



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

August 13, 2026

Village Hall - 3rd Floor Board Room

7:00 PM

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - 2.1. PZ-17-26 / 801 West Kensington Road / Signage Variations
- 3. NEW BUSINESS**
 - 3.1. PZ-18-26 / 505 S Wa Pella Ave / CU: 18-Foot-Tall Garage
 - 3.2. PZ-20-26 / 50 S Emerson Street / MP2040 Comprehensive Plan - TO BE
CONTINUED TO THE AUGUST 27, 2026 PLANNING AND ZONING MEETING.
- 4. CITIZENS TO BE HEARD**
- 5. QUESTIONS AND COMMENTS**
- 6. ADJOURNMENT**

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

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-17-26 Hearing Date: July 23, 2026

PROPERTY ADDRESS: 801 W. Kensington Road

PETITIONER: Michael Sauer, ARCON Associates
Aneta Mistak, Township High School District 214

PUBLICATION DATE: July 8, 2026

REQUEST: Signage variations for the installation of a new video
scoreboard

MEMBERS PRESENT: Joseph Donnelly
William Beattie
Walter Szymczak
Richard Rogers
Michael Fricano

MEMBERS ABSENT: Donald Olsen
Ewa Weir
Fay Costa

STAFF MEMBERS PRESENT: Ann Choi – Development Planner

INTERESTED PARTIES: Michael Sauer, ARCON Associates
Aneta Mistak, Township High School District 214
Thomas Kroupa, Arlington Heights Resident

Chairman Donnelly called the meeting to order at 7:01 PM. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on July 9, 2026. The minutes were approved 5-0.

Chairman Donnelly introduced Case PZ-17-26, 801 West Kensington Road, a request for signage variations. The Planning and Zoning Commission will serve as the final authority for the request.

Staff Presentation

Ms. Choi introduced Case PZ-17-26, a request by Michael Sauer of ARCON Associates, on behalf of Township High School District 214, seeking several signage variations to replace the existing athletic scoreboard with a new video scoreboard at Prospect High School.

Ms. Choi explained that the subject property is bound by Kensington Road to the north, Dale Avenue to the west, Memory Lane to the south, and Forest Avenue to the east.

Ms. Choi stated that the proposed video scoreboard is part of District 214's broader effort to enhance athletic facilities and educational programming including hands-on experience in journalism, multimedia production, broadcasting, live event coverage, instant replay, and digital content management while building practical, career-ready skills. Ms. Choi further states that hands-on learning opportunities include event production, broadcasting, graphics, and live event management, and students will learn how to program and operate the scoreboard under the direct supervision of a teacher, coach, or other designated staff member. Ms. Choi noted that the old scoreboard was recently taken down and was located at the southwest portion of the subject property, between the sports field and running track, at the south end zone of the football field. Ms. Choi presented photos of the previous scoreboard that showed it was a standard scoreboard with changeable copy to keep score between the home team and guest teams with the words "Prospect High School" and its logos prominently located at the top of the scoreboard. Ms. Choi went on to state that the old scoreboard was approximately 25 to 26 feet in height and that sound was projected through a separate public address (PA) system.

Ms. Choi stated that the proposed new scoreboard will be approximately 507 SF in area with an overall height of almost 33' to the top of the Prospect High School mascot logo. Ms. Choi explained that the structure would include an approximately 328-square-foot LED video display, a 100-square-foot conventional scoreboard below the display showing game statistics, and an overhead truss featuring the Prospect Knights name and logo. Ms. Choi noted that the video portion of the scoreboard will be utilized during Illinois High School Association (IHSA) sanctioned home games for athletic events, including football, soccer, lacrosse, and track meets, and the video display will remain off at all other times. Ms. Choi stated that a variety of content including game highlights, scoring plays, halftime scores, images of players or special guests, school announcements, information regarding upcoming events, recognition of donors or sponsors, power ad messaging, including advertisements from local sponsors, will be displayed during scheduled events. Ms. Choi pointed out that sound will occur via existing and/or new speakers mounted near or on the press-box and bleacher areas and will not be broadcast through the video-scoreboard.

Ms. Choi explained that the proposed new scoreboard is approximately 507 SF in area with an overall height of 31'-2" to the top of the truss, or to 33' to the top of the Prospect High School mascot logo. Ms. Choi stated that the new video scoreboard will be 25' wide and will have a 10-foot clearance.

Ms. Choi went on to present a diagram identifying portions of the surrounding neighborhood where views of the proposed video scoreboard would be obscured.

Residences located south of the scoreboard would not be visually affected because they are situated behind the face of the display. Ms. Choi noted that existing bleachers and landscaping along the west side of the athletic field would also obscure views for approximately five (5) residences. Ms. Choi stated that the Petitioner identified a remaining area between the sightline extending from the face of the scoreboard and the existing bleachers where the scoreboard may be visible. To mitigate these views, Ms. Choi explained that a row of new evergreen trees, including arborvitae, are proposed along the west side of the field to screen the scoreboard from the residences at 416, 420, 424, and 428 Dale Avenue and reduce potential visual impacts on the surrounding neighborhood.

Ms. Choi explained that to mitigate these views, a row of new evergreen trees, including arborvitae, are proposed along the west side of the field to screen the scoreboard from the residences at 416, 420, 424, and 428 Dale Avenue and reduce potential visual impacts on the surrounding neighborhood.

Ms. Choi stated that there were other mitigation measures related to when the new video scoreboard may be operated. Ms. Choi indicated that the scoreboard would be used only during Prospect High School's IHSA-sanctioned events and games and would remain off when no event is taking place. Ms. Choi pointed out that the recommendation included in the agenda packet contains a condition requiring the scoreboard to be turned on no earlier than 60 minutes before an event or game and turned off within 30 minutes after the event or game concludes. However, Ms. Choi noted that the Petitioner has requested that this condition be amended to allow the scoreboard to be turned on up to 90 minutes before all football games. This would allow a 90-minute countdown to be displayed during pregame warm-ups and drills, helping players and coaches track the time remaining before kickoff.

Ms. Choi went on to state that when a unit of local government, such as a school district, park district, or county, comes to the Village with a zoning request, the Village should consider whether the requested relief furthers the statutory mission of the unit of local government and, if it does, give the requested relief some deference.

Ms. Choi referenced Section 7.605 of the Village of Mount Prospect sign ordinance which provides that a variation shall not be approved unless findings are made on the following standards. Ms. Choi stated that staff finds that strict compliance with the standard height, sign area, changeable-copy, illumination, and operational limitations applicable to conventional freestanding signs would substantially restrict the scoreboard's visibility and functionality for athletes, students, and spectators within the athletic field, and that the requested variations are therefore necessary for the video scoreboard to reasonably serve its intended athletic, educational, and informational purposes. Ms. Choi further stated that the video scoreboard must also be sufficiently elevated and sized to be visible across the athletic field and spectator seating areas and must accommodate live game information and video content associated with school events. Ms. Choi explained that staff finds that

the requested relief is necessary to permit a modern athletic scoreboard to function effectively.

[The following variations from the signage regulations are required:

1. A sign variation from Section 7.302.G.2 to permit an increase to the maximum height of a freestanding sign from twelve feet (12'-0") to thirty-three feet (33'-0") to the top of the logo.
2. A sign variation from Section 7.302.G.3 to permit an increase to maximum area of a sign face from seventy-five square feet (75 SF) to five hundred seven square feet (507 SF).
3. A sign variation from Section 7.302.G.9 to permit a reduction in the required landscaping at the base of the sign from 1,014 square feet to zero square feet (0 SF).
4. A sign variation from Section 7.302.H.1 to permit more than six (6) permanent items of information on the sign which incorporates changeable copy and to permit an increase to the maximum area that the changeable copy portion of the sign face of the total area of the sign face from forty percent (40%) to eighty-four and four-tenths percent (84.4%).
5. A sign variation from Sections 7.302.H.2 to waive the requirement that the sign display a static message only, with no movement, appearance of movement, or optical illusion of movement during the static display period; that transitions between messages be instantaneous, also known as a slideshow transition, and not dissolve, fade, scroll, travel, or include similar transitions; and that messages not change more frequently than once every ten (10) seconds.
6. A sign variation from Section 7.302.H.3 to waive the requirement that the sign be equipped with a default mechanism that will stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.
7. A sign variation from Section 7.302.K.1 to waive the requirement that the sign direct attention to a business on a lot adjacent to the lot on which the sign is located.
8. A sign variation from Section 7.302.K.2 to waive the requirement that the sign be located on a lot which is adjacent to a major arterial street.
9. A sign variation from Section 7.401.F to permit the sign to exceed seventy-five (75) foot-candles when measured with a standard light meter perpendicular to the face of the sign from a distance equal to the narrowest dimension of the sign.
10. A sign variation from Section 7.401.G.2.a to waive the requirement that the electronic message center sign be turned off no later than the earlier of thirty (30) minutes after sunset or seven o'clock (7:00) P.M.
11. A sign variation from Section 7.401.G.2.b to permit the electronic message center sign to exceed four (4) foot-candles using the sign's night-mode white screen setting when measured with a standard light meter at a distance of ten feet (10') away from the face of the sign.

12. A variation from Section 7.302.K to permit off-premises sponsor advertisements on the video scoreboard that do not comply with the applicable off-premises sign regulations.]

Staff Recommendation

Ms. Choi stated that based on the information submitted, Staff finds that the proposed signage variation standards have been met, as set forth in the Petitioner's and staff's responses to the standards, and staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and **approve** the following motion with the modified conditions [highlighted in blue](#):

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

1. The video scoreboard shall be installed in strict conformance with the approved signage plans which consist of the following (collectively the "Approved Plans"):
 - a. "Landscape Plan," Sheet L100, prepared by Eriksson Engineering Associates, Ltd., and bearing the latest revision date of 04/14/26;
 - b. "Ground Sign Design Specifications," consisting of 4 sheets, prepared by MBI Companies, and dated 02/25/26;
 - c. "Production Ready Artwork Needed for: Knight Logo," consisting of one (1) page, prepared by Daktronics, and dated 06/09/2025;
 - d. "List of Expected Athletic Field and Proposed Video/Scoreboard Use" (Video-Scoreboard Use/Operations Plan), consisting of one (1) page, prepared by District 214, and dated ~~July 10, 2026~~ [July 23, 2026](#).
2. [The operation and use of the video board portion of the scoreboard shall be restricted to IHSA-sanctioned home games for varsity-only athletic events, including football, soccer, lacrosse, and track meets. Freshman and Junior Varsity sports shall use the bottom portion of the scoreboard only.](#)
3. ~~The video-scoreboard shall be used during main field events/games only in accordance with the Video-Scoreboard Use/Operations Plan. The video-scoreboard shall be 'ON' only during events/games at Prospect High School. The video-scoreboard shall be turned 'ON' within 60 minutes before an event and turned 'OFF' within 30 minutes after the event/game has concluded.~~ [The video-scoreboard shall be used only during main field events and games in accordance with the Video-Scoreboard Use/Operations Plan. The video-scoreboard may be turned "ON" no earlier than 90 minutes before a football game and no earlier than 60 minutes before any other event or game at Prospect High School. The video-scoreboard shall be turned "OFF" within 30 minutes after the event or game has concluded. The video scoreboard shall be turned off at the end of the sporting event, no later than 10:00pm.](#)

4. Sound shall not be broadcast through the video-scoreboard.
5. The video-scoreboard's illumination shall not strike nor produce glare that would affect the nearby street or properties.
6. Off-premises sponsorship advertisements shall only be displayed during sponsored events.
7. New evergreen shrubs/trees (arborvitae) shall be planted to screen the video-scoreboard from the neighboring residences to the west along Dale Avenue, in accordance with the Landscape Plan, Sheet L100, prepared by Eriksson Engineering Associates, Ltd., bearing the latest revision date of 04/07/2026.
8. Prospect High School shall maintain a log of all complaints received. The complaint log shall be made available to Village officials upon request."

Ms. Choi concluded by stating that the Planning and Zoning Commission's decision is final for this case.

Commission Questions for Staff

Vice Chairman Beattie asked whether additional landscape screening would be provided in the area shown without screening on the site plan and sought clarification regarding the existing versus proposed screening. Vice Chairman Beattie also asked whether the video scoreboard could be used during daytime graduation ceremonies in addition to the proposed permissible uses. Ms. Choi clarified that the proposed condition currently limits use of the video scoreboard to IHSA-sanctioned events and games. Ms. Choi noted that if the Petitioner wishes to allow its use for graduation ceremonies or other events, they could request a modification to the proposed condition. Chairman Donnelly asked to direct the questions to the Petitioner. Chairman Donnelly expressed that he would like to encourage the school district to use it as much as they can.

Chairman Donnelly asked whether the proposed scoreboard would be larger than the existing scoreboard. Ms. Choi explained that the proposed scoreboard would be narrower than the existing scoreboard. Ms. Choi also noted that, because the Village's Sign Code does not contain regulations specific to scoreboards, the proposed scoreboard is classified as an electronic message center (EMC), requiring twelve sign code variations.

Hearing no further questions for staff, Chairman Donnelly swore in the following speakers:

- Petitioner: Michael Sauer, ARCON Associates, 512 W. Hintz Road, Arlington Heights IL. Mr. Sauer is the architect for District 214.
- V.P. Trinh, ARCON Associates, 309 N Prospect Manor, Mount Prospect IL
- Aneta Mistak, 10659 Golden Gate Avenue, Huntley IL. Ms. Mistak is the Director of Operation for District 214.

Commission Questions for the Petitioner

Chairman Donnelly invited the Petitioner to present the proposal and address the questions raised earlier by the Commission.

Mr. Sauer explained that the proposal would replace the existing scoreboard in the same location with a new, slightly narrower scoreboard that would be mounted higher for safety and to accommodate the integrated video display. Mr. Sauer stated that the scoreboard includes automatic dimming features to minimize brightness and is comparable to scoreboards used at other high schools.

Chairman Donnelly asked whether the Petitioner could provide additional landscape screening if concerns arose regarding visibility from nearby residences.

Mr. Sauer responded that additional screening could be installed in the unscreened area if necessary and noted that the nearest homes are approximately 200 yards from the scoreboard.

Vice Chairman Beattie commented that the scoreboard was not expected to be excessively bright but observed that the unscreened area was the only location without a natural or installed buffer. Chairman Donnelly concluded that additional screening could be considered if complaints were received after installation.

Mr. Sauer stated that the proposed scoreboard would not include speakers and would not change the existing sound system. Mr. Sauer noted that the proposal is limited to the visual display and does not request any modifications related to sound. Chairman Donnelly pointed out that relief for sound is not part of the request for signage relief.

Mr. Trinh was sworn in and stated that he is a principal with ARCON Associates and a lifelong Mount Prospect resident and Prospect High School graduate. Mr. Trinh noted that his mother resides near the proposed scoreboard location where screening is not proposed and stated that any concerns regarding the scoreboard or screening would be communicated directly to the project team so they could be addressed promptly.

Vice Chairman Beattie asked whether the Petitioner had considered requesting additional flexibility to allow the video scoreboard to be used for other school-related events, such as graduation ceremonies or other activities held on the football field, in addition to the proposed times. Vice Chairman Beattie asked the Commission whether the proposed condition should be modified to allow the video scoreboard to be used for additional school-related events beyond IHSA-sanctioned home games.

Ms. Mistak stated that the District would like the flexibility to use the video scoreboard for additional school and District 214 events, such as band festivals, graduation ceremonies, and other activities held at the stadium, while continuing to comply with all approved

hours of operation. Vice Chairman Beattie asked whether the proposed condition should be revised to allow the video scoreboard to be used for additional school-related events. Vice Chairman Beattie expressed support for providing flexibility for future school activities, noting that such events would not be more impactful than athletic events in terms of brightness or neighborhood impacts. Ms. Choi advised that the proposed condition would need to be amended to allow additional permitted uses of the video scoreboard.

Ms. Mistak stated that the District would comply with all approved operating restrictions for the video scoreboard and would limit use of the video display to significant school events. Ms. Mistak noted that expanding the permitted uses in the condition would provide additional flexibility for future school activities.

Chairman Donnelly and Vice Chairman Beattie discussed revising the proposed condition to allow the video scoreboard to be used for school events held at the stadium while maintaining the approved hours of operation. Ms. Mistak explained that the video display could be turned off independently while the scoreboard remained operational, if necessary.

Chairman Donnelly asked whether the video scoreboard would operate only while the stadium lights were in use. Ms. Mistak confirmed that the video scoreboard would follow the same operating schedule as the stadium lights. Chairman Donnelly expressed support for modifying the condition accordingly.

Chairman Donnelly, Vice Chairman Beattie, Ms. Choi, and Ms. Mistak discussed revisions to the proposed condition. Following discussion, the Commission reached a consensus to revise the condition to permit operation of the video board for school events held at the stadium, rather than limiting use to IHSA-sanctioned home games.

The revised condition was summarized as follows: "The operation and use of the video board portion of the scoreboard shall be restricted to school-sanctioned events that utilize the stadium."

Chairman Donnelly stated that the revised condition would allow the video scoreboard to be used during school events held at the stadium while the stadium lights were in operation. Ms. Mistak expressed support for the revised condition.

Chairman Donnelly asked if anyone in the audience wanted to address this issue or whether any additional questions remained for the Petitioner. Hearing none, Chairman Donnelly asked staff to summarize the public comment letters received regarding the petition.

Ms. Choi reported that two public comment letters were received. One letter expressed support for the proposal, while the other raised concerns regarding potential noise from programming and testing the video scoreboard through the existing PA system, construction activities completed prior to approval, and remedies for any unforeseen community impacts.

Chairman Donnelly asked whether programming and testing of the video scoreboard would result in additional noise impacts to nearby residents.

Mr. Sauer responded that programming and testing of the video scoreboard would not result in additional noise beyond existing operations and explained that the video display would primarily be used for school announcements, sponsor recognition, and similar content rather than commercial advertising.

Chairman Donnelly stated that programming and testing of the video scoreboard would occur at the programming station without broadcasting sound through the existing PA system. Chairman Donnelly further stated that any sound checks requiring use of the PA system would occur only during the approved operating period for the video scoreboard prior to an event. Based on the Petitioner's responses, Chairman Donnelly concluded that the proposed video scoreboard would not create additional noise impacts beyond the existing PA system.

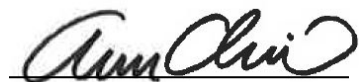
Motion and Vote

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion to approve the petition, as amended. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the requested signage relief subject to the amended condition.

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

The Planning and Zoning Commission approved the motion (5-0).

After hearing no additional items of New Business, Vice Chairman Beattie made a motion, seconded by Commissioner Szymczak, and the meeting was adjourned at 7:34 PM.



Ann Choi, Development Planner



Item Cover Page

Subject	PZ-18-26 / 505 S Wa Pella Ave / CU: 18-Foot-Tall Garage
Meeting	August 13, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	N
Dollar Amount	N/A
Budget Source	N/A
Category	NEW BUSINESS
Type	Action Item

Information

The Petitioner, Andrew Venamore, is seeking conditional use approval to build an 18-foot-tall (18'-0") garage at 505 South Wa Pella Avenue (the Subject Property). The proposal meets the standards for a conditional use and Staff is supportive of the request.

Discussion

BACKGROUND / PROPERTY HISTORY

The Subject Property was annexed into the Village in 1925 and is improved with a single-family residence that was constructed in 1958. The Subject Property is zoned R-A Single Family Residence District and consists of approximately 0.22 acres on South Wa Pella Avenue, south of West Shabonee Trail. The Petitioner has resided at the Subject Property since 2016 and would like a taller garage to accommodate a lofted storage space.

PROPOSAL

The Petitioner proposes to replace an existing 15-foot-tall garage on his property with a new 18-foot-tall (18'-0") garage. Pursuant to the Village's Zoning Ordinance, detached garages are not permitted to exceed 15 feet in height.

The Petitioner states in **Exhibit D of the staff report** that he would like to build the taller garage to accommodate additional storage space. The new garage would be designed to complement the architecture of the petitioner's existing home.

CONFORMANCE WITH OTHER VILLAGE CODES

The Subject Property is zoned R-A Single Family Residential. Details of how the proposal conforms with other village codes pertaining to R-A residential properties

follows:

- Use: The proposed garage will only be used for approved garage uses including parking and storage.
- Footprint: The garage is proposed to be 720 square feet, which is the maximum allowed for a detached garage (the maximum was recently increased from 672 square feet to 720 under PZ-01-26)
- Lot Coverage: The proposed garage will bring the property to a lot coverage of 44.4%, below the maximum 50% lot coverage requirement.
- Setbacks: The proposed garage conforms with all setbacks required for accessory structures on R-A Properties

PUBLIC COMMENT

As of this writing, staff has received a signature sheet from the Property Owner with eight signatures of support, two of whom provided letters. Staff has received two verbal comments, one in support and another in opposition. Two letters of opposition were also sent to staff.

Those opposed cited concerns that an increase in the garage height would set a precedent, resulting in more properties looking to increase their garage height. Staff notes that all conditional use requests are reviewed on a case-by-case basis and typically not determined by precedent. One commenter asked why the petitioner could not simply rent a storage unit. Additionally, opponents were concerned the garage would degrade nearby property values as they view it to be ill-fitting to the neighborhood and would appear to be more commercial than residential.

Alternatives

A. Approval of the following motion:

1. "A conditional use to construct a garage with a height of 18-feet at 505 Wa Pella Avenue, subject to the following conditions:
 - a. The garage shall not exceed 18-feet (18'-0") in height.
 - b. The garage shall conform to all other Village regulations.
 - c. The final garage shall be constructed to the satisfaction of the Building Department."

B. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

To approve a conditional use to allow an 18-foot-tall garage at 505 S Wa Pella Ave, subject to the conditions in the staff report.

Attachments

1. PZ-18-26 Staff Report

2. PZ-18-26 Plans
3. PZ-18-26 Admin Content_Redacted



DATE: August 7, 2026

CASE NUMBER

PZ-18-26

APPLICANT/PROPERTY OWNER

Andrew Venamore / John Thornton

PUBLIC HEARING DATE

August 13, 2026

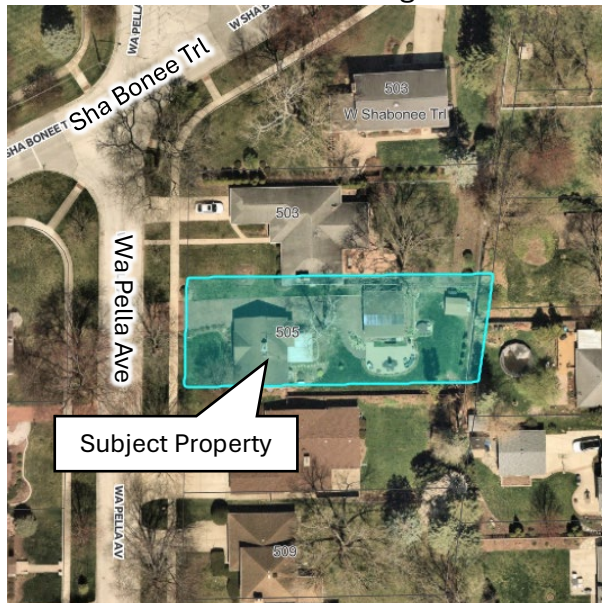
PROPERTY ADDRESS/LOCATION

505 Wa Pella Avenue

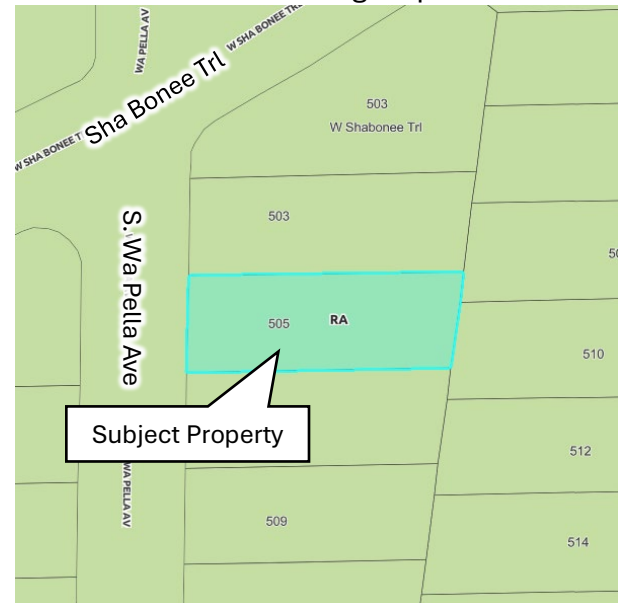
BRIEF SUMMARY OF REQUEST

The Petitioner, Andrew Venamore, is seeking conditional use approval to build an 18-foot-tall (18'-0") garage at 505 South Wa Pella Avenue (the Subject Property). The proposal meets the standards for a conditional use and Staff is supportive of the request.

2024 Aerial Image



2026 Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
R-A Single Family Residential	Single Family Residence	North: R-A Single Family Residential East: R-A Single Family Residential South: R-A Single Family Residential West: R-A Single Family Residential	0.22 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The Subject Property was annexed into the Village in 1925 and is improved with a single-family residence that was constructed in 1958. The Subject Property is zoned R-A Single Family Residence District and consists of approximately 0.22 acres on South Wa Pella Avenue, south of West Shabonee Trail. The Petitioner has resided at the Subject Property since 2016 and would like a taller garage to accommodate a lofted storage space.

PROPOSAL

The Petitioner proposes to replace an existing 15-foot-tall garage on his property with a new 18-foot-tall (18'-0") garage. Pursuant to the Village's Zoning Ordinance, detached garages are not permitted to exceed 15 feet in height.

The Petitioner states in **Exhibit D** that he would like to build the taller garage to accommodate additional storage space. The new garage would be designed to complement the architecture of the petitioner's existing home.

CONFORMANCE WITH OTHER VILLAGE CODES

The Subject Property is zoned R-A Single Family Residential. Details of how the proposal conforms with other village codes pertaining to R-A residential properties follows:

- Use: The proposed garage will only be used for approved garage uses including parking and storage.
- Footprint: The garage is proposed to be 720 square feet, which is the maximum allowed for a detached garage (the maximum was recently increased from 672 square feet to 720 under PZ-01-26)
- Lot Coverage: The proposed garage will bring the property to a lot coverage of 44.4%, below the maximum 50% lot coverage requirement.
- Setbacks: The proposed garage conforms with all setbacks required for accessory structures on R-A Properties

PUBLIC COMMENT

As of this writing, staff has received a signature sheet from the Property Owner with eight signatures of support, two of whom provided letters. Staff has received two verbal comments, one in support and another in opposition. Two letters of opposition were also  sent to staff.

Those opposed cited concerns that an increase in the garage height would set a precedent, resulting in more properties looking to increase their garage height. Staff notes that all conditional use requests are reviewed on a case-by-case basis and typically not determined by precedent. One commenter asked why the petitioner could not simply rent a storage unit. Additionally, opponents were concerned the garage would degrade nearby property values as they view it to be ill-fitting to the neighborhood and would appear to be more commercial than residential.

AUTHORITY, STANDARDS AND FINDINGS

As of the adoption of PZ-01-26, the Planning and Zoning Commission has final authority for Accessory Structure relief and all height increases are conditional uses.

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.

STAFF RECOMMENDATION

Staff finds that the proposed conditional use meets the 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 **approve** the following motion:

1. "A conditional use to construct a garage with a height of 18-feet at 505 Wa Pella Avenue, subject to the following conditions:
 - a. The garage shall not exceed 18-feet (18'-0") in height.
 - b. The garage shall conform to all other Village regulations.
 - c. The final garage shall be constructed to the satisfaction of the Building Department."

The Planning & Zoning Commission'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 proposal will replace the existing two-car garage with a taller two-car garage that has better storage capabilities, as the increased height would allow for a better attic to be created. The gable roof will have additional intersecting gables to provide adequate storage for the petitioner without exceeding the maximum allowed square footage for garages. Since the proposed use is standard within the Village and neighborhood, it will not impede the enjoyment or use of the directly adjacent neighboring properties. It has been designed to closely replicate the recent exterior improvements to the principal structure and adheres to all the required setbacks and lot coverage for the R-A zoning district. Replacing the garage will allow for the Petitioner to bring the garage into conformance with the 5-foot setback, whereas the existing garage is set back 2.39 feet. There will be no need to adjust public utilities and/or facilities as a result of this project. There will be no additional impact on traffic congestion due to the garage maintaining its two-car status. The Petitioner states that allowing the Property Owner to move forward with this project will meet the Village's Comprehensive Plan by ensuring the housing needs of residents are met.

Staff's Findings: Staff has reviewed the Petitioner's request for conditional use approval to allow an increased height for a detached garage from 15' to 18' and finds that the applicable standards have been met. There is no indication that the proposed request would endanger the public health, safety, morals, comfort, or general welfare or result in physical changes that would adversely impact surrounding property values, public utilities, drainage, or traffic circulation on public streets. Given that the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, staff recommends approval of the requested conditional use.

Exhibit B
Plat of Survey / Site Plan

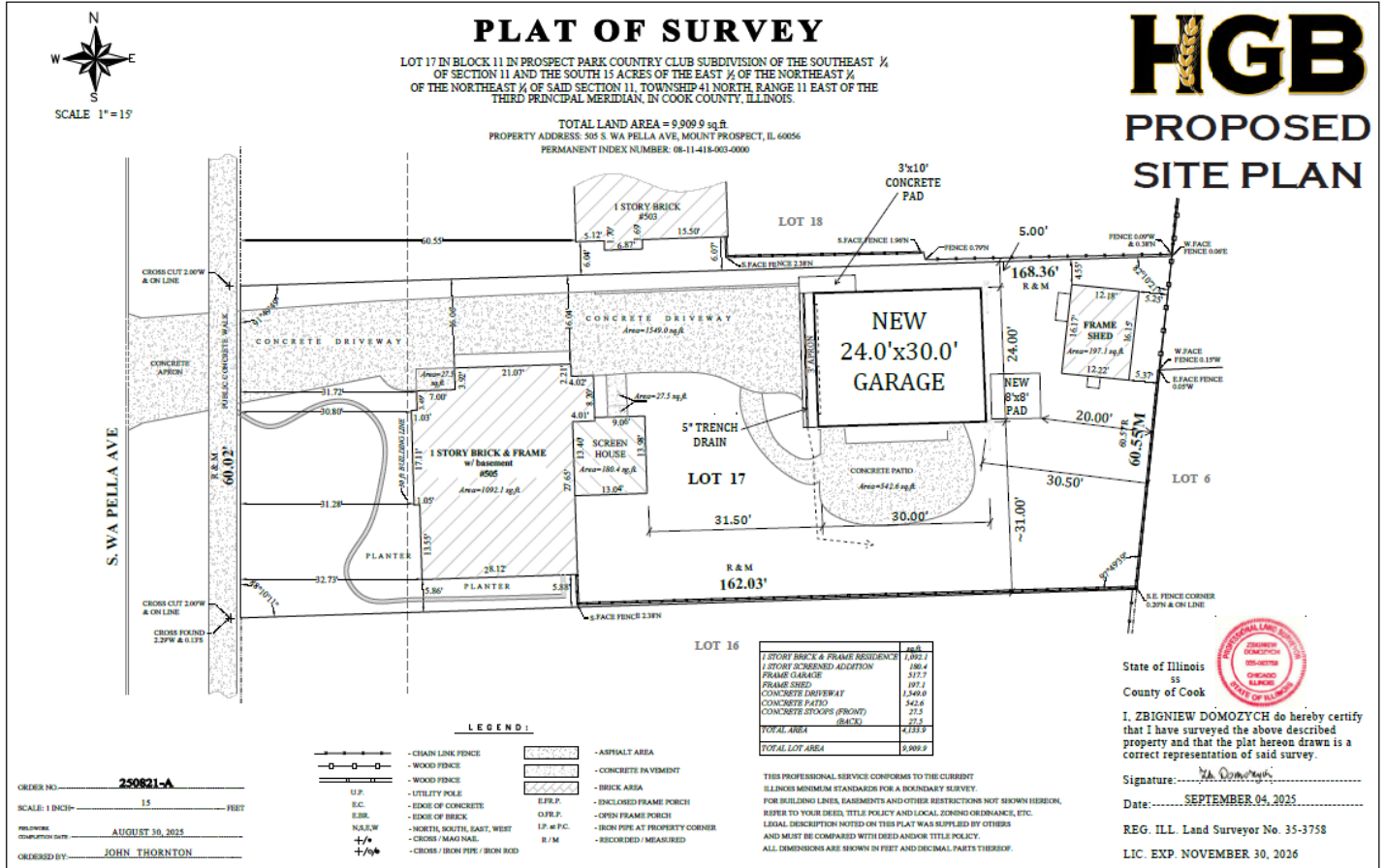


Exhibit C

3-D Perspective / Elevation Drawings

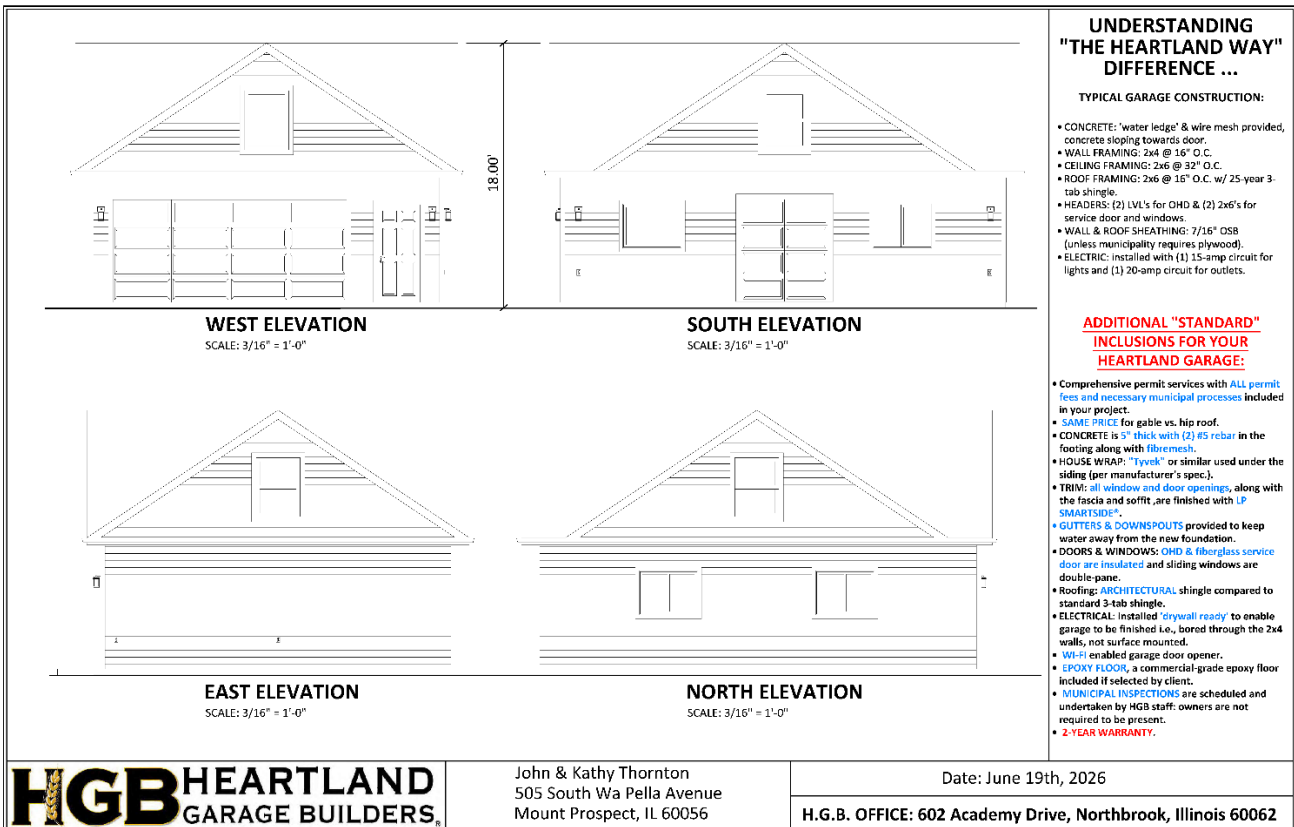
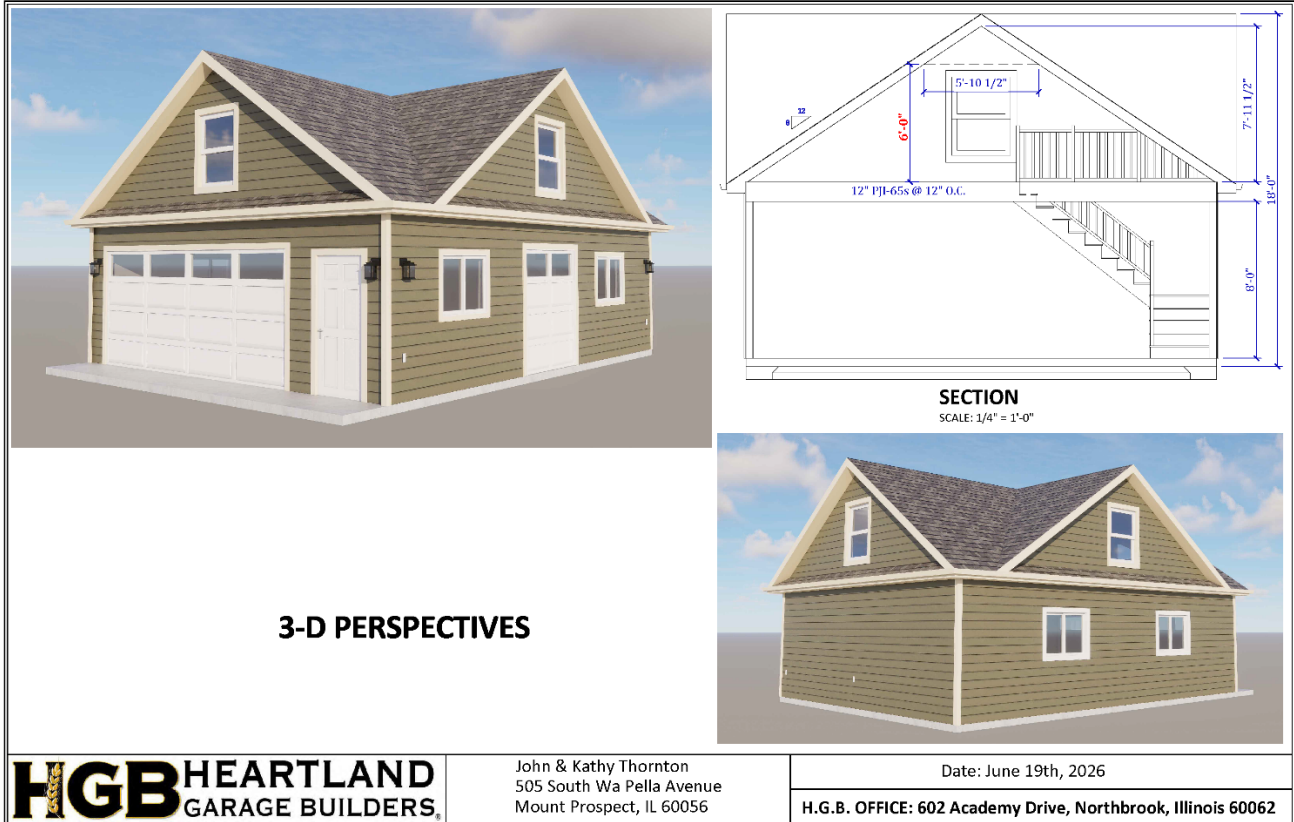


Exhibit D
Justification for Increased Height Request

Justification for Increased Height Request

Thornton Garage Replacement

Applicant: John Thornton

Property: 505 South Wa Pella Avenue, Mount Prospect, Illinois

To the Village of Mount Prospect Planning and Zoning Committee Members:

My name is John Thornton, and I live at 505 South Wa Pella Avenue. My wife and I purchased our home in 2016. In 2025, we made significant exterior improvements to the property by replacing the aluminum siding and roof on our home. We are now seeking approval to replace our existing garage with a well-designed, visually attractive garage that complements the improvements already made to the house and enhances the overall appearance of the property.

Our home is modest in size, only slightly over 1,000 square feet, with two bedrooms. Although the home has a basement, the basement has flooded three times since we purchased the property, due in part to the combined sanitation and storm sewers in our area of the Village. Because of this repeated flooding history, the basement is not a reliable or appropriate location for storing emergency communications equipment, electrical equipment, backup power equipment, or other preparedness supplies.

From 2018 through 2026, I served as a volunteer with the Mount Prospect Community Emergency Response Team. I became an amateur radio operator in 2022. In 2023, I also became a Salvation Army volunteer, and in 2024 I became the Northern Illinois Coordinator for SATERN, the Salvation Army Team Emergency Radio Network.

Emergency communications and disaster preparedness are a major part of my volunteer service. As a result of my CERT, amateur radio, and SATERN responsibilities, I own and maintain a significant amount of equipment used for emergency communications and disaster response support. This includes, but is not limited to:

- Amateur radio equipment (handheld & mobile)
FRS, GMRS, UHF & VHF, HF
- Emergency backup batteries
- Solar panels
- Generators
- Fuel for generators including gasoline & propane[
- Drone
- GPS tracking devices
- Flashlights
- Portable Lighting System
- Coolers
- Tents
- First Aid Kits & Supplies

- Backpacks
- Portable power stations
- Laptops
- iPads
- Headphones
- Microphones
- Meshtastic Devices
- Extension cords
- Coaxial cables
- Antennas
- Guy ropes & stakes
- Folding tables & chairs
- Safety vests
- Work gloves
- Miscellaneous tools
- Sunscreen & bug repellent
- Water
- Waterproof storage boxes
- Table lights and LED string lights
- Charging devices
- Emergency go-bags
- Amateur radio go-boxes
- Starlink equipment
- Portable and military-style antenna masts
- Related emergency communications and support equipment

Because of the repeated flooding in our basement, this equipment needs to be stored above grade in a dry, safe, and organized location. The current garage is not adequate for this purpose. A substantial amount of equipment is currently stored in the rafters of the existing garage, and the weight of those stored materials is causing the 2x6 framing members to sag. This creates both a safety concern and a practical need for a properly designed replacement structure.

For these reasons, I am requesting approval for a replacement garage with a height of 18 feet. The additional height is needed to allow for a functional second-floor walk-up storage and operating area. This space would allow emergency communications equipment and related preparedness items to be safely stored above grade, organized properly, and accessed without relying on basement storage that has repeatedly flooded.

The requested height is also important because I am 6 feet 4 inches tall. A second-floor area with adequate headroom is necessary for the space to be used safely and comfortably. Without the additional height, the upper level would be much less functional and would not adequately address the storage and emergency communications needs that are driving this request.

The proposed garage is not intended to create a rental unit, apartment, or separate dwelling. The second floor would be used for storage, emergency communications equipment, and an amateur radio operating area related to my volunteer emergency preparedness activities. The intent is to

create a safe, practical, and attractive accessory structure that supports these uses while improving the property.

We also intend for the new garage to be visually appealing and compatible with the character of our home and neighborhood. The design would reflect the exterior improvements we recently made to the house and would be a significant improvement over the existing garage. Rather than simply replacing the garage with another undersized structure, we are seeking to build a durable, attractive, and functional garage that resolves the current structural storage concerns and provides a long-term solution.

I do appreciate the Village increasing the maximum square footage of a garage to 720 square feet. I plan to utilize the additional square footage on the first floor for my home workshop, which is also in the basement and with my history of basement flooding I would like to relocate it to the garage. I also would like to move the trash and recycling bins currently stored on the side of the garage to the inside of the new garage.

In summary, the requested 18-foot height is justified for the following reasons:

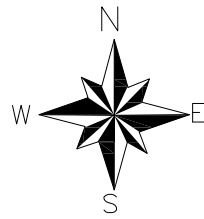
1. Our basement has flooded three times and is not a reliable location for storage of emergency communications and electrical equipment.
2. My volunteer service with CERT, amateur radio, the Salvation Army, and SATERN requires storage and maintenance of significant emergency communications equipment.
3. The existing garage is inadequate, and the current rafter storage is causing the 2x6 framing members to sag.
4. A second-floor walk-up area would allow safe, organized, above-grade storage and limited emergency communications use.
5. The additional height is necessary to provide reasonable headroom, especially given my height of 6 feet 4 inches.
6. The proposed garage would be designed to complement the home and improve the overall appearance of the property.
7. The second floor would not be used as a dwelling unit, rental unit, or apartment.

I have spoken to my neighbors about the requested variance in height and all of them are in support of the variance. The neighbors on either side of me have also written letters in support of the increase in height variance. I have attached the letters and their signatures on the approval of variance form to the end of this document.

For these reasons, I respectfully request that the Planning & Zoning Committee of the Village of Mount Prospect approve the requested height variance for an 18-foot replacement garage at 505 South Wa Pella Avenue.

Respectfully submitted,

John Thornton
505 South Wa Pella Avenue
Mount Prospect, Illinois



SCALE 1" = 15'

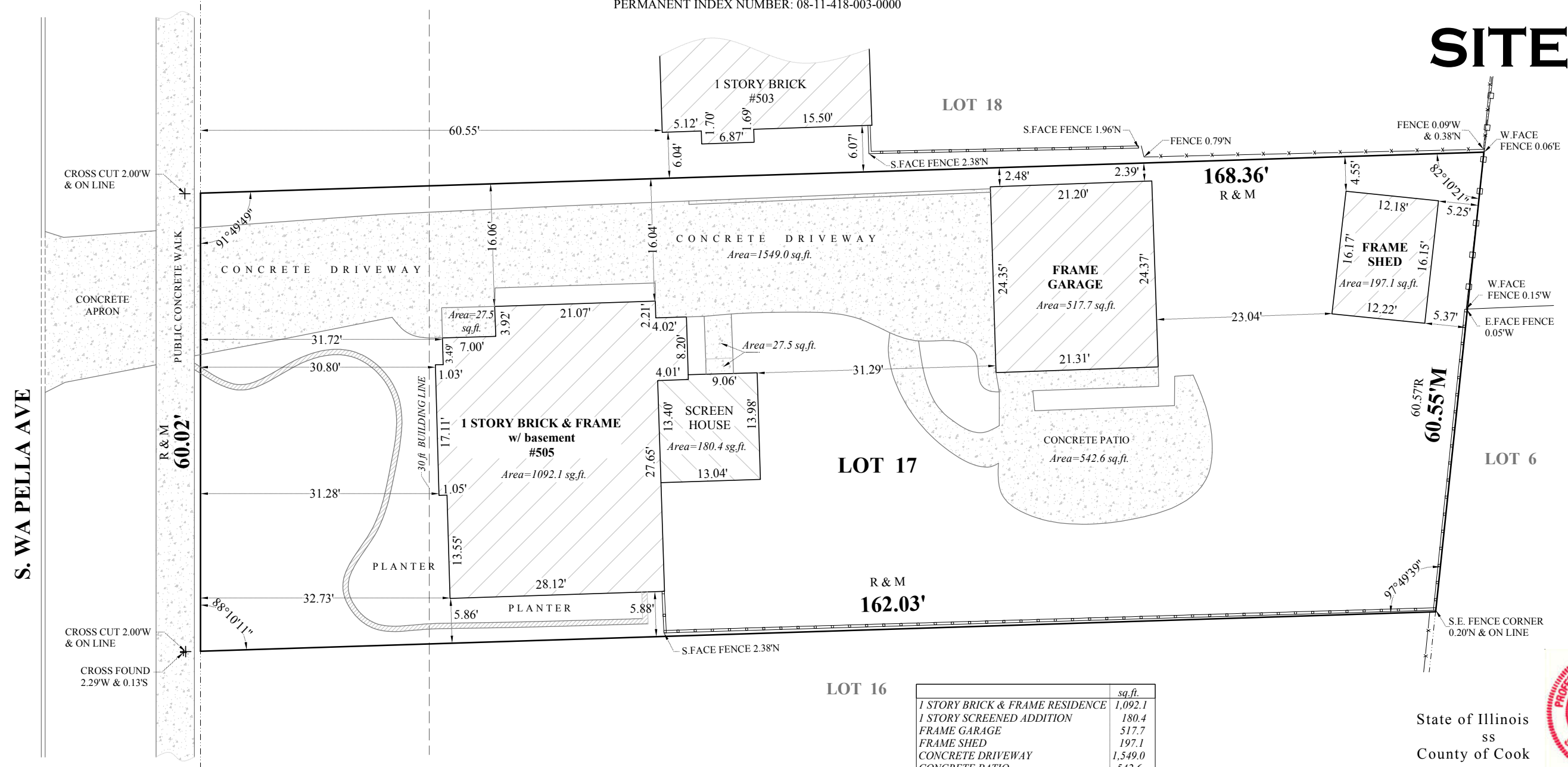
PLAT OF SURVEY

LOT 17 IN BLOCK 11 IN PROSPECT PARK COUNTRY CLUB SUBDIVISION OF THE SOUTHEAST ¼
OF SECTION 11 AND THE SOUTH 15 ACRES OF THE EAST ½ OF THE NORTHEAST ¼
OF THE NORTHEAST ¼ OF SAID SECTION 11, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 9,909.9 sq.ft.
PROPERTY ADDRESS: 505 S. WA PELLA AVE, MOUNT PROSPECT, IL 60056
PERMANENT INDEX NUMBER: 08-11-418-003-0000

HGB

EXISTING SITE PLAN



LEGEND :

- | | | |
|-------------|--------------------------------|--------------------------------|
| - x x x x x | - CHAIN LINK FENCE | - ASPHALT AREA |
| - □ □ □ □ □ | - WOOD FENCE | - CONCRETE PAVEMENT |
| - □ □ □ □ □ | - WOOD FENCE | - BRICK AREA |
| - U.P. | - UTILITY POLE | - ENCLOSED FRAME PORCH |
| - E.C. | - EDGE OF CONCRETE | - OPEN FRAME PORCH |
| - E.BR. | - EDGE OF BRICK | - IRON PIPE AT PROPERTY CORNER |
| - N,S,E,W | - NORTH, SOUTH, EAST, WEST | - RECORDED / MEASURED |
| - +/• | - CROSS / MAG NAIL | |
| - +/•/• | - CROSS / IRON PIPE / IRON ROD | |

	sq.ft.
1 STORY BRICK & FRAME RESIDENCE	1,092.1
1 STORY SCREENED ADDITION	180.4
FRAME GARAGE	517.7
FRAME SHED	197.1
CONCRETE DRIVEWAY	1,549.0
CONCRETE PATIO	542.6
CONCRETE STOOPS (FRONT)	27.5
(BACK)	27.5
TOTAL AREA	4,133.9
TOTAL LOT AREA	9,909.9

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC. LEGAL DESCRIPTION NOTED ON THIS PLAT WAS SUPPLIED BY OTHERS AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



State of Illinois
ss
County of Cook

I, ZBIGNIEW DOMOZYCH do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

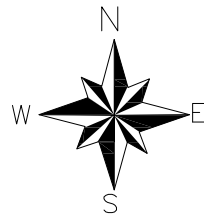
Signature: Zb. Domozych

Date: SEPTEMBER 04, 2025

REG. ILL. Land Surveyor No. 35-3758

LIC. EXP. NOVEMBER 30, 2026

ORDER NO. 250821-A
SCALE: 1 INCH= 15 FEET
FIELDWORK AUGUST 30, 2025
COMPLETION DATE: AUGUST 30, 2025
ORDERED BY: JOHN THORNTON



SCALE 1" = 15'

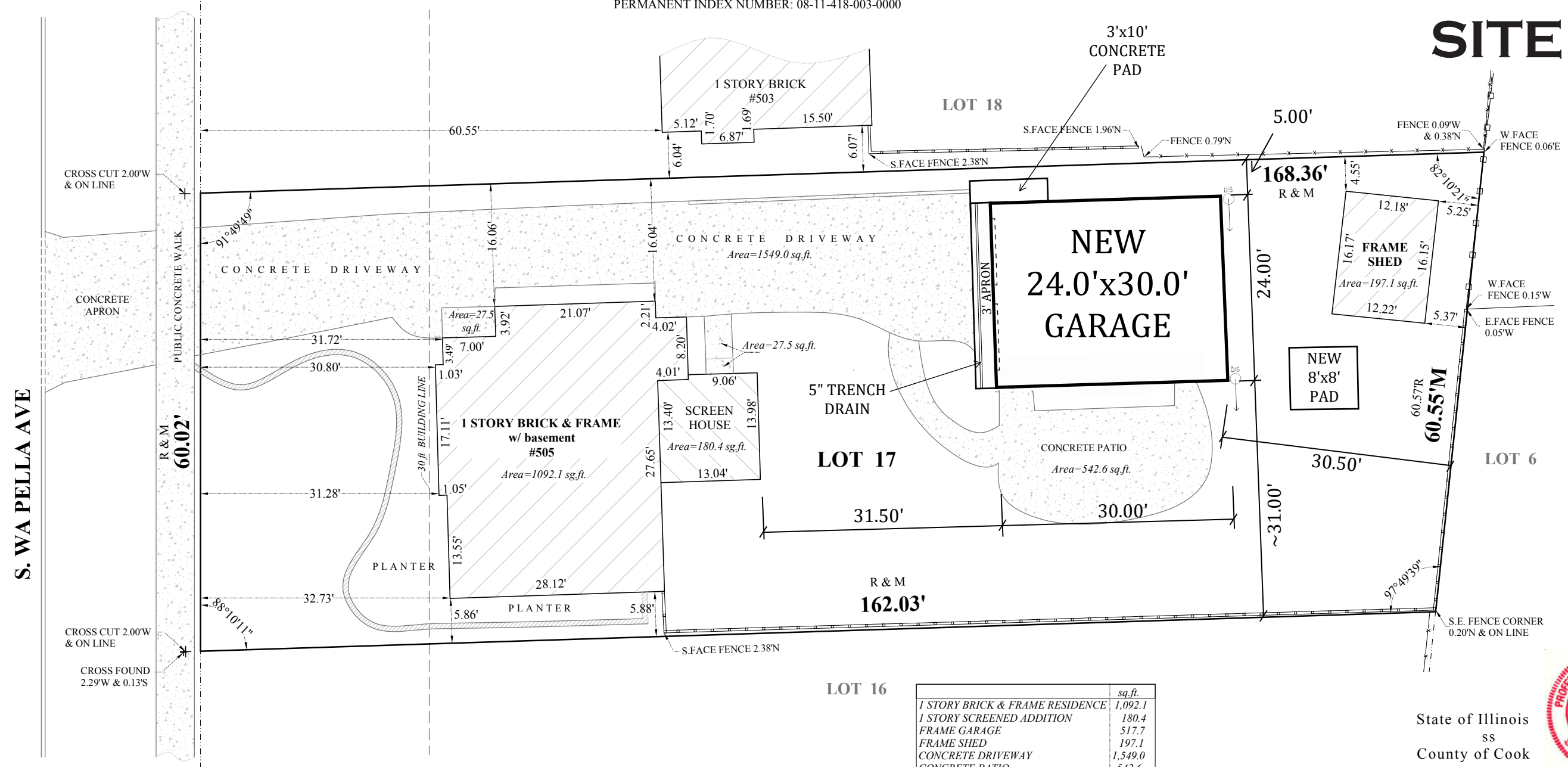
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OF THE NORTHEAST ¼ OF SAID SECTION 11, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE
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TOTAL LAND AREA = 9,909.9 sq.ft.
PROPERTY ADDRESS: 505 S. WA PELLA AVE, MOUNT PROSPECT, IL 60056
PERMANENT INDEX NUMBER: 08-11-418-003-0000

HGB

PROPOSED SITE PLAN



LEGEND :

	- CHAIN LINK FENCE		- ASPHALT AREA
	- WOOD FENCE		- CONCRETE PAVEMENT
	- WOOD FENCE		- BRICK AREA
	- UTILITY POLE		- ENCLOSED FRAME PORCH
	- EDGE OF CONCRETE		- OPEN FRAME PORCH
	- EDGE OF BRICK		- IRON PIPE AT PROPERTY CORNER
	- NORTH, SOUTH, EAST, WEST		- RECORDED / MEASURED
	- CROSS / MAG NAIL		
	- CROSS / IRON PIPE / IRON ROD		

	sq.ft.
1 STORY BRICK & FRAME RESIDENCE	1,092.1
1 STORY SCREENED ADDITION	180.4
FRAME GARAGE	517.7
FRAME SHED	197.1
CONCRETE DRIVEWAY	1,549.0
CONCRETE PATIO	542.6
CONCRETE STOOPS (FRONT)	27.5
(BACK)	27.5
TOTAL AREA	4,133.9
TOTAL LOT AREA	9,909.9

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State of Illinois
ss
County of Cook

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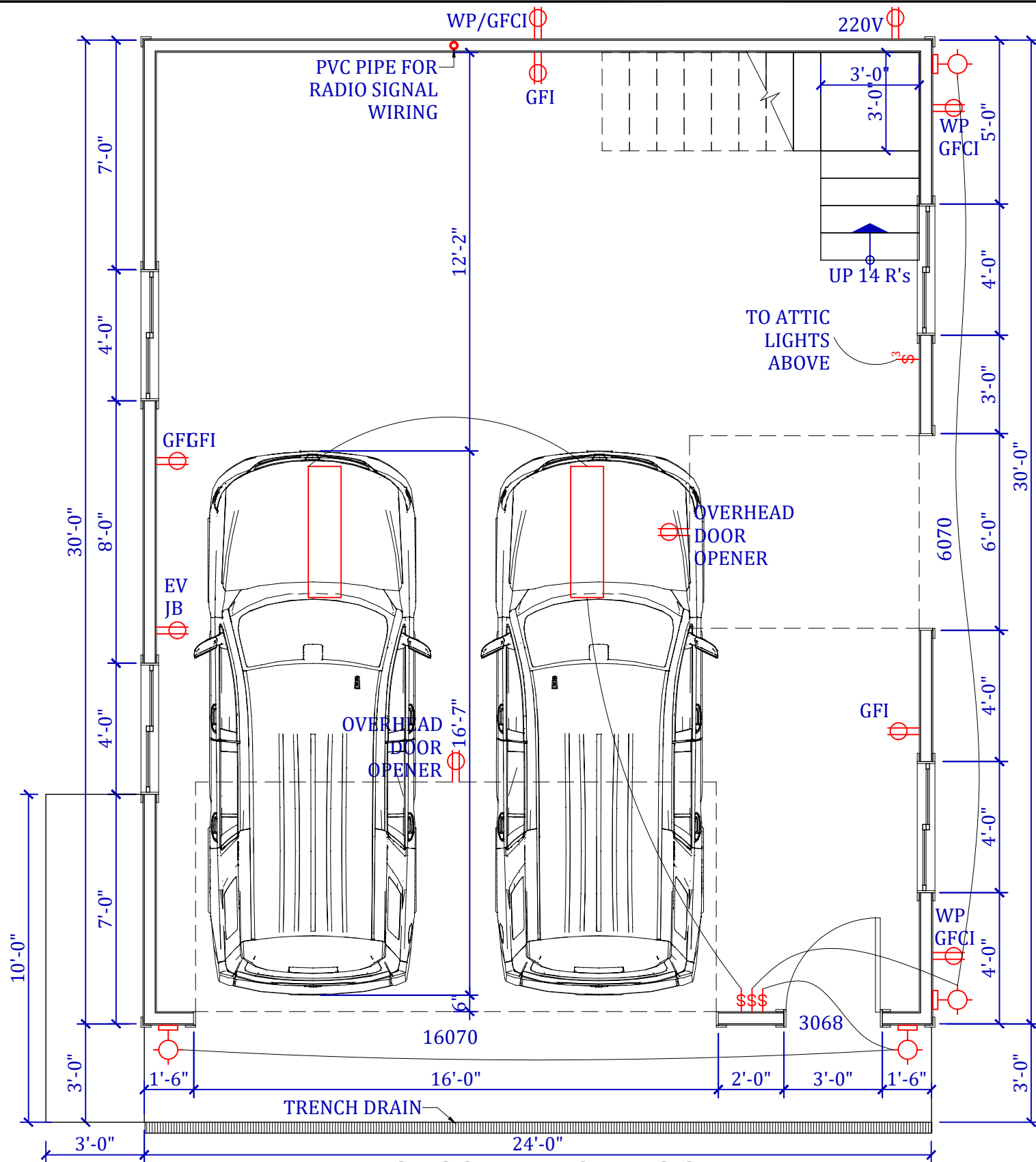
Signature: Zb. Domozych

Date: SEPTEMBER 04, 2025

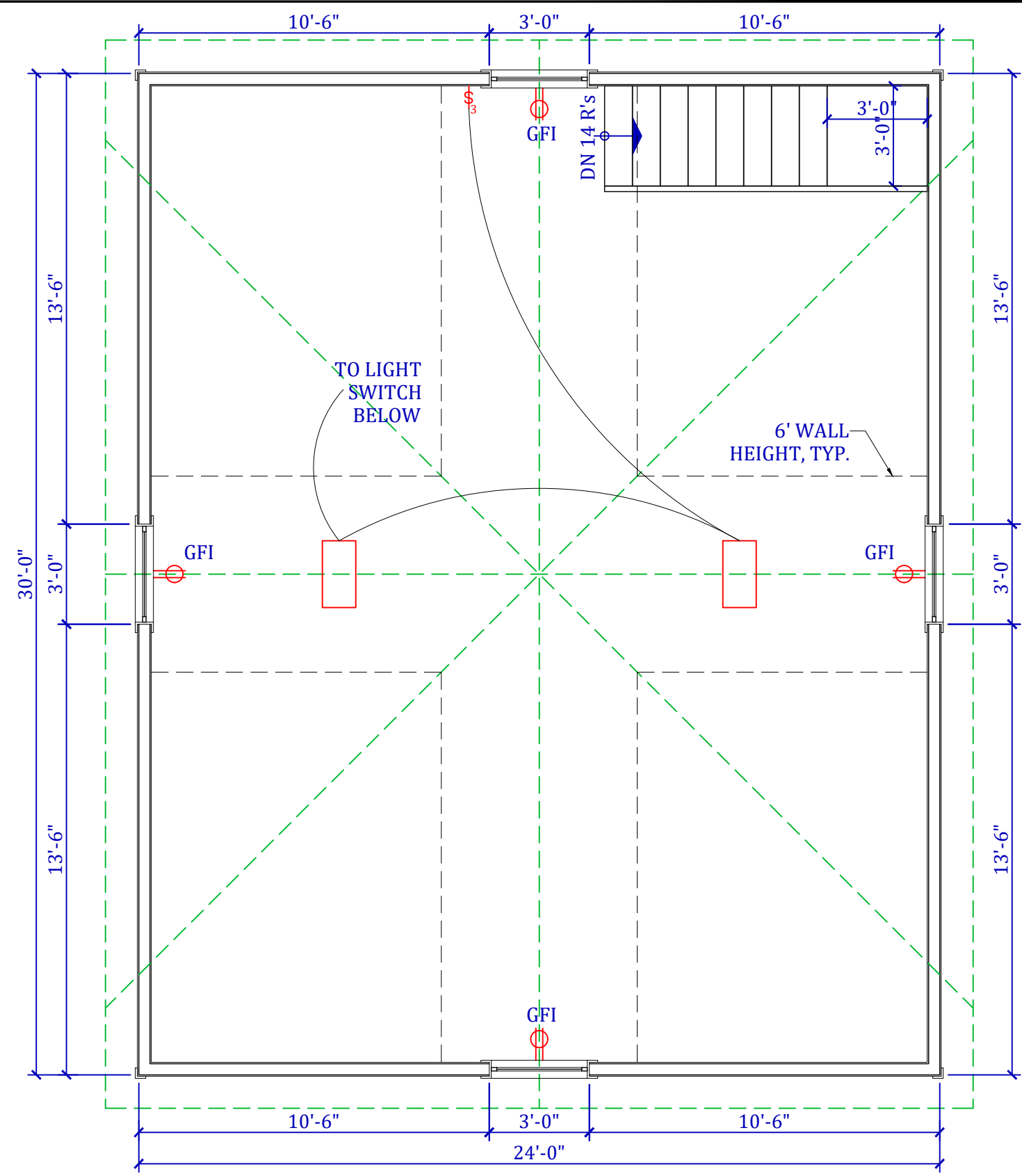
REG. ILL. Land Surveyor No. 35-3758

LIC. EXP. NOVEMBER 30, 2026

ORDER NO. 250821-A
SCALE: 1 INCH= 15 FEET
FIELDWORK AUGUST 30, 2025
COMPLETION DATE :
ORDERED BY: JOHN THORNTON



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



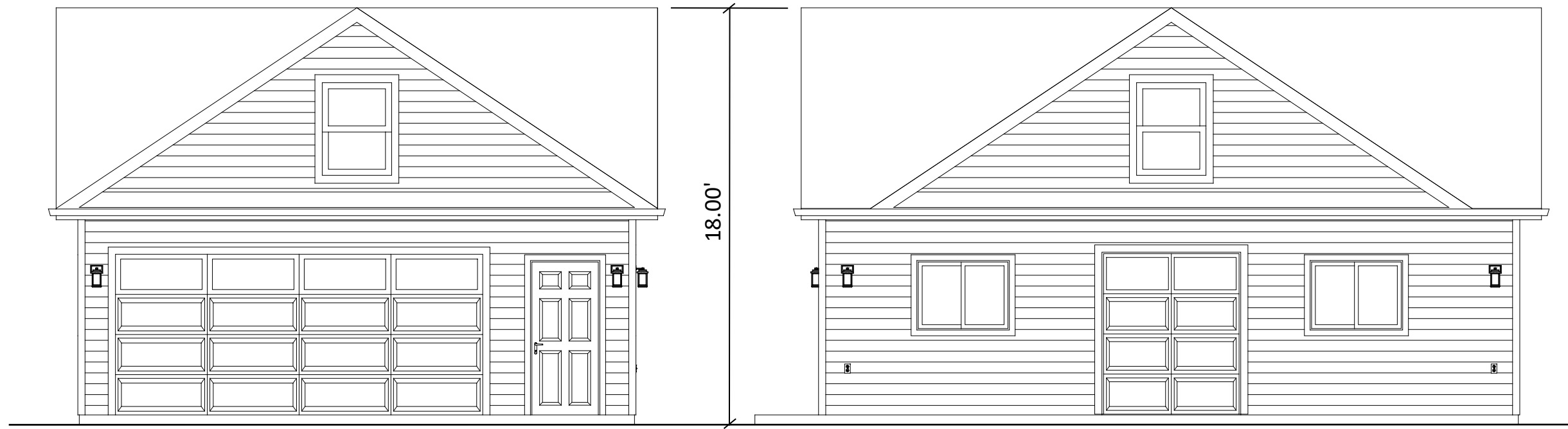
PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



John & Kathy Thornton
 505 South Wa Pella Avenue
 Mount Prospect, IL 60056

Date: June 19th, 2026

H.G.B. OFFICE: 602 Academy Drive, Northbrook, Illinois 60062



WEST ELEVATION

SCALE: 3/16" = 1'-0"

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

NORTH ELEVATION

SCALE: 3/16" = 1'-0"

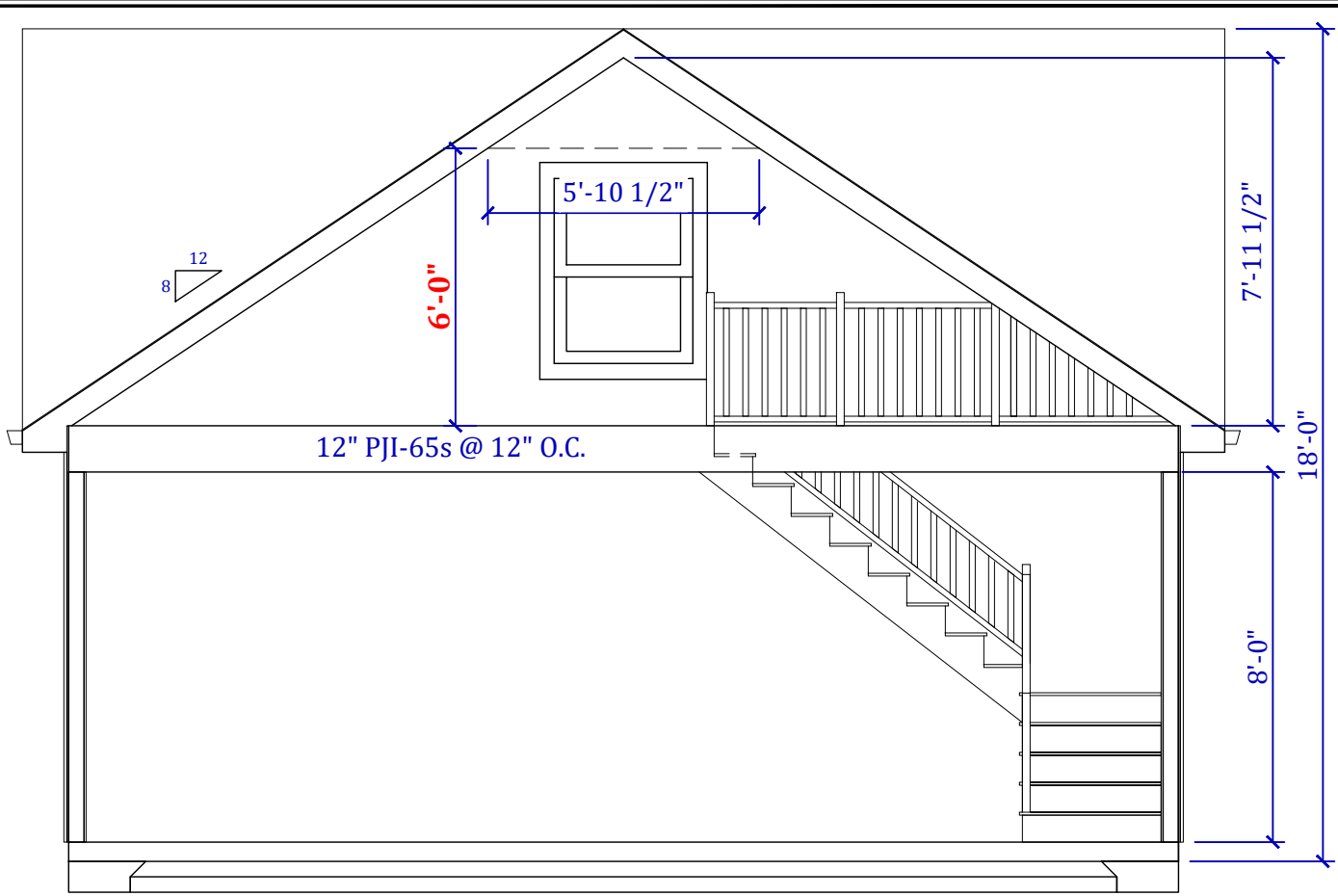
**UNDERSTANDING
"THE HEARTLAND WAY"
DIFFERENCE ...**

TYPICAL GARAGE CONSTRUCTION:

- CONCRETE: 'water ledge' & wire mesh provided, concrete sloping towards door.
- WALL FRAMING: 2x4 @ 16" O.C.
- CEILING FRAMING: 2x6 @ 32" O.C.
- ROOF FRAMING: 2x6 @ 16" O.C. w/ 25-year 3-tab shingle.
- HEADERS: (2) LVL's for OHD & (2) 2x6's for service door and windows.
- WALL & ROOF SHEATHING: 7/16" OSB (unless municipality requires plywood).
- ELECTRIC: installed with (1) 15-amp circuit for lights and (1) 20-amp circuit for outlets.

**ADDITIONAL "STANDARD"
INCLUSIONS FOR YOUR
HEARTLAND GARAGE:**

- Comprehensive permit services with **ALL permit fees and necessary municipal processes** included in your project.
- **SAME PRICE** for gable vs. hip roof.
- CONCRETE is **5" thick with (2) #5 rebar** in the footing along with **fibremesh**.
- HOUSE WRAP: **"Tyvek"** or similar used under the siding (per manufacturer's spec.).
- TRIM: **all window and door openings**, along with the fascia and soffit ,are finished with **LP SMARTSIDE®**.
- **GUTTERS & DOWNSPOUTS** provided to keep water away from the new foundation.
- **DOORS & WINDOWS:** **OHD & fiberglass service door are insulated** and sliding windows are double-pane.
- Roofing: **ARCHITECTURAL** shingle compared to standard 3-tab shingle.
- ELECTRICAL: installed **'drywall ready'** to enable garage to be finished i.e., bored through the 2x4 walls, not surface mounted.
- **WI-FI** enabled garage door opener.
- **EPOXY FLOOR**, a commercial-grade epoxy floor included if selected by client.
- **MUNICIPAL INSPECTIONS** are scheduled and undertaken by HGB staff: owners are not required to be present.
- **2-YEAR WARRANTY.**



SECTION

SCALE: 1/4" = 1'-0"



3-D PERSPECTIVES



PERMIT PROJECT

FILE #: 26-004003

505 WA PELLA AVE MOUNT PROSPECT IL 60056

THERE IS AN ALERT ON THIS PROPERTY - PLEASE CONTACT THE BUILDING DEPT.

PZ-18-26: 505 WA PELLA AVE (CU FOR 18 FOOT TALL GARAGE)



PERMIT #: PZZ26-000017

Permit Type

Zoning Request Application

Subtype

Zoning Request

Work Description:

PZ-18-26: 505 Wa Pella Ave (CU for 18 foot tall garage)

Applicant

Heartland Garage Builders - Andrew Venamore

Status

Online Application Received

Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

250.00

Permit Fees

0.00

Total Amount

250.00

Amount Paid

250.00

Balance Due

0.00

☐ Non-Billable



PERMIT DATES

Application Date

06/19/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

NOTE

STOP! Have you had a Preliminary Meeting the the Planning Department? If Yes, continue, else, please call 847-818-5328 to schedule.

Summary of Proposal

The project is to replace an existing inefficient (and damaged) existing accessory building/garage with a new

CLICK HERE for Conditional Uses, Variations, Zoning Map and Text Amendments

Submission Requirements

Proof of Ownership

Thornton Deed.pdf



Please upload the Property Owner's Signature by downloading this attachment HERE

505 Wa Pella Avenue - Site Entrance Form.pdf



For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

505 Wa Pella Avenue - Affidavit of Ownership.pdf



Paid Receipt of the most recent tax bill

505 Wa Pella Avenue - CC Tax Bill.pdf



Responses to applicable standards

505 Wa Pella Avenue - Conditional Use Explanation.pdf



Plans

505 Wa Pella Avenue - PLANS.pdf



Legal Description

505 Wa Pella Avenue - Legal Description.pdf



Document indicating intent to buy or lease



Legal Notice



Address Labels



Buffer Map

Other

[Owner Justification for Increased Height Request.pdf](#)



ORDINANCE OR RESOLUTION

Ordinance or Resolution

Approval Ordinance or Resolution #

Approval Date

ZONING REQUEST(S) (Check all that apply)

☒ Conditional Use

Number of Conditional Uses

1

For

Garage Height

Type of Conditional Use

Individual lot single family request

☐ Variation(s)

☐ Zoning Map Amendment

☐ Zoning Text Amendment

☐ Other

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.

Signature

ANDREW VENAMORE

FEES

FEE	DESC	QUANTITY	AMOUNT	TOTAL
Conditional Use Individual Lot Single Family Request Fee				250.00
Plan Check Fees				250.00
Permit Fees				0.00
Total Fees				250.00

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
07/01/2026	Cred				Heartland	250.00

Amount Paid	250.00	
Balance Due	0.00	



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

Affidavit of Ownership

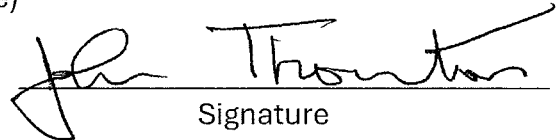
COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, JOHN THORNTON, 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 505 S. Wa Pella Avenue, 08-11-418-003
(property address and PIN)

and that such property is owned by JOHN THORNTON as of this date.
(print name)


Signature

Subscribed and sworn to before

me this _____ day of
_____, 20____.




Notary Public



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

Property Owner

☐ Check if Same as Applicant

Name: JOHN THORNTON Corporation: _____

Address: _____

City, State, ZIP Code: MOUNT PROSPECT, IL 60056

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: _____

(Signature)

Date: 6/18/26

ANDREW VENAMORE, H.G.B.

(Print or Type Name)

If applicant is not property owner:

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

Property Owner: _____

(Signature)

Date: 6/18/26

JOHN THORNTON

(Print or Type Name)

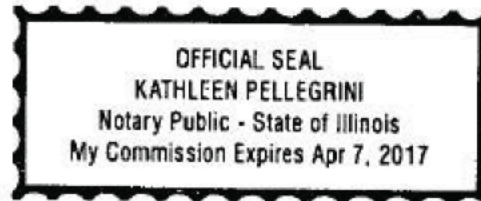
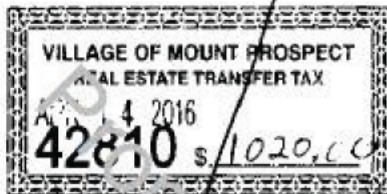
UNOFFICIAL COPY

Given under my hand and notarial seal, this 19TH day of April, 2016

Kathleen Pellegrini
Notary Public

My commission expires: 4/7/17

Exempt under the provisions of paragraph _____



REAL ESTATE TRANSFER TAX



COUNTY:
ILLINOIS:
TOTAL:



Cook County Clerk's Office

PREPARED BY:

Paul E. Peldyak
505 South Wa Pella Avenue
Mount Prospect, IL 60056-3757

Doc#: 1612541155 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/04/2016 02:43 PM Pg: 1 of 2

MAIL TAX BILL TO:

John P. Thornton and Kathy R. Thornton
505 S. Wa Pella Ave.
Mount Prospect, IL 60056

MAIL RECORDED DEED TO:

John P. Thornton and Kathy R. Thornton
505 S. Wa Pella Ave.
Mount Prospect, IL 60056

TENANCY BY THE ENTIRETY WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Paul E. Peldyak and Phyllis Wolf, a/k/a Phyllis J. Wolf, of the City of Des Plaines, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to John P. Thornton and Kathleen Thornton, of 207 N. Cathy Lane, Village of Mount Prospect, Illinois 60056, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Lot 17 in Block 11 in Prospect Park Country Club Subdivision of the Southeast 1/4 of Section 11 and the South 15 acres of the East 1/2 of the Northeast 1/4 of said Section 11, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 08-11-418-003-0000

Property Address: 505 S. Wa Pella Ave., Mount Prospect, IL 60056

Subject, however, to the general taxes for the year of 2016 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

Dated this 8th day of April, 2016

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

Paul E. Peldyak

Phyllis Wolf, a/k/a Phyllis J. Wolf

STATE OF ILLINOIS

COUNTY OF COOK

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Paul E. Peldyak and Phyllis Wolf, a/k/a Phyllis J. Wolf, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

TOTAL PAYMENT DUE		2025 First Installment Property Tax Bill - Cook County Electronic Bill						
\$0.00		Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
By 07/01/26		08-11-418-003-0000	049	16016	2025	(2026)	Elk Grove	2-03
IF PAYING LATE, PLEASE PAY		07/02/2026 - 08/01/2026 \$0.00	08/02/2026 - 09/01/2026 \$0.00		09/02/2026 - 10/01/2026 \$0.00		LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW	

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%
MT PROSPECT PARK DISTRICT	\$34,898,393	\$37,295,507	\$2,280,399	93.89%
ARLINGTON HTS TWNSHP H S 214	\$88,467,507	\$302,199,024	\$0	100.91%
SCHOOL DISTRICT 57	\$34,439,368	\$32,331,582	\$11,520,617	64.37%
VILLAGE OF MT PROSPECT	\$160,211,518	\$405,111,078	\$129,548,371	68.02%
TOWN ELK GROVE	\$70,673	\$7,617,011	\$398,884	94.76%
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:	\$18,587,627,648	\$26,152,521,149	\$10,451,845,794	
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For a more in-depth look at government finances and how they affect your taxes, visit [cookcountytreasurer.com](https://www.cookcountytreasurer.com)

PAY YOUR TAXES ONLINE

Pay at [cookcountytreasurer.com](https://www.cookcountytreasurer.com) from your bank account or credit card.

IMPORTANT MESSAGES		TAX CALCULATOR	
	2024 TOTAL TAX		7,112.20
	2025 ESTIMATE	X	55%
	2025 1st INSTALLMENT	=	3,911.68
	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		MAILING ADDRESS
505 S WA-PELLA AVE MOUNT PROSPECT IL 60056		THORNTON FAMILY TRUST 505 S WA PELLA AVE MT PROSPECT IL 60056-3757	

*** 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 07/01/26 If paying later, refer to amounts above.	Cook County eBill Click to pay online Click to update Mailing Name/Address SN 0020250100 RTN 500001075 AN (see PIN) TC 008911	08-11-418-003-0000 Amount Paid \$	049



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



EXPLANATION OF CONDITIONAL USE

John & Kathy Thornton - 505 South Wa Pella Avenue

No conditional use shall be recommended for approval by the planning and zoning commission unless it finds:

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 detached garage project seeks to replace an existing structure that has seen better days and needs to be replaced. As part of the development process for the new garage (which will remain a 2-vehicle structure), consideration of the owner's need for storage of important equipment in his garage was considered and an attic level has been created. This attic has increased the height of the garage to 18 feet, which is 3 feet in excess of the permitted accessory building height. The design was carefully considered with the new garage also having a gable roof structure (that mimics the existing), but with additional intersecting gables to provide the necessary storage on the attic level, while working to keep the overall increase in the massing of the garage to a minimum.

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;

Since the proposed use (an accessory building) is a standard within the Village and specifically in this neighborhood, the proposal will not impede the enjoyment or use of the directly adjacent neighboring property. The garage has been designed to closely replicate the newly updated look of the home, and so will appropriately compliment the home, thus maintaining neighborhood 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;

Since the construction of an accessory building is a standard use within the village, this replacement garage will not impede other development within this R-A zoning district since it adheres to all the remaining setback and coverage requirements of the ordinance for this lot.

4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;

The new garage is proposed to be located in the same position on the lot as the existing structure (though now with a confirming north sideyard setback of 5.00 feet compared to the existing 2.39 feet) and will thus maintain access to the public street via the existing driveway. There will be no necessity for any adjustments to the public utilities and facilities as a result of this project.

EXPLANATION OF CONDITIONAL USE

John & Kathy Thornton - 505 South Wa Pella Avenue

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;

While the garage will be of an increased size compared to the existing garage, it will remain a 2-car structure and so there will be no additional impact on traffic congestion on the public street.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village; and

The objective of the Village Comprehensive Plan to ensure the housing needs of its residents are met will be enhanced by the construction of the accessory building since it will help to satisfy the owners stated desire for more effective storage on his property. Additionally, the design intent behind the construction of this garage (i.e., to essentially replicate the single family home), will help to create an effective mix of buildings on the property that seeks to solve some of the inefficiencies of the layout of the home.

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.

As noted previously, this garage project complies with all remaining zoning ordinance requirements and will be a fantastic addition to the lot and neighborhood.



SCALE 1" = 15'

PLAT OF SURVEY

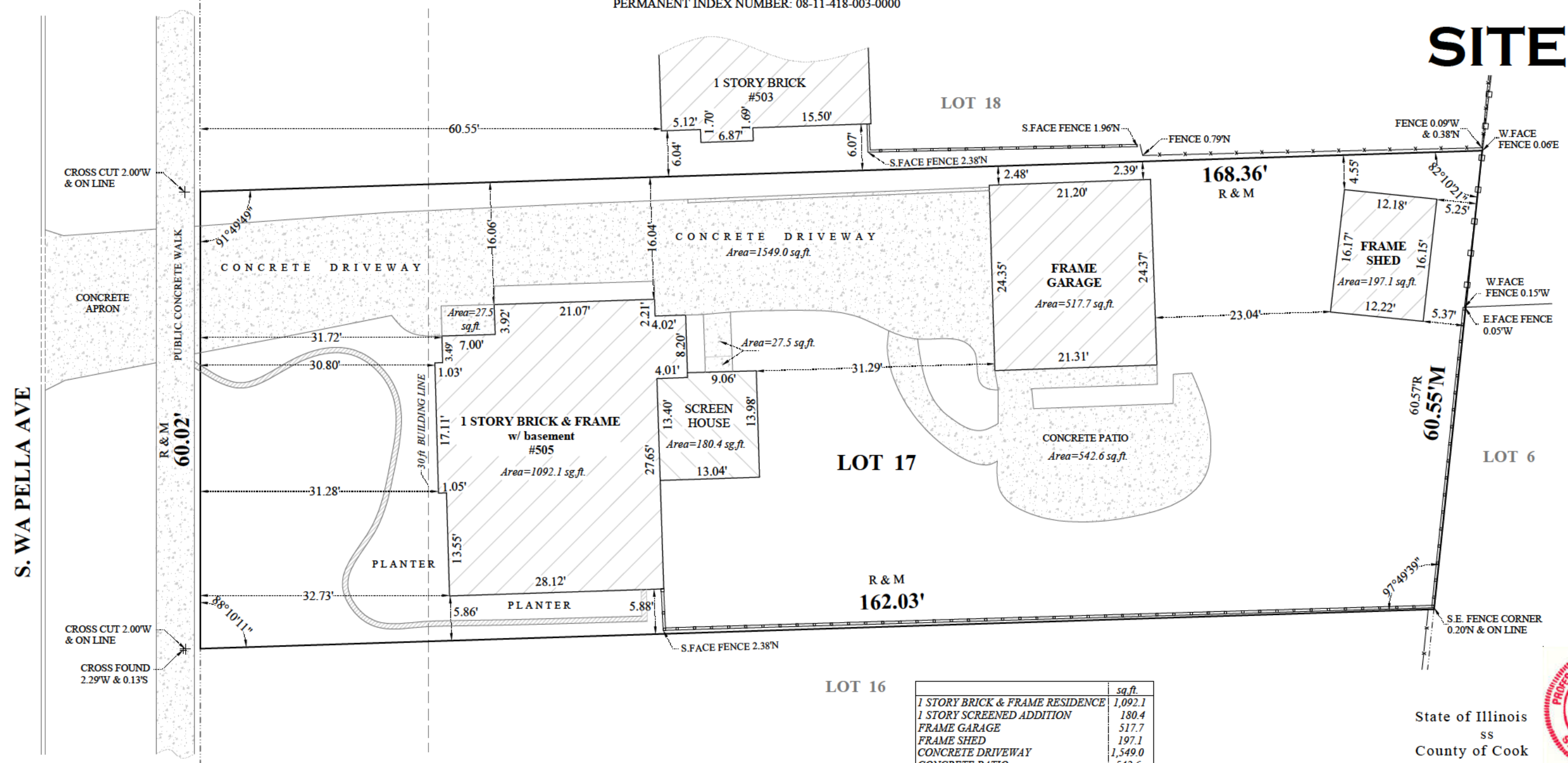
LOT 17 IN BLOCK 11 IN PROSPECT PARK COUNTRY CLUB SUBDIVISION OF THE SOUTHEAST ¼
OF SECTION 11 AND THE SOUTH 15 ACRES OF THE EAST ½ OF THE NORTHEAST ¼
OF THE NORTHEAST ¼ OF SAID SECTION 11, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 9,909.9 sq.ft.
PROPERTY ADDRESS: 505 S. WA PELLA AVE, MOUNT PROSPECT, IL 60056
PERMANENT INDEX NUMBER: 08-11-418-003-0000

HGB

EXISTING

SITE PLAN



LEGEND:

	- CHAIN LINK FENCE		- ASPHALT AREA
	- WOOD FENCE		- CONCRETE PAVEMENT
	- WOOD FENCE		- BRICK AREA
	- UTILITY POLE		- ENCLOSED FRAME PORCH
	- EDGE OF CONCRETE		- OPEN FRAME PORCH
	- EDGE OF BRICK		- IRON PIPE AT PROPERTY CORNER
	- NORTH, SOUTH, EAST, WEST		- RECORDED / MEASURED
	- CROSS / MAG NAIL		
	- CROSS / IRON PIPE / IRON ROD		

	sq.ft.
1 STORY BRICK & FRAME RESIDENCE	1,092.1
1 STORY SCREENED ADDITION	180.4
FRAME GARAGE	517.7
FRAME SHED	197.1
CONCRETE DRIVEWAY	1,549.0
CONCRETE PATIO	542.6
CONCRETE STOOPS (FRONT)	27.5
(BACK)	27.5
TOTAL AREA	4,133.9
TOTAL LOT AREA	9,909.9

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON,
REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
LEGAL DESCRIPTION NOTED ON THIS PLAT WAS SUPPLIED BY OTHERS
AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



State of Illinois
ss
County of Cook

I, ZBIGNIEW DOMOZYCH do hereby certify
that I have surveyed the above described
property and that the plat hereon drawn is a
correct representation of said survey.

Signature: Zb. Domozych

Date: SEPTEMBER 04, 2025

REG. ILL. Land Surveyor No. 35-3758

LIC. EXP. NOVEMBER 30, 2026

ORDER NO. 250821-A
SCALE: 1 INCH= 15 FEET
FIELDWORK AUGUST 30, 2025
COMPLETION DATE:
ORDERED BY: JOHN THORNTON



SCALE 1" = 15'

PLAT OF SURVEY

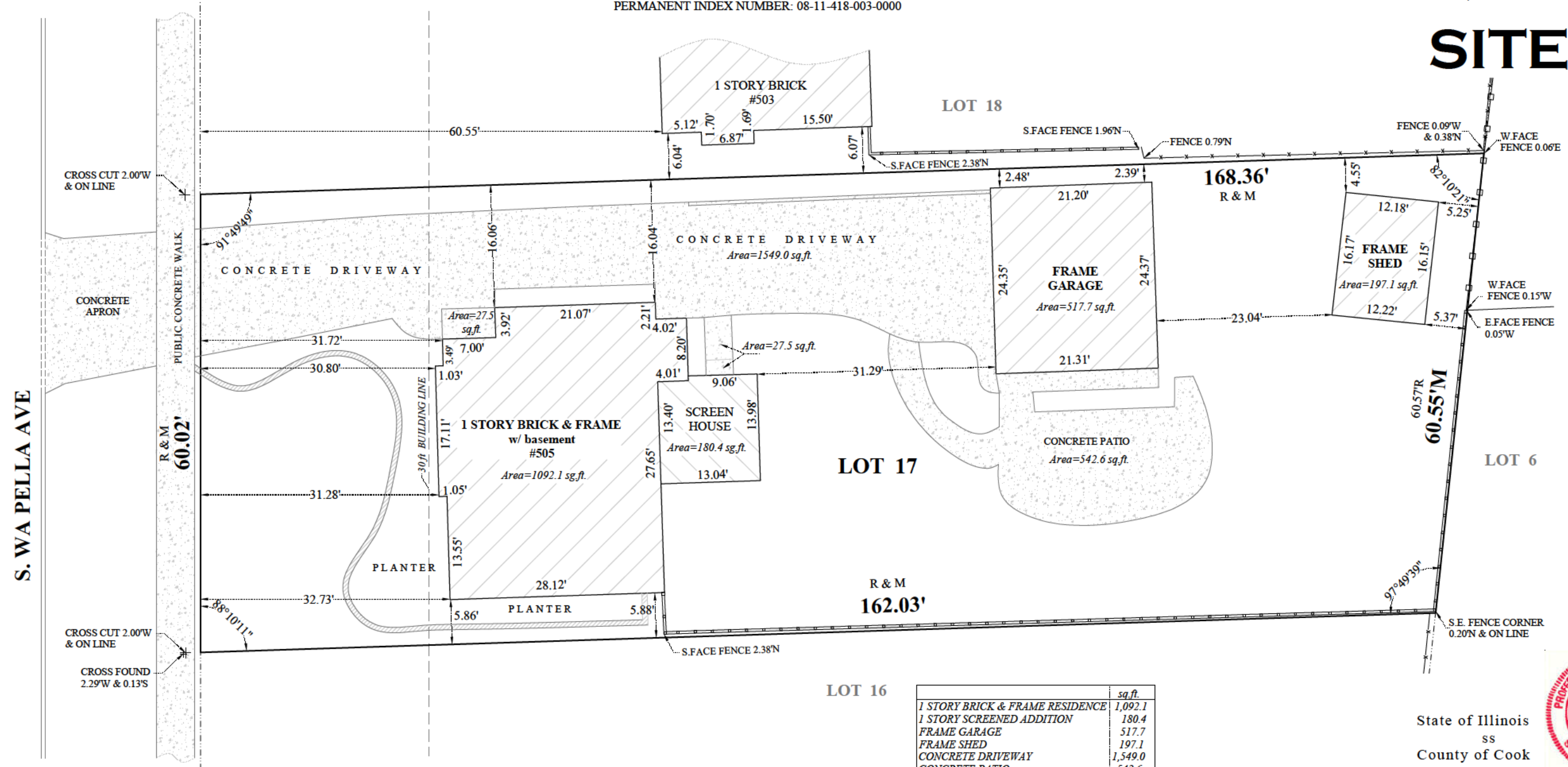
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County of Cook

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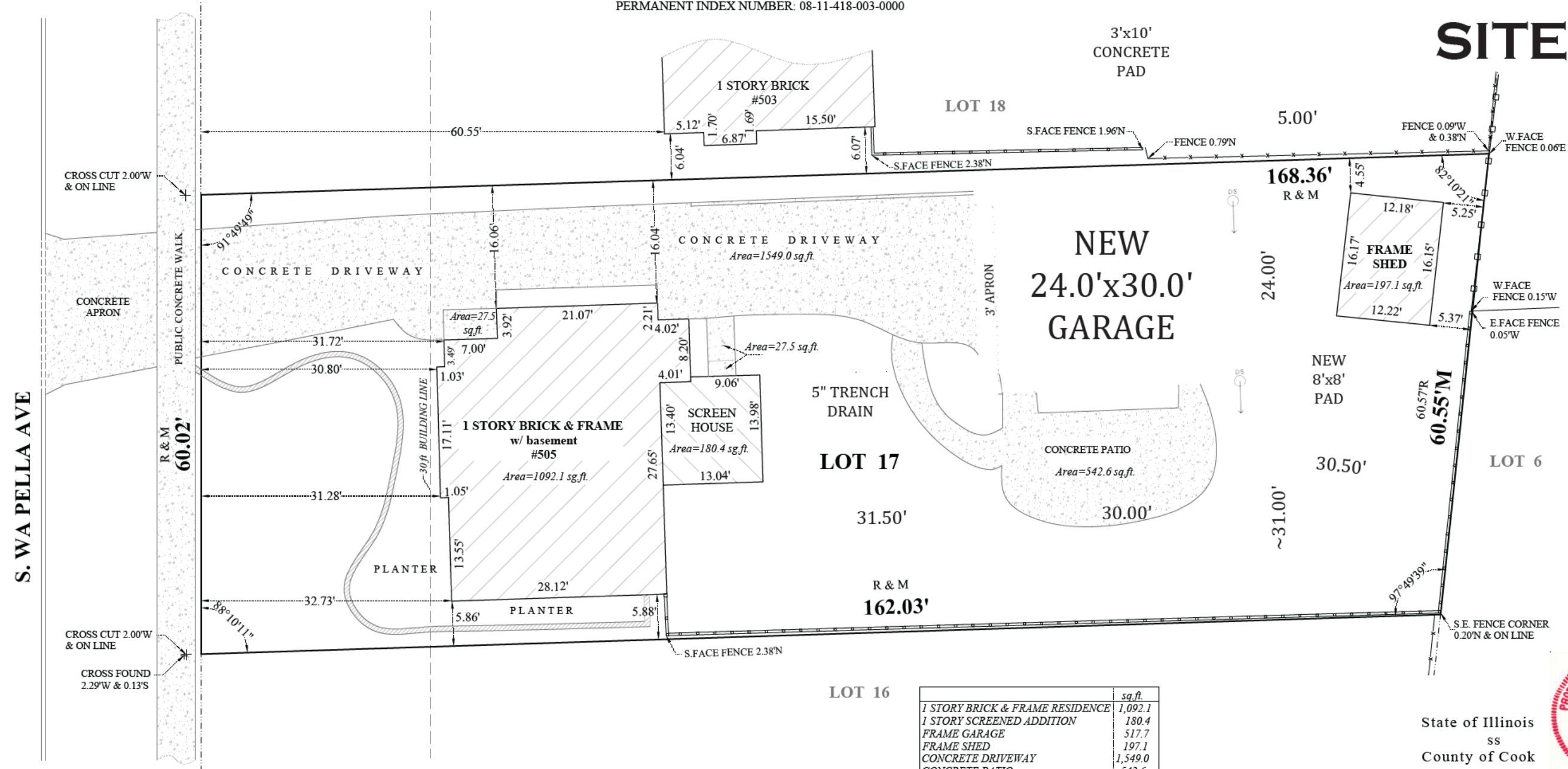
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PROPOSED SITE PLAN



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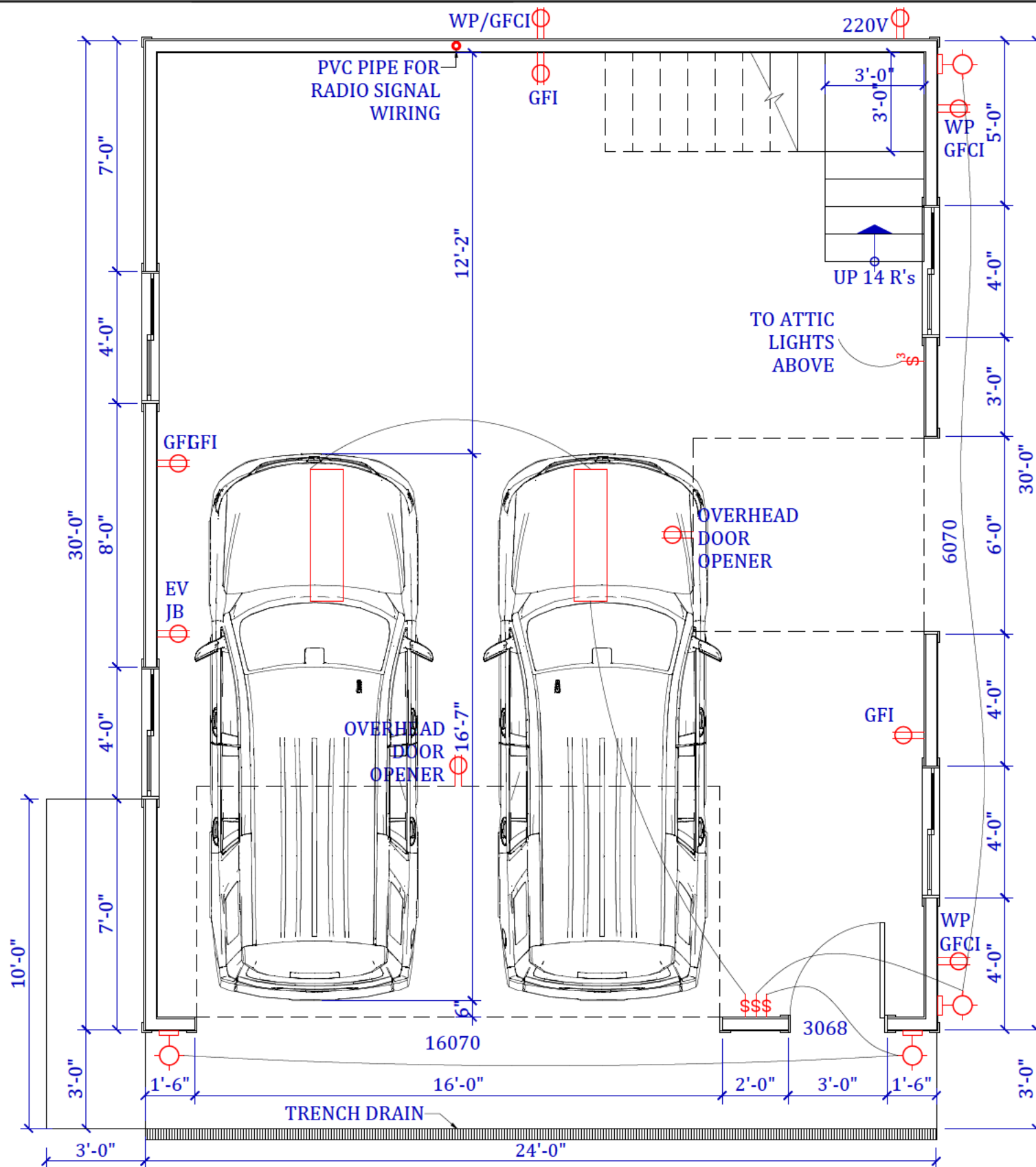
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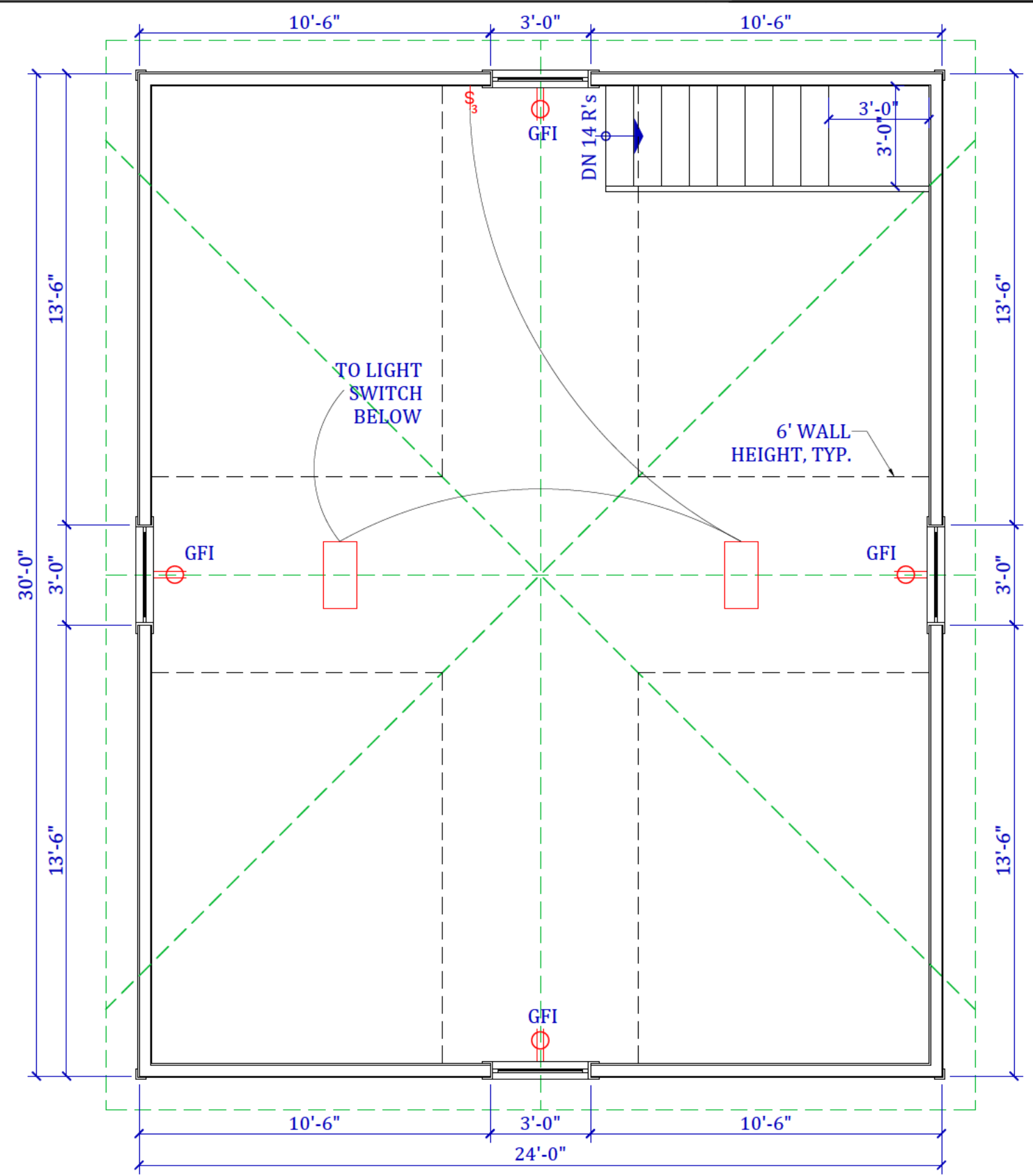
REG. ILL. Land Surveyor No. 35-3758

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ORDER NO. 250821-A
SCALE: 1 INCH= 15 FEET
FIELDWORK AUGUST 30, 2025
COMPLETION DATE: AUGUST 30, 2025
ORDERED BY: JOHN THORNTON



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



WEST ELEVATION

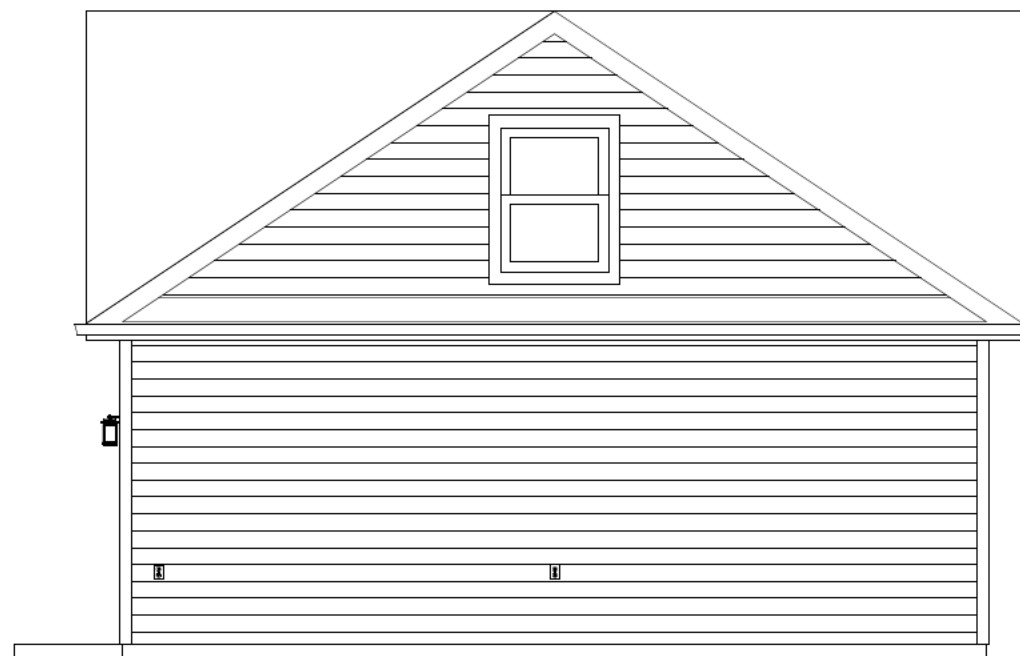
SCALE: 3/16" = 1'-0"

18.00'



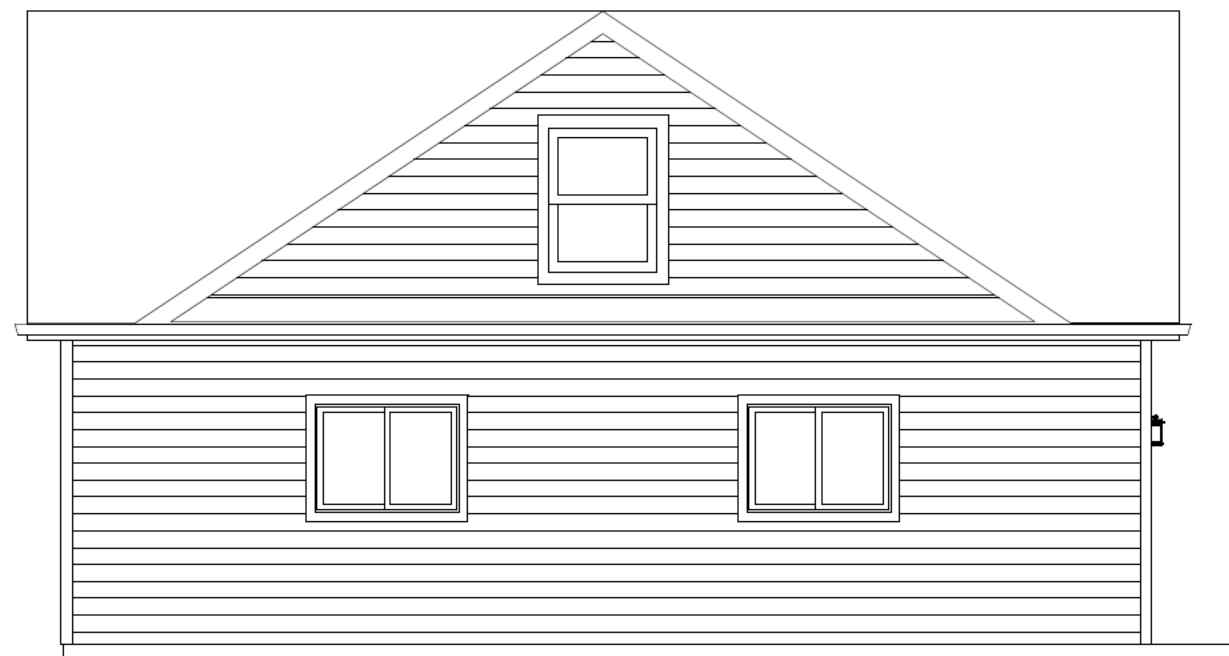
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

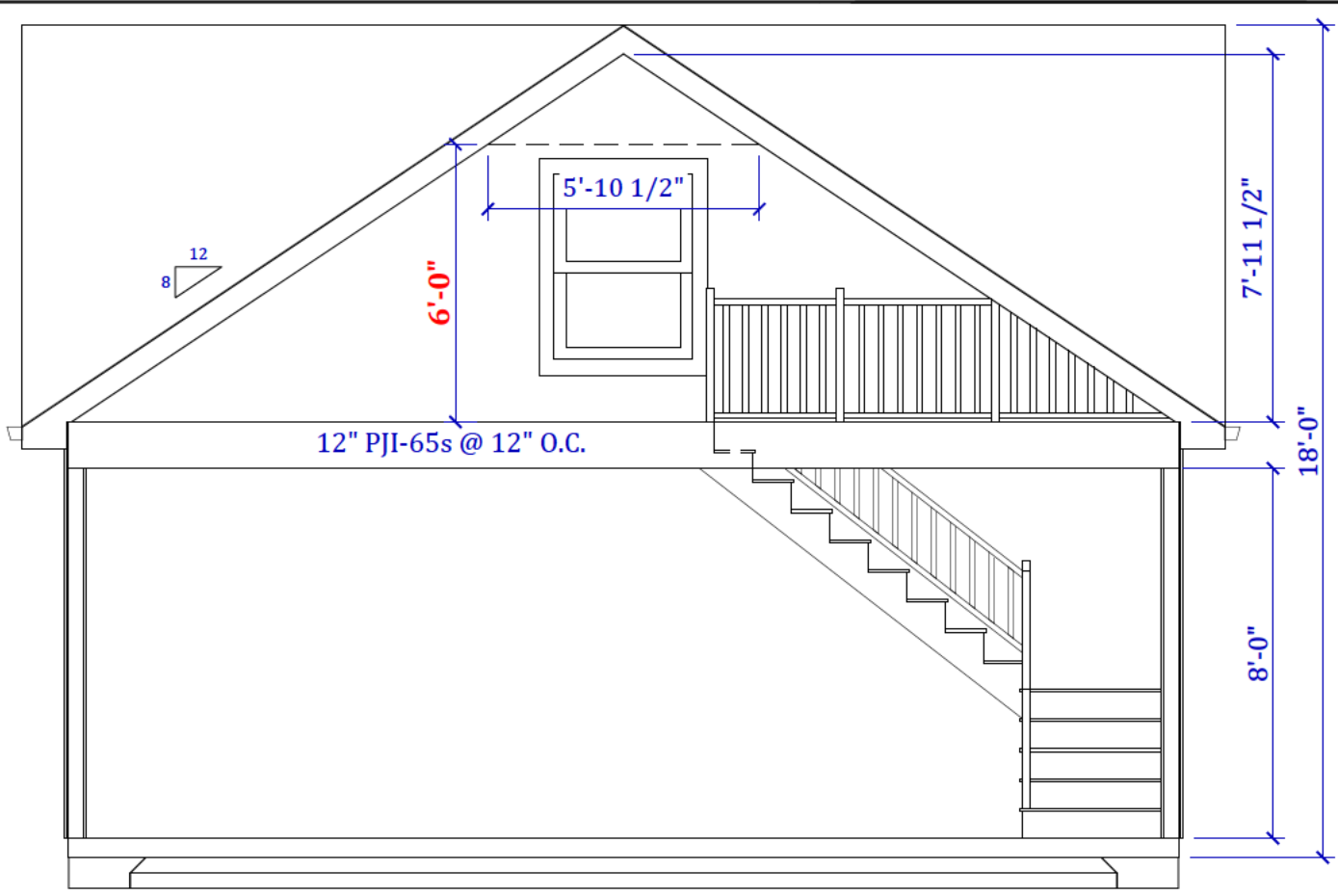
UNDERSTANDING "THE HEARTLAND WAY" DIFFERENCE ...

TYPICAL GARAGE CONSTRUCTION:

- CONCRETE: 'water ledge' & wire mesh provided, concrete sloping towards door.
- WALL FRAMING: 2x4 @ 16" O.C.
- CEILING FRAMING: 2x6 @ 32" O.C.
- ROOF FRAMING: 2x6 @ 16" O.C. w/ 25-year 3-tab shingle.
- HEADERS: (2) LVL's for OHD & (2) 2x6's for service door and windows.
- WALL & ROOF SHEATHING: 7/16" OSB (unless municipality requires plywood).
- ELECTRIC: installed with (1) 15-amp circuit for lights and (1) 20-amp circuit for outlets.

ADDITIONAL "STANDARD" INCLUSIONS FOR YOUR HEARTLAND GARAGE:

- Comprehensive permit services with **ALL permit fees and necessary municipal processes** included in your project.
- **SAME PRICE** for gable vs. hip roof.
- CONCRETE is **5" thick with (2) #5 rebar** in the footing along with **fibremesh**.
- HOUSE WRAP: "**Tyvek**" or similar used under the siding (per manufacturer's spec.).
- TRIM: **all window and door openings**, along with the fascia and soffit, are finished with **LP SMARTSIDE®**.
- **GUTTERS & DOWNSPOUTS** provided to keep water away from the new foundation.
- **DOORS & WINDOWS:** **OHD & fiberglass service door are insulated** and sliding windows are double-pane.
- Roofing: **ARCHITECTURAL** shingle compared to standard 3-tab shingle.
- ELECTRICAL: installed '**drywall ready**' to enable garage to be finished i.e., bored through the 2x4 walls, not surface mounted.
- **WI-FI** enabled garage door opener.
- **EPOXY FLOOR**, a commercial-grade epoxy floor included if selected by client.
- **MUNICIPAL INSPECTIONS** are scheduled and undertaken by HGB staff: owners are not required to be present.
- **2-YEAR WARRANTY.**



SECTION
SCALE: 1/4" = 1'-0"



3-D PERSPECTIVES

EXPLANATION OF CONDITIONAL USE
John & Kathy Thornton - 505 South Wa Pella Avenue

Property Index Number
08-11-418-003-0000

LOT 17 IN BLOCK 11 IN PROSPECT PARK COUNTRY
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SAID SECTION 11, TOWNSHIP 41 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.



Item Cover Page

Subject **PZ-20-26 / 50 S Emerson Street / MP2040 Comprehensive Plan -
TO BE CONTINUED TO THE AUGUST 27, 2026 PLANNING AND
ZONING MEETING.**

Meeting August 13, 2026 - REGULAR MEETING OF THE MOUNT
PROSPECT PLANNING AND ZONING COMMISSION

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category NEW BUSINESS

Type Action Item

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None