Section Number
18-00170-00-CH

Consultant / Subconsultant Name
Christopher B. Burke Engineering, Ltd.

Job Number
C-91-215-24

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Task 1 - Pre-Construction Services			Task 2 - Submittals / RFI Responses			Task 3 - Construction Observation			Task 4 - Construction Documentation			Task 5 - Area Resident and Business Coordination		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer VI	90.00	260.0	2.82%	2.54	20	1.79%	1.61	80	22.22%	20.00	120	2.32%	2.08						
Engineer V	77.67	80.0	0.87%	0.67				40	11.11%	8.63	40	0.77%	0.60						
Engineer IV	63.83	5,520.0	59.91%	38.24	800	71.43%	45.59	160	44.44%	28.37	3000	57.92%	36.97	800	61.54%	39.28	120	100.00%	63.83
Engineer III	48.98	120.0	1.30%	0.64				40	11.11%	5.44	80	1.54%	0.76						
Engineer I/II	41.17	2,520.0	27.35%	11.26	300	26.79%	11.03	40	11.11%	4.57	1940	37.45%	15.42						
Survey V	90.00	5.0	0.05%	0.05															
Survey IV	86.05	5.0	0.05%	0.05															
Survey III	74.27	0.0																	
Survey II	61.10	40.0	0.43%	0.27															
Survey I	44.77	40.0	0.43%	0.19															
Engineering Technician V	80.22	0.0																	
Engineering Technician IV	60.34	0.0																	
Engineering Technician III	53.20	0.0																	
Engineering Technician I/II	38.35	600.0	6.51%	2.50										500	38.46%	14.75			
CAD Manager	79.70	8.0	0.09%	0.07															
CAD Technician II	59.32	16.0	0.17%	0.10															
CAD Technician I	29.85	0.0																	
GIS Specialist III	66.37	0.0																	
Landscape Architect II	75.85	0.0																	
Environmental Resource S	83.45	0.0																	
Environmental Resource S	69.32	0.0																	
Environmental Resource S	46.44	0.0																	
Environmental Resource S	35.82	0.0																	
Environmental Resource T	51.09	0.0																	
Landscape Designer I/II	35.82	0.0																	
Transportation Planner III	65.84	0.0																	
Engineering Intern	22.04	0.0																	
TOTALS		9214.0	100%	$56.58	1120.0	100.00%	$58.23	360.0	100%	$67.02	5180.0	100%	$55.83	1300.0	100%	$54.03	120.0	100%	$63.83

Local Public Agency
Village of Mount Prospect

County
Cook

Section Number
18-00170-00-CH

Consultant / Subconsultant Name
Christopher B. Burke Engineering, Ltd.

Job Number
C-91-215-24

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 2 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Task 6 - Material QA Testing			Task 7 - Post-Construction / Project Close-Out			Task 8 - Record Drawings											
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Engineer VI	90.00				40	4.26%	3.83												
Engineer V	77.67																		
Engineer IV	63.83				600	63.83%	40.74	40	20.62%	13.16									
Engineer III	48.98																		
Engineer I/II	41.17				200	21.28%	8.76	40	20.62%	8.49									
Survey V	90.00							5	2.58%	2.32									
Survey IV	86.05							5	2.58%	2.22									
Survey III	74.27																		
Survey II	61.10							40	20.62%	12.60									
Survey I	44.77							40	20.62%	9.23									
Engineering Technician V	80.22																		
Engineering Technician IV	60.34																		
Engineering Technician III	53.20																		
Engineering Technician I/II	38.35				100	10.64%	4.08												
CAD Manager	79.70							8	4.12%	3.29									
CAD Technician II	59.32							16	8.25%	4.89									
CAD Technician I	29.85																		
GIS Specialist III	66.37																		
Landscape Architect II	75.85																		
Environmental Resource Spe	83.45																		
Environmental Resource Spe	69.32																		
Environmental Resource Spe	46.44																		
Environmental Resource Spe	35.82																		
Environmental Resource Tec	51.09																		
Landscape Designer I/II	35.82																		
Transportation Planner III	65.84																		
Engineering Intern	22.04																		
TOTALS		0.0	0%	$0.00	940.0	100%	$57.41	194.0	100%	$56.20	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ANNIVERSARY RAISE

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook County	18-00170-00-CH

Prime Consultant (Firm) Name	Prepared By	Date
Christopher B. Burke Engineering, Ltd.	Daniel Tiltges	7/7/2026

Consultant / Subconsultant Name	Job Number
Material Solutions Laboratory Corporation	C-91-215-24

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	36	MONTHS	OVERHEAD RATE	127.32%
START DATE	10/1/2026		COMPLEXITY FACTOR	0
RAISE DATE	ANNIVERSARY		% OF RAISE	3.00%

ESCALATION PER YEAR

DETERMINE THE MID POINT OF THE AGREEMENT

18

CALCULATE THE ESCALATION FACTOR TO THE MIDPOINT OF THE CONTRACT

4.50%

The total escalation for this project would be: **4.50%**

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook County	18-00170-00-CH

Consultant / Subconsultant Name	Job Number
Material Solutions Laboratory Corporation	C-91-215-24

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

MAXIMUM PAYROLL RATE	**90.00**
ESCALATION FACTOR	**4.50%**

JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.

CLASSIFICATION	IDOT AVG PAYROLL RATES ON FILE	CALCULATED RATE
Materials QA Technician	$56.59	$59.14
Pick-Up Techncian	$38.90	$40.65
Lab Manager	$41.00	$42.85
Material Coordinator	$31.50	$32.92
Documentation Technician	$41.50	$43.37

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook County	18-00170-00-CH

Consultant / Subconsultant Name	Job Number
Material Solutions Laboratory Corporation	C-91-215-24

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

Name	Direct Labor Total (Payroll Only)	Contribution to Prime Consultant

Total **0.00** **0.00**

NOTE: Only subconsultants who fill out a cost estimate that splits out direct labor may be listed on this sheet.

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook County	18-00170-00-CH

Consultant / Subconsultant Name	Job Number
Material Solutions Laboratory Corporation	C-91-215-24

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Per Diem (per Federal GSA)	Up to the federal maximum			$0.00
Lodging (per Federal GSA)	Actual Cost (up to the federal rate maximum)			$0.00
Lodging Taxes and Fees (per Federal GSA)	Actual Cost			$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			$0.00
Vehicle Mileage (per Federal GSA)	Up to federal rate maximum			$0.00
Vehicle Owned or Leased (no mileage charge allowed)	$45.00/half day (4 hours or less) or $90.00/full day	86	$90.00	$7,740.00
Vehicle Rental	Actual Cost (Up to $55/day)			$0.00
Tolls	Actual Cost			$0.00
Parking	Actual Cost			$0.00
Overtime	Premium portion (Submit supporting documentation)	40	$28.30	$1,132.00
Shift Differential	Actual Cost (Based on firm's policy)	8	$8.49	$67.92
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			$0.00
Project Specific Insurance	Actual Cost			$0.00
Monuments (Permanent)	Actual Cost			$0.00
Photo Processing	Actual Cost			$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			$0.00
CADD	Actual Cost (Max $15/hour)			$0.00
Web Site	Actual Cost (Submit supporting documentation)			$0.00
Advertisements	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			$0.00
Recording Fees	Actual Cost			$0.00
Transcriptions (specific to project)	Actual Cost			$0.00
Courthouse Fees	Actual Cost			$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Utliity Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
Testing of Soil Samples	Actual Cost	8	$905.00	$7,240.00
Lab Services	Actual Cost (Provide breakdown of each cost)			$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			$0.00
HMA Testing (Voids, AC, Gradation)		6	$900.00	$5,400.00
HMA (Core Testing,Tack Coat,LJS)		6	$100.00	$600.00
PCC Cylinders Breaks		84	$25.00	$2,100.00
			TOTAL DIRECT COSTS:	**$24,279.92**

Local Public Agency
Village of Mount Prospect

County
Cook County

Section Number
18-00170-00-CH

Consultant / Subconsultant Name
Material Solutions Laboratory Corporation

Job Number
C-91-215-24

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

OVERHEAD RATE 127.32%

COMPLEXITY FACTOR 0.00%

TASK	DIRECT COSTS	MANHOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Material Testing	19,780	352	19,712	25,097	6,505		71,094	60.51%
Construction Documentation	4,500	400	16,093	20,490	5,311		46,394	39.49%
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Subconsultant DL					-			
TOTALS	24,280	752	35,805	45,587	11,816	-	117,488	100.00%

Department use only

PR + OH =	$	81,392.00
PR+OH+DC+FF =	$	118,240.00
FF without Subconsultant DL=	$	11,816.00

Local Public Agency
Village of Mount Prospect

County
Cook County

Section Number
18-00170-00-CH

Consultant / Subconsultant Name
Material Solutions Laboratory Corporation

Job Number
C-91-215-24

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET ANNIVERSARY RAISE

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Material Testing			Construction Documentation											
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Materials QA Technician	59.14	288.0	38.30%	22.65	288	81.82%	48.38												
Pick-Up Techncian	40.65	28.0	3.72%	1.51	28	7.95%	3.23												
Lab Manager	42.85	36.0	4.79%	2.05	36	10.23%	4.38												
Material Coordinator	32.92	120.0	15.96%	5.25				120	30.00%	9.88									
Documentation Technician	43.37	280.0	37.23%	16.15				280	70.00%	30.36									
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TOTALS		752.0	100%	$47.61	352.0	100.00%	$56.00	400.0	100%	$40.23	0.0	0%	$0.00	0.0	0%	$0.00	0.0	0%	$0.00

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

July 13, 2026

Village of Mount Prospect
1700 West Central Road
Mount Prospect, IL 60056

Attention: Matt Lawrie, PE, Village Engineer

Subject: Phase III Construction Engineering Services Proposal for Rand-IL 83-Kensington

Dear Matt:

CBBEL is pleased to submit this proposal to provide Professional Phase III Construction Engineering Services for the above-referenced project.

SCOPE OF SERVICES

Task 1 - Pre-Construction Services

- Prepare and submit IDOT agreements for construction and construction engineering to satisfy federal-aid funding requirements.

- Become familiar with the plans, specifications, and traffic operations at the three intersections and the surrounding access along Rand Road, IL 83, and Kensington Road. Review the Project Development Report, final plans, final special provisions, Contractor bid unit prices, and advise the Village of potential conflicts or problems so solutions can be developed before construction.

- Review the project funding, including the project's STP, ITEP, and Congressional Appropriation grant programs. If necessary, discuss with the Village and Planning Liaison any anticipated additional funding that may be available if the Contractor awarded bid is higher than the current funding amounts.

- Participate in the Preconstruction Meeting with IDOT, Village staff, and the Contractor, and in any Village-administered informational meeting with impacted property owners and stakeholders.

- Lead early and continuous private-utility coordination with AT&T, CenturyLink, ComEd, Nicor, Comcast, Crown Castle, WOW!, and Zayo to relocate facilities as necessary prior to construction.

- Review the Contractor's construction schedule for compliance with the contract, and produce a pre-construction video documenting existing conditions across the corridor and adjacent business frontage.

Task 2 - Submittals / Requests for Information (RFI) Responses

- Review all shop drawings and equipment/material submittals for conformance with the Contract Documents and Engineering Drawings, returning comments to the Contractor within seven (7) days; maintain a submittal log and notify the Village of any deviation or substitution with a recommendation for acceptance or denial.

- Give heightened attention to TOCS traffic-signal submittals: the new master controller, mast arms up to approximately 64 feet, accessible pedestrian signals, emergency vehicle preemption, video detection, and UPS backup.

- Review and coordinate timely responses to all Contractor RFIs, maintaining a separate file for each.

- Coordinate with the Phase II design team as the November 2026 letting date approaches.

Task 3 - Construction Observation

Layout Verification / Construction Layout

- Verify the Contractor's horizontal and vertical construction layout of the proposed lane geometry and perform periodic check measurements against plan, which is critical given the tight turn-lane and intersection geometry.

- Coordinate private property work with property owners to minimize disruption, including the Randhurst Village commercial frontage and the reconfigured Bullet Auto Repair lot.

Construction Observation (based upon 125 Working Days by the Contractor as shown in the IDOT Contract)

- Inspect all contract work, including pavement, curb, storm sewer (12"-42"), shored deep excavation, traffic signals and ITS, street lighting, PROWAG-compliant ADA ramps, sidewalk connections, and the 8-foot shared-use path along Rand Road, keeping the Village informed, guarding against defects, and rejecting work that fails to conform to the Contract Documents.

- Attend and conduct weekly construction coordination/progress meetings with the Village, IDOT, and the Contractor, and provide weekly progress updates; monitor the Contractor's schedule and address deviations immediately.

Traffic Control Inspection

- Perform Work Zone Traffic Control inspection per Section 700 of IDOT's Construction Manual: one detailed daytime inspection per week and two nighttime inspections per month, recorded on Form BSPE 726, with the Resident Engineer driving through the jobsite daily.

- Verify each maintenance-of-traffic stage against the approved Traffic Control Plan, monitor queue spillback between the three closely spaced signals, and manage permitted night/weekend operations. Standard weekend lane closure restrictions are waived for critical tie-ins.

Task 4 - Construction Documentation

- Complete all Construction Engineering tasks to meet Federal, State, County, and Village requirements, following all IDOT guidelines, including the IDOT Construction Manual, BLR Manual, and Project Procedures Guide.

- Complete all necessary paperwork during construction: maintain the daily project diary, daily inspection reports, field and quantity books, and all pertinent records; maintain and update CMMS; and keep an ongoing field mark-up set documenting every change from the design.

- Prepare pay estimates for Contractor work performed and provide the Village a recommendation for payment. IDOT pays the Contractor directly and seeks reimbursement from the Village. Develop and process change orders as necessary.

- Prepare invoices for consultant work performed on IDOT forms, and manage DBE monitoring and certified payrolls.

Task 5 - Area Resident and Business Owner Coordination

- Develop and distribute regular project notifications to impacted residents, businesses, and refuse/delivery companies, and support the Village's public-information role throughout construction.

- Respond to inquiries from various stakeholders and address issues in a timely manner, maintaining driveway and business access through staged work. Driveways will be completed one half at a time along the active commercial frontage.

- Coordinate with the IDOT Bureau of Traffic on signal-timing and traffic-operations matters.

Task 6 - Material QA Testing

- Coordinate material testing and QA/QC with the Contractor during construction. CBBEL will utilize Material Solutions Laboratory (MSL), an IDOT DBE-certified firm prequalified in QA, for the material testing portions of the contract, as a subconsultant for this task.

- The Resident Engineer coordinates QA material testing at the frequencies required by IDOT's Project Procedures Guide and reviews all reports submitted by the Contractor's QC subcontractor for compliance with the project specifications.

Task 7 - Post-Construction / Project Close-Out

- Create the construction punch list and ensure all outstanding items are completed to the satisfaction of IDOT and the Village.

- Conduct the coordinated final inspection and complete final paperwork with IDOT and the Village; prepare the final pay estimate and a zero-balance final balancing change order for the Village's approval.

- Verify all required material inspection documentation has been received, and submit the job box to IDOT with all pertinent project information.

Task 8 - Record Drawings

- Prepare as-built record drawings reflecting all field changes, approved modifications, and final quantities, provided to the Village as one hard copy and one electronic copy in accordance with IDOT and Village documentation standards as part of project close-out.

ESTIMATE OF FEE

We estimate the fee for these services to be $1,656,576.00 as shown on the attached Cost Estimate of Consultant Services (CECS) worksheet.

We look forward to working with the Village on this project.

Sincerely,

W. Daniel Crosson, PE
Executive Vice President

Item Cover Page

Subject	**Pension Funding Strategy and Bonds Discussion**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	VILLAGE MANAGER'S REPORT
Type	Presentation

Information

Pension Funds – Current Status

Achieving a AAA credit rating from the major credit agencies remains a key strategic priority for the Village. To support this objective, the Village has implemented several financial policies and initiatives, including a strengthened fund balance policy, the establishment of an Economic Stabilization Fund, creation of a Pension Stabilization Fund, disciplined pension funding practices, and optimized property tax levies.

According to the most recent actuarial valuation, the Police Pension Fund is 66.4% funded, and the Firefighters' Pension Fund is 69.6% funded. The corresponding unfunded liabilities total $57.3 million for the Police Pension Fund and $42.7 million for the Firefighters' Pension Fund, for a combined unfunded liability of $100.1 million.

The Village has adopted a funding strategy to reach 100% funding of its pension liabilities by 2040. The most recent annual pension contribution totaled $11.8 million, of which $8.9 million was supported by the property tax levy and $2.9 million was funded through alternative revenue sources, including the Pension Stabilization Fund and grocery tax revenues. The following table reflects the levy for the upcoming year (2026 payable in 2027).

Details	Police Pension Fund	Fire Pension Fund	Total
Normal Cost	2,320,928	2,053,556	4,374,484
Administrative Costs	77,924	93,372	171,296
Amortization of Unfunded Liability	5,362,729	4,188,970	9,551,699
Applicable Interest	263,894	225,716	489,610
Annual Cost	**8,025,475**	**6,561,614**	**14,587,089**
Employee Contribution	(1,160,848)	(980,837)	(2,141,685)
Village Costs - 2026 Levy Payable 2027	**6,864,627**	**5,580,777**	**12,445,404**
Pension Stabilization Fund	(1,462,500)	(1,462,500)	(2,925,000)
Net Levy	**5,402,127**	**4,118,277**	**9,520,404**
Current Levy	5,044,098	3,872,363	8,916,461
Increase in the Levy	**358,029**	**245,914**	**603,943**
% Increase	**6.63%**	**5.97%**	**6.34%**

Discussion

To further improve pension funding levels while minimizing pressure on existing revenue streams and property taxes, staff evaluated several potential strategies, as outlined below.

Pension Obligation Bonds (POBs)

Pension Obligation Bonds (POBs) are a financing mechanism used by governments to address unfunded pension liabilities. Under this approach, a municipality issues taxable bonds and deposits the proceeds into its pension funds, effectively replacing a variable, actuarial liability with a fixed debt obligation.

Conceptually, this can be compared to refinancing a mortgage at a lower interest rate, potentially over a longer term. Currently, the Village is amortizing approximately $100.1 million in unfunded pension liabilities at an assumed actuarial rate of 7.25% over 15 years. In contrast, the Village could potentially issue bonds at approximately 4.5% and amortize the obligation over a longer period, such as 20 years. The interest rate differential suggests potential savings. However, this strategy carries significant risks and remains controversial. Key considerations include:

a) Credit perception and market view: POBs are often viewed as a speculative financing strategy. Credit rating agencies generally consider them a last-resort tool for governments struggling to meet pension obligations. While POBs may be viewed more favorably if implemented as part of a comprehensive financial plan, standalone use can negatively impact credit perception.

b) Taxable borrowing requirement: Current regulations do not permit the use of tax-exempt bonds for pension funding. As a result, POBs must be issued as taxable debt, typically carrying interest rates approximately 1.2% to 1.6% higher than comparable tax-exempt

bonds.

c) Conversion of soft liability to fixed obligation: Pension liabilities are long-term, actuarially determined obligations that can be adjusted over time. Issuing POBs converts this flexible liability into a fixed, legally binding debt obligation with scheduled repayment requirements.

d) Market volatility risk: Bond proceeds are invested in pension fund assets, which are subject to market fluctuations. In the event of a market downturn, investment losses could reduce the funded ratio, while the Village would still be obligated to meet both pension contribution requirements and fixed debt service payments on the bonds.

Given these considerations, staff does not recommend the use of Pension Obligation Bonds at this time.

Sales Tax Diversion Strategy

Currently, the Village allocates approximately $6.0 million annually toward capital projects, with $2.0 million directed to the Capital Improvement Fund and $4.0 million to the Street Improvement Construction Fund.

Staff evaluated an alternative approach in consultation with bond advisors, whereby $5.0 million of existing sales tax revenues would be redirected annually to the pension funds ($2.5 million each to Police and Fire). To offset this reallocation, the Village would issue tax-exempt bonds to fund street and other capital projects, potentially incorporating capitalized interest to align with the expiration of existing debt.

Under this scenario, the Village effectively replaces a portion of its pension liability (approximately $5.0 million at 7.25% over 14 years) with tax-exempt debt at approximately 4.28% over 19 years. This structured arbitrage would shift a portion of the financial burden from pension contributions to debt service.

Fiscal Year (December 31)	Debt Service Paid from Home Rule Sales Tax: Existing Debt Paid from Home Rule Sales Tax (1)	CM+25 Series 2026 [Paid from Home Rule Sales Tax] [Includes Capitalized Interest] (2)	**Total Annual Sales Tax Debt Service Payments**
2026	$ 4,304,550	$ -	**$ 4,304,550**
2027	4,298,960	94,863	**4,393,823**
2028	4,301,210	93,914	**4,395,124**
2029	4,020,900	374,588	**4,395,488**
2030	4,117,230	280,088	**4,397,318**
2031	4,114,110	280,088	**4,394,198**
2032	4,110,930	280,088	**4,391,018**
2033	4,112,440	280,088	**4,392,528**
2034	3,233,250	615,088	**3,848,338**
2035	3,238,138	613,338	**3,851,475**
2036	3,237,075	610,838	**3,847,913**
2037	3,237,825	612,588	**3,850,413**
2038	3,235,200	612,375	**3,847,575**
2039	3,236,000	611,113	**3,847,113**
2040	3,234,600	613,800	**3,848,400**
2041	3,234,000	615,175	**3,849,175**
2042	3,234,000	615,238	**3,849,238**
2043	3,234,400	613,988	**3,848,388**
2044	-	1,231,425	**1,231,425**
2045	-	-	**-**
Total DS:	$ 65,734,818	$ 9,048,676	**$ 74,783,494**
Estimated TIC:		4.28%	
Estimated Proceeds:		$ 5,500,000	

(1) Debt service reflects actual results from 2016A, 2018B, and 2022A financings.
(2) Rates based upon market conditions as of April 10, 2026 and recent bond sales which PMA believes to be accurate and reliable, plus 0.25%. Includes capitalized interest.

NOTE: Scenarios where a greater portion of the overall debt is issued in advance of the expenditures of the proceeds will likely result in higher fees earned by the investment manager of the debt proceeds.

Although these bonds would be supported by sales tax revenues, they qualify as tax-exempt obligations, and the Village retains the authority to levy property taxes for debt service if necessary. In practice, a corresponding reduction in the pension levy could help offset the incremental debt service levy.

This approach could be implemented over a period of up to four years, or until the pension funding ratio reaches 80%, whichever occurs first. Once this threshold is achieved, the Village could transition back to a traditional funding model targeting a 90% funding level by 2040.

In future years, the Village may also consider allocating audited General Fund surpluses toward pension funding, either independently or in combination with limited bond issuance. However, staff recommends maintaining strong fund balance reserves until the AAA credit rating objective is achieved.

Sales Tax Allocation

Allocation	Current Sales Tax Allocation	Proposed Sales Tax Allocation	Current Vs. Proposed Allocation
General Fund - Operating	27,900,000.00	27,900,000.00	-
General Fund Transfers - Debt Abatements	3,100,000.00	3,100,000.00	-
General Fund Transfers - Street	750,000.00	-	(750,000.00)
General Fund Transfers - Other CIP	1,750,000.00	1,500,000.00	(250,000.00)
General Fund Transfers - Pensions	2,000,000.00	7,000,000.00	5,000,000.00
Business District Allocation	2,500,000.00	2,500,000.00	-
CIP - Street Allocation	4,000,000.00	-	(4,000,000.00)
CIP - Other CIP Allocation	2,000,000.00	2,000,000.00	-
Total	**44,000,000.00**	**44,000,000.00**	**-**

This allocation is expected to save $5.9 million in the Fire Pension levies and $5.6 million for the Police pension levies from 2026 to 2040.

Fire Pension Levies

Funding Policy Contribution to by 100% funded

	Baseline	Baseline	Extra $2.50	Extra $2.50		
Year	Current by 2040	Funded Percentage	Current by 2040	Funded Percentage	Additional	Reduction in Levy
2025	5,335	64%	5,335	64%	-	
2026	5,581	64%	8,081	64%	2,500	-
2027	5,706	66%	7,968	68%	2,500	(237)
2028	5,480	71%	7,483	74%	2,500	(497)
2029	5,361	74%	7,079	79%	2,500	(782)
2030	5,306	77%	4,209	83%	-	(1,098)
2031	5,454	78%	4,318	84%	-	(1,136)
2032	5,608	80%	4,433	85%	-	(1,175)
2033	5,766	82%	4,550	87%	-	(1,216)
2034	5,930	83%	4,671	88%	-	(1,259)
2035	6,106	85%	4,803	89%	-	(1,302)
2036	6,280	88%	4,932	91%	-	(1,348)
2037	6,460	90%	5,066	93%	-	(1,394)
2038	6,644	92%	5,202	94%	-	(1,443)
2039	6,782	95%	5,290	96%	-	(1,492)
2040	6,951	97%	5,409	98%		(1,542)
Total	**94,751**		**88,829**		**10,000**	**(15,922)**

Police Pension Levies

Funding Policy Contribution to by 100% funded

Year	Baseline Current by 2040	Baseline Funded Percentage	Extra $2.50 Current by 2040	Extra $2.50 Funded Percentage	Additional	Reduction in Levy
2025	6,507	61%	6,507	61%	-	
2026	6,865	62%	9,365	62%	2,500	-
2027	7,065	64%	9,333	65%	2,500	(232)
2028	6,882	68%	8,895	71%	2,500	(487)
2029	6,789	71%	8,522	75%	2,500	(767)
2030	6,744	74%	5,667	79%	-	(1,077)
2031	6,941	76%	5,827	81%	-	(1,114)
2032	7,143	78%	5,990	82%	-	(1,153)
2033	7,360	80%	6,166	84%	-	(1,193)
2034	7,589	82%	6,354	85%	-	(1,235)
2035	7,835	84%	6,557	87%	-	(1,278)
2036	8,086	86%	6,764	89%	-	(1,322)
2037	8,351	88%	6,983	91%	-	(1,368)
2038	8,635	91%	7,219	93%	-	(1,415)
2039	8,947	94%	7,483	95%	-	(1,464)
2040	9,310	97%	7,796	97%	-	(1,514)
	121,047		**115,428**		**10,000**	**(15,619)**

The Finance Department conducted a session with the Finance Commission, and the Finance Commission unanimously supported this concept.

The Village Resource Center

Development of the new Village Resource Center is another high-priority initiative identified in the Village's strategic plan. The Village is in the process of acquiring property located at 1601 W. Algonquin Road, with the acquisition funded through Tax Increment Financing (TIF) revenues. The property is located within the South Mount Prospect TIF District, which currently generates approximately $1.8 million in annual increment. Staff is finalizing construction and improvement cost estimates and proposes funding the project through the issuance of tax-exempt bonds. The TIF is expected to experience significant growth in increment, particularly upon completion of the anticipated data center project. Even under conservative assumptions excluding the data center, current TIF revenues are sufficient to support the proposed financing. A $5.0 million bond issuance amortized over 20 years is estimated to require annual debt service of approximately $395,000. Based on current revenue levels, this results in a strong debt service coverage ratio of approximately 4.5x.

PROPOSED 2026 BONDS – PORTION PAID FROM SMP TIF REVENUE

Fiscal Year (December 31)	Estimated Annual South Mount Prospect TIF Revenues	CM+25 Series 2026 [Paid from TIF Revenues] (1)	Total Annual South Mount Prospect TIF Revenue Debt Service Payments	Coverage
		Debt Service Paid from South Mount Prospect TIF Revenue		
2026	$ 1,800,000	$ -	$ -	-
2027	1,800,000	394,329	394,329	*4.56x*
2028	1,800,000	393,675	393,675	*4.57x*
2029	1,800,000	395,675	395,675	*4.55x*
2030	1,800,000	392,175	392,175	*4.59x*
2031	1,800,000	393,425	393,425	*4.58x*
2032	1,800,000	394,175	394,175	*4.57x*
2033	1,800,000	394,425	394,425	*4.56x*
2034	1,800,000	394,175	394,175	*4.57x*
2035	1,800,000	393,425	393,425	*4.58x*
2036	1,800,000	392,175	392,175	*4.59x*
2037	1,800,000	395,425	395,425	*4.55x*
2038	1,800,000	392,300	392,300	*4.59x*
2039	1,800,000	393,650	393,650	*4.57x*
2040	1,800,000	394,213	394,213	*4.57x*
2041	1,800,000	393,988	393,988	*4.57x*
2042	1,800,000	392,975	392,975	*4.58x*
2043	1,800,000	396,175	396,175	*4.54x*
2044	1,800,000	393,325	393,325	*4.58x*
2045	1,800,000	394,688	394,688	*4.56x*
Total DS:		$ 7,484,392	$ 7,484,392	
Estimated TIC:		4.18%		
Estimated Proceeds:		$ 5,000,000	$ 5,000,000	

(1) Rates based upon market conditions as of April 10, 2026 and recent bond sales which PMA believes to be accurate and reliable, plus 0.25%.

NOTE: Scenarios where a greater portion of the overall debt is issued in advance of the expenditures of the proceeds will likely result in higher fees earned by the investment manager of the debt proceeds.

Alternatives

1. Provide direction to the staff supporting bond issuance in 2026 for street projects and the Village Resource Center and divert $5.0 million in sales tax in 2026 towards additional pension contributions.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends the Village Board support the above pension funding strategy, diverting $5.0 million in additional sales tax funding for the pension in 2026, and issuing bonds for street projects and the Village Resource Center in 2026.

Attachments

None

Item Cover Page

Subject	**As submitted**
Meeting	July 21, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	VILLAGE MANAGER'S REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None