



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

**September 15,
2026**

Village Hall - 3rd Floor Board Room

7:00 PM

1. CALL TO ORDER

2. ROLL CALL

2.1. Pledge of Allegiance - Trustee Terri Gens

3. APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - September 1, 2026

4. MAYORS REPORT

4.1. Mayor's Comment

4.2. PROCLAMATION: National Hispanic Heritage Month - September 15 - October 15, 2026

4.3. EMPLOYEE RECOGNITION: Village employees celebrating Quinquennial anniversaries - Police Department

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. List of Bills - August 26, 2026 to September 8, 2026 - \$2,714,663.46

6.2. Approval of Closed Session minutes - September 1, 2026

6.3. Motion to approve updated pricing on the 2029 Ambulance Purchase from the September 1, 2026, Village Board meeting for a total purchase not to exceed \$507,858.

6.4. Motion to find the lowest-cost bid submitted by Light up the Burbs of Plainfield, IL for the 2026-2027 Holiday Lighting Contract non-responsive to the experience requirements of the bid documents and accept the second-lowest cost bid submitted by Moreno Landscape and Hardscape of Highland Park, IL as the lowest cost, qualified bid for the work in an amount not to exceed \$57,596 in 2026.

7. OLD BUSINESS - None

8. NEW BUSINESS

- 8.1. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING CHAPTER 14 "ZONING" OF THE VILLAGE CODE OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS (PZ-22-26)
- 8.2. 1st reading of AN ORDINANCE ADOPTING MOUNT PROSPECT 2040 (MP2040), THE OFFICIAL 2026 COMPREHENSIVE PLAN FOR THE VILLAGE OF MOUNT PROSPECT

9. VILLAGE MANAGER'S REPORT

- 9.1. Motion to accept the Suburban Purchasing Cooperative joint bid results for the purchase of five (5) 2027 Ford Explorer (Interceptor) all-wheel drive hybrid pursuit vehicles and two (2) pursuit rated 2027 Ford F-150 Police Responders from Currie Motors, and the purchase and installation of any associated emergency lighting and communications equipment for these seven (7) vehicles in an amount not to exceed \$505,000.00.
- 9.2. As submitted

10. COMMITTEE OF THE WHOLE

- 10.1. Compensation for Village of Mount Prospect Elected Officials

11. ANY OTHER BUSINESS

12. 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

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**Village of Mount Prospect
Regular Meeting of the Village Board
Tuesday, September 1, 2026 / 7:00PM**

CALL TO ORDER

Mayor Hoefert called the Regular Meeting of the Village Board to order at 7:03 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 Wm. 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 - Trustee Beth DiPrima

APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board/Committee of the Whole -
August 18, 2026

Motion by Terri Gens, second by Vincent Dante, to approve the minutes of the August 18, 2026 regular Village Board/Committee of the Whole meeting:

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

Nay: None

Final Resolution: Motion Passed

MAYORS REPORT

4.1. Mayor's Comment

No comment.

4.2. PROCLAMATION: National Suicide Prevention and Action Month - September 2026

Mayor Hoefert read the proclamation designating September 2026 as Suicide Prevention and Action Month in the Village of Mount Prospect.

Patricia Crawford, representing Ascension Center for Mental Health, accepted the proclamation on behalf of the organization. She expressed gratitude for the Village's efforts to increase visibility around mental health issues and noted that Ascension Center, along with Kenneth

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Young Center, operates a 24-hour crisis line. She reminded residents that help is available by calling **988**.

4.3. PROCLAMATION: Honoring the 25th Anniversary of September 11, 2001

Mayor Hoefert read a proclamation recognizing September 11, 2026 as a Day of Remembrance for the 25th anniversary of September 11, 2001.

Fire Chief Wang accepted the proclamation on behalf of the Fire Department and invited all residents to attend a 9/11 Remembrance Ceremony to be held on Friday, September 11th at 9:00 AM on the Village Green outside Village Hall.

4.4. EMPLOYEE RECOGNITION — Village Employees celebrating Quinquennial Anniversaries

Director of Public Works Sean Dorsey honored and highlighted the careers of the following Public Works employees celebrating quinquennial anniversaries:

- **Chuck Lindelof — 30 Years of Service** (Project Engineer)
- **Kristina Jakupovic — 20 Years of Service** (Superintendent of Administration)
- **Dave Hull — 20 Years of Service** (Forestry and Grounds Superintendent)
- **Kyle Slesicki — 20 Years of Service** (Forestry and Grounds)

Recognition certificates were also noted for **Mike Hoffman** and **Tonya Bracher**, who could not attend.

Following the individual recognitions, Village Manager Michael Cassady recognized Director Dorsey for **35 years of service** with the Village of Mount Prospect. Manager Cassady highlighted key milestones of Dorsey's tenure and the many notable achievements throughout his career.

4.5. 1st reading of an ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance increases the number of Class "P-3" liquor licenses by one (1) MOM'S ORGANIC MARKET INC. d/b/a MOM'S ORGANIC MARKET located at 201 W. Rand Road, Mount Prospect, IL.

Jennifer Kulp, the General Manager of Moms Organic Market, addressed the Board, describing the company as a family-founded organic grocery chain established in 1987 and now operating more than two dozen locations. The Mount Prospect store, scheduled to open on October 16th, will be the first Moms location in Illinois.

The liquor license request covers a selection of certified organic, biodynamic, and sustainably produced wines, as well as craft, local, organic, and gluten-free beer. Staff confirmed that all required alcohol training and fingerprinting had been completed.

Ms. Kulp answered questions from the Board.

Motion by Colleen Saccotelli, seconded by Vincent Dante to waive the rule requiring two readings of an ordinance and adopt the ordinance:

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

Nay: None

Final Resolution: Motion Passed

Ordinance No. 6859

COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

Note: At the Mayor's request and with no objection from the Board, the Communications and Petitions item was taken up ahead of the Mayor's Report, as several residents were present to speak.

Robert Harms and Jane Chyrka
701 Huntington Commons Dr.

- Addressed the Board regarding the continued displacement of condominium unit owners following the storm damage sustained more than one year prior.
- Expressed frustration over a lack of information regarding insurance funds, construction budgets, and the overall timeline for repairs.
- Raised concerns about rising property tax bills despite being unable to occupy their units, and about continuing HOA fee assessments.
- Requested that the Village designate a point of contact for residents to reach when encountering Village-related obstacles, and asked what steps the Village could take to accelerate the permit and construction process.

Village Manager Michael Cassady responded that the Village sympathizes with the residents and had been actively engaged, including issuing citations to the management company to expedite the schedule. Manager Cassady indicated that momentum was building toward a resolution among the insurance companies involved, which would enable a permit application to be submitted.

Village Attorney Lance Malina clarified that the case had been in adjudication for months, with the management company appearing regularly in court. He explained that the primary obstacle was the involvement of multiple layers of insurance carriers. Staff member Pauric Lynch (*Compliance Inspector with the Building and Inspections Department*) was identified as the key point of contact, having managed the file since day one.

Manager Cassady directed staff members Alex Bertolucci, Julie Kane, and Archana Mohanchandra to convene immediately with the residents in a conference room to provide a direct update and to establish ongoing communication.

Steve Polit
601 N. Wilshire Drive

- Thanked the Board for installing the round blue "pedestrian walkway- walk your wheels" markers in the downtown area but said they need better enforcement.
- Suggested developing a comprehensive education plan in partnership with the park district and the police department.

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CONSENT AGENDA

6.1. List of Bills - August 12, 2026 to August 25, 2026 - \$4,373,888.99

6.2. Approval of Closed Session Minutes - August 11, 2026 and August 18, 2026

6.3. Motion to accept the lowest cost, responsive bid for the Melas Park North Parking Lot Resurfacing Project for an amount not to exceed \$263,890.

Motion by Vincent Dante, seconded by Bill Grossi, to approve the consent agenda as presented:

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

Nay: None

Final Resolution: Motion Passed

OLD BUSINESS - None

NEW BUSINESS

8.1. Motion to approve the Auditing Services Agreement with Sikich LLP for a five- year period from 2026 to 2030

Finance Director Amit Thakkar presented a recommendation to engage Sikich LLP as the Village's auditor for the five-year period from 2026 to 2030. He explained that the Illinois Governmental Account Audit Act requires home rule communities to have their financial statements audited by a certified public accounting firm, and that the Village has consistently received clean audit opinions and filed on time.

Director Thakkar explained that although not legally required, the Village has voluntarily rotated its auditors every five to six years to strengthen auditor independence, provide fresh perspectives on internal controls, and reduce the risk of familiarity that can affect auditor objectivity. With the prior engagement with Lauterbach & Amen concluding, the Village issued a Request for Proposals in May 2026. The Village received two responses: one from Lauterbach & Amen and one from Sikich.

While Sikich's year-one fee of approximately \$62,500 is higher than Lauterbach & Amen's offered renewal fee of \$44,700 (down from \$52,000 paid for the 2025 audit), Sikich proposes 350 audit hours annually compared to the incumbent's 315. Sikich also indicated a willingness to revisit the engagement fee if AI-driven efficiencies reduce required staff time in future years. The Audit Committee met and unanimously recommended Sikich, citing the company's audit approach, technical skills, and the quality of the staff proposed for the engagement. Staff concurred with that recommendation.

Trustee Grossi, a member of the Audit Committee, noted that both firms are highly capable in a specialized field, and observed that the limited number of responses underscores the changing landscape of the profession. He suggested that the Village consider formalizing its auditor rotation policy in writing at a future date.

Motion by Bill Grossi, seconded by Terri Gens to approve the Auditing Services Agreement with Sikich LLP for a five-year period from 2026 to 2030:

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

Nay: None

Final Resolution: Motion Passed

VILLAGE MANAGER'S REPORT

- 9.1. Motion to waive the competitive bidding requirements and purchase a Freightliner M2 Ambulance with Power Cot and Power Load at a total not to exceed \$506,051.

Fire Chief Tom Wang presented a request to purchase a Freightliner M2 ambulance with a Stryker Power Cot and Power Load, for delivery in 2029. The Village's ambulance fleet currently consists of six units: four frontline ambulances (model years 2019, 2019, 2022, and 2024) and two reserve units (a 2018 Freightliner and a 2012 Ford). The purchase is intended to replace the older of the two 2019 ambulances, which, by 2029, is projected to reach approximately 140,000 miles and meet the threshold for replacement under the Village's vehicle condition evaluation scoring system.

The Chief noted that in December of the prior year, the Board approved a separate ambulance for delivery in 2028 to stagger the replacement of the two 2019 units. The new ambulance also features low-emission technology, liquid spring suspension for patient comfort, and a medium-duty chassis with an anticipated service lifespan of 10 to 12 years. The apparatus committee determined to move to an all-red color scheme consistent with the Village's new tower, departing from the traditional white-over-red design.

The purchase is made through the Northwest Suburban Purchasing Cooperative via the Northwest Municipal Conference, satisfying competitive bidding requirements. Purchasing the Power Cot and Power Load with the ambulance rather than separately results in cost savings. The total purchase cost is \$506,051, comprising \$414,545 for the vehicle and the remainder for the cot and load system.

Motion by John Matuszak, seconded by Vincent Dante to approve the purchase of the Freightliner M2 Ambulance with Power Cot and Power Load at a total not to exceed \$506,051:

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

Nay: None

Final Resolution: Motion Passed

- 9.2. Motion to accept bid for the Gregory Street Lighting Improvements for an amount not to exceed \$444,043.

Director of Public Works Sean Dorsey presented the bid results for the Gregory Street Lighting Improvements project, a residential streetlight installation running from Route 83/Elmhurst Road westward to the Village's western limits near Meadows Park. The project involves installation of approximately 19 new streetlight fixtures, a new electrical service, and underground conduit work.

Consultant Ciorba Group designed the project, and the Village awarded the contract through its online bidding system. Only one bid was received, from Utility Dynamics Corporation of Oswego, Illinois, in the amount of \$403,675 — approximately 4.3% above the engineer's estimate of \$386,785. Staff indicated this outcome is not unusual; a review of the last eight streetlight bid projects showed that only one or two bids were received on most occasions, with single bids on three prior projects.

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The limited bidder interest was attributed to a small pool of qualified streetlight contractors in the region who tend to be territorial in their service areas, and to high current demand from IDOT and tollway projects keeping contractor crews occupied. Staff analyzed the option of rebidding and concluded that doing so would likely result in higher — not lower — prices, given increased material costs (particularly copper), anticipated union labor rate increases, and uncertainty around fuel costs that typically causes contractors to bid conservatively. Staff was confident in Utility Dynamics' qualifications, citing prior successful streetlight projects on Lonnquist Boulevard, Seminole, Burning Bush Lane, and around Randhurst.

The recommended award amount of \$444,043 includes a 10% contingency for field adjustments.

In response to a question from the Board, Director Dorsey said construction is expected to begin in the fall of 2026.

Public Comment:

David Schein
512 Na Wa Ta Ave.

- Inquired about dark-sky compliance and light shielding.

Director Dorsey confirmed the selected luminaires are dark-sky approved, with full cut-off optics that prevent light from escaping past 80 degrees. He added that the luminaires are LEOTEC Comfort View fixtures rated at 2,700 Kelvin (soft white).

Motion by Vincent Dante, seconded by Bill Grossi, to accept the bid for the Gregory Street Lighting Improvements from Utility Dynamics Corporation in an amount not to exceed \$444,043.00:

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

Nay: None

Final Resolution: Motion Passed

9.3. As submitted

No additional items were presented.

ANY OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Dante, seconded by Trustee Matuszak, moved to adjourn the meeting. By unanimous voice vote, the September 1, 2026 Regular Meeting of the Village Board of Trustees adjourned at 8:54 p.m.

Respectfully submitted,

Karen M. Agoranos
Village Clerk



Item Cover Page

Subject

Meeting

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category

Type

Mayor's Comment

September 15, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

MAYORS REPORT

Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject **PROCLAMATION: National Hispanic Heritage Month - September 15 - October 15, 2026**

Meeting September 15, 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

1. Hispanic Heritage month 2026

PROCLAMATION

NATIONAL HISPANIC HERITAGE MONTH

September 15 to October 15, 2026

WHEREAS, National Hispanic Heritage Month celebrates the Hispanic community and highlights its countless achievements; and

WHEREAS, the observance began in 1968 as Hispanic Heritage Week under President Lyndon B. Johnson, and was enacted into federal law on August 17, 1988, calling upon all the people of the United States to observe this time with ceremonies, activities, and programs; and

WHEREAS, September 15 through October 15 is recognized as National Hispanic Heritage Month, which is a time to honor the invaluable ways Hispanics contribute to our common goals, celebrate their diverse cultures, and to work towards a stronger, more inclusive, and more prosperous society for all; and

WHEREAS, this year's theme, "Pioneers of Change: Shaping the Future Together" honors the role of Hispanic and Latino leaders, innovators, and changemakers in driving progress; and

WHEREAS, Hispanics have enhanced and shaped our national character with centuries-old traditions that reflect the multi-ethnic and multicultural customs of their communities, while adding their own distinct and dynamic perspectives to the story of our country; and

WHEREAS, Hispanic Americans represent a significant and growing demographic of the Village of Mount Prospect, we honor the invaluable ways they contribute to our Village and community; and

NOW, THEREFORE, I, Paul Wm. Hoefert, Mayor of the Village of Mount Prospect, do hereby proclaim September 15 – October 15, 2026 as

“NATIONAL HISPANIC HERITAGE MONTH”

In the Village of Mount Prospect and encourage our community to join us in celebrating the great contributions of Hispanic Americans in our Village, State and Nation.

Paul Wm. Hoefert
Mayor

ATTEST:

Karen M. Agoranos
Village Clerk



Item Cover Page

Subject **EMPLOYEE RECOGNITION: Village employees celebrating Quinquennial anniversaries - Police Department**

Meeting September 15, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category MAYORS REPORT

Type Mayor's Report

Information

Police Department employees celebrating twenty-plus years of service will be recognized.

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject **List of Bills - August 26, 2026 to September 8, 2026 - \$2,714,663.46**

Meeting September 15, 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 August 26, 2026, to September 8, 2026 — \$2,714,663.46.

Discussion

Alternatives

1. Approve the attached List of Bills for August 26, 2026, to September 8, 2026 — \$2,714,663.46.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the attached List of Bills for August 26, 2026, to September 8, 2026 — \$2,714,663.46.

Attachments

1. 2026 List of Bills Cloud-A 090826

VILLAGE OF MOUNT PROSPECT
List of Bills
August 26, 2026 - September 8, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund			
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 8.27.26	\$ 3,090.59
	Active911, Inc.	Alerting subscription renewal 09/17/26-09/17/27	466.20
	Air One Equipment, Inc.	Quarterly Air Quality Testing and Compressor Maintenance	1,706.17
		Quarterly Air Quality Testing and Compressor Maintenance	1,062.00
		Quarterly Air Quality Testing and Compressor Maintenance	165.00
		Safety Vests	96.00
	Alpha Prime Communications	8/28/26 Radio equipment	1,518.00
	Amazon Capital Services	Certificate folders for Quinquennial recipients	105.98
		Otter box case	68.11
		9/2/26 Office supplies	31.34
		8/28/26 Dept supplies	9.49
		Play and learn supplies, eye droppers wooden pins	12.73
		Storage bins, pinata rope	120.96
		Reusable bags for Health and Wellness Expo	41.34
		Certificate paper for Quinquennial recognition	75.98
		Embroidery sets for group	43.98
		Phone case for police social worker	43.64
		Wagon for celebration of cultures	37.99
		Screen protector and LED License Plate Light	15.99
		Binder tabs, pen holder, glue sticks, screen cleaner wipes	102.01
		Self-Stick Notes, Padfolio Refill	47.77
		Acrylic signs and permanent markers	38.98
		Embroidery hoops for group	11.99
		Cutting boards - St 12, Salad Spinner - St 14	114.75
		Rack storage for PT equipment - St 13 and St 14	194.38
		8/26/26 Equipment maintenance supplies	59.90
		Paper Coffee Cups	27.54
		9/2/26 Equipment maintenance supplies	23.99
	Anderson Lock Company	VH exterior door strike	911.40
		PD Lock	165.25
	Arbssession Inc	Replacement tree work hard hat	130.90
	Arlington Power Equipment	Marking paint and tree removal rope	189.44
		Stihl MS 661 CM Chainsaw 32 in Bar	1,454.99
		Tree removal rigging rope	249.99
	Armenakis Enterprises Ltd.	Tent/Table Rental Celeb of Cultures 8/21-8/23/26	6,365.68
	ASAP Process Service & Investigations LLC	Rand-83-Kensington Land Acquisition Legal 909 N Elmhurst Rd	85.00
		Rand-83-Kensington Land Acquisition Legal 909 N Elmhurst Rd	85.00
		Rand-83-Kensington Land Acq Legal 1 W Rand Rd	85.00
		Rand-83-Kensington Land Acq Legal 909 N Elmhurst Rd	85.00
		Rand-83-Kensington Land Acq Legal 909 N Elmhurst Rd	85.00
		Rand-83-Kensington Land Acq Legal 1 Randhurst Drive	85.00
		Rand-83-Kensington Land Acq Legal 1 Randhurst Drive	85.00
		Rand-83-Kensington Land Acq Legal 200 E. Kensington Rd.	85.00
		Rand-83-Kensington Land Acq Legal 200 E. Kensington Rd.	85.00
		Rand-83-Kensington Land Acq Legal 118 E. Kensington Rd	85.00
		Rand-83-Kensington Land Acq Legal 118 E. Kensington Rd	85.00
		Rand-83-Kensington Land Acq Legal 118 E. Kensington Rd	85.00
		Rand-83-Kensington Land Acq Legal 200 E. Kensington Rd.	85.00
		Rand-83-Kensington Land Acq Legal 118 E. Kensington Rd	85.00
		Rand-83-Kensington Land Acq Legal 1 Randhurst Drive	85.00
		Rand-83-Kensington Land Acq Legal 1 Randhurst Drive	85.00
		Rand-83-Kensington Land Acq Legal 1 Randhurst Drive	85.00
		Rand-83-Kensington Land Acq Legal 1 Randhurst Drive	85.00
		Rand-83-Kensington Land Acq Legal 1 Randhurst Drive	85.00
		Rand-83-Kensington Land Acq Legal 1 Randhurst Drive	85.00
	Baghrmian, Meyran Mike	Rand-83-Kensington Land Acquisition - 1 W Rand Rd	76,365.14
		Rand-83-Kensington Land Acquisition - 1 W Rand Rd	71,937.34
	Banner Sales and Consulting Inc	Tree injection supplies	304.00
	Board of Trustees of the University of Illinois	Training registration 05/04/26-08/20/26	16,354.00
		8/3/26 Training registration	300.00
		Training registration 08/14-15/26	928.00
	Bound Tree Medical, LLC.	Statpack Backpack, Statpack Perfusions, Broselow Tape	1,459.43

VILLAGE OF MOUNT PROSPECT
List of Bills
August 26, 2026 - September 8, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Bravo Company Engineering	Rand-83-Kensington Land Acquisition 726 N Main 6/23-6/24/26	480.00
	Brolin, Blaine	Safety Shoe Reimbursement 8/25/26	108.02
	Carioti, Francis	Edit MP Update 8/7/26	144.00
		Edit MP Update 8/21/26	144.00
	Case Lots, Inc.	VMP Custodial cleaning supplies	1,986.65
	CBS Awards Inc	Retirement Plaque	63.50
	CDS Office Systems, Inc.	8/5/26 Replacement building camera equipment	715.00
		8/14/26 Replacement building camera	337.63
	Chem-Wise Pest Management	2000 E Kensington 8/26/26 pest control	40.00
		911 E Kensington 8/26/26 pest control	50.00
		111 E Rand 8/26/26 pest control	50.00
		1415 E Algonquin 8/26/26 pest control	55.00
		1700 W Central 9/1/26 pest control	215.00
	Chohan, Bikram	Reimbursement - Blood work for paramedic school	25.00
	Choi, Ann	Reimburse Membership Fees APA & IL Chapter 08/19/26	527.50
	Clerk of the Circuit Court of McHenry County	Garnishment 8.27.26	547.85
	Comcast	Cable for VMO 8/12/26-9/11/26	25.12
		8/18-9/17/26 1700 W Central cable	37.68
		21 S Emerson 9/1-9/30/2026 Internet	174.90
		9/4-10/3/26 Comcast business services	313.25
		9/4-10/3/26 Comcast business services	138.16
	Conrad Polygraph Inc	Employment testing 07/20/26	225.00
	Constellation NewEnergy, Inc.	6/4-7/6/26 Electricity pump st	548.53
		7/13-8/11/26 21 S Emerson electricity	203.16
		7/15-8/13/26 1901 1/2 E Seminole electricity	71.68
	Cotiviti	Refund Ambulance Services 12/29/25 - Tzakis	211.27
	Dailey, Carole	Transfer Stamp Rebate - 40 E Northwest Hwy 314	810.00
	DeLuca, Kevin	Reimbursement for staff lunch	115.83
	Des Plaines Journal Inc	Legal Notice PZ-22-26 8/12/26	168.94
	Des Plaines Material & Supply	Storm basin repair supplies	397.32
		Storm sewer repair supplies	189.00
	Draffone, Erik	Reimburse training expenses 08/10/26-08/21/26	120.00
	Experian	Background checks 08/01/26-08/28/26	100.00
	Federal Express Corp	Shipping late charge	3.13
	Fire Pension Fund	Fire Pension 8.27.26	37,354.48
	Flooring Resources Corp.	Clean/strip/seal/wax floors at Public Works	5,400.00
	Foresman, Lucas	Tuition Reimbursement (Summer 2026)	1,433.10
	Green Soils Management LLC	Pulverized top soil 8/20/26	1,458.20
	Home Depot USA Inc	Fire Dept Supplies 07/22/26 - 08/21/26	1,147.80
	ICMA Retirement Trust - 457	MissionSquare 8.27.26	56,413.63
	Illinois Bone & Joint Institute LLC	Strength & Conditioning Training & Education 8/11/26 – 8/13/26	2,025.00
	Illinois Department of Revenue	IL State Withholding 8.27.26	56,030.67
		IL State Withholding Payment 8.31.26	34.02
	Illinois State Police	Sex Offender Registration Fee 2026	210.00
		Violent Offender Against Youth Registration Fee 2026	20.00
	Illinois State Treasurer	4/1-6/30/26 Traffic light maintenance	14,088.66
	IMRF	Accelerated Payment 8/31/26	8,156.12
	Intergovernmental Per.ben.coop	IPBC - September 2026	531.25
	Internal Revenue Service	Federal Tax Liability 8.27.26	244,607.62
		Federal Tax Liability 8.31.26	318.76
	International Union of Operating Engineers	IUOE Dues 8.27.26	2,108.70
	IT Supplies Inc	Plotter supplies for Celebration of Cultures signage	576.58
	J.G. Uniforms, Inc.	9/2/26 Uniform supplies	233.50
	Kawasaki Motors Corp USA	Services related to MPPD 26-14952	500.00
	Klein, Thorpe and Jenkins, LTD	KTJ Legal Services through 7/31/26	45,597.43
	Kodex Inc	9/3/26 Tower search for case 26-004534	45.00
	Konematic Inc	PD Squad Garage Entry Springs for High Speed Door	5,381.00
	Langton Snow Solutions Inc	Landscape Maintenance throughout Village 08/15/2026	13,902.22
	Law Bulletin Publishing Company	Rand-83-Kensington Land Acq 950 N Elmhurst 6/15/26	1,587.60
	LexisNexis Risk Data Management Inc.	July 2026 Background checks	200.00
	Mac Strategies Group Inc	Consulting Service-Legislative and Lobbying August 2026	5,000.00

VILLAGE OF MOUNT PROSPECT
List of Bills
August 26, 2026 - September 8, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Marzec, Marilyn	Refund Ambulance Services 5/2/26 - Marzec	116.46
	McMaster-Carr Supply Co	Sign hardware	520.39
		PW brine tank	186.34
	Menards Inc	VH Workout room door repair	10.26
		PW tank re-fill	51.77
		Basin repair supplies	821.03
		Brine tank coating	147.79
		Basin repair supplies	79.95
		COC event tent parts	55.96
		Shower head for St 14	54.98
		Brine tank repairs	67.04
		Brine tank repairs	17.14
		Paint supplies	64.87
	Metro Federal Credit Union	MP Fire Local 4119 Dues 8.27.26	3,424.20
		2026 Quinquennial Gift cards	1,465.25
	Metropolitan Alliance - Police	MAP Dues 8.27.26	1,786.00
	Michael Wagner & Sons, Inc.	St 13 ladder brackets	124.15
	Midwest Salt LLC	Bulk Road Salt 8/17/26-9/1/26	256,545.29
	Moran Consulting Inc	Conflict Resolution Training 8/26/26	1,500.00
	Mount Prospect Chamber of Commerce	Vouchers redeemed COC 8/22/26	70.00
	MSA Safety Incorporated	Certified Tech Class 8/26 – 8/27/26	1,520.00
	Multisystem Management Company	Custodial Services for all Buildings August 2026	16,076.08
		Cleaning after festivals 8/1/26-8/2/26	368.00
	Naskrent, Jonathan	Reimbursement TB screening/blood work/shots for medic school	38.41
	National Police Bloodhound Association	Training registration 11/08-12/26	850.00
	Nationwide Mutual Insurance Company	Nationwide 8.27.26	28,194.52
	NCPERS Group Life Insurance	NCPERS Inv Sept 2026	377.60
	Nedco LLC	Parkway Tree Removal Throughout The Village 08/19/2026	23,705.00
	Nicolosi, Angela	Senior Services - Yoga 8/21/2026	75.00
	NICOR	1807 N River 07/20-08/19/26 gas	68.06
		1325 N River 07/17-08/18/26 gas	66.53
		Natural Gas 1709 Algonquin 7/21/2026 - 8/20/2026	64.23
		Natural Gas 1711 Algonquin 7/21/2026 - 8/20/2026	64.23
		Natural Gas 1713 Algonquin 7/21/2026 - 8/20/2026	64.23
		1601 E Algonquin 07/20-08/19/26 Gas Service	30.84
	Northwest Central Dispatch System	50% Image Trend Fire Records Annual Maintenance 4/1/26 - 3/31/27	1,358.01
	Office of the Attorney General	Sex Offender Registration Fee 2026	210.00
	Ohmann Randhurst LLC	Rand-83-Kensington Land Acquisition 1 W Rand Rd	60,018.96
	Pacific Biomedical Inc	Peds defib pads	250.00
	Paddock Publications, Inc.	Public Hearing PZ-20-26 07/29/2026	89.10
	Paylocity Corporation	Recruiting Subscription - August 2026	601.00
	Paymerang LLC	Monthly Service Fee - August 2026	500.00
	Pennell, John	Rand-83-Kensington Land Acq Legal 118 E Kensington	60.00
		Rand-83-Kensington Land Acq Legal 118 E. Kensington Rd	60.00
		Rand-83-Kensington Land Acq Legal 118 E. Kensington Rd	60.00
		Rand-83-Kensington Land Acq Legal	60.00
		Rand-83-Kensington Land Acq Legal	120.00
		Rand-83-Kensington Land Acq Legal	60.00
		Rand-83-Kensington Land Acq Legal	120.00
		Rand-83-Kensington Land Acq Legal	120.00
	Per Mar Security Services	Overnight Security COC 8/21-8/23/26	1,297.50
	Pete the Painter, Inc.	Paint 2 office in CD on a Saturday 07/22/2026	2,350.00
	Peterson Roofing Inc	Refund Permit Fee #CB26-000228 (40 E Northwest Hwy)	75.00
	Petty Cash	Petty cash 07/02/26-09/03/26	230.00
	Phoenix Irrigation Supply	Replacement pump for irrigation system	91.17
	Pizzo & Associates Ltd	Weller Creek Stream bank plant maint/native bed maint 8/28/26	1,066.00
	Police Pension Fund	Police Pension 8.27.26	40,962.27
	PreCise MRM LLC	AVL Monthly Data Charges July 2026	500.00
	Promos 911, Inc.	Bouncy Balls for Open House Giveaway	533.27
	Pueblo Viejo Inc	Vouchers redeemed COC 8/22/26	45.00
	Randhurst SC LLC	Rand-83-Kensington Land Acquisition - 1 W Rand Rd	53,678.56

VILLAGE OF MOUNT PROSPECT
List of Bills
August 26, 2026 - September 8, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Ray O'Herron Co Inc	Ammunition 06/09/26	2,700.00
	Reliance Standard Life Insurance Co.	Reliance Inv Aug 2026	3,713.72
	RST Inc.	Safety Shoe Purchase 08/26/2026	225.00
	Secretary of State	License Plate Renewal #Q373175 (I-23A)	151.00
	Service Sanitation Inc	Porta Potties/Handwash Celebration of Cultures 8/22/26	1,185.00
	SHI International Corp.	Adobe License Co-term 8/26/26 - 1/26/27	90.38
	Sill, Gregory	Reimburse training expenses 08/23-27/26	172.00
	Staples Contract & Commercial, Inc.	Office supplies 08/25/26	269.25
	State of Illinois	Sex Offender Registration Fee 2026	35.00
	Steiner Electric Company	VH Lamps	347.20
		Lamps	391.12
	Stericycle, Inc.	August 2026 Steri-Safe Select Monthly service	233.82
		8/18/26 Steri-Safe Monthly Select September 2026	233.82
	Streicher's Inc.	8/18/26 Uniform supplies	370.00
	Superior Industrial Supply Co.	Custodial supplies	1,990.82
	Tapia, Yesenia	CCC Programing - Yoga 8/13/2026	60.00
	Tasty Tales LLC	Vouchers redeemed COC 8/22/26	44.00
	The Gilded Fork LLC	Vouchers redeemed COC 8/22/26	20.00
	The Stevens Group LLC	Senior Buzz Newsletter - Sept/Oct. 2026	2,085.00
		Business Cards	115.00
		8/31/26 Investigative jackets	2,909.93
	Thompson Elevator Inspections Service Inc	Elevator Permit inspection Hampton Inn 08/14/26	75.00
	T-Mobile USA Inc	7/21-8/20/26 Charges for increased data lines	560.95
		8/25/26 Tower search for case #MPP26-017386	50.00
	TransUnion Risk and Alternative Data Solutions Inc	Background checks August 2026	403.85
	Trugreen Limited Partnership	Turf weed control/fertilizer 8/14/2026	69.59
		Turf weed control/fertilizer 8/14/2026	34.79
		Turf weed control/fertilizer 8/14/2026	34.79
		Turf weed control/fertilizer 8/15/2026	34.79
	Trust Leadership Collective	Whole You Workshop - All Staff Training 2026	1,260.00
	TSAB LLC	Fridays on the Green - The Socially Acceptable Band 9/11/26	1,750.00
	Uline Inc.	Gloves/safety glasses and earplugs	2,265.81
	UniFirst Corporation	Uniform Rental Services 8/19/26	291.71
		Uniform Rental Services 8/26/26	289.57
		Uniform Rental Services 9/2/26	288.17
	United Processing Inc	Rand-83-Kensington Land Acq 950 N Elmhurst 6/26/26	425.00
	United States Postal Service	EPS Postage - August 2026	5,994.72
	Verizon Wireless Services LLC	Cell & Equipment Charges 7/20/26-8/19/26	5,171.78
	View Transit LLC	Bus Shelter Ads for 2026 Celebration of Cultures	500.00
	Village of Mount Prospect	Section 125 Flex Contributions 8.27.26	14,531.13
	W. W. Grainger, Inc.	Knobs for St 13 grill	15.09
	Walker Wilcox Matousek LLP	Rand-83-Kensington Land Acq 950 N Elmhurst 7/14/26	338.00
		Rand-83-Kensington Land Acq 102 W Rand 7/14/26	625.00
	Wilma Vending LLC	Vouchers redeemed COC 8/22/26	8.00
	Witmer Public Safety Group Inc	Ajax tool for rescue 13	39.48
	Wolf, Lisa	On camera for MP Update 8/21/2026	200.00
		On camera for MP Update 9/04/2026	200.00
	Worldpoint ECC Inc	IV Training Arm	1,979.45
	Z Search Recruiting, Inc.	Photography for 2026 Celebration of Cultures	700.00
		Photography for 8-28-26 Fridays on the Green	150.00
	Zepole Restaurant Supply Co.	New kitchen stove for ST14 fire department	4,824.98
001 General Fund Total			\$ 1,265,407.97
020 Capital Improvement Fund			
	A Epstein and Sons International Inc	Kensington Road Shared-Use Path Ph1 Eng Services 7/3-8/14/26	\$ 13,122.02
020 Capital Improvement Fund Total			\$ 13,122.02
024 Flood Control Construction Fund			
	Christopher B. Burke Engineering Ltd	Stormwater Management Master Plan 6/28-7/25/26	\$ 4,710.00

VILLAGE OF MOUNT PROSPECT
List of Bills
August 26, 2026 - September 8, 2026

Fund	Vendor Name	Invoice Description	Amount
024 Flood Control Construction Fund (continued)			
	Constellation NewEnergy, Inc.	6/4-7/6/26 Electricity pump st	135.00
	Maxx Contractors Corp	Re-ditch swale along road side 1540 Blackhawk	4,650.00
	Pizzo & Associates Ltd	Weller Creek Stream bank plant maint/native bed maint 8/28/26	984.00
024 Flood Control Construction Fund Total			\$ 10,479.00
037 SMP TIF Fund			
	Klein, Thorpe and Jenkins, LTD	KTJ Legal Services through 7/31/26	\$ 1,623.00
037 SMP TIF Fund Total			\$ 1,623.00
040 Refuse Disposal Fund			
	ICMA Retirement Trust - 457	MissionSquare 8.27.26	\$ 132.78
	Illinois Department of Revenue	IL State Withholding 8.27.26	582.68
	Internal Revenue Service	Federal Tax Liability 8.27.26	3,498.44
	International Union of Operating Engineers	IUOE Dues 8.27.26	165.11
	Karolina Marsh	Utility Refund - 1608 Dogwood Ln	70.65
	Nationwide Mutual Insurance Company	Nationwide 8.27.26	553.99
	NCPERS Group Life Insurance	NCPERS Inv Sept 2026	16.00
	Third Millennium Associates Inc	Utility Billing 8/15/26, Monthly & Quarterly Del Notices	369.40
		E-Bill Server & Transaction Fees August 2026	58.60
	Village of Mount Prospect	Section 125 Flex Contributions 8.27.26	243.98
040 Refuse Disposal Fund Total			\$ 5,691.63
046 Foreign Fire Tax Board Fund			
	Comcast	9/1/26 - 9/30/26 Cable 2000 E Kensington Rd	\$ 140.03
		8/26/26 - 9/25/26 Cable 1415 Algonquin Rd	290.62
	CompX Security Products Inc	18 CompX Narc iD boxes/Lockview Software	66,586.88
046 Foreign Fire Tax Board Fund Total			\$ 67,017.53
049 Prospect and Main TIF District			
	Klein, Thorpe and Jenkins, LTD	KTJ Legal Services through 7/31/26	\$ 1,057.40
	LPS Pavement Co	Brick Paver Maintenance by the Paint Store 08/20/2026	13,400.27
049 Prospect and Main TIF District Total			\$ 14,457.67
050 Water and Sewer Fund			
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 8.27.26	\$ 11.54
	American Waterworks Assoc.	Optimizing Hydrant Main Capacity Class 9/30/26	80.00
	Aries Industries, Inc.	Repairs and supplies to CCTV tractor	5,006.02
	Baxter & Woodman, Inc.	Lead service line replacement design 7/21-8/13/26	7,993.75
		Rockwell and Kepware software renewals for SCADA	8,386.00
	Builders Asphalt LLC	Asphalt sewer lining project street restoration 8/18/26	513.36
		Asphalt sewer lining project street restoration 8/25/26	73.14
	Constellation NewEnergy, Inc.	6/4-7/6/26 Electricity pump st	7,921.34
	Des Plaines Material & Supply	Credit for pallets	(66.00)
		Brick and block for hydrant installs	1,410.60
	Elliott Auto Supply Co, Inc.	Nitrile gloves for flusher and TV truck	393.60
	Eurofins Drinking Water & Wastewater Central	Lead and Copper Samples 08/27/2026-08/28/2026	3,789.18
	HBK Water Meter Service	Meter testing/replacement, building inspections 08/14-08/25/2026	2,395.00
	High School District 214	Utility Refund - 201 N Elm St	64.04
	ICMA Retirement Trust - 457	MissionSquare 8.27.26	2,216.69
	Illinois Department of Revenue	IL State Withholding 8.27.26	4,321.86
	Internal Revenue Service	Federal Tax Liability 8.27.26	25,720.83
	International Union of Operating Engineers	IUOE Dues 8.27.26	1,659.88
	Kostro, Chris	Lead service cost share at 709 S I Oka 6/1/2026	10,000.00
	Langton Snow Solutions Inc	Landscape Maintenance throughout Village 08/15/2026	6,542.22
	Menards Inc	Conduit	95.98
		Slatwall basket	49.98

VILLAGE OF MOUNT PROSPECT
List of Bills
August 26, 2026 - September 8, 2026

Fund	Vendor Name	Invoice Description	Amount
050 Water and Sewer Fund (continued)			
	Nationwide Mutual Insurance Company	Nationwide 8.27.26	1,530.02
	NCPERS Group Life Insurance	NCPERS Inv Sept 2026	121.60
	NICOR	7/21-8/20/26 117 N Waverly natural gas	178.89
		7/22-8/21/26 1 W WaPella natural gas	182.52
	Ozinga Materials, Inc.	Concrete for street restoration 8/25/26	1,080.25
	Reliance Standard Life Insurance Co.	Reliance Inv Aug 2026	250.00
	RHW Customized Graphics & Promotions	White RIB Bags	3,463.80
	Richard P Olson	Utility Refund - 321 Fairview Ave	121.82
	Rick's Sewer and Drainage	Fairview Garden Project 1516E Lowden 8/18/26	24,710.00
	Tank Industry Consultants, Inc.	Elevated Tank Rehabilitation project Design 8/21/26	1,100.00
	Third Millennium Associates Inc	Utility Billing 8/15/26, Monthly & Quarterly Del Notices	2,699.73
		E-Bill Server & Transaction Fees August 2026	488.32
	UniFirst Corporation	Uniform Rental Services 8/19/26	116.68
		Uniform Rental Services 8/26/26	115.82
		Uniform Rental Services 9/2/26	115.26
	United States Postal Service	EPS Postage - August 2026	6,920.75
	Verizon Wireless Services LLC	Cell & Equipment Charges 7/20/26-8/19/26	763.13
	Village of Mount Prospect	Section 125 Flex Contributions 8.27.26	904.17
	W. W. Grainger, Inc.	Marking paint	387.72
		Air Filters	245.88
	Ziebell Water Service Products	Flanges	61.75
		Offset B-Box key	135.68
		Hydrant valve box	1,196.00
050 Water and Sewer Fund Total			\$ 135,468.80
051 Village Parking System Fund			
	Constellation NewEnergy, Inc.	7/13-8/11/26 301 S Maple electricity	\$ 712.17
	Multisystem Management Company	Custodial Services for all Buildings August 2026	1,048.44
		Cleaning after festivals 8/1/26-8/2/26	24.00
051 Village Parking System Fund Total			\$ 1,784.61
052 Parking System Revenue Fund			
	Multisystem Management Company	Custodial Services for all Buildings August 2026	\$ 349.48
		Cleaning after festivals 8/1/26-8/2/26	8.00
	NICOR	11 E NWH 07/22-08/21/26 gas	64.23
	Trugreen Limited Partnership	Turf weed control/fertilizer 8/14/2026	10.40
		Turf weed control/fertilizer 8/14/2026	5.20
		Turf weed control/fertilizer 8/14/2026	5.20
		Turf weed control/fertilizer 8/15/2026	5.20
052 Parking System Revenue Fund Total			\$ 447.71
060 Vehicle Maintenance Fund			
	Advance Stores Company, Inc.	A/C Belt for 515	\$ 44.90
	Al Warren Oil Co Inc	Diesel for August 2026	38,145.00
	Amazon Capital Services	2712 Cab Mounts	119.69
		Screen protector and LED License Plate Light	24.98
	Arlington Heights Ford	Key fob for 300	393.25
		Control arm and alignment for P-11	580.53
	Chicago Parts & Sound LLC	Credit warranty core	(97.70)
		524 batteries	738.90
		308 Battery	217.25
		622 Front Rotors	403.66
		622 Retaining brake clip	21.33
		2712 Rear Brakes	265.65
		622 Retaining brake clip	21.33
		Warranty return core credits	(389.10)
		Scrap battery credit	(40.00)
		Scrap battery core credit	(20.00)

VILLAGE OF MOUNT PROSPECT
List of Bills
August 26, 2026 - September 8, 2026

Fund	Vendor Name	Invoice Description	Amount
060 Vehicle Maintenance Fund (continued)			
	Commercial Tire Services Inc	Tire Repair for 515 8/6/26	289.90
	Dave & Jim's Auto Body Inc	Alignment	150.00
	Elliott Auto Supply Co, Inc.	Gloves for shop	263.80
	Genuine Parts Company Inc	Bulbs for stock	20.70
		Trailer break away kits for stock	21.98
		2712 Track bar joint	64.20
		2712 Oil drain plug	5.53
		2743 Battery shims	9.52
		Oring seals for restock	49.35
		525 Heater hose	29.82
		504 Exhaust Gasket	6.04
		Stock supplies shop	112.12
		2743 Fuse	20.73
		507 Rear Brakes	105.00
	ICMA Retirement Trust - 457	MissionSquare 8.27.26	2,597.03
	Illinois Department of Revenue	IL State Withholding 8.27.26	1,655.31
	Internal Revenue Service	Federal Tax Liability 8.27.26	9,695.15
	International Union of Operating Engineers	IUOE Dues 8.27.26	758.24
	James Drive Safety Lane LLC	Safety lane inspections for August 2026	123.00
	Master-Hitch, Inc.	4540 Plow harness	86.95
		4521 Brake magnets and hub seals	357.82
		4521 hub cap kit	53.66
	McMaster-Carr Supply Co	Material and screws for new 505 squad conversion	710.44
		Prewet pipe and hardware for stock	366.12
		Stainless hardware for 505	120.87
		Pipe for spinner 4528	215.60
	Mitchell Repair Information Co LLC	6/19/26-6/18/27 Mitchell ProDemand subscription	6,264.00
	Morton Grove Automotive Inc	Emergency pump solenoid	50.00
	Nationwide Mutual Insurance Company	Nationwide 8.27.26	22.50
	NCPERS Group Life Insurance	NCPERS Inv Sept 2026	28.80
	Northwest Trucks, Inc.	525 Nox sensor	979.98
		551 Coolant level sensor	79.17
	Reliance Standard Life Insurance Co.	Reliance Inv Aug 2026	361.94
	Sid Tool Co., Inc.	Hardware for stock	497.18
		Shop supplies	370.43
	Terrace Supply Company	Welding gas 08/31/2026	32.55
	Verizon Wireless Services LLC	Cell & Equipment Charges 7/20/26-8/19/26	244.32
	Village of Mount Prospect	Section 125 Flex Contributions 8.27.26	223.13
	W. W. Grainger, Inc.	Coating for new 4537 chipper top	355.65
060 Vehicle Maintenance Fund Total			\$ 67,828.20
061 Vehicle Replacement Fund			
	Alexander Equipment Company Inc	Morbark Eger Beaver 2131-TA Brush Chipper	\$ 154,541.15
	Gemplers Inc	Tank Kings 300 Gallon Sprayer replacement	6,040.99
	Henderson Products Inc	New dump body and spreader for 4527	87,169.00
	Redistrip Company	Chipper top for new 2740 Blasting	1,980.00
061 Vehicle Replacement Fund Total			\$ 249,731.14
063 Risk Management Fund			
	Eric Mertes	Settlement Agreement 6/16/26 - 2026-Q3 Payment	\$ 1,260.00
	Favia, Joseph	PSEBA Reimbursement - September 2026	663.11
	Intergovernmental Per.ben.coop	IPBC - September 2026	849,539.75
	Intergovernmental Risk Management Agency	Deductible - July 2026	14,618.04
		Deductible - July 2026	(281.00)
	Midwest 911 Inc	Removal of equipment P-1 decommissioned	969.95
	Ricker, Jeffrey	PSEBA Reimbursement - June 2026	663.11
		PSEBA Reimbursement - July 2026	663.11
		PSEBA Reimbursement - August 2026	663.11
063 Risk Management Fund Total			\$ 868,759.18

VILLAGE OF MOUNT PROSPECT
List of Bills
August 26, 2026 - September 8, 2026

Fund	Vendor Name	Invoice Description	Amount
073 Escrow Deposit Fund			
	ABC Plumbing Heating Cooling	Refund Escrow Permit #RB260498 (204 Wille)	\$ 100.00
	ABT Electronics	Refund Escrow Permit #RB261256 (1007 Callero)	100.00
	Accurate Plumbing Doctors Inc	Refund Escrow Permit #CB260190 (919 Boxwood)	125.00
	AJJ Construction & Services Inc	Refund Escrow Permit #RB261000 (117 Weller)	100.00
	Alog, Patrick & Anna	Refund Escrow Permit #RB252020 (600 S Pine)	800.00
	Alumni Builders	Refund Escrow Permit #RB260769 (202 Edward)	350.00
	Celtic Restoration Group	Refund Escrow Permit #CB250294 (701 Hunt Com)	200.00
	Centennial North	Refund Lockbox Payment 9/2/26	3,960.00
	Centennial South	Refund Lockbox Payment 9/2/26	3,960.00
	Central Plumbing Company	Refund Escrow Permit #RB261416 (902 Hi Lusi)	100.00
	Dunne, James	Refund Escrow Permit #RB24-0362 (302 Emerson)	100.00
	EZ Bath N Shower	Refund Escrow Permit #RB261237 (1727 Crystal Ln)	100.00
	Fairfield Electrical Services	Refund Escrow Permit #RB250995 (405 Ojibwa)	100.00
	Home One Construction	Refund Escrow Permit #RB260504 (608 Greenwood)	100.00
	J&J Pavement Repairs Inc	Refund Escrow Permit #CB250274 (201 Rand)	500.00
	Kerr Mechanical Corp	Refund Escrow Permit #RB261367 (509 Eastwood)	100.00
	Lee, Kenneth	Refund Escrow Permit #RB261421 (313 Hi Lusi)	150.00
	Lotus Landscaping & Tree Service	Refund Escrow Permit #RB260636 (901 Golfview)	100.00
	Manczko, Heidi	Refund Escrow Permit #RB260618 (201 Orchard)	100.00
	Manna, Christopher	Refund Escrow Permit #RB260773 (122 Elmhurst)	100.00
	R.R. Construction Brothers LLC	Refund Escrow Permit #RB261288 (1511 Mark)	100.00
	Ricks Sewer & Drain	Refund Escrow Permit #RB261311 (502 Sunset)	100.00
		Refund Escrow Permit #RB261397 (920 See Gwun)	100.00
	Rocket Plumbing Inc	Refund Escrow Permit #CB260137 (410 Rand)	500.00
	Roto Rooter Services	Refund Escrow Permit #RB261393 (1703 Bonita)	100.00
	Royal Deck LLC	Refund Escrow Permit #RB261023 (1407 Robert)	100.00
	Solid Stone Investments LLC	Refund Escrow Permit #RB261024 (1719 Verde)	100.00
	Stocker, Andrew	Refund Escrow #RB22-5108 (1704 Frediani) reissue ck845616	100.00
	Timm, Roselyn	Refund Escrow Permit #RB260902 (108 N Louis)	100.00
	US Waterproofing Inc	Refund Escrow Permit #RB261141 (1404 Barberry)	100.00
		Refund Escrow Permit #RB261148 (410 I Oka)	100.00
	X-Pert Landscaping	Refund Escrow Permit #RB261225 (1820 Bonita)	100.00
073 Escrow Deposit Fund Total			\$ 12,845.00
Grand Total			<u>\$ 2,714,663.46</u>



Item Cover Page

Subject	Approval of Closed Session minutes - September 1, 2026
Meeting	September 15, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject **Motion to approve updated pricing on the 2029 Ambulance Purchase from the September 1, 2026, Village Board meeting for a total purchase not to exceed \$507,858.**

Meeting September 15, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N) Y

Dollar Amount \$1807

Budget Source Vehicle Replacement Fund

Category CONSENT AGENDA

Type Action Item

Information

At the September 1, 2026, meeting, the Village Board approved the purchase of a new Freightliner M2 ambulance from Foster Coach, including a Stryker Power-PRO 2 cot, Power-LOAD system, and extended warranties, at a total cost not to exceed \$506,051. The anticipated delivery of this ambulance will be in 2029.

Following the Board's approval, the Fire Department was notified by Foster Coach Sales that pricing for the Stryker cot, Power-LOAD system, and associated extended warranties had increased from the pricing included in the original June 22, 2026, quote. The price of the ambulance itself remains unchanged at \$414,545.

The revised pricing increases the total purchase price by \$1,807, from \$506,051 to \$507,858. The revised costs are as listed:

Item	Original	Revised	Difference
Power-PRO 2 Cot	\$40,808	\$41,615	\$807
Power-LOAD	\$34,939	\$35,466	\$527
Extended Power-LOAD Warranty	\$10,573	\$10,890	\$317
Extended Power-PRO 2 Warranty	\$5,186	\$5,342	\$156
Total Increase			\$1,807

There are no changes to the specifications of the ambulance.

Discussion

Alternatives

1. Village Board approval for an increase of \$1,807 bringing the total purchase amount of the 2029 ambulance to an amount not to exceed \$507,858.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff requests Village Board approval of the additional \$1,807 to complete the purchase based on the revised pricing from Foster Coach Sales, bringing the total purchase to an amount not to exceed \$507,858.

Attachments

1. Mt Prospect Quote 9-8-26



Item Cover Page

Subject	Motion to find the lowest-cost bid submitted by Light up the Burbs of Plainfield, IL for the 2026-2027 Holiday Lighting Contract non-responsive to the experience requirements of the bid documents and accept the second-lowest cost bid submitted by Moreno Landscape and Hardscape of Highland Park, IL as the lowest cost, qualified bid for the work in an amount not to exceed \$57,596 in 2026.
Meeting	September 15, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$57,596.00
Budget Source	General Fund
Category	CONSENT AGENDA
Type	Action Item

Information

Sealed bids for the 2026-2027 Holiday Tree Lighting Contract were opened on August 31, 2026. This contract provides for the installation, and later removal, of white lights on trees throughout the downtown area. All lights are installed using a wrapping method. In addition, this contract provides for installation and removal of garland on pedestrian light poles.

Additionally, the bid specifications also request a cost for the maintenance of lights that will remain installed year-round. These lights are primarily installed in an area bounded by Central Road, Emerson Street, Northwest Highway, and Main Street. The intention is to help develop an ambiance for downtown restaurants and shops.

Finally, this contract also includes additional lighting for trees in Meyn-Busse Pocket Park.

Bid Results

The bid was placed on the Village's website and Euna Openbids bid clearinghouse website. Four (4) sealed bids were received. A copy of the bid document is attached. Bid results attached.

Bidder	2026 Cost	2027 Cost	Total
Moreno Landscape and Hardscape	\$52,360.00	\$53,930.80	\$106,290.80
McFarlane Douglas	\$63,718.50	\$66,899.33	\$130,617.83

B&B Holiday	\$65,050.20	\$67,628.73	\$132,678.93
-------------	-------------	-------------	---------------------

Light Up the Burbs*

* Non-responsive

Discussion

The apparent low bidder, Light up the Burbs of Plainfield, IL, submitted a bid significantly lower than the other three (3) bidders. As required by the bid documents, the firm also submitted several municipal references. Staff contacted all four (4) references provided. Only two (2) of the references returned calls. Staff did contact Light Up the Burbs to request additional references or encourage existing references to return calls. The vendor was unable to provide additional references and did not appear concerned with encouraging the existing references to return the Village's calls.

The two (2) references that responded to the Village's inquiry included the Village of Bartlett and Plainfield Park District. Both references indicated the work was completed satisfactorily. However, the size and scope of the work was far different than the work being required for the Village's bid. Both references indicated that work involved lighting less than 25 trees, far less than the 174 trees required for the Village's bid.

The next lowest-cost bidder is Moreno Landscape and Hardscape of Highland Park, Illinois (Moreno). Moreno provided all required documents with their bid submittal, including references. Moreno has not previously worked for the Village, but staff did contact all provided references. Reference checks all indicate acceptable performance on recent projects with similar scale and scope. Furthermore, staff has spoken with Moreno regarding the bid requirements and expectations. Staff is confident that Moreno is qualified to successfully complete the contract.

The contract documents include a provision which will allow us to extend the contract for a third year, 2028, at the same bid price as 2027, if both the contractor and Village agree.

Staff recommends including a 10% contingency in the project award to allow for quantity variances and unanticipated conditions. In this instance, a 10% contingency added to the lowest cost bid would result in a total contract award of \$57,596.00 (Base bid: \$52,360.00 + Contingency: \$5,236.00 = Total recommended Award: \$57,596.00).

Alternatives

1. Reject the lowest-cost bid for the Holiday Lighting Contract as non-responsive to the bid documents and accept the second-lowest cost bid.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board find the lowest-cost bid submitted by Light Up the Burbs of Plainfield, IL for the 2026-2027 Holiday Lighting Contract non-responsive to the experience requirements of the bid documents based on staff's due diligence and accept the second-lowest cost bid submitted by Moreno Landscape and Hardscape of Highland Park, IL as the lowest-cost, qualified bid for work in an amount not to exceed \$57,596 in 2026.

Expenditures in 2027 will be limited to funds allocated for this purpose in the 2027 budget. In addition, staff also recommends that the Village Board authorize staff to extend the contract for one (1) additional year (2028) provided both parties agree and Moreno agrees to hold the 2027 price. Option year expenditures will be limited to amounts allocated for this purpose in

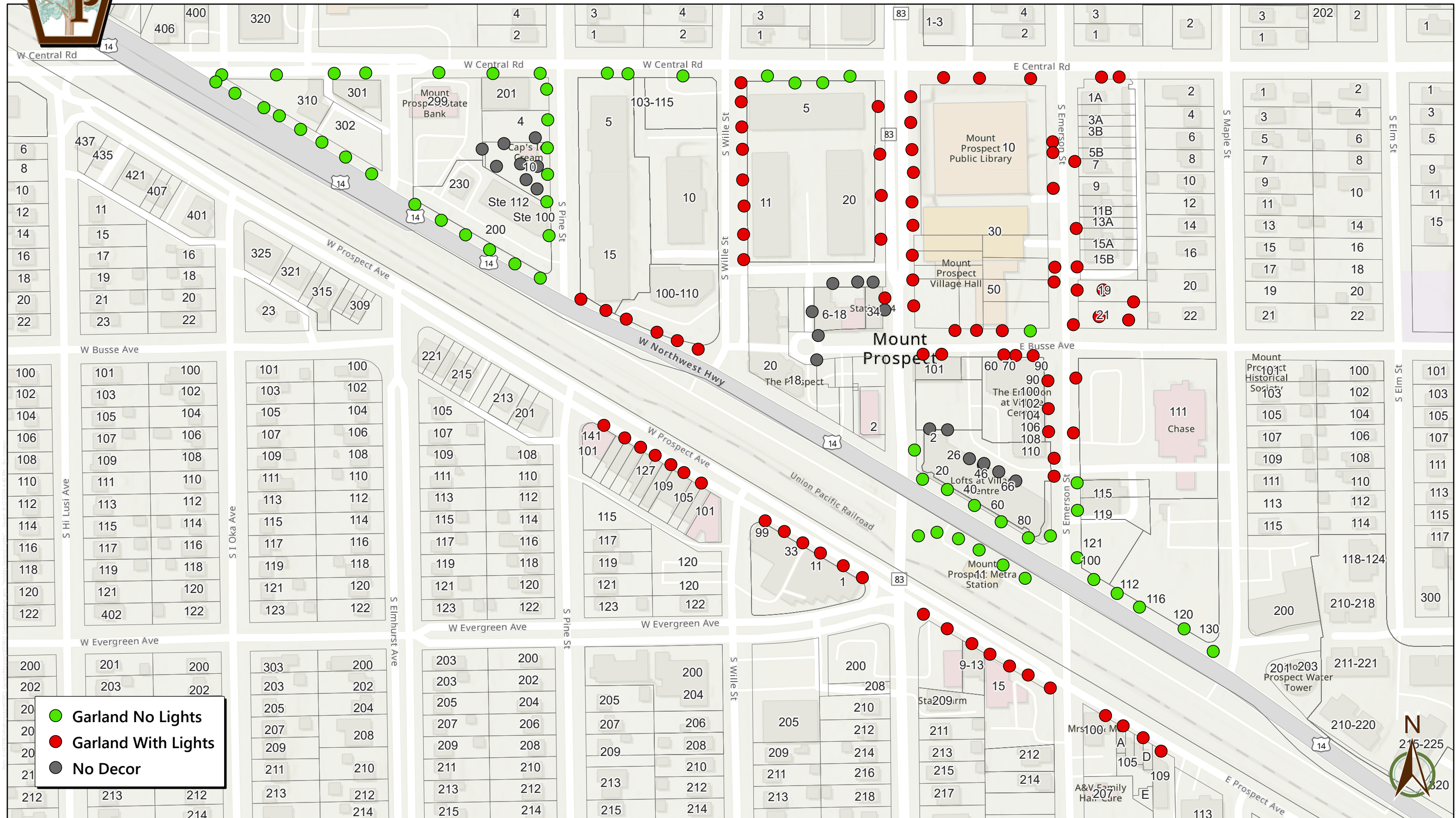
the 2028 budget.

Attachments

1. Holiday Garland 2026
2. Holiday Tree Lights 2026
3. Moreno Bid Tree Lighting and Garland Installation

Downtown MP PED Light Decorations

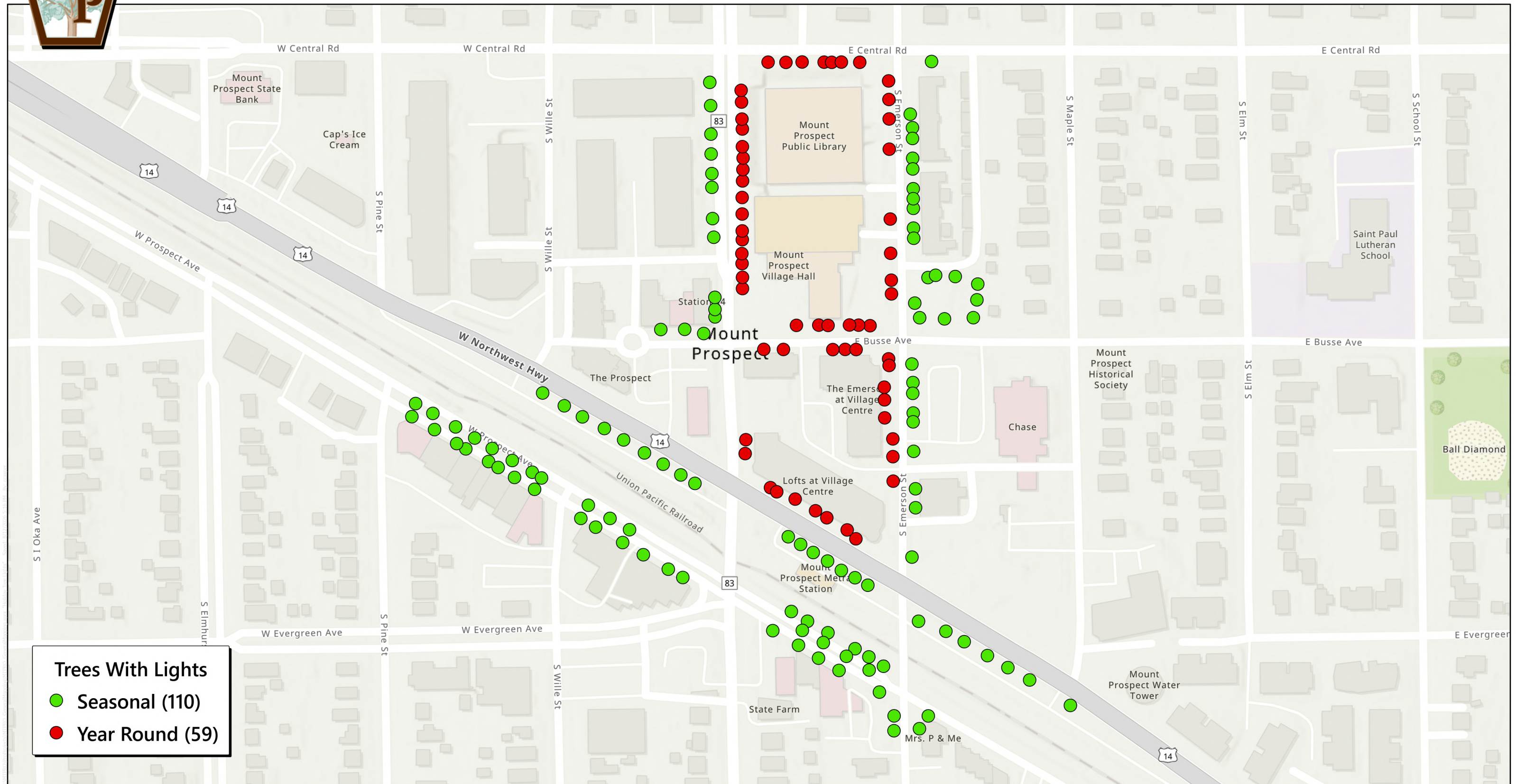
2026





Holiday Lights

2026



Trees With Lights

- Seasonal (110)
- Year Round (59)



0 100 200 400
US Feet

Village of Mount Prospect, IL

EXHIBIT A

(Upon award of contract, to be attached to the TREE LIGHTING & GARLAND INSTALLATION 2026/2027 as Exhibit A)

Proposal Form
Village of Mount Prospect
TREE LIGHTING & GARLAND INSTALLATION 2026/2027

OWNER INFORMATION

Owner Name: Bethany Moreno Date Of Birth: 8/12/98
Address: 10183 W. Crissy Ave, Beach Park, IL 60099
Business Name: Moreno Landscape & Hardscape LLC
Business Address: 2057-A148 Greenbay Rd, Highland Park, IL 60035
Home Phone: 224-430-7511 Business Phone: _____

This Business is a:

- ☐ Individual Proprietorship
- ☐ Joint Venture
- ☒ Partnership
- ☐ Corporation

If applicable, give names, addresses, and dates of birth of all partners, officers or directors.

Name	Address	Date of Birth
------	---------	---------------

<u>Antonio Moreno</u>	<u>10183 W. Crissy Ave,</u> <u>Beach Park, IL</u> <u>60099</u>	<u>03/03/89</u>

Has the applicant, business, or member of the business ever had a _____ license or contract revoked, suspended or cancelled? ☐ YES ☒ NO
If yes, explain in full detail on a separate sheet of paper.

Does the business currently hold a license or have a contract with any other municipality for _____ service? ☒ YES ☐ NO
If yes, explain in full on a separate sheet of paper.

Have any complaints against the business been filed with the Illinois Commerce Commission, the Office of the Illinois Attorney General, or any other governmental body during the period of one year prior to the date of this proposal? ☐ YES ☒ NO
If yes, explain in full on a separate sheet of paper.

Please note, the Village reserves the right to conduct its own search with the Illinois Commerce Commission, the Illinois Attorney General, or any other governmental body, and may take into consideration any complaints and/or pending complaints made against the business or owner.

In submitting this Proposal Form requesting award of the Village of Mount Prospect TREE LIGHTING & GARLAND INSTALLATION 2026/27, I hereby certify that:

1. I will not assign or subcontract holiday light installation or removal services for the Village without prior written approval of the Corporate Authorities of the Village of Mount Prospect;
2. Neither I, nor any person who will be working on my behalf, has been convicted under the laws of Illinois or any other state of an offense which under the laws of this state would be a felony involving the theft of property, violence to persons, or criminal damage to property. Please note that in the case of a person whose last conviction was more than two years past, and can demonstrate a compelling showing that he/she is nevertheless fit, such person or operator may be approved by the Village Manager if otherwise eligible;
3. I am not barred by law from contracting with the Village because of a conviction for prior violations of either Sections 33E-3 or 33E-4 of the Illinois Criminal Code of 1965 (720 ILCS 5/33E-3 (Bid Rigging) or 720 ILCS 5/33-4 (Bid Rotating));
4. I am not delinquent in payment of any taxes to the Illinois Department of Revenue pursuant to Section 11-42.1-1 of the Illinois Municipal Code (65 ILCS 5/11-42.1-1) or in any payment, fee or tax owed to the Village;

5. I provide a drug free workplace pursuant to the Drug Free Workplace Act (30 ILCS 580/1, et seq.);
6. I shall comply with Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101, et seq.), and the Rules and Regulations of the Illinois Department of Human Rights, including establishment and maintenance of a sexual harassment policy as required by Section 2-105 of that Article and Act;
7. I shall comply with the Americans with Disabilities Act;
8. I shall comply with the Illinois Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.); and
9. All of the information I have provided in this application has been truthful and given in good faith.

I have read and understand the information provided with this Proposal Form, including the Notice to Bidders, Instructions to Bidder, the General Conditions, the Specifications and the TREE LIGHTING & GARLAND INSTALLATION 2026/2027, and agree to abide by the conditions set forth therein. My signature below indicates my acceptance of all such conditions and my bid for award of the Village of Mount Prospect TREE LIGHTING & GARLAND INSTALLATION 2026/2027.

Name of Company Moreno Landscape & Hardscape LLC
Bid Submitted By Bethany Moreno
Position in Company Owner
Phone No. 224-430-7511 Date 8/31/26

Bidder must use the official firm name and authorized representative must sign.



BID FORM

TREE LIGHTING & GARLAND INSTALLATION 2026/2027 Village of Mount Prospect
Department of Public Works

FROM: Moreno Landscape & Hardscape LLC

(hereinafter called "Bidder")

TO: Office of the Village Manager, 3rd Floor
50 South Emerson Street
Mount Prospect, Illinois 60056
(hereinafter called "Village" or "Village of Mount Prospect")

TREE LIGHTING & GARLAND INSTALLATION 2026/2027

The bidders have familiarized themselves with the services to be performed and probable work conditions required under this Bid affecting the cost of the performance of the required services and with the Bid Documents which include:

Notice to Bidders
Table of Contents
Bid Packet Information
Instructions for Bidders
General Conditions and Special Provisions
Specifications
General Conditions
Proposal Form
Bid Form
Affidavit – Bid Certification Form
Bid Security
Bid Sheet
Contract Document
Attachment A – Tree Lighting Table

Therefore, the Bidder hereby proposes to furnish all supervision, technical personnel, labor, materials, tools, equipment, and services (including all utility and transportation services) required to perform the required services, all in accordance with the above listed documents.

Bidder agrees to perform all of the required services and provide the equipment and materials described in the Bid Documents, as follows:

Bidder has bid on all items and has provided a price for all requested services. The Bidder acknowledges it understands all the requested services for which it has submitted a bid.

The Bidder will complete and provide all labor, equipment, materials and mobilization (if applicable) to perform the required services as incidental to the fixed item price for each item proposed.

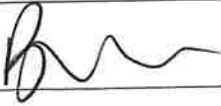
In submitting this bid, the Bidder understands that the Village reserves the right to add to or subtract from the estimated quantities.

The Village intends to award one (1) contract (if at all) for the items bid. If written notice of award of this bid is mailed, emailed or otherwise delivered to the Bidder at any time before this bid is withdrawn, the Bidder agrees to execute and deliver the contract in the prescribed form and furnish payment and performance bonds, or letter of credit, and the insurance certificates required by the Bid Documents to the Village within ten (10) business days after receipt.

The Bidder, and as successful bidder/contractor upon award of the contract, understands and agrees to the following:

- 1) The contractor agrees to provide all required services and items and material to the Village as noted in the Bid Documents and comply with the requirements of the Bid Documents.
- 2) The contractor agrees to comply with all applicable federal and state laws, rules and regulations, and county and municipal ordinances, as described in the General Conditions.

All Addenda pertaining to this project shall be acknowledged by the Bidder in the spaces provided below:

Addendum No.	Addendum Date	Acknowledgement by Bidder or Authorized Representative	Date Acknowledged
1	8/13/26		8/13/26

Failure to acknowledge receipt, as provided above, may be considered sufficient grounds for disqualification of the bidder and rejection of his/her bid submittal. A record of all Addenda and copies of same will be available to all qualified bidders from the Village of

Mount Prospect Public Works Department, 1700 West Central Road, Mount Prospect, Illinois two (2) days prior to the letting. It shall be the Bidder's responsibility to become fully advised of all Addenda prior to submitting its bid.

Upon award of the contract, the Village will send Notice of Award to the successful Bidder, the Bidder must then execute the contract and provide the required bonds or letter of credit and certificate of insurance to the Village within ten (10) business days. The Village will then issue a written Notice to Proceed. Failure to complete the work in the designated time frame may result in the Director of Public Works withholding compensation due the contractor for failure to complete the said work in the designated time frame, calling the bonds, or taking such other action as may be available.

Security in the sum of one-thousand dollars (\$1000) in form of (check one):

 Bid Bond Certified Check ✓ Bank Cashier's Check
is attached hereto in accordance with the "Instructions for Bidders".

This Bid Submittal contains the following:

- 1) Bid Form
- 2) Affidavit – Bid Certification Form
- 3) Bid Security
- 4) BID SHEET(S) – HOLIDAY TREE LIGHTING & GARLAND INSTALLATION 2026/27
- 5) List of required references and equipment

Respectfully submitted:

Name of Firm/Bidder: Moreno Landscape & Hardscape LLC

By: Bethany Moreno (Signature) br

Title: Owner

Date: 8/31/26

Contact Information:

Official Address: 2057-A148 Greenbay Rd. Highland Park,
IL 60035

Telephone: 224-430-7511

Email:

beth@morenoLH.com

**ONE (1) SIGNED COPY OF THIS BID FORM AND BID SHEETS ALONG WITH THE
AFFIDAVIT – BID CERTIFICATION FORM, AND BID SECURITY SHALL BE
SUBMITTED IN A SEALED MARKED ENVELOPE.**

A handwritten signature in black ink, appearing to be a stylized 'B' followed by a horizontal line.

AFFIDAVIT – BID CERTIFICATION FORM

Bidder:

Company/Firm Name: Moreno Landscape & Hardscape LLC
Address: 2057-A148 Greenbay Rd, Highland Park, IL 60035

As a condition of entering into a contract with the Village of Mount Prospect, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned, Bethany Moreno, being first duly sworn on oath, deposes and states that he or she is Owner / partner (sole owner, partner, joint ventured, President, Secretary, etc.) of Moreno Landscape & Hardscape LLC and has the authority to make all
(Name of Company)
certifications required by this affidavit.

Section I

Non-Collusion

The undersigned certifies that this bid is genuine and not collusive or a sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

Section II

Bid Rigging and Rotating

The undersigned further states that Moreno Landscape & Hardscape LLC
(Name of Company)

is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States, as provided in Sections 33E-3 and 33E-4 of the Illinois Criminal Code, 720 ILCS 5/33E-3, 33E-4.

Section III

Drug Free Workplace

The undersigned further states that Moreno Landscape & Hardscape LLC

(Name of Company)

provides a drug free workplace pursuant to the Drug Free Workplace Act, 30 ILCS 580/1, et seq., and has, to the extent not covered by a collective bargaining agreement that deals with the subject of the Substance Abuse Prevention in Public Works Projects Act, 820 ILCS 265/1 et seq., a substance abuse prevention program that meets or exceeds these requirements of that Act.

Section IV

Tax Payment

The undersigned further states that Mouno Landscape & Hardscape is
(Name of Company)

not delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statutes, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition, voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

Section V

Sexual Harassment Policy

Pursuant to Section 2-105(A) of the Illinois Human Rights Act, 775 ILCS 5/2-105 (A), every party to a public contract must:

"Have written sexual harassment policies that shall include, at a minimum, the following information: (I) the illegality of sexual harassment; (II) the definition of sexual harassment under State law; (III) a description of sexual harassment, utilizing examples; (IV) the vendor's internal complaint process including penalties; (V) the legal recourse, investigative and complaint process available through the Department (of Human Rights) and the Commission (Human Rights Commission); (VI) directions on how to contact the Department and Commission; and (VII) protection against retaliation as provided by Section 6-101 of the Act. (Illinois Human Rights Act)."

A "public contract" includes: "...every contract to which the State, any of its political subdivisions or any municipal corporation is a party." 775 ILCS 5/1-103 (M) (2002),

The undersigned further states that Mouno Landscape & Hardscape has
(Name of Company)

a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

AFFIDAVIT - BID CERTIFICATION FORM

Bidder:

Company/Firm Name: Moreno Landscape & Hardscape LLC

Address: 2057-A148 Greenbay Rd, Highland Park, IL 60035

As a condition of entering into a contract with the Village of Mount Prospect, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned, Bethany Moreno, being first duly sworn on oath, deposes and states that he or she is Owner / Partner (sole owner, partner, joint ventured, President, Secretary, etc.) of Moreno Landscape & Hardscape LLC and has the authority to make all (Name of Company) certifications required by this affidavit.

Section I

Non-Collusion

The undersigned certifies that this bid is genuine and not collusive or a sham, that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference with any person, to fix the bid price element of this bid, or of that of any other bidder, or to secure any advantage against any other bidder or any person interested in the proposed contract.

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Bid Rigging and Rotating

The undersigned further states that Moreno Landscape & Hardscape LLC
(Name of Company)

is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States, as provided in Sections 33E-3 and 33E-4 of the Illinois Criminal Code, 720 ILCS 5/33E-3, 33E-4.

Section III

Drug Free Workplace

The undersigned further states that Moreno Landscape & Hardscape LLC

(Name of Company)
provides a drug free workplace pursuant to the Drug Free Workplace Act, 30 ILCS 580/1, et seq., and has, to the extent not covered by a collective bargaining agreement that deals with the subject of the Substance Abuse Prevention in Public Works Projects Act, 820 ILCS 265/1 et seq., a substance abuse prevention program that meets or exceeds these requirements of that Act.

Section IV

Tax Payment

The undersigned further states that Mouino Landscape & Hardscape is
(Name of Company)

not delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statutes, 65 ILCS 5/11-42.1. The undersigned understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition, voids the contract and allows the municipality to recover all amounts paid to the individual or entity under the contract in civil action.

Section V

Sexual Harassment Policy

Pursuant to Section 2-105(A) of the Illinois Human Rights Act, 775 ILCS 5/2-105 (A), every party to a public contract must:

"Have written sexual harassment policies that shall include, at a minimum, the following information: (I) the illegality of sexual harassment; (II) the definition of sexual harassment under State law; (III) a description of sexual harassment, utilizing examples; (IV) the vendor's internal complaint process including penalties; (V) the legal recourse, **investigative and complaint process** available through the Department (of Human Rights) and the **Commission (Human Rights Commission)**; (VI) directions on how to contact the **Department and Commission**; and (VII) protection against retaliation as provided by **Section 6-101 of the Act.** (Illinois Human Rights Act)."

A "public contract" includes: "...every contract to which the State, any of its political subdivisions or any municipal corporation is a party." 775 ILCS 5/1-103 (M) (2002).

The undersigned further states that Mouino Landscape & Hardscape has
(Name of Company)
a **written** sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all information contained in this Affidavit is true and correct.

Signed by: Bethany Moreno [Signature] Title: Owner
Signature

Name Printed: Bethany Moreno

Signed and sworn to before me this 31st day of August, 2026.

My commission expires:

[Signature]

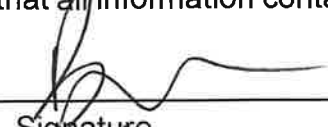
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Francisco J Santiago, Notary Public
Northampton County
My commission expires May 9, 2028
Commission Number 1446353

Notarized remotely online using communication technology via Proof.

It is expressly understood the foregoing statements and representations and promises are made as a condition to the right of the bidder to receive payment under any award made under the terms and provisions of this bid.

The undersigned certifies that all information contained in this Affidavit is true and correct.

Signed by:  Title: Owner
Signature

Name Printed: Bethany Moreno

Signed and sworn to before me this ____ day of _____, 20__.

My commission expires:

Notary Public

BID SECURITY

Included with this bid is a bank cashier's check, certified check or bid bond in the amount of one-thousand dollars (\$1,000) by Monno Landscape & Hardscape the bidder, in favor of the Village of Mount Prospect. It is hereby agreed that, should bidder be awarded the contract for services contemplated under this bid and fail or refuse to execute a contract for the performance of said services, or to provide the required payment and performance bonds, or letter of credit, and certificate of insurance, then this security, in the amount stipulated above, shall be forfeited and may be retained by the Village of Mount Prospect as liquidated damages and not as a penalty. All bids to remain firm for a period of ninety (90) days after bid opening date.

-bid

SUBMITTED THIS 31st DAY OF August, 2026

SEAL (if corporation)

Monno Landscape & Hardscape

Bidder:

Bethany Moreno, Owner
[Signature]

Bidder's Agent and Agent's Title

Antonio Moreno, Owner
[Signature]

Title

Note: If bidder is a partnership, the bid must be signed by at least two of the partners.

Note: If bidder is a corporation, the bid must be signed by an authorized officer of the corporation, attested and sealed by the secretary or other authorized officer.

If a corporation, note here the state of incorporation:

Incorporated under the laws of the State of Illinois

BID SHEET
TREE LIGHTING & GARLAND INSTALLATION 2026/27

The undersigned herewith submits a bid on a Tree Lighting & Garland Installation 2026/27 in accordance with the attached documents. All bids are to be delivered to the office of the Village Manager at 50 South Emerson Street 3rd Floor, Mount Prospect, Illinois, 60056, prior to Monday, August 31st 2026 at 1:00PM

SCHEDULE OF PRICES

We will perform the services as outlined in the **TREE LIGHTING & GARLAND INSTALLATION** for the sums as follows:

2026 Pricing				
Item	Estimated Qty	Unit	Cost per Unit	Extended Cost
Installation on parkway trees including removal.	2700	LED Strand	\$15.00	\$40,500
Installation of Garland w/ lights including removal.	105	Garland Rope and LED Strand	\$60.00	\$6,300
Installation of Garland without lights including removal.	58	Garland Rope Only	\$60.00	\$3,480
Hourly labor rate to perform maintenance/repairs:	32	Man Hour	\$65.00	\$2,080
			Total 2026:	\$52,360
2027 Pricing				
Item	Estimated Qty	Unit	Cost per Unit	Extended Cost
Installation on parkway trees including removal.	2700		\$15.45	\$41,715
Installation of Garland w/ lights including removal.	105		\$61.80	\$6,489
Installation of Garland without lights including removal.	58		\$61.80	\$3,584.40
Hourly labor rate to perform maintenance/repairs:	32 Man Hrs		\$66.95	\$2,142.40
			Total 2027:	\$53,930.80
			Combined Total for 2026 and 2027:	\$106,290.80

Submitted this 31 day of August, 2026.

Mark outside of envelope: "TREE LIGHTING & GARLAND INSTALLATION 2026/27"
and deliver to the Village Manager's office at 50 South Emerson Street 3rd Floor,
Mount Prospect, Illinois, 60056, by Monday, August 31st 2026 at 1:00PM.

Monero Landscape & Hardscape LLC
Name of Company/Firm

2057-A148 Greenbay Rd, Highland Park, IL 60035
Address of Company/Firm

By: Bethany Mouns

Phone: 224-430-7511

Also note any exceptions to the specifications.

N/A

Bethany Mouns
COMPANY OWNER

2057-A148 Greenbay Rd Highland Park, IL 60035
ADDRESS CITY, STATE, ZIP

224-430-7511
PHONE #

[Signature]
SIGNATURE

8/31/26, 2026
DATE

Note: All bids to remain firm for thirty (30) days. Be sure to mark the outside of the envelope, "Sealed Bid for TREE LIGHTING & GARLAND INSTALLATION 2026/27."

ADDENDUM NO. 1

CONTRACT DOCUMENTS FOR THE VILLAGE OF MOUNT PROSPECT, ILLINOIS Tree Lighting & Garland Installation Contract 2026/2027

DATE: August 13, 2026

BID OPENING: August 31, 2026 at 1:00pm

LOCATION: 50 South Emerson Street, 3rd Floor, Village Manager's Office

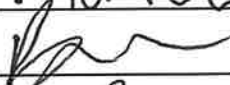
Please note the following clarifications, revisions, and additions the bid documents.

To All Prospective Bidders: All BIDDERS for the above contract shall carefully read the enclosed addendum and consider its impact in the preparation of their bid.

The bid sheet for the tree lighting and garland installation 2026/2027 bid has been updated to include unit information on the 2027 pricing table. Please use the attached page 31 when submitting your bid sheet.

BIDDERS ACKNOWLEDGEMENT OF RECEIPT
CONTRACT DOCUMENTS FOR THE
VILLAGE OF MOUNT PROSPECT, ILLINOIS
Tree Lighting & Garland Installation Contract 2026/2027
ADDENDUM NO. 1

BIDDER hereby acknowledges receipt of Addendum No. 1

Company Name: Monro Landscape & Hardscape LLC
Signature: 
Print Name: Bethany Monro
Position/Title: Owner
Date: 8/31/26

Note: This Addendum shall be included with and is considered part of the bid documents. Failure to return this form may result in disqualification of the BIDDER. Include this original in your bid.

BID SHEET
TREE LIGHTING & GARLAND INSTALLATION 2026/27

The undersigned herewith submits a bid on a Tree Lighting & Garland Installation 2026/27 in accordance with the attached documents. All bids are to be delivered to the office of the Village Manager at 50 South Emerson Street 3rd Floor, Mount Prospect, Illinois, 60056, prior to Monday, August 31st 2026 at 1:00PM

SCHEDULE OF PRICES

We will perform the services as outlined in the **TREE LIGHTING & GARLAND INSTALLATION** for the sums as follows:

2026 Pricing

Item	Estimated Qty	Unit	Cost per Unit	Extended Cost
Installation on parkway trees including removal.	2700	LED Strand	\$15.00	\$40,500
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Hourly labor rate to perform maintenance/repairs:	32	Man Hour	\$65.00	\$2,080
Total 2026:				\$52,360

2027 Pricing

Item	Estimated Qty	Unit	Cost per Unit	Extended Cost
Installation on parkway trees including removal.	2700	LED Strand	\$15.45	\$41,715
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Hourly labor rate to perform maintenance/repairs:	32	Man Hour	\$66.95	\$2,142.80
Total 2027:				\$53,930.80

Combined Total for 2026 and 2027: \$106,290.80

Submitted this 31st day of August, 2026.



BIDDER QUALIFICATIONS, EXECUTION PLAN & EQUIPMENT STATEMENT

Tree Lighting & Garland Installation Contract 2026/2027 Village of Mount Prospect

MORENO LANDSCAPE & HARDSCAPE LLC

Permanent Place of Business:

Moreno Landscape & Hardscape LLC
2057-A148 Greenbay Rd,

Highland Park, IL 60035

COMPANY QUALIFICATIONS

Moreno Landscape & Hardscape LLC is a family-owned and operated landscape and exterior services contractor serving municipal and commercial clients throughout Lake and Cook Counties. The company has experience performing municipal landscape maintenance, seasonal services, and holiday lighting operations requiring coordinated crews, specialized equipment, adherence to municipal specifications, and completion within strict deadlines.

Moreno Landscape & Hardscape LLC currently performs municipal work for the **City of Highland Park** and has direct experience with municipal holiday lighting installation, maintenance, repair, and removal for both the summer lighting and winter season.

The company has the personnel, vehicles, equipment, supervision, and operational capacity necessary to perform the Village of Mount Prospect Tree Lighting & Garland Installation Contract in accordance with the specifications and required completion schedule.

PROJECT EXECUTION PLAN

Moreno Landscape & Hardscape LLC will provide a dedicated, properly supervised crew for the installation and removal operations. Work will be systematically coordinated by location to efficiently complete approximately **2,700 light strands on parkway trees and 163 garland**

installations on pedestrian light poles, while maintaining safe pedestrian and vehicle access throughout the work areas.

Installation will be performed using the Village-required wrapping method. Crews will verify that installed lighting is functioning, maintain safe clearance over sidewalks, secure connections as specified, and coordinate with Village representatives regarding any required adjustments or additional strands.

Company ownership/management will oversee scheduling, crew coordination, quality control, equipment availability, and communication with Village personnel throughout the project.

The Village's specifications require the contractor to supply the necessary labor and equipment while the Village supplies the lights, extension cords, tees, electrical tape, garland and installation materials.

COMPANY-OWNED EQUIPMENT

Moreno Landscape & Hardscape LLC owns and maintains equipment available for use on this project, including:

- Commercial pickup/work trucks
- Utility and equipment trailers
- Commercial extension ladders
- Commercial step ladders
- Portable generator
- Hand tools and installation equipment
- Electrical testing equipment
- Traffic cones and work-zone safety equipment
- Personal protective equipment (PPE)
- Material handling and general commercial landscape equipment for cleanup

RENTED / PROCURED EQUIPMENT

The following equipment will be rented or otherwise procured as necessary for completion of the project:

- Towable and a self-propelled aerial lift equipment of appropriate working height ("*Nifty Lift TD34T*" already scheduled.)
- Additional aerial lift equipment as necessary based upon tree height and site conditions.
- Any additional specialty safety equipment necessary to safely and efficiently complete the work in accordance with Village specifications.

All rented or procured equipment will be obtained from established commercial equipment rental providers and will meet applicable safety and operational requirements. (*Burris Equipment in Waukegan.*)

CAPACITY TO PERFORM

Moreno Landscape & Hardscape LLC is prepared to furnish the supervision, labor, vehicles, tools, equipment and incidental resources necessary to complete the work within the Village's required schedule. The company will maintain adequate staffing and equipment availability throughout installation, maintenance/repair, and removal operations.

All work will be performed in accordance with the Village of Mount Prospect specifications, applicable OSHA requirements, State of Illinois safety requirements, and applicable local regulations.

MUNICIPAL PROJECT SCHEDULING & COORDINATION

Moreno Landscape & Hardscape LLC has developed its 2026 holiday lighting schedule to ensure adequate personnel, equipment, and dedicated production time are available for the Village of Mount Prospect contract.

Our scheduled holiday lighting installation for the **City of Highland Park will begin September 28, 2026**, with an anticipated completion period of approximately two weeks. Upon completion of the Highland Park installation, our holiday lighting crew and equipment will transition directly into the Village of Mount Prospect project.

This planned sequencing allows Moreno Landscape & Hardscape LLC to efficiently coordinate its municipal holiday lighting operations without overlapping critical installation periods or compromising staffing, equipment availability, or workmanship.

Based upon this schedule, Moreno Landscape & Hardscape LLC anticipates beginning the Village of Mount Prospect installation well in advance of the contractual deadline and completing the required installation **well before the Village's November 13, 2026, 7:00 a.m. completion deadline**.

The sequencing of these municipal projects also provides operational continuity for our crews. Personnel will transition directly from comparable municipal holiday lighting work into the Mount Prospect installation, allowing equipment, crew assignments, safety procedures, and installation operations to remain organized and efficient.

Moreno Landscape & Hardscape LLC will maintain sufficient staffing and equipment throughout the project and will coordinate directly with the Village's authorized representative regarding scheduling, progress, inspections, adjustments, and final completion.

Moreno Landscape & Hardscape LLC

Authorized Representative: Benny Moreno

Title: Owner

Date: 8/31/26



WORKMANSHIP GUARANTEE

Tree Lighting & Garland Installation Contract 2026/2027 Village of Mount Prospect

MORENO LANDSCAPE & HARDSCAPE LLC

Tree Lighting & Garland Installation Contract 2026/2027 Village of Mount Prospect

Moreno Landscape & Hardscape LLC guarantees that all installation, maintenance, and removal services will be performed in a **professional and workmanlike manner in accordance with Village specifications**.

Throughout the contract period, Moreno Landscape & Hardscape LLC will promptly address and correct any deficiencies determined to be the result of our workmanship at **no additional cost to the Village**.

This workmanship guarantee applies to services performed by Moreno Landscape & Hardscape LLC and does not extend to defects or failures of materials supplied by the Village.

Moreno Landscape & Hardscape LLC

Authorized Representative: Bethany Moore

Title: Owner

Date: 8/31/26



CURRENT MUNICIPAL CONTRACT EXPERIENCE

Tree Lighting & Garland Installation Contract 2026/2027 Village of Mount Prospect

MORENO LANDSCAPE & HARDSCAPE LLC

Moreno Landscape & Hardscape LLC currently performs multiple municipal contracts, demonstrating our experience, reliability, and ability to successfully coordinate crews, equipment, and schedules.

City of Highland Park

Moreno Landscape & Hardscape LLC has continuously served the City of Highland Park since 2018. Our successful performance has resulted in **continued renewals and additional contracts**, including holiday lighting and municipal grounds maintenance services.

City of North Chicago – Fire Department

Moreno Landscape & Hardscape LLC provides **holiday lighting and decoration services** for the City of North Chicago Fire Department. Our quality workmanship and dependable performance have resulted in the City **repeatedly hiring us for subsequent holiday seasons**.

Village of Glencoe

Moreno Landscape & Hardscape LLC performs **municipal landscape maintenance services for the Village of Glencoe**, requiring consistent scheduling, crew coordination, quality control, and timely completion throughout the contract period.

Ravinia – Seasonal Planter Services

Moreno Landscape & Hardscape LLC provides **seasonal planter installation and maintenance services for Ravinia**, requiring detailed scheduling, timely seasonal installations, consistent presentation standards, and coordination to ensure work is completed efficiently and without disruption to ongoing operations.

Scheduling & Contract Coordination

Our experience managing multiple municipal contracts has allowed us to develop an efficient scheduling system that **dedicates crews, equipment, and production time to each municipality without compromising service or deadlines.**

For the 2026 holiday season, our Highland Park installation is scheduled to begin **September 28 with an anticipated two-week completion period**, allowing our holiday lighting crew to transition directly into Mount Prospect. This provides ample time to complete Mount Prospect **well ahead of its November 13 installation deadline** while maintaining our other municipal obligations.

Moreno Landscape & Hardscape LLC has the staffing, equipment, and scheduling capacity to successfully perform these contracts concurrently while providing each municipality the level of service and responsiveness it requires.

Moreno Landscape & Hardscape LLC

Authorized Representative: Bethany Moreno

Title: Owner

Date: 8/31/26



CONTRACTOR REFERENCES

Tree Lighting & Garland Installation Contract 2026/2027 Village of Mount Prospect

MORENO LANDSCAPE & HARDSCAPE LLC

Moreno Landscape & Hardscape LLC respectfully provides the following references demonstrating our experience, ability, personnel, equipment, and capacity to successfully perform municipal and commercial contracted services.

REFERENCE #1 — CITY OF HIGHLAND PARK.

Organization: City of Highland Park

Address: 1150 Halfday Rd, Highland Park, IL 60035

Contact Person: Joe O'Neil, Department *Director*.

Telephone: 847-432-0807

Services Performed: 2018-2021 Municipal Holiday Lighting Installation, Maintenance & Removal; Municipal Landscape and Grounds Maintenance Services

Description of Experience:

Moreno Landscape & Hardscape LLC has performed contracted municipal services for the City of Highland Park, including seasonal holiday lighting operations and ongoing municipal landscape and grounds maintenance since 2018. Services require scheduled crews, equipment coordination, adherence to municipal specifications, timely completion, and ongoing communication with City personnel.

REFERENCE #2- CITY OF HIGHLAND PARK.

Organization: City of Highland Park

Address: 1150 Halfday Rd, Highland Park, IL 60035

Contact Person: Ben Miller. *City Forester*.

Telephone: 847-432-0807

Services Performed: 2021-2026 Municipal Holiday Lighting Installation *Summer & Winter*

Installations, Maintenance & Removal; Municipal Landscape and Grounds Maintenance Services, CBD & RBD Downtown Landscape Maintenance Services.

Description of Experience:

Moreno Landscape & Hardscape LLC has proudly served the **City of Highland Park since 2018**. Our proven performance has resulted in **continued renewals and the award of additional municipal contracts**, including holiday lighting and grounds maintenance—demonstrating our ability to consistently deliver reliable, high-quality service and meet the demands of ongoing municipal operations.

REFERENCE #3 - CITY OF NORTH CHICAGO.

Organization: Fire Station Department, City of North Chicago.

Address: 1850 Lewis Ave, North Chicago, IL 60064.

Contact Person: Sonia Arty, *Department Manager*.

Telephone: 847-596-8780.

Services Performed: 2022-2025 Holiday Lighting Installation & Decorating Services.

Description of Experience:

Moreno Landscape & Hardscape LLC has provided holiday lighting and decoration services for the City of North Chicago Fire Department since 2022, successfully completing seasonal installation and removal while meeting the City's schedule, safety requirements, and expectations for quality workmanship. Our quality workmanship and reliable performance have resulted in the City **continuing to hire us year after year**, demonstrating their continued confidence in our team and services.

Moreno Landscape & Hardscape LLC

Authorized Representative: Bethany Moreno

Title: Owner

Date: 8/31/26



Item Cover Page

Subject **Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING CHAPTER 14 "ZONING" OF THE VILLAGE CODE OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS (PZ-22-26)**

Meeting September 15, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category NEW BUSINESS

Type Action Item

Information

Staff is recommending text amendments to the zoning ordinance of the Village Code to allow "Distribution center, cartage, courier, parcel distribution, and last-mile delivery facility" as a conditional use in the I-1 Limited Industrial District. The Village has received complaints related to recently approved distribution centers located in close proximity to residential neighborhoods. The most frequent complaints include increased truck traffic, concerns regarding the safety of pedestrians and vehicles on existing roadways, and nuisances related to odor, noise, and vehicle emissions associated with this use. The Community Development Department reviewed the Village's Zoning Code and is recommending the following text amendments to address these concerns.

Discussion

Article VI, Section 14.604: Land Use Table 2

The commercial and industrial zoning districts land use table currently allows distribution centers as a permitted use in the I-1 Limited Industrial District. Staff recommends removing distribution centers as a permitted use in the I-1 Limited Industrial District and instead creating a new land use category "Distribution center, cartage, courier, parcel distribution, and last-mile delivery facility" as a conditional use in the I-1 Limited Industrial District.

The conditional use process would require notification of surrounding property owners and a public hearing before the Planning and Zoning Commission. As part of its review, the Planning and Zoning Commission would evaluate the proposed use and may recommend conditions of approval to address potential impacts before forwarding its recommendation to the Village Board for final consideration. In general, the conditional use process provides a transparent, public review of uses that, due to their operational characteristics or potential impacts, warrant case-by-case evaluation to ensure compatibility with surrounding uses and development patterns. Village Board approval of the conditional use would be required prior to the issuance of a business license or Certificate of Occupancy authorizing the use to operate.

This process would provide for public and case-by-case review of distribution-related uses whose operational characteristics, including truck and delivery vehicle traffic, loading and staging, hours of operation, and proximity to surrounding uses, may vary significantly from one facility or location to another.

In determining whether a proposed operation falls within the new land use classification or constitutes another permitted use, staff would consider the overall character of the operation, including the volume and frequency of shipments, duration of storage, extent of sorting or transfer activities, vehicle activity and staging, and relationship of these activities to other uses on the premises.

Article XXIV Definitions, Section 14.2401: Purpose

The proposed modification to Section 14.2401 includes the addition of the following definition of **DISTRIBUTION CENTER, CARTAGE, COURIER, PARCEL DISTRIBUTION, AND LAST-MILE DELIVERY FACILITY**: A facility where the receipt, transfer, sorting, routing, staging, consolidation, deconsolidation, redistribution, or dispatch of packages, parcels, goods, merchandise, or other materials for subsequent distribution or delivery constitutes a principal function of the premises. Such use includes facilities where goods are received by truck or other commercial vehicle and subsequently transferred, whether directly or following temporary storage, to other vehicles for further distribution or delivery.

Associated activities may include temporary storage or staging of goods; cross-docking; sorting; fleet parking; vehicle or trailer staging; fleet management; and dispatch operations. A facility meeting this definition shall be classified as such notwithstanding that it may also meet the definition of a warehouse or other permitted use.

The receipt, storage, distribution, or delivery of goods that is subordinate to and conducted in direct support of another principal use, such as manufacturing or retail, shall be considered accessory and shall not independently constitute a distribution center.

Staff also recommends modifying the definition of warehouse so that it is complementary to the distribution center definition:

WAREHOUSE, STORAGE: A building or portion thereof principally used for the storage of goods, merchandise, materials, or commodities, where such storage, rather than the sorting, transfer, redistribution, dispatch, or delivery of such goods, constitutes the principal function of the facility.

STANDARDS FOR TEXT AMENDMENTS

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

The proposed text amendments are intended to further the objectives of the Zoning Ordinance by establishing appropriate land use controls for a distribution center, cartage, courier, parcel distribution, and last-mile delivery facility based on their operational characteristics and potential impacts on surrounding properties, roadways, and other land uses. The proposed text amendments are applicable to the Village at large and not intended to benefit a specific property. The proposed amendments would result in existing distribution centers, cartage,

courier, parcel distribution, and last-mile delivery facilities that were lawfully established as permitted uses becoming legal nonconforming uses. The amendments would make the Zoning Ordinance more restrictive by requiring future distribution centers, cartage, courier, parcel distribution, and last-mile delivery facilities to obtain conditional use approval, thereby allowing the Village to evaluate each proposed facility on a case-by-case basis and impose appropriate conditions to mitigate potential impacts. Based on the foregoing, staff finds that the proposed amendments satisfy the standards as required in Section 14.203(D) of the Zoning Ordinance and recommends approval of the text amendments.

PUBLIC COMMENT

As of this writing, staff has received two letters of support regarding the proposed text amendments. One of the letters characterized these types of facilities as public nuisances and expressed concern that the Village Board should not have final decision-making authority when a significant number of homeowners or residents oppose such facilities within or near residential areas.

PUBLIC HEARING

The proposed text amendments were presented to the Planning and Zoning (P&Z) Commission on August 27, 2026, as Case No. PZ-22-26. Director Shallcross provided an overview of the proposed changes to Chapter 14. The P&Z Commission discussed how the proposed definition would apply to various businesses, the treatment of existing distribution facilities as legal nonconforming uses, whether small-scale facilities should be exempt, and how facilities handling hazardous materials would be regulated. Director Shallcross clarified that no exemption is proposed based on facility size; rather, classification would depend on whether distribution activities constitute the principal use of the property. Director Shallcross also explained that existing facilities would be permitted to continue as nonconforming uses, but a new distribution center would require conditional use approval if an existing use vacated the premises for more than six (6) months. The Commission also discussed the number and size of existing distribution facilities within the Village and the potential impacts associated with these uses. Following discussion, the P&Z Commission voted 6-0 to recommend approval of the proposed text amendments to the Village Board.

Alternatives

1. Adopt the text amendments to Chapter 14 of the Mount Prospect Village Code as outlined in the attached documents for Case PZ-22-26 and the attached ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Adopt the text amendments to Chapter 14 of the Mount Prospect Village Code as outlined in the attached documents for Case PZ-22-26 and the attached ordinance.

Attachments

1. PZ-22-26 Staff Report
2. PZ-22-26 Administrative Content
3. PZ-22-26 Ordinance
4. PZ-22-26 Request to Waive Second Reading
5. PZ-22-26 Public Comments
6. PZ-22-26 (50 S Emerson St) Minutes
7. PZ-22-26 Attachment 1_Chapter 14 Article 6_Land Use Table 2

8. PZ-22-26 Attachment 2_Chapter 14 Article 24_Definitions



DATE: August 20, 2026

CASE NUMBER

PZ-22-26

PUBLIC HEARING DATE

August 27, 2026

PETITIONER / PROPERTY OWNER

Village of Mount Prospect

PROPERTY ADDRESS/LOCATION

50 S. Emerson Street

BRIEF SUMMARY OF REQUEST

The Community Development Department is recommending text amendments to the zoning ordinance of the Village Code to allow “Distribution center, cartage, courier, parcel distribution, and last-mile delivery facility” as a conditional use in the I-1 Limited Industrial District.

STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

DENY

DISCUSSION OF PROPOSAL

PROPOSAL

Staff has received complaints related to recently approved distribution centers located in close proximity to residential neighborhoods in Mount Prospect. The chief complaints include increased truck traffic, concerns regarding the safety of pedestrians and vehicles on existing roadways, and nuisances related to odor, noise, and emissions associated with these industrial users. The Community Development Department reviewed the Village’s Zoning Code and is recommending the following text amendments to address these concerns.

The proposed text amendments to the zoning code are contained in the attached documents. Modifications to each of the chapters are indicated as **deletions** and **additions**.

- Attachment 1: Chapter 14, Article 6 – Land Use Table 2
- Attachment 2: Chapter 14, Article 24 – Definitions

Article VI, Section 14.604: Land Use Table 2

The commercial and industrial zoning districts land use table currently allows distribution centers as a permitted use in the I-1 Limited Industrial District. Staff is recommending removing distribution centers as a permitted use in the I-1 Limited Industrial District and instead creating a new land use category “Distribution center, cartage, courier, parcel distribution, and last-mile delivery facility” as a conditional use in the I-1 Limited Industrial District.

The conditional use process would require notification of surrounding property owners and a public hearing before the Planning and Zoning Commission. As part of its review, the Planning and Zoning Commission would evaluate the proposed use and may recommend conditions of approval to address potential impacts before forwarding its recommendation to the Village Board for final consideration. In general, the conditional use process provides a transparent, public review of uses that, due to their operational characteristics or potential impacts, warrant case-by-case evaluation to ensure compatibility with surrounding uses and development patterns. Village Board approval of the

conditional use would be required prior to the issuance of a business license or Certificate of Occupancy authorizing the use to operate.

This process would provide for public and case-by-case review of distribution-related uses whose operational characteristics, including truck and delivery vehicle traffic, loading and staging, hours of operation, and proximity to surrounding uses, may vary significantly from one facility or location to another.

In determining whether a proposed operation falls within the new land use classification or constitutes another permitted use, staff would consider the overall character of the operation, including the volume and frequency of shipments, duration of storage, extent of sorting or transfer activities, vehicle activity and staging, and relationship of these activities to other uses on the premises.

Article XXIV Definitions, Section 14.2401: Purpose

The proposed modification to Section 14.2401 includes the addition of the following definition of **DISTRIBUTION CENTER, CARTAGE, COURIER, PARCEL DISTRIBUTION, AND LAST-MILE DELIVERY FACILITY**: A facility where the receipt, transfer, sorting, routing, staging, consolidation, deconsolidation, redistribution, or dispatch of packages, parcels, goods, merchandise, or other materials for subsequent distribution or delivery constitutes a principal function of the premises. Such use includes facilities where goods are received by truck or other commercial vehicle and subsequently transferred, whether directly or following temporary storage, to other vehicles for further distribution or delivery.

Associated activities may include temporary storage or staging of goods; cross-docking; sorting; fleet parking; vehicle or trailer staging; fleet management; and dispatch operations. A facility meeting this definition shall be classified as such notwithstanding that it may also meet the definition of a warehouse or other permitted use.

The receipt, storage, distribution, or delivery of goods that is subordinate to and conducted in direct support of another principal use, such as manufacturing or retail, shall be considered accessory and shall not independently constitute a distribution center.

Staff also recommends modifying the definition of warehouse so that it is complementary to the following definition:

WAREHOUSE, STORAGE: A building or portion thereof principally used for the storage of goods, merchandise, materials, or commodities, where such storage, rather than the sorting, transfer, redistribution, dispatch, or delivery of such goods, constitutes the principal function of the facility.

STANDARDS FOR TEXT AMENDMENTS

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

The proposed text amendments meet the standards contained in Section 14.203(D) of the 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:

1. "To adopt the text amendments to Chapter 14 of the Mount Prospect Village Code."

The Village Board's decision is final.

ATTACHMENTS:

ADMINISTRATIVE CONTENT

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

PLANS

(Plat of Survey, Site Plan, etc.)

OTHER

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

I concur:



Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

TEXT AMENDMENT STANDARDS

Section 14.203.D.8.b of the Village of Mount Prospect Zoning Ordinance provides that when a text amendment is proposed, the planning and zoning commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1. The degree to which the proposed amendment has general applicability within the village at large and not intended to benefit specific property.
2. The consistency of the proposed amendment with the objectives of this chapter and the intent of the applicable zoning district regulations.
3. The degree to which the proposed amendment would create nonconformity.
4. The degree to which the proposed amendment would make this chapter more permissive.
5. The consistency of the proposed amendment with the comprehensive plan.
6. The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitioners involving similar circumstances.

Staff's Findings: The proposed text amendments are intended to further the objectives of the Zoning Ordinance by establishing appropriate land use controls for a distribution center, cartage, courier, parcel distribution, and last-mile delivery facility based on their operational characteristics and potential impacts on surrounding properties, roadways, and other land uses. The proposed text amendments are applicable to the Village at large and not intended to benefit a specific property. The proposed amendments would result in existing distribution centers, cartage, courier, parcel distribution, and last-mile delivery facilities that were lawfully established as permitted uses becoming legal nonconforming uses. The amendments would make the Zoning Ordinance more restrictive by requiring future distribution centers, cartage, courier, parcel distribution, and last-mile delivery facilities to obtain conditional use approval, thereby allowing the Village to evaluate each proposed facility on a case-by-case basis and impose appropriate conditions to mitigate potential impacts. Based on the foregoing, staff finds that the proposed amendments satisfy the standards as required in Section 14.203(D) of the Zoning Ordinance and recommends approval of the text amendments.



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: P&Z - 22 - 26 Date of Submission: 08-01-2026 Hearing Date: 08-27-2026
Project Name/Address: Text Amendments: Cartage, courier, parcel distribution, and last-mile delivery facility

I. Subject Property

Address(es): 50 S. Emerson St, Mount Prospect IL
Zoning District (s): n/a Property Area (Sq.Ft. and/or Acreage): n/a
Parcel Index Number(s) (PIN(s): n/a

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

- ☐ Conditional Use: For _____
☐ Variation(s): To _____
☐ Zoning Map Amendment: Rezone From _____ To _____
☒ Zoning Text Amendment: Section(s) 14.604, 14.2401
☐ Other: _____

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

Amending text pertaining to distribution centers in Chapter 14.
Adding "Distribution center, cartage, courier, parcel distribution, and last-mile delivery facility" as a
conditional use in the I-1 Limited Industrial District.

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

Name: Jason C. Shallcross Corporation: Village of Mount Prospect
Address: 50 S. EMERSON STREET
City, State, ZIP Code: MOUNT PROSPECT IL 60056
Phone: 847-818-5328 Email: comdev@mountprospect.org
Interest in Property: Director of Community Development
(e.g. owner, buyer, developer, lessee, architect, etc...)

V. Property Owner	
☐ Check if Same as Applicant	
Name: <u>N/A</u>	Corporation: _____
Address: _____	
City, State, ZIP Code: _____	
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:  Date: 08-01-2026
 (Signature) _____
Jason C Shallcross
 (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: N/A Date: _____
 (Signature) _____

 (Print or Type Name)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 14 “ZONING” OF THE VILLAGE
CODE OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS**

WHEREAS, the Village of Mount Prospect is a home rule municipality as defined by Article VII, § 6 of the Illinois Constitution of 1970; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect desire to make certain amendments to the Village Code of Mount Prospect as set forth below; and

WHEREAS, pursuant to the authority granted under the Illinois Municipal Code and in accordance with home rule authority granted to home rule municipalities, the President and Board of Trustees of the Village of Mount Prospect approve the amendments as set forth below.

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS:**

SECTION 1: Land Use Table 2: “Commercial and Industrial Zoning Districts” of Section 14.604, “Land Use Tables,” of Article VI, “Zoning Districts,” to Chapter 14, “Zoning” to the Mount Prospect Village Code shall be amended to add “Distribution centers, cartage, courier, parcel distribution, and last-mile delivery facilities” as a conditional use in the I-1

zoning district; and to remove “distribution” from “Warehouse, distribution and storage facilities” as a permitted use in the I-1 zoning district.

SECTION 2: Section 14.2401, “Purpose,” of Article XXIV, “Definitions,” to Chapter 14, “Zoning,” to the Mount Prospect Village Code shall be amended to replace the existing definition of “WAREHOUSE, STORAGE” and to add the new definition of “DISTRIBUTION CENTER, CARTAGE, COURIER, PARCEL DISTRIBUTION, AND LAST-MILE DELIVERY FACILITY” in the appropriate alphabetical location as follows:

DISTRIBUTION CENTER, CARTAGE, COURIER, PARCEL DISTRIBUTION, AND LAST-MILE DELIVERY FACILITY: A facility where the receipt, transfer, sorting, routing, staging, consolidation, deconsolidation, redistribution, or dispatch of packages, parcels, goods, merchandise, or other materials for subsequent distribution or delivery constitutes a principal function of the premises. Such use includes facilities where goods are received by truck or other commercial vehicle and subsequently transferred, whether directly or following temporary storage, to other vehicles for further distribution or delivery.

Associated activities may include temporary storage or staging of goods; cross-docking; sorting; fleet parking; vehicle or trailer staging; fleet management; and dispatch operations. A facility meeting this definition shall be classified as such notwithstanding that it may also meet the definition of a warehouse or other permitted use.

The receipt, storage, distribution, or delivery of goods that is subordinate to and conducted in direct support of another principal use, such

as manufacturing or retail, shall be considered accessory and shall not independently constitute a distribution center.

WAREHOUSE, STORAGE: A building or portion thereof principally used for the storage of goods, merchandise, materials, or commodities, where such storage, rather than the sorting, transfer, redistribution, dispatch, or delivery of such goods, constitutes the principal function of the facility.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval, adoption and publication in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this 15th day of September 2026, by the Village Mayor of the Village of Mount Prospect, and attested by the Village Clerk, on the same day.

Paul Wm. Hoefert
Village Mayor

ATTEST:

Karen Agoranos
Village Clerk

September 8, 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 the proposed text amendments by a 6-0 vote at the August 27, 2026 meeting. Our request is scheduled to go before Village Board for the ordinance's first reading on September 15, 2026.

Staff would like to move forward and request that the Village Board waive the second reading, tentatively scheduled for October 6, 2026, and take final action at the September 15, 2026 meeting as the proposed text amendments are in the best interest of the Village. The proposed amendments reflect the current Village objectives as outlined in the accepted planning documents.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Choi". The signature is fluid and cursive, with a large loop at the end.

Ann Choi
Development Planner
Village of Mount Prospect

From: [REDACTED]
To: [Choi, Ann](#)
Cc: [REDACTED]
Subject: August 27 hearing - Text Amendment
Date: Monday, August 24, 2026 3:46:00 PM

Planning and Zoning Commission,

Text should be amended to add conditional use for last mile delivery facilities, parcel distribution facilities and any other distribution facilities that are treacherous and hazardous to our residential community. These companies are public nuisances. Also, the village board should not be allowed to have the final decision if there are many homeowners/constituents who oppose these types of companies in our residential community.

Longford Glen Homeowners Association

900/Legal Notice	900/Legal Notice	900/Legal Notice
NOTICE OF HEARING BEFORE THE MOUNT PROSPECT PLANNING & ZONING COMMISSION		
NOTICE IS HEREBY GIVEN that on Thursday, August 27, 2026 at the hour of 7:00 p.m., there will be a public hearing at the Mount Prospect Village Hall, 50 S. Emerson Street, Mount Prospect, IL , concerning the following:		
CASE NO.	PZ-22-26	
COMMONLY KNOWN AS:	50 S. Emerson Street	
PETITIONER:	Village of Mount Prospect 50 S. Emerson Street Mount Prospect, IL 60056	
NATURE OF REQUEST:	Text Amendments to modify Chapter 14 to add cartage, courier, parcel distribution, and last-mile delivery facilities as a conditional use, and other chapters of the Village of Mount Prospect Village Code as may be required.	
This is not a "notice to appear". It is an invitation to all interested persons to submit oral or written comments concerning the above case to the Planning & Zoning Commission at 50 S. Emerson Street, Mount Prospect, IL 60056 or via e-mail achoi@mountprospect.org . Persons having questions may call the Community Development Department of Mount Prospect at (847) 818-5328.		
The Planning & Zoning Commission will make a recommendation based on the information discussed at the meeting; the Village Board's decision is final for this case.		
Dated at Mount Prospect, Illinois, this Wednesday, August 12, 2026.		
Joseph P. Donnelly Chairperson, Planning & Zoning Commission		

From: [mj](#)
To: [Choi, Ann](#)
Subject: Case No. PZ-22-26, Fwd: OnTrac Liabilities, Investigate
Date: Monday, August 24, 2026 4:46:33 PM
Attachments: [merriam-webster due diligence definition.png](#)
[ontrac delivery service providers needed.png](#)

Hello Ann Choi and the Planning and Zoning Commission,

In regards to this Thursday, August 27, 2026 Hearing, Case No. PZ-22-26- Text amendments to modify Chapter 14 to add cartage, courier, parcel distribution, and last-mile delivery facilities as a conditional use, and other chapters of the Village of Mount Prospect Village Code as may be required.

I am in full support for a 'Conditional Use' permit for cartage, courier, parcel distribution, and last-mile delivery facilities.

Mark Johnson
A Mount Prospect Home Owner

----- Forwarded Message -----

Subject: OnTrac Liabilities, Investigate

Date: Sun, 23 Aug 2026 21:09:56 -0500

From: mj [REDACTED]

To: Hoefert, Paul <phoefert@mountprospect.org>, Cassady, Michael <mcassady@mountprospect.org>, Jason Shallcross <comdevdept@mountprospect.org>, Concerns <Concerns@mountprospect.org>, Coy, Dustin <dcoy@mountprospect.org>, Dante, Vincent <vdante@mountprospect.org>, DiPrima, Beth <bdiprima@mountprospect.org>, Gens, Terri <tgens@mountprospect.org>, Grossi, William <wgrossi@mountprospect.org>, Matuszak, John <jmatuszak@mountprospect.org>, Saccotelli, Colleen <csaccotelli@mountprospect.org>
CC: Jodi Megerle <jmegerle@rtsd26.org>

Hello All,

I am very confident that you are aware that **OnTrac has pushed off a lot of their LIABILITIES onto their subcontracted (employee) drivers**, whom I believe most or some just became a self-employed driver when they started working for OnTrac.

An email was sent to you on 8/21/26, Subject ***OnTrac 8/21 - FedEx and Two at the Same Time***, to bring to your attention the subcontracted drivers. It is your duty to the community by exercising due diligence to know prior to making the decision to, or not to, granting a company a business license to operate in the village. Does that include subcontracted drivers just like subcontracted tradesmen are required to have a business license?

Below is a definition of "Due Diligence". Did the village exercise due diligence as it is written in the below definition to determine if a business license should be granted to OnTrac?

Merriam-Webster - *Due Diligence*

<https://www.merriam-webster.com/dictionary/due%20diligence>

The below screenshot is presented here in "fair use".

due diligence noun

- 1 **law** : the care that a reasonable person exercises to avoid harm to other persons or their property
failed to exercise *due diligence* in trying to prevent the accident

I am desperately trying to prevent people, **especially children**, from being injured or killed by OnTrac drivers.

In a previous email a 5 second gif animation (video) of OnTrac's negligent drivers was included. The 11 photos to create the gif animation were taken over a 5 second duration, a half second between each photo.

Below is a 7 second version of that gif animation which includes four more photos added at the beginning. This is just one example of OnTrac's negligent drivers that you have allowed into our community. Pedestrians, **especially children, are at risk of these dangerous and negligent drivers.**

On Friday, August 21, 2026 two drivers were leaving the facility at the same time, neither stopped for the stop sign. It appears that the far driver was driving a lot faster than the near driver.



In the below photo we can see how that driver's view to his/her right is blocked by a row of evergreens as he/she departed OnTrac at the southern egress. This is where the far southern driver in the above gif animation drove at a high rate of speed without stopping for the stop sign to check for pedestrians, **especially children walking or riding their bike while using the sidewalk.**



Watch the above gif animation some more to realize how **SERIOUS** this really is.

Below is a driver with his/her view blocked to the right by packages on the passenger seat. Can you see the driver?



Below is another example of a possible so-called subcontractor.



How much longer will it be before someone is seriously injured or killed?

I fear that the odds will greatly increase during the coming holiday season!!!

The below links are to OnTrac's webpages advertising for subcontractors - employees.

OnTrac

Delivery service providers needed

<https://www.ontrac.com/business-opportunities/>

OnTrac

It's Easy to Grow Your Business with OnTrac

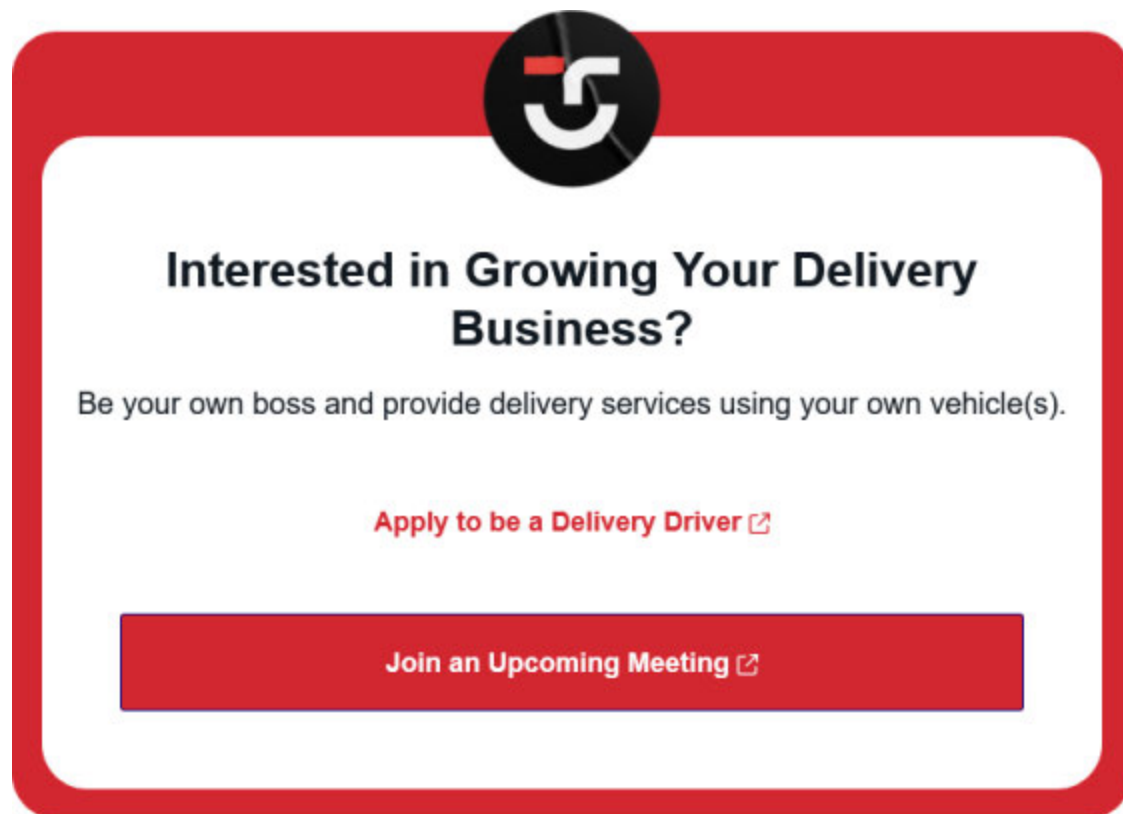
<https://www.ontrac.com/rsp-business-opportunity/>

Quoted from the above webpage:

"If your delivery company is ready to expand or get started, we want to talk to you!"

"Get started" what exactly do they mean by that? Is OnTrac suckering in people to take on liabilities, whom have no previous business knowledge or knowledge of accounting and tax liabilities?

Below is a screenshot from their website for the purpose of this email's discussion. It is presented here in "fair use".



Which leads to the question of - who will be liable when a pedestrian, **especially a child**, is injured or killed by an OnTrac subcontracted delivery driver? Will it be OnTrac

or will it be the just “Get Started” subcontracted driver? Does OnTrac ‘help’ these drivers to become independent subcontractors instead of hiring them as employees?
Is this how OnTrac pushes off LIABILITIES?

The below list of Dates and Subjects are just some of the emails I sent to you regarding the negligent drivers hired by OnTrac.

8/2/26 - “Coming to the Nuisance”
8/8/26 - OnTrac Traffic Jamming 8-8-26
8/15/26 - OnTrac, Approaching Firetruck
M, 8/17/26 - OnTrac 8/17, Part 1 of 2 - Failure to Stop
M, 8/17/26 - OnTrac 8/17, Part 2 of 2 – On-Ramp
T, 8/18/26 - NOT Looking Where He is Driving
T, 8/18/26 - Swerved Just in Time
W, 8/18/26 - OnTrac 8-18 On-Ramp Drivers
W, 8/18/26 - OnTrac 8-19 Blocked View and Bicyclist
T, 8/20/26 - OnTrac 8-20 Woman with Baby Stroller
T, 8/20/26 - School's Open - Safety Week - OnTrac
F, 8/21/26 - OnTrac 8-21 - FedEx and Two at the Same Time
8/22/26 - OnTrac 8-21 - gif of Two at the Same Time

Most of the emails listed above are regarding events that occurred during **"School's Open - Safety Week" August 17 - 21.**

Was Friday, 8/21 the "Two at the Same Time" a grand finale for "Safety Week"? Is the negligent driving going to get worse going into the holiday season?

Below is a screenshot of Village E-News that I received during the evening of Thursday, 8/20. Did the OnTrac drivers receive a copy?



Proclamation - "School's Open - Safety Week"

At the August 18th board meeting, Mayor Hoefert proclaimed August 17–21, as "School's Open – Safety Week" in the Village of Mount Prospect. The proclamation recognizes the start of the new school year and emphasizes the importance of protecting students who walk, bike, or travel by school bus. It encourages motorists to exercise extra caution in school zones and residential areas, follow traffic laws, avoid cell phone use while driving, obey speed limits, and respect school safety monitors. The week serves as a reminder that motorists and the community share responsibility for keeping children safe as they travel to and from school. The entire proclamation can be read [here](#).

Below was quoted from the email that was sent to you on 8/21/2026, Subject: **OnTrac 8/21 - FedEx and Two at the Same Time.**

QUOTE:

I wonder how many of the subcontracted drivers are self-employed and are not making contributions to SS, FICA, and etc. I wonder how many have business liability insurance. I wonder how many formed a corporation or are they a sole proprietorship meaning they are personally liable for any property damage and bodily harm. I wonder how much business knowledge they have. I wonder how many owe the IRS because

they didn't know.

Wikipedia

Sole proprietorship

https://en.wikipedia.org/wiki/Sole_proprietorship

VOMP has business knowledgeable people on staff and yet allow this to happen in the Village!

An idea: Require last-mile delivery facilities and OnTrac to have a gate and guard that raises the gate at the exit. The guard collects a copy of the driver's delivery schedule and a time stamp machine in the guard house in order for that driver to be paid for the packages he/she is going to deliver. That way the driver is forced to come to a stop or does not get paid.

A much better idea: Do not allow last-mile delivery companies in the Village of Mount Prospect. We don't want their disrespect for the rules of the road and disrespect for our citizens by the drivers they choose to hire.

Here's another idea to add to the above, as a conditional use requirement the last-mile delivery company ONLY hires hourly paid drivers that are on their payroll, no subcontracted drivers. That way the drivers will probably come to a stop at stop signs because they are not going to make a greater profit by racing through stop signs.

Watch the above gif animation some more to realize how SERIOUS this really is.

Below are an excellent read that I highly recommend that all village officials read ASAP!!!!

U.S. Department of Labor

An official website of the United States Government

Fact Sheet 13: Employee or Independent Contractor Classification Under the Fair Labor Standards Act (FLSA)

<https://www.dol.gov/agencies/whd/fact-sheets/13-flsa-employment-relationship>

Misclassification of Employees as Independent Contractors Under the Fair Labor Standards Act

<https://www.dol.gov/agencies/whd/flsa/misclassification>

Illinois Government

Employee Classification Act FAQ

<https://labor.illinois.gov/faqs/ecfaq.html>

Martin& Martin, LLP

Attorneys at Law

Independent Contractor vs. Employee Classification

<https://www.martinandmartinlaw.com/independent-contractor-vs-employee-classification.html>

CWA - Communications Workers of America

My employer says I am an independent contractor. What does this mean?

Independent Contractor vs. Employee

<https://cwa-union.org/about/rights-on-job/legal-toolkit/my-employer-says-i-am-independent-contractor-what-does-mean>

I am requesting the village to investigate OnTrac, and instead of using residents of MP tax dollars to hire attorneys to go after OnTrac, contact the Illinois Attorney General and the IRS to investigate OnTrac.

Thank you for reading, watching, and I pray you care and do something about it.

Mark Johnson

A Mount Prospect Homeowner

P.S. For everyone's safety, do not allow the Kensington Rd. egress for 1600 Bishop Ct. and watch the above gif animation some more to realize how SERIOUS this really is.

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-22-26 Hearing Date: August 27, 2026

PROPERTY ADDRESS: 50 S. Emerson Street

PETITIONER: Village of Mount Prospect

PUBLICATION DATE: August 12, 2026

REQUEST: Text Amendments to modify Chapter 14 to add distribution centers, cartage, courier, parcel distribution, and last-mile delivery facilities as a conditional use, and other chapters of the Village of Mount Prospect Village Code as may be required.

MEMBERS PRESENT: Joseph Donnelly
William Beattie
Ewa Weir
Walter Szymczak
Michael Fricano
Fay Costa

MEMBERS ABSENT: Donald Olsen
Richard Rogers

STAFF MEMBERS PRESENT: Charlie Hogan – Senior Development Planner
Jason Shallcross – Director of Community Development

INTERESTED PARTIES: Village of Mount Prospect, Petitioner

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 Szymczak to approve the minutes of the Planning and Zoning Commission meeting on August 13, 2026. The minutes were approved 5-0 (Vice Chairman Beattie abstained).

After introducing the first item of new business, Chairman Donnelly introduced case number PZ-22-26, Village of Mount Prospect, text amendments for distribution centers, cartage, courier, parcel distribution, and last-mile delivery facilities as a conditional use.

Director Shallcross stated that, as part of a recent zoning case, the Village Board directed staff to reevaluate how the Zoning Code regulates distribution centers as a primary use in response to complaints regarding the impacts of such facilities when located in close proximity to residential neighborhoods. Director Shallcross explained that staff is seeking a positive recommendation from the Planning and Zoning Commission on proposed text amendments that would modify how these uses are regulated.

Director Shallcross noted that distribution centers are currently permitted by right on properties zoned I-1 Limited Industrial District. Under the proposed amendments, distribution centers would remain an allowable use within the I-1 District but would require conditional use approval by the Village Board following review and a recommendation by the Planning and Zoning Commission. Director Shallcross clarified that the proposed conditional use requirement would apply specifically to facilities where parcel distribution is the primary use.

Director Shallcross further distinguished these facilities from traditional warehouses or manufacturing businesses that conduct deliveries as an accessory component of their operations. Director Shallcross explained that the proposed amendments are intended to address large-scale, last-mile distribution facilities, which may have hundreds of employees, generate significant delivery and vehicle activity, and operate extended hours, particularly during peak periods such as the holiday season. Director Shallcross further explained that these operational characteristics can result in greater impacts when such facilities are located near single-family residential neighborhoods and form the basis for the proposed text amendments before the Commission.

Director Shallcross went on to present the new use category: **Distribution center, cartage, courier, parcel distribution, and last-mile delivery facility** which is defined as a facility where the receipt, transfer, sorting, routing, staging, consolidation, deconsolidation, redistribution, or dispatch of packages, parcels, goods, merchandise, or other materials for subsequent distribution or delivery constitutes a principal function of the premises. Such use includes facilities where goods are received by truck or other commercial vehicle and subsequently transferred, whether directly or following temporary storage, to other vehicles for further distribution or delivery. Associated activities may include temporary storage or staging of goods; cross-docking; sorting; fleet parking; vehicle or trailer staging; fleet management; and dispatch operations. A facility meeting this definition shall be classified as such notwithstanding that it may also meet the definition of a warehouse or other permitted use. The receipt, storage, distribution, or delivery of goods that is subordinate to and conducted in direct support of another principal use, such as manufacturing or retail, shall be considered accessory and shall not independently constitute a distribution center.

Director Shallcross presented a slide that showed that the current distribution center use would be struck as a permitted use and be made as its own standalone use category as a conditional use.

Director Shallcross further stated that it was necessary to modify the Village's definition of a warehouse to be more complementary to the proposed definition of a distribution center. Director Shallcross stated that the new definition of "Warehouse, storage" would now be defined as: a building or portion thereof principally used for the storage of goods, merchandise, materials, or commodities, where such storage, rather than the sorting, transfer, redistribution, dispatch, or delivery of such goods, constitutes the principal function of the facility.

Director Shallcross concluded that staff finds that the proposed text amendments align with the Village's standards contained in the Mount Prospect Zoning Ordinance, and that 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:

1. "To adopt the text amendments to Chapter 14 of the Mount Prospect Village Code."

Director Shallcross stated that the Village Board's decision is final for this case.

Vice Chairman Beattie asked whether the property associated with the previous zoning case at Wolf and Kensington Roads (1600 Bishop Court) would be affected by the proposed text amendments. Director Shallcross explained that, regardless of whether the proposed text amendments are approved, the ordinance previously approved for that property requires any future distribution facility to undergo an approval process and receive Village Board approval pursuant to the Planned Unit Development (PUD). Director Shallcross clarified that the proposed text amendments would establish a consistent approval process for distribution facilities proposed on all other I-1 Limited Industrial properties throughout the Village.

Commissioner Weir asked for clarification regarding the definition of a distribution facility and whether businesses involving construction materials, lumber yards, building supplies, electrical supplies, or appliances would be classified as distribution facilities under the proposed text amendments. Director Shallcross responded that the Zoning Code has a separate use category for contractors' storage yards which principally involves the storage of outdoor materials and that the Village also has supplemental regulations for the storage of outdoor materials.

Commissioner Weir asked how the existing distribution centers would be treated. Director Shallcross stated that the existing distribution centers would be grandfathered in and would be considered existing nonconforming and would be allowed to continue; however,

if the use were to vacate the premises for a period of more than six (6) months, a new distribution center user coming in would be required to seek conditional use approval.

Commissioner Weir asked whether there would be any exemptions for small-scale distribution facilities. Director Shallcross responded that the proposed text amendments do not include an exemption based on square footage; rather, the classification would depend on the principal use of the facility and would be evaluated on a case-by-case basis to determine whether shipping and distribution activities constitute the principal use or are accessory to another primary use, such as an office.

Vice Chairman Beattie asked how many existing distribution facilities would be considered legal nonconforming uses under the proposed text amendments. Director Shallcross stated that the Village has several such facilities, ranging from approximately 100,000 square feet to significantly larger sites encompassing multiple acres. Director Shallcross noted that a newer facility on the south side of the Village is approximately 190,000 square feet, while another facility on the north side is approximately 100,000 to 150,000 square feet. Director Shallcross estimated that there are fewer than ten such facilities currently operating within the Village and added that the Village has received complaints regarding some of these existing facilities and that, moving forward, the proposed amendments would allow the Village to more carefully evaluate these uses and their potential impacts.

Commissioner Costa asked whether a distribution center handling hazardous materials would be classified as a different use and whether the proposed text amendments should reference other applicable provisions of the Zoning Code. Director Shallcross stated that he did not believe any additional text amendments would be necessary. Depending on the nature of the operation, a facility handling hazardous materials could potentially fall under a different use classification, such as Heavy Manufacturing. Director Shallcross further explained that hazardous materials are addressed through the performance standards applicable to the I-1 Limited Industrial District, which regulate matters including hazardous materials, noise, vibrations, emissions, etc. Director Shallcross stated that the presence of hazardous materials does not, by itself, result in a separate use classification, provided that the materials are handled in compliance with all applicable Village codes and regulations.

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. Vice Chairman Beattie made a motion and Commissioner Costa seconded the motion.

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

The Planning and Zoning Commission gave a positive recommendation (6-0) to the Village Board for the September 15, 2026 meeting.

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

Hearing no further discussion, Vice Chairman Beattie made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 8:13 PM.

A handwritten signature in black ink, appearing to read "Ann Choi", written over a horizontal line.

Ann Choi, Senior Development Planner

ATTACHMENT 1

PZ-22-26 Attachment 1_Chapter 14 Article 6_Land Use Table 2_Redline.docx

Modifications to each of the chapters are indicated as ~~deletions~~ and additions.

LAND USE TABLE 2

COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
<u>Distribution centers, cartage, courier, parcel distribution, and last-mile delivery facilities</u>							<u>C</u>		
Warehouse; distribution and storage facilities							P		

PZ-22-26 Attachment 1_Chapter 14 Article 6_Land Use Table 2_Clean.docx

LAND USE TABLE 2

COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Distribution centers, cartage, courier, parcel distribution, and last-mile delivery facilities							C		
Warehouse and storage facilities							P		

ATTACHMENT 2

PZ-22-26 Attachment 3_Chapter 14 Article 24_Definitions_Redline.docx

Modifications to each of the chapters are indicated as ~~deletions~~ and additions.

Add the definition of “Distribution center, cartage, courier, parcel distribution, and last-mile delivery facility” to Section 14.2401 in the appropriate alphabetical location. Modify the existing definition of “Warehouse, storage” as follows.

14.2401: PURPOSE

DISTRIBUTION CENTER, CARTAGE, COURIER, PARCEL DISTRIBUTION, AND LAST-MILE DELIVERY FACILITY: A facility where the receipt, transfer, sorting, routing, staging, consolidation, deconsolidation, redistribution, or dispatch of packages, parcels, goods, merchandise, or other materials for subsequent distribution or delivery constitutes a principal function of the premises. Such use includes facilities where goods are received by truck or other commercial vehicle and subsequently transferred, whether directly or following temporary storage, to other vehicles for further distribution or delivery.

Associated activities may include temporary storage or staging of goods; cross-docking; sorting; fleet parking; vehicle or trailer staging; fleet management; and dispatch operations. A facility meeting this definition shall be classified as such notwithstanding that it may also meet the definition of a warehouse or other permitted use.

The receipt, storage, distribution, or delivery of goods that is subordinate to and conducted in direct support of another principal use, such as manufacturing or retail, shall be considered accessory and shall not independently constitute a distribution center.

WAREHOUSE, STORAGE: ~~A business that receives and stores goods of others for compensation or profit.~~ A building or portion thereof principally used for the storage of goods, merchandise, materials, or commodities, where such storage, rather than the sorting, transfer, redistribution, dispatch, or delivery of such goods, constitutes the principal function of the facility.

14.2401: PURPOSE

DISTRIBUTION CENTER, CARTAGE, COURIER, PARCEL DISTRIBUTION, AND LAST-MILE DELIVERY FACILITY: A facility where the receipt, transfer, sorting, routing, staging, consolidation, deconsolidation, redistribution, or dispatch of packages, parcels, goods, merchandise, or other materials for subsequent distribution or delivery constitutes a principal function of the premises. Such use includes facilities where goods are received by truck or other commercial vehicle and subsequently transferred, whether directly or following temporary storage, to other vehicles for further distribution or delivery.

Associated activities may include temporary storage or staging of goods; cross-docking; sorting; fleet parking; vehicle or trailer staging; fleet management; and dispatch operations. A facility meeting this definition shall be classified as such notwithstanding that it may also meet the definition of a warehouse or other permitted use.

The receipt, storage, distribution, or delivery of goods that is subordinate to and conducted in direct support of another principal use, such as manufacturing or retail, shall be considered accessory and shall not independently constitute a distribution center.

WAREHOUSE, STORAGE: A building or portion thereof principally used for the storage of goods, merchandise, materials, or commodities, where such storage, rather than the sorting, transfer, redistribution, dispatch, or delivery of such goods, constitutes the principal function of the facility.



Item Cover Page

Subject	1st reading of AN ORDINANCE ADOPTING MOUNT PROSPECT 2040 (MP2040), THE OFFICIAL 2026 COMPREHENSIVE PLAN FOR THE VILLAGE OF MOUNT PROSPECT
Meeting	September 15, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	N/A
Budget Source	N/A
Category	NEW BUSINESS
Type	Action Item

Information

This is the adoption meeting for the MP2040 Comprehensive Plan.

On August 28th, the Planning and Zoning Commission reviewed the full MP2040 Plan. Following public comment and Commission discussion, the Planning and Zoning Commission voted unanimously to recommend adoption of the Plan to the Village Board. As a result, the plan will be presented to the Village Board for final adoption consideration at this meeting.

A Comprehensive Plan guides planning and development policy and is generally updated every ten years. Regarded as a community's primary planning document, a comprehensive plan describes goals and objectives for existing and future development and provides an implementation strategy for achieving those goals. MP2040 succeeds Envision Mount Prospect, the Village's previous comprehensive plan, adopted in 2017. Envision Mount Prospect guided a period of significant Downtown revitalization, the South Mount Prospect annexation, and meaningful infill investment, but conditions have changed enough since 2017; an aging and diversifying population, tightening regional housing affordability, and an increased focus on sustainability.

The planning process for MP2040 spanned from May 2025 to August 2026 and included extensive review of existing conditions and a comprehensive community engagement strategy to maximize public input. Engagement activities included the following:

- **Steering Committee** – Comprised of Village trustees, the Planning and Zoning Commission Chair, and representatives from the Library, School District 214, the Park Districts, and the local business community, the steering committee helped guide the development of the Plan.
- **Community Survey** – A community survey covering housing, mobility, commercial areas, parks, sustainability, and quality of life was offered in English, Spanish, Polish,

and Korean, and received 565 responses.

- **Engagement Stations** – Held at community events including the Mental Health Matters event, Aging in Mount Prospect event, Randhurst Street Fest, the Mount Prospect Block Party, the Community Connections Center Resource Fair, John Jay School parent open house, and the Celebration of Cultures.
- **Visioning Workshops** – Held in Downtown Mount Prospect, South Mount Prospect, and North Mount Prospect, along with a dedicated youth workshop at Prospect High School.
- **Stakeholder Interviews and Focus Groups** – Engaged Village staff, local organizations, and community partners across the Village.

In total, the engagement process recorded approximately **1,200 points of engagement**, including 665 in-person discussions, 565 survey responses, and 25 official meetings (5 focus groups, 4 visioning workshops, 7 engagement stations, and 9 stakeholder interviews).

Discussion

Plan Summary

The Plan ties in closely with the Village's long-range priorities and is based on public input and current best practices for comprehensive plans. The Plan provides a vision statement, covers six topic areas relevant to Mount Prospect today, and includes a Future Land Use Guide and a detailed implementation matrix.

The Plan's vision statement reads, in part: *"In 2040... Mount Prospect will continue to embody the very best of community living as a forward-thinking, family-centered village that sets the standard for quality of life in the region."* The following six topic areas, each with its own goals and strategies, form the framework of the Plan:

- **Land Use** – 8 goals guiding coordinated growth, redevelopment, and infill in a largely built-out community.
- **Housing & Neighborhoods** – 4 goals expanding housing choice while protecting neighborhood character.
- **Commercial & Industrial Areas** – 10 goals strengthening Downtown, Randhurst, corridors, and industrial districts.
- **Transportation & Mobility** – 6 goals building a safer, more connected, multimodal network.
- **Community Facilities** – 7 goals modernizing infrastructure and public facilities.
- **Parks & Environment** – 5 goals improving park access, quality, and environmental resilience.

Together these chapters total 40 goals and 154 implementing strategies, organized in an Implementation Matrix (Chapter 9) that assigns a potential lead

and partner group to each action and phases them across short-term, long-term, and ongoing timeframes.

The Plan also includes a Future Land Use Guide, identified Opportunity Sites throughout the Village, and three potential subareas (North MP, Downtown MP, and South MP) for more focused future planning attention.

Alternatives

1. Adopt the MP2040 Comprehensive Plan as presented.
2. Adopt with specific modifications directed by the Village Board.
3. Action at the Discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board adopt the MP2040 Comprehensive Plan. The Plan reflects extensive community input and technical analysis and provides an actionable framework to guide Village land use and policy decisions over the coming years.

Attachments

1. MP2040 Comprehensive Plan_DRAFT (For Screens)
2. MP2040 - Existing Conditions Report - September 2025
3. MP2040 - Community Engagement Report
4. Ord. XXXX Adopting Mount Prospect 2040 (MP2040) the official 2026 Comprehensive Plan



MOUNT PROSPECT 2040

PLANNING OUR FUTURE

SEPTMEBER, 2026

ADOPTION DRAFT



ACKNOWLEDGMENTS

VILLAGE BOARD

- **Paul Wm. Hoefert**, Mayor
- **Vincent J. Dante**, Trustee
- **Beth DiPrima**, Trustee
- **Terri Gens**, Trustee
- **William A. Grossi**, Trustee
- **John J. Matuszak**, Trustee
- **Colleen E. Saccotelli**, Trustee

PLANNING AND ZONING COMMISSION

- **Joseph P. Donnelly** (Chair)
- **William Beattie** (Co-Chair)
- **Donald Olsen**
- **Walter Szymczak**
- **Ewa Weir**
- **Richard Rogers**
- **Michael Fricano**
- **Fay Costa**

STEERING COMMITTEE

- **Vincent J. Dante**, Village Trustee
- **Colleen E. Saccotelli**, Village Trustee
- **Joeseeph P. Donnelly**, Planning and Zoning Commission Chair
- **Su Reynders**, Mount Prospect Public Library
- **Scott Rowe**, School District 214
- **George Giese**, Mount Prospect Park District
- **Bret Fahnstrom**, River Trails Park District
- **Dawn Collins**, Nicholas Family of Companies
- **Chris Bozonelos**, Mrs. P & Me
- **Kathryn Bruno**, Avanti Café
- **Tom Zander**, Berkshire Hathaway + Starck Realty
- **Tom Nelson**, Byte Me
- **Nik Davis**, resident

VILLAGE STAFF

VILLAGE MANAGERS OFFICE

- **Michael Cassady**, Village Manager
- **Alex Bertolucci**, Assistant Village Manager
- **Jaron Lett**, Executive Assistant to the Village Manager
- **Josh Allain**, Assistant to the Village Manager
- **Karen Agoranos**, Village Clerk

COMMUNITY DEVELOPMENT

- **Jason Shallcross**, Director of Community and Economic Development
- **Bill Schroeder**, Director of Building and Inspection Services
- **Charlie Hogan**, Development Planner
- **Ann Choi**, Development Planner
- **Antonia Lalagos**, Development Planner

PUBLIC WORKS

- **Sean Dorsey**, Director of Public Works
- **Jason Lieb**, Deputy Director of Public Works
- **Matt Lawrie**, Village Engineer

POLICE DEPARTMENT

- **Michael Eterno**, Police Chief
- **Joseph Kanupke**, Deputy Chief
- **Bart Tweedie**, Deputy Chief

FIRE DEPARTMENT

- **Thomas Wang**, Fire Chief
- **Joseph Vena**, Deputy Fire Chief
- **Bryan Loomis**, Assistant Chief Administration

HUMAN SERVICES DEPARTMENT

- **Julie Kane**, Director of Human Services
- **Esther Salutillo**, Deputy Director of Human Services

FINANCE DEPARTMENT

- **Amit Thakkar**, Director of Finance
- **Jenny Fitzgerald**, Deputy Director of Finance



DRAFT

DRAFT

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INTRODUCTION

The MP2040 Comprehensive Plan is the Village of Mount Prospect's official statement of long-range policy. Authorized under the Illinois Municipal Code (65 ILCS 5/11-12-5), a comprehensive plan is meant to be updated approximately every 10 years and provides the policy foundation for zoning, subdivision regulation, capital investment, and economic development. **The Comprehensive Plan articulates what kind of community Mount Prospect intends to be over the next two decades and how the Village will get there.**

MP2040 succeeds Envision Mount Prospect, the Village's previous comprehensive plan adopted in 2017. Envision served the community well, guiding a period of significant Downtown revitalization, the South Mount Prospect annexation, and meaningful infill investment. But the world has changed since 2017. The COVID-19 pandemic reshaped how people work, shop, and travel. Retail consolidation

accelerated. Housing affordability tightened across the Chicagoland region. Mount Prospect's residents are aging, and the community is becoming more racially, ethnically, and linguistically diverse. New regional opportunities, including the potential redevelopment of the Arlington Park site in neighboring Arlington Heights, are reshaping the Village's competitive context. A refreshed plan is needed to respond to these conditions.

This plan was prepared by Village staff with extensive input from residents, businesses, civic leaders, and partner agencies. It is grounded in technical analysis documented in the MP2040 Existing Conditions Report and informed by the community priorities identified in the MP2040 Community Engagement Report. Together, those documents, along with the Vision, Goals & Objectives Report, form the foundation of the chapters that follow.

PLANNING PROCESS

MP2040 was developed through a structured, multi-phase process designed to combine technical rigor with broad community input. The plan was launched in May 2025 with a Village Board kickoff that established goals, expectations, and the overall direction of the work. Over the following months, the planning team prepared an inventory of existing conditions, met with stakeholders, attended community events, hosted workshops, and synthesized findings into the framework that organizes this plan.

COMMUNITY ENGAGEMENT

Community engagement is the foundation of MP2040. The Village pursued an inclusive, multi-channel engagement strategy intended to reach residents where they were — online, at community events, in focus groups, and through thoughtful outreach to populations that are often underrepresented in planning processes. Over the course of the engagement period, the project recorded approximately **1,200 points of engagement**, including:

- **665 in-person discussions** at engagement stations, workshops, and community events.
- **565 community survey responses** (offered in English, Spanish, Polish and Korean) covering housing, mobility, commercial areas, parks, sustainability, and quality of life.
- **2,100 unique website visits** to the project website.
- **25 official meetings**, including five focus groups, four visioning workshops, seven engagement stations, and nine stakeholder interviews.

Engagement stations were held at community events including the Mental Health Matters event, Aging in Mount Prospect event, Randhurst Street Fest, the Mount Prospect Block Party, the Community Connections Center Resource Fair, John Jay School parent open house, and the Celebration of Cultures.

Visioning workshops were held across the community to ensure a broad range of voices informed the plan. Sessions in Downtown Mount Prospect and the South Mount Prospect and North Mount Prospect neighborhoods engaged residents, business owners, and stakeholders in conversations about local priorities, land use, and long-term change. A dedicated youth workshop was also held at Prospect High School.

Stakeholder interviews and focus groups engaged Village staff, local organizations, and community partners across the Village.

KICK-OFF



The project formally launched with a Village Board kickoff that established goals, expectations, and the overall direction for the process.

LEARNING



Planning staff attended community events to gather early input, raise awareness, and meet residents where they were.

DISCUSSING



Stakeholder discussions continued, supported by a community workshop and on-the-ground outreach.

BRAINSTORMING



Staff identified and tested ideas and opportunities in the early stages of the visioning process.

VISIONING



Community input and concept ideas were synthesized and organized into emerging themes to guide planning.

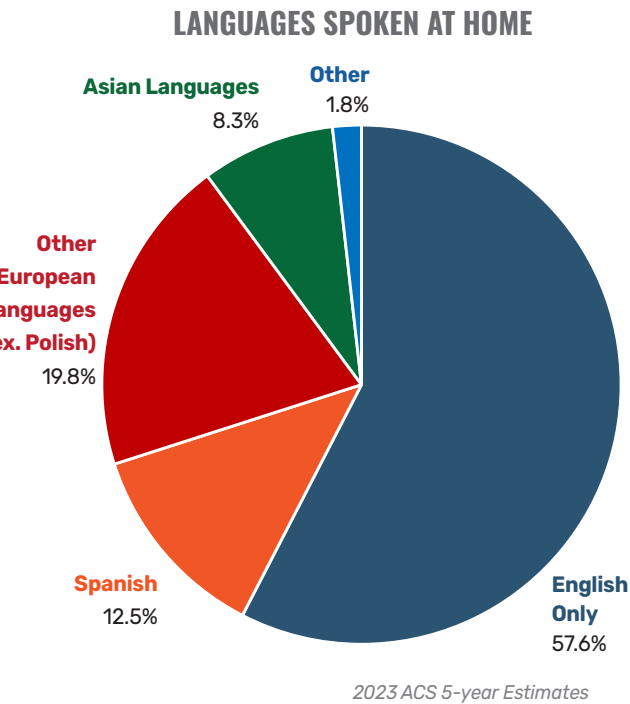
CONCLUSION



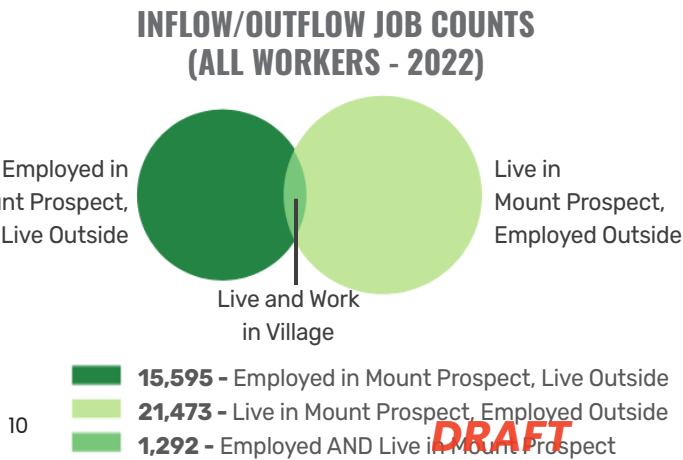
Key findings were compiled, and the final workshops and final interviews of the first phase were completed.

RACE, ETHNICITY, & LANGUAGE

Mount Prospect is a racially and ethnically diverse community that has become more diverse over time. Per 2023 American Community Survey data, the population is approximately 67 % White, 14.6% Asian, 2.5% Black, and 16% other or multiracial. The Village’s Asian community (approximately 8,000 residents) is proportionally larger than the Cook County average (8.9%). Approximately 16% of residents identify as Hispanic or Latino, and nearly 30% are foreign-born.



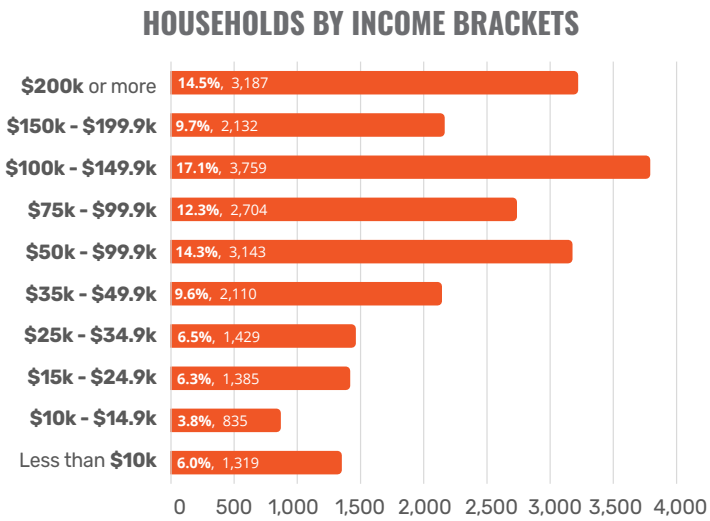
Linguistic diversity is also notable. Approximately 42% of residents speak a language other than English at home, including nearly 20% who speak a European language other than English (such as Polish), 12.5% who speak Spanish, and 8.3% who speak an Asian language. Since 2000, the share of non-Hispanic White residents has declined from approximately 74% to approximately 64%, signaling a steady trend toward greater diversity.



INCOME & EMPLOYMENT

Mount Prospect is a relatively high-income community. The median household income is approximately \$103,911, well above the Cook County median of \$87,800. Approximately 29% of households earn \$150,000 or more – a larger share than the county overall. At the same time, approximately 23% of households earn less than \$50,000, and approximately 6% of residents live below the poverty line. While this poverty rate is roughly half the county average, it represents approximately 3,300 residents who may need support from Village human services, food pantries, and area non-profits to meet basic needs.

The Village’s economy is anchored by retail, manufacturing, and professional services. Major employment centers include Downtown, Randhurst Village, the Kensington Business Center, the South Mount Prospect industrial area, and commercial corridors along Rand Road, Golf Road, and Busse Road. Top local employment sectors include retail trade (approximately 21% of local jobs), administrative and support services (12%), manufacturing (12%), and wholesale trade (7%). Mount Prospect residents work across the Chicago region in healthcare, retail, professional and technical services, manufacturing, and education.



Mount Prospect is fundamentally a commuter community. Of approximately 22,765 employed residents, only 1,292 both live and work in the Village. Approximately 18% of residents commute to Chicago, with others traveling to Arlington Heights, Des Plaines, Schaumburg, and other suburban employment centers. This dynamic means daytime population shifts significantly, and the Village’s economic vitality depends on both attracting employers and maintaining the regional transportation links – particularly the Metra UP-Northwest line and major arterial corridors – that allow residents to access jobs across the region.

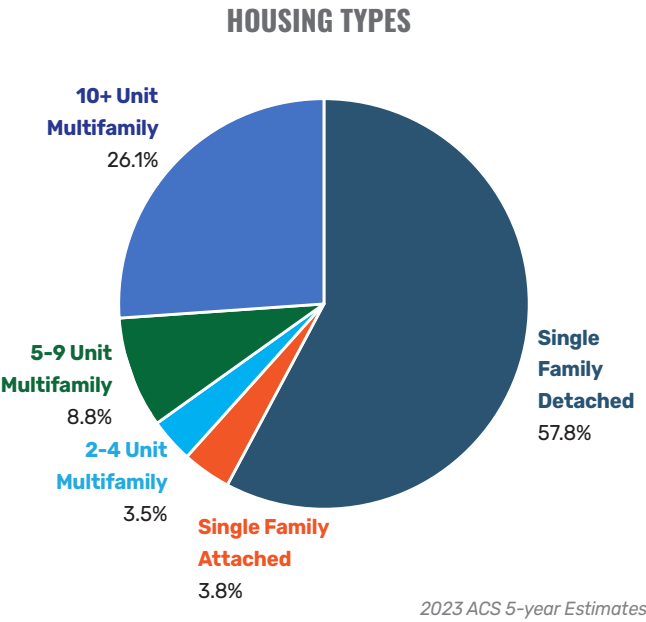
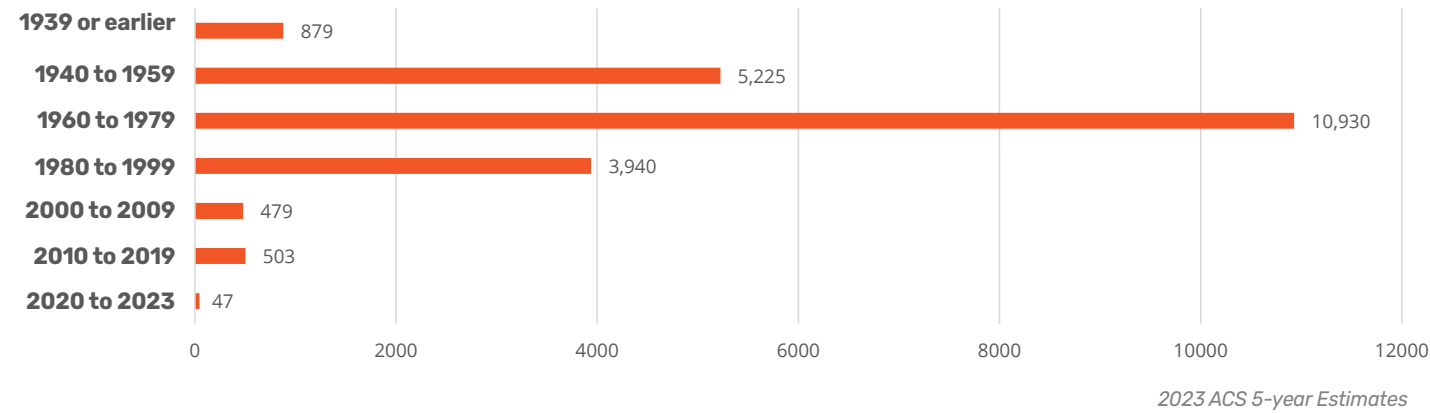
HOUSING

Mount Prospect has approximately 23,000 housing units, of which 95.5% are occupied - a high occupancy rate that reflects strong demand. Approximately 70% of households are owner-occupied, well above the Cook County rate of 57.5%. Single-family detached homes account for nearly 58% of all units, while multifamily housing – including buildings with 10 or more units, smaller multifamily, and townhomes – makes up the remainder.

The Village’s housing stock is overwhelmingly mid-century. Nearly half of all homes were built between 1960 and 1979, with another 5,225 units built between 1940 and 1959. Post-1980 construction has been modest, adding fewer than 5,000 homes over the past four decades. This pattern means that most of Mount Prospect’s housing is approaching or has exceeded a half-century in age, with implications for accessibility, energy efficiency, and reinvestment needs.

Home values reflect a healthy suburban market. The average owner-occupied home value is approximately \$403,985, above the Cook County median of \$307,157, and home values have risen approximately 34% over the past five years. Affordability is mixed: most middle- and upper-income households are not cost-burdened, but approximately 27% of all households spend more than 30% of their income on housing, with the burden concentrated among lower-income renters and seniors on fixed incomes.

NUMBER OF HOUSING UNITS CONSTRUCTED BY DECADE



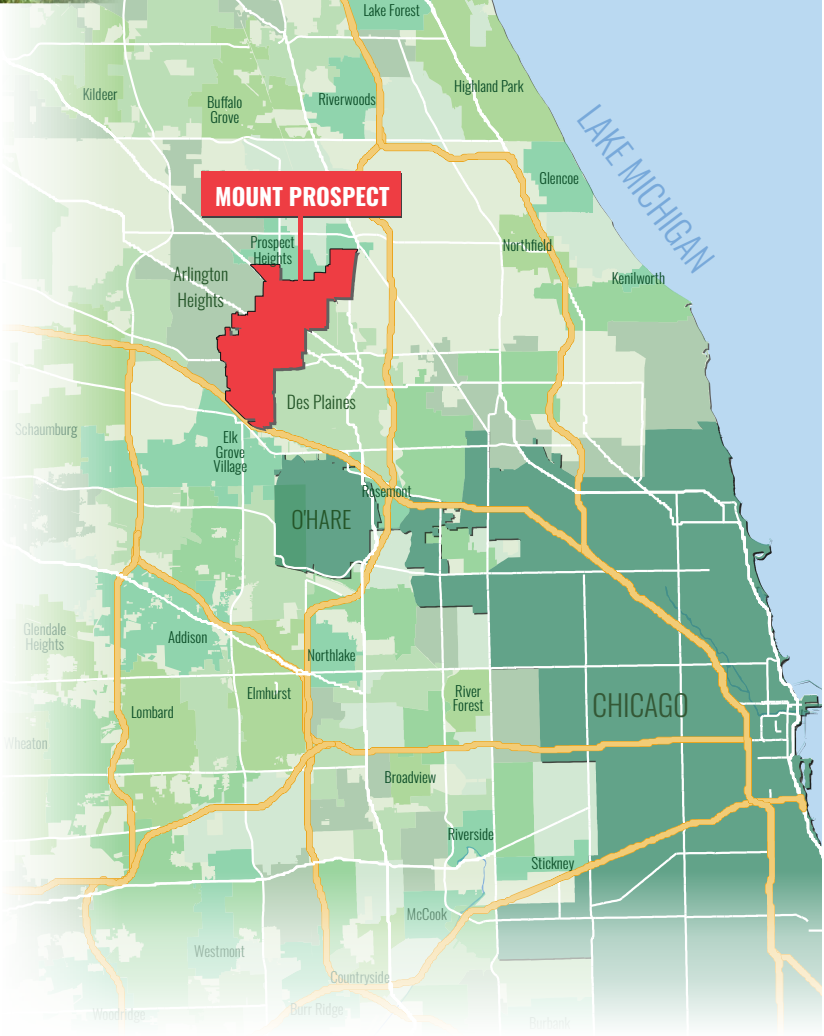


REGIONAL CONTEXT

Mount Prospect sits within the Chicago metropolitan region, the third-largest metropolitan area in the country, and is shaped by regional economic, demographic, and infrastructure forces.

The Village is approximately 24 miles northwest of downtown Chicago and immediately north of O'Hare International Airport, one of the largest employment hubs in the region. Mount Prospect is served by the Metra Union Pacific Northwest line, with stations providing approximately 30-minute access to downtown Chicago, and by Pace bus service connecting to surrounding communities. Interstate 90 (the Jane Addams Memorial Tollway) crosses the southern edge of the Village, and Illinois Routes 12, 14, 58, and 83 provide regional arterial access.

Mount Prospect's neighbors — Arlington Heights, Prospect Heights, Des Plaines, and Elk Grove Village — share many of the same opportunities and challenges. Coordination with these communities, Cook County, the Illinois Department of Transportation, and regional agencies including the Chicago Metropolitan Agency for Planning (CMAP), the Regional Transportation Authority (RTA), Metra, and Pace is essential to advancing the Village's goals. The potential redevelopment of the former Arlington Park site as a Chicago Bears stadium represents a particularly significant regional opportunity, with implications for hospitality, dining, entertainment, and service sector demand throughout the surrounding area, including Mount Prospect.



KEY TRENDS & CHALLENGES

AN AGING POPULATION THAT WILL SHAPE FUTURE SERVICE & HOUSING NEEDS

Mount Prospect's median age has steadily increased as longtime residents age in the community (mirroring national median age trends). The proportion of residents 65 and older now exceeds the county average, and this trend is expected to continue. Many older residents live in single-family homes that may become less suitable as physical and family needs change. **The Plan responds to this trend through housing diversity, accessibility, walkability, and senior-supportive service planning.**

A MORE DIVERSE COMMUNITY WITH EVOLVING CULTURAL & LANGUAGE NEEDS

Mount Prospect has experienced steady growth in racial, ethnic, and linguistic diversity. Nearly 30% of residents are foreign-born, and over 40% of households speak a language other than English at home. **This trend reinforces the importance of inclusive public communication, culturally responsive services, and meaningful opportunities for all residents to participate in civic and community life.**

PREDOMINANTLY SINGLE-FAMILY HOUSING, HIGH OCCUPANCY, & AFFORDABILITY PRESSURES

Mount Prospect's housing inventory is dominated by owner-occupied single-family homes, with very little vacant land for new construction. Vacancy rates are at historic lows, home values have risen sharply, and affordability has become an increasing concern for renters, first-time buyers, and lower-income households. **Continued reliance on single-family housing alone is unlikely to meet the needs of a growing and economically diverse population.** The Plan responds with strategies to support a broader mix of housing types and price points in appropriate locations.

LIMITED RECENT HOUSING CONSTRUCTION & AGING STOCK

Most of Mount Prospect's housing was built between 1940 and 1980, and post-1980 construction has been modest. The aging stock does not meet current expectations for accessibility, energy efficiency, or design preferences. **Reinvestment, rehabilitation, and strategic infill will be increasingly important to maintaining the quality and competitiveness of the Village's neighborhoods.**

CORRIDOR COMMERCIAL AREAS FACING COMPETITIVE PRESSURES

Many of Mount Prospect's commercial corridors, such as Rand Road, Golf Road, and Elmhurst Road, were developed in a car-oriented, mid-century format. Some commercial properties are underutilized and face increasing competition from newer suburban centers and online retail. **Updating land use regulations, incentivizing reinvestment, and supporting mixed-use or residential conversions are central themes of the Commercial & Industrial Areas chapter.**

DOWNTOWN AS A COMMUNITY ANCHOR WITH CONTINUED POTENTIAL

Downtown Mount Prospect has seen meaningful investment and revitalization over the past decade, benefiting from its Metra station, walkable scale, and mix of civic, retail, and residential uses. Opportunities remain to increase foot traffic, support small businesses, and activate underutilized parcels. **Downtown serves as a model for the kind of walkable, mixed-use development the Village seeks to extend to other appropriate locations.**

ENVIRONMENTAL RESILIENCE & STORMWATER MANAGEMENT

Like many mature suburbs, **Mount Prospect faces persistent challenges related to localized flooding and aging stormwater infrastructure.** The Village has invested significant resources to mitigate flooding in recent years and is currently developing a Stormwater Management Master Plan to evaluate the existing system and prioritize improvements. The MP2040 Plan links stormwater priorities to land use, transportation, and parks planning, and encourages development practices that limit runoff and integrate green infrastructure into public and private projects.

STRONG REGIONAL CONNECTIVITY

Mount Prospect benefits from excellent regional transportation access, including proximity to I-90, major arterials such as Rand and Elmhurst Roads, and the Metra UP-Northwest line. This connectivity supports the Village's attractiveness for employers, commuters, and shoppers, and links residents to O'Hare International Airport and downtown Chicago. **Maintaining and enhancing these connections, and ensuring that local mobility within the Village matches the quality of regional access, is a recurring theme of the Transportation & Mobility chapter.**



VISION & GOALS

Community input serves as the foundation of the Comprehensive Plan. This chapter captures community aspirations in three parts: a vision statement, a set of goals, and a Future Land Use Map.

The **VISION STATEMENT** describes the kind of place Mount Prospect aspires to be by 2040. It was shaped by extensive input from residents, business owners, and community stakeholders and reflects shared values around neighborhood quality, economic vitality, mobility, and sustainability.

GOALS and STRATEGIES translate that vision into a plan of action across six topic areas – Land Use, Housing and Neighborhoods, Commercial and Industrial Areas, Community Facilities, Transportation and Mobility, and Parks and Environment – providing a consistent standard for evaluating zoning decisions, capital investments, and development proposals over the life of the plan.

VILLAGE VISION STATEMENT

In 2040... Mount Prospect will continue to embody the very best of community living as a forward-thinking, family-centered village that sets the standard for quality of life in the region. We will have beautiful neighborhoods, vibrant commercial districts, and abundant parks and cultural spaces. The Village will be well-connected by safe streets, trails, and transit, where residents of every age can access parks, services, housing choices, and community spaces that support healthy, active lives. We will pursue sustainable and resilient practices that balance economic opportunity with environmental stewardship, ensuring long-term viability for both public and private investment. Community facilities will be inclusive, active hubs that bring people together and support daily life across all ages. Our economy will cultivate modern commercial areas and a strong local identity that attracts unique businesses and positions the Village as a regional destination. Together, these elements will define Mount Prospect as a competitive, business-friendly community – a place where people of all ages can live, work, and thrive.



GOALS BY TOPIC AREA

LAND USE

Guide community growth and improvement in a coordinated manner that strengthens Mount Prospect’s neighborhoods, supports economic vitality, and improves quality of life.

- 1. Protect Neighborhoods While Focusing Development in Key Areas
- 2. Promote Mixed-Use, Walkable, & Connected Development Patterns in Appropriate Areas
- 3. Support Economic Vitality & Reinvestment
- 4. Integrate Sustainability & Resilience into Land Use Decisions
- 5. Strengthen Compatibility Between Residential, Commercial, & Industrial Areas
- 6. Coordinate Land Use with Infrastructure, Facilities, & Services
- 7. Evaluate Annexation of Remaining Unincorporated Areas
- 8. Create Subarea Plans for Key Areas in the Village

HOUSING & NEIGHBORHOODS

Ensure Mount Prospect’s neighborhoods remain strong, accessible, and well-connected by expanding housing choices, supporting infill and reinvestment, and strengthening the character, safety, and livability of every residential area.

- 9. Uphold Neighborhood Character & Quality
- 10. Expand Senior-Oriented Housing Options
- 11. Expand Entry-Level Housing Aimed at Young Professionals & Growing Families
- 12. Support Quality, Safety, & Management in Existing Multifamily & Townhome Housing Areas

COMMERCIAL & INDUSTRIAL

Support active, resilient, and well-connected commercial and industrial districts that sustain a diverse economy, attract investment, strengthen Mount Prospect’s identity, and provide services, jobs, and amenities for residents and businesses.

- 13. Strengthen Downtown as the Village’s Primary Economic & Social Hub
- 14. Cultivate Distinct & Walkable Secondary Activity Centers
- 15. Beautify Commercial Districts
- 16. Investigate the Feasibility of Neighborhood-Scale Corner Stores
- 17. Rejuvenate Industrial Areas & Improve Compatibility
- 18. Revitalize Aging Retail Centers & Corridors
- 19. Diversify the Village’s Business Base
- 20. Advance Mount Prospect’s Identity & Branding
- 21. Champion Business Retention & a Strong Investment Climate
- 22. Leverage Regional Assets & Major Developments

TRANSPORTATION & MOBILITY

Create a safe, connected, and multimodal transportation network that facilitates mobility for all users, reduces congestion, and ensures access to destinations throughout Mount Prospect.

- 23. Address Safety for All Roadway Users
- 24. Invest in Multimodal Transportation Options
- 25. Support Public Transit Access & Reliability
- 26. Reduce Congestion & Modernize Traffic Operations
- 27. Embrace Emerging Mobility & Sustainability Practices
- 28. Rejuvenate Wayfinding, Connectivity, & Travel Experience

COMMUNITY FACILITIES

Support high-quality, accessible, and resilient public facilities, utilities, and services that meet the evolving needs of Mount Prospect’s residents and advance safety, sustainability, and long-term community well-being.

- 29. Modernize Critical Infrastructure
- 30. Reinforce Public Safety Services & Facilities
- 31. Revitalize Community Facilities
- 32. Increase Access to Free, Welcoming Community Gathering Spaces, Especially for Children & Teenagers
- 33. Advance Sustainability & Resilience in Public Facilities
- 34. Catalyze Partnerships & Communication
- 35. Boost Community Growth Through Strategic Investment

PARKS & ENVIRONMENT

Maintain and advance parks, open spaces, and environmental systems to support access, ecological health, climate resilience, and a high quality of life for all Mount Prospect residents.

- 36. Improve Access to Parks, Open Space, & Recreation
- 37. Rejuvenate Park Facilities
- 38. Add Natural Amenities & Passive Recreation
- 39. Position Parks as Community Destinations & Cultural Assets
- 40. Support Environmental Stewardship & Climate Resilience



LAND USE

Land use is the foundation of a comprehensive plan. The decisions a community makes about where housing, businesses, parks, and infrastructure are located shape nearly every aspect of daily life — how far residents travel to work or school, whether neighborhoods feel safe and walkable, how well the tax base supports public services, and whether a municipality is positioned to compete for investment over the long term.

Mount Prospect is a largely built-out community. **Unlike communities with significant undeveloped land on the urban fringe, the Village’s future will be shaped primarily by reinvestment, redevelopment, and infill rather than greenfield expansion.** That context defines the core challenge of this chapter: how to guide change thoughtfully in a mature suburb where the interests of existing residents, property owners, and future growth must be carefully balanced.

This chapter establishes Mount Prospect’s land use policy framework through 2040. It is organized around the Land Use Goals and Objectives adopted as part of the MP2040 Vision, Goals and Objectives Report, and is accompanied by a Future Land Use Map that provides parcel-level guidance for how land throughout the Village should evolve. Together, these tools will inform zoning decisions, development review, capital investment, and economic development strategies for the next two decades.

LAND USE VISION

Guide community growth and improvement in a coordinated manner that strengthens Mount Prospect’s neighborhoods, supports economic vitality, and improves quality of life.



VISION BACKGROUND

Mount Prospect’s land use vision centers on protecting what residents value most; stable, attractive neighborhoods and a strong sense of community, while creating the conditions for strategic growth and reinvestment in key areas. The Village should not pursue growth for its own sake, however it should evolve incrementally to meet the ongoing needs of residents. **Competitive communities invest in themselves, and this chapter provides a framework for doing so in a fiscally responsible, design-conscious way.**

LAND USE GOALS

1. Protect Neighborhoods While Focusing Development in Key Areas
2. Promote Mixed-Use, Walkable, & Connected Development Patterns in Appropriate Areas
3. Support Economic Vitality & Reinvestment
4. Integrate Sustainability & Resilience into Land Use Decisions
5. Strengthen Compatibility Between Residential, Commercial, & Industrial Areas
6. Coordinate Land Use with Infrastructure, Facilities, & Services
7. Evaluate Annexation of Remaining Unincorporated Areas
8. Create Subarea Plans for Key Areas in the Village

EXISTING CONDITIONS & KEY TRENDS

Mount Prospect encompasses approximately 10.3 square miles. The Village’s land use pattern reflects its post-World War II development history: a walkable Downtown core anchored by the Metra UP-Northwest station, a predominantly single-family residential fabric, auto-oriented commercial corridors along major arterials, and concentrations of industrial and office uses in South Mount Prospect and the Kensington Business Center.

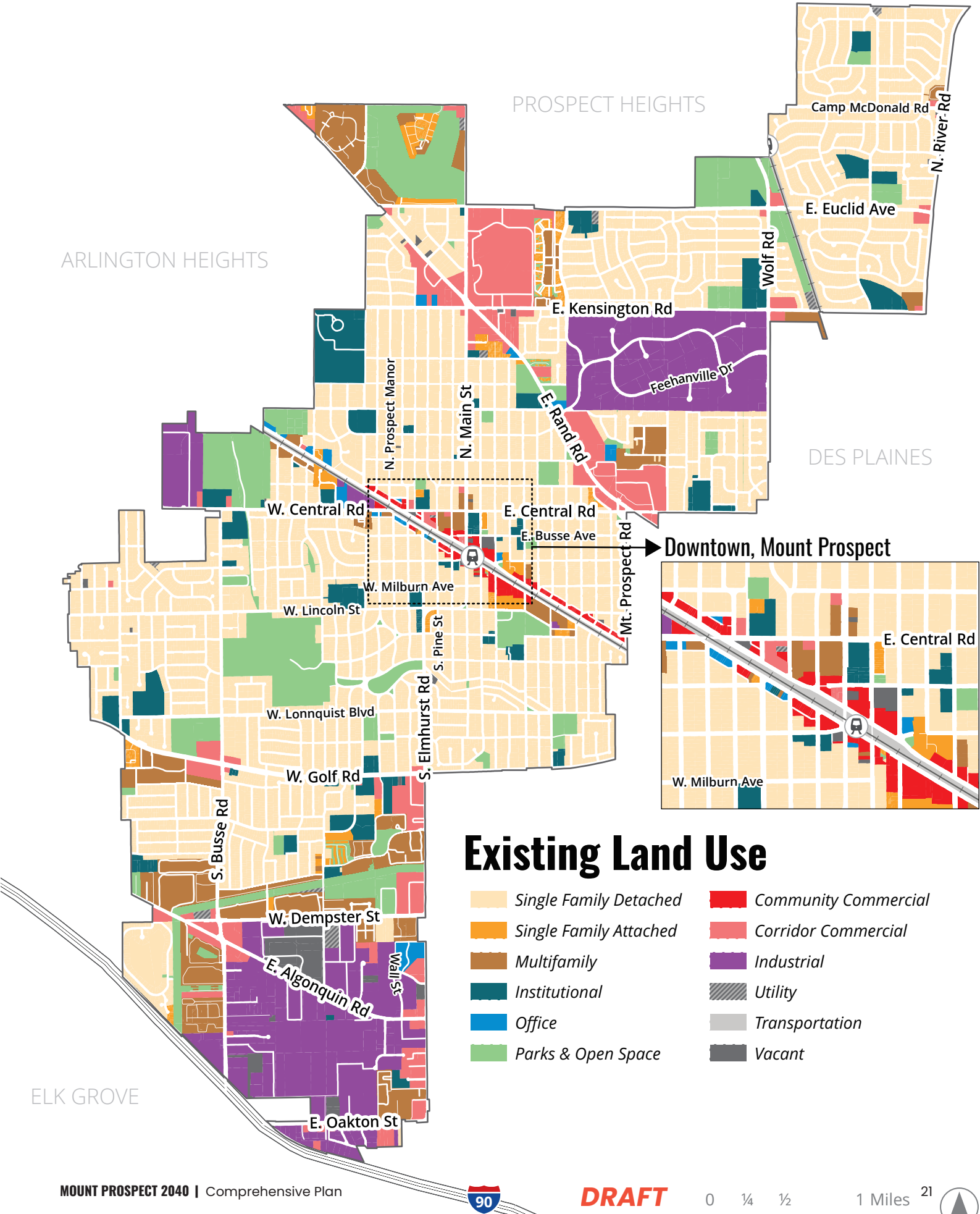
Several trends are reshaping the Village’s landscape and inform this chapter’s direction:

Suburban office market softening. Remote and hybrid work patterns have weakened demand for traditional suburban office space, particularly at the Kensington Business Center and South Mount Prospect. Older, lower-amenity office product faces pressure from two directions: reduced overall demand and competition from higher-quality space in neighboring communities that can attract tenants willing to maintain a physical presence. The Village’s response requires a two-track approach—supporting reinvestment and modernization where office use remains viable, and pursuing updated land use strategies that allow adaptive reuse and non-residential mixed-use conversion where it does not.

Housing demand and mismatch. Mount Prospect’s housing stock is aging and skewed toward larger single-family homes that do not align with the preferences of younger households or the needs of aging residents seeking to downsize. A broader range of housing types – particularly in walkable, transit-accessible locations – is needed to remain competitive.

Transit-oriented opportunity. Land within a half-mile of the Mount Prospect and Prospect Heights Metra stations is well-positioned for transit-oriented development that can add residents and activity without dependence on additional vehicle trips.

Regional investment catalysts. Proposed regional developments – including a potential Chicago Bears stadium in nearby Arlington Heights – may generate hospitality, dining, and service-sector demand that Mount Prospect is well-positioned to capture with the right land use framework in place.



FUTURE LAND USE GUIDE

The Future Land Use Guide outlines how different parts of the Village are intended to grow and change over time. **It establishes a framework for where housing, businesses, mixed-use development, and community spaces are most appropriate, while reinforcing the protection of established residential neighborhoods.**

The Guide describes the general character, intensity, and mix of uses appropriate for different areas over the next 20 years. It is intended to be flexible and advisory, providing guidance for long-term decision-making while leaving room for case-by-case evaluation as conditions and opportunities evolve. It should be read alongside the goals, strategies, and recommendations throughout this plan.



COMMUNITY RESIDENTIAL

Primary: Single Family Homes, Townhomes, Duplexes, Triplex/Quadplex

Supporting: Senior Housing, Religious Uses, Parks and Open Space, Pocket Commercial Uses or Corner Stores (along corridors and transitional areas as appropriate)



MULTIFAMILY

Primary: 3+ Story Multi Family Buildings, Townhomes, Duplexes, Triplex/Quadplex

Supporting: Retail, Parks, Professional Offices



DOWNTOWN MIXED USE

Primary: 1-6 Story Mixed Use Buildings, Retail, Restaurants and Outdoor Dining

Supporting: Townhomes, Community Gathering Spaces, Parks and Open Space



NEIGHBORHOOD CENTER

Primary: Business Offices, Small-Scale Retail, Restaurants, Daycares, Professional Services, Other Commercial Uses, Residential Above Commercial

Supporting: Townhomes, Small Apartment Buildings, Senior Housing, Health Services, Community Amenities, Plazas, Squares, Pocket Parks, Other Community Gathering Spaces



CORRIDOR MIXED USE

Primary: Large Format Retail, Car-Oriented Uses

Supporting: High Density Residential, Medical, Entertainment, Hotel, Office, Public Gathering Spaces, Squares, Pocket Parks, Other Community Gathering Spaces



BUSINESS & INDUSTRIAL MIXED USE

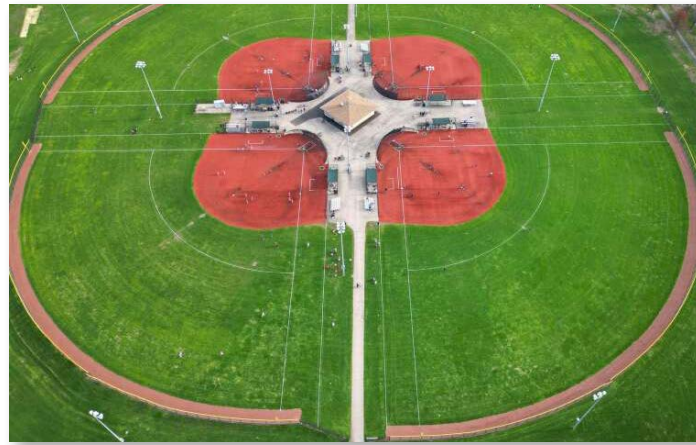
Primary: Commercial Office, Light Industrial, Manufacturing, Research, Solid Waste Handling, Warehousing

Supporting: Recreation, Health Services, Hotel, Civic Uses, Restaurants, Screened Outdoor Storage Squares, Pocket Parks, Other Community Gathering Spaces



INSTITUTIONAL

Primary: Government Buildings, Schools, Hospitals, Religious Institutions, Offices



PARKS & OPEN SPACE

Primary: Parks, Recreational Facilities, Golf Courses



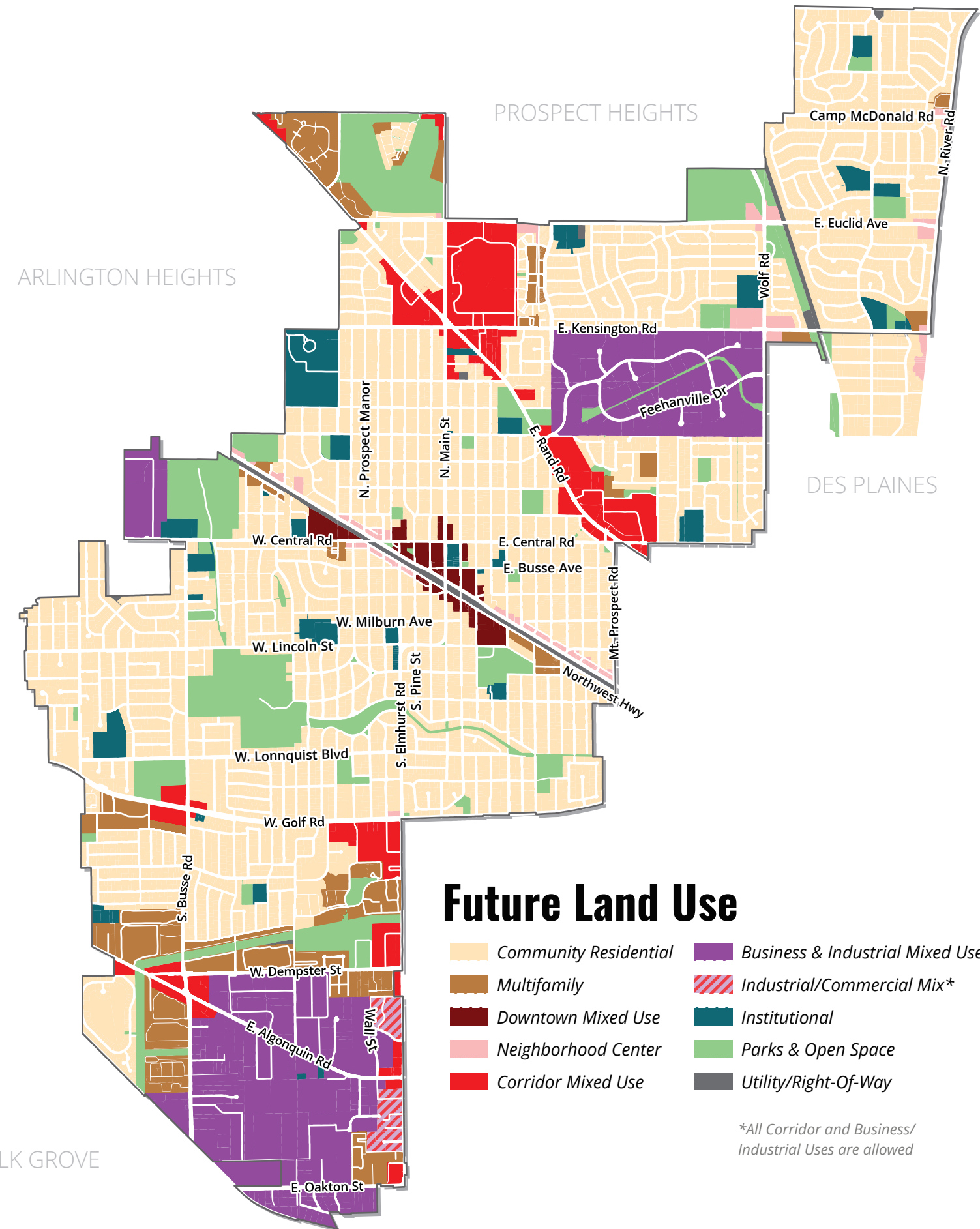
UTILITY/ROW

Primary: Metra Right-Of-Way, Electrical Substations, ComEd Corridors

WHAT DOES THE FUTURE LAND USE GUIDE ACTUALLY DO?

The Future Land Use Guide is a policy document, not a zoning map. It does not change existing zoning, authorize redevelopment, or obligate the Village to any particular project. Any proposal to change permitted land uses requires a full public review process, including rezoning hearings, Planning and Zoning Commission review, and Village Board approval.

For example, if a property owner applies to rezone a commercially zoned parcel along a major corridor to allow residential uses, staff would consult the Future Land Use Guide to determine whether that change aligns with the community's long-term vision for that area. The Guide also signals that vision to property owners and developers before they apply—helping them understand what types of development are likely to be well-received and where, reducing uncertainty. Where a proposal aligns with the Guide, staff can move forward with confidence. Where it diverges, the Guide informs, but does not determine, the recommendation. Decision-makers may weigh other factors, and if the case for a different direction is compelling, the Guide can be revisited. It is a tool to support good decisions, not a rule that overrides them.





OPPORTUNITY SITES

The map on page 29 identifies properties throughout Mount Prospect with potential for development, redevelopment, or improvement over the plan horizon.

Most sites are currently vacant or underutilized, representing near-term opportunities to accommodate new housing, commercial activity, or other uses consistent with the Future Land Use Guide. Several sites on the map are occupied but flagged for longer-term improvement (with the support of property owners). These sites should be improved as properties turn over and market conditions shift. Others have been identified because they are non-conforming with current zoning standards, often as a result of annexation, and present an opportunity to bring land use and development patterns into greater alignment with Village goals over time.

NORTH MOUNT PROSPECT

- 1 2400 E Rand Rd - High-traffic corner lot. Currently used for vehicle parking.
- 2 1450 River Rd - Vacant commercial lot.
- 3 Euclid/Elmhurst Parcel (Northwest) - Grass parcel adjacent to golf course, residences and across from bank.
- 4 Euclid/Elmhurst Parcel (Southeast) - Former bank outlot of Randhurst Village; building has been demolished.
- 5 Perimeter Dr./Elmhurst Parcel (Southeast) - Undeveloped grass outlot of Randhurst Village.
- 6 909 N Elmhurst Rd - Vacant updated restaurant building with adjoining parking lot.
- 7 940 E Kensington Rd - Undeveloped grass outlot of Randhurst Village.

- 8 1 E Rand Rd - Unoccupied, former convenience store at the Rand/Kensington/Elmhurst intersection
- 9 800 Biermann Ct - Aging warehouse building in the Kensington Business Center.



- 10 1600 Bishop Ct - Vacant four-story office building in the northeast corner of the Kensington Business Center.
- 11 1660 Feehanville Dr - For-sale four-story office building on the eastern end of the Business Center.



- 12 1661 Feehanville Dr -Office building with parking and a pond at southwest corner of Feehanville Drive and Wolf Road.
- 13 800 River Rd - Vacant car wash building.

CENTRAL MOUNT PROSPECT

- 14 1100 W Northwest Hwy - Partially-occupied office space facing Northwest Highway.
- 15 800 W Central Rd - Mix of office buildings.
- 16 708 W Central Rd - Self-storage use with an unpaved parking lot.
- 17 704 W Central Rd - Contractor's storage yard.
- 18 604 W Central Rd - Flexible warehouse/commercial space.



- 19 300 W Central Rd - Large Mount Prospect post office building with front and rear parking.
- 20 Mt. Prospect Plaza Parking - Outlot opportunity currently used for parking.
- 21 105 S Main St. - Vacant grass lot located in Downtown available for development.
- 22 111 E Busse Ave - Vacant 7-story bank office building located in Downtown.
- 23 205 S Wille St - Former St. Mark Lutheran Church parking lot and grass pad, purchased by the Village in 2025.

- 24 200 S Main St - Prominent vacant property at southern gateway to the Downtown at southwest corner of Evergreen and Main Street..
- 25 216 S Emerson St - Vacant grass lot near Downtown; owned by the Village.



- 26 113 E Prospect Ave - Metra commuter lot and auto service business in Downtown Mount Prospect.
- 27 237-249 E Prospect Ave - Aging office/warehouse buildings near new mixed-use development.
- 28 401 E Prospect Ave - Aging office building at the corner of Prospect Ave and School St.
- 29 620 E Northwest Hwy - Vacant grass lot on a major corridor
- 30 854-864 E Northwest Hwy - For-sale buildings on a major corridor
- 31 1050 E Northwest Hwy - Commercial lot at a major intersection.

SOUTH MOUNT PROSPECT

- 32 **Empty Palm Drive Lot**- Property made vacant in a multifamily community by a tragic fire. New residential would be appropriate.
- 33 **1602 W Golf Rd** - Vacant lot near high-traffic Golf/ Busse Intersection.



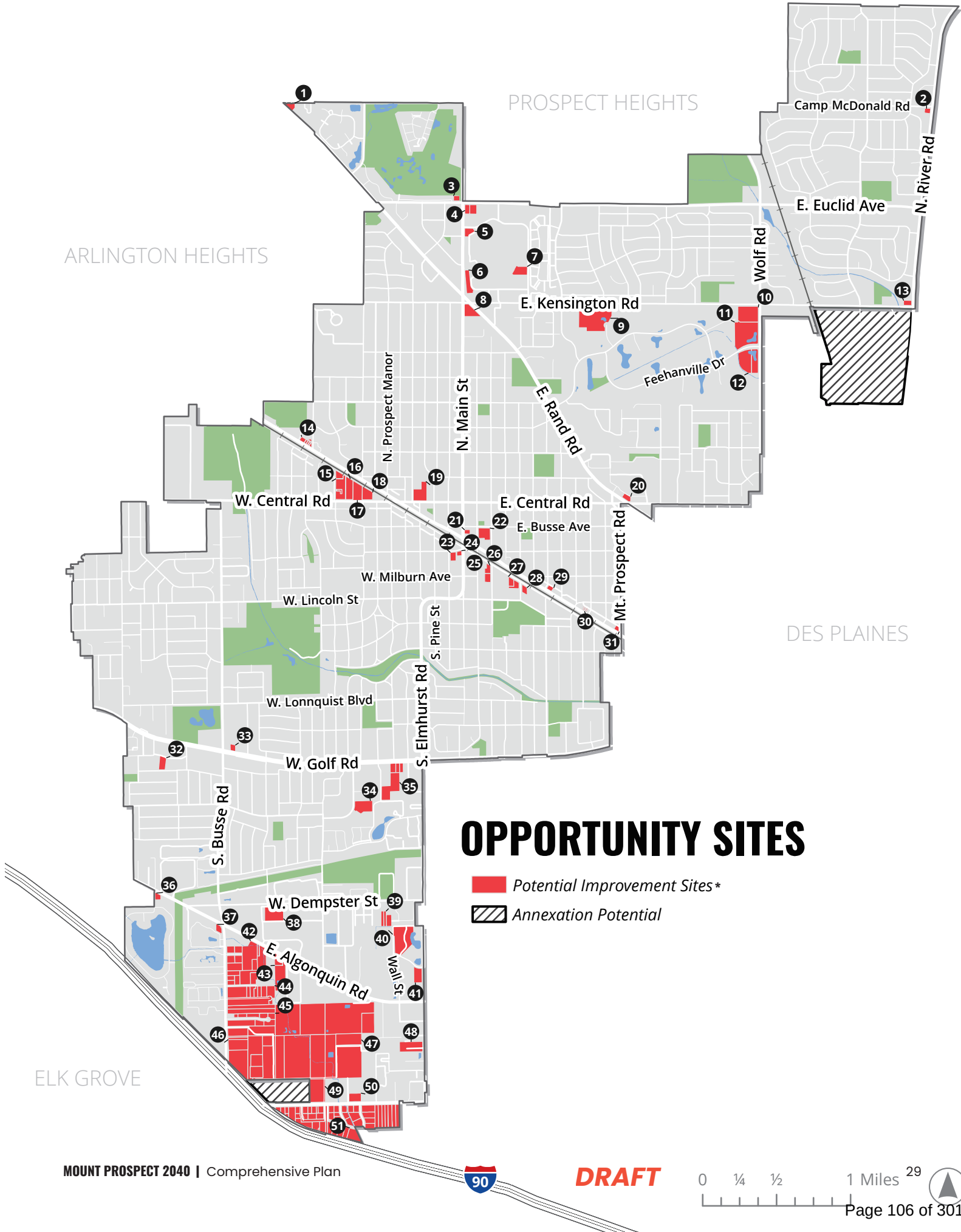
- 34 **1101 Linneman Rd** - Former church school building near a new assisted living facility in a residential area.
- 35 **401 W Golf Rd** - Undeveloped grass lot behind Golf Plaza II.
- 36 **1881 W Algonquin Rd** - Auto-dealership and parking use on a major corridor.
- 37 **1701 W Algonquin Rd** - Auto service use at the high-traffic intersection of Algonquin Rd and Busse Rd.
- 38 **Dempster/Redwood Parcel (vacant lot next to Cloud HQ)** - Large undeveloped property along a high-traffic road near industrial properties.



- 39 **425 Dempster St. ("The Tree Farm")** - Undeveloped tree farm along a major corridor.



- 40 **1699 Wall St (Lake Center Tower)** - Aging and partially-vacant 7-story office tower adjacent to office, industrial, residential, and commercial uses.
- 41 **301 Lasalle St** - Undeveloped grass parcel along Elmhurst Rd, near industrial and commercial uses.
- 42 **Imperial Ct Industrial Properties** - Mix of non-conforming and aging industrial uses off Busse Rd.
- 43 **Storage Facility** - Self-storage facility on a major road.
- 44 **James Dr Industrial Properties** - Mix of non-conforming and aging industrial uses off Busse Rd.
- 45 **Kenneth Dr Industrial Properties** - Mix of non-conforming and aging industrial uses off Busse Rd.
- 46 **Busse/Interstate Industrial Properties** - Mix of non-conforming and aging industrial uses off Busse Rd.
- 47 **The Tank Farms** - Very large collection of fuel tanks in South Mount Prospect. As the parcels age, they should be improved with new industrial development.
- 48 **2032 S Elmhurst Rd** - Large vehicle maintenance/ storage property on a high-traffic corridor.
- 49 **3400 Badger Rd** - Industrial property at the northwest corner of Badger Road and Oakton Street.
- 50 **2424 E Oakton St** - Industrial property.
- 51 **South-of-Oakton Industrial Properties** - Mix of nonconforming industrial parcels south of Oakton that were developed in unincorporated Cook County.





GOAL 1: PROTECT NEIGHBORHOODS WHILE FOCUSING DEVELOPMENT IN KEY AREAS

Mount Prospect’s residential neighborhoods are a great part of our community and define who we are as a community. Tree-lined streets, well-maintained homes, quality schools, and a strong sense of community identity are consistently what residents value most about living in the Village. Protecting that character is key when evaluating growth. Neighborhoods that feel stable and safe attract the reinvestment that sustains a community over the long term.

At the same time, Mount Prospect has a number of locations that are well-suited to absorb higher-intensity development without threatening established neighborhoods. Vacant or under-developed parcels in Downtown, the Randhurst area, major commercial corridors, transit station areas, and identified opportunity sites can accommodate growth in ways that add tax base, housing options, and commercial vitality without disrupting the fabric of surrounding neighborhoods.

The Village will pursue a deliberate, strategic approach: concentrate change where it is most appropriate, actively protect areas where stability is the priority, and carefully manage the transitions between the two.

STRATEGIES

- A. **Preserve the character, scale, and stability** of established residential neighborhoods by enforcing zoning standards that maintain compatible building forms, lot coverage, massing, and setbacks in single-family and low-density areas.
- B. **Direct higher-intensity development**, including multi-story mixed-use buildings, larger multifamily residential, and significant commercial uses, to parts of Downtown, Randhurst, major corridors, and parcels designated on the Opportunity Sites Map.
- C. **Require compatible transitions** between higher-intensity and lower-intensity land uses through stepped building heights, landscape buffers, design standards, and thoughtful site planning that minimizes operational conflicts and preserves residential livability.
- D. **Utilize Planned Unit Developments**, other existing zoning rules, and financial incentives to ensure new development is contextually appropriate in scale, materials, and orientation, particularly at the edges of neighborhoods and in areas where higher-intensity uses border lower-density residential.

GOAL 2: PROMOTE MIXED-USE, WALKABLE, & CONNECTED DEVELOPMENT PATTERNS IN APPROPRIATE AREAS

Walkability is an amenity and an economic and quality-of-life driver. **Communities where residents can access daily needs, transit, parks, and commercial services on foot or by bike attract younger households, support independent mobility for older residents, and generate commercial activity different from car-dependent development.** Mount Prospect’s Downtown core already demonstrates what walkable mixed-use environments can offer. The challenge is extending and strengthening that pattern in appropriate locations throughout the Village.

Mixed-use development — integrating housing, retail, services, and public space in compact, walkable formats — is a proven model for reinvesting in aging commercial corridors and underutilized sites. It also reduces infrastructure costs by concentrating density where services already exist, and it generates sales and property tax revenue that supports the Village’s long-term fiscal health.

Transit-oriented development patterns, particularly near train stations, represent a special opportunity. These locations allow housing and commercial growth that is structurally less auto-dependent, reducing congestion impacts while maximizing the return on transit infrastructure investment.

STRATEGIES

- A. **Support mixed-use development** formats that combine ground-floor commercial or service uses with upper-floor residential, office, or hospitality uses in walkable, pedestrian-oriented configurations in locations deemed appropriate by the Village Board.
- B. **Continually improve design quality and use regulation** in Downtown, transit station areas, and corridors to actively facilitate development with appropriate building heights, parking levels, and enhanced amenities.
- C. **Prioritize infill development, redevelopment, and adaptive reuse** of underutilized properties within a half-mile of Metra stations, ensuring new development is pedestrian-scaled and transit-supportive.
- D. **Coordinate land use decisions with existing and planned transit investments** to reinforce transit-oriented development patterns, including alignment of land use designations with Pace Pulse bus service corridors.
- E. **Require pedestrian-oriented streetscape improvements**, including wide sidewalks, street trees, activated ground floors, and bike infrastructure, as conditions of approval for major mixed-use and commercial redevelopment projects.



GOAL 3: SUPPORT ECONOMIC VITALITY & REINVESTMENT

Land use policy and economic development are inseparable. Where the Village allows development to occur (and in what form) directly shapes the types of businesses, employers, and investments that will locate here. Mount Prospect competes for investment with dozens of other suburban communities. **A land use framework that is predictable, flexible, and aligned with market realities gives the Village a competitive advantage.**

Mount Prospect’s commercial and industrial areas vary significantly in their condition and market potential. Downtown is performing well and has clear momentum. Randhurst, the Golf Road corridor, Route 83, and South Mount Prospect each face distinct challenges and require tailored strategies. The Kensington Business Center, historically a strong office and light industrial district, is being reshaped by remote work trends and requires a flexible, forward-looking land use designation that allows it to evolve.

STRATEGIES

- A. **Align land use designations and zoning standards with economic development goals** to attract new businesses, support job creation, and encourage reinvestment in aging commercial and industrial areas.
- B. **Promote flexibility in land use designations and development formats,** in appropriate locations, particularly with increased use of planned unit developments, to adapt to changing market conditions and accommodate emerging industries.
- C. **Encourage redevelopment of underutilized and obsolete sites,** including aging office buildings, and under-performing big-box retail, to maximize long-term community and fiscal benefit.
- D. **Use financial tools,** including Tax Increment Financing (TIF), sales tax incentives, and low-interest financing programs to support quality projects in important reinvestment areas (such as aging areas of South Mount Prospect), that would not proceed without financial support.
- E. **Continually work to streamline permitting and development review processes** to provide clarity, predictability, and efficiency for property owners and investors.

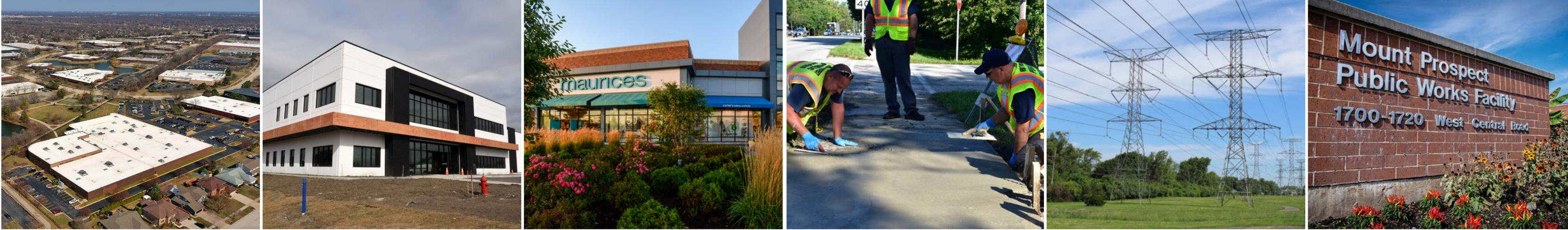
GOAL 4: INTEGRATE SUSTAINABILITY & RESILIENCE INTO LAND USE DECISIONS

Land use decisions have long-term environmental consequences that can be difficult and expensive to reverse. How and where development is located affects stormwater runoff, urban heat, tree canopy, and the community’s long-term infrastructure costs. Mount Prospect has significant stormwater challenges that require the integration of sustainable infrastructure into land use and site design decisions.

Sustainability is treated as a practical consideration in the plan: walkable development patterns are inherently more resource-efficient than sprawl; adaptive reuse of existing buildings reduces construction waste; and green infrastructure can address flooding while also improving the aesthetic quality of commercial and residential areas.

STRATEGIES

- A. **Continue to incorporate stormwater management, green infrastructure, and climate resilience** into land use planning and site design review for new development and major redevelopment projects.
- B. **Promote infill development patterns that make efficient use of existing land and infrastructure,** reducing per-capita maintenance costs and environmental impacts relative to greenfield development.
- C. **Protect and enhance natural areas,** open spaces, and the Village’s tree canopy through land use designations, development standards, and coordination with the park districts and environmental agencies.
- D. **Evaluate adaptive reuse of existing buildings** as an attractive alternative to demolition where consistent with economic viability and redevelopment objectives, reducing demolition waste and preserving embodied resources.
- E. **Encourage sustainable site design practices,** including green space maximization and drainage infrastructure in development, where feasible and consistent with operational requirements.



GOAL 5: STRENGTHEN COMPATIBILITY BETWEEN RESIDENTIAL, COMMERCIAL, & INDUSTRIAL AREAS

Mount Prospect’s land use pattern, like most suburban communities, includes areas where different uses are located in close proximity, sometimes by design and sometimes by natural land development over time. Industrial uses in South Mount Prospect and along the Kensington Business Center border residential neighborhoods in ways that create compatibility challenges: noise, truck traffic, lighting, and visual quality are recurring concerns.

Addressing industrial-residential conflicts requires a combination of regulatory tools such as performance standards, buffering requirements, and design guidelines, and longer-term land use transitions in areas where the market supports a shift to less intensive uses. The goal is not to eliminate industrial uses, which provide employment and tax base, but to ensure that their operation is compatible with adjacent residential areas and that aging industrial sites are positioned for reinvestment.

STRATEGIES

- A. **Support the gradual transition of aging industrial areas** to a mixture of light industrial, commercial, and residential uses where market conditions, site constraints, and infrastructure capacity support it, particularly in South Mount Prospect.
- B. **Require adequate buffering, landscaping, design standards, and mobility improvements** at industrial-residential edges to minimize the visual and operational impacts of industrial uses on adjacent neighborhoods.
- C. **Continually evaluate and strengthen performance standards** to address noise, lighting, truck routing, hours of operation, and outdoor storage, to minimize impacts of commercial and industrial uses on nearby residential areas.
- D. **As the suburban office market evolves, support the ongoing transition of the Kensington Business Center** into a mixed-use business area capable of accommodating a broader range of uses, including complementary commercial, recreation, and service uses.

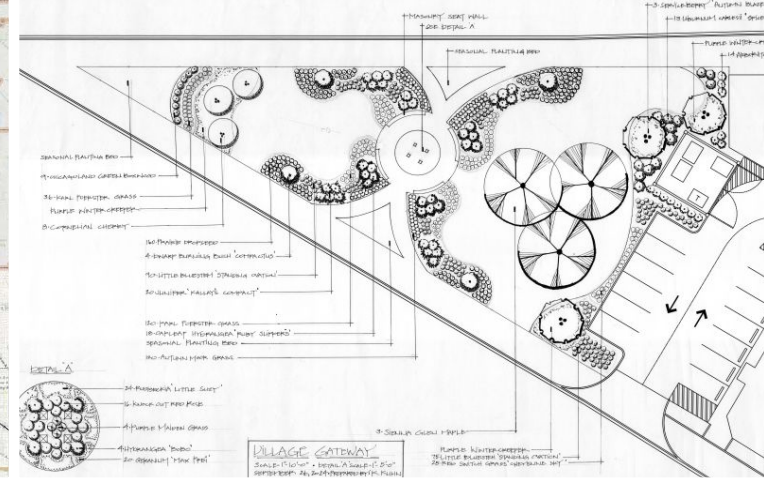
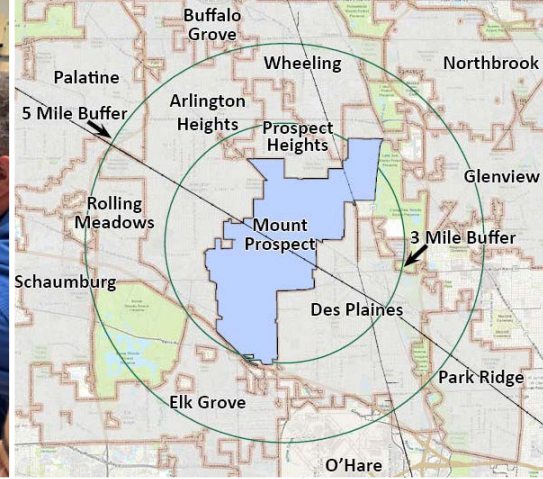
GOAL 6: COORDINATE LAND USE WITH INFRASTRUCTURE, FACILITIES, & SERVICES

Land use decisions should occur in tandem with other considerations. Every development that is approved creates demand for water and sewer capacity, roads, parks, schools, and public safety services. The Village should ensure that growth is directed to locations where existing infrastructure can support it, and that new infrastructure investment is aligned with the land use patterns the Village wants to achieve.

This means coordinating land use planning with capital improvement programming, utility master planning, and transportation network investments. It also means being realistic about infrastructure constraints: locations with aging systems, limited road capacity, or inadequate sewer and water service are not appropriate for high-intensity development without corresponding infrastructure investment.

STRATEGIES

- A. **Align land use planning with the Village’s capital improvement program**, utility master plans, transportation investments, and community facility plans.
- B. **Continue to require that development be adequately served by existing or planned public infrastructure and services before approval**, including water, sewer, stormwater, road capacity, and emergency response access.
- C. **Use development agreements and planned unit development requirements** to secure infrastructure improvements and community benefits from major development projects.



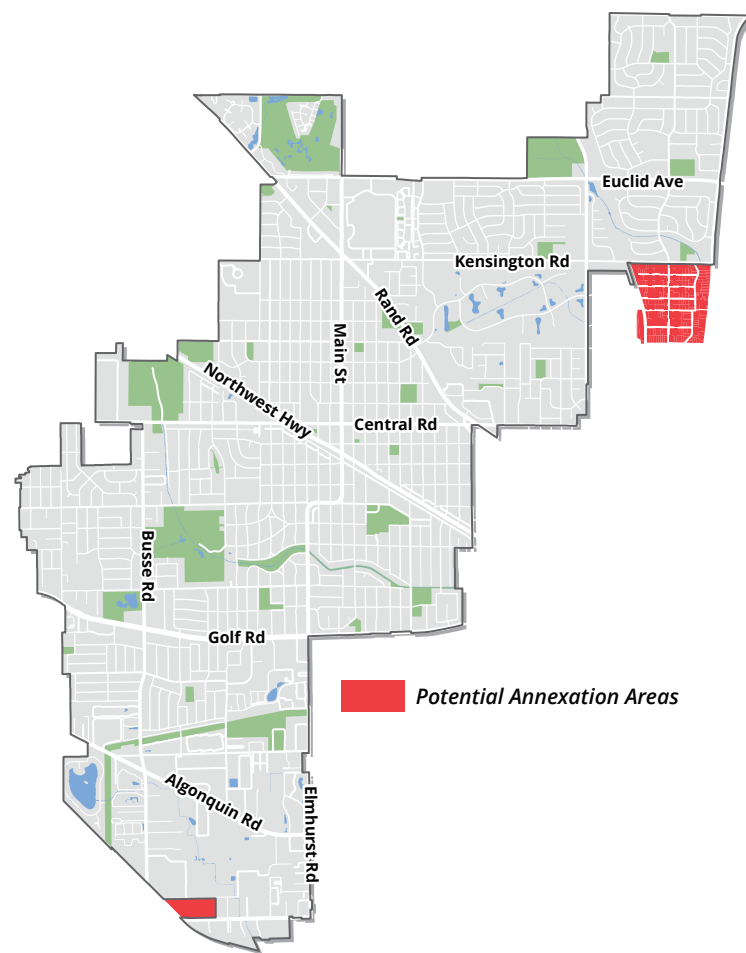
GOAL 7: EVALUATE ANNEXATION OF REMAINING UNINCORPORATED AREAS

A small number of unincorporated pockets remain adjacent to the Village’s boundaries. These areas present both opportunities and challenges. Annexation can expand the Village’s tax base, extend high quality village services into under served areas, and bring development standards into alignment with the broader community. However, annexation also involves costs: extending infrastructure, increasing service demands, and potential changes to residents’ existing service providers and tax rates.

The Village should approach annexation decisions analytically and case-by-case, weighing fiscal impacts, service feasibility, and community interest before initiating or responding to annexation proposals.

STRATEGIES

- A. **Conduct thorough fiscal impact analyses for potential annexation areas**, including projections of tax revenue, service costs, utility extension requirements, and net fiscal impacts to the Village.
- B. **Evaluate the feasibility of infrastructure investment**, including water, sewer, and road improvements, required to serve annexed areas before committing to existing Village service levels.
- C. **Engage property owners and residents in and near unincorporated areas** in conversations about the potential benefits and implications of annexation, including utility access, zoning changes, and service transitions.



GOAL 8: CREATE SUBAREA PLANS FOR KEY AREAS IN THE VILLAGE

Key areas of Mount Prospect would benefit from a more focused planning lens than the Comprehensive Plan alone can provide. **“Subarea plans” allow the Village to develop tailored land use, design, and infrastructure recommendations for geographically distinct or strategically significant locations** such as major activity centers, important corridors, and secondary neighborhood areas.

Subarea plans translate broad Comprehensive Plan goals into actionable, site-specific guidance that can inform zoning decisions, capital investments, and redevelopment conversations with property owners and developers.

STRATEGIES

- A. **Identify subarea plan candidates** based on criteria such as redevelopment potential, infrastructure needs, proximity to transit, or land use pressures.
- B. **Engage stakeholders** within and adjacent to subarea plan boundaries in the planning process.
- C. **Ensure subarea plans are consistent with the Comprehensive Plan**, while providing greater specificity on land use mix, building form, circulation, open space, and public realm design.
- D. **Use subarea plans as a tool** for shaping developer conversations and establishing community expectations before significant development proposals come forward.
- E. **Adopt plans as official village policy** and reference them in zoning and development review.

WHAT IS A SUBAREA PLAN?

A subarea plan takes a closer look at a specific part of the Village, such as a corridor, neighborhood, or commercial district, to provide more detailed guidance than a comprehensive plan can offer. It identifies what changes are needed, what the area could become, and how to get there. Subarea plans are an important tool for turning the broad vision of MP2040 into actionable strategies for the places that need them most.



POTENTIAL SUBAREAS*

Mount Prospect’s land use and development patterns vary significantly across the Village. To reflect these differences, the plan identifies three subareas where focused planning attention is warranted. Each subarea has a distinct character, set of opportunities, and set of challenges that call for strategies tailored to local conditions.

NORTH MP SUBAREA

The North MP Subarea encompasses the commercial areas of the Village’s north side, including Randhurst Village, the Rand Road retail corridor, and the Kensington Business Center. This subarea contains some of Mount Prospect’s most active shopping destinations and employment centers, making continued investment in its long-term vitality a priority. Key opportunities include supporting design and aesthetic improvements where necessary, attracting complementary retail and service uses that strengthen the overall mix, and ensuring that infrastructure and connectivity keep pace with the demands of a busy commercial district.

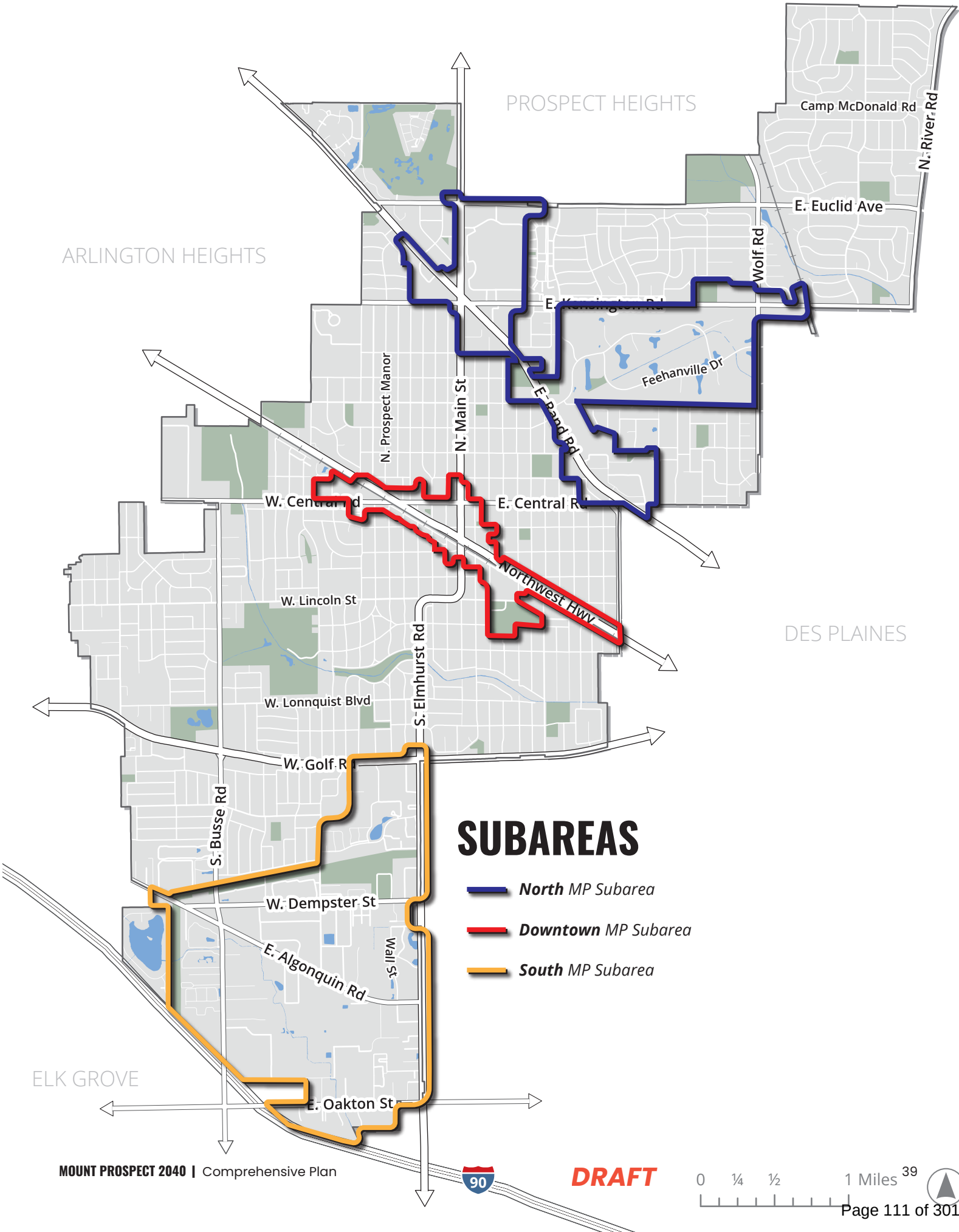
**Please note that all subareas are subject to change in future planning efforts.*

DOWNTOWN MP SUBAREA

The Downtown MP Subarea follows the Central Road, Main Street, and Northwest Highway corridors through the heart of the Village, including the Metra station area and the traditional commercial core. Downtown is Mount Prospect’s most walkable district and its civic and cultural anchor, home to local businesses, community institutions, and public spaces that define the Village’s identity. Key priorities include strengthening the mix of uses, improving the public realm, supporting transit ridership, and reinforcing downtown’s role as a year-round destination for residents and visitors.

SOUTH MP SUBAREA

The South MP Subarea encompasses the Village’s southern commercial and industrial districts, bounded roughly by Elmhurst Road and Golf Road and extending to the Elk Grove Village border. This subarea contains a significant share of Mount Prospect’s employment base and tax-generating commercial activity, making its long-term economic health a Village-wide priority. Key priorities include sustaining and growing the economic vitality of existing businesses, supporting reinvestment in aging commercial and industrial properties, and improving the visual character of corridors and sites where aesthetics may detract from the subarea’s competitiveness. As commercial and industrial real estate markets continue to evolve, the subarea is well-positioned to attract new uses and investment while retaining the employment-generating capacity that makes it a critical component of the Village’s overall economic base.





HOUSING & NEIGHBORHOODS

Mount Prospect's neighborhoods are the foundation of the Village's identity. Tree-lined streets, well-maintained homes, quality schools, active park districts, and a strong sense of community are consistently the qualities residents value most. These attributes reflect decades of investment, stewardship, and planning that have sustained Mount Prospect as one of the Chicago metropolitan region's most desirable suburban communities.

But the housing landscape is shifting. The Village's housing stock is aging: nearly three-quarters of all homes were built before 1980, and relatively little new construction has occurred in recent decades. Mount Prospect's population is becoming older and more diverse, and household composition is changing. The share of residents aged 65 and older now exceeds the Cook County average, while younger adults and growing families face increasing difficulty finding homes they can afford in the community. A median home value of approximately \$404,000 – **up 34 percent since 2020** – reflects strong demand, but it also signals an affordability gap for first-time buyers, young professionals, and residents on fixed incomes.

Community engagement throughout the MP2040 process confirmed that residents love their neighborhoods and want to maintain them, but they also recognized that the Village needs a broader range of housing options to remain competitive and inclusive over the long term. Ninety-one percent of survey respondents rated Mount Prospect's quality of life favorably. At the same time, unaffordable housing related to rising costs, senior housing, and options for young adults were among the most frequently cited weaknesses.

This chapter establishes Mount Prospect's housing and neighborhood policy framework through 2040. It is organized around the Housing & Neighborhoods Goals and Objectives adopted as part of the MP2040 Vision, Goals and Objectives Report and draws on the Existing Conditions Report, Community Engagement Report, and coordination with partner agencies. **The strategies here are designed to protect what residents value most about their neighborhoods while creating the conditions for reinvestment and expanded housing choice in appropriate locations.**

HOUSING & NEIGHBORHOODS VISION

Ensure Mount Prospect's neighborhoods remain strong, accessible, and well-connected by expanding housing choices, supporting infill and reinvestment, and strengthening the character, safety, and livability of every residential area.



VISION BACKGROUND

Mount Prospect's housing and neighborhood vision is about continuing what works while preparing for what's coming. The Village's established neighborhoods will remain the backbone of community life – stable, well-maintained, and desirable – while new development in key areas will ensure the long-term vitality of the community.

The strategies in this chapter are designed to expand housing choice without imposing blanket density increases, to support reinvestment without displacing existing residents, and to strengthen the physical quality and livability of every neighborhood in the Village.

HOUSING & NEIGHBORHOODS GOALS

9. Uphold Neighborhood Character & Quality
10. Expand Senior-Oriented Housing Options
11. Expand Entry-Level Housing Aimed at Young Professionals & Growing Families
12. Support Quality, Safety, & Management in Existing Multifamily & Townhome Housing Areas



EXISTING CONDITIONS & KEY TRENDS

Mount Prospect has roughly 23,000 housing units, of which 95.5% are occupied, a clear indicator of sustained demand. The Village’s housing stock is dominated by single-family detached homes, which account for nearly 58% of all units. Multifamily buildings of 10 or more units make up 26%, with the remainder comprising townhomes, duplexes, and smaller multifamily structures. The homeownership rate is approximately 70%, well above the Cook County average of 57.5%, reflecting the community’s strong tradition of owner-occupied, family-oriented neighborhoods.

Several trends are reshaping the Village’s housing landscape and inform this chapter’s policy direction:

An aging housing stock with limited new construction. Almost half of all homes were built between 1960 and 1979, with another significant wave dating from 1940 to 1959. Post-1980 construction has been modest – fewer than 5,000 units across four decades. This aging stock does not meet current needs for accessibility, energy efficiency, or modern design. Reinvestment and selective infill will be increasingly important.

A growing senior population with evolving housing needs. The Village’s median age has risen steadily – from 37.4 years in 2000 to 41.2 in 2023 – and 18.3% of residents are now 65 or older, above the Cook County average of 15%. Many seniors live in larger single-family homes that may become less suitable as physical needs change. Accessible, age-friendly housing near transit, healthcare, and daily services is a growing need.

Housing mismatch and limited entry-level options. Mount Prospect’s housing stock is skewed toward single-family detached homes that do not always align well with the entry-level needs of younger households or the needs of residents seeking to downsize. Entry-level ownership options, such as starter homes, townhomes, condos and smaller-format units, are in short supply. “Missing middle” housing types that bridge the gap between single-family homes and large apartment buildings are largely absent from the Village’s current inventory.

Changing household sizes and composition. Mount Prospect’s household composition has shifted considerably from the era when most of its housing was built. Nearly half of all housing units date from 1960 to 1979, when the community was growing rapidly and demand was driven largely by young families seeking single-family homes. Today, the population looks different. Residents aged 20 to 34 make up just 17% of the population, well below the Cook County average of 24%, while seniors 65 and older now account for 18%, above the county average. Smaller households, empty nesters, and aging residents seeking to downsize are a growing share of the community. The result is a mismatch between a housing stock built for large families and the smaller, more varied household types that increasingly define Mount Prospect today.

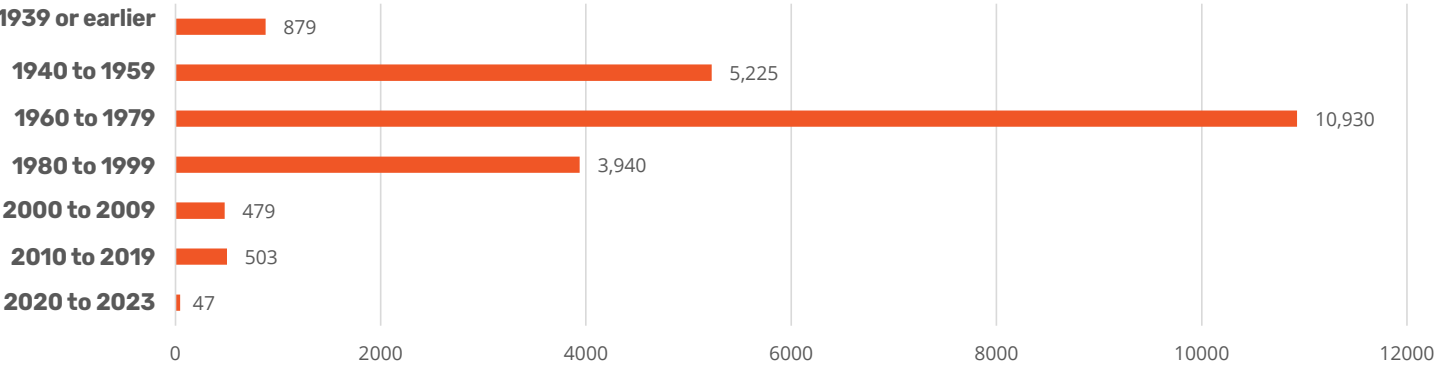
Strong market demand and rising values. Average home values have increased 34% since 2020, outpacing Cook County. The Village’s vacancy rate of approximately 4.5% is well below typical healthy market benchmarks, indicating constrained supply. While rising values benefit existing homeowners, they compound the affordability challenge for prospective buyers and renters. This phenomenon is occurring both in Mount Prospect and around the country, incentivizing homeowners not to sell.

Affordability pressures for renters and lower-income households. About 27% of all Mount Prospect households are housing cost-burdened, spending more than 30% of income on housing. The burden falls disproportionately on lower-income residents: 99% of households earning under \$20,000 and 76% of those earning \$20,000-\$49,000 are cost-burdened. Approximately 46% of renters are cost-burdened, compared to 24% of homeowners with a mortgage.



(There was a 50-55% increase in the region and a 55-60% increase nationally in the same period)

NUMBER OF HOUSING UNITS CONSTRUCTED BY DECADE





HOUSING AND NEIGHBORHOODS GUIDE

COMMUNITY RESIDENTIAL

The majority of Mount Prospect consists of well-established single-family neighborhoods with a mix of ranch homes, split-levels, and two-story housing built primarily between the 1950s and 1980s. Maintenance and upkeep of these properties is the priority. To enhance these areas, the Village should focus on public improvements like sidewalks, streets, curbs, trees, and lighting where appropriate, while ensuring new construction and renovations complement the neighborhood's established character.

MULTIFAMILY

These areas contain the Village's existing multifamily housing stock (outside new Downtown buildings), ranging from garden apartments to larger complexes. The Village should leverage code enforcement, capital improvement programs, and partnerships with IHDA, Cook County and property owners to ensure these properties remain well-maintained, and attractive residential options for a range of household types.

DOWNTOWN MIXED USE

Downtown has the greatest potential for walkable mixed-use development. The Village should encourage redevelopment that combines multi-dwelling residential with ground-floor commercial uses. Adaptive reuse, infill development, and conversion of under utilized properties will strengthen the Downtown's vibrancy as both a housing and commercial destination.

CORRIDOR COMMERCIAL MIXED-USE

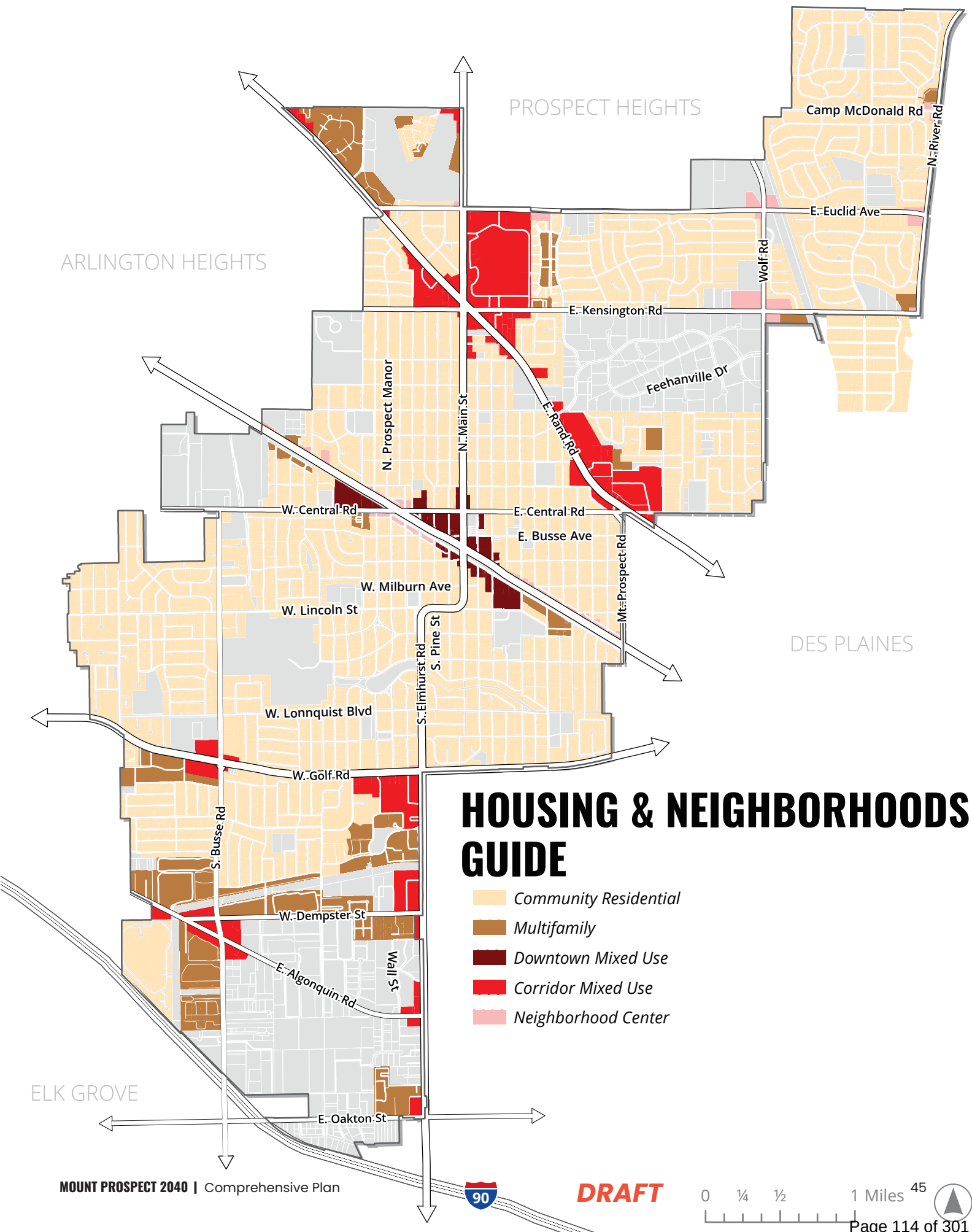
As retail formats continue to evolve, outlots, aging strip centers, and underutilized parking fields present opportunities to introduce residential uses into otherwise car-oriented commercial corridors. Residential development in these locations should be concentrated on upper floors, with active commercial uses retained at the street level to maintain the corridor's economic function and support a more cohesive pedestrian environment where possible. The mixed-use building at Elmhurst Road and Algonquin Road illustrates the kind of compact, context-sensitive redevelopment that can work in a corridor setting. Randhurst Village is a longer-term candidate for residential integration as the property diversifies beyond traditional retail. New development in these locations should improve the pedestrian environment and contribute to a more cohesive streetscape over time.

NEIGHBORHOOD CENTER

Neighborhood Centers small clusters of local shops and services meant to serve nearby residents, such as corner stores, cafes. These nodes should stay modest in scale, reinforcing the character of surrounding neighborhoods. The Plan supports maintaining and, where fitting, modestly expanding these centers to strengthen neighborhoods.

UNINCORPORATED EVALUATION

These areas represent unincorporated land adjacent to Mount Prospect's municipal borders. The Village should assess these neighborhoods to determine whether annexation is appropriate, evaluating infrastructure condition, service costs, housing quality, and fiscal impacts to ensure any annexed property becomes a well-integrated part of the community.



GOAL 9: UPHOLD NEIGHBORHOOD CHARACTER & QUALITY

Mount Prospect’s residential neighborhoods are defined by qualities that residents consistently identify as their primary reason for living here: attractive tree-lined streets, well-kept homes and yards, and a palpable sense of community. These qualities are the product of consistent building standards, code enforcement, public investment in streets and infrastructure, and a community culture that values property maintenance and civic engagement.

Protecting neighborhood character is about ensuring that the new development is compatible with and additive to the existing environment. New construction and renovation should reinforce the architectural quality, scale, and streetscape patterns that define Mount Prospect’s neighborhoods. The condition of sidewalks, street trees, lighting, stormwater infrastructure, and public spaces also shapes how residents experience their neighborhoods on a daily basis.

Community engagement underscored these priorities. The Block Party engagement station generated extensive feedback around maintaining neighborhood character while supporting thoughtful reinvestment. Residents raised concerns about sidewalk conditions, traffic calming, and the need for more informal gathering opportunities. Visioning workshop participants emphasized public art, streetscape improvements, and a desire for a stronger sense of place across the Village’s residential areas.



STRATEGIES

- A. **Maintain the attractive tree-lined streets, pleasant sidewalks, and other distinguishing qualities** of Mount Prospect’s existing residential neighborhoods through sidewalk maintenance, right of way tree care, and zoning standards that ensure compatible building forms, setbacks, lot coverage, and massing.
- B. **Promote high standards of building design and construction** that are consistent with the Village’s character, scale, and charm for all residential development.
- C. **Invest in neighborhood public spaces and key corridors** through thoughtful design and streetscape improvements, including wider sidewalks, enhanced crossings, street trees, lighting, stormwater upgrades, and potentially public art to strengthen livability, reinforce neighborhood identity, and improve transitions between residential and commercial areas.
- D. **Investigate the possibility of moving overhead utilities underground** where feasible to reduce interference with the tree canopy, improve aesthetics, and enhance service reliability.
- E. **Beautify community gateways** with special signage, landscaping, and entry design features that convey a strong and welcoming sense of arrival into Mount Prospect.
- F. **Consider sponsoring additional programs, activities, events, and celebrations** that stimulate public involvement and participation, foster a strong and unified community spirit and identity, and bring together residents from the Village’s various neighborhoods on a regular basis.
- G. **Improve and expand existing community gathering spaces** in Downtown to better host events, support seasonal programming, and strengthen Downtown’s role as the Village’s primary civic and social center.



GOAL 10: EXPAND SENIOR-ORIENTED HOUSING OPTIONS

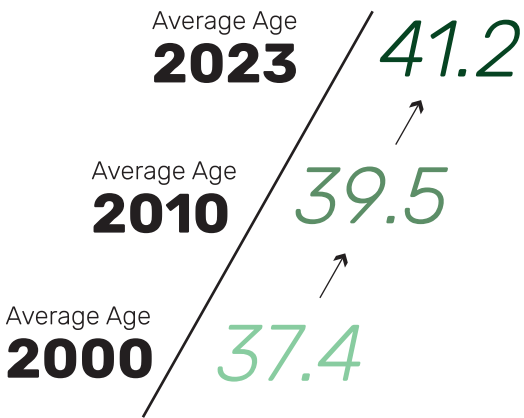
Mount Prospect’s senior population is one of its fastest-growing demographic segments, creating important implications for housing policy. Many long-term residents who raised their families in the Village want to remain in Mount Prospect as they age, but the housing stock that served them well during their working years may not be well-suited to their changing needs. Large single-family homes with stairs, deferred maintenance challenges, and locations that require driving for every errand present real barriers to aging in the community. Supporting the ability of older residents to remain in their homes and neighborhoods through home modifications, accessible design, or nearby services, is a community priority that touches land use, transportation, and public investment alike.

At the same time, the Village’s supply of dedicated senior housing – independent living, assisted living, and accessible units near transit and services – is limited relative to the growing demand. The Aging in Mount Prospect engagement station generated extensive discussion about the challenges older residents face: limited transportation options, difficulty maintaining larger homes, and a desire for housing that allows them to remain independent while staying connected to the community they have been a part of for decades.

Addressing senior housing needs requires action on two fronts: expanding the supply of purpose-built senior housing in locations with good access to healthcare, transit, and daily services, and making it easier for existing homeowners to adapt their properties for aging in the community through universal design and walkability improvements.

STRATEGIES

- A. **Support investment in age-restricted senior-oriented community facilities**, including independent living, assisted living, and memory care options.
- B. **Support investment in non-restricted market-rate housing** that is accessible and near healthcare, transit, Downtown amenities, and community facilities (for example, new condos with minimal maintenance, townhomes with accessible infrastructure, etc.)
- C. **Facilitate aging-in-place** by encouraging new housing, home renovations, universal design features, and first-floor living configurations, paired with walkability improvements that support safe, independent mobility for older adults.



Note: this trend can be observed elsewhere in the region and country.



GOAL 11: EXPAND ENTRY-LEVEL HOUSING AIMED AT YOUNG PROFESSIONALS & GROWING FAMILIES

Mount Prospect's long-term competitiveness depends on its ability to attract and retain the next generation of residents. **Young professionals, first-time home buyers, and growing families are a key group for sustaining school enrollment, patronizing local businesses, and supporting the social and economic vitality of a community. But these households are increasingly unable to find suitable housing in the Village.**

The problem is structural. Mount Prospect's housing inventory is heavily weighted toward larger detached single-family homes, and the limited supply of smaller, more affordable housing types, such as townhomes, duplexes and triplexes, meaning there are few rungs on the housing ladder between renting an apartment and purchasing a \$400,000+ single-family home. This is the "missing middle" housing challenge, and it is a regional phenomenon that Mount Prospect can seek to address.

The community survey found that residents are open to modestly increasing housing diversity, with neutral-to-positive views toward duplexes, triplexes, and townhomes, particularly in locations near Downtown and transit corridors. The strategies below support housing diversity in locations where it makes the most sense - near transit, in walkable areas, and along reinvestment corridors.

STRATEGIES

- A. **Encourage a broader range of entry-level and missing middle housing options** - including duplexes, triplexes, quadplexes, and rowhomes - through strategic zoning refinements and design standards in appropriate transitional areas.
- B. **Support incremental increases in housing opportunities** within a half-mile walking distance of the Metra stations by prioritizing infill development, redevelopment, and adaptive reuse of underutilized and/or aging properties.
- C. **Investigate allowing greater flexibility in housing types**, densities, and mixed-use formats, particularly in walkable areas and designated subareas, without imposing uniform density increases across established residential neighborhoods.
- D. **Evaluate fiscally responsible funding tools** and incentive programs that help offset rising construction and financing costs while protecting the Village's long-term fiscal stability.
- E. **Support regional housing planning efforts** by participating in initiatives such as CMAP's Homes for a Changing Region program, which helps communities forecast housing demand and align local policy with regional growth trends. Engagement with regional planning processes strengthens Mount Prospect's ability to make evidence-based housing decisions, access technical resources, and coordinate with neighboring communities on shared challenges.

GOAL 12: SUPPORT QUALITY, SAFETY, & MANAGEMENT IN EXISTING MULTIFAMILY & TOWNHOME HOUSING AREAS

Mount Prospect's multifamily and townhome developments house approximately 30 percent of the Village's households. Many of these developments are well-managed, well-maintained, and stable. Others, **particularly older complexes with deferred maintenance, outdated building systems, and management challenges, experience higher call volumes, code enforcement activity, and resident turnover that affect the quality of life for tenants and surrounding neighborhoods alike.**

The Village has a direct interest in the quality and safety of its existing multifamily housing stock. Physically deteriorating buildings depress village aesthetics, strain public services, and undermine the Village's overall quality of life. Stakeholder interviews with school districts and public safety officials highlighted the connection between building management quality and neighborhood outcomes. Police and fire leadership noted that a relatively small number of properties generate a disproportionate share of service calls, and that proactive engagement with property owners is more likely to produce sustained improvement than purely reactive enforcement.

STRATEGIES

- A. **Encourage rehabilitation and modernization of aging multifamily housing stock** by supporting upgrades to building systems, accessibility features, energy efficiency, and site design through a combination of code requirements and available incentive programs.
- B. **Develop strategies to improve building maintenance, management practices, and public safety** in multifamily developments experiencing higher call volumes or operational challenges, including proactive owner engagement, property management standards, and coordination between the Village's Community Development, Human Services, and Public Safety departments.



COMMERCIAL & INDUSTRIAL

Mount Prospect's commercial and industrial districts generate the sales tax revenue that funds public services, provide jobs that anchor working households, and supply the goods, services, and gathering places that define daily life. Sustained investment and thoughtful land use decisions are what keep these areas competitive over time.

The Village's economic geography spans several distinct districts. Downtown is the civic and social heart of the Village, with growing residential development and a walkable mixed-use character. Randhurst Village anchors the northeast and continues to navigate the structural challenges facing suburban retail. Major corridors along Rand Road, Golf Road, and Elmhurst Road host a mix of retail, services, and aging strip centers. The Kensington Business Center and the South Mount Prospect industrial area along Algonquin and Oakton each play distinct roles in employment and the tax base, and each is being reshaped by shifts in office work, manufacturing, and logistics.

Mount Prospect benefits from strong regional connectivity, proximity to O'Hare International Airport, an educated workforce, and a stable population base with above-average household incomes. But traditional retail is under pressure from e-commerce, the suburban office market remains soft, and several aging commercial properties need active strategies to remain viable. **This chapter establishes the policy framework to help the Village compete for investment, support existing businesses, and shape its commercial districts into places residents and visitors actively seek out.**

COMMERCIAL & INDUSTRIAL VISION

Support active, resilient, and well-connected commercial and industrial districts that sustain a diverse economy, attract investment, strengthen Mount Prospect's identity, and provide services, jobs, and amenities for residents and businesses.



VISION BACKGROUND

Communities that thrive economically over the long term are the ones that actively shape their own conditions: by aligning land use with market opportunity, by deploying incentive tools strategically and competitively, partnering with property owners and developers on the projects that move districts forward, and building the kind of distinctive places that businesses want to locate in and customers want to visit.

This chapter approaches commercial and industrial policy as a portfolio. Downtown is performing well and deserves continued investment to extend its momentum. Randhurst Village requires proactive leadership to meet the challenges facing traditional brick and mortar retail. Aging arterial corridors need strategic investment and selective redevelopment. Industrial areas need building and infrastructure investment to maintain and attract high-quality employers. Across all of these districts, the Village's role is to be a credible, predictable, and proactive partner.

COMMERCIAL & INDUSTRIAL GOALS

- 13.** Strengthen Downtown as the Village's Primary Economic & Social Hub
- 14.** Cultivate Distinct & Walkable Secondary Activity Centers
- 15.** Beautify Commercial Districts
- 16.** Investigate the Feasibility of Neighborhood-Scale Corner Stores
- 17.** Rejuvenate Industrial Areas & Improve Compatibility
- 18.** Revitalize Aging Retail Centers & Corridors
- 19.** Diversify the Village's Business Base
- 20.** Advance Mount Prospect's Identity & Branding
- 21.** Champion Business Retention & a Strong Investment Climate
- 22.** Leverage Regional Assets & Major Developments



EXISTING CONDITIONS & KEY TRENDS

Mount Prospect’s economy is anchored by a mix of retail, manufacturing, professional services, and wholesale trade. According to Census data, retail trade accounts for approximately 21 percent of jobs located in the Village, followed by administrative and support services (12 percent), manufacturing (12 percent), wholesale trade (7 percent), and construction (6 percent). The Village’s commercial districts include Downtown, Randhurst Village, the Kensington Business Center, the South Mount Prospect industrial area, and key arterial corridors along Rand Road, Golf Road, Elmhurst Road, and Busse Road.

Several trends are reshaping the Village’s commercial and industrial landscape and inform this chapter’s policy direction:

Suburban office market softening. Remote and hybrid work patterns have weakened demand for traditional suburban office space, particularly affecting the Kensington Business Center and aging office buildings in South Mount Prospect. These properties require updated land use strategies that allow adaptive reuse and mixed-use conversion rather than waiting for an office market recovery that may not materialize.

Downtown momentum and continuing opportunity. Downtown Mount Prospect has benefited from sustained investment, including completed mixed-use projects, residential growth, and active programming. The district is performing relatively well, but opportunities remain to add foot traffic, support small businesses, expand dining and entertainment options, and activate underutilized parcels.

High development costs and competitive incentive landscape. Stakeholder interviews with developers highlighted that rising construction costs, elevated interest rates, and tight underwriting standards have made most commercial and mixed-use projects financially infeasible without meaningful public partnerships.

Regional investment catalysts. Proposed regional developments, most notably the potential Chicago Bears stadium in nearby Arlington Heights, could generate significant spillover demand for hospitality, dining, entertainment, and service-sector businesses. Mount Prospect is geographically well-positioned to capture this demand if it has the right land use framework, available sites, and business incentive strategy in place.

Limited business diversity and identity. Engagement feedback consistently identified gaps in the Village’s business mix. Specialty retail, bookstores, multicultural businesses, and entertainment venues are among the most frequently requested.

COMMERCIAL & INDUSTRIAL GUIDE

DOWNTOWN CONTINUED ENHANCEMENT

Downtown Mount Prospect has clear momentum. Completed and underway residential and mixed-use projects have added density, activity, and investment to the district’s walkable core. The Village should continue to support Downtown’s evolution by encouraging ground-floor retail and restaurant uses, improving the public realm, and facilitating infill development on underutilized parcels. Maintaining Downtown’s role as the civic and social heart of the Village requires sustained attention to design quality, programming, and the business environment.

SOUTH MOUNT PROSPECT COMMERCIAL AREAS

The commercial areas along Elmhurst Road, Golf Road, and Algonquin Road serve as important retail and service nodes for surrounding neighborhoods. These corridors share similar characteristics: aging strip commercial development, auto-oriented site design, and a mix of local and national tenants facing ongoing market pressure. Near-term priorities should focus on stabilizing viable businesses, improving site conditions, and encouraging quality infill on vacant or underutilized parcels. Over the long term, as market conditions and land ownership evolve, key intersections along these corridors have potential for modest mixed-use redevelopment that better connects surrounding neighborhoods to goods and services.

RAND ROAD CORRIDOR & RANDHURST VILLAGE

Rand Road and Randhurst Village together form the Village’s primary regional commercial spine. Rand Road’s diagonal alignment and aging strip commercial development present both challenges and opportunities; the Village should focus on stabilizing viable businesses, improving access and site design where possible, and guiding properties toward formats more compatible with adjacent neighborhoods as they turn over. Randhurst Village remains one of Mount Prospect’s most significant commercial assets, but continues to face the structural pressures reshaping suburban retail nationally. The Village should work proactively with ownership to support continued tenant diversification, encourage uses beyond traditional retail – including dining, entertainment, medical, and residential – and ensure the area remains a regional destination. Flexibility in land use and parking standards will be important as both the corridor and the center continue to evolve.

NEIGHBORHOOD CENTERS IN CENTRAL & NORTH MOUNT PROSPECT

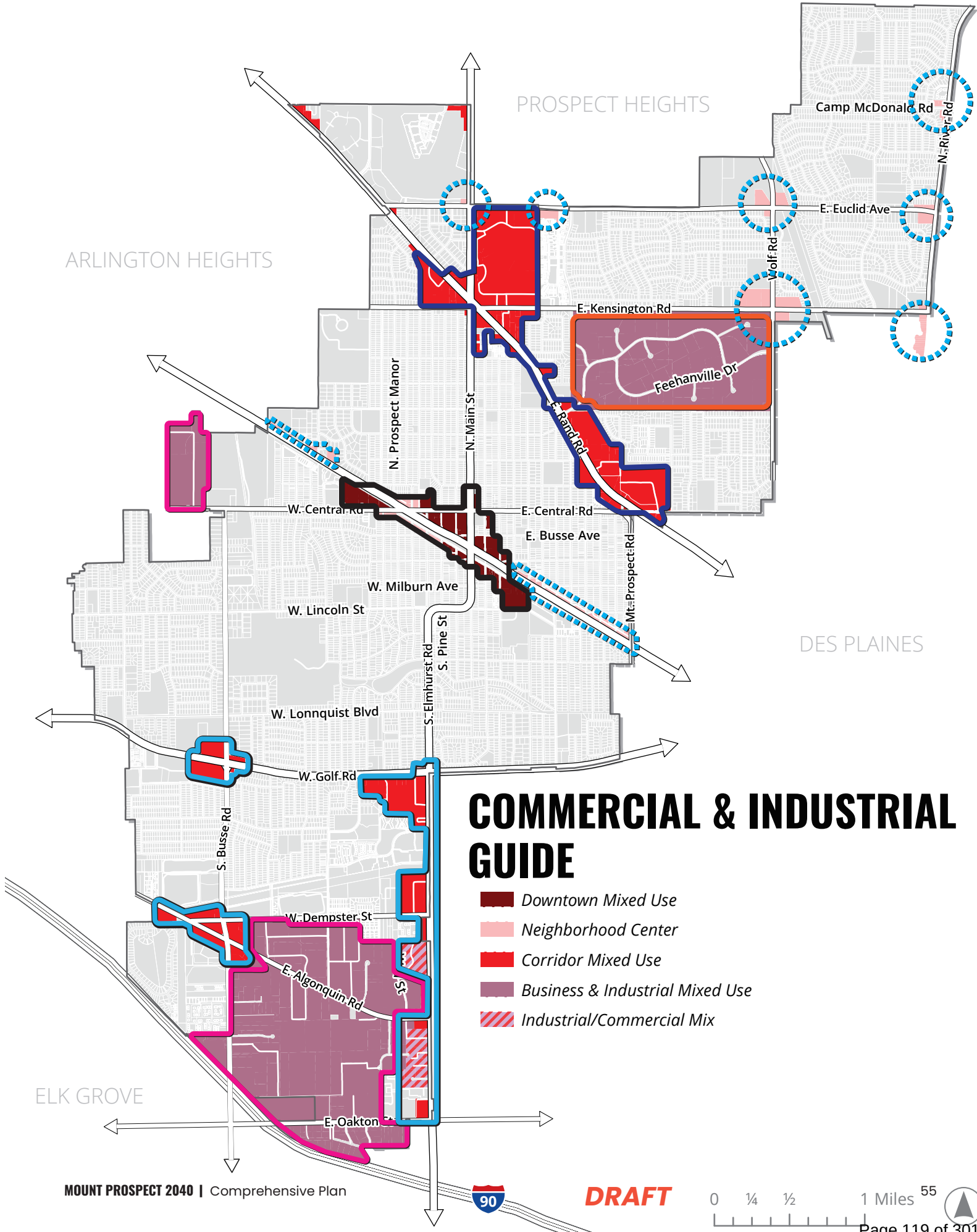
Several intersections in North Mount Prospect, near the Prospect Heights Metra Station at Wolf Road and Euclid Avenue, as well as along Northwest Highway, are well-suited for small-scale neighborhood commercial nodes. As properties turn over, the Village should encourage one- to two-story mixed-use development with ground-floor retail or services and potentially residential above, scaled to the surrounding neighborhood. Built form should prioritize parking, walkability, and reinforce the street edge to create convenient, neighborhood-serving destinations within walking distance of nearby residents.

INDUSTRIAL GROWTH IN SOUTH MOUNT PROSPECT AND ON WEST CENTRAL ROAD

The South Mount Prospect industrial area along Algonquin Road and Oakton Street, as well as the Industrial Park on West Central Road are critical parts of the Village’s employment and tax base. The Village should focus on retaining existing employers, attracting quality infill uses on vacant and underutilized industrial parcels, and positioning the area for higher-tech, higher-wage users in sectors such as advanced manufacturing, life sciences, and logistics technology. Infrastructure quality, access management, and zoning flexibility will be key tools in making the area competitive for the next generation of industrial tenants.

KENSINGTON BUSINESS CENTER

The Kensington Business Center on the Village’s north side is an established employment hub that has been reshaped by the broader softening of the suburban office market. The Village should support the Center’s transition by encouraging adaptive reuse of under-performing office space, attracting technology, research, and professional service users, and maintaining the district’s infrastructure and public realm. Kensington’s regional accessibility and established identity remain genuine competitive advantages as the employment landscape continues to evolve.





GOAL 13: STRENGTHEN DOWNTOWN AS THE VILLAGE’S PRIMARY ECONOMIC & SOCIAL HUB

Downtown Mount Prospect is the Village’s most important commercial asset and its strongest economic development success story. Anchored by the Metra UP-Northwest station, supported by a walkable street grid, and increasingly populated by new residential development, Downtown has the building blocks of a thriving mixed-use district. Recent investments, including completed mixed-use projects, restaurant openings, and active programming, have reinforced its role as a community gathering place and dining destination.

But Downtown is not finished developing and it has even more potential. Vacant or underutilized parcels remain, lunchtime foot traffic is uneven, parking is a frequent point of contention, and the district’s evening and weekend activity could be substantially expanded. **There is opportunity to build on Downtown’s momentum with sustained, focused investment that adds housing, expands the restaurant and retail mix, and continues to enhance the public realm.**

STRATEGIES

- A. **Reinforce Downtown’s role as a dining, shopping, entertainment, and residential hub** through infill development, upper-floor activation, attractive streetscapes, and incremental development of parcels as appropriate.
- B. **Prioritize and encourage active, publicly-oriented first-floor uses** — such as restaurants, experiential retail, and service businesses — to facilitate walkability, vitality, and a lively Downtown experience.
- C. **Continually upgrade pedestrian infrastructure, lighting, parking access, and wayfinding** to foster all-day commercial activity and improve the experience of visiting Downtown on foot.
- D. **Continue to support Downtown programming, events, and partnerships with local community organizations** to attract residents and visitors and reinforce the district’s identity as the Village’s civic and social heart.

GOAL 14: CULTIVATE DISTINCT & WALKABLE SECONDARY ACTIVITY CENTERS

Downtown cannot be the only place in Mount Prospect where commercial activity, walkability, and mixed-use development come together. **The Village’s long-term economic vitality depends on cultivating additional activity centers in locations that have the right combination of land availability, regional access, and market potential.** Two locations stand out: Randhurst Village and South Mount Prospect.

Randhurst Village is the most consequential. As one of the first regional shopping malls in the country, Randhurst was once a defining feature of suburban Chicago’s economy. Its partial reinvention as Randhurst Village added value, but the district remains dominated by surface parking and a scale that limits walkability. There is a long-term opportunity to transform Randhurst Village into a true mixed-use destination that integrates housing, retail, dining, entertainment, plazas, and trail connections in a format that competes with newer lifestyle centers regionally.

STRATEGIES

- A. **Transform Randhurst into a more walkable mixed-use entertainment destination** by supporting new outlot development, a redesign of the parking fields to support walkability, integration of plazas and trail connections, and active recruitment of dining, entertainment, and specialty retail uses.
- B. **Establish stronger retail nodes in North Mount Prospect**, with mixed-use development standards that prioritize pedestrian comfort and district identity. Develop subarea plans to create clear, but flexible, visions for identified areas.
- C. **Consider mixed-use and limited industrial redevelopment as an alternative to aging office buildings and under-performing sites in South Mount Prospect**, leveraging the area’s available land and improving infrastructure as a foundation for reinvestment.



GOAL 15: BEAUTIFY COMMERCIAL DISTRICTS

The physical quality of commercial districts directly affects how often people visit them and how long they stay. Wider sidewalks, street trees, attractive lighting, comfortable seating, and active public spaces can be aesthetically pleasing, and they also serve as economic infrastructure. **Visual amenities and the built environment make districts feel safer and more inviting, support outdoor dining and retail, and create the conditions for the kind of unstructured browsing and lingering that drives sales.**

STRATEGIES

- Upgrade streetscapes** with wider sidewalks, greenery, shade, lighting, bike amenities, and pedestrian-focused design in Downtown, Randhurst, and along major commercial corridors.
- Integrate public art, plazas, outdoor dining areas, and seasonal programming** to activate commercial districts and create destinations that attract repeat visits and longer stays.
- Establish updated design guidelines for commercial corridors** that address building orientation, facade quality, signage, landscaping, and the relationship between buildings and the street.
- Over the coming decades, prioritize corridors for streetscape enhancements** and incrementally improve each corridor through investments in landscaping, bike lanes, expanded sidewalks, enhanced traffic management and other design improvements as appropriate.
- Develop a public art plan** that identifies priority locations for installations, establishes design and curation standards, and creates a funding strategy to integrate art into streetscapes, gateways, and public spaces as a place-making tool.

GOAL 16: INVESTIGATE THE FEASIBILITY OF NEIGHBORHOOD-SCALE CORNER STORES

Seventy-six percent of survey respondents expressed favorable views toward neighborhood-scale corner stores – an unusually strong signal of openness to a use type that is currently absent from most of Mount Prospect’s residential areas. Done well, small neighborhood-serving retail can add convenience, create walkable amenities, and reinforce neighborhood identity without disrupting residential character. The path forward is to evaluate the concept carefully – through conditional uses or a pilot program – with strong context-sensitive standards that ensure compatibility with surrounding homes.

STRATEGIES

- Evaluate strategic regulatory approaches** – such as conditional uses, or pilot programs – at select residential street corners in transitional areas to determine whether small-scale, neighborhood-serving retail can be introduced in a manner compatible with surrounding areas in the community.
- Develop context-sensitive design, operational, and performance standards** – including building scale, site layout, hours of operation, and noise and lighting controls – to ensure compatibility with residential neighborhoods.
- Assess on-site and shared parking strategies, walkability, and access** considerations to minimize traffic and parking impacts on nearby streets.
- Ensure that any new neighborhood-serving commercial uses introduced in residential areas complement**, rather than compete with, existing retail anchors and commercial corridors elsewhere in the Village.

Note: Photos on this page show example best practices from other communities.



GOAL 17: REJUVENATE INDUSTRIAL AREAS & IMPROVE COMPATIBILITY

Mount Prospect's industrial areas, provide significant employment, tax base, and economic diversity and the Village's long-term economic strategy depends on keeping them viable. But viability requires active management. Aging buildings, deferred infrastructure investment, and changing tenant requirements mean that simply maintaining the status quo will not preserve these districts over the long term.

The Village should seek to attract high-quality employers such as technology firms, engineering companies, advanced manufacturing, and professional services, that pay better wages and generate economic spillover. Doing so requires infrastructure upgrades, improved site access, updated land use frameworks, and selective redevelopment of obsolete properties.

STRATEGIES

- A. **Attract investment in industrial districts** through infrastructure upgrades, improved site access, and active outreach to growing employment sectors.
- B. **Increase the number of businesses with larger employment counts and higher wages**, such as technology, engineering, and advanced manufacturing firms.
- C. **Revitalize South Mount Prospect** with new investments in infrastructure, updated land use requirements, and strategic incentives that support the area's evolution into a more competitive employment district.
- D. As the suburban office market evolves, **continually transition the Kensington Business Center into a mixed-use business area** capable of accommodating a broader range of complementary commercial and service uses.

GOAL 18: REVITALIZE AGING RETAIL CENTERS & CORRIDORS

Mount Prospect's arterial commercial corridors host a mix of retail, services, and aging strip centers that face increasing competitive pressure. Some properties are performing well, while others are struggling to attract and retain tenants. **The Village cannot sustain failing businesses, but it can deploy strategic financial incentives such as façade improvement grants, interior build-out assistance, and other economic development programs, to help viable tenants get established and existing businesses reinvest in place.**

STRATEGIES

- A. **Support reinvestment and redevelopment in aging or under-performing commercial corridors and big-box centers** to facilitate modern retail formats, mixed-use development, and new employment opportunities.
- B. **Introduce housing, plazas, trails, and public spaces in commercial opportunity areas** such as Randhurst Village, Golf Road, and Route 83 to diversify activity and increase the foot traffic that supports retail.
- C. **Leverage economic incentives strategically** to stimulate redevelopment and site improvements at properties that would not otherwise attract reinvestment.



GOAL 19: DIVERSIFY THE VILLAGE'S BUSINESS BASE

Community engagement made the gaps in Mount Prospect's business mix clear. **Residents want more original restaurants, specialty retail, entertainment venues, multicultural businesses, and family-friendly destinations.** These are the kinds of businesses that thrive in walkable, diverse communities and Mount Prospect has the population base to support them.

STRATEGIES

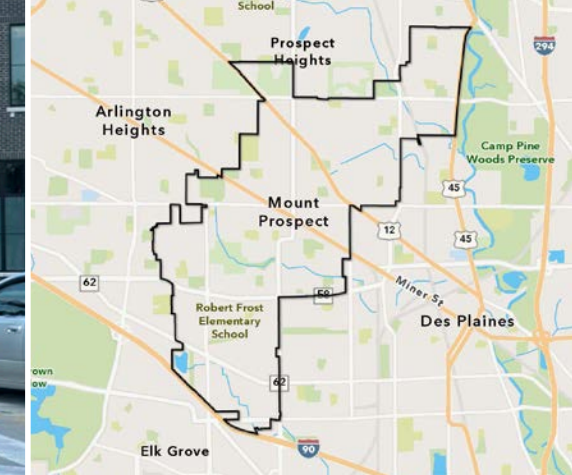
- A. Advocate for unique restaurants, specialty retail, entertainment venues, multicultural businesses, and family-friendly destinations to **fill identified market gaps and respond to community demand.**
- B. **Promote flexible commercial space models** such as incubators, co-working spaces, pop-ups, and start-up retail environments that lower barriers to entry for new businesses and reduce vacancies.
- C. **Proactively support 6b tax classifications and renewals as a recruitment and retention tool** to attract new businesses and support the long-term viability of existing ones, leveraging the property tax reduction to ensure Mount Prospect is a competitive place to do business.

GOAL 20: ADVANCE MOUNT PROSPECT'S IDENTITY & BRANDING

Mount Prospect's competitive position depends in part on how the Village is perceived by residents, visitors, businesses considering where to locate, and by developers considering where to invest. **Stakeholder interviews consistently identified Mount Prospect's lack of a clear, modernized economic brand as a competitive weakness.** Other suburban communities have invested in cohesive branding, marketing, and distinct identities that position them as destinations. Mount Prospect has the assets to do the same.

STRATEGIES

- A. Building on marketing strategies, **investigate creating an updated Village economic brand** that positions Mount Prospect as a regional destination.
- B. **Evaluate updating the Village logo and overall branding** to reflect the community's evolving identity and competitive position.
- C. **Maintain consistent branding, signage, district markers, and corridor design standards** to unify design across the Village.



GOAL 21: CHAMPION BUSINESS RETENTION & A STRONG INVESTMENT CLIMATE

Business retention is critical to the Village’s long-term advancement. **Existing businesses are the foundation of the local economy and serve as credible advocates for the Village among prospective investors.** Improving the investment climate requires action on multiple fronts: continually working to streamline permitting and development review, providing predictable and transparent processes, deploying incentives strategically and competitively, and maintaining ongoing communication with the businesses that drive the local economy.

STRATEGIES

- A. **Continually streamline permitting and development processes** to provide clarity, predictability, and efficiency for property owners, businesses, and investors.
- B. **Use incentives, including grants, Tax Increment Financing (TIF), sales tax incentives, and other financing alternatives** to strategically create catalytic projects that would not otherwise be possible, particularly in key activity centers.
- C. **Reinforce communication and partnerships** with business owners, developers, and regional economic organizations through ongoing outreach, business retention visits, and proactive coordination.
- D. **Proactively support 7b and 7c tax classifications** where applicable to support the rehabilitation and re-occupancy of underutilized commercial and mixed-use properties, reducing carrying costs for investors and making redevelopment more financially feasible in key activity centers.
- E. **Promote and consider expansions to the facade improvement and interior buildout program** to help existing businesses reinvest in their properties, improve the visual quality of the community, and reduce the cost barrier for new tenants occupying vacant storefronts, making the program available to all businesses, not only those who generate sales tax revenues.

GOAL 22: LEVERAGE REGIONAL ASSETS & MAJOR DEVELOPMENTS

Mount Prospect does not exist in isolation. **The Village’s economic future is affected by regional dynamics, including the strength of the Chicago metropolitan economy, the activity of O’Hare International Airport and Chicago Executive Airport, transportation investments at the regional scale, and major development projects in nearby communities.** Elk Grove Village is home to an increasingly active industrial sector, which could have positive spillover effects in South Mount Prospect. And the most consequential future development is perhaps the proposed Chicago Bears stadium in Arlington Heights, which has the potential to generate significant spillover demand for hospitality, dining, entertainment, and service-sector businesses. Mount Prospect is geographically well-positioned to capture a meaningful share of that demand if it has the right strategy, sites, and infrastructure in place.

STRATEGIES

- A. **Prepare for opportunities created by nearby regional investments**, including the potential Chicago Bears stadium, by activating hospitality, dining, entertainment, and service-sector growth in locations well-positioned to capture spillover demand.
- B. **Support transportation connections to major commercial and employment centers** around the region, including new bus services to regional destinations and increased frequencies on event days.
- C. **Position Mount Prospect proactively in regional economic development conversations**, advocating for the Village’s interests in transportation, transit, and infrastructure investments that affect commercial competitiveness.



TRANSPORTATION & MOBILITY

The Village's transportation network is its circulatory system: when it works well, residents have choices, businesses thrive, and neighborhoods feel connected. When it falls short, the consequences show up as congestion, safety hazards, limited access for non-drivers, and a diminished quality of life that no amount of good land use planning can overcome.

Mount Prospect benefits from strong regional connectivity. Interstate 90 runs along the Village's southern boundary, major arterials like Rand Road and Elmhurst Road carry regional traffic through the community, and two Metra stations provide direct commuter rail service to Downtown Chicago. Several Pace bus routes serve the Village, and the recently completed Arterial Bike Network Study has laid the groundwork for a more connected bicycle system.

But the system has clear gaps. Sidewalk networks are incomplete in several residential areas and the bicycle network, while growing, lacks the protected facilities needed

to attract both recreational and functional users. Pace bus service operates at frequencies and coverage levels that limit its usefulness for daily trips. And traffic congestion at key intersections, particularly along Rand Road, Central Road, and Northwest Highway, remains a persistent frustration for residents and commuters alike.

Community engagement was emphatic on these points. Seventy-four percent of survey respondents said they would walk more if additional safe sidewalk and trail connections existed. Sixty percent wanted better bike lanes and pedestrian connections. At the same time, 97 percent of residents use a personal vehicle as their primary mode of transportation.

This chapter establishes Mount Prospect's transportation and mobility policy framework through 2040. It is organized around the Transportation & Mobility Goals and Objectives as part of the MP2040 Vision, Goals, and Objectives Report and is designed to move the Village toward a safer, more connected, and multimodal transportation network.

TRANSPORTATION & MOBILITY VISION

Create a safe, connected, and multimodal transportation network that facilitates mobility for all users, reduces congestion, and ensures access to destinations throughout Mount Prospect.



VISION BACKGROUND

Mount Prospect's transportation vision is pragmatic: most residents will continue to drive for most trips, and the Village's road network must function efficiently. But a transportation system that works only for drivers is a system that fails seniors who can no longer drive, children who cannot yet drive, residents who choose not to own a car or cannot afford one, and anyone who simply wants to walk to the store without crossing multiple lanes of traffic. A genuinely multimodal network where walking, biking, and transit are safe, convenient, and connected is a competitive advantage that attracts residents, supports businesses, and improves property values.

TRANSPORTATION & MOBILITY GOALS

- 23.** Address Safety for All Forms of Transportation
- 24.** Invest in Multimodal Transportation Options
- 25.** Support Public Transit Access & Reliability
- 26.** Reduce Congestion & Modernize Traffic Operations
- 27.** Embrace Emerging Mobility & Sustainability Practices
- 28.** Rejuvenate Wayfinding, Connectivity, & Travel Experience



EXISTING CONDITIONS & KEY TRENDS

Mount Prospect’s transportation network reflects its post-war suburban origins: a hierarchical roadway system designed primarily around automobile circulation, with pedestrian and bicycle infrastructure added over time. The Village maintains approximately 28 miles of signed bike routes and has implemented marked bike lanes and “sharrows” on several streets, but no fully protected on-street bicycle facilities yet exist. A shared-use path was completed along a portion of Rand Road in 2024, and additional paths are planned along Rand, Busse, Algonquin, and Kensington.

Several trends are reshaping the Village’s transportation landscape:

Incomplete pedestrian networks. Sidewalk gaps persist in several residential neighborhoods, particularly in areas developed or annexed before the Village required sidewalks. These gaps limit safe walking routes to schools, parks, transit stops, and commercial areas.

A growing bicycle system. The Arterial Bike Network Study inventoried existing facilities across fourteen corridors and identified connectivity gaps between neighborhoods, schools, parks, and transit. Expanding the network will require a range of treatments suited to each corridor, including off-street paths on arterials and enhanced wayfinding on neighborhood streets.

Limited transit frequency and coverage. Pace bus routes serve the Village but operate at low frequencies and coverage levels that do not support convenient, all-day mobility. Metra provides strong peak-period commuter service, but off-peak and weekend frequencies limit its utility for non-work trips. A Mount Prospect Transit Study was completed in 2025 to assess gaps and guide future improvements.

Congestion at key intersections. Outdated signal timing, complex intersection geometry, and high traffic volumes create persistent congestion along major corridors. Intersections along Rand Road, Golf Road, Central Road, and Northwest Highway are consistently cited by residents as problem areas.

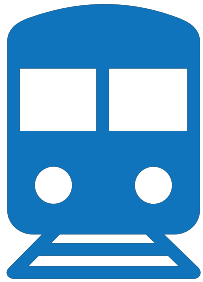
Emerging mobility technologies. Electric vehicles, autonomous vehicle technology, and micro-mobility (e.g. scooters) options are reshaping how people think about transportation. The Village needs to plan proactively for EV charging infrastructure, and regulatory frameworks that accommodate these technologies as they mature.



28 Miles
Signed Bike Routes



0 Miles
Fully-Protected
Bike Routes



1 in 5
Residents Commute
by Train to Chicago



TRANSPORTATION & MOBILITY GUIDE

ADOPT CORRIDOR DESIGN GUIDELINES

Mount Prospect's key corridors - including **Elmhurst Road, Main Street, Central Road, Busse Avenue, Golf Road, Algonquin Road, Dempster Street, Oakton Street, Rand Road, Wolf Road, and Euclid Avenue** - are guided by design standards that no longer fully reflect contemporary best practices. Updated standards should address boulevard treatments, landscaping, traffic calming, signal timing and pedestrian access, with a framework that can be tailored corridor-by-corridor and revised over time as market conditions and development patterns continue to evolve.

ARTERIAL BIKE NETWORK PROPOSED ROUTES

The Village's Arterial Bike Network Study identifies 18 corridors for side-paths, shared-use paths, and on-street facilities connecting residential areas to Downtown, Metra stations, schools, and regional trails. Implementation should be phased based on corridor readiness, right-of-way availability, and proximity to key destinations, with priority given to routes that close existing gaps or improve transit access.

FILLING SIDEWALK GAPS

Sidewalk gaps in the northern and southern portions of the Village, particularly along Pace bus routes, near Metra stations, and in industrial areas, limit safe access to transit. The Village's Transit Study identified priority locations along Business Center Drive, Feehanville Drive, Algonquin Road, Oakton Street, and Linneman Road. Closing these gaps should potentially be prioritized in the capital improvement program and coordinated with IDOT and Cook County where applicable, depending on the character desired by residents in these areas.

METRA STATION ACCESS & AMENITIES

The Mount Prospect Metra station is the Village's most valuable transit asset and a downtown anchor. The Village should invest in the station's surrounding environment - bicycle parking, wayfinding, lighting, and pedestrian connections - and engage Metra on improving off-peak and weekend service frequency consistent with Metra's regional rail vision.

GOLF ROAD PACE PULSE CORRIDOR

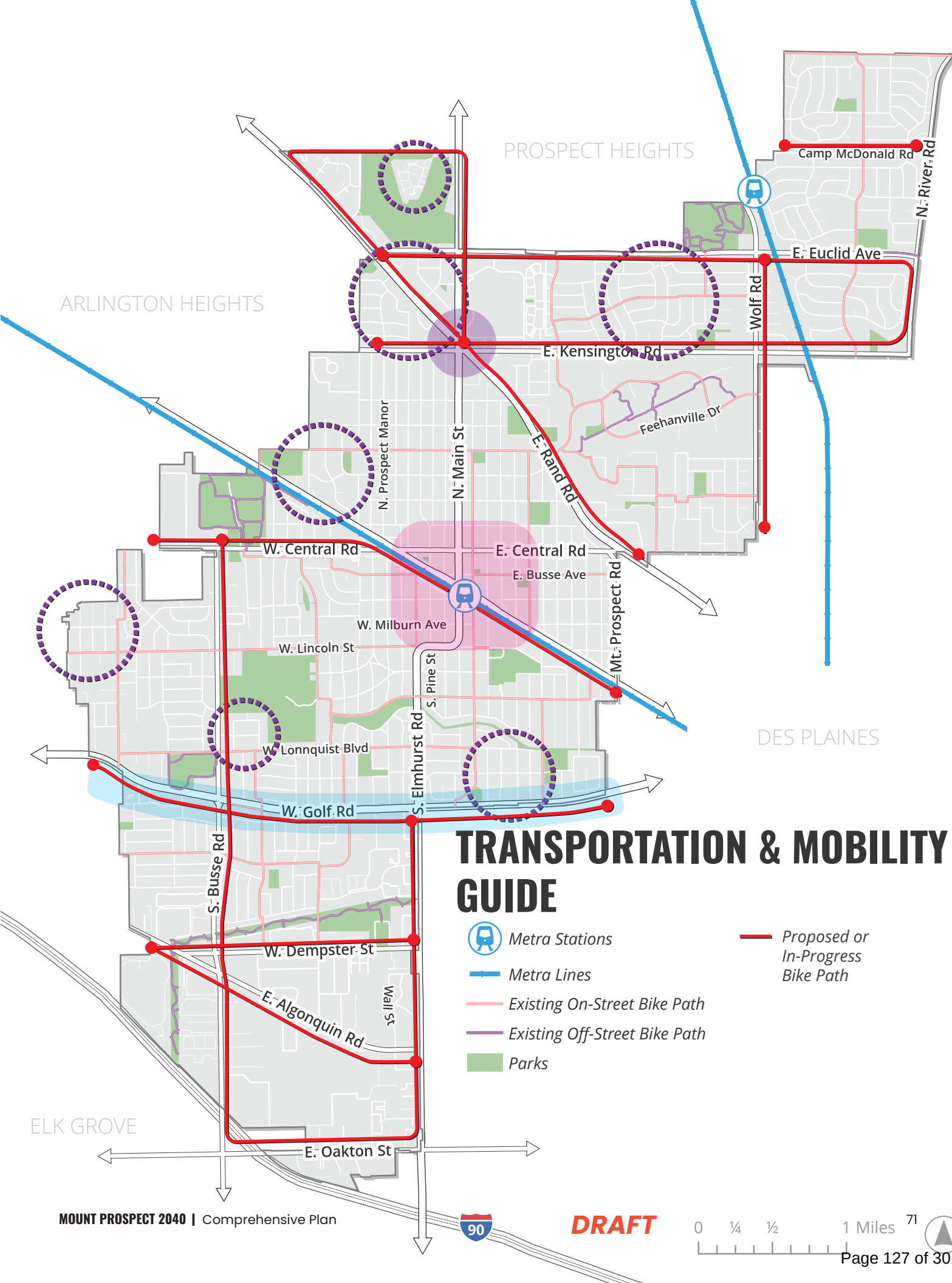
Pace's ReVision Plan designates Golf Road as a future Pulse corridor with 15- to 30-minute frequencies, significantly improving its usefulness for non-commute trips. The Village should support the Pulse designation, coordinate on bus stop infrastructure upgrades, and ensure land use patterns along the corridor support higher-frequency transit over time.

RAND/KENSINGTON/ELMHURST INTERSECTION

The intersection of Rand Road, Kensington Road, and Route 83 is among the most congested in the Village, with peak wait times reaching six minutes. The Village recently secured a \$7 million grant for intersection improvements and should advance design and construction in coordination with IDOT, ensuring the project addresses pedestrian and bicycle crossings alongside vehicle throughput.

LOCAL TRANSIT & MOBILITY OPTIONS

Fixed-route Pace service does not reach all parts of Mount Prospect, leaving older adults and transit-dependent residents with limited options. The Village's Transit Study recommends microtransit service connecting underserved areas to key destinations. The Village should evaluate operating models, pursue federal and RTA funding, and explore partnerships with neighboring communities.





GOAL 23: ADDRESS SAFETY FOR ALL FORMS OF TRANSPORTATION

Traffic safety is a daily concern for everyone. Pedestrian and bicycle crashes, near-misses at poorly designed intersections, and speeding on residential streets affect quality of life and the sense of security that defines a walkable community. Community survey results identified unsafe crossings, poor intersection visibility, and school-area conflicts as top concerns -- findings consistent with the Village's own crash data and the ongoing work of the Central Road Pedestrian Corridor Study.

Mount Prospect has invested significantly in safety over the past two decades through its Traffic Calming Program, school-area improvements, and targeted infrastructure projects. Continuing that progress requires a balanced approach: engineering solutions where physical conditions create risk, combined with education and enforcement where behavior is the primary factor. **Street design should reduce vehicle speeds where conflicts with pedestrians and cyclists are most likely, improve visibility at intersections and crossings, and provide infrastructure that physically separates vulnerable road users from high-speed traffic where feasible.**

STRATEGIES

- A. **Implement street design improvements** that reduce vehicle speeds and enhance visibility at high-risk intersections and corridors, including curb extensions, raised crosswalks, median refuge islands, grade separations, and signal timing adjustments.
- B. **Incorporate pedestrian safety features** - including Rectangular Rapid Flashing Beacons, pedestrian-activated signals, improved lighting, and high-visibility crosswalk markings -- at priority locations identified through crash data and community input.
- C. **Continue Safe Routes to School initiatives**, addressing circulation conflicts, pickup and drop-off congestion, and bicycle and pedestrian access near school campuses, with particular attention to emerging e-bike safety considerations.
- D. **Pursue corridor-level safety improvements on state and county routes** through coordination with IDOT and Cook County, advocating for designs that balance regional throughput with local safety and access needs.
- E. **Expand education and enforcement efforts** targeting distracted driving, speeding, and failure-to-yield behaviors, in coordination with the Police Department and school districts.

GOAL 24: INVEST IN MULTIMODAL TRANSPORTATION OPTIONS

A connected multimodal network is the physical infrastructure that makes walkable land use patterns work. Without safe sidewalks, protected bike lanes, and functional transit connections, even the best-designed mixed-use developments remain auto-dependent. **Mount Prospect has made meaningful progress in expanding its bicycle and pedestrian infrastructure, but significant gaps remain, particularly between residential neighborhoods and the schools, parks, commercial areas, and transit stops that residents need to reach on a daily basis.**

The Arterial Bike Network Study provides a detailed roadmap for the bicycle network's next phase. Implementing its recommendations, including protected lanes on arterial roads, shared-use path extensions, and improved intersection treatments, will be essential to moving the network from a collection of disconnected segments to a coherent, usable system. Simultaneously, filling sidewalk gaps in residential areas and improving pedestrian infrastructure along commercial corridors will expand mobility options for the one-quarter of the population that is either too young or too old to drive.

STRATEGIES

- A. **Continue to advocate for a strong bicycle network** that safely connects neighborhoods to schools, parks, and commercial areas, implementing the priorities identified in the Arterial Bike Network Study, where feasible.
- B. **Expand off-street trails and pedestrian infrastructure**, including multi-use paths and wider sidewalks, to improve access between residential areas, parks, retail, transit, and services.
- C. **Fill sidewalk gaps and continually expand improve accessibility on arterial streets**, prioritizing routes to schools, parks, transit stops, and commercial areas based on demand, safety data, and equity considerations.
- D. **Streamline last-mile connections** between neighborhoods, Metra stations, Pace service, and key destinations through improved wayfinding, bike parking, and pedestrian infrastructure at transit access points.



GOAL 25: SUPPORT PUBLIC TRANSIT ACCESS & RELIABILITY

Public transit is key to regional mobility in the Chicago Metropolitan Region. Residents who cannot drive, including seniors, people with disabilities, and zero and one-car households, depend on transit for access to employment, healthcare, and daily services. Metra’s Union Pacific Northwest Line provides strong peak-period commuter service, but off-peak and weekend frequencies limit its usefulness for non-work trips. Pace bus service covers several corridors but operates at intervals that make transit an impractical choice for most daily needs.

Pace’s proposed Pulse bus rapid transit service along Golf Road represents a significant opportunity for Mount Prospect to anchor high-quality transit service with supportive land use and station-area investments. **The Village should position itself as a proactive transit partner with these agencies.**

STRATEGIES

- A. **Reinforce Metra’s and Pace’s efforts to increase service frequency, expand weekend service, and refresh station facilities,** advocating for improvements that serve Mount Prospect residents’ evolving travel patterns.
- B. **Support the potential Pace Pulse bus service** along Golf Road, Elmhurst Road, and other corridors, and prepare station-area streetscape and access improvements to maximize ridership and development potential.
- C. **Update transit stops** with improved shelters, seating, lighting, heating pads, and real-time arrival information to enhance rider comfort and attract new users.
- D. **Align land-use decisions with transit improvements** to encourage transit-supportive development patterns, including higher densities and mixed uses within a quarter-mile of high-frequency transit stops.

GOAL 26: REDUCE CONGESTION & MODERNIZE TRAFFIC OPERATIONS

Traffic congestion along Mount Prospect’s major corridors is a quality-of-life issue that residents consistently rank among their top frustrations. Poor signal timing, uncoordinated intersection operations, and increasing traffic volumes, particularly along Rand Road, Golf Road, Central Road, and Northwest Highway, create negative outcomes that affect commuters, commercial vehicle operators, and emergency responders. **The Village should continue to work with IDOT and Cook County to manage refinements in the road system utilizing technology, operational improvements, and strategic fixes.**

STRATEGIES

- A. **Consider supporting adaptive signal technologies and corridor-wide timing coordination** to maintain traffic flow, reduce delays, and improve travel time reliability on major arterials.
- B. **Support efficiency, queuing, and safety interventions at the Village’s most congested intersections,** including turn-lane modifications, signal phasing adjustments, and access management improvements.
- C. **Ensure adequate internal circulation** within and around commercial districts, schools, and event venues to reduce spillover traffic into residential neighborhoods.



GOAL 27: EMBRACE EMERGING MOBILITY & SUSTAINABILITY PRACTICES

The transportation sector is undergoing rapid technological change. Electric vehicles are approaching mainstream adoption, autonomous vehicle technology continues to advance, and micro-mobility options such as e-bikes and e-scooters are emerging. **Mount Prospect should prepare for these shifts proactively rather than reactively, building the infrastructure and regulatory frameworks that allow emerging technologies to serve residents effectively.**

At the same time, transportation is the Village’s largest source of carbon emissions. **Shifting trips from single-occupancy vehicles to walking, biking, and transit, and facilitating the transition to electric vehicles, represents the most impactful sustainability strategy the Village can pursue through its transportation investments.**

STRATEGIES

- A. **Reinforce walking, biking, and transit as preferred modes for short and medium-distance trips** to reduce per-capita vehicle miles traveled, emissions, and congestion.
- B. **Foster electric vehicle charging infrastructure** in public facilities, commercial developments, and redevelopment areas, working with private partners to ensure charging access keeps pace with adoption rates.
- C. **Plan for autonomous vehicle readiness** through updated curb management strategies, designated pickup and drop-off zones, and regulatory frameworks that can adapt as the technology matures.

GOAL 28: REJUVENATE WAYFINDING, CONNECTIVITY, & TRAVEL EXPERIENCE

The experience and ease of moving through Mount Prospect matters as much as the efficiency of the network. Clear wayfinding, attractive streetscapes, well-lit corridors, and cohesive signage make navigation easier, encourage walking and biking, and reinforce the Village’s identity across its distinct neighborhoods and commercial districts. **Community engagement repeatedly identified wayfinding gaps and inconsistent corridor quality as barriers to comfortable travel, particularly for pedestrians and cyclists navigating between neighborhoods and commercial areas.**

STRATEGIES

- A. **Expand the Village wayfinding system** with consistent pedestrian, bicycle, and vehicular signage that facilitates navigation to parks, neighborhoods, transit stations, and commercial districts.
- B. **Continue to construct lighting, signage, and public amenities along major pedestrian and bicycle corridors** to improve safety, comfort, and the overall travel experience.
- C. **Build regional connectivity through partnerships with IDOT, Cook County, Metra, Pace, and neighboring communities**, ensuring that Mount Prospect’s local network integrates effectively with the broader regional transportation system.



COMMUNITY FACILITIES

Community facilities and infrastructure are the physical backbone of public life in Mount Prospect. Village Hall, fire stations, police headquarters, the public library, schools, recreation centers, and the Village Resource Center all serve functions residents depend on every day. Their condition, capacity, and location directly affect public safety, educational quality, recreational opportunity, and the Village’s ability to serve an increasingly diverse and aging population.

The system is strong in many respects. Emergency services were rated 4.65 out of 5 in the MP2040 community survey, the highest of any category. The Mount Prospect Public Library circulates over one million items annually and welcomes more than 350,000 visitors. The park districts operate multiple recreation and aquatic facilities, and school districts serve residents across nine grade schools, three middle schools, and five high schools.

But real pressures exist. Much of the Village’s water, sewer, and stormwater infrastructure dates to the post-war building boom and will require ongoing reinvestment. Flooding remains a recurring concern in areas with undersized drainage systems. Police and fire departments face rising call volumes, growing mental health-related calls, and recruitment challenges. And residents consistently expressed a desire for more indoor gathering spaces, youth programming, and multigenerational amenities. This chapter establishes the policy framework to guide community facility and infrastructure investment through 2040.

COMMUNITY FACILITIES VISION

Support high-quality, accessible, and resilient public facilities, utilities, and services that meet the evolving needs of Mount Prospect’s residents and advance safety, sustainability, and long-term community well-being.



VISION BACKGROUND

Mount Prospect’s community facilities vision is straightforward: maintain the high service levels that residents have come to expect while modernizing the systems and spaces that support them. Infrastructure investment is not always exciting, but it is one of the most important things a municipality does and underinvestment often compounds over time in ways that are far more expensive to address later. The strategies in this chapter prioritize proactive reinvestment, interagency coordination, and facility planning that reflects the needs of the Village.

COMMUNITY FACILITIES GOALS

- 29. Modernize Critical Infrastructure
- 30. Reinforce Public Safety Services & Facilities
- 31. Revitalize Community Facilities
- 32. Increase Access to Free, Welcoming Community Gathering Spaces, Especially for Children & Teenagers
- 33. Advance Sustainability & Resilience in Public Facilities
- 34. Catalyze Partnerships & Communication
- 35. Boost Community Growth Through Strategic Investment



EXISTING CONDITIONS & KEY TRENDS

Mount Prospect’s community facilities reflect the Village’s maturity as a built-out suburban community: the foundational infrastructure is in place, but some of it likely requires investment to meet current standards and future demand.

Several trends are driving the need for updated facilities planning:

Aging water, sewer, and stormwater infrastructure. Much of the Village’s underground infrastructure dates to the 1950s through 1970s and is approaching or exceeding its design life. As of 2026, the Village Public Works Department is developing a Stormwater Management Master Plan to prioritize drainage improvements, evaluate green infrastructure opportunities, and guide long-term capital investment.

Rising and diversifying public safety demand. Police and fire departments report increasing call volumes and growing complexity, including a significant rise in mental health-related calls. Both departments face recruitment challenges that affect staffing levels. Emerging risks, including lithium-ion battery fires in residential and commercial settings, are adding new response and prevention requirements.

Growing demand for indoor community gathering spaces. Residents across all engagement activities – from visioning workshops to the Prospect High School student session – expressed a strong desire for more indoor spaces for recreation, youth programming, teen hangouts, and multigenerational activity. The Community Connections Center in South Mount Prospect serves a critical function but cannot meet Village-wide demand alone.

School facility modernization needs. Superintendent interviews highlighted aging buildings, ADA compliance gaps, and the need for long-range facility planning that aligns with enrollment trends and demographic shifts.

Park district capital investment. A 2024 referendum authorized major improvements at the Mount Prospect RecPlex and at Lions Memorial Park. The Lions Park improvements include a new community pool, expanded recreation center, arts spaces, and an indoor walking track. These investments will significantly enhance the Village’s recreation infrastructure and represent a generational opportunity to position parks as community destinations.



COMMUNITY FACILITIES GUIDE

MAINTAIN VILLAGE BUILDINGS

Village Hall, the police station, fire stations, and other municipal facilities require ongoing investment to remain functional, safe, and efficient. The Village should continue a proactive capital maintenance program that addresses building systems, accessibility improvements, and energy efficiency upgrades before deferred maintenance becomes costly. Facility condition assessments should inform annual capital budgeting to ensure resources are allocated based on need.

NEW VILLAGE RESOURCE CENTER

The Village recently purchased a property at 1601 E. Algonquin Road to serve as the future home of a new Village Resource Center. The existing center, a partnership between the Village’s Human Services Department and the Mount Prospect Public Library, has served South Mount Prospect residents since 2009, providing social services, library access, health services, and police outreach. A needs assessment completed in August 2025 will guide the expansion’s programming and scope. The new facility represents a long-term commitment to serving the diverse needs of South Mount Prospect residents in a modern, purpose-built space.

LIONS PARK AND LINCOLN MIDDLE SCHOOL

November 2024 was a landmark moment for community facilities in Mount Prospect. Voters approved a \$46.2 million Mount Prospect Park District bond referendum to replace the aging Lions Recreation Center, replace the Big Surf Wave Pool with a new all-ages community pool, add outdoor courts and amenities at Lions Memorial Park, and add air conditioning and a turf field at RecPlex. Separately, voters also approved an \$85 million District 57 referendum to construct a new 127,000-square-foot Lincoln Middle School – replacing a building originally constructed in 1953 – and expand Westbrook School for Young Learners to accommodate full-day kindergarten, with construction aiming for completion by the 2027 school year. Together, these investments represent a generational reinvestment in the community’s parks and schools.

MAINTAIN UTILITIES

Water, sewer, and stormwater infrastructure underpin everything the Village does. The Village should continue systematic water main replacement, sewer rehabilitation, and stormwater management improvements, prioritizing areas with aging infrastructure or known capacity constraints. Capital programming should be guided by infrastructure condition data and coordinated with street and sidewalk improvements to minimize disruption and cost.





GOAL 29: MODERNIZE CRITICAL INFRASTRUCTURE

The condition of Mount Prospect’s underground and surface infrastructure determines the reliability of the services residents depend on most: clean water, functioning sewers, passable roads, and drainage systems that keep homes and businesses from flooding. The Village’s Public Works department manages these systems on a daily basis.

Flooding is the most visible infrastructure challenge and the Village has dedicated significant resources to addressing it. Intense rainfall events overwhelm portions of the storm sewer system, leading to street flooding, basement backups, and damage to public and private property. The Stormwater Management Master Plan currently in development will provide the analytical foundation for a prioritized, phased program of drainage improvements. The comprehensive plan supports and reinforces that effort as a top Village priority.

STRATEGIES

- A. **Upgrade aging water, sewer, roadway, and stormwater systems** through a capital reinvestment program that addresses the highest-risk and highest-impact infrastructure first.
- B. **Mitigate flooding** through a combination of traditional infrastructure upgrades, green infrastructure (including bioswales, permeable paving, rain gardens, and naturalized stormwater systems) and strategic capital projects informed by the Stormwater Management Master Plan.
- C. **Align infrastructure upgrades with designated opportunity areas and the Village’s capital improvement program**, ensuring that infrastructure investment supports and enables the land use patterns envisioned by the Future Land Use Guide.
- D. **Evaluate the infrastructure and utility impacts of large-scale energy and water-intensive land uses**, such as data centers and distribution facilities, when reviewing development proposals, and ensure that any approvals reflect realistic assessments of system capacity, cost recovery, and long-term operational implications for the Village.

GOAL 30: REINFORCE PUBLIC SAFETY SERVICES & FACILITIES

Mount Prospect’s police and fire departments are well-regarded by residents and consistently deliver high-quality service. **Maintaining that standard in the face of increasing call volumes, evolving risks, and persistent recruitment challenges requires sustained investment in staffing, training, equipment, and facilities.**

STRATEGIES

- A. **Provide staffing, training, and equipment for the Police and Fire departments** to sustain high service levels, including competitive compensation and recruitment strategies that address applicant pool challenges.
- B. **Address emerging risks and growing mental health-related service demands** through updated strategies, co-responder programs, specialized training, and facility improvements that support crisis intervention.
- C. **Continue to support interagency communication and coordination** for emergency response and long-term public safety planning, including partnerships with neighboring jurisdictions, school districts, and regional agencies.



GOAL 31: REVITALIZE COMMUNITY FACILITIES

Community facilities are places to gather, learn, recreate, and connect. The Community Connections Center, the Mount Prospect Public Library, recreation centers operated by the park districts, and school buildings all serve overlapping functions as community anchors. Ensuring that these facilities are accessible, well-maintained, and responsive to changing needs is essential to the Village’s quality of life.

Referendum-funded capital projects for the Mt. Prospect Park District represent a transformative investment opportunity. Lions Memorial Park improvements will deliver a new community pool, expanded recreation center with arts and fitness programming, and an indoor walking track - directly addressing the community’s most frequently requested amenities. **The Village should leverage these investments as catalysts for broader neighborhood improvement and community identity.**

STRATEGIES

- A. **Expand Village Resource Center programming and capacity** for multigenerational recreation, health, and social amenities in South Mount Prospect, ensuring equitable access to services across all parts of the Village.
- B. **Improve ADA accessibility across all Village facilities, parks, schools, and public spaces**, coordinating with partner agencies to ensure that accessibility upgrades are prioritized in capital planning.
- C. **Modernize schools and learning environments** through collaboration with local school districts, and park districts, including coordinated long-range facility planning, enrollment forecasting, and joint-use agreements that maximize community benefit.

GOAL 32: INCREASE ACCESS TO FREE, WELCOMING COMMUNITY GATHERING SPACES, ESPECIALLY FOR CHILDREN & TEENAGERS

The demand for gathering spaces (both indoor and outdoor) was one of the most consistent themes across all engagement activities. Residents want places to meet informally, attend events, and participate in recreation and cultural programming, but the strongest signal came from young people. **Teens at the Prospect High School visioning event and across multiple workshops described a shrinking landscape of places to spend time without being expected to spend money.** The decline of free-to-enter indoor malls and similar “third spaces” has left a real gap in recent decades, and that gap is most acute for children, teens, and young adults whose social lives depend on welcoming, low-cost public space.

These needs cannot be met by a single facility. They require a distributed network of gathering spaces - public and private, indoor and outdoor - integrated into neighborhoods, commercial districts, and redevelopment projects throughout the Village, supported by consistent programming that gives residents a reason to show up.

STRATEGIES

- D. **Support the creation of year-round indoor and outdoor spaces - including teen lounges, youth activity rooms, and flexible gathering areas** - within both public facilities and new developments, providing drop-in, no-cost environments where young people can spend free time without the expectation of spending money.
- E. **Integrate public amenities** - including plazas, open spaces, and community rooms - into development projects through design standards, partnership agreements, and development incentives where appropriate.
- F. **Partner with the Mt. Prospect Park District, River Trails Park District, the Mount Prospect Public Library, and local school districts to activate community spaces** through regular programming, including events, leagues, and drop-in activities, that give residents, especially youth, consistent reasons to gather.
- G. **Evaluate approaches to leveraging the Lions Memorial Park Community Center and the planned expansion of the Village Resource Center in South Mount Prospect as anchors** for youth programming, drop-in activities, and community gathering, ensuring these facilities are designed and programmed to serve residents of all ages, including teens and young adults seeking free, welcoming spaces.



GOAL 33: ADVANCE SUSTAINABILITY & RESILIENCE IN PUBLIC FACILITIES

The Village’s own buildings and operations represent an opportunity to lead by example on sustainability and resilience. Energy-efficient systems, renewable energy installations, and environmentally responsible building practices reduce long-term operating costs while demonstrating the feasibility and value of sustainable design to the broader community. The Sustainability Committee’s engagement feedback called for clearer leadership on these issues.

STRATEGIES

- A. Incorporate energy-efficient systems, renewable energy, and sustainable design practices into new and renovated Village-owned facilities, prioritizing investments with demonstrable life-cycle cost savings.
- B. Incorporate environmentally responsible building and site design practices where feasible at Village-owned buildings and properties, including native landscaping, stormwater management features, and waste reduction measures.
- C. Evaluate and consider supporting green infrastructure approaches, including bioswales, rain gardens, and permeable paving – when designing and reconstructing streetscapes, parking lots, public open spaces, and Village-owned facilities, where feasible and consistent with maintenance and operational considerations.
- D. Continue to Support the Green Building Grants Program to incentivize property owners and developers to incorporate energy-efficient systems, sustainable materials, and environmentally responsible design practices into new construction and renovation projects throughout the Village.

GOAL 34: CATALYZE PARTNERSHIPS & COMMUNICATION

Mount Prospect does not deliver community services alone. Park districts, school districts, transit authorities, and regional partners all play essential roles. The quality of coordination among these entities directly affects service delivery, capital efficiency, and the community’s ability to respond to emerging needs. Stakeholder interviews throughout the engagement process identified communication gaps between local agencies as a recurring theme because institutional structures do not always facilitate proactive alignment.

STRATEGIES

- A. Collaborate with park districts, schools, and regional partners to align long-term capital planning and facility needs, including joint-use agreements, shared facility assessments, and coordinated enrollment and demographic forecasting.
- B. Continue to advance community outreach tools, event notifications, emergency alerts, and multilingual communication strategies to ensure that information reaches all residents, including non-English-speaking households and digitally disconnected populations.



GOAL 35: BOOST COMMUNITY GROWTH THROUGH STRATEGIC INVESTMENT

In addition to being a service delivery mechanism, community facilities can be an economic development tool. High-quality schools, parks, public safety, and civic amenities are among the most important factors that attract and retain residents and businesses. **Strategic facility investments in key districts, particularly Downtown, Randhurst, and South Mount Prospect, can serve as catalysts for broader reinvestment and community improvement.**

STRATEGIES

- A. **Ensure that facility planning reflects demographic trends**, including the needs of seniors, youth, families, and diverse populations, and that investments are calibrated to serve the community Mount Prospect is becoming, not just the community it has been.
- B. **Leverage redevelopment opportunities to incorporate new or improved civic facilities**, including community rooms, public restrooms, event infrastructure, and public art, in key districts where new development is occurring.

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PARKS & ENVIRONMENT

Parks and open spaces are among the most tangible expressions of a community’s quality of life – where children play, families gather, seniors walk, and neighbors connect in ways that build social fabric. In a built-out community like Mount Prospect, every acre of open space matters.

Mount Prospect’s park system is a genuine strength. The Mt. Prospect Park District and River Trails Park District together manage more than 60 acres of parkland across community, neighborhood, and mini parks. Eighty-two percent of residential parcels are within a quarter-mile of a park, and 97 percent are within a half-mile – coverage that many suburban communities cannot match.

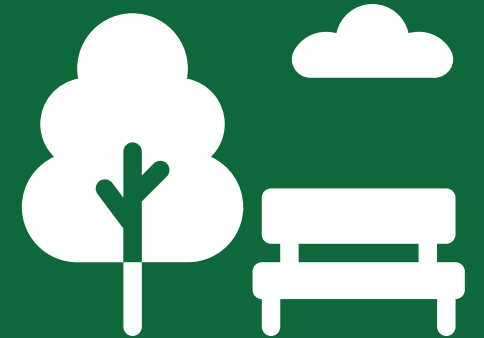
But coverage is not the same as quality and connectivity. Some parks could benefit from upgraded amenities and improved accessibility. Trail connections between parks, schools, neighborhoods, and commercial areas remain

incomplete. South Mount Prospect and portions of the northeast lack the same level of access as central neighborhoods. And residents consistently identified a desire for more nature trails, passive recreation spaces, and year-round programming beyond organized athletics.

Environmental stewardship is equally central to this chapter. Flooding and stormwater management are inseparable from how land is used and developed. The Village’s tree canopy and natural areas provide measurable value through stormwater absorption, heat reduction, and air quality improvement. Eighty-seven percent of survey respondents said preserving green spaces is very important, and 71 percent said sustainability should be central to future planning. This chapter establishes Mount Prospect’s parks and environment policy framework through 2040.

PARKS & ENVIRONMENT VISION

Maintain and advance parks, open spaces, and environmental systems to support access, ecological health, climate resilience, and a high quality of life for all Mount Prospect residents.



VISION BACKGROUND

Mount Prospect’s parks and environment vision is anchored in two complementary objectives: maintaining and improving the physical park system that residents rely on and strengthening the Village’s environmental stewardship in ways that are practical, measurable, and aligned with fiscal realities. The Village already has a robust park system, active park districts, and a growing community support for sustainability. This chapter focuses on building on those strengths to close remaining access gaps, upgrading aging facilities, connecting the system through trails and pathways, and integrating environmental resilience into everyday land use and development decisions.

PARKS & ENVIRONMENT GOALS

- 36.** Improve Access to Parks, Open Space, & Recreation
- 37.** Rejuvenate Park Facilities
- 38.** Add Natural Amenities & Passive Recreation
- 39.** Position Parks as Community Destinations & Cultural Assets
- 40.** Support Environmental Stewardship & Climate Resilience



EXISTING CONDITIONS & KEY TRENDS

Mount Prospect’s park system includes six large multi-use parks (15+ acres each), 21 neighborhood parks (1-14 acres each), five mini parks (under 1 acre each), multiple recreation and fitness centers, aquatic facilities, and the Mount Prospect Golf Club. The system is supported by several independent park districts with their own taxing authority, governance, and capital planning processes.

Several trends are shaping the park and environmental landscape:

Two independent park districts primarily serve Mount Prospect, each with its own taxing authority, governance, and capital planning. The Mount Prospect Park District covers the majority of the Village, while the River Trails Park District serves the northern portion of Mount Prospect and neighboring Prospect Heights. River Trails operates nine parks and a range of facilities including the Weiss and Burning Bush Community Centers, Woodland Trails Pool and Aquatic Facility, and Rob Roy Golf Course, offering programs in athletics, arts, fitness, and recreation for all ages.

Strong coverage with remaining access gaps. While 97 percent of residential parcels are within a half-mile of a park, approximately 3 percent (concentrated in South Mount Prospect) are more than a half-mile from the nearest park. These gaps represent opportunities for pocket parks, trail connections, or creative use of redevelopment sites to expand access.

Aging park infrastructure requiring reinvestment. Playgrounds, athletic fields, aquatic facilities, and recreation buildings across the system require modernization. The 2024 Lions Park referendum authorized transformative improvements, including a new community pool, expanded recreation center, arts space, and indoor walking track, that will address some of the community’s most frequently requested amenities. The project is currently underway and will be completed in 2027.

Growing demand for passive recreation and nature access. Engagement activities consistently identified trails, gardens, native landscapes, quiet zones, and nature-based recreation as high priorities. Weller Creek presents a particular opportunity for trail improvements and naturalization, subject to feasibility, environmental, and maintenance considerations.

Stormwater and environmental resilience challenges. Flooding is Mount Prospect’s most significant environmental challenge. Green infrastructure can serve dual purposes as both flood mitigation tools and park/open space amenities, and should be integrated into park and site design where feasible.

Rising expectations for parks as community destinations. Park district leadership described a shift in community expectations: parks are no longer just athletic facilities but are expected to serve as cultural venues, event spaces, gathering places, and identity-shaping community assets. Programming, public art, and placemaking are increasingly as important as physical infrastructure.



PARKS & ENVIRONMENT GUIDE

MAINTAIN PARKS

Mount Prospect has a well-distributed park system serving the majority of residents within a quarter mile of open space. The Village and Park District should continue proactive maintenance of existing parks, prioritizing safety, accessibility, and programming quality. As facilities age, capital reinvestment should focus on upgrading amenities, improving ADA accessibility, and ensuring parks remain functional and attractive for a range of ages and abilities.

CREEK IMPROVEMENTS

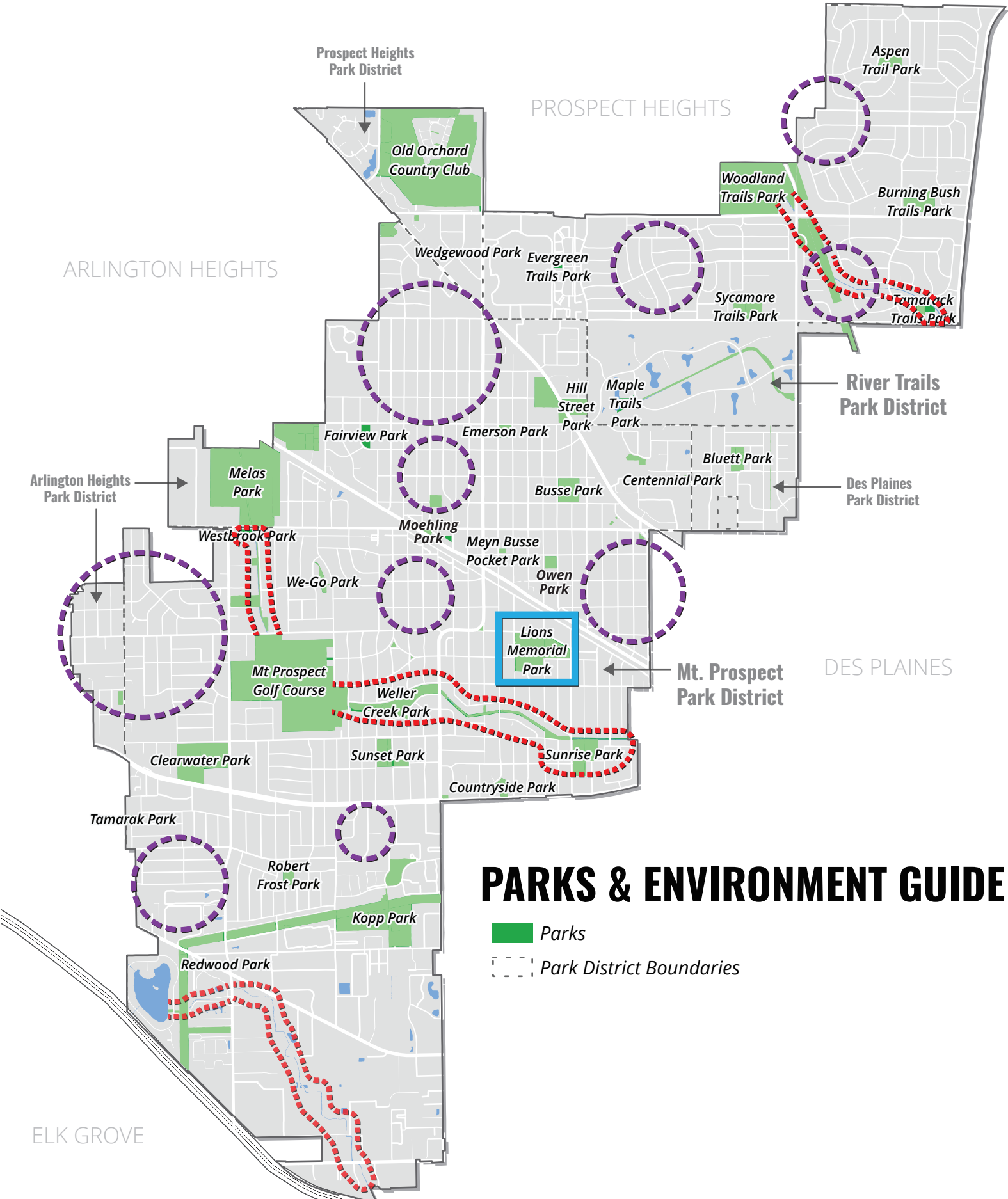
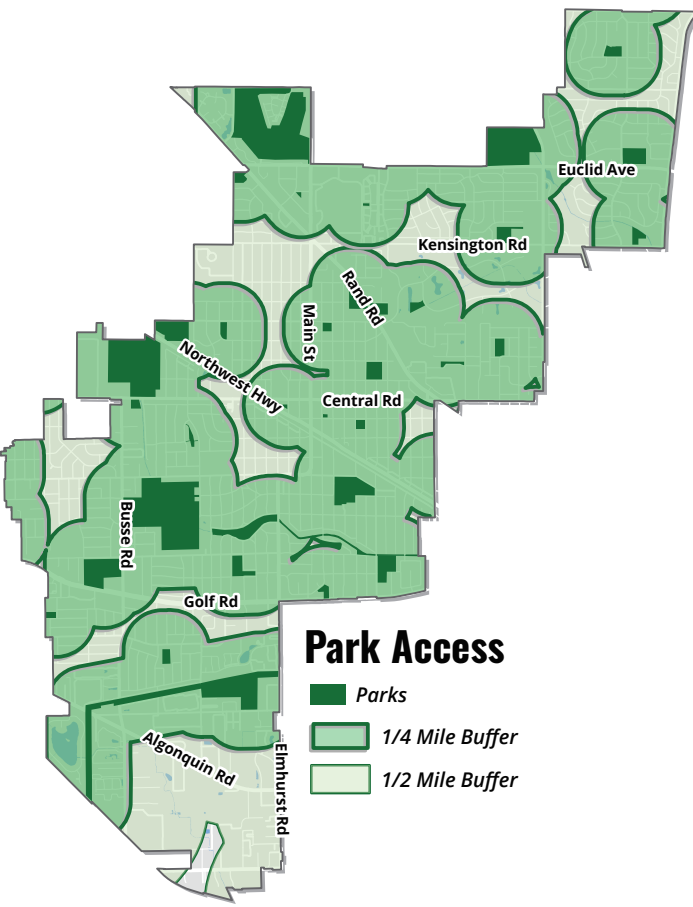
Weller Creek, McDonald Creek and Higgins Creek are important drainage corridors in Mount Prospect and represent important opportunities for environmental stewardship, flood mitigation, and recreational connectivity. The Village should prioritize naturalized bankings, native plantings, and trail connections along Weller Creek and McDonald Creek. Along Higgins Creek, the Village should focus on flood mitigation efforts - including stormwater detention, channel improvements, and coordination with neighboring municipalities - to reduce risk and improve resilience in affected neighborhoods.

LIONS MEMORIAL PARK IMPROVEMENTS

Voters approved a \$46.2 million Mount Prospect Park District referendum in November 2024 to reinvest in the Lions Memorial Park campus. The project will replace the aging Lions Recreation Center with a new multipurpose facility, replace the Big Surf Wave Pool with a new all-ages community pool, and add outdoor courts, an outdoor game area, and site improvements at Lions Memorial Park. Together these projects will transform the park into the Village's primary multi-use recreation destination, with facilities serving residents of all ages for decades to come.

FOCUS AREAS FOR NEW PARKS

Ideally, every resident lives within a 5 minute walk from a park (approximately a 1/4 mile radius). Most of the Village already meets that standard, but gaps remain. The Village should prioritize these underserved areas when evaluating land acquisition, pocket park opportunities, or public access agreements as redevelopment occurs. Weller Creek and its corridor present additional opportunities to expand linear green space connections between existing parks. Even modest additions in gap areas would meaningfully improve access for residents currently without a nearby option.



PARKS & ENVIRONMENT GUIDE

- Parks
- Park District Boundaries



GOAL 36: IMPROVE ACCESS TO PARKS, OPEN SPACE, & RECREATION

Park access is a foundational quality-of-life issue. Every resident of Mount Prospect should be able to reach a park, playground, or recreational opportunities within a reasonable walk. **The Village’s park coverage is strong overall, but the remaining gaps, particularly in South Mount Prospect and areas with limited pedestrian connectivity, deserve thoughtful attention.** Closing these gaps does not necessarily require large new parks. Pocket parks, trail extensions, shared-use agreements with schools, and green space requirements in redevelopment projects can all contribute to a more equitable distribution of park access.

STRATEGIES

- A. **Explore land acquisition, redevelopment partnerships, and new pocket parks in underserved areas,** prioritizing locations in South Mount Prospect and neighborhoods more than a half-mile from existing park facilities.
- B. **Link parks, schools, neighborhoods, and commercial areas** through trail, sidewalk, and wayfinding networks that create a connected green infrastructure system, not just a collection of isolated park sites.
- C. **Support year-round and all-ages recreation opportunities,** including indoor and outdoor amenities that respond to evolving community needs, from splash pads and pickleball courts to nature trails and quiet gardens.

GOAL 37: REJUVENATE PARK FACILITIES

The quality of park facilities affects how often residents use them. Outdated playgrounds, poorly drained fields, aging aquatic facilities, and parks that lack basic amenities like restrooms, shade, and seating discourage use – particularly by seniors, young children, and people with disabilities. The Lions Park referendum represents the most significant single investment in the park system in a generation, funding a new community pool, expanded recreation center, arts space, and indoor walking track. The RecPlex will also undergo significant improvements as part of the referendum, enhancing one of the Village’s most heavily used community facilities. The River Trails Park District is continually pursuing facility improvements to modernize its parks and community centers. **The Village should work with the park districts to ensure that this momentum extends to system-wide facility improvements.**

STRATEGIES

- A. **Partner with and support local park districts in the planning and enhancement of park amenities** - including restrooms, water stations, lighting, seating, shade structures, and accessible pathways - to improve user experience and accessibility across the entire system.
- B. **Coordinate with park districts and other public partners to support reinvestment in aging park infrastructure,** including playgrounds, athletic fields, aquatic facilities, and recreation centers, as part of broader community improvement efforts.
- C. **Support catalytic transformational capital projects with partner organizations** (including school, library, and park districts), particularly where joint investment can achieve outcomes that no single agency could accomplish alone.



GOAL 38: ADD NATURAL AMENITIES & PASSIVE RECREATION

Not every park visit is about organized athletics. Many residents want access to quieter, nature-oriented spaces such as walking trails, gardens, and areas where they can simply sit and enjoy being outdoors. Weller Creek, which runs through the Village, presents a notable opportunity for trail improvements and naturalization that could create a signature linear green space connecting multiple neighborhoods.

Environmental education and interpretive programming also emerged as community interests during engagement. **Connecting residents to local ecosystems through signage, storytelling, and partnerships with schools and environmental organizations builds the long-term stewardship ethic that sustains community investment in natural resources.**

STRATEGIES

- A. **Assess and prioritize opportunities to create or enhance** nature trails, quiet zones, gardens, and access to water features and natural amenities, through strategic reforestation, edge treatments, and access improvements, to support wellness, environmental education, and ecological function.
- B. **Evaluate the feasibility and naturalization of trail improvements along Weller Creek**, including environmental benefits, access, maintenance considerations, and coordination with relevant agencies.
- C. **Explore interpretive and educational strategies**, including signage, environmental storytelling, and partnerships with schools, park districts, and environmental organizations, to strengthen connections between residents and local ecosystems.
- D. **Explore flood mitigation and naturalization opportunities along Higgins Creek** in coordination with relevant agencies, including channel improvements, native vegetation, and stormwater management features that reduce flood risk, improve water quality, and enhance the creek corridor as a natural amenity for adjacent neighborhoods.

GOAL 39: POSITION PARKS AS COMMUNITY DESTINATIONS & CULTURAL ASSETS

Parks are more than recreation infrastructure - they are civic gathering spaces, cultural venues, and identity-shaping community assets. Lions Memorial Park's Veterans Memorial and bandshell, concerts in the park, and seasonal festivals all demonstrate the role that parks play in building community identity and social cohesion. The park districts' referendum improvements - particularly the expanded arts and performance space at Lions Park - will significantly enhance the Village's capacity to program parks as cultural destinations.

Public art was one of the most frequently mentioned desires across all engagement activities. Murals, sculptures, fountains, and culturally inclusive installations in parks and green spaces would strengthen Mount Prospect's identity and create destinations that attract visitors from within and beyond the Village.

STRATEGIES

- A. **Coordinate with park districts and community partners to support the use of parks** as venues for community events, seasonal programming, performances, and cultural celebrations that bring residents together and reinforce Mount Prospect's identity.
- B. **Collaborate with park districts and other public partners to explore opportunities** for public art, placemaking elements, and identity-focused features in major parks and green spaces, where appropriate.
- C. **Work with park districts and leverage development and reinvestment efforts to identify opportunities** for new or enhanced green spaces, plazas, and gathering areas that contribute to neighborhood vibrancy and community identity.



GOAL 40: SUPPORT ENVIRONMENTAL STEWARDSHIP & CLIMATE RESILIENCE

Environmental stewardship is a practical response to real challenges. Flooding, tree canopy loss, urban heat, and stormwater management affect property values, infrastructure costs, and daily quality of life. **The Village’s approach should be grounded in measurable actions with demonstrable benefits – green infrastructure that reduces flooding, tree planting that lowers cooling costs, and sustainable site design that limits runoff are investments that pay for themselves over time.**

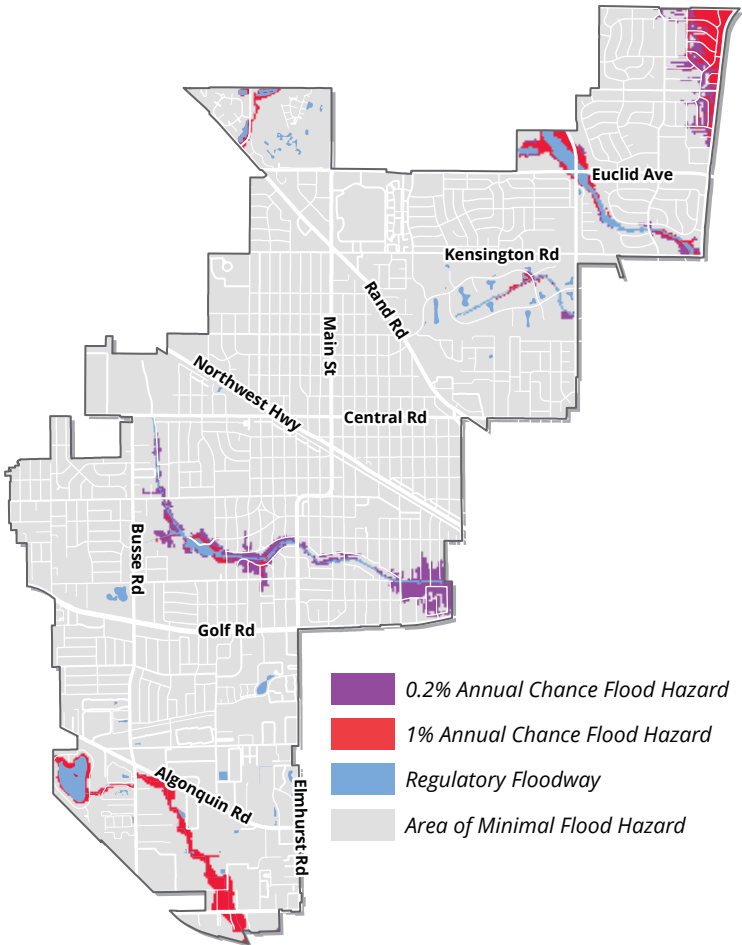
Climate resilience means preparing for conditions the Village already experiences and that are projected to intensify over the plan horizon. Heavier rainfall strains the storm sewer system, hotter summers affect all residents and infrastructure, and drought stress threatens the tree canopy. MP2040 takes a grounded approach: identify vulnerabilities, integrate stormwater and climate improvements into capital projects, coordinate with regional partners, and keep codes current so new construction reflects evolving standards.

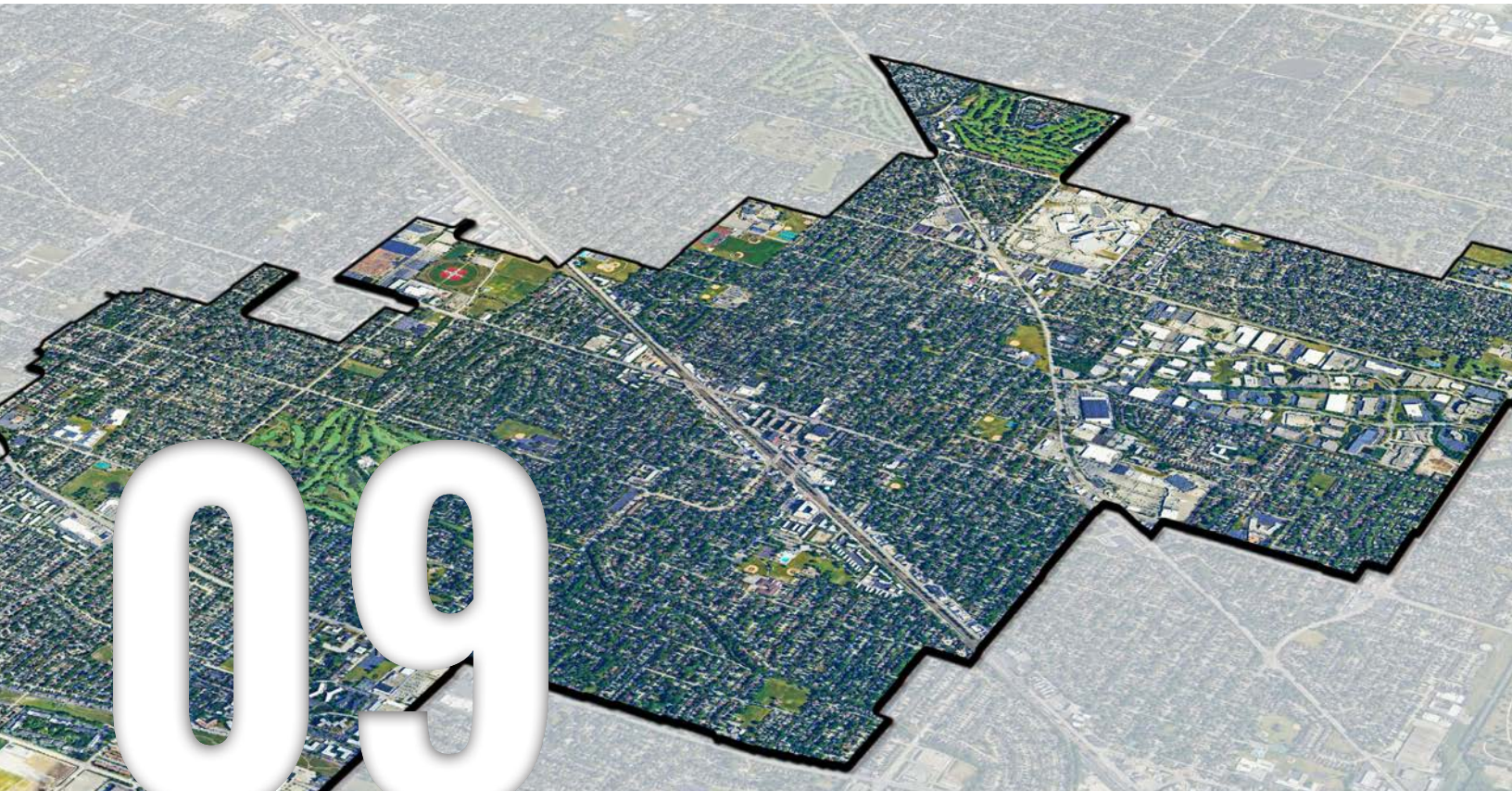
The Sustainability Committee’s engagement feedback called for a clearer long-term sustainability vision supported by stronger programs, policy leadership, and community education. Survey data reinforced this: 81 percent of respondents supported tree planting, 70 percent supported recycling and waste reduction, 63 percent supported renewable energy projects, and 59 percent supported both green building incentives and water conservation programs.

STRATEGIES

- A. **Encourage green infrastructure** – including bioswales, rain gardens, and naturalized stormwater systems – integrating stormwater management into park, streetscape, and site design where feasible.
- B. **Preserve and expand the Village’s tree canopy** by protecting existing trees, planting new trees, and incorporating native landscaping and habitat restoration in parks, public spaces, and development areas where consistent with maintenance and operational considerations.
- C. **Integrate green infrastructure and stormwater improvements into public capital projects**, including streetscape reconstruction, park renovations, and parking lot redesigns where feasible.
- D. **Continue working with the Metropolitan Water Reclamation District and other regional agencies** to coordinate watershed-scale resilience efforts that exceed the Village’s individual capacity.
- E. **Continually assess the vulnerability of parks, open spaces, and infrastructure to extreme weather** – including flooding, heat, and drought – and factor climate impacts into capital decisions.

- F. **Support sustainability initiatives** including conservation programs, composting, renewable energy integration, and environmentally responsible maintenance practices, as capacity and resources allow.
- G. **Encourage sustainable site design and energy-efficient building practices** in commercial and industrial redevelopment where appropriate.
- H. **Regularly review and update local building and development codes** to align with current standards for energy efficiency, renewable energy readiness, and resilient construction.
- I. **Evaluate opportunities for adaptive reuse of existing buildings** to reduce demolition waste when consistent with economic viability and redevelopment objectives.





IMPLEMENTATION

MP2040 reflects years of technical analysis, community engagement, and policy deliberation, but translating that work into lasting change requires sustained action across Village departments, partner agencies, and the broader community. This chapter bridges the plan's goals and strategies with steps the Village will take to realize them.

Implementation does not proceed at a uniform pace. Some actions are immediate priorities that Village staff can advance within existing authority and resources. Others depend on funding, interagency coordination, or market conditions that will take years to develop. Some are ongoing responsibilities embedded in day-to-day operations (such as code enforcement, capital programming, business outreach, etc.) rather than specific projects with start and end dates. The matrix on the following pages organizes implementing actions across all six topic areas of the plan, providing a working roadmap that reflects these differences.

Realizing the vision for Mount Prospect's future will require the active engagement of the Village Board, the Planning and Zoning Commission, Village staff, partner agencies, and the private sector.

HOW TO USE THIS CHAPTER

This chapter is organized in two parts: a narrative section that explains the framework for plan implementation, and the MP2040 Implementation Matrix that follows. Together, they are intended to serve three audiences and three functions.

FOR VILLAGE STAFF

The matrix is a day-to-day reference tool. When preparing staff reports, evaluating development proposals, advancing capital projects, or initiating policy studies, staff should use it to identify the relevant plan strategies and confirm that proposed actions are consistent with MP2040's direction. The chapter's sections on referencing the plan, plan maintenance, and interagency coordination provide guidance on how the plan should inform routine decisions over time.

FOR THE PLANNING AND ZONING COMMISSION AND VILLAGE BOARD

The matrix provides a policy baseline against which individual decisions can be evaluated. It does not create binding commitments on specific projects — the Village Board retains full authority over capital expenditures, zoning changes, and all policy actions referenced here. What the matrix does provide is a shared picture of the plan's implementing priorities, organized in a way that supports annual prioritization and progress review.

FOR RESIDENTS, DEVELOPERS, AND PARTNERS

The plan and this chapter are public documents. Residents, property owners, businesses, and partner agencies should use MP2040 as the Village's official statement of land use policy and development priorities. Where a proposed project, program, or investment is consistent with plan goals and strategies, this chapter helps identify the appropriate Village contact and relevant policy context.

REFERENCE THE PLAN REGULARLY

The effectiveness of MP2040 depends on its use as a living policy document rather than a one-time product. Village staff, boards, and commissions should reference the plan regularly when making planning decisions, evaluating development proposals, and setting programmatic priorities. The plan should be used to:

- Evaluate and shape land use policies, zoning amendments, and development regulations.
- Review and provide context for development proposals, rezoning petitions, and conditional use requests.
- Prioritize public expenditures, capital improvements, and infrastructure investments.
- Coordinate programs and initiatives across Village departments and with partner agencies.
- Encourage private sector investment in areas identified as priorities for reinvestment.
- Guide conversations with developers, property owners, and regional agencies about long-term expectations for key sites and corridors.

Service providers, developers, and partner organizations should also be encouraged to consult MP2040 when considering new development, facilities, infrastructure improvements, or programming within Mount Prospect.

PRIORITIZATION AND ANNUAL REVIEW

MP2040 covers a 20-year planning horizon, and not all 154 implementing strategies can or should be pursued simultaneously. Priority and timeframe for each action will be determined by the Village Board on a year-to-year basis, informed by available resources, emerging opportunities, changing conditions, and ongoing community input.

When preparing for annual strategic planning, Village staff should:

- Review the Implementation Matrix and identify actions ready for initiation or advancement based on current resources, funding availability, and strategic priorities.
- Evaluate progress on actions already underway, noting completions and flagging items that may need to be reprioritized, restructured, or deferred.
- Coordinate with partner agencies to align Village priorities with their own capital programs, service plans, and grant application cycles.

PLAN MAINTENANCE AND UPDATES

MP2040 is a long-range policy document, but should be updated continually. Conditions will change, opportunities will emerge, and some strategies will prove more or less effective than anticipated. The plan should be reviewed regularly and updated as needed to ensure it remains responsive to the community it serves.

Village staff should regularly review the plan to assess whether its goals, strategies, and implementing actions remain relevant given current conditions, and to determine whether any amendments are warranted. A more comprehensive update – addressing major policy questions, revisiting the Future Land Use Guide, or responding to significant shifts in the regional context – should be initiated approximately every seven to ten years, or sooner if circumstances warrant.

The matrix on the following pages represents the Village’s best current assessment of what needs to be done, by whom, and in what domain. It will evolve as implementation proceeds.

INTERAGENCY COORDINATION AND PARTNERSHIPS

Many of MP2040’s goals extend beyond what the Village can accomplish alone. Park districts, school districts, transit authorities, Cook County, IDOT, CMAP, the Metropolitan Water Reclamation District, and neighboring municipalities all play roles in the transportation network, environmental systems, community facilities, and economic development landscape that the plan addresses. Sustained coordination with these partners key to implementing many of the plan’s strategies.

Key partner categories identified throughout the matrix include:

- **Regional transportation agencies.** Metra, Pace, and IDOT for transit investment, bike network development, intersection improvements, and corridor-level safety projects.
- **Park districts.** The Mt. Prospect Park District and River Trails Park District for parks capital investment, trail connections, and environmental stewardship.
- **School districts.** District 26, District 57, District 59, and Township High School District 214 for Safe Routes to School, joint facility use, and demographic planning.
- **Mount Prospect Public Library.** For community outreach, programming and resident support.
- **Cook County.** For property tax tools (6b, 7b, 7c, abatements), infrastructure investment, and regional housing and economic development programs.
- **CMAP and regional planning partners.** For data, technical assistance, grant programs (including Homes for a Changing Region), and regional coordination on transportation, housing, and environmental resilience.
- **The Metropolitan Water Reclamation District.** For watershed-scale stormwater management, flood mitigation, and green infrastructure coordination.

The Village should maintain and actively cultivate these relationships, ensuring that Mount Prospect participates meaningfully in regional planning processes and positions itself to access the grant programs, technical resources, and collaborative investments that implementation will require.



Metropolitan Water Reclamation District of Greater Chicago



FUNDING IMPLEMENTATION

Implementing a 10+ year comprehensive plan requires sustained investment from multiple sources. The Village can lead on many initaitves, but federal, state, and regional funding programs are essential for larger infrastructure investments, transportation projects, and targeted economic development initiatives.

Key funding categories relevant to MP2040 implementation are sorted by category below:

ECONOMIC DEVELOPMENT AND LAND USE

Tax Increment Financing (TIF) districts, sales tax incentives, Business Development Districts and façade improvement programs are tools already in the Village’s economic development toolkit. The 6b, 7b, and 7c Cook County property tax classifications, targeted to industrial rehabilitation and commercial reinvestment respectively, should be proactively supported for qualifying projects. CMAP, the Illinois Department of Commerce and Economic Opportunity (DCEO), and regional economic development organizations are additional resources for business recruitment, technical assistance, and small business support.

TRANSPORTATION AND INFRASTRUCTURE

Federal Surface Transportation Block Grant Program (STBGP) and Congestion Mitigation and Air Quality Improvement (CMAQ) funds, administered through CMAP and IDOT, are the primary sources for major roadway, bicycle network, and pedestrian infrastructure projects. The Highway Safety Improvement Program (HSIP) supports targeted safety interventions. Safe Routes to School (SRTS) funds pedestrian and bicycle improvements near school campuses at up to 100 percent reimbursement. The Illinois Motor Fuel Tax (MFT) Fund provides annual distributions for roadway maintenance and improvement.

PARKS, TRAILS, AND OPEN SPACE

The Illinois Department of Natural Resources (IDNR) administers the Open Space Land Acquisition and Development (OSLAD) program, the Park and Recreational Facilities Construction (PARC) program, and the Illinois Trails Grant Programs – each providing cost-share funding for land acquisition, park development, and trail construction. The federal Recreational Trails Program and Land and Water Conservation Fund (LWCF) are additional sources for trail-related and open space investments.

COMMUNITY FACILITIES AND GREEN INFRASTRUCTURE

Community Development Block Grant (CDBG) funds through the Cook County HOME Consortium support housing rehabilitation, accessibility improvements, and community facility investments serving lower-income populations. The Illinois Environmental Protection Agency (IEPA) administers several green infrastructure and water quality grant programs relevant to the Village’s stormwater management priorities. Energy efficiency programs through DCEO and the Illinois Environmental Trust Fund can support sustainability investments in Village-owned facilities.

Funding programs, eligibility requirements, and application deadlines change over time. Village staff should continue to monitor grant announcements through CMAP, IDOT, IDNR, DCEO, and Cook County on an ongoing basis, and should coordinate the Village’s grant application calendar with the annual implementation review process to ensure priority projects are ready when funding opportunities become available.

THE IMPLEMENTATION MATRIX

The MP2040 Implementation Matrix on the following pages identifies 154 specific implementing actions drawn from the plan’s six topical chapters: Land Use, Housing and Neighborhoods, Commercial and Industrial Areas, Transportation and Mobility, Community Facilities, and Parks and Environment.

- Each action is keyed to a specific goal and strategy in the plan using the reference numbering system introduced in this chapter’s matrix (for example, 1.A refers to Goal 1, Strategy A in the Land Use chapter).
- Actions are grouped based on short-term(1-4 years), long-term (5+ years), and ongoing timeframes.

Each row in the matrix includes:

- **Reference Number.** A goal and strategy reference (e.g., 13.B) that links the action directly to the corresponding strategy in the plan text.
- **Strategy.** A short label summarizing the strategy the action advances.
- **Implementing Action.** The specific step, program, study, regulation, or investment the Village should pursue.
- **Chapter.** The topical chapter from which the action is color-coded for quick reference.
- **Potential Lead.** The Village department or body best positioned to initiate and advance the action. Lead responsibility means accountability for moving the action forward – not that the department acts alone.
- **Potential Partners.** Agencies, districts, organizations, or entities whose participation is likely necessary or beneficial. Partner relationships are not assumed and will require deliberate outreach and coordination.

Note: The leads and partners identified in the matrix are potential and suggested. Many actions will require coordination across multiple Village departments and with external agencies.

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
Short-term Actions (1-4 years) (25 actions)					
8.A	Identify subarea plan candidates	Identify subarea plan candidates based on redevelopment potential, infrastructure needs, transit proximity, or land use pressures	Land Use	Community Development	Village Board; P&Z Commission
8.B	Engage stakeholders in subarea planning	Engage stakeholders within and adjacent to subarea plan boundaries in the planning process	Land Use	Community Development	Residents; property owners; businesses
8.D	Use subarea plans to shape development expectations	Use subarea plans as a tool for shaping developer conversations and establishing community expectations before proposals come forward	Land Use	Community Development	Developers; property owners
8.E	Adopt subarea plans as official policy	Adopt subarea plans as official Village policy and reference them in zoning and development review	Land Use	Community Development	Village Board; P&Z Commission
9.D	Investigate utility undergrounding	Investigate moving overhead utilities underground where feasible to reduce tree canopy interference, improve aesthetics, and enhance reliability	Housing & Neighborhoods	Public Works	ComEd; utility providers; Finance
9.E	Beautify community gateways	Beautify community gateways with special signage, landscaping, and entry design features that convey a welcoming sense of arrival	Housing & Neighborhoods	Public Works / Community Development	Park Districts; IDOT
9.F	Expand community programs and events	Consider sponsoring additional programs, activities, events, and celebrations that stimulate public involvement and foster community spirit	Housing & Neighborhoods	Village Manager's Office	Human Services; Park Districts; Library
9.G	Improve Downtown gathering spaces	Improve and expand existing community gathering spaces in Downtown to better host events and support seasonal programming	Housing & Neighborhoods	Community Development	Park Districts; business community
11.C	Investigate housing type flexibility	Investigate greater flexibility in housing types, densities, and mixed-use formats in walkable areas and subareas, without uniform density increases in established neighborhoods	Housing & Neighborhoods	Community Development	Village Board; P&Z Commission
11.D	Evaluate housing funding tools	Evaluate fiscally responsible funding tools and incentive programs that help offset rising construction and financing costs	Housing & Neighborhoods	Finance / Community Development	IHDA; Cook County; Village Board
12.B	Improve maintenance and safety in multifamily areas	Develop strategies to improve building maintenance, management practices, and public safety in developments with higher call volumes, including proactive owner engagement	Housing & Neighborhoods	Community Development / Police	Human Services; Fire

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
15.C	Establish commercial corridor design guidelines	Establish updated design guidelines addressing building orientation, facade quality, signage, landscaping, and the building-to-street relationship	Commercial & Industrial	Community Development	P&Z Commission; Village Board
15.E	Develop a public art plan	Develop a public art plan identifying priority locations, establishing design and curation standards, and creating a funding strategy	Commercial & Industrial	Community Development	Park Districts; arts organizations
16.A	Evaluate corner store regulatory approaches	Evaluate conditional uses or pilot programs at select residential corners to determine whether small-scale neighborhood retail can be introduced compatibly	Commercial & Industrial	Community Development	Village Board; P&Z Commission
16.B	Develop context-sensitive corner store standards	Develop context-sensitive design, operational, and performance standards including building scale, site layout, hours, and noise and lighting controls	Commercial & Industrial	Community Development	P&Z Commission
16.C	Assess parking and access for neighborhood retail	Assess on-site and shared parking strategies, walkability, and access considerations to minimize traffic and parking impacts on nearby streets	Commercial & Industrial	Community Development	Public Works
20.A	Investigate an updated economic brand	Building on marketing strategies, investigate creating an updated Village economic brand positioning Mount Prospect as a regional destination	Commercial & Industrial	Village Manager's Office / Community Development	Village Board; Communications
20.B	Evaluate Village logo and branding updates	Evaluate updating the Village logo and overall branding to reflect the community's evolving identity and competitive position	Commercial & Industrial	Village Manager's Office	Village Board; Communications
21.E	Expand facade and interior buildout program	Promote and consider expansions to the facade improvement and interior buildout program, making it available to all businesses	Commercial & Industrial	Finance / Community Development	Village Board
26.A	Consider adaptive signal technologies	Consider supporting adaptive signal technologies and corridor-wide timing coordination on major arterials	Transportation	Public Works	IDOT; Cook County; Finance
27.C	Plan for autonomous vehicle readiness	Plan for AV readiness through updated curb management, designated pickup/drop-off zones, and adaptable regulatory frameworks	Transportation	Public Works	Community Development; Village Manager
30.B	Address mental health service demands	Address emerging risks and growing mental health-related demands through updated strategies, co-responder programs, and specialized training	Community Facilities	Police / Fire	Human Services; regional partners

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
31.A	Expand Village Resource Center capacity	Expand Village Resource Center programming and capacity for multigenerational recreation, health, and social amenities in South Mount Prospect	Community Facilities	Human Services	Library; Park Districts; Cook County
32.G	Leverage Lions Park and Resource Center as anchors	Evaluate leveraging the Lions Memorial Park Community Center and expanded Village Resource Center as anchors for youth and multi-generational programming and gathering	Community Facilities	Human Services	Park Districts; Library
38.B	Evaluate Weller Creek trail feasibility	Evaluate the feasibility and naturalization of trail improvements along Weller Creek, including environmental benefits, access, and maintenance considerations	Parks & Environment	Community Development / Public Works	Park Districts; MWRD; Finance
38.C	Explore environmental education strategies	Explore interpretive and educational strategies – signage, environmental storytelling, partnerships with schools and environmental organizations	Parks & Environment	Park Districts / Community Development	School Districts; Library
38.D	Explore Higgins Creek flood mitigation	Explore flood mitigation and naturalization along Higgins Creek in coordination with relevant agencies, including channel improvements and native vegetation	Parks & Environment	Public Works	MWRD; neighboring municipalities; Finance
39.B	Explore public art and placemaking in parks	Collaborate with park districts and public partners on public art, placemaking elements, and identity-focused features in major parks and green spaces	Parks & Environment	Community Development / Park Districts	Finance; arts organizations

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
Long-term Actions (5+ years)					
14.A	Transform Randhurst into a walkable destination	Support new outlot development, parking field redesign, plaza and trail integration, and recruitment of dining, entertainment, and specialty retail at Randhurst	Commercial & Industrial	Community Development	Village Board; Randhurst ownership
15.D	Prioritize corridors for streetscape enhancement	Over the coming decades, prioritize corridors for streetscape enhancements and incrementally improve each through landscaping, bike lanes, and design improvements	Commercial & Industrial	Public Works	Community Development; Finance; IDOT
22.A	Prepare for regional development spillover	Prepare for opportunities created by nearby regional investments, including the potential Chicago Bears stadium, by activating hospitality, dining, and service growth	Commercial & Industrial	Community Development	Finance; Village Manager's Office
23.B	Install pedestrian safety features	Incorporate RRFBs, pedestrian-activated signals, improved lighting, and high-visibility crosswalk markings at priority locations identified through crash data	Transportation	Public Works	Finance; Police
23.D	Pursue corridor safety on state and county routes	Pursue corridor-level safety improvements on state and county routes through coordination with IDOT and Cook County	Transportation	Public Works	IDOT; Cook County
24.B	Expand off-street trails and pedestrian infrastructure	Expand off-street trails and pedestrian infrastructure, including multi-use paths and wider sidewalks, to improve access between destinations	Transportation	Public Works	Finance; Park Districts; IDOT
24.C	Fill sidewalk gaps on arterials	Fill sidewalk gaps and continually improve accessibility on arterial streets, prioritizing routes to schools, parks, transit, and commercial areas	Transportation	Public Works	Finance; IDOT; Cook County
24.D	Streamline last-mile transit connections	Streamline last-mile connections between neighborhoods, Metra stations, Pace service, and key destinations through wayfinding, bike parking, and pedestrian infrastructure	Transportation	Public Works	Metra; Pace; Finance
25.B	Support Pace Pulse corridors	Support potential Pace Pulse service along Golf Road, Elmhurst Road, and other corridors, and prepare station-area streetscape and access improvements	Transportation	Public Works / Community Development	Pace; Finance

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
25.C	Upgrade transit stop amenities	Update transit stops with improved shelters, seating, lighting, heating pads, and real-time arrival information	Transportation	Public Works	Pace; Finance
26.B	Improve congested intersections	Support efficiency, queuing, and safety interventions at the most congested intersections, including turn-lane modifications and signal phasing adjustments	Transportation	Public Works	IDOT; Cook County; Finance
28.A	Expand the Village wayfinding system	Expand wayfinding with consistent pedestrian, bicycle, and vehicular signage that facilitates navigation to parks, neighborhoods, transit, and commercial districts	Transportation	Public Works / Community Development	Finance
31.B	Improve ADA accessibility across facilities	Improve ADA accessibility across all Village facilities, parks, schools, and public spaces, coordinating with partner agencies on capital priorities	Community Facilities	Public Works	School Districts; Park Districts; Finance
35.B	Incorporate civic facilities in redevelopment	Leverage redevelopment opportunities to incorporate new or improved civic facilities – community rooms, restrooms, event infrastructure, public art – in key districts	Community Facilities	Community Development	Village Board; developers
36.A	Explore new parks in underserved areas	Explore land acquisition, redevelopment partnerships, and pocket parks in underserved areas, prioritizing South Mount Prospect	Parks & Environment	Community Development / Park Districts	Finance; Village Board
36.B	Link parks through connected networks	Link parks, schools, neighborhoods, and commercial areas through trail, sidewalk, and wayfinding networks creating a connected green infrastructure system	Parks & Environment	Public Works / Park Districts	Finance; IDOT; Cook County
37.A	Support park amenity enhancements	Partner with park districts on planning and enhancing amenities – restrooms, water stations, lighting, seating, shade, accessible pathways	Parks & Environment	Park Districts	Community Development; Finance
37.B	Coordinate reinvestment in aging park infrastructure	Coordinate with park districts and public partners on reinvestment in playgrounds, athletic fields, aquatic facilities, and recreation centers	Parks & Environment	Park Districts / Public Works	Finance; School Districts

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
Ongoing Actions					
1.A	Preserve neighborhood character	Enforce zoning standards that maintain compatible building forms, lot coverage, massing, and setbacks in single-family and low-density areas	Land Use	Community Development	P&Z Commission; Village Board
1.B	Direct higher-intensity development to key areas	Direct multi-story mixed-use, larger multifamily, and significant commercial uses to Downtown, Randhurst, major corridors, and Opportunity Sites	Land Use	Community Development	Village Board; P&Z Commission
1.C	Require compatible transitions	Require stepped building heights, landscape buffers, design standards, and thoughtful site planning between higher- and lower-intensity land uses	Land Use	Community Development	P&Z Commission; property owners
1.D	Leverage PUDs for contextual development	Utilize PUDs, existing zoning rules, and financial incentives to ensure new development is contextually appropriate in scale, materials, and orientation	Land Use	Community Development	Village Board; developers
2.A	Support mixed-use development formats	Support mixed-use formats combining ground-floor commercial or service uses with upper-floor residential, office, or hospitality in walkable configurations	Land Use	Community Development	Village Board; P&Z Commission
2.B	Improve design and use regulation in walkable areas	Continually improve design quality and use regulation in Downtown, transit station areas, and corridors to facilitate development with appropriate heights, parking, and amenities	Land Use	Community Development	P&Z Commission; Village Board
2.C	Prioritize infill near Metra stations	Prioritize infill development, redevelopment, and adaptive reuse of underutilized properties within a half-mile of Metra stations	Land Use	Community Development	Village Board; Metra; developers
2.D	Coordinate land use with transit investments	Coordinate land use decisions with existing and planned transit investments, including alignment of designations with Pace Pulse corridors	Land Use	Community Development	Pace; Metra; Cook County
2.E	Require pedestrian-oriented streetscape improvements	Require wide sidewalks, street trees, activated ground floors, and bike infrastructure as conditions of approval for major mixed-use and commercial redevelopment	Land Use	Community Development	Public Works; developers
3.A	Align land use with economic development goals	Align land use designations and zoning standards with economic development goals to attract businesses, support job creation, and encourage reinvestment	Land Use	Community Development	Village Board; Finance

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
3.B	Promote flexible land use designations	Promote flexibility in land use designations and development formats, particularly through increased use of PUDs, to adapt to changing market conditions	Land Use	Community Development	Village Board; P&Z Commission
3.C	Encourage redevelopment of obsolete sites	Encourage redevelopment of underutilized and obsolete sites, including aging office buildings and under-performing big-box retail	Land Use	Community Development	Finance; developers
3.D	Deploy financial tools for reinvestment areas	Use TIF, sales tax incentives, and low-interest financing programs to support quality projects in important reinvestment areas that would not otherwise proceed	Land Use	Finance / Community Development	Village Board; Cook County
3.E	Streamline permitting and development review	Continually work to streamline permitting and development review processes to provide clarity, predictability, and efficiency	Land Use	Community Development	Village Manager's Office
4.A	Continue to integrate stormwater and resilience into site review	Continue to incorporate stormwater management, green infrastructure, and climate resilience into land use planning and site design review	Land Use	Community Development / Public Works	Sustainability Commission; MWRD
4.B	Promote efficient infill development patterns	Promote infill development patterns that make efficient use of existing land and infrastructure, reducing per-capita costs and environmental impacts	Land Use	Community Development	Village Board
4.C	Protect natural areas and tree canopy	Protect and enhance natural areas, open spaces, and the Village's tree canopy through land use designations, development standards, and agency coordination	Land Use	Community Development	Park Districts; Public Works; MWRD
4.D	Evaluate adaptive reuse as demolition alternative	Evaluate adaptive reuse of existing buildings as an attractive alternative to demolition where consistent with economic viability	Land Use	Community Development	Village Board; developers
4.E	Encourage sustainable site design practices	Encourage sustainable site design practices, including green space maximization and drainage infrastructure in development, where feasible	Land Use	Community Development	Public Works; Sustainability Commission
5.A	Support industrial transitions in South Mount Prospect	Support the gradual transition of aging industrial areas to a mixture of light industrial, commercial, and residential uses where conditions support it	Land Use	Community Development	Village Board; property owners
5.B	Require buffering at industrial-residential edges	Require adequate buffering, landscaping, design standards, and mobility improvements at industrial-residential edges	Land Use	Community Development	Public Works; P&Z Commission
5.C	Strengthen performance standards	Continually evaluate and strengthen performance standards addressing noise, lighting, truck routing, hours of operation, and outdoor storage	Land Use	Community Development	P&Z Commission; Police / Fire

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
5.D	Support Kensington Business Center evolution	Support the ongoing transition of the Kensington Business Center into a mixed-use business area accommodating a broader range of uses	Land Use	Community Development	Property owners; developers
6.A	Align land use with capital planning	Align land use planning with the Village's capital improvement program, utility master plans, transportation investments, and community facility plans	Land Use	Community Development / Public Works	Finance; Village Manager's Office
6.B	Require adequate infrastructure before approval	Continue to require that development be adequately served by existing or planned public infrastructure and services before approval	Land Use	Community Development	Public Works; P&Z Commission
6.C	Secure infrastructure through development agreements	Use development agreements and PUD requirements to secure infrastructure improvements and community benefits from major projects	Land Use	Community Development	Village Board; developers
7.A	Conduct fiscal impact analyses for annexation	Conduct thorough fiscal impact analyses for potential annexation areas, including tax revenue, service costs, and utility extension projections	Land Use	Finance / Community Development	Village Manager's Office; Village Board
7.B	Evaluate annexation infrastructure feasibility	Evaluate the feasibility of infrastructure investment (water, sewer, roads) required to serve annexed areas before committing to Village service levels	Land Use	Public Works	Finance; Community Development
8.C	Ensure consistency with the Comprehensive Plan	Ensure subarea plans are consistent with the Comprehensive Plan while providing greater specificity on land use mix, building form, circulation, and public realm	Land Use	Community Development	P&Z Commission
9.A	Maintain neighborhood streetscape qualities	Maintain tree-lined streets, sidewalks, and distinguishing qualities through maintenance, right-of-way tree care, and compatible zoning standards	Housing & Neighborhoods	Public Works / Community Development	Park Districts; P&Z Commission
9.B	Promote high residential design standards	Promote high standards of building design and construction consistent with the Village's character, scale, and charm for all residential development	Housing & Neighborhoods	Community Development	P&Z Commission
9.C	Invest in neighborhood public spaces	Invest in neighborhood public spaces and key corridors through wider sidewalks, enhanced crossings, street trees, lighting, stormwater upgrades, and public art	Housing & Neighborhoods	Public Works	Community Development; Park Districts
10.A	Support senior-oriented community facilities	Support investment in age-restricted senior-oriented facilities, including independent living, assisted living, and memory care options	Housing & Neighborhoods	Community Development	Village Board; developers; IHDA

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
10.B	Support accessible market-rate housing near services	Support investment in non-restricted market-rate housing that is accessible and near healthcare, transit, Downtown amenities, and community facilities	Housing & Neighborhoods	Community Development	Village Board; developers
10.C	Facilitate aging-in-place	Facilitate aging-in-place by encouraging universal design features and first-floor living configurations, paired with walkability improvements	Housing & Neighborhoods	Community Development / Human Services	Public Works; Park Districts
11.A	Strategically encourage missing middle housing options	Encourage duplexes, triplexes, quadplexes, and rowhomes through strategic zoning refinements and design standards in appropriate transitional areas	Housing & Neighborhoods	Community Development	Village Board; P&Z Commission
11.B	Support housing near Metra stations	Support incremental increases in housing within a half-mile of Metra stations by prioritizing infill, redevelopment, and adaptive reuse	Housing & Neighborhoods	Community Development	Village Board; Metra; developers
11.E	Participate in regional housing planning	Support regional housing planning efforts by participating in initiatives such as CMAP's Homes for a Changing Region program	Housing & Neighborhoods	Community Development	CMAP; IHDA; neighboring communities
12.A	Encourage multifamily rehabilitation	Encourage rehabilitation and modernization of aging multifamily stock through code requirements and available incentive programs	Housing & Neighborhoods	Community Development	IHDA; Cook County; property owners
13.A	Reinforce Downtown's hub role	Reinforce Downtown's role as a dining, shopping, entertainment, and residential hub through infill, upper-floor activation, and attractive streetscapes	Commercial & Industrial	Community Development	Village Board; business community
13.B	Prioritize active first-floor uses	Prioritize and encourage active, publicly-oriented first-floor uses such as restaurants, experiential retail, and service businesses	Commercial & Industrial	Community Development	Village Board; property owners
13.C	Upgrade Downtown pedestrian infrastructure	Continually upgrade pedestrian infrastructure, lighting, parking access, and wayfinding to foster all-day commercial activity	Commercial & Industrial	Public Works / Community Development	Business community; Finance
13.D	Support Downtown programming and partnerships	Continue to support Downtown programming, events, and partnerships with local community organizations	Commercial & Industrial	Community Development / Village Manager	Park Districts; Library; business community
14.B	Establish stronger North Mount Prospect retail nodes	Establish stronger retail nodes in North Mount Prospect with mixed-use standards prioritizing pedestrian comfort; develop subarea plans for identified areas	Commercial & Industrial	Community Development	Village Board; property owners
14.C	Consider mixed-use redevelopment in South Mount Prospect	Consider mixed-use and limited industrial redevelopment as an alternative to aging office buildings and under-performing sites in South Mount Prospect	Commercial & Industrial	Community Development	Finance; Village Board; developers

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
15.A	Upgrade commercial district streetscapes	Upgrade streetscapes with wider sidewalks, greenery, shade, lighting, bike amenities, and pedestrian-focused design in Downtown, Randhurst, and major corridors	Commercial & Industrial	Public Works / Community Development	Finance; IDOT; Cook County
15.B	Integrate public art and programming	Integrate public art, plazas, outdoor dining areas, and seasonal programming to activate commercial districts	Commercial & Industrial	Community Development	Park Districts; business community
16.D	Ensure new neighborhood retail complements existing anchors	Ensure any new neighborhood-serving commercial uses complement, rather than compete with, existing retail anchors and corridors	Commercial & Industrial	Community Development	Business community
17.A	Attract industrial district investment	Attract investment in industrial districts through infrastructure upgrades, improved site access, and active outreach to growing employment sectors	Commercial & Industrial	Community Development / Public Works	Finance; Cook County
17.B	Recruit higher-wage employers	Increase the number of businesses with larger employment counts and higher wages, such as technology, engineering, and advanced manufacturing firms	Commercial & Industrial	Community Development	Cook County; regional economic partners
17.C	Revitalize South Mount Prospect employment district	Revitalize South Mount Prospect with new infrastructure investments, updated land use requirements, and strategic incentives	Commercial & Industrial	Community Development / Public Works	Finance; Village Board
17.D	Transition Kensington Business Center	As the office market evolves, continually transition the Kensington Business Center into a mixed-use business area with complementary commercial and service uses	Commercial & Industrial	Community Development	Village Board; property owners
18.A	Support reinvestment in aging retail corridors	Support reinvestment and redevelopment in aging commercial corridors and big-box centers to facilitate modern formats, mixed-use development, and new employment	Commercial & Industrial	Community Development	Finance; Village Board; property owners
18.B	Introduce complementary uses in opportunity areas	Introduce housing, plazas, trails, and public spaces in commercial opportunity areas such as Randhurst Village, Golf Road, and Route 83	Commercial & Industrial	Community Development	Park Districts; developers
18.C	Leverage incentives for redevelopment	Leverage economic incentives strategically to stimulate redevelopment and site improvements at properties that would not otherwise attract reinvestment	Commercial & Industrial	Finance / Community Development	Village Board; Cook County
19.A	Advocate for businesses filling market gaps	Advocate for unique restaurants, specialty retail, entertainment venues, multicultural businesses, and family-friendly destinations	Commercial & Industrial	Community Development	Business community; brokers

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
19.B	Promote flexible commercial space models	Promote incubators, co-working spaces, pop-ups, and start-up retail environments that lower barriers to entry and reduce vacancies	Commercial & Industrial	Community Development	Cook County; SBA; property owners
19.C	Support 6b tax classifications	Proactively support 6b tax classifications and renewals as a recruitment and retention tool for industrial businesses	Commercial & Industrial	Finance / Community Development	Cook County Assessor
20.C	Maintain consistent branding and signage	Maintain consistent branding, signage, district markers, and corridor design standards to unify design across the Village	Commercial & Industrial	Public Works / Community Development	Finance
21.A	Streamline permitting for businesses	Continually streamline permitting and development processes to provide clarity, predictability, and efficiency for owners, businesses, and investors	Commercial & Industrial	Community Development	Village Manager's Office; Building Division
21.B	Use incentives for catalytic projects	Use grants, TIF, sales tax incentives, and other financing alternatives to strategically create catalytic projects, particularly in key activity centers	Commercial & Industrial	Finance / Community Development	Village Board; Cook County
21.C	Reinforce business communication and partnerships	Reinforce communication and partnerships with business owners, developers, and regional economic organizations through outreach and retention visits	Commercial & Industrial	Community Development	Village Manager's Office; chambers
21.D	Support 7b and 7c tax classifications	Proactively support 7b and 7c tax classifications to support rehabilitation and re-occupancy of underutilized commercial and mixed-use properties	Commercial & Industrial	Finance / Community Development	Cook County Assessor; Village Board
22.B	Support transit connections to regional centers	Support transportation connections to major regional commercial and employment centers, including new bus services and event-day frequencies	Commercial & Industrial	Public Works	Pace; Metra; IDOT
22.C	Advocate in regional economic conversations	Position Mount Prospect proactively in regional economic development conversations, advocating for transportation and infrastructure investments	Commercial & Industrial	Village Manager's Office / Community Development	CMAP; Cook County; IDOT
23.A	Continue to implement safety-focused street design	Implement street design improvements that reduce speeds and enhance visibility at high-risk locations, including curb extensions, raised crosswalks, and refuge islands	Transportation	Public Works	IDOT; Cook County; Finance
23.C	Continue Safe Routes to School	Continue Safe Routes to School initiatives addressing circulation conflicts, pickup/drop-off congestion, and bike/pedestrian access, including e-bike safety	Transportation	Public Works / Police	School Districts; Finance

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
23.E	Expand traffic safety education and enforcement	Expand education and enforcement targeting distracted driving, speeding, and failure-to-yield behaviors	Transportation	Police	School Districts; Public Works
24.A	Advocate for a connected bicycle network	Continue to advocate for a strong bicycle network connecting neighborhoods to schools, parks, and commercial areas, implementing Arterial Bike Network Study priorities	Transportation	Public Works	Finance; IDOT; Cook County
25.A	Advocate for Metra and Pace service improvements	Reinforce Metra's and Pace's efforts to increase frequency, expand weekend service, and refresh station facilities	Transportation	Village Manager's Office	Metra; Pace; RTA
25.D	Align land use with transit improvements	Align land-use decisions with transit improvements, encouraging higher densities and mixed uses within a quarter-mile of high-frequency stops	Transportation	Community Development	Pace; Metra; Village Board
26.C	Ensure adequate internal circulation	Ensure adequate internal circulation within and around commercial districts, schools, and event venues to reduce spillover into residential neighborhoods	Transportation	Public Works	Community Development; School Districts
27.A	Promote walking, biking, and transit	Reinforce walking, biking, and transit as preferred modes for short and medium-distance trips to reduce VMT, emissions, and congestion	Transportation	Public Works / Community Development	Sustainability Commission; Pace; Metra
27.B	Foster EV charging infrastructure	Foster EV charging infrastructure in public facilities, commercial developments, and redevelopment areas, working with private partners	Transportation	Public Works / Community Development	Finance; private partners
28.B	Construct corridor lighting and amenities	Continue to construct lighting, signage, and public amenities along major pedestrian and bicycle corridors	Transportation	Public Works	Finance; Park Districts
28.C	Build regional connectivity partnerships	Build regional connectivity through partnerships with IDOT, Cook County, Metra, Pace, and neighboring communities	Transportation	Public Works / Village Manager	IDOT; Cook County; Metra; Pace
29.A	Upgrade aging infrastructure systems	Upgrade aging water, sewer, roadway, and stormwater systems through a capital reinvestment program addressing highest-risk infrastructure first	Community Facilities	Public Works	Finance; Village Manager's Office
29.B	Mitigate flooding	Mitigate flooding through traditional upgrades, green infrastructure, and strategic capital projects informed by the Stormwater Management Master Plan	Community Facilities	Public Works	Finance; MWRD; Sustainability Commission

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
29.C	Align infrastructure with opportunity areas	Align infrastructure upgrades with designated opportunity areas and the CIP, ensuring investment supports the Future Land Use Guide	Community Facilities	Public Works / Community Development	Finance
29.D	Evaluate impacts of intensive land uses	Evaluate infrastructure and utility impacts of large-scale energy and water-intensive uses, such as data centers, when reviewing development proposals	Community Facilities	Community Development / Public Works	Finance; Village Board
30.A	Sustain public safety staffing and equipment	Provide staffing, training, and equipment for Police and Fire, including competitive compensation and recruitment strategies	Community Facilities	Police / Fire	Village Manager's Office; Finance
30.C	Support interagency emergency coordination	Continue to support interagency communication and coordination for emergency response and long-term public safety planning	Community Facilities	Police / Fire	Neighboring jurisdictions; School Districts
31.C	Support school modernization coordination	Modernize schools and learning environments through collaboration with school and park districts, including joint-use agreements	Community Facilities	Village Manager's Office	School Districts; Park Districts
32.D	Support youth and teen gathering spaces	Support year-round indoor and outdoor spaces – teen lounges, youth activity rooms, flexible gathering areas – providing drop-in, no-cost environments	Community Facilities	Human Services / Community Development	Park Districts; Library; School Districts
32.E	Integrate public amenities into development	Integrate plazas, open spaces, and community rooms into development projects through design standards, partnerships, and incentives	Community Facilities	Community Development	Village Board; developers
32.F	Activate community spaces through programming	Partner with the park districts, Library, and school districts to activate community spaces through regular programming, events, leagues, and drop-in activities	Community Facilities	Human Services / Village Manager	Park Districts; Library; School Districts
33.A	Incorporate energy efficiency in Village facilities	Incorporate energy-efficient systems, renewable energy, and sustainable design into new and renovated Village facilities, prioritizing life-cycle savings	Community Facilities	Public Works	Finance; Sustainability Commission
33.B	Apply responsible building and site practices	Incorporate environmentally responsible building and site design at Village properties, including native landscaping and stormwater features	Community Facilities	Public Works	Sustainability Commission
33.C	Evaluate green infrastructure in public projects	Evaluate and consider green infrastructure – bioswales, rain gardens, permeable paving – when designing and reconstructing streetscapes, parking lots, and facilities	Community Facilities	Public Works	Sustainability Commission; MWRD

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
33.D	Continue Green Building Grants Program	Continue supporting the Green Building Grants Program to incentivize energy-efficient systems and sustainable design in private projects	Community Facilities	Finance / Community Development	Sustainability Commission; Village Board
34.A	Align capital planning with partner agencies	Collaborate with park districts, schools, and regional partners on long-term capital planning, joint-use agreements, and coordinated forecasting	Community Facilities	Village Manager's Office	Park Districts; School Districts; CMAP
34.B	Advance outreach and multilingual communication	Continue advancing outreach tools, event notifications, emergency alerts, and multilingual communication strategies	Community Facilities	Village Manager's Office	Human Services; Police; Library
35.A	Reflect demographic trends in facility planning	Ensure facility planning reflects demographic trends – seniors, youth, families, diverse populations – and serves the community Mount Prospect is becoming	Community Facilities	Village Manager's Office / Human Services	Park Districts; School Districts; Finance
36.C	Support year-round, all-ages recreation	Support year-round and all-ages recreation opportunities, from splash pads and pickleball courts to nature trails and quiet gardens	Parks & Environment	Park Districts	Human Services; Finance
37.C	Support catalytic joint capital projects	Support catalytic transformational capital projects with school, library, and park districts where joint investment achieves shared outcomes	Parks & Environment	Village Manager's Office	Park Districts; School Districts; Library
38.A	Prioritize nature trails and passive amenities	Assess and prioritize opportunities for nature trails, quiet zones, gardens, and access to water features through reforestation, edge treatments, and access improvements	Parks & Environment	Park Districts / Public Works	Finance; MWRD
39.A	Use parks as event and cultural venues	Coordinate with park districts and community partners to support parks as venues for events, seasonal programming, performances, and cultural celebrations	Parks & Environment	Park Districts / Human Services	Village Manager's Office; Library
39.C	Identify new green spaces through reinvestment	Work with park districts and leverage development efforts to identify opportunities for new or enhanced green spaces, plazas, and gathering areas	Parks & Environment	Community Development / Park Districts	Finance; Village Board; developers
40.A	Encourage green infrastructure in design	Encourage green infrastructure – bioswales, rain gardens, naturalized stormwater systems – integrated into park, streetscape, and site design	Parks & Environment	Public Works / Park Districts	MWRD; Sustainability Commission
40.B	Preserve and expand tree canopy	Preserve and expand the tree canopy by protecting existing trees, planting new trees, and incorporating native landscaping and habitat restoration	Parks & Environment	Public Works	Park Districts; Sustainability Commission

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	Strategy	Implementing Action	Chapter	Potential Lead	Potential Partners
40.C	Integrate green infrastructure in capital projects	Integrate green infrastructure and stormwater improvements into public capital projects, including streetscape reconstruction and parking lot redesigns	Parks & Environment	Public Works	MWRD; Finance
40.D	Coordinate watershed-scale resilience	Continue working with MWRD and other regional agencies to coordinate watershed-scale resilience efforts exceeding the Village's individual capacity	Parks & Environment	Public Works	MWRD; Cook County; neighboring municipalities
40.E	Assess climate vulnerability of parks and infrastructure	Continually assess the vulnerability of parks, open spaces, and infrastructure to extreme weather and factor climate impacts into capital decisions	Parks & Environment	Public Works / Park Districts	Finance; Sustainability Commission
40.F	Support sustainability initiatives	Support sustainability initiatives – conservation programs, composting, renewable energy integration, responsible maintenance practices – as capacity allows	Parks & Environment	Public Works	Sustainability Commission; Finance
40.G	Encourage sustainable commercial site design	Encourage sustainable site design and energy-efficient building practices in commercial and industrial redevelopment where appropriate	Parks & Environment	Community Development	Sustainability Commission; P&Z Commission
40.H	Update codes for energy efficiency and resilience	Regularly review and update local building and development codes to align with current standards for energy efficiency, renewable readiness, and resilient construction	Parks & Environment	Community Development	Sustainability Commission; Village Board
40.I	Evaluate adaptive reuse to reduce waste	Evaluate opportunities for adaptive reuse of existing buildings to reduce demolition waste when consistent with economic viability	Parks & Environment	Community Development	Village Board; P&Z Commission

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MOUNT PROSPECT 2040
PLANNING OUR FUTURE

COMPREHENSIVE PLAN

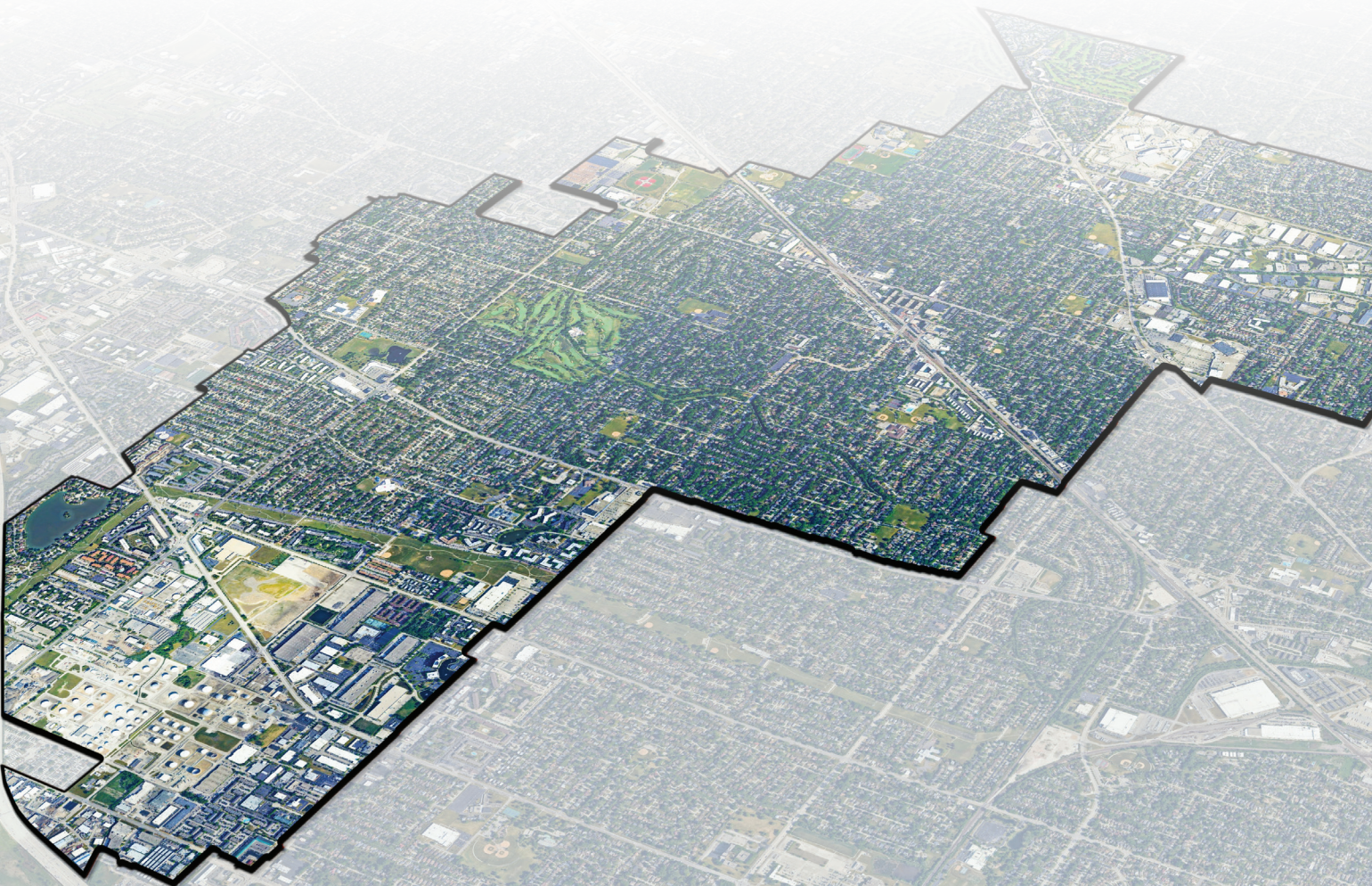


MOUNT PROSPECT 2040

PLANNING OUR FUTURE

EXISTING CONDITIONS REPORT

SEPTEMBER 2025



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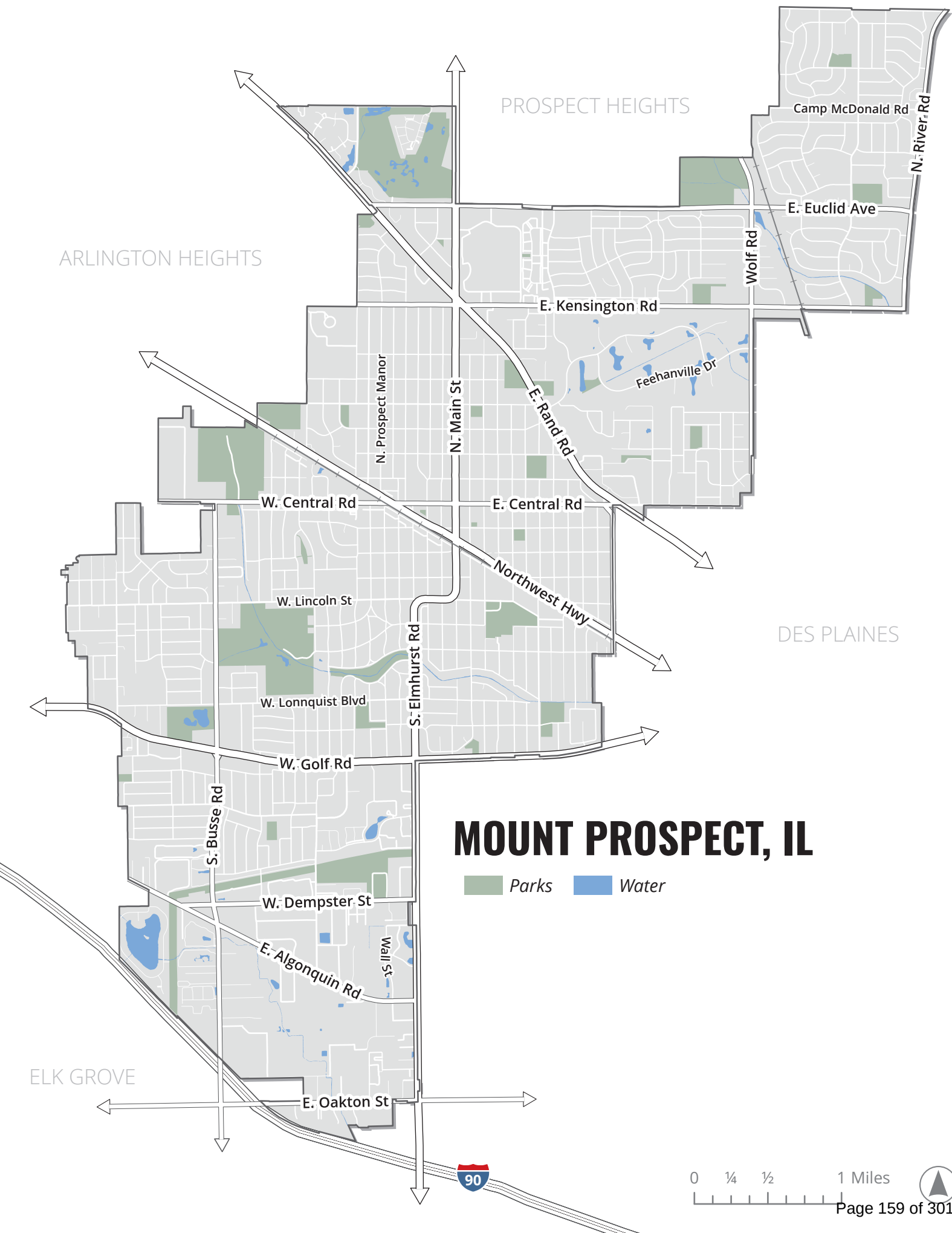
MOUNT PROSPECT 2040

Existing Conditions Report

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PROSPECT HEIGHTS

ARLINGTON HEIGHTS

DES PLAINES

ELK GROVE

MOUNT PROSPECT, IL

 Parks  Water

0 1/4 1/2 1 Miles



1 COMMUNITY CONTEXT

The Village of Mount Prospect is located in northwestern Cook County, Illinois, within the Chicago Metropolitan Region. It is situated north of I-90 and O'Hare International Airport, approximately 24 miles northwest of Downtown Chicago. The Village has access to major transportation routes, including Interstate 294, as well as two Metra commuter rail stations, providing connectivity to Chicago and surrounding areas.

Mount Prospect is a primarily residential and commercial community with a mix of single-family homes, multi-family developments, and several business districts. The Village has a diverse economic base, including retail centers, office spaces, and industrial areas, supported by its proximity to O'Hare and regional highways.

With ongoing investment in infrastructure and amenities, Mount Prospect has continued to evolve while maintaining a high quality of life for its residents.



2 PAST PLANS & STUDIES

This section reviews and summarizes past plans in the Village of Mount Prospect. Evaluating these plans helps assess the goals that have been achieved and identify areas for further progress. Additionally, this review ensures consistency across planning efforts, addresses past challenges, and highlights emerging trends. By understanding these factors, the Village can develop a more tailored and effective plan that meets the needs of Mount Prospect residents.

An overview of all major Village plans is listed below. Detailed descriptions of the 2017 Comprehensive Plan, as well as the 2020 Connect South Mount Prospect Plan and the 2013 Downtown Plan are also described in detail in this section. The Village's annual internal strategic plan is interwoven into these documents.

COMPREHENSIVE PLANS:

- » **Envision Mount Prospect – Planning Our Future Together (2017)** – Updated the 2007 plan with a renewed vision and strategic goals.
- » **Comprehensive Plan (2007)** – Served as the primary planning document before the 2017 update.
- » **Comprehensive Plan (1976)** – Laid the groundwork for development in Mount Prospect as the Village continued post-war single-family residential buildout.
- » **Comprehensive Plan (1943)** – The original comprehensive plan that established foundational planning principles in the Village.

AREA-SPECIFIC PLANS/STUDIES:

- » **Connect South Mount Prospect: 2020 Sub-Area Plan (2020)** – Focused on the development and infrastructure needs of Mount Prospect south of Golf Road.
- » **Downtown Implementation Plan (2013)** – Offered strategies for downtown revitalization.

TRANSPORTATION PLANS/STUDIES:

- » **Arterial Bike Network Study (2025)** – Provides a strategy to construct bike facilities along arterial and other high-traffic streets to create a complete bicycle network.
- » **Rand Road Corridor Study (2017)** – Discussed recommendations for improvements along the Rand Road corridor.
- » **Bicycle Plan (2012)** – Outlined strategies to enhance bicycle infrastructure and connectivity.
- » **Northwest Highway Corridor Plan (2011)** – Addressed development and enhancements along the Northwest Highway corridor.
- » **Public Transportation System Plan (2009)** – Assessed transportation needs and proposed system improvements.
- » **Corridor Design Guidelines (2000)** – Established design standards for various commercial corridors.

These documents provide a historical foundation for planning decisions and will help guide the development of the Mount Prospect 2040 Comprehensive Plan.

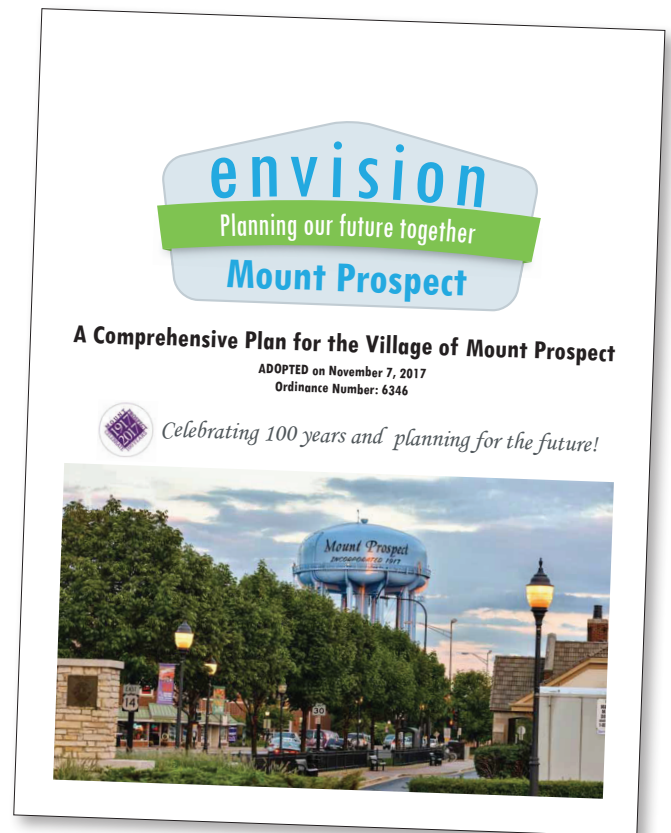
ENVISION MOUNT PROSPECT COMPREHENSIVE PLAN

(2017)

The Envision Mount Prospect Comprehensive Plan, adopted in 2017, was the last Comprehensive Plan guiding the Village's planning and development over a 10 to 15-year period. As the Village's primary long-term planning document, it provided a framework for decision-making on land use, transportation, economic development, and community well-being. Envision focused on six guiding principles, which shaped policies and strategies: a livable built environment, improved mobility, community well-being, health and safety, environmental resilience, and economic vitality. Through these principles, the plan established measurable goals and implementation steps, allowing the Village to track progress and guide future growth.

Key Recommendations from the 2017 Plan:

- **Downtown & Economic Development** – Supported mixed-use redevelopment, encouraged business growth, and revitalized commercial corridors.
- **Mobility & Transportation** – Improved pedestrian and bike access, enhanced public transit, and addressed traffic congestion.
- **Housing & Community Needs** – Expanded housing options to accommodate diverse populations, including seniors and young professionals.
- **Health, Safety & Resiliency** – Strengthened public safety initiatives, improved stormwater management, and integrated sustainable practices.
- **Implementation & Regional Collaboration** – Prioritized key development sites, streamlined zoning and permitting, and coordinated with regional agencies.



Envision Mount Prospect focused on enhancing community identity, encouraging sustainable growth, improving infrastructure, expanding transportation options, promoting housing diversity, and supporting economic vitality. This action-oriented plan guided Village policies and investments, shaping development patterns and community initiatives in the years that followed.

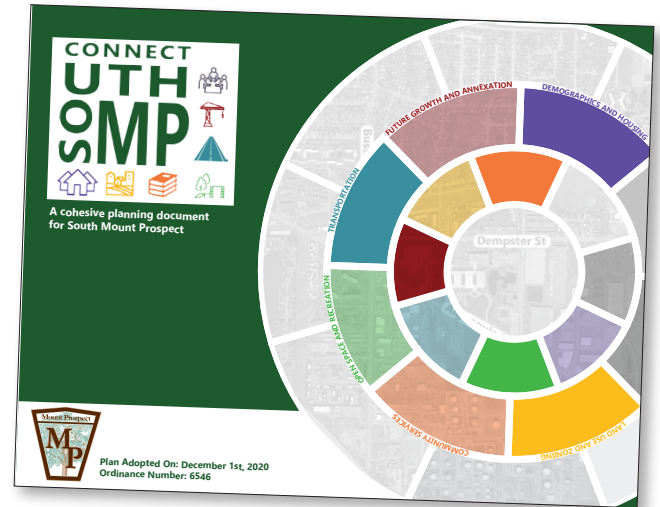
SOUTH MOUNT PROSPECT PLAN

(2020)

The South Mount Prospect Sub-Area Plan, first developed in 2009 and updated in 2020 as Connect South MP, provides a long-term framework for guiding growth and development in the southern portion of Mount Prospect. The 2009 plan set a vision for a more accessible, vibrant, connected, and sustainable area that balances development with community needs. The Connect South MP update builds on this foundation, focusing on economic development, improved connectivity and mobility, public space enhancements, housing and neighborhood revitalization, and environmental sustainability. The plan's goals were established through public engagement and reflect community needs and priorities.

Key Recommendations from the Plan:

- **Land Use and Zoning** – Support mixed-use development and balanced growth.
- **Transportation and Infrastructure** – Enhance roadways, expand public transit, and improve pedestrian and bicycle access.
- **Housing and Neighborhoods** – Diversify housing options and encourage revitalization efforts.
- **Economic Development** – Attract new businesses, support existing enterprises, and create job opportunities.
- **Public Space and Sustainability** – Improve parks, public gathering spaces, and promote environmental initiatives.



Since the adoption of this plan, several goals have been successfully implemented, including the Oakton Corridor Annexation, which expanded the Village's boundaries and strengthened its economic base. Additionally, key development sites have begun transformation or have a clear plan of action. These include the former United Airlines Site at 1401 Dempster (CLOUDHQ), the property at 2040 Algonquin (Prospect Senior Lofts), and 1798 Elmhurst (Dunkin' mixed use building). The Connect South MP Plan continues to serve as a guiding document for future improvements in South Mount Prospect.

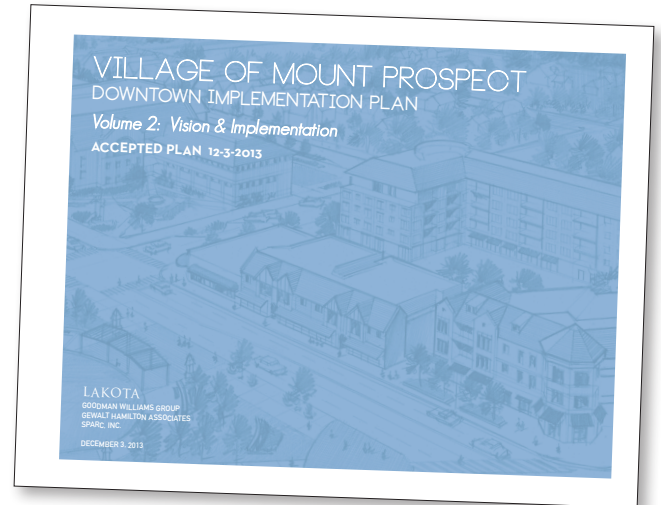
DOWNTOWN IMPLEMENTATION PLAN

(2013)

The Downtown Implementation Plan, adopted in 2013, is a corridor-specific plan focused on guiding development in Downtown Mount Prospect. The plan builds upon the 1998 Downtown Strategic Plan, emphasizing transit-oriented development (TOD) around the Metra station, which provides direct access to Downtown Chicago. The accessibility and convenience of this location make Downtown Mount Prospect a desirable destination not only for local residents but also for visitors from neighboring communities. The plan prioritizes infill development, green spaces, improved streetscapes for active transportation, enhanced signage and wayfinding, and the strategic prioritization of projects within the defined downtown district to attract more people and increase economic activity.

Key Recommendations from the Plan:

- **Land Use and Zoning** – Encourage high-density, mixed-use developments combining residential, retail, and commercial spaces to enhance the downtown’s vibrancy.
- **Transportation and Connectivity** – Improve pedestrian and bicycle infrastructure, enhance public transit accessibility, and address parking needs to ensure seamless connectivity within the downtown area.
- **Urban Design and Streetscape** – Implement streetscape enhancements, including landscaping, lighting, and signage, to create an inviting and cohesive downtown environment.
- **Economic Development** – Attract and retain businesses by providing incentives and support, fostering a diverse economic base in the downtown area.



Since the adoption of this plan, many goals have been completed, strengthening Downtown Mount Prospect’s role as a thriving community hub.

3 DEMOGRAPHIC PROFILE

This section presents an overview of Mount Prospect’s demographics and economic profile. It examines key factors such as population trends, age distribution, racial and ethnic composition, housing, income levels, employment, education, and current market conditions. This helps to inform the plan with a clear picture of the community as it stands today, while identifying areas where progress has been made and areas that may need further attention.

Additionally, the report compares Mount Prospect with Cook County and the state of Illinois. This comparative analysis helps to contextualize the state of the Village within the broader regional landscape, ensuring that future planning efforts are grounded in realistic and relevant benchmarks.

DATA SOURCING

Unless otherwise specified, data presented in this report is sourced from the American Community Survey (ACS), a household survey conducted annually by the U.S. Census Bureau. The ACS collects responses from a sample of the population to produce demographic, social, and economic estimates. The 2023 ACS 5-year estimates are used as the primary data source for Mount Prospect, as they represent the most reliable and comprehensive data available at the time of this report’s preparation. More recent data (such as the 2024 ACS 1-year estimates) are less reliable for smaller geographies like Mount Prospect. While the ACS provides valuable information on characteristics such as age, sex, race, and ethnicity, the U.S. Census Bureau recommends using the Decennial Census for official population counts.

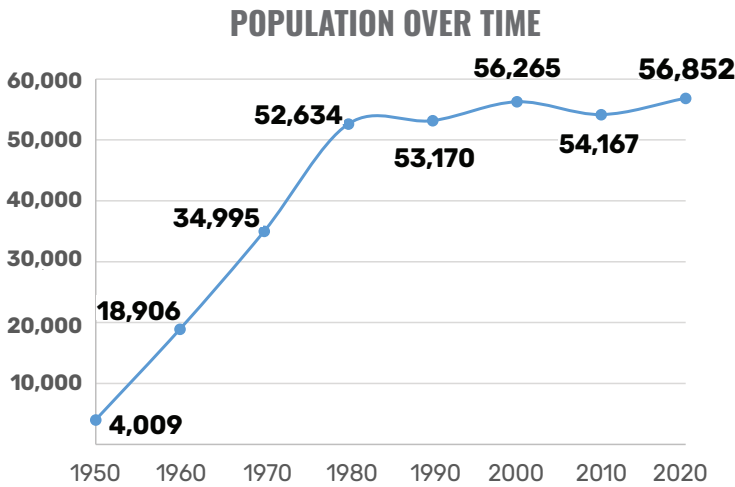
POPULATION

Population data indicates that the Village population has remained steady after growing significantly in the post-war period. Data also suggests that future growth is anticipated.

Mount Prospect experienced rapid growth in the post-war era (1950–1980) when most of its housing was built. Over the last 50 years, however, the Village’s population has been relatively stable, with only minor fluctuations.

Recent population data shows modest growth. According to U.S. Census figures, the Village had 55,037 residents in 2010 and 56,852 in 2020, an increase of about 3%. More recent estimates indicate a slight decline post-2020: the 2022 ACS estimated around 56,191 residents, while 2023 figures show a dip to roughly 54,300. Overall, the population has essentially leveled off since 2008–2010.

A comparative analysis confirms that long-term demographic change in Mount Prospect has been minimal. The Village saw a 3.7% decline from 2000 to 2010, followed by a 3.7% increase from 2010 to 2022, resulting in virtually no net change (–0.1%). In contrast, Cook County’s population shrank by about 2.8% during the same period, while the region grew by roughly 4.7%.



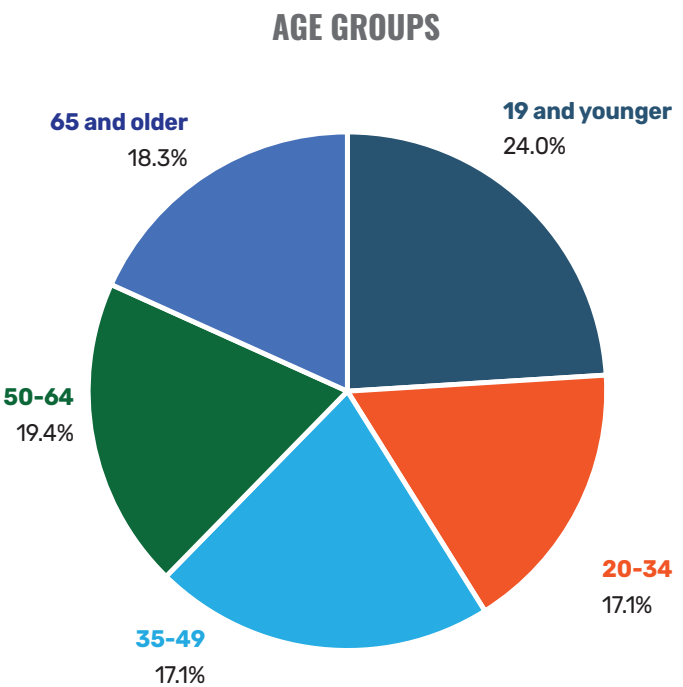
2020 Decennial Census

AGE

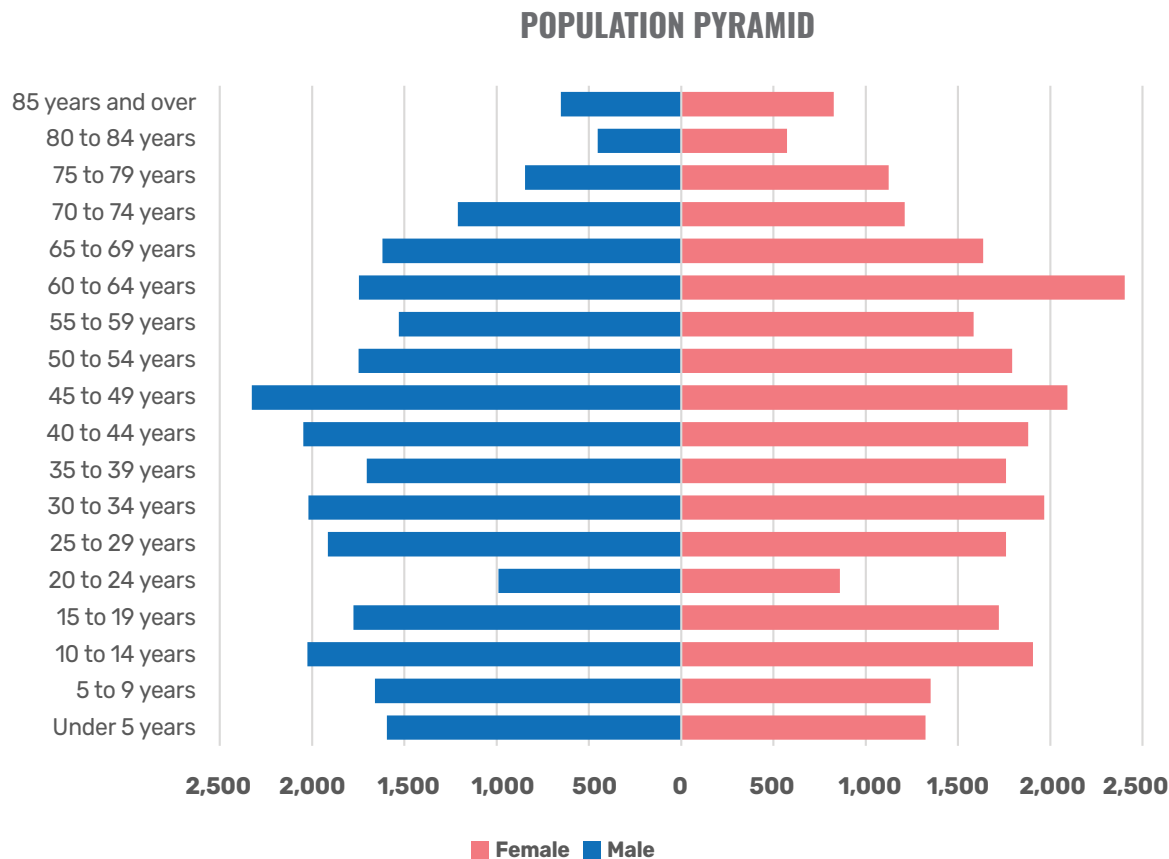
Mount Prospect is a family-forward community with high levels of middle-aged adults and children. Although, the Village has an older-than-average age profile with more seniors and fewer younger adults than Cook County at large.

The population pyramid (see chart) shows a balanced mix across age groups: 25% of residents are under 20, 20.2% are ages 35–49, only 17% are 20–34 (compared to 24% in the County), and 18% are seniors 65+ (compared to 15% in the County). Local experience shows two additional trends: many adults who grew up in Mount Prospect are returning after college and early careers elsewhere to raise their families, and the Village has attracted new residents during and after the Covid-19 pandemic, as professionals of all ages relocated to the Village due to shifts in employment and workplace flexibility. These dynamics help balance the age profile and reinforce Mount Prospect’s appeal as a place to live long-term.

The Village’s aging trend is clear in median age figures: 37.4 years in 2000, 39.5 in 2010, and 41.2 in 2023. This steady rise reflects the aging of large cohorts who moved to Mount Prospect decades ago and have remained, alongside patterns of returnees and post-Covid migration.



2023 ACS 5-year Estimates



2023 ACS 5-year Estimates

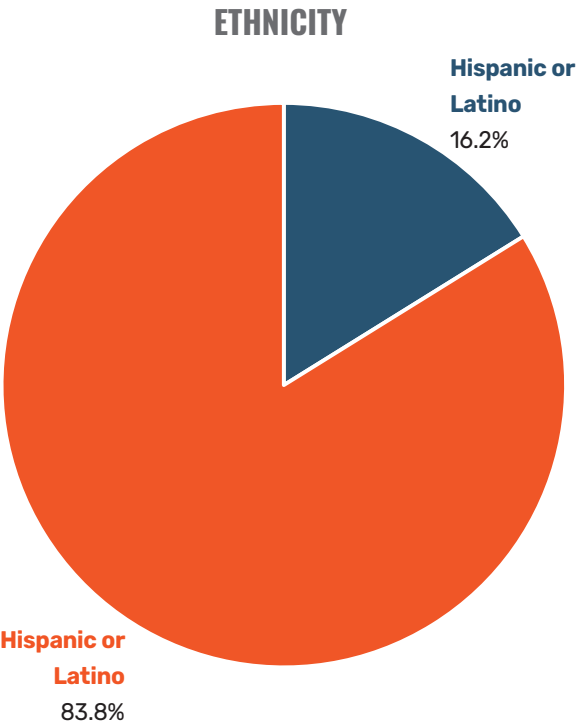
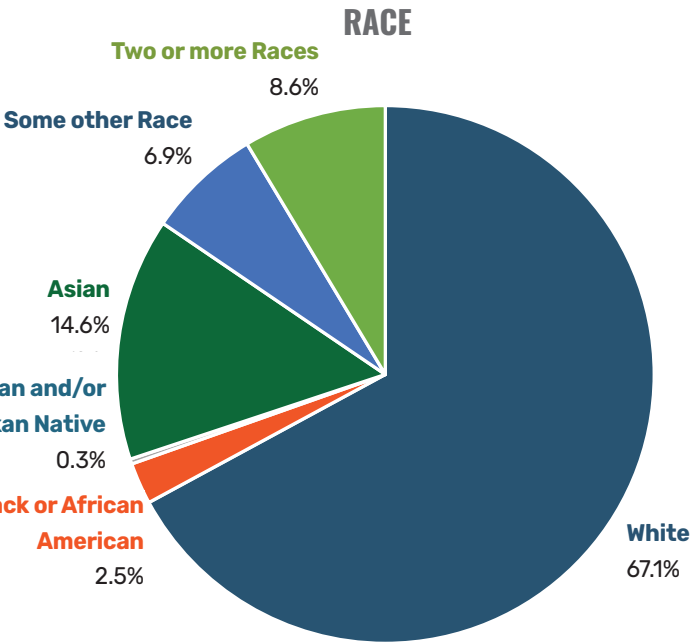
RACE & ETHNICITY

Mount Prospect is a racially and ethnically diverse community. While the majority of residents are White, the Village is home to sizable Asian, Hispanic/Latino, and other minority populations.

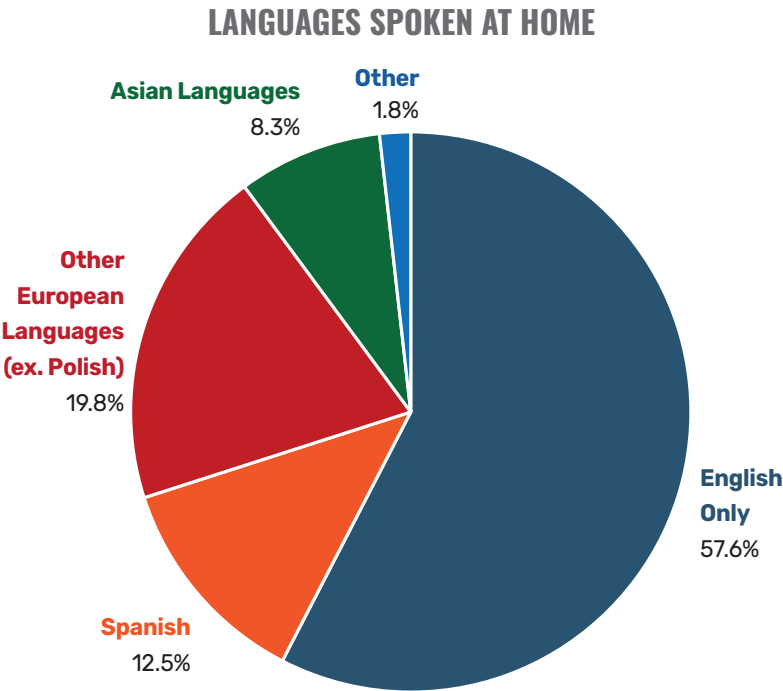
Per the 2023 ACS data (the most recent high-quality data available), the population breakdown is approximately 67% White, 14.6% Asian, 2.5% Black, and 16% other/multiracial. The Asian community (nearly 8,000 residents or 14.6% of the Village) is proportionally higher than the Cook County average of 7.6%.

ETHNIC DIVERSITY

Overall, about one in six residents is Hispanic/Latino (16.2%), and nearly 30% of residents are foreign-born. Linguistic diversity is also notable: 42% of residents speak a language other than English at home. According to the latest data, nearly 20% of residents speak a European language other than English (such as Polish), 12.5% speak Spanish, and 8.3% speak an Asian language. This range of languages reflects the Village’s active immigrant communities and deepening cultural diversity. Since 2000, the share of non-Hispanic White residents has declined from 74% to around 64%, signaling a steady trend toward greater diversity.



2023 ACS 5-year Estimates



HOUSING

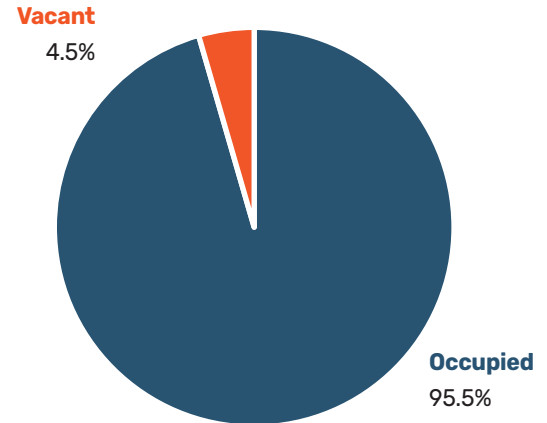
Housing in Mount Prospect is characterized by a stable, predominantly owner-occupied housing stock with a range of housing types. While single-family homes remain the most common, the community also includes townhomes and multifamily options. Home values have risen in recent years, reflecting strong demand, though affordability challenges persist—especially for renters and lower-income households.

Mount Prospect has roughly **23,000 housing units**, of which **95.5% are occupied** – a very high occupancy rate, indicating strong housing demand. The Village’s housing is dominated by single-family homes. About 57% of units are single-family detached houses, higher than the share in Cook County (40%). Townhomes and multifamily dwellings (apartments and condos) make up the rest.

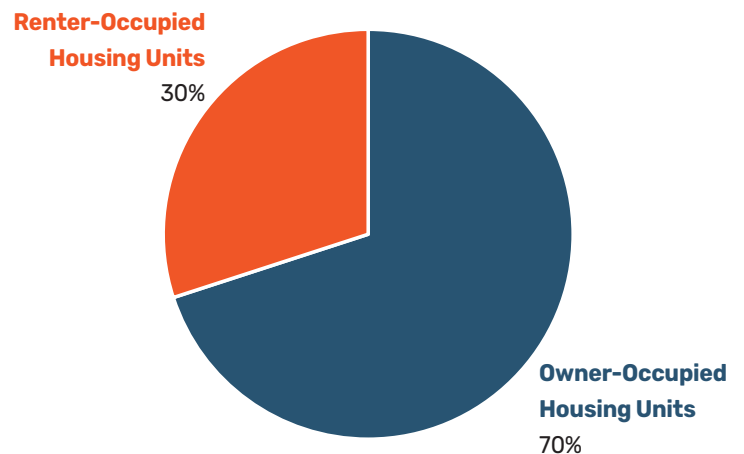
HOUSING TENURE (OWN VS. RENT)

The homeownership rate in Mount Prospect is about 70% (owner-occupied households) vs 30% renter. This is higher than Cook County (57.5% owner). Over time, homeownership has ticked down slightly (it was 71.5% in 2010), but the Village remains primarily a community of homeowners. The high ownership rate is a sign of neighborhood stability with many families that have settled long-term. Rental housing comprises 30% of households and includes both large complexes and smaller apartment buildings.

HOUSING OCCUPANCY



HOUSING TENURE



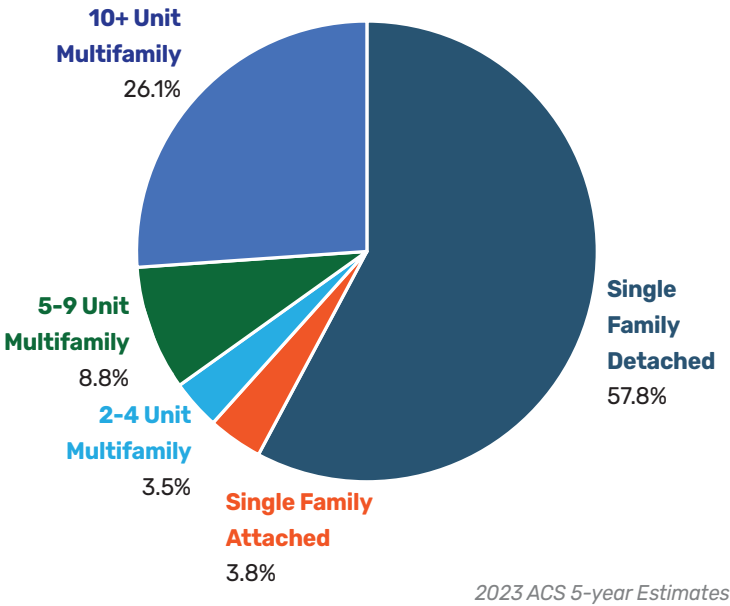
2023 ACS 5-year Estimates

HOUSING TYPES

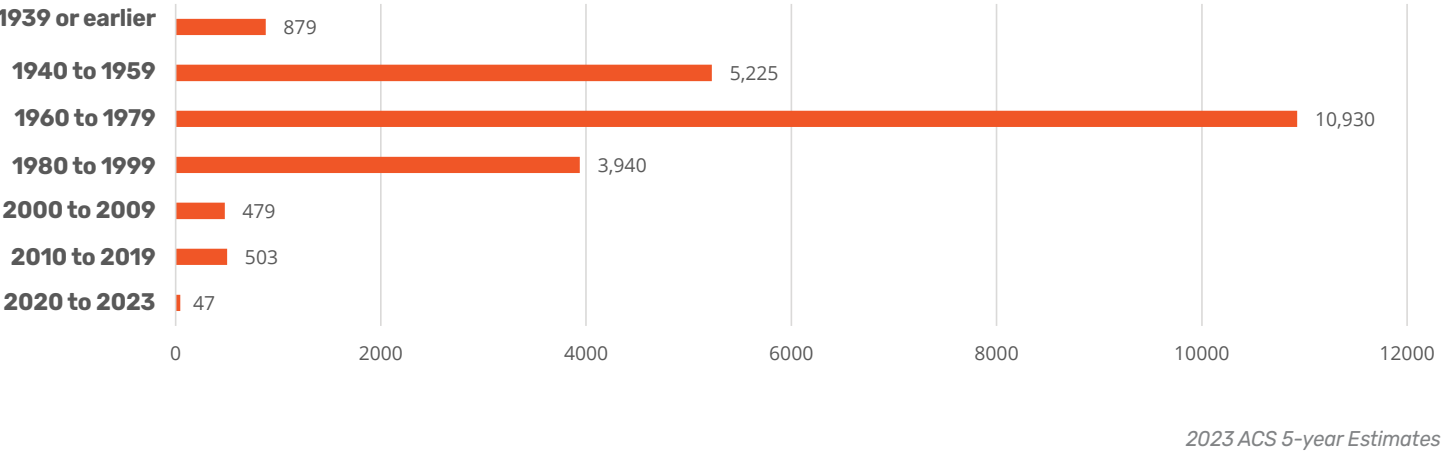
Mount Prospect includes a mix of housing types, shaped largely by post-war development patterns and gradual infill over time. Most homes are single-family, but there are also townhomes, duplexes, and a variety of multifamily buildings.

Mount Prospect’s housing stock is overwhelmingly mid-century in both type and age. Single-family detached homes account for nearly 58% of all units, while multifamily dwellings make up about 38%. This includes buildings of 10 or more units (26%), 5–9 units (9%), and townhomes (4%). In terms of construction era, almost half of all homes (10,930 units) were built between 1960 and 1979, with another significant wave (5,225 units) dating from 1940 to 1959. Post-1980 development has been modest, adding just under 4,000 homes from 1980–1999 and fewer than 1,000 units in each of the past two decades. Only 879 homes predate 1940.

HOUSING TYPES



HOUSING CONSTRUCTION DECADE



HOUSING VALUES

Mount Prospect’s housing values reflect a healthy suburban market.

According to zillow.com, the average home value (owner-occupied) is about \$403,985, which is above the Cook County median of \$307,157. Over the past five years, the average home value in Mount Prospect increased by 34% from \$300,963 in 2020. During this period, Mount Prospect outpaced Cook County home values, which increased by an average of 29% The housing value distribution shows a large share of homes in the \$300K–\$500K range, with some higher-end properties and fewer homes under \$200K. Newer or larger homes can exceed \$500K, while older condos or townhomes may be below \$250K. This diversity in values means Mount Prospect offers both starter homes and move-up homes, accommodating a range of income levels.

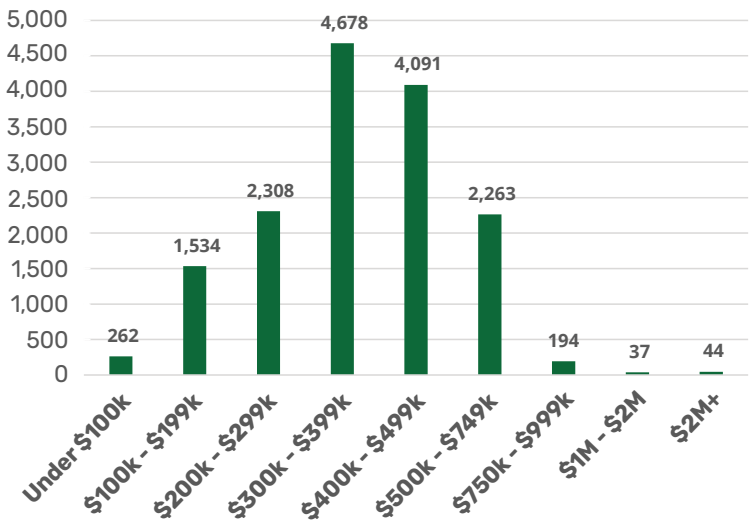
HOUSING AFFORDABILITY

Affordability is mixed. On one hand, household incomes are relatively high (see Income section), helping many homeowners comfortably afford their houses. On the other hand, housing costs have outpaced incomes for many.

A key metric is cost burden (the share of income spent on housing). In Mount Prospect, about 24% of homeowners with a mortgage and 46% of renters spend more than 30% of their gross income on housing (indicating cost burden). They represent **27% of the entire community**. By income bracket, lower-income households face the greatest burden. For example, among households earning \$20,000–\$49,999, roughly 76% spend over 30% on housing. Even in the \$50–75K bracket, about 39% are cost-burdened. Higher-income households (\$75K+) mostly stay under the 30% threshold. The table shows cost burden by income bracket.

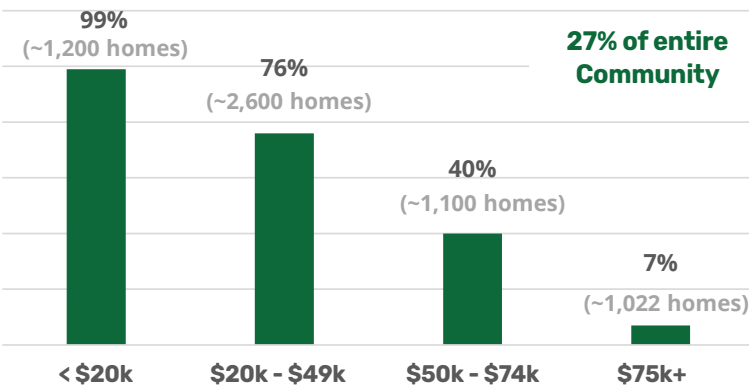
These figures show that while most middle- and upper-income families can find affordable options, low-to-moderate income residents often face affordability challenges. The Village’s high occupancy and low vacancy (only ~4.8% of units vacant) suggest strong demand, which can drive up rents and prices. To address this, past plans have identified needs for more diverse housing types, such as senior housing and new rentals that would increase the housing supply. Recent developments, especially Downtown, have added apartments that help fill those gaps. The Plan may consider approaches to further affordability in the Village.

HOUSING VALUE DISTRIBUTION



2023 ACS 5-year Estimates

HOUSING PAYING >30% INCOME ON HOUSING



2023 ACS 5-year Estimates

INCOME

Mount Prospect is a high-income community with a median household income well above the county average.

The median household income is about \$103,911. This exceeds the Cook County median (\$87.8K) by a significant margin. Over the last decade, local incomes have risen; in 2010 the median was around \$76K, so the growth to \$100K+ reflects wage growth and possibly higher-income households moving in. The chart for median income shows Mount Prospect trending upward and consistently above county/state averages.

INCOME DISTRIBUTION

The Village’s income distribution skews higher-income, yet is fairly broad.

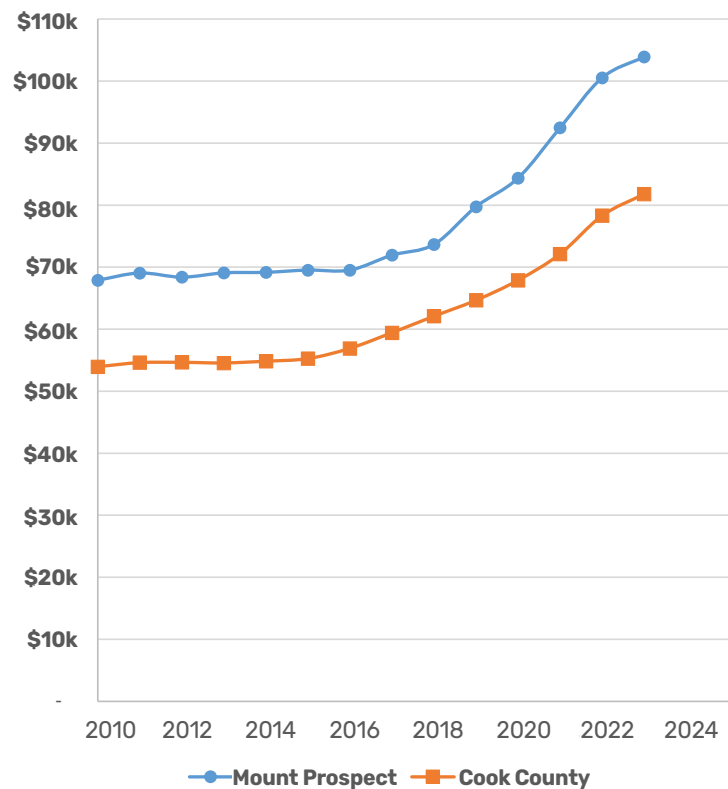
About 29% of households earn \$150,000+, which is a large share than the county (22.7%). At the same time, around 23% of households earn under \$50,000. The middle tiers are well-represented too: roughly 14% earn \$50–75K, 12% earn \$75–100K, and 21% earn \$100–149K. This distribution indicates a solid middle class and upper-middle class presence. The household income chart (likely a bar chart of income brackets) highlights the bulge in the \$100K+ ranges. The per capita income is about \$47,600, another indicator of relative affluence (slightly above state average). Mount Prospect’s income levels reflect its professional workforce and dual-income families – a notable portion of residents work in well-paying sectors (healthcare, professional services, etc., as seen in Employment).

POVERTY

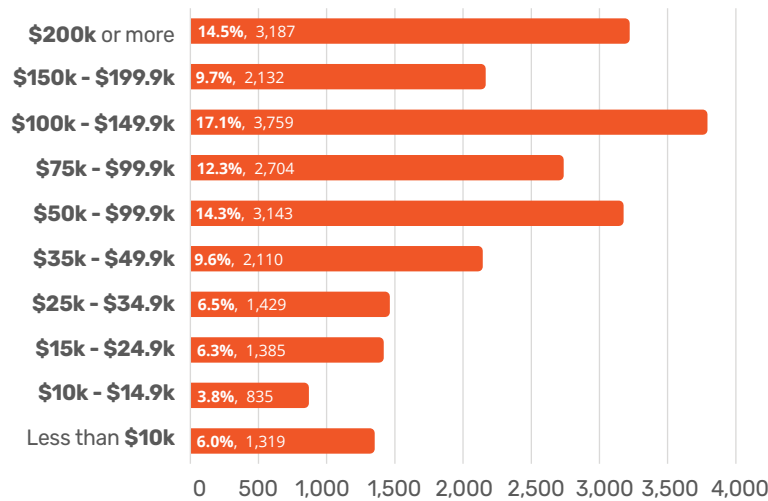
Mount Prospect maintains a low poverty rate.

Approximately 6% of residents live below the poverty line. This is *about half* the poverty rate of Cook County (around 11-12%). In raw numbers, that’s roughly 3,300 people in poverty in Mount Prospect. The poverty rate has edged down in recent years, thanks in part to rising incomes and employment. It’s noteworthy that the Village’s poverty level is relatively low for the region, indicating fewer residents in severe economic hardship. However, those who are below the poverty line – including some seniors on fixed incomes and lower-wage workers – may require support through local services (food pantries, assistance programs). The Village’s Human Services Department and area non-profits play a role in assisting these residents. Overall, Mount Prospect is still a predominantly middle-class, economically stable suburb, with a sizable affluent segment and a comparatively small, though important, low-income population.

MEDIAN HOUSEHOLD INCOME OVER TIME



HOUSEHOLDS BY INCOME BRACKETS



2023 ACS 5-year Estimates

EMPLOYMENT

Mount Prospect's economy is anchored by a mix of retail, manufacturing, and professional services.

Mount Prospect's major employment centers include:

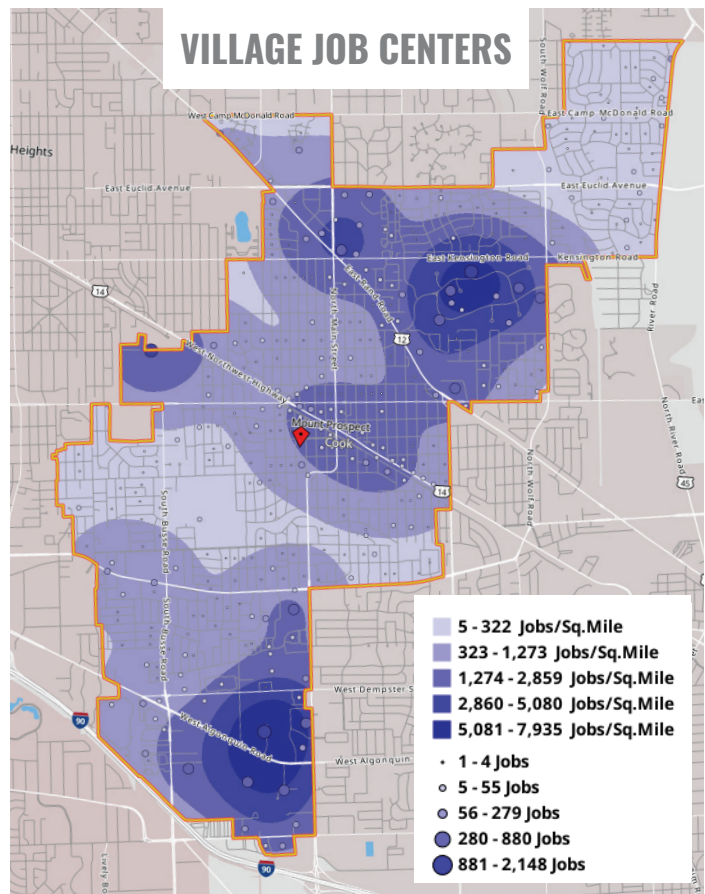
- **Downtown**, which hosts professional offices, Village Hall, the library, and small businesses.
- **Randhurst Village**, a hub for retail, dining, and entertainment.
- The **Kensington Business Center**, an industrial, office, recreational and general services area in the north.
- The **South Mount Prospect Industrial Area**, a concentration of industrial users focused around Algonquin Road, Elmhurst Road and Dempster Street.
- **Key commercial corridors** along Rand Road, Golf Road, and Busse Road that offer a mix of retail, restaurants, and office space.

According to the Census, the **top employment sectors in Mount Prospect** (jobs located in the Village) are:

- **Retail Trade** (~21% of local jobs)
- **Administration/Support services** (~12%)
- **Manufacturing** (~12%)
- **Wholesale Trade** (~7%)
- **Construction** (~6%)

Retail is a major employer thanks to shopping centers like Randhurst Village, big-box stores, and numerous small businesses. Manufacturing and wholesale trade benefit from the Village's proximity to O'Hare Airport and major highways. Industrial parks on the south and north side host companies in these sectors.

Other sectors in the Village include professional services, healthcare, finance, and government, but each of those individually accounts for smaller portions of the local economy.



US Census Bureau - OnTheMap Tool

Meanwhile, **Mount Prospect residents** themselves work across the Chicago region, with the **top sectors for residents' employment** being:

- **Healthcare** (14%)
- **Retail** (10.7%)
- **Professional/Technical services** (9.7%)
- **Manufacturing** (9.3%)
- **Education** (8.2%)

This list for residents indicates many commute to corporate offices, hospitals, warehouses/factories, and schools in the region.

COMMUTING PATTERNS

Mount Prospect is a commuter community.

Only a small fraction of residents both live and work in the Village. Data shows the top work destinations for Mount Prospect residents are Chicago (18% of residents work in the city), followed by other suburbs like Arlington Heights, Des Plaines, Schaumburg and then Mount Prospect itself. In fact, Chicago employs about 4,462 Mount Prospect residents (nearly one in five), whereas only 1,292 residents both live and work in Mount Prospect.

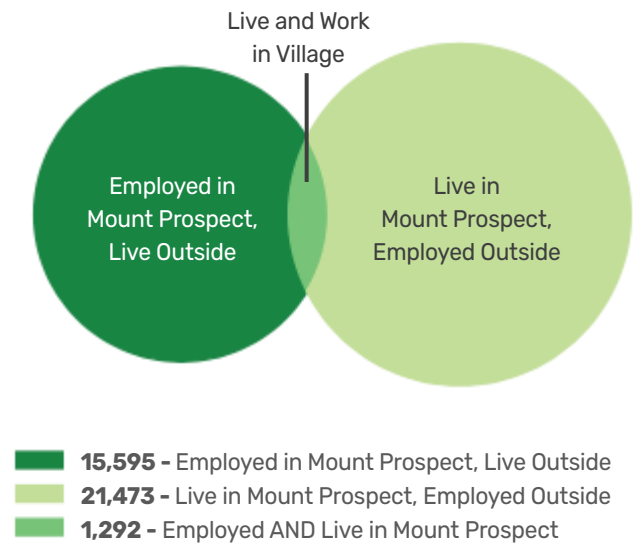
Conversely, many people commute into Mount Prospect for work – the largest group of those commuters live in Chicago (~2,600 people), and others come from nearby towns. This dynamic means daytime population swells in commercial areas, while many residents are on the road or train to jobs elsewhere. Mount Prospect is part of the broader Chicago job market, with excellent transportation links (Metra rail, interstates) enabling this mobility.

LABOR FORCE & UNEMPLOYMENT

Mount Prospect has low unemployment.

Mount Prospect has a labor force participation rate of about 66.8%, which is above the Cook County average (~64.7%), and generally enjoys low unemployment. Pre-pandemic unemployment was approximately 3–4%. As of 2022, the unemployment rate in Mount Prospect was roughly 3%, which is below the Cook County average (~4–5%). The community consistently tracks better than the regional average in employment, reflecting its educated workforce and proximity to job hubs. Currently, unemployment is near historic lows (close to 3%), indicating a healthy job market, that employers in and around Mount Prospect have been hiring, and many residents have stable employment.

INFLOW/OUTFLOW JOB COUNTS (ALL WORKERS - 2022)

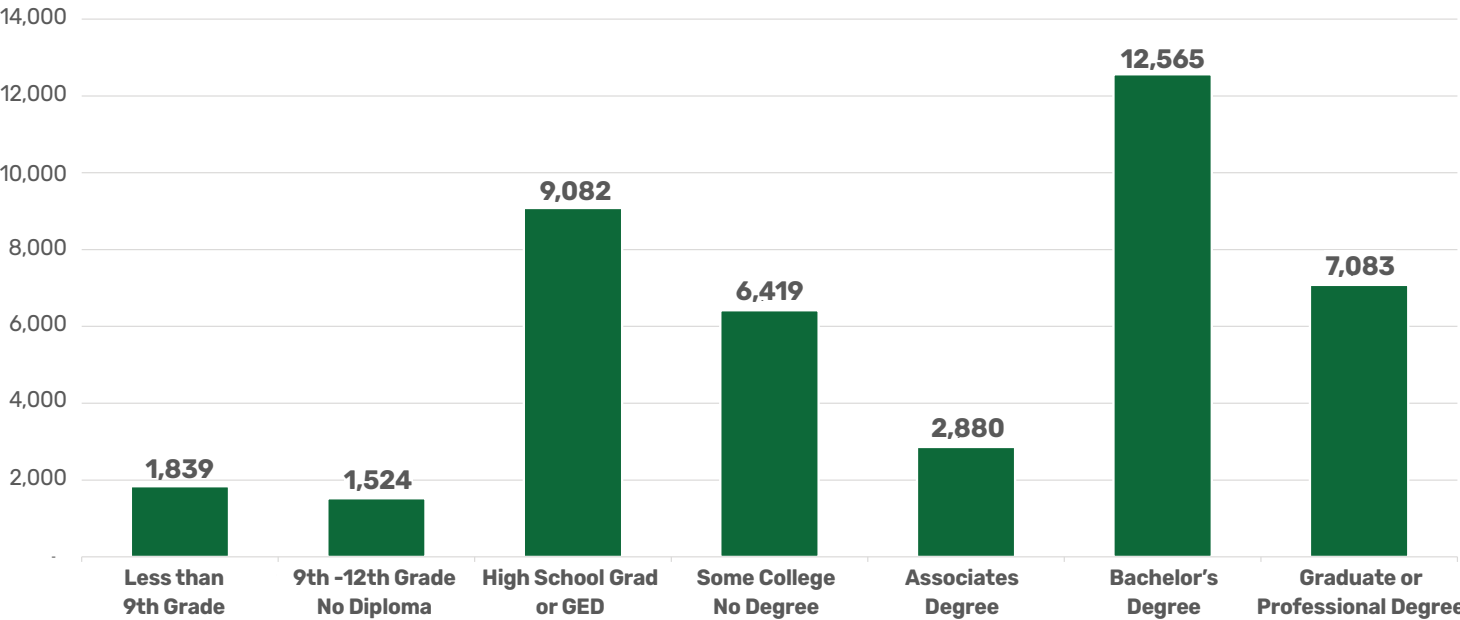


US Census Bureau - OnTheMap Tool

EDUCATION

Mount Prospect is a well-educated community. Over **47% of adults (25+) hold a bachelor’s or higher degree**, which is above the county (41%) and regional (42%) averages. Breaking it down: **30.5% of adults have a Bachelor’s degree** and **16.6% have a Graduate/Professional degree**. Additionally, about **7.1% have an Associate’s degree**. At the other end, the share without a high school diploma has been shrinking – currently **9.0% of adults lack a high school diploma**, down from 14.3% in 2000. The **educational attainment chart** shows a strong increase in college-educated residents over time, reflecting Mount Prospect’s appeal to professionals. The community’s investment in education is also seen in local schools’ performance and library usage.

EDUCATIONAL ATTAINMENT



2023 ACS 5-year Estimates

SCHOOL ENROLLMENT

Mount Prospect is served by several overlapping elementary districts (21, 25, 26, 57, 59) and five high school districts (Prospect High, Elk Grove High, Wheeling High, Rolling Meadows High and John Hersey High, with Prospect acting as the primary High School in the Village), together educating several thousand K-12 students. School-aged children (5-17) make up roughly 20-25% of the population (about 17.7% aged 5-19), with another 6.3% under age five poised to enter kindergarten. At the post-secondary level, around 28% of 18-24-year-olds from Mount Prospect attend nearby colleges—many at Harper or Oakton—reflecting a strong continuing-education presence among young adults.

4 LAND USE & ZONING

This section examines Mount Prospect's existing land use and development patterns to generate an understanding of the Village's existing built form. The information presented in this section will serve as a guide for future land use planning in the comprehensive plan.

EXISTING LAND USE

Existing land use in Mount Prospect was documented through April 2025 aerial imagery, field research and supplemented with data from the CMAP 2018 Land Use Inventory. All parcels within the Village have been classified into one of the designated land use categories.

SINGLE-FAMILY DETACHED

Single-family homes on individual lots with private yards. This low-density use is the most common in Mount Prospect.

SINGLE-FAMILY ATTACHED

Townhomes, duplexes, and rowhomes with shared walls and private entrances. These medium-density homes fill the gap between single-family and multifamily housing.

MULTIFAMILY RESIDENTIAL

Apartment and condo buildings with three or more units, often with shared amenities like parking or laundry. Several legacy multifamily buildings exist along major corridors in the Village.

INSTITUTIONAL

Buildings and sites used by government, educational, religious, or nonprofit organizations, such as schools, libraries, community centers, and places of worship.

OFFICE

Support jobs in professional, medical, and administrative services, typically in low to mid-rise buildings geared toward daytime activity.

PARKS & OPEN SPACE

Includes public or private land preserved for recreation, conservation, or stormwater management. Includes parks, trails, natural areas, and open green spaces.

COMMUNITY COMMERCIAL

Allows a mix of retail, services, offices, and apartments in walkable, pedestrian-scaled areas connected to surrounding neighborhoods.

CORRIDOR COMMERCIAL

Supports car-oriented retail and services along major roads, including strip malls, big-box stores, and gas stations, with a focus on vehicle access, visibility, and ample parking.

INDUSTRIAL

Support uses from small-scale manufacturing to large distribution facilities, typically near major roads or freight corridors.

UTILITY

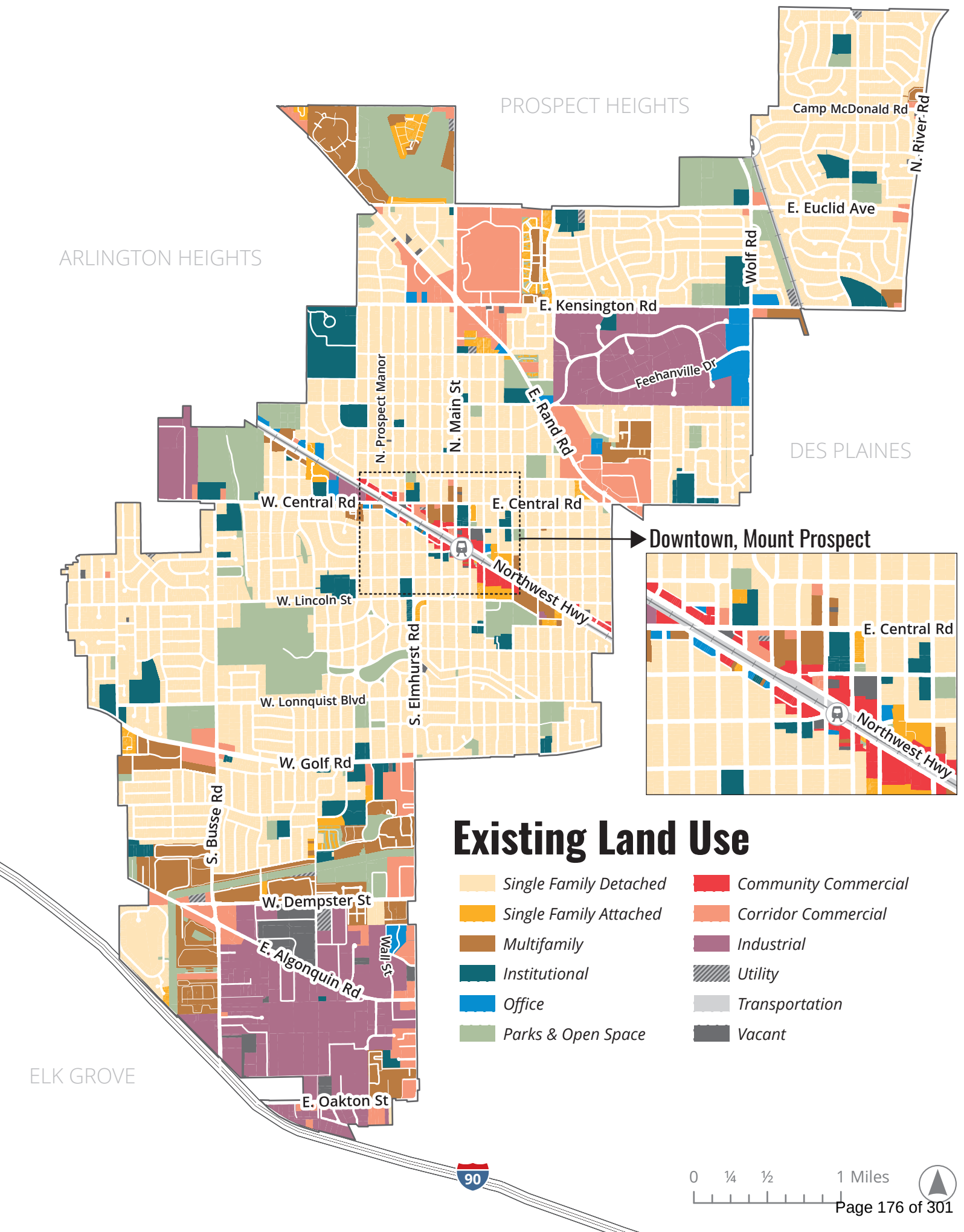
Land used for essential infrastructure such as power lines, substations, water and sewer facilities, and communication towers. These areas support public services and operations.

TRANSPORTATION

Corridors and facilities that support the movement of people and goods, including rail lines, major roadways, and transit infrastructure.

VACANT

Parcels with no active use or permanent structures. These sites may be undeveloped, underutilized, or awaiting future development.



EXISTING ZONING

The Village's municipal zoning code, regulates the built environment in Mount Prospect. Detailed descriptions and regulations for each zoning district are available in the code. A selection of these district descriptions is provided for reference (some have been abbreviated for clarity).

R-A SINGLE – FAMILY RESIDENCE DISTRICT

Intended to accommodate existing single-family residential development in older, established sections of the Village.

R-1 SINGLE- FAMILY RESIDENCE DISTRICT

Intended to provide areas for low density, single-family residential and other compatible uses on standard lots.

R-X SINGLE-FAMILY RESIDENCE DISTRICT

Intended to provide areas for low density single family residential and other compatible uses on large lots.

R-2 ATTACHED SINGLE-FAMILY RESIDENCE DISTRICT

Intended is to provide areas for limited concentrations of single-family attached dwellings, such as townhomes.

R-3 LOW-DENSITY RESIDENCE DISTRICT

Intended to provide areas for medium to low density multi-family residential development and compatible uses.

R-4 MULTI-FAMILY RESIDENCE DISTRICT

Intended to provide areas for limited concentrations of medium to higher density multifamily development.

B-1 BUSINESS OFFICE DISTRICT

Intended to provide for office development in areas adjacent to retail/commercial zoning classifications.

B-2 NEIGHBORHOOD SHOPPING DISTRICT

Intended to provide shopping and basic needs for persons residing in adjacent residential areas.

B-3 COMMUNITY SHOPPING DISTRICT

Intended to provide for the needs of a much larger consumer population with a wider range of uses for daily shopping. This district is located along major roadways.

B-4 CORRIDOR COMMERCIAL DISTRICT

Intended to accommodate motorist oriented commercial activities which may be incompatible with uses encouraged in other business districts. This district is located along major roadways.

B-5 CENTRAL COMMERCIAL DISTRICT AND B-5C CORE CENTRAL COMMERCIAL DISTRICT

Includes the "Downtown core" area. Allows mixed-use, transit oriented commercial, retail, restaurant and office uses.

P-1 OFF STREET PARKING

Intended to provide space for off-street parking.

I-1 LIMITED INDUSTRIAL DISTRICT

Intended to provide an area suitable for industrial, manufacturing, warehousing and research facilities that do not create major nuisance or hazards.

I-2 RAILROAD DISTRICT

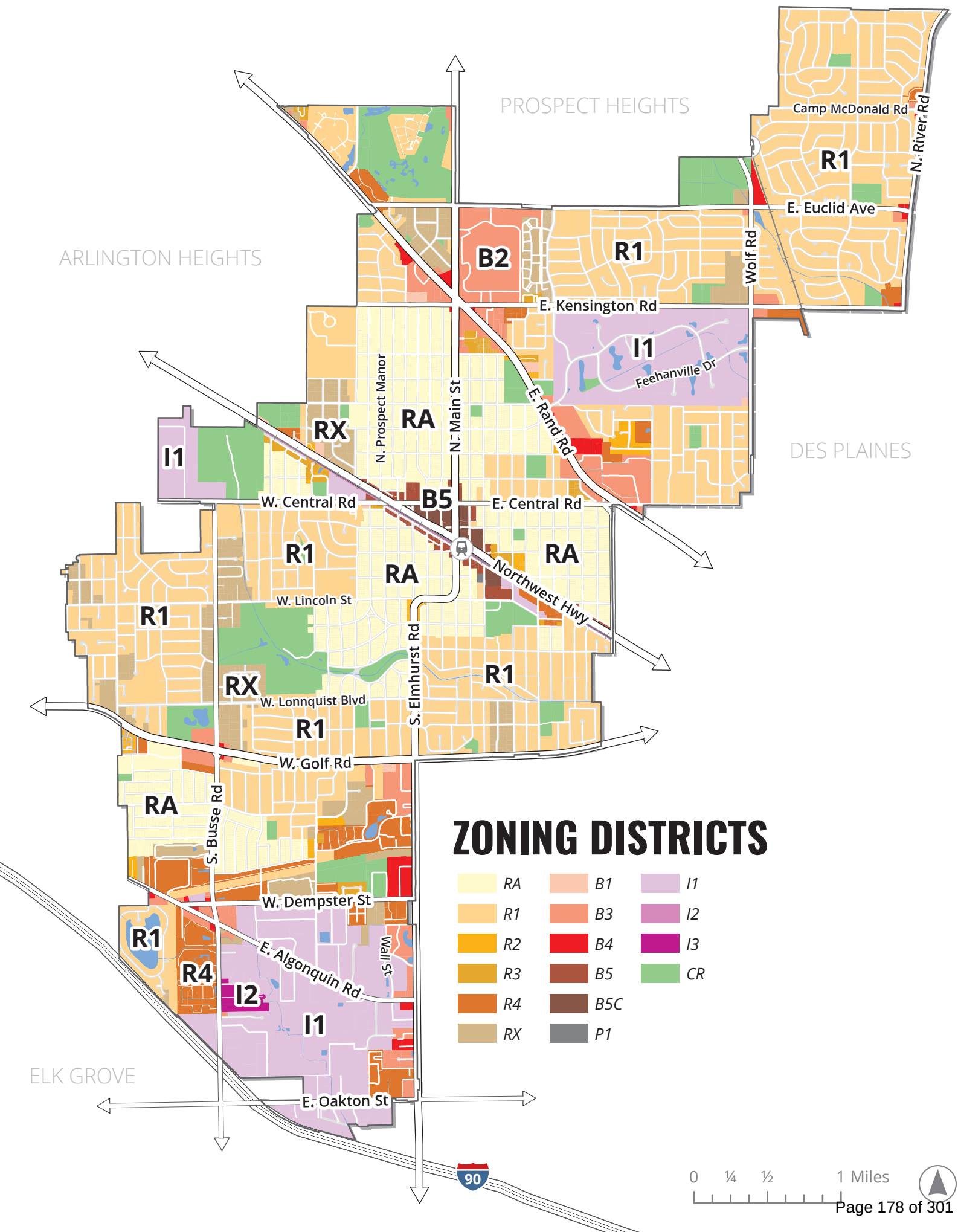
Intended to provide an area suitable for railroads and associated services

I-3 SOLID WASTE HANDLING DISTRICT

Intended to provide an area for the management, handling and transfer of solid waste and recycling materials and the storage of equipment associated with such use.

C-R CONSERVATION REACTION DISTRICT

Intended to provide for the location of public parks, golf courses, and other open spaces or resources to serve the recreational needs of the citizens of the Village.



5 TRANSPORTATION & MOBILITY

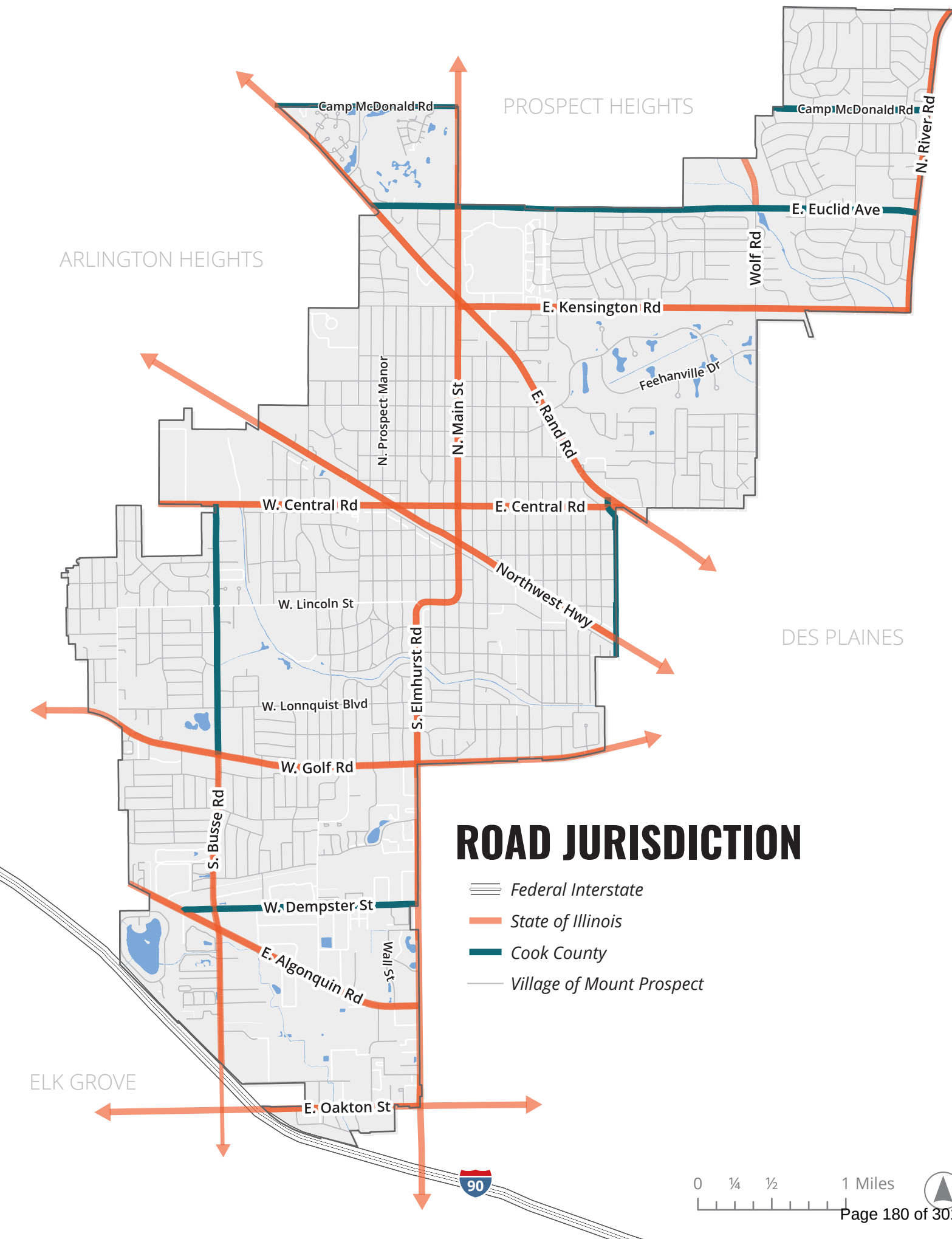
A balanced, efficient, and well-connected transportation system is essential for providing residents with access to goods, services, and community resources in Mount Prospect. The Village's transportation network includes roadways, regional public transit services, pedestrian facilities, and a growing bicycle network. This section outlines the existing transportation system in Mount Prospect, covering its roadway network, public transit services, and accommodations for pedestrians and cyclists.

JURISDICTION

Road jurisdiction is a key aspect of comprehensive planning, as it determines which level of government—local, county, state, or federal—is responsible for planning, developing, maintaining, and regulating roads in the community. Effective coordination among these authorities ensures that road improvements are strategically implemented. In Mount Prospect, major travel corridors such as U.S. Route 12 and Illinois Route 83 fall under the jurisdiction of the Illinois Department of Transportation (IDOT), while other important arterials are managed by local or county agencies. The Village controls the local neighborhood streets, ensuring that improvements directly address the needs of Mount Prospect residents.



View of Northwest Highway, looking West



ROADWAY CLASSIFICATION

All roadways in Mount Prospect are classified according to the Village's Municipal Code, which assigns designations based on the roadway's intended use and level of service. These classifications are as follows:

INTERSTATE

Interstates are high-speed roadways designed for long-distance travel that provide high levels of mobility with limited direct land access. They connect major activity centers, employment hubs, and other important destinations. In Mount Prospect, I-90 connects the Village with the regional and national transportation network.

ARTERIAL ROADS

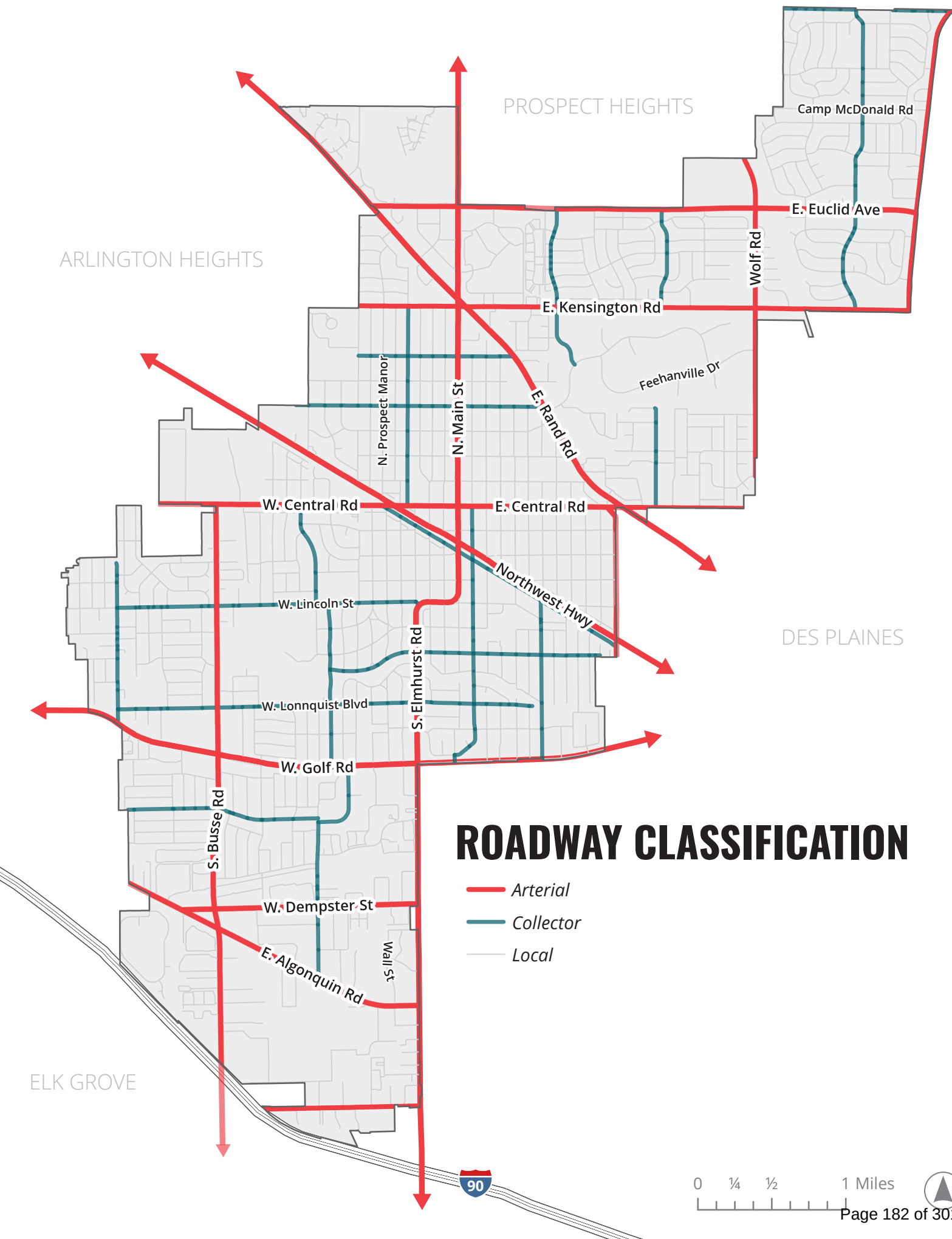
Arterials carry the highest volumes of traffic and are designed for longer-distance travel with limited access points. They prioritize mobility over direct land access and often serve commercial and regional travel needs. In Mount Prospect, examples include U.S. Route 12 (Rand Road) and Elmhurst Road, which connect key destinations within and beyond the Village.

COLLECTOR ROADS

Collectors serve as links between arterials and local streets, balancing traffic flow with property access. They support moderate travel speeds and typically run through residential and commercial areas. Roads like West Lonnquist Boulevard and other mid-level corridors in Mount Prospect function as collectors, channeling local traffic toward major routes.

LOCAL STREETS

Local streets are intended to connect neighborhoods to the broader roadway network. They typically experience low traffic volumes and have lower speed limits. These streets are designed with safety in mind, often featuring sidewalks, on-street parking, and pedestrian-friendly features, providing a safe environment for residents and their children. Mount Prospect has an extensive network of local streets that contribute to the community's overall quality of life.



PROSPECT HEIGHTS

Camp McDonald Rd

E. Euclid Ave

ARLINGTON HEIGHTS

E. Kensington Rd

Wolf Rd

Feehanville Dr

N. Prospect Manor

N. Main St

E. Rand Rd

W. Central Rd

E. Central Rd

Northwest Hwy

W. Lincoln St

S. Elmhurst Rd

W. Lonnquist Blvd

W. Golf Rd

S. Busse Rd

W. Dempster St

E. Algonquin Rd

Wall St

DES PLAINES

ELK GROVE

ROADWAY CLASSIFICATION

- Arterial
- Collector
- Local



0 1/4 1/2 1 Miles



ACTIVE TRANSPORTATION

Active transportation refers to non-vehicular travel, such as bicycling, skateboarding, running, jogging, walking and using public transportation. Benefits of active transportation include a healthier population and reduced emissions resulting from fewer total vehicle miles traveled.

PEDESTRIAN INFRASTRUCTURE

There is pedestrian infrastructure throughout Mount Prospect, however there are some gaps. Historically, when new neighborhoods were developed or annexed, sidewalks and other pedestrian amenities were not always mandated, leaving these decisions largely to developers based on market demands. While pedestrian facilities are located throughout many commercial and nonresidential areas, several gaps still exist that hinder safe navigation throughout the Village. Enhancing sidewalk connectivity is a key priority in multiple planning documents, with planned investments in capital improvements aimed at bridging these gaps and improving safety.

BIKE INFRASTRUCTURE

Bicycle infrastructure in Mount Prospect has grown significantly in recent years and is now in a mid-stage of development. The Village maintains approximately 28 miles of signed bike routes and has implemented marked bike lanes and sharrows on several streets. While there are still no fully protected on-street bike facilities, progress has been made in expanding connections. In 2024, a shared use path was completed along a portion of Rand Road, and additional shared use paths are planned within the next two years along sections of Rand, Busse, Algonquin, and Kensington. The community also features multiple off-street recreational trails, which currently see greater use for leisure than for daily transportation.

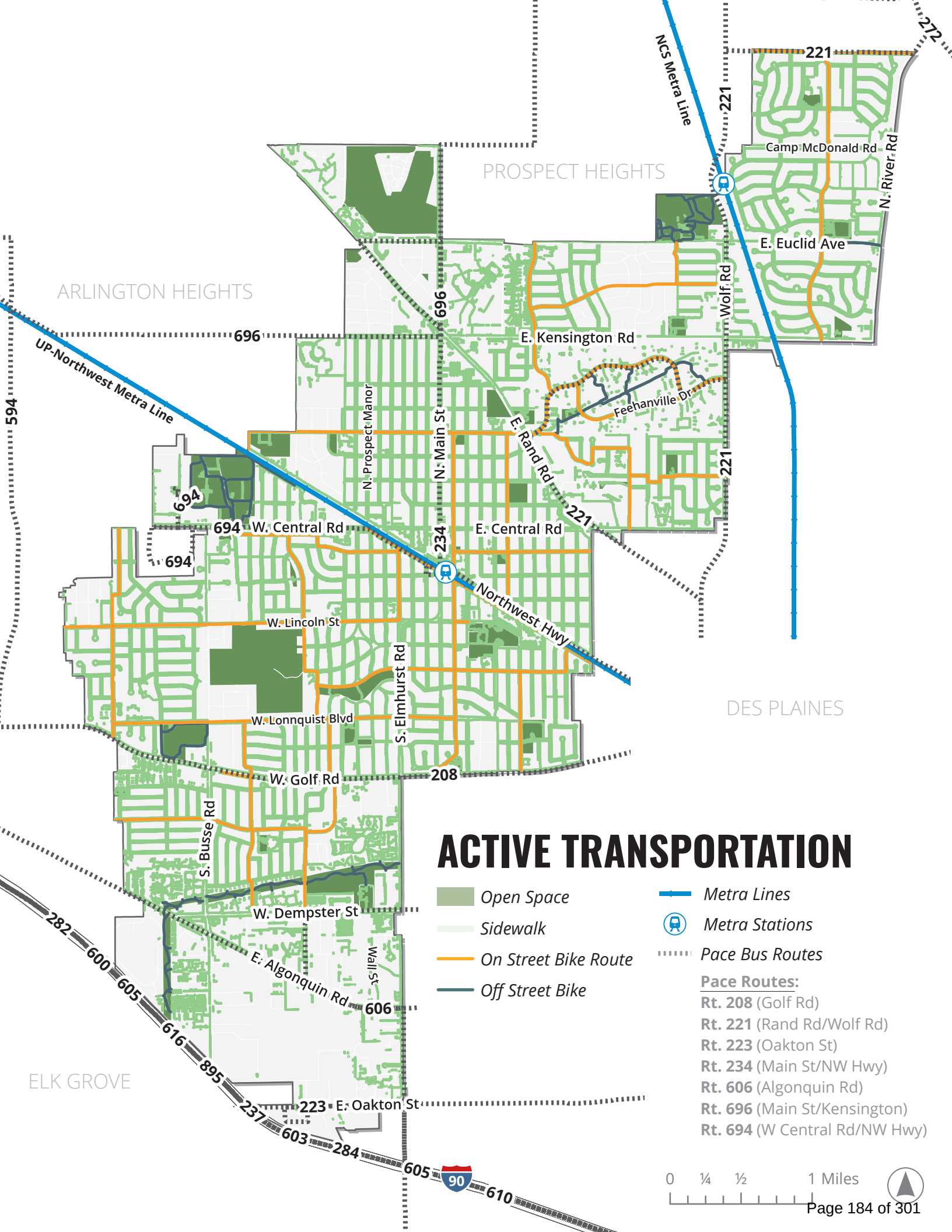
The recently completed Arterial Bike Network Study provides a detailed inventory of existing bicycle facilities—covering sidewalks, bike lanes, signage, lighting, land uses, traffic counts, transit stops, and crash history—across fourteen of the Village’s main arterial roads. By coordinating with IDOT, Cook County, Pace, Metra, and Union Pacific Railroad, the study identifies key connectivity gaps between neighborhoods, schools, parks, and transit hubs. It also offers phased recommendations, cost estimates, and funding strategies to guide future improvements, with a focus on building a more connected and accessible bicycle network.

PUBLIC TRANSPORTATION

In Mount Prospect, public transportation options are somewhat limited but do provide important regional connections. Several Pace Bus Routes operate around the Village. These lines link residents to nearby communities as well as the Mount Prospect Metra station on the Union Pacific Northwest Line. From this station, commuters can easily access Downtown Chicago and surrounding suburbs.

Further, a nearby Park & Ride facility offers an alternative way to reach Downtown Chicago. Commuters can take bus routes from the facility that connect directly to the city center, providing a convenient option for those who prefer to combine driving with public transit.

Additionally, the Mount Prospect Transit Study is underway as of this writing. It will provide a detailed inventory of existing village-wide transit services, including documenting current Pace bus routes and Metra connections, mapping service areas and schedules, and pinpointing coverage gaps using both spatial analysis and rider feedback. Community input, including closed focus groups at senior living facilities, an open workshop at the Community Connections Center on February 26, 2025, an online survey, and an interactive mapping tool, is summarized to establish a baseline understanding of transit accessibility and performance.



ACTIVE TRANSPORTATION

- Open Space
- Sidewalk
- On Street Bike Route
- Off Street Bike

- Metra Lines
- Metra Stations
- Pace Bus Routes

Pace Routes:
Rt. 208 (Golf Rd)
Rt. 221 (Rand Rd/Wolf Rd)
Rt. 223 (Oakton St)
Rt. 234 (Main St/NW Hwy)
Rt. 606 (Algonquin Rd)
Rt. 696 (Main St/Kensington)
Rt. 694 (W Central Rd/NW Hwy)

6 COMMUNITY FACILITIES

Community facilities and services are designed to support a high quality of life for Mount Prospect residents. These services are primarily provided by the Village, supplemented by public and semi-public partner organizations and other local service providers. As part of the Comprehensive Plan, an inventory of service providers was completed, focusing on key areas such as local government, emergency services, education, and healthcare.

VILLAGE GOVERNANCE

The Village of Mount Prospect operates under a Mayor/Trustee form of government. The Mayor is elected to a four-year term, presides over board meetings, and executes official documents, serving as the chief administrative officer of the Village. The Village Board of Trustees, composed of elected members serving staggered four-year terms, works with the Mayor to form the governing body. Together, they enact ordinances, manage municipal finances, levy taxes, set policies for Village services and procedures, and oversee all governmental functions. Village Administrative Departments are essential to the effective functioning and governance of Mount Prospect. This section provides an overview of the key departments that work together to deliver services and support the community's quality of life.

VILLAGE MANAGERS OFFICE

The Village Manager's Office is responsible for overseeing the daily operations of Mount Prospect. It coordinates efforts across departments, implements policies set by the Village Board, and provides strategic leadership to ensure efficient and effective service delivery.

FINANCE DEPARTMENT

The Finance Department manages the Village's fiscal resources. It is responsible for budgeting, accounting, revenue collection, and financial reporting, ensuring that funds are used effectively.

PUBLIC WORKS DEPARTMENT

The Public Works Department oversees the maintenance and improvement of the Village's infrastructure, including streets, utilities, and public spaces. It is tasked with managing capital projects, ensuring safe and efficient transportation networks, and maintaining environmental services.

HUMAN SERVICES DEPARTMENT

The Human Services Department provides a range of social services and community programs to support vulnerable populations. It works to ensure that residents have access to essential support, resources, and opportunities that contribute to their well-being. Human Services offers services in Village Hall, as well as at the Community Connections Center in South Mount Prospect.

COMMUNITY DEVELOPMENT DEPARTMENT

The Community Development Department is comprised of two different divisions:

ECONOMIC DEVELOPMENT, PLANNING & ZONING

The Economic Development, Planning & Zoning division of the Community Development Department oversees land use planning, zoning, economic development, and housing initiatives to support sustainable growth and neighborhood revitalization. It partners with developers and local businesses to facilitate mixed-use projects, retain small businesses, and target key areas for infill and redevelopment.

BUILDING & INSPECTION SERVICES

The Building & Inspection Services enforces construction and occupancy standards by reviewing permits, examining plans, and conducting inspections. This ensures public safety and code compliance while tracking permit volumes and common enforcement challenges to streamline processes.

PUBLIC SAFETY

This section outlines the essential services dedicated to ensuring the safety and well-being of Mount Prospect's residents.

POLICE DEPARTMENT

The Mount Prospect Police Department includes full-time officers and civilian staff across divisions such as Administration, Patrol, and Support Services. The department is CALEA-accredited and has added units like a Drug Task Force and Tactical Unit to address emerging public safety concerns and strengthen interagency coordination.



FIRE DEPARTMENT

The Mount Prospect Fire Department provides fire protection and emergency medical services from multiple stations throughout the Village. Investments in equipment and training help ensure timely, effective response to emergencies across the community.



Mount Prospect Police and Fire Stations

RELIGIOUS INSTITUTIONS

Mount Prospect is home to a diverse range of religious institutions that provide spaces for worship, education, and community programs. Christian congregations include Catholic parishes such as St. Emily, St. Raymond de Penafort, and St. Thomas Becket, as well as Protestant and non-denominational churches like Trinity United Methodist, St. Paul Lutheran, and Northwest Covenant Church. The Muslim community is served by the Islamic Society of Midwest and Faizan E Madina Islamic Cultural Center (also known as the Mount Prospect Cultural Center, located at 960 Northwest Highway), as well as the Turkish American Chamber of Commerce. While Mount Prospect has limited Jewish congregations, nearby communities offer access to synagogues and other places of worship. Together, these represent only a portion of the diverse religious facilities serving the community.



Grace Lutheran Church and Pre-school

EDUCATION

Education in Mount Prospect is supported by several public school districts offering quality instruction from early childhood through high school. Multiple elementary, middle, and high schools serve the community, ensuring a range of academic programs and resources for students.

GRADE SCHOOLS

Grade schools in Mount Prospect provide foundational education to young learners, fostering academic growth and social development in a supportive environment.

Grade Schools include:

- Euclid Elementary School
- Fairview Elementary School
- Forest View Elementary School
- Frost Elementary School (Aspen)
- Indian Grove Elementary School
- John Jay Elementary School
- Lions Park Elementary School
- Robert Frost Elementary School (Cypress)
- Westbrook School

MIDDLE SCHOOLS

Middle schools serve as a bridge between elementary and high school education, offering programs that support both academic and personal development during the transitional adolescent years.

Middle Schools include:

- Holmes Middle School
- Lincoln Middle School
- River Trails Middle School

HIGH SCHOOLS

High schools in and around Mount Prospect offer comprehensive academic and extracurricular programs designed to prepare students for post-secondary education and career success. They provide opportunities for advanced placement, technical training, and college readiness. Prospect High School is the primary high school for Mount Prospect residents and is critical to the quality of life in the community. An overview of the school follows.

PROSPECT HIGH SCHOOL

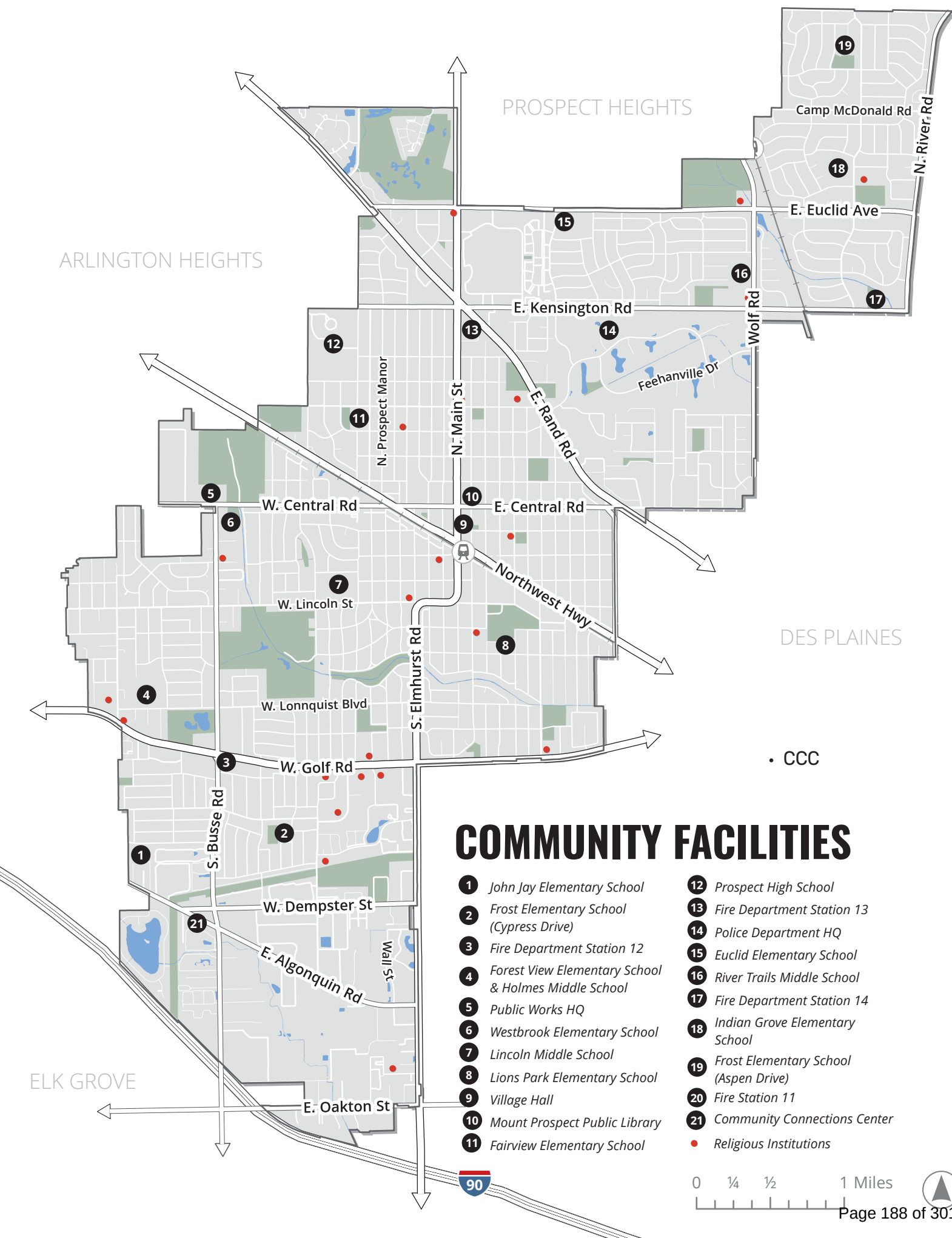
Prospect High School, located at 801 W. Kensington Road, is a public secondary school serving grades 9–12. Originally opened in 1957, the school today enrolls approximately 2,100 students from Mount Prospect, Arlington Heights, and nearby communities. The campus occupies approximately 30 acres and includes a main academic building, athletic fields, a stadium, and parking areas.

Prospect is known for its strong academic programs, extensive extracurricular offerings, and competitive athletic teams. Recent facility upgrades have focused on improving classroom technology, athletic amenities, and building systems.

MOUNT PROSPECT PUBLIC LIBRARY

In addition to the numerous schools, the Mount Prospect Public Library (MPPL) is a cornerstone of Village education and community life, providing resources, programs, and services that support enrichment, and connection for residents of all ages. Each year, the Library circulates over 1 million items and welcomes more than 350,000 visitors through its doors. Over 30,000 residents (more than half of the community) hold an MPPL library card.

Additionally, MPPL offers a wide range of programs, including early literacy initiatives, cultural events, technology training, and lifelong learning opportunities. These services help the Library support academic success as well as creativity and community connection.



7 PARKS & ENVIRONMENT

Mount Prospect benefits from quality parks and open space that enhance residents' quality of life and attract visitors. The Village is responsible for maintaining most of its green spaces, and an inventory of park supply, along with environmental considerations, has been completed as part of the Comprehensive Plan process.

The parks in the Village are managed by the Mt. Prospect Park District and the River Trails Park District (residents also have access to surrounding park districts, however they are not the focus of the MP2040 Comprehensive Plan). These organizations oversee more than 60 acres of parkland distributed across multiple locations within the Village. For example, the largest park in the Village, Melas Park, includes amenities such as sports fields, playgrounds, and picnic pavilions. Additionally, a discussion of flooding and stormwater management is included in this section.

PARK SUPPLY

In addition to the number of parks, their location is critical for ensuring adequate service across the community. An analysis measuring the distance from residential parcels to park facilities finds that approximately:

- **82% of residential parcels** are located within a 1/4 mile walk of a park
- **97% of residential parcels** are within a 1/2 mile walk of a park
- **3% of residential parcels** are more than a 1/2 mile from a park*

The Comprehensive Plan can explore opportunities to expand park access and enhance existing green spaces to better serve all residents of Mount Prospect.

**Please note some residents may have access to parks in nearby municipalities, but those facilities are outside the scope of this planning process.*

PARKS INVENTORY

LARGE MULTI-USE PARKS (15+ ACRES)

Community parks in Mount Prospect are larger parks that serve multiple neighborhoods and provide a broad range of recreational opportunities and amenities. These parks are designed to support both organized sports and informal activities, and often include facilities that attract users from across the Village. With features such as athletic fields, walking paths, playgrounds, aquatic centers, and event spaces, community parks accommodate a variety residents.

Mount Prospect's community parks include:

MELAS PARK

- **Location:** 1500 W. Central Rd.
- **Acreage:** 70 acres
- **Amenities:** Athletic fields, Canine Commons Dog Park, concessions, 5 football fields

MEADOWS PARK

- **Location:** 1401 W. Gregory St.
- **Acreage:** 15 acres
- **Amenities:** Aquatic Center, Baseball Fields

KOPP PARK

- **Location:** Dempster St. & Linneman Rd. (including ComEd ROW)
- **Acreage:** 25.5 acres
- **Amenities:** 2 ball diamonds, ¾-mile walking path, playground

LIONS MEMORIAL PARK

- **Location:** 411 S. Maple St.
- **Acreage:** 20.5 acres
- **Amenities:** 2 lighted ball diamonds, 8 tennis courts, Veterans Memorial, bandshell, playgrounds, surf pool

ROBERT T. JACKSON CLEARWATER PARK

- **Location:** 1717 W. Lonnquist Blvd.
- **Acreage:** 23 acres
- **Amenities:** Playground, ¾-mile walking path, lake, seasonal restrooms

WOODLAND TRAILS PARK

- **Location:** 1500 E Euclid Ave.
- **Acreage:** 46.7 acres
- **Amenities:** Playground, Skate Park, Sports Courts



Mt. Prospect Park District Playground

NEIGHBORHOOD PARKS (1-14 ACRES)

Neighborhood parks in Mount Prospect provide space for both passive and active recreation and are designed to serve residents within surrounding neighborhoods. These parks function as local gathering places and typically range in size from one acre to 14 acres. While each park varies in character, most offer a mix of amenities such as playgrounds, picnic areas, ball fields, athletic courts, open green space, walking paths, and shelters. Intended to support a variety of ages and activities, these spaces often concentrate recreational features within a compact footprint.

Mount Prospect's neighborhood parks include:

- Aspen Trails Park
- Bluett Park
- Burning Bush Trails Park
- Busse Park
- Countryside Park
- Devonshire Park
- Emerson Park
- Fairview Park
- Gregory Park
- Hill St Park
- Maple Trails Park
- Owen Park
- Prospect Meadows Park
- Robert Frost Park
- Sunrise Park
- Sunset Park
- Sycamore Trails Park
- Tamarack Trails Park
- We-Go Park
- Weller Creek Park
- Westbrook School Park

MINI PARKS (<1 ACRE)

Mini parks are small parks or outdoor spaces designed for public leisure. They often take the form of plazas, courtyards, or landscaped areas with seating, public art, or other features that encourage community gathering. In Mount Prospect, several mini parks enhance the community, providing accessible green spaces and opportunities for informal recreation. These parks often include amenities such as seating areas, gardens, and public art.

Mount Prospect's mini parks include the following:

- Centennial Green
- Evergreen Trails Park
- Meyn Busse Park
- Tamarack Park
- Village Green

RECREATION & FITNESS CENTERS

Mount Prospect offers a variety of recreation and fitness centers that provide indoor spaces for health, wellness, and year-round physical activity. These facilities serve as hubs for fitness programs, sports leagues, aquatics, and community events. From full-service fitness centers to specialized sports and aquatic facilities, these venues support residents of all ages and abilities.

Major recreation and fitness centers in Mount Prospect include:

CENTRAL COMMUNITY CENTER (CCC)

- **Location:** 1000 W. Central Rd.
- **Amenities:** Youth gymnasium, fitness center, indoor turf, men's and women's locker rooms, preschool classroom, rental spaces, NWSRA Pursuit Program

RECPLEX

- **Location:** 420 W. Dempster St.
- **Amenities:** Triple-court gymnasium, 1/10-mile indoor track, 25-yard, 8-lane indoor pool with tot pool, fitness center with cardio and strength equipment, separate free weight room, fitness studios, dance studio, early childhood and youth room, locker rooms, rental spaces

LIONS RECREATION CENTER

- **Location:** 411 S. Maple St.
- **Amenities:** Full-court gymnasium, dance studios, multipurpose room, preschool classrooms, small meeting room, stage, Veterans Memorial Bandshell. A 2024 referendum passed that will result in the improvement of this space.

MARVIN S. WEISS COMMUNITY CENTER

- **Location:** 1500 E. Euclid Ave.
- **Amenities:** Preschool rooms, multipurpose spaces, program classrooms

BURNING BUSH COMMUNITY CENTER

- **Location:** 1313 Burning Bush Ln.
- **Amenities:** Gymnasium, fitness area, activity spaces, preschool

AQUATIC FACILITIES

Aquatic facilities in Mount Prospect offer residents a wide range of year-round water-based recreation, fitness, and instructional opportunities. Operated by the Mt. Prospect Park District and River Trails Park District, these venues include both indoor and outdoor pools for swimming lessons, lap swims, open swims, and special events. A 2024 Lions Park referendum approved the removal of the existing wave pool and the addition of a new splash pad and community pool. These facilities support aquatic activities for all ages, from cooling off in summer to training with swim teams or participating in water fitness classes.

Mount Prospect's primary aquatic facilities include:

MEADOWS AQUATIC CENTER

- **Location:** 1401 W. Gregory St.
- **Amenities:** 1-meter diving board, 8-foot drop slide, 8-lane lap pool, spacious zero-depth area, interactive water attractions, vending machines with tables and umbrellas, picnic turf area, large bathhouse with two family changing rooms, private party rental room

BIG SURF POOL (PART OF LIONS PARK)

- **Location:** 411 S. Maple St.
- **Amenities:** Wave pool with 3-foot cresting waves, zero-depth entry, picnic areas, concessions (note: this pool is part of the referendum project and will be updated with a multi-purpose pool).

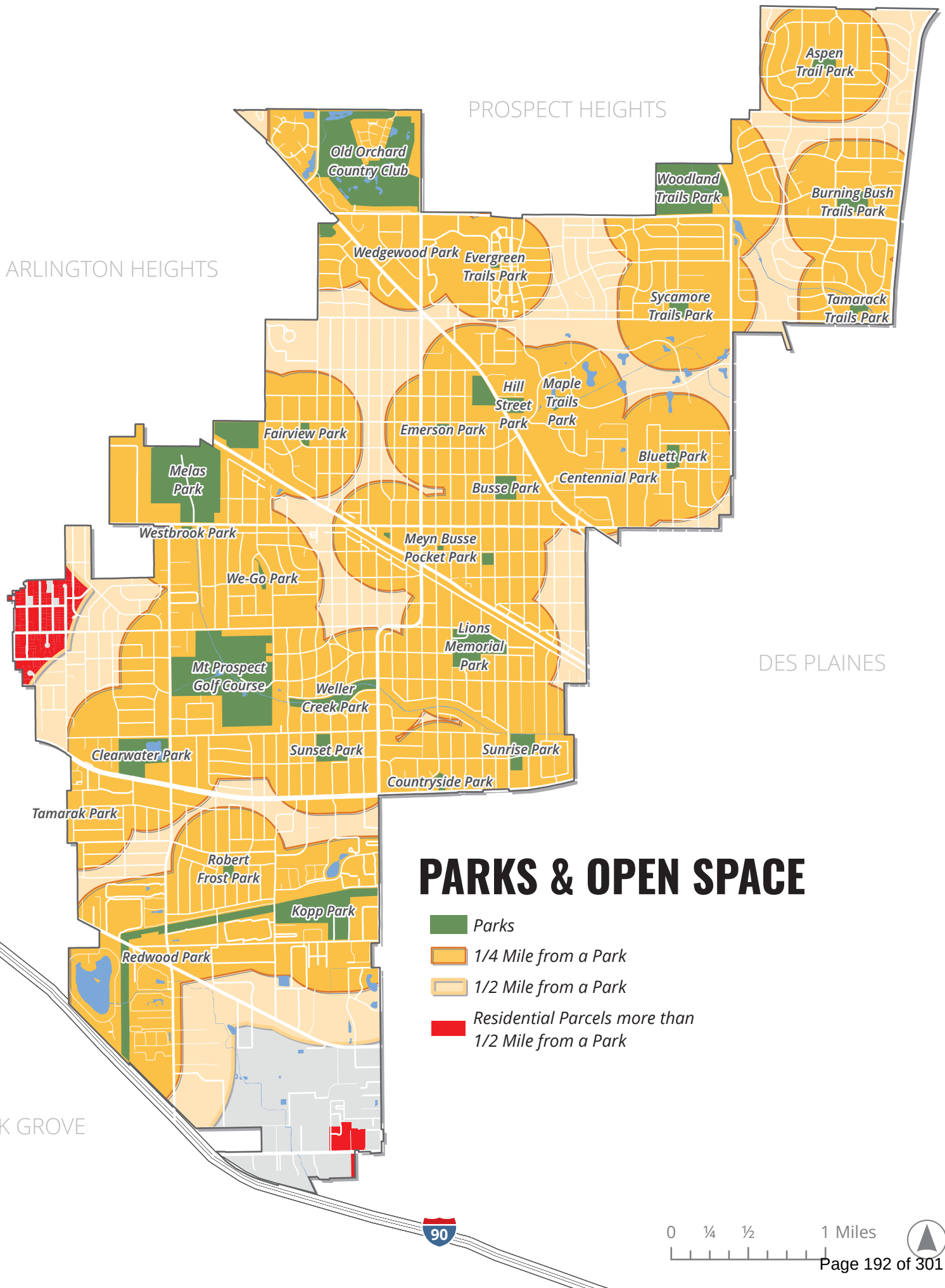
WOODLAND TRAILS POOL

- **Location:** 1500 E. Euclid Ave.
- **Amenities:** Outdoor pool with water play elements

OTHER RECREATION AREAS

MOUNT PROSPECT GOLF CLUB

- **Location:** 600 See-Gwun Ave.
- **Amenities:** 18-hole public golf course, over 25,000 sq. ft. of practice greens, bent grass driving range



PARKS & OPEN SPACE

- Parks
- 1/4 Mile from a Park
- 1/2 Mile from a Park
- Residential Parcels more than 1/2 Mile from a Park

FLOODING AND STORMWATER

Flooding remains a recurring concern in several areas of Mount Prospect, affecting residents, businesses, and infrastructure. While flood risks are not unique to the Village, local topography, historic development patterns, and the age of the stormwater system contribute to vulnerabilities that merit closer evaluation. Understanding existing conditions, including the extent of mapped floodplains, drainage capacity, and past investment, provides important context for future planning efforts.

FLOOD HAZARD CONDITIONS

Mount Prospect, like many suburban communities, experiences localized flooding due to a combination of topographic conditions, aging infrastructure, and development patterns that predate modern stormwater standards. Intense rainfall events can overwhelm the storm sewer system, leading to street flooding, basement backups, and impacts to public and private property. These issues are most commonly reported in low-lying areas or neighborhoods with limited drainage capacity.

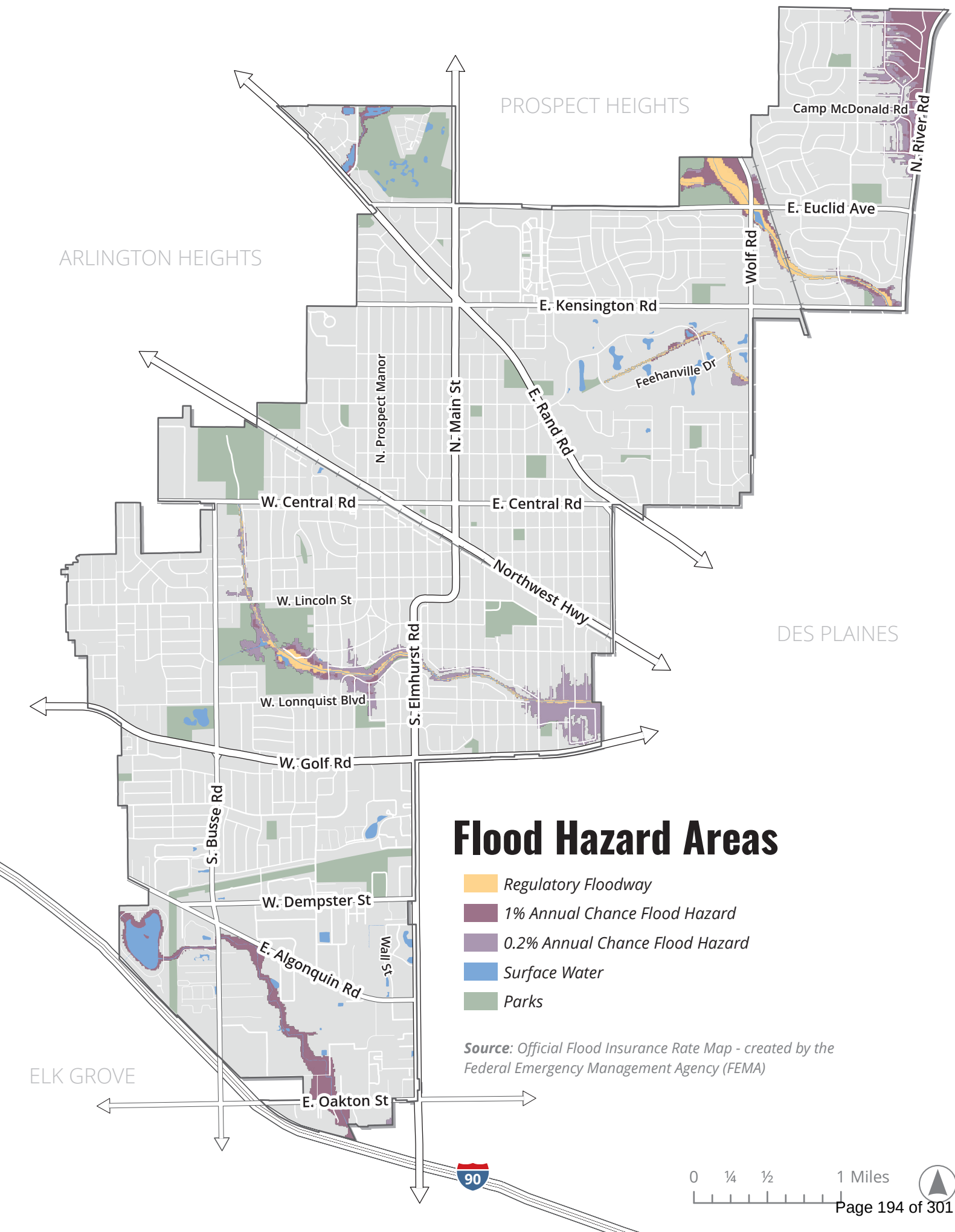
Flood hazard areas in Mount Prospect have been delineated by the Federal Emergency Management Agency (FEMA) and are shown on the adjacent map. These include regulatory floodways, 1% annual chance floodplains (commonly referred to as 100-year floodplains), and 0.2% annual chance floodplains (500-year floodplains). Flood zones are primarily concentrated along the Village's southern edge near Weller Creek and along several creek corridors that cross the community. Additional areas with flood risk appear throughout the central and northern parts of the Village, including portions of residential neighborhoods and commercial districts.

Stormwater management in Mount Prospect is overseen by multiple agencies, including the Village, the Metropolitan Water Reclamation District of Greater Chicago (MWRD), and various drainage districts. In recent years, Village plans and capital improvements have incorporated sustainable stormwater practices, including green infrastructure elements aimed at reducing runoff and improving water quality. Recent projects include levee and pumping station improvements, Burning Bush Trails Park Drainage Improvements, and Aspen Trails Park Drainage Improvements, all aimed at increasing system capacity and reducing flood risk.



*Weller Creek in Mount Prospect,
viewed from Emerson Street*

Village staff and its stormwater consultant are currently developing a Stormwater Management Master Plan, which will build on data from past flooding events, FEMA mapping, and regional watershed studies to guide future infrastructure investments and flood mitigation strategies. This plan will identify priority projects, evaluate funding options, and outline phased implementation to address both existing problem areas and anticipated future challenges.



8 KEY CONSIDERATIONS

After reviewing a wide range of existing conditions in the Village of Mount Prospect, several key considerations, issues, and opportunities have emerged that may inform the planning process. Summaries of each key consideration follow:

An Aging Population That Will Shape Future Service and Housing Needs

Mount Prospect's median age has steadily increased as longtime residents "age in place", resulting in a growing senior population. The proportion of residents aged 65 and older is now higher than the county average, and this trend is expected to continue. Many of these households live in older single-family homes, which may become less suitable as physical and family needs change. The Comprehensive Plan could consider strategies to support aging in place, such as accessible home design, local transportation options, and nearby services. It could also evaluate the need for new senior housing types and even healthcare facilities to serve this demographic shift. These efforts should dovetail with the ongoing Aging in Community Action Plan.

A More Diverse Community with Evolving Cultural and Language Needs

Mount Prospect has experienced steady growth in racial, ethnic, and linguistic diversity over the past two decades. The Village is now home to large Hispanic and Asian populations, and nearly 30% of residents are foreign-born. Over 40% of households speak a language other than English at home, with especially high rates of Spanish and Polish speakers. These trends reflect an exciting, multicultural community but also highlight the importance of inclusive community development. The Comprehensive Plan could consider ways to prioritize accessible public communication, culturally responsive services, and opportunities for all residents to engage meaningfully in civic and community life.

Predominantly Single-Family Housing, High Occupancy, and Affordability Pressures

Mount Prospect's housing inventory is dominated by owner-occupied single-family homes and there is little remaining land for new single-family construction. This has resulted in high homeownership rates. At the same time, strong and sustained demand has driven vacancy rates to historic lows and pushed home values upward. While this stability benefits many existing homeowners, it has made it more difficult for renters, first-time buyers, and lower-income households to find affordable options.

Recent infill efforts, particularly in Downtown, have added multifamily and rental units, but new development opportunities are limited, and continued reliance on single-family housing alone may not be sufficient to meet the needs of a growing and economically diverse population. The Comprehensive Plan could explore strategies to support a broader mix of housing types and price points to ensure that young adults, seniors, and lower-wage workers can continue to live in the community.

Limited Recent Housing Construction and Aging Stock

Most of Mount Prospect's housing was built between 1940 and 1980, with relatively little new construction in recent decades. This aging stock may not fully meet current demands in terms of accessibility, energy efficiency, or design preferences. While the existing homes support neighborhood character and stability, reinvestment and rehabilitation will be increasingly important. The Comprehensive Plan could identify locations and consider strategies for infill development, redevelopment, or adaptive reuse to modernize housing options.

Strong Income Growth and Low Unemployment, But Not All Residents Share Equally

Mount Prospect enjoys relatively high household incomes, low unemployment, and a strong labor force. Wages have grown over the past decade, and a large share of residents are employed in professional and healthcare sectors. However, a meaningful portion of the population still faces economic hardship—especially lower-income households and seniors on fixed incomes. These disparities underscore a need to balance economic growth with strategies that lift up lower-income residents. The Comprehensive Plan could propose strategies that ensure access to housing, healthcare, and supportive services for all residents.

Retail and Industrial Hubs Drive the Local Economy, While Many Residents Commute out of the Village for Work

Key economic nodes such as Downtown, Randhurst Village, South Mount Prospect, and the Kensington Business Center support local employment in retail, manufacturing, and logistics. However, Mount Prospect remains a commuter suburb and a small share of residents work in the Village, while thousands commute daily to Chicago and other suburbs. The local economy benefits from inflow workers and retail spending, but the Comprehensive Plan could explore ways to attract more employers, support existing businesses, and increase opportunities for residents to work closer to home.

Corridor Commercial Areas Facing Competitive Pressures

Many of Mount Prospect's commercial corridors—such as Rand Road, Golf Road, and Elmhurst Road—were developed in a car-oriented, mid-century format. While these are still important retail areas, some properties are underutilized and face increasing competition from newer suburban centers. Updating land use regulations, incentivizing reinvestment, and exploring mixed-use or residential conversions could help these areas remain viable and relevant to changing market conditions. The Comprehensive Plan could explore strategies to achieve this.

Downtown as a Community Anchor with Untapped Potential

Downtown Mount Prospect has seen notable investment and revitalization, benefiting from its Metra station, pedestrian scale, and mix of civic, retail, and residential uses. Completed development projects have enhanced its vibrancy, but opportunities remain to increase foot traffic, support small businesses, and activate vacant or underutilized parcels. As the Village continues to evolve, Downtown can serve as a model for walkable, transit-oriented development, and the Comprehensive Plan could consider ways to further support housing, events, and public realm improvements in this key district.

South Mount Prospect as a Strategic Growth Area

The southern portion of the Village has long-term development potential due to its available land, industrial corridors, and recently annexed areas. The 2020 Connect South Mount Prospect plan outlined a vision for balanced growth, including new business development, improved infrastructure, and neighborhood investment. Continued implementation of this plan will be crucial to attracting investment, creating jobs, and supporting a more viable southern district. The Comprehensive Plan could explore ways to build on the South Mount Prospect Plan.

Strong Regional Connectivity Supporting Economic and Commuter Access

Mount Prospect benefits from excellent regional transportation access, including proximity to Interstate 90, major arterial corridors like Rand and Elmhurst Roads, and Metra's Union Pacific Northwest rail line. This connectivity enhances the Village's attractiveness for employers, commuters, and shoppers, and supports strong links to O'Hare International Airport and downtown Chicago. Maintaining and enhancing these regional connections will remain important for economic development and continued integration with the broader metropolitan area.

Ongoing Active Transportation Expansion Needed

Despite regional car connections and the Metra line to Chicago, travel within Mount Prospect presents challenges for pedestrians, cyclists, and transit users. Sidewalk networks remain incomplete in some residential areas, and while the Village now has approximately 30 miles of signed and marked bike routes—including shared-lane markings, marked bike lanes, and off-street recreational trails—connectivity between key destinations such as parks, schools, and commercial areas is still limited. Pace bus coverage is also limited, making many destinations difficult to reach without a car. Continued expansion of pedestrian and bicycle networks, including closing sidewalk gaps, extending bike routes, and enhancing intersections, paired with better integration between walking, biking, and transit, will be critical to improving safety, accessibility, and convenience for all users and reducing reliance on automobiles. The Comprehensive Plan can play a role in guiding this long-term, phased expansion of active transportation infrastructure.

Extensive Park Network, with Some Opportunities for Enhancement

The Village has a robust park system, with most residents living within a short walk of a public green space. Larger community parks, numerous neighborhood sites, and mini parks together offer a variety of recreational opportunities. This strong foundation supports the Village's high quality of life, but the Comprehensive Plan could still investigate ways to improve the system, including closing remaining access gaps, upgrading amenities, and integrating trails and natural areas. Enhancing the park system also has the potential to advance health, equity, and environmental goals.

Well-Served by Schools, Safety, and Amenities

Mount Prospect is served by a range of school districts and service providers, offering quality education, public safety, and community resources. The Police and Fire Departments are well-equipped, the Village maintains a dynamic Human Services Department, and residents have access to a strong library and numerous recreational offerings. The Comprehensive Plan could consider demographic shifts, aging infrastructure, and intergovernmental collaboration to sustain service quality and adapt to changing needs.

Building on Past Plans' Progress to Guide Future Development

Mount Prospect 2040 can build on decades of prior planning work, including the 2017 Envision plan, the 2020 South Mount Prospect plan, and the 2013 Downtown Implementation Plan. Many goals have been achieved, especially in Downtown revitalization and South Mount Prospect annexation. However, key challenges like housing affordability, south side investment, and corridor enhancements remain. The planning process could carry forward successful strategies while adapting to current conditions, ensuring the plan is both grounded in community priorities and responsive to emerging opportunities.

Environmental Resilience and Stormwater Management Needs

Mount Prospect, like many suburbs, faces persistent challenges related to localized flooding and aging stormwater infrastructure. To address these issues, Village staff and a consultant team are developing a Stormwater Management Master Plan that evaluates the existing system and establishes a prioritized program of improvements. Drawing on past flooding reports, FEMA mapping, monitoring data, and hydrologic modeling, the plan will assess system capacity, set service targets, and identify both traditional and green infrastructure opportunities. Coordinated with partner agencies such as the MWRD and local drainage districts, and guided by regulatory requirements and community input, the plan emphasizes sustainable strategies to reduce flood risks, improve water quality, and strengthen long-term resilience. Building on this effort, the Comprehensive Plan can link stormwater priorities to land use and transportation planning, encourage development practices that limit runoff, and integrate stormwater solutions into parks, streets, and redevelopment projects to advance both infrastructure and environmental goals.

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MOUNT PROSPECT 2040
PLANNING OUR FUTURE

EXISTING CONDITIONS REPORT



MOUNT PROSPECT 2040 PLANNING OUR FUTURE

COMMUNITY ENGAGEMENT REPORT

JANUARY 2026



Community Engagement by the Numbers



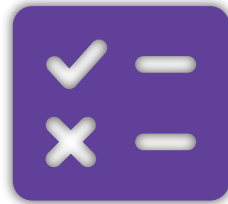
1,200

Points of Engagement



665

In-Person
Discussions



565

Survey
Responses



2.1k

Website
Visits (Unique)

25 Official Meetings

5 Focus
Groups

7 Engagement
Stations



4 Visioning
Workshops

9 Stakeholder
Interviews

MOUNT PROSPECT 2040

Community Engagement Report

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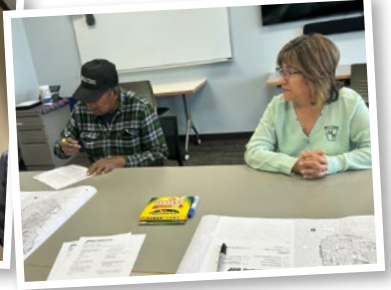
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TIMELINE

This timeline summarizes the first phase of the planning process, highlighting key milestones, community engagement, and the progression from early coordination to vision development. Over these months, the planning team met with Village leadership, attended public events, facilitated workshops, and gathered extensive input from residents, businesses, and stakeholders. Together, these activities helped build a strong foundation of ideas, insights, and direction that will guide the next steps of the comprehensive plan.





BRAINSTORMING



Community input and concept ideas were synthesized and organized into emerging themes to guide planning.

CONCLUSION



SEPTEMBER

AUGUST

Ideas and opportunities were developed and tested as the team began early stages of the visioning process.

OCTOBER

Key findings were compiled, and the final workshops and final interviews of the first phase were completed.



VISIONING





FOCUS GROUPS & STAKEHOLDER MEETINGS

The focus groups and stakeholder meetings provided essential insight into how residents, business owners, community leaders, and partner agencies experience Mount Prospect today. Through conversations with a wide range of participants, this phase of engagement helped identify shared priorities, persistent challenges, and emerging opportunities that will shape the MP2040 Comprehensive Plan. The summaries that follow highlight the key themes and perspectives gathered across each discussion.

VILLAGE STAFF WORKSHOP

Village staff from multiple departments participated in a workshop to provide early input for the Mount Prospect Comprehensive Plan, identifying major issues, community strengths, and priority actions to guide policy development. Participants highlighted top priorities including continued financial stability, walkability, flooding and stormwater management, aging infrastructure, housing affordability, economic vitality, public safety, and senior needs.

MOUNT PROSPECT DOWNTOWN MERCHANTS ASSOCIATION (DMA)

During the Downtown Merchants Association focus group, business owners described Mount Prospect as a friendly, engaged, and fast-evolving community where strong relationships with the Village and a pro-downtown attitude are major strengths. Participants praised the cleanliness of downtown and the supportive partnership with the Village, but also highlighted concerns about limited parking, insufficient business diversity, unclear procurement processes, low lunchtime foot traffic, and a lack of spaces and activities for kids. Merchants emphasized the importance of maintaining downtown's character while enhancing walkability, activating streetscapes, improving signage, and continuing to attract young residents through apartment growth.

MOUNT PROSPECT CHAMBER OF COMMERCE

During the Chamber of Commerce focus group, participants described Mount Prospect as a friendly and charming community undergoing rapid change, with new residents, increasing density, and shifting expectations. While they saw exciting potential in the Village's growing vibrancy and evolving identity, they also expressed concern that business activity, infrastructure, and long-term planning have not fully kept pace with this growth. Members emphasized the need for stronger ongoing business support, modernized marketing, improved mobility and parking solutions, expanded programming beyond downtown, and a clearer, more intentional community brand to position Mount Prospect as a true destination.



SUSTAINABILITY COMMISSION

During the Sustainability Commission focus group, participants called for a clearer long-term sustainability vision supported by stronger programs, policy leadership, and community education. Key concerns included excessive waste and packaging, pesticide use, limited composting options, slow renewable energy adoption, and gaps in walking and biking infrastructure. Their shared 2040 vision centers on a cleaner, healthier, low-waste, and resilient Mount Prospect built on native landscaping, zero-emission practices, and community-wide environmental stewardship.

ECONOMIC DEVELOPMENT COMMISSION

Participants in the Economic Development Commission focus group emphasized the need for Mount Prospect to continue to modernize its economic development approach, strengthen its identity, and continue creating a more flexible, business-friendly environment. Major concerns centered on rising development costs, the perception that it is difficult to do business in the Village, and the challenges facing key corridors like Randhurst and the Route 83 area. Attendees stressed the importance of improving walkability, reducing congestion, supporting mixed-use redevelopment, and elevating Mount Prospect's branding to compete with peer communities. Looking toward 2040, commissioners envisioned a community known for its flexibility, strong connectivity, thriving commercial districts, modernized infrastructure, and a clear reputation as a welcoming place for innovative business concepts.

POLICE & FIRE

The Police and Fire interviews focused on evolving public safety needs, service-demand trends, code and development considerations, and operational challenges linked to changing demographics, technology, and built-environment patterns. Both departments emphasized the importance of coordination with planning as the Village grows denser and more complex.

PUBLIC WORKS

The Public Works discussion focused on the Village's infrastructure systems, day-to-day operational challenges, and long-term needs related to stormwater, transportation, utilities, and coordination with regional agencies. Staff described increasing pressure on aging systems and highlighted the need for more proactive planning as weather patterns, land use, and service demands evolve.



LIBRARY STAFF

The Library staff interview explored how Mount Prospect's cultural, social, and physical environment shapes residents' needs, including gathering spaces, youth amenities, mobility options, and access to resources. The conversation emphasized the Library's role as a central "third place" and its perspective on community identity, equity, and long-term quality of life.

TRANSIT AGENCIES – RTA/PACE/METRA

Representatives from Metra, Pace, and RTA shared major regional trends, opportunities, and considerations for Mount Prospect's future transit planning. All three agencies emphasized that the region is undergoing a major transformation driven by post-pandemic travel behavior, fiscal pressures, and the need for stronger land-use/transit integration.



SCHOOL DISTRICTS (21, 25, 26, 57, 59, 214)

The Superintendent interviews focused on district operations, facilities needs, and the relationship between school planning and village development. Leaders discussed enrollment trends, long-range facility planning, transportation and queuing challenges, and opportunities for stronger collaboration with the Village.

PARK DISTRICTS (MP + RT)

The Mount Prospect Park District (MPPD) and River Trails Park District (RTPD) emphasized the strength of Mount Prospect's community fabric, the major capital projects already underway, and the opportunities to expand recreational offerings to support quality of life and community identity. Much of the Park Districts' input aligns with in-person engagement themes and highlights how forthcoming referendum-funded improvements will position Mount Prospect as an even stronger destination for recreation, arts, wellness, and multigenerational experiences.



RECENT LOCAL DEVELOPERS

A group of representatives from recent Mount Prospect development firms shared insight into the real estate climate, opportunities, and challenges shaping investment in the Village. Participants representing retail, multifamily, sports and recreation, office/industrial, and mixed-use portfolios offered candid observations about development feasibility, market trends, the Village’s processes, and future opportunities.

MOUNT PROSPECT HISTORICAL SOCIETY

The Historical Society interview explored Mount Prospect’s historic character, preservation challenges, community identity, and opportunities to integrate local history more visibly into public spaces, development, and cultural programming. The conversation emphasized both the Village’s rich but understated heritage and the Society’s resource constraints.



ENGAGEMENT STATIONS

The engagement stations provided opportunities for community members across Mount Prospect to share their experiences, priorities, and concerns related to daily life in the village. Residents were often eager to share insights into how they interact with their neighborhoods, public spaces, and municipal services. The feedback collected helped illuminate recurring themes such as quality-of-life needs, accessibility issues, desired amenities, and aspirations for future development.

MENTAL HEALTH MATTERS

Participants shared perspectives on the growing need for accessible mental-health resources, highlighting both service gaps and opportunities for stronger community support systems. Feedback pointed to a desire for more coordinated partnerships between schools, providers, and local organizations to ensure residents of all ages can receive timely and effective care.

AGING IN MOUNT PROSPECT

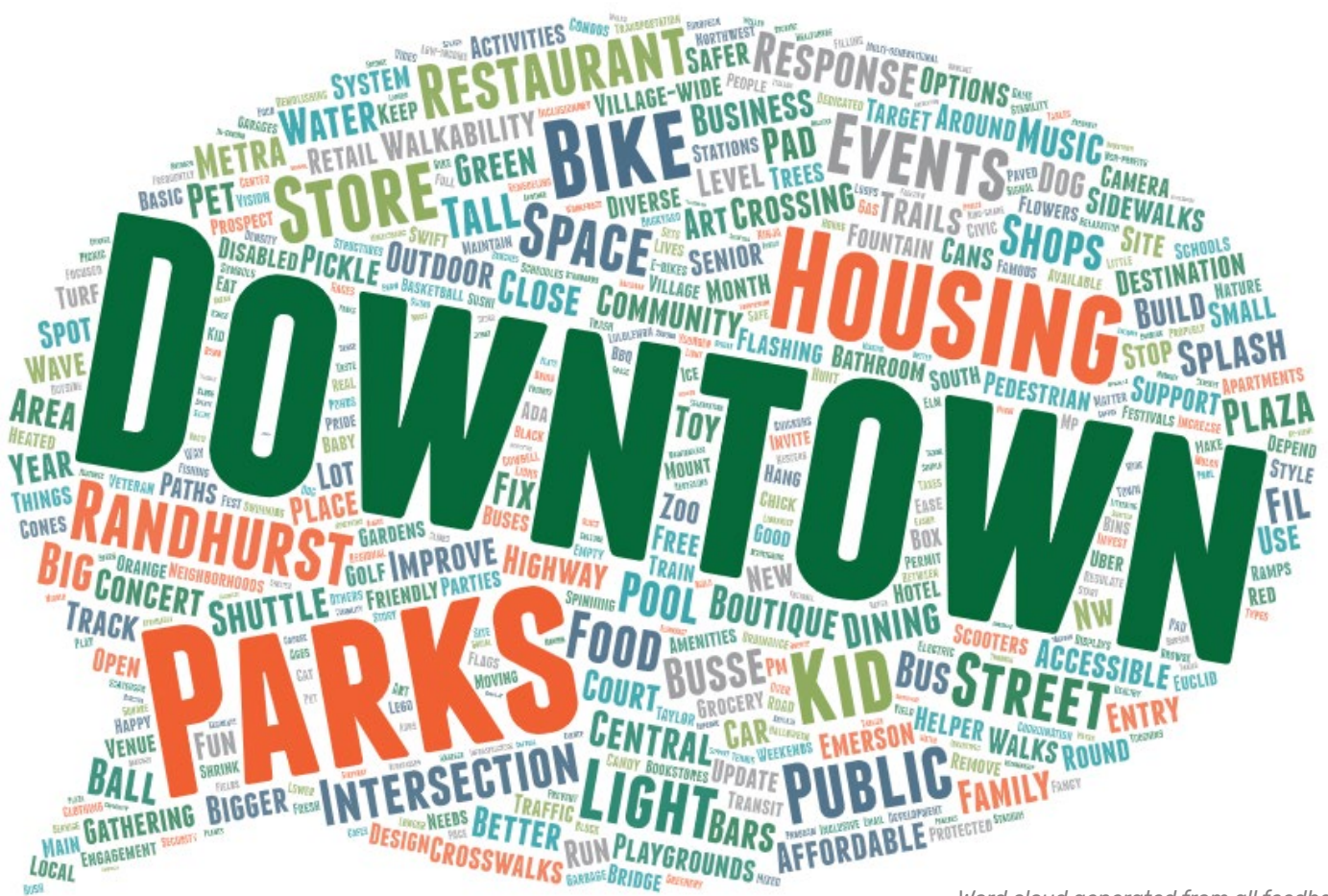
Residents discussed the challenges and opportunities associated with aging in place, particularly around housing options, mobility, and service accessibility. Many participants expressed interest in expanding senior-friendly housing, offering more transportation choices, and improving walkability within neighborhoods. Conversations also underscored the importance of social connection, emphasizing programs, facilities, and public spaces that help older adults remain active and engaged in the community.

RANDHURST STREET FEST

Visitors to the Randhurst Street Fest engagement station provided insights into how community events contribute to Mount Prospect’s cultural vibrancy and economic activity. Participants highlighted the importance of lively, accessible gathering spaces and expressed enthusiasm for more festivals, outdoor dining, and family-friendly programming. Feedback also touched on the need to improve pedestrian safety and create stronger connections between event areas and nearby businesses.

BLOCK PARTY

The Block Party was the most active engagement station of the summer. Feedback emphasized residents’ desire for safe, welcoming neighborhoods with strong community ties. Participants raised topics such as traffic calming, improved sidewalk conditions, and more opportunities for neighbors to gather informally. Many also shared perspectives on maintaining the character of residential areas while supporting thoughtful reinvestment and ensuring public spaces remain comfortable and accessible for all ages.



COMMUNITY CONNECTIONS CENTER RESOURCE FAIR

Residents who engaged at the Resource Fair discussed the importance of equitable access to services, programs, and information across Mount Prospect's diverse population. Participants noted challenges related to language barriers, awareness of available resources, and navigating various support systems. They also expressed a desire for expanded outreach, improved communication channels, and stronger collaboration across community-serving organizations.

JOHN JAY SCHOOL PARENTS OPEN HOUSE

Parents at the event shared feedback focused on youth needs, school-area safety, and family-oriented amenities. Many emphasized the importance of safe walking and biking routes, after-school programs, and well-maintained parks. Conversations also highlighted opportunities to strengthen communication between the Village, schools, and families to better address concerns and support a high quality of life for children.

CELEBRATION OF CULTURES

At the Celebration of Cultures, participants underscored Mount Prospect's growing diversity and expressed strong support for cultural programming, inclusive community events, and spaces that reflect the village's multicultural identity. Feedback emphasized the need for accessible communication, representation in public spaces, and continued efforts to celebrate cultural traditions. Attendees also highlighted how diversity strengthens the community and should be reflected throughout the comprehensive plan.



VISIONING WORKSHOPS

The Visioning Workshops brought community members together to share their ideas, priorities, and aspirations for Mount Prospect's future. Through a series of interactive exercises, participants identified what they value most today, discussed challenges and opportunities facing the Village, and outlined their hopes for 2040. The summaries that follow highlight the major themes that emerged across all three workshops and illustrate the community's vision for a more connected, and people-centered Mount Prospect.

VISIONING WORKSHOP #1

Participants in Visioning Workshop #1 provided a range of ideas focused on improving Mount Prospect's parks, mobility, commercial areas, and community amenities. Across groups, several clear themes emerged: a strong desire for more walkable and connected neighborhoods, reinvestment in aging parks and open spaces, expanded recreational and youth-focused facilities, and creative reuse of industrial or underutilized areas. Attendees expressed enthusiasm for arts, culture, and gathering spaces, and emphasized the need for improved riverwalk areas, bike trails, and public art. Collectively, these ideas reflect a vision for a more vibrant, accessible, and community-centered Mount Prospect.





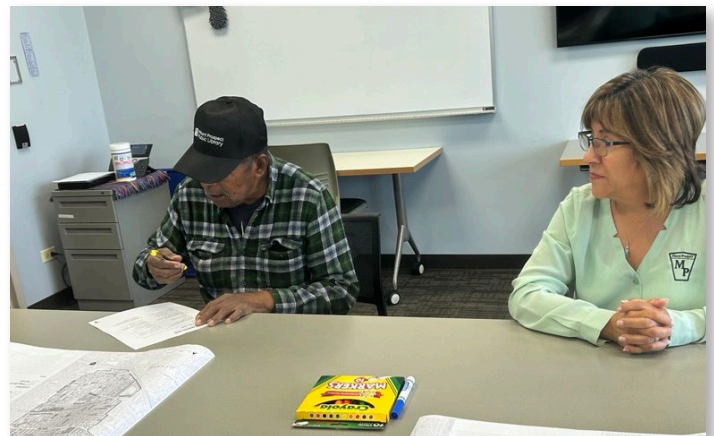
VISIONING WORKSHOP #2

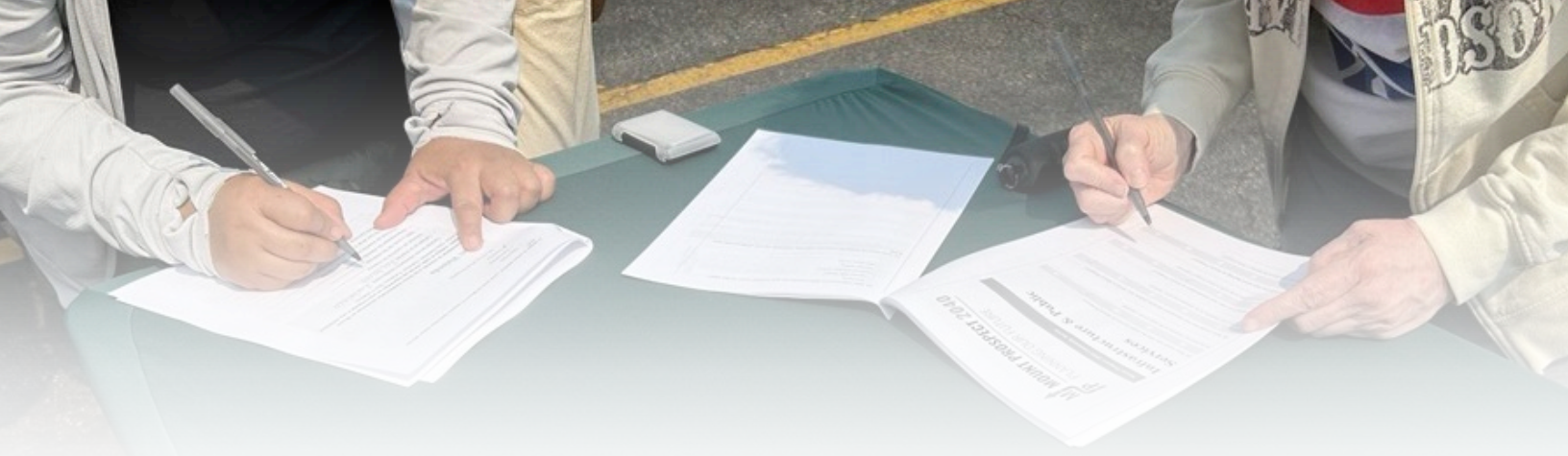
Participants in Visioning Workshop #2 focused primarily on parks and open spaces, neighborhood amenities, public art, and concerns related to industrial uses. Themes centered on expanding and improving recreational spaces, enhancing trail systems, increasing street lighting, and growing community event opportunities. Public art emerged as a significant repeated idea, as did the desire for more connected and accessible green spaces. Feedback also highlighted concerns about industrial impacts on adjacent neighborhoods and the need for proactive oversight. Overall, the workshop emphasized a desire for a more vibrant, safe, and connected community with strong recreational and cultural amenities.



VISIONING WORKSHOP #3

Visioning Workshop #3 gathered community perspectives using a simplified worksheet format. Participants identified their favorite aspects of Mount Prospect today, what they believe the Village needs by 2040, their top priorities for future improvements, and a one-word vision for Mount Prospect's future. Themes centered on walkability and bike-friendliness, stronger parks and open spaces, more community events—especially in South Mount Prospect—and enhanced safety and infrastructure. Public art and cultural vibrancy again emerged as notable community desires. Overall, Workshop #3 participants emphasized a future that is healthy, connected, and enjoyable, with more festivals, amenities, and accessible recreation.





COMMUNITY SURVEY

This section summarizes the results of the Mount Prospect 2040 Community Survey, capturing resident perspectives on housing, mobility, commercial areas, community services, parks, and overall quality of life. The survey findings highlight both the strengths that define Mount Prospect today and the challenges that will require thoughtful action over the coming years. Together, these insights form a key foundation for the MP2040 Comprehensive Plan.

OVERVIEW

The Mount Prospect 2040 Community Survey paints a picture of a community that deeply values its neighborhoods, parks, and overall quality of life, while also recognizing the pressure points that will shape future planning decisions. Residents overwhelmingly describe Mount Prospect as a welcoming, high-quality place to live—with strong confidence in its services, excellent libraries, parks and other amenities

At the same time, respondents highlighted several areas where proactive planning is needed. Housing affordability and diversity emerged as major concerns, particularly for young adults and seniors, while many felt that aging commercial corridors and limited retail options outside Downtown require reinvestment. Transportation comments pointed to missing sidewalks, difficult crossings, gaps in bike infrastructure, and congestion challenges—yet a strong desire for more walkability if safe connections were provided. Environmental sustainability and green space preservation ranked highly, with broad support for tree planting, recycling, and renewable energy initiatives.

Overall, the survey results reflect a community that is proud of its identity and amenities but ready to address long-term challenges related to housing, mobility, economic vitality, and environmental stewardship. These insights will help guide policy direction throughout the MP2040 Comprehensive Plan.

BIG MESSAGES

Residents love Mount Prospect's quality of life—and want to protect what works. High satisfaction (91%) and strong ratings for parks, libraries, and emergency services demonstrate deep attachment to the community's strengths

Housing availability, affordability, and diversity are major pressure points. Many feel priced out of certain housing types, and options for seniors and young adults are viewed as insufficient.

Residents want safer, more connected transportation options. Despite high car reliance, walkability improvements are in great demand. 74% say they would walk more with safe sidewalks and paths

Commercial areas outside Downtown need reinvestment. Downtown is a clear asset that should continue to grow, but other shopping areas, job opportunities, and aging retail corridors are seen as weaknesses.

Sustainability and green space preservation are top community priorities. Environmental initiatives such as tree planting, recycling, renewable energy, and water conservation, receive strong majority support.

INSIGHTS BY TOPIC AREA

HOUSING & RESIDENTIAL AREAS

- **Neighborhood character and housing quality** score strongly as community assets.
- Major weaknesses include **affordable housing, senior housing, and options for young adults.**
- Nearly **49%** support policies to improve housing attainability.
- **Residents are open to modestly increasing housing diversity:** neutral-to-positive views toward 2–3 flats and townhomes.

TRANSPORTATION & MOBILITY

- Personal vehicles dominate use (**97%**), but roughly 60% want **better bike lanes** and **pedestrian connections.**
- Public transit is generally rated “good,” but a minority use it (43% use Metra and 1% use the bus).
- **74%** would walk more if safe sidewalk or trail connections existed.
- Congestion and long signal cycles remain a recurring frustration.

COMMERCIAL, JOBS, & ECONOMIC DEVELOPMENT

- **Downtown scores strongly;** it’s widely viewed as a strength.
- Other shopping areas and office/employment opportunities lean heavily toward **weakness.**
- **67%** say attracting **new businesses** is “very important.”
- Residents support **incentives for redevelopment,** though with mixed certainty (50% yes / 34% unsure / 16% no).
- Corner stores located within neighborhoods is highly desired in the Village (76% like or love it)

PARKS, RECREATION, & COMMUNITY AMENITIES

- Neighborhood and community **parks, playgrounds, and the library system** are among the community’s strongest assets.
- The **tree canopy, water-based amenities, and recreational programming** score well.
- Comments highlight desires for expanded park **amenities,** improved **maintenance,** and enhanced **accessibility.**

ENVIRONMENT & SUSTAINABILITY

- **87%** say preserving green spaces is “very important.”
- **71%** say sustainability should be central in future planning.
- **Top desired initiatives:**
 - » Tree planting (81%)
 - » Recycling and waste reduction (70%)
 - » Renewable energy projects (63%)
 - » Green building incentives (59%)
 - » Water conservation (59%)

COMMUNITY SERVICES & INFRASTRUCTURE

- Emergency services are a standout strength (**rated 4.65/5**).
- **Water service and road maintenance** are viewed positively, though residents expect continued investment.
- Lighting and road conditions received mixed ratings, emphasizing the **need for targeted upgrades.**

PROSPECT HIGH SCHOOL WORKSHOP

The Prospect High School Visioning Event was a fast-paced, youth-focused workshop designed to gather student insights for the MP2040 Comprehensive Plan. Students identified what they value in Mount Prospect today, highlighted challenges they experience, from walkability and traffic to limited teen spaces, and shared ideas for future amenities, recreation options, and community gathering places. The session ensured that young residents, who often have different daily experiences and mobility needs, had a clear voice in shaping the Village's long-term vision.

"Parks, events, and businesses should help attract people of all ages."

"We need more sidewalks and safer ways to get around."

"Mount Prospect should add more restaurants, bike trails, and places to explore."





"We want more spaces for teens to hang out."

"We'd love more fun places to go like concerts and festivals."

"Randhurst could be a more walkable shopping district with trees, trails, and better connections."



COMMUNITY FEEDBACK

This section examines Mount Prospect's existing land use and development patterns to generate an understanding of the Village's existing built form. The information presented in this section will serve as a guide for future land use planning in the comprehensive plan.

HOUSING & NEIGHBORHOODS

ISSUES

- **Limited housing affordability and diversity.** The Village lacks starter homes, missing-middle units, and senior-friendly options to support a range of household needs. (Survey, Engagement Stations, Developers KSI)
- **Rising development costs.** High construction, labor, and interest rates prevent most residential projects from becoming profitable without major public assistance. (Developers KSI)
- **Underutilized redevelopment sites.** Areas like Randhurst, Metra parking lots, Wolf Road, and aging commercial parcels are not achieving their land-use potential. (Developers KSI, Transit KSI, Engagement Stations)
- **Rigid zoning limits flexibility.** Prescriptive code requirements constrain mixed-use, higher-density housing, and innovative development formats. (Engagement Stations)
- **Uneven access to amenities.** Certain neighborhoods—especially north and south MP—lack walkable access to parks, retail, and daily services. (Survey, Park District KSI)
- **Industrial land compatibility issues.** Older industrial pockets create noise, traffic, and single-use activity patterns incompatible with adjacent neighborhoods. (VW1, VW2, Developers KSI)
- **Safety and management concerns in multifamily buildings.** Higher service calls and building-level challenges arise in some denser developments. (School KSI)
- **Lack of family-friendly indoor destinations.** Households and teens lack accessible, year-round indoor places to gather. (VW3, PHS)
- **Neighborhood character inconsistencies.** Some areas have weak transitions between residential, commercial, and industrial uses, diminishing walkability. (Engagement Stations)
- **Limited senior-oriented housing near services.** Older adults struggle to find accessible housing close to transit, healthcare, and amenities. (Survey)
- **Under-amenitized corridors.** Key streets lack shade, greenery, sidewalks, and public spaces that support housing desirability. (VW1, Engagement Stations)



OPPORTUNITIES / POTENTIAL PROJECTS

- **Expand missing-middle housing options.** Enable ADUs, 2–3 flats, townhomes, and courtyard buildings throughout walkable areas. (Survey, Engagement Stations)
- **Redevelop Metra parking areas for TOD.** Transform excess commuter parking into housing, retail, and public space. (Transit KSI)
- **Reimagine Randhurst as a mixed-use neighborhood.** Add housing, plazas, trails, and destination retail to rebuild its identity. (Engagement Stations, Developers KSI)
- **Update zoning for mixed-use flexibility.** Adopt modern standards that expand density, walkability, and incremental development opportunities. (Engagement Stations)
- **Expand senior-friendly and accessible housing.** Promote development near transit, healthcare, and community centers. (Survey)
- **Encourage higher-density housing Downtown.** Add apartments, condos, and mixed-use buildings to support restaurants, retail, and transit use. (Developers KSI, Engagement Stations)
- **Cluster development in targeted nodes.** Focus growth in Downtown, Randhurst, Wolf Road, and industrial transition areas. (Developers KSI, VW1)
- **Promote workforce and attainable housing.** Partner with nonprofits, employers, and developers to increase affordable ownership and rental units. (Engagement Stations)
- **Coordinate redevelopment with school planning.** Align long-term growth forecasts with enrollment and facility capacity. (School KSI)
- **Transition industrial sites into mixed-use districts.** Convert obsolete industrial blocks into arts, recreation, office, or housing-driven neighborhoods. (VW1, VW2, Developers KSI)
- **Encourage family-friendly indoor destinations.** Integrate play spaces, recreation, learning centers, and teen hangouts into redevelopment projects. (VW3, PHS)
- **Improve neighborhood public realm.** Add sidewalks, trees, lighting, public art, and pocket parks along residential and mixed-use corridors. (VW1, Engagement Stations)



COMMERCIAL & INDUSTRIAL AREAS

ISSUES

- **Aging retail centers and vacant storefronts.** Older shopping areas cannot compete with modern retail patterns and lack strong anchors to drive activity. (Engagement Stations, Developers KSI)
- **Insufficient restaurant and entertainment variety.** Residents desire more dining, nightlife, bookstores, toy stores, and independent retail. (Engagement Stations, VW1)
- **High development and financing costs.** Current construction and lending conditions make most commercial or mixed-use projects financially infeasible without major support. (Developers KSI)
- **Incentives not always competitive regionally.** Some reported that other communities are offering stronger financing tools, grants, and upfront incentives than Mount Prospect. (Developers KSI)
- **Weak support for small businesses.** New and existing businesses struggle with startup costs, limited assistance, and lack of incubator or pop-up opportunities. (Engagement Stations)
- **Lack of complementary business clustering.** Commercial districts have gaps in retail categories and lack the synergy needed for all-day activity. (Developers KSI)
- **Business climate concerns.** Some developers express perceptions that Village processes can feel slow, complex, or inflexible. (Developers KSI)
- **Limited tourism and destination identity.** The Village lacks a compelling brand or draw that positions it as a regional attraction. (Survey)
- **Weak coordination with community partners.** Schools, cultural groups, and businesses often operate independently rather than collaboratively. (School KSI)
- **Underutilized big-box properties.** Large retail footprints built for past retail formats no longer match modern tenant needs. (Developers KSI)
- **Limited programming in commercial areas.** Corridors and districts lack frequent events that stimulate foot traffic and economic activity. (VW3)
- **Competition with online retail.** E-commerce contributes to vacancies and reduced local shopping. (Economic Trends)

OPPORTUNITIES / POTENTIAL PROJECTS

- **Reimagine Randhurst as a walkable mixed-use district.** Integrate housing, open space, outdoor retail, trail connections, and placemaking to create a new destination. (Developers KSI, Engagement Stations)
- **Strengthen Downtown as a dining and shopping hub.** Expand restaurant variety, support infill development, and activate upper floors. (Engagement Stations)
- **Provide stronger, more flexible incentives.** Use grants, upfront TIF, gap financing, or low-interest loans to make transformative projects feasible. (Developers KSI)
- **Support pop-ups, incubators, and flexible commercial spaces.** Enable short-term uses, start-up retail, and seasonal markets to fill gaps and reduce vacancies. (Engagement Stations)
- **Leverage proximity to the Bears stadium.** Capture spillover demand from major events with restaurants, hotels, entertainment, and specialty retail. (Developers KSI)
- **Recruit unique restaurants, cafés, and specialty shops.** Fill missing retail categories such as bookstores, toy stores, boutiques, and multicultural offerings. (Engagement Stations)
- **Redevelop big-box or aging retail centers.** Replace older formats with multi-story mixed-use developments that include housing and public space. (Developers KSI)
- **Increase cultural and family-friendly destinations.** Introduce indoor entertainment, recreation venues, and all-age activity spaces. (VW3, PHS)



- **Strengthen collaboration with the Library, schools, and cultural groups.** Create shared programming and district-wide economic initiatives. (School KSI)
- **Add seasonal programming to commercial districts.** Host food truck nights, craft markets, concerts, and festivals to increase foot traffic. (VW3)
- **Introduce identity-focused branding and signage.** Use cohesive wayfinding, lighting, and district theming to strengthen economic areas. (Engagement Stations)
- **Support nonprofit and community-serving businesses.** Provide space, financial support, and partnerships that meet local social and cultural needs. (Engagement Stations)



COMMUNITY FACILITIES

ISSUES

- **Chronic flooding and drainage problems.** Undersized and aging stormwater systems cause persistent neighborhood flooding and strain public facilities. (Public Works, Survey)
- **Aging roads, utilities, and sewer networks.** Infrastructure across the Village requires significant long-term reinvestment. (Public Works)
- **Rising emergency and mental-health related calls.** Police and Fire departments see increasing complexity and volume in service demands. (Public Safety KSI)
- **Staffing shortages in Police and Fire.** Recruitment challenges and declining applicant pools make it difficult to maintain full staffing. (Public Safety KSI)
- **Emerging fire-safety risks from lithium-ion batteries.** New technology introduces additional response and prevention challenges. (Public Safety KSI)
- **Aging and non-ADA-compliant school facilities.** Many school buildings require modernization, accessibility upgrades, and long-term planning. (School KSI)
- **Limited indoor community gathering spaces.** Residents lack year-round recreation, event, and youth spaces across the Village. (VW3, PHS)
- **Siloed communication between schools and the Village.** Coordination and planning across agencies often lack alignment. (School KSI)
- **Insufficient amenities at parks and public facilities.** Many locations lack restrooms, shade, water fountains, or seating. (Engagement Stations)
- **Underused or outdated facilities at key districts.** Civic spaces in Downtown, Randhurst, and other core areas need modernization or reinvestment. (Engagement Stations)
- **Strain from widespread sump-pump discharge.** High discharge volumes overwhelm local stormwater systems and contribute to flooding. (Public Works)
- **Growing senior population needs.** Increasing demand for senior programs, accessible facilities, and mobility options is outpacing supply. (Survey, Senior Feedback)
- **Declining or fluctuating school enrollment.** Shifting demographics create uncertainty in long-term development and facility planning. (School KSI)

OPPORTUNITIES / POTENTIAL PROJECTS

- **Create a stormwater utility to fund upgrades.** A dedicated funding mechanism would support drainage improvements across the Village. (Village Priorities)
- **Develop a new senior/community center.** A centralized hub for recreation, programs, and multigenerational use can meet emerging needs. (Village Priorities)
- **Expand emergency service staffing, equipment, and analytics.** Improve service reliability and enhance readiness for complex calls. (Public Safety KSI)
- **Modernize school buildings.** Align facility upgrades with demographic forecasts, accessibility needs, and safety improvements. (School KSI)
- **Improve ADA accessibility across all public facilities.** Expand ramps, elevators, accessible pathways, and inclusive programming. (School KSI, Engagement)
- **Create new indoor recreation and gathering spaces.** Opportunities include teen hangouts, multipurpose rooms, indoor walking tracks, and flexible community spaces. (VW3, Park District KSI)
- **Add basic amenities to parks and civic facilities.** Public restrooms, water stations, shade structures, and seating would enhance usability. (Engagement Stations)
- **Expand green infrastructure practices.** Bioswales, permeable paving, and rain gardens can improve drainage and sustainability. (Sustainability Engagement)



- **Strengthen interagency coordination.** Formalize communication channels among the Village, Park District, schools, and public safety departments. (School KSI)
- **Leverage Park District referendum projects.** New investments at Lions Memorial Park will strengthen arts, fitness, aquatics, and community spaces. (Park District KSI)
- **Improve public facilities in redevelopment areas.** Future projects at Downtown, Randhurst, and 111 Busse can incorporate civic and community uses. (Developers KSI, VW1)
- **Introduce community-wide communication improvements.** Enhance event notifications, emergency alerts, and engagement tools. (Survey, Engagement Stations)



TRANSPORTATION & MOBILITY

ISSUES

- **Traffic congestion and poorly timed signals.** Key intersections experience backups due to outdated signal timing, confusing geometry, and inconsistent signage. (Public Works, Engagement Stations)
- **Unsafe or difficult pedestrian crossings.** Intersections such as Central/Emerson, Golf/Elmhurst, and parts of Northwest Highway create safety risks for walkers. (Engagement Stations, Survey)
- **Missing sidewalks and incomplete networks.** Sidewalk gaps limit walkability in several neighborhoods and corridors. (Survey, Engagement Stations)
- **Fragmented and unsafe bike network.** Lack of protected bike lanes and off-street facilities reduces safety and connectivity. (Engagement Stations)
- **Limited Pace bus frequency and weekend service.** Low headways hinder convenience, particularly for riders who need all-day mobility. (Transit KSI)
- **Underused and aging transit amenities.** Many stops lack shelters, lighting, or real-time arrival information. (Transit KSI, Engagement Stations)
- **Weak last-mile connectivity.** Gaps between Metra, Pace, CTA, and neighborhood destinations reduce the usefulness of transit. (Transit KSI)
- **Traffic and queuing issues at schools.** Pickup/drop-off congestion and e-bike conflicts create safety and flow challenges. (School KSI)
- **Parking pressure near transit areas.** Balancing TOD goals with community expectations for parking continues to be challenging. (Transit KSI)
- **Mobility challenges around Randhurst and major commercial areas.** Auto-dominated streetscapes reduce comfort for pedestrians and cyclists. (Engagement Stations)
- **Street lighting and visibility issues.** Poor nighttime visibility impacts both safety and emergency response. (Public Safety KSI)
- **Limited shuttle viability.** Suburban shuttles struggle due to low density, insufficient frequency, and high operating costs. (Transit KSI)
- **Emerging technology gaps.** EV infrastructure, autonomous vehicles, and modern mobility tools are not yet fully planned for. (Transit KSI)

OPPORTUNITIES / POTENTIAL PROJECTS

- **Modernize traffic signals and corridor operations.** Adaptive signal technology and intersection redesigns can reduce congestion. (Public Works)
- **Build a connected, protected bike network.** Create separated lanes, off-street trails, and safe crossings to improve bike mobility. (Engagement Stations)
- **Improve pedestrian safety with enhanced crossings.** Add RRFBs, raised crosswalks, curb extensions, underpasses/overpasses, and better lighting. (Engagement Stations)
- **Expand transit frequency and all-day service.** Support Metra's 30-minute service goal and Pace's shift toward seven-day corridors. (Transit KSI)
- **Advance Pulse or rapid-bus service on Golf Road.** Prepare corridor design, stops, and land use to support future arterial rapid transit. (Transit KSI)
- **Create a Downtown circulator or shuttle.** A small-loop service could connect Metra, Downtown, Randhurst, and civic destinations if ridership goals are clear. (Transit KSI, Engagement Stations)
- **Improve last-mile connections to regional hubs.** Strengthen links to Jefferson Park and other transfer points. (Transit KSI)
- **Add modern transit amenities.** Upgrade stops with shelters, heating, pads, and real-time signage to enhance rider comfort. (Transit KSI)
- **Implement Safe Routes to School improvements.** Add signage, protected crossings, bike parking, and circulation fixes around schools. (School KSI)



- **Enhance multimodal access in commercial areas.** Wider sidewalks, street trees, and safer crossings can make Randhurst and Downtown more walkable. (Engagement Stations)
- **Plan for EV charging networks.** Expand stations at civic facilities, corridors, and redevelopment sites. (Sustainability Engagement)
- **Prepare long-term strategy for autonomous vehicles.** Plan curb zones, pickup areas, and regulatory frameworks as technology matures. (Transit KSI)
- **Use wayfinding and signage to improve navigation.** Add consistent pedestrian and vehicular wayfinding across the Village. (Engagement Stations)



PARKS & ENVIRONMENT

ISSUES

- **Need for more parks in underserved areas.** South Mount Prospect and several neighborhoods lack walkable access to parks or open space. (Engagement Stations, Park District KSI)
- **Aging or underutilized park facilities.** Portions of the park system, including RecPlex frontage areas, are outdated or not maximizing their potential. (Park District KSI)
- **Playgrounds needing upgrades.** Many playgrounds lack shade, varied equipment, sensory features, or modern surfacing. (Engagement Stations)
- **Limited recreational amenities.** Residents expressed desire for pools, splash pads, turf fields, basketball courts, pickleball courts, and dog parks. (Survey, Engagement Stations)
- **Field drainage and maintenance challenges.** Melas Park fields suffer from poor drainage, limiting their reliability for athletics. (Park District KSI)
- **Uneven access to nature and quiet spaces.** Residents want more trails, gardens, native landscapes, and passive recreation areas. (Engagement Stations)
- **Insufficient amenities in parks.** Many locations lack restrooms, shade, water fountains, and seating, reducing comfort for users. (Engagement Stations)
- **Connectivity limitations between parks.** Gaps in sidewalks, bike trails, and wayfinding make it difficult to link parks into a cohesive system. (Engagement Stations)
- **Rising expectations for parks as community destinations.** As Mount Prospect grows as a place to “eat, play, and stay,” demands on parks continue to increase. (Park District KSI)
- **Competition for field space.** Youth sports and community groups struggle to secure adequate athletic field availability. (Park District KSI)
- **Aging aquatics infrastructure.** Existing pools need long-term reinvestment or modernization to meet community demand. (Park District KSI)

OPPORTUNITIES / POTENTIAL PROJECTS

- **Expand park access in underserved neighborhoods.** Use land acquisition, redevelopment, and partnerships to add new parks or pocket parks. (Engagement Stations)
- **Deliver transformational referendum projects.** Major improvements at Lions Memorial Park will create a true all-ages destination with a new pool, expanded rec center, arts space, indoor walking track, and enhanced amenities. (Park District KSI)
- **Revitalize RecPlex frontage.** Add a free-to-use splash pad, upgraded outdoor areas, and welcoming entry spaces. (Park District KSI)
- **Improve fields and drainage at Melas Park.** Turf conversion and drainage enhancements will expand athletic capacity and usability. (Park District KSI)
- **Add new recreation amenities.** Introduce pickleball, turf fields, basketball courts, shaded playgrounds, and dog parks in strategic locations. (Engagement Stations)
- **Expand trail and nature networks.** Add walking loops, nature paths, gardens, native landscaping, and quiet spaces. (Engagement Stations)
- **Increase park amenities for comfort.** Provide bathrooms, shade structures, seating, water fountains, and accessible pathways. (Engagement Stations)
- **Connect parks through an improved trail and sidewalk network.** Create a unified system linking parks, schools, neighborhoods, and commercial areas. (Engagement Stations)



- **Leverage redevelopment to create green space.** Integrate plazas, pocket parks, and green corridors into mixed-use districts like Randhurst or 111 Busse. (Developers KSI)
- **Expand community gardens and sustainability programs.** Promote native planting, pollinator habitats, and composting at parks and public sites. (Sustainability Engagement)
- **Add year-round outdoor activation.** Host winter markets, concerts, outdoor fitness, and seasonal events to maximize park use. (VW3)
- **Strengthen parks as part of Mount Prospect's identity.** Use upgrades and programming to reinforce the Village as a regional recreation destination. (Park District KSI)



URBAN DESIGN, PLACEMAKING & IDENTITY

ISSUES

- **Lack of a cohesive visual village-wide identity.** Mount Prospect does not have a strong or consistent visual identity that ties districts together. (Survey, Engagement Stations)
- **Insufficient public gathering spaces.** There is no signature plaza, town square, or major public space that defines the community. (Engagement Stations, VW1)
- **Limited public art and cultural expression.** Residents want murals, sculptures, fountains, and culturally inclusive displays across the Village. (Engagement Stations)
- **Outdated or inconsistent streetscape elements.** Lighting, benches, landscaping, and signage vary widely across corridors and districts. (Engagement Stations)
- **Some Corridors lack character and walkability.** Many commercial streets feel auto-oriented and lack shade, greenery, seating, or pedestrian infrastructure. (VW1, Engagement Stations)
- **Historic buildings continue to be lost.** Demolitions and redevelopment have reduced visibility of the Village's historic fabric. (Historical Society KSI)
- **Underrecognized cultural and community heritage.** Indigenous stories, longtime resident histories, and diverse cultural narratives are not well represented. (Historical Society KSI)
- **Gateways and major intersections lack identity.** Arrival points into the Village do not convey a strong sense of place. (Engagement Stations)
- **Limited youth-oriented third places.** Teens lack accessible, inclusive public spaces that encourage positive social interaction. (PHS, VW3)
- **Public spaces lack amenities.** Many lack shade, seating, lighting, or design elements that encourage everyday use. (Engagement Stations)
- **Few district-level placemaking initiatives.** Downtown, Randhurst, and key corridors lack consistent branding or event activation. (Engagement Stations)
- **Lack of storytelling in the built environment.** Physical spaces do not reflect Mount Prospect's history, culture, or community values. (Historical Society KSI)

OPPORTUNITIES / POTENTIAL PROJECTS

- **Create a downtown plaza or town square.** A central, flexible public space would support community events, everyday gathering, and a stronger downtown identity. (Engagement Stations, VW1)
- **Develop village-wide design standards.** Streetscape, signage, lighting, and landscape guidelines can unify the look and feel of key corridors. (Engagement Stations)
- **Expand public art and cultural displays.** Install murals, sculptures, fountains, and inclusive cultural expressions throughout the Village. (Engagement Stations)
- **Enhance corridor appearance and comfort.** Add street trees, landscaping, wider sidewalks, pedestrian lighting, and traffic-calming improvements. (VW1)
- **Create culturally inclusive placemaking programs.** Support events, displays, and installations celebrating the Village's diversity. (Engagement Stations)
- **Launch a historic marker and storytelling system.** Highlight significant people, sites, and eras across the community. (Historical Society KSI)
- **Improve gateways and arrival points.** Redesign Village entry locations with signage, landscaping, lighting, and public art. (Engagement Stations)
- **Introduce youth-friendly third places.** Create inclusive indoor/outdoor spaces for teens such as lounges, creative labs, and multiuse hangout areas. (PHS, VW3)



- **Add public realm amenities to high-traffic areas.** Increase seating, shading, water features, and comfortable pedestrian spaces. (Engagement Stations)
- **Strengthen placemaking in commercial districts.** Enhance Downtown, Randhurst, and neighborhood nodes with branding, lighting, and activation. (Engagement Stations)
- **Integrate history into redevelopment projects.** Use interpretive displays, plaques, and design elements to embed local heritage into modern spaces. (Historical Society KSI)
- **Expand festivals, art walks, and neighborhood events.** Build recurring programming that reinforces identity and increases foot traffic. (VW3)
- **Create a modern wayfinding and signage system.** Establish district markers, pedestrian directions, and branded signage. (Engagement Stations)



MOUNT PROSPECT 2040
PLANNING OUR FUTURE

ENGAGEMENT REPORT

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING MOUNT PROSPECT 2040 (MP2040),
THE OFFICIAL 2026 COMPREHENSIVE PLAN
FOR THE VILLAGE OF MOUNT PROSPECT**

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have determined a need exists to amend the Official Comprehensive Plan of the Village of Mount Prospect from time to time; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect did adopt the Official Comprehensive Plan for the Village of Mount Prospect on July 20, 1976, amending that Plan in its entirety on April 8, 1981, November 15, 1994, June 5, 2007, and November 7, 2017 (“Envision Mount Prospect”); and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have determined that a need exists to amend the Official Comprehensive Plan of 2017, as amended, in its entirety; and

WHEREAS, pursuant to 65 ILCS 5/11-12-7, the Planning and Zoning Commission of the Village of Mount Prospect held a Public Hearing on August 28th, 2026 pursuant to legal notice being published in the Daily Herald on July 29th, 2026, to consider the proposed amendment to the Official Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendation to the President and Board of Trustees, having voted unanimously to recommend approval of the proposed amendment to the Official Comprehensive Plan; and

WHEREAS, the President and Board of Trustees have considered the proposed amendment to the Official Comprehensive Plan of 2017 and have determined that the best interests of the Village would be served by adopting the Official Comprehensive Plan of 2026 for the Village of Mount Prospect (“MP2040”).

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: The President and Board of Trustees of the Village of Mount Prospect do hereby adopt the Official Comprehensive Plan of 2026 for the Village of Mount Prospect (“MP2040”), a copy of said Official Comprehensive Plan is attached hereto as Exhibit “A” and hereby made a part hereof.

SECTION TWO: The Future Land Use Map in Chapter 3 of MP2040 is declared the Official Map of the Village of Mount Prospect; and

SECTION THREE: All previously adopted ordinances related to prior versions of comprehensive plans and approved official comprehensive plans are repealed, and MP2040, attached hereto as Exhibit “A”, supersedes and takes the place of any official comprehensive plans attached to said repealed ordinances; and

SECTION FOUR: The Village Clerk of the Village of Mount Prospect is hereby authorized and directed to file a copy of MP2040 with the Cook County Recorder of Deeds, as provided by the Statutes of the State of Illinois.

SECTION FIVE: The Village Clerk of the Village of Mount Prospect is hereby directed to publish in pamphlet form, said MP2040, pursuant to the Statutes of the State of Illinois made and provided.

SECTION SIX: This Ordinance shall be in full force and effect from and after its passage and approval and publication in pamphlet form in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this ____ day of September, 2026.

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk

EXHIBIT A:
Full MP2040 Comprehensive Plan



Item Cover Page

Subject	Motion to accept the Suburban Purchasing Cooperative joint bid results for the purchase of five (5) 2027 Ford Explorer (Interceptor) all-wheel drive hybrid pursuit vehicles and two (2) pursuit rated 2027 Ford F-150 Police Responders from Currie Motors, and the purchase and installation of any associated emergency lighting and communications equipment for these seven (7) vehicles in an amount not to exceed \$505,000.00.
Meeting	September 15, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$505,000.00
Budget Source	061.60.90.00.1.708.660.003
Category	VILLAGE MANAGER'S REPORT
Type	Budget Item

Information

The Police Department is requesting to purchase seven (7) vehicles for 2027. Subject to Board approval, the Police Department would like to purchase four (4) vehicles to replace current vehicles in the department's fleet, one (1) vehicle to replace a patrol car that was deemed a total loss following a traffic crash in which the other driver was determined to be at fault, and two (2) new additional vehicles to be added to the department's fleet for the reinstituted Traffic Unit.

The 2027 Budget allocates funds to replace five (5) current vehicles. Three (3) of the current vehicles serve as marked, front line emergency vehicles and are utilized by the patrol section. The other two (2) vehicles will be utilized by Staff and the Investigations Section.

The two (2) additional vehicles to be added to the department's fleet would be identified as Traffic Unit vehicles with designations to be determined by Public Works. The department has identified the Traffic Unit vehicles to be purchased as 2027 Ford Explorer (Interceptor) all-wheel drive (AWD) hybrid pursuit rated vehicles built on the Ford Explorer platform. The vehicles in need of replacement or purchase are:

<u>Vehicle Number</u>	<u>Miles</u>	<u>Current Vehicle</u>	<u>Replacement Vehicle</u>
P-6	97,400	2021 Ford Explorer	2027 Ford Explorer Hybrid AWD
P-12	92,160	2021 Dodge Durango	2027 Ford Explorer Hybrid AWD

I-29	66,352	2016 Ford Taurus	2027 Ford F-150 Responder pickup AWD
S-26	53,596	2017 Dodge Ram Pickup	2027 Ford F-150 Responder pickup AWD
P-4	TOTALED	2023 Ford Explorer	2027 Ford Explorer Hybrid AWD
Traffic Unit 1		New fleet addition	2027 Ford Explorer Hybrid AWD
Traffic Unit 2		New fleet addition	2027 Ford Explorer Hybrid AWD

Discussion

The four (4) current in-service vehicles being replaced were evaluated utilizing Public Work's detailed comprehensive replacement policy. The policy uses a point-based criterion that rates the following four (4) major factors: age, mileage, repair and maintenance (R&M) costs, and condition of the body/mechanical components. A point total equaling or exceeding eleven (11) out of sixteen (16) indicates that the vehicle should be replaced. A copy of the Public Works Vehicle Examination Forms (Appendix A and B) are attached. Each of these vehicles scored between 11-14 points, which indicates the vehicles are recommended for replacement.

The fifth (5th) replacement vehicle, identified as P-4, was involved in an on-duty crash on 5/25/2026 and was deemed a total loss by the Village's insurance adjuster. The other driver was identified as the at-fault driver and replacement funds have been provided to the Village with potential additional funds to be delivered.

Staff would like to replace the three (3) frontline patrol vehicles (P-6, P-12 & P-4) with three (3) 2027 Ford Explorer (Interceptors) all-wheel drive (AWD) hybrid pursuit-rated utility vehicles.

The Investigative vehicle (I-29) and Staff vehicle (S-26) would be replaced with two (2) 2027 Ford F-150 Police Responder AWD pursuit-rated pick-up trucks.

The Police Department has utilized Ford Explorer (Interceptors) for the past 16-plus years, primarily as frontline patrol vehicles. During this time, we have found them to be reliable. The Police Department has also utilized the Ford F-150 Police Responder for 6 years and found it just as reliable.

The Village is a member of the Northwest Municipal Conference (NWMC), which has pricing available through the Suburban Purchasing Cooperative (SPC). The 2027 Ford Explorer (Interceptor) all-wheel drive hybrid pursuit rated vehicles are included in the Joint Purchasing Contract #204. The 2027 Ford F-150 Police Responders are included in Joint Purchasing Contract #228. Both vehicles are available for purchase through Currie Motors in Frankfort, IL. These are public bid contracts that satisfies the procurement requirements of the Village of Mount Prospect's Purchasing Policy.

Funding for the replacement of the five (5) Police Department vehicles is provided in the 2027 Annual Budget under the Community Investment Program section and listed under account number 061.60.90.00.1.708.660.003 (Vehicle Replacement Fund). The total budgeted amount for this purchase is \$335,000.00

Funding for the two (2) additional Traffic Unit vehicles to be added to the Police Department fleet is included in the 2027 Annual Budget under Community Investment Program under account number 061.60.90.00.1.708.660.003 (Vehicle Replacement Fund) and is subject to final approval by the Village Board, with a budgeted amount for the two (2) additional vehicles and all associated emergency equipment and lighting, not to exceed \$170,000.00. If the Village Board opted not to fund this portion of the 2027 Annual Budget, we could cancel the order for these two (2) vehicles without any financial impact to the Village.

The vehicles being replaced will be evaluated by Public Works to determine whether they should be sold through GovDeals.com internet auction or repurposed within the Village as a pool car.

Alternatives

1. Accept the Suburban Purchasing Cooperative bid for the purchase of five (5) 2027 Ford Utility (Interceptors) all-wheel drive (AWD) hybrid pursuit rated utility vehicles, and two (2) pursuit rated 2027 Ford F-150 Police Responders pick-up trucks from Currie Motors in an amount not to exceed \$505,000.00
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends the acceptance of the Suburban Purchasing Cooperative joint bid results for the purchase of five (5) 2027 Ford Explorer (Interceptor) all-wheel drive hybrid pursuit vehicles and two (2) pursuit rated 2027 Ford F-150 Police Responders from Currie Motors, and the purchase and installation of any associated emergency lighting and communications equipment for these seven (7) vehicles in an amount not to exceed \$505,000.00.

Attachments

1. I-29-2027 Vehicle_Equipment Condition Evaluation Form
2. P-6-2027 Vehicle_Equipment Condition Evaluation Form
3. P-12-2027 Vehicle_Equipment Condition Evaluation Form
4. S-26-2027 Vehicle_Equipment Condition Evaluation Form
5. P-6 P-4 P-12 2027-ford-utility-order-form-204 (1)
6. I-29 2027-ford-f150-responder-order-form-contract-228
7. S-26 2027-ford-f150-responder-order-form-contract-228
8. Traffic Car 1 2027-ford-utility-order-form-204 (1)
9. Traffic Car 2 2027-ford-utility-order-form-204 (1)

Village of Mount Prospect
Vehicle/Equipment Condition Evaluation Form

Unit # I-29 Assigned Dept./Div. MPPD

Year: 2016 Make: Ford Model: Taurus Mileage: 66,352

Hours: N/A Date of Evaluation: 9-1-26 Performed By: Kevin DeLuca

System	Diagnosis	Estimated Repair Cost
Engine	Fair	800
Transmission	Good	
Differential	Good	
Exhaust System	Fair	1,000
Cooling System	Fair	800
Brakes	Fair	1,000
Tires	Fair	800
Steering	Fair	
Suspension	Poor	1,200
HVAC	Good	
Electrical	Good	
Body/Frame	Fair	
Interior	Fair	
Other- describe		
Total Estimated Repair Cost		\$5,600

Diagnosis Code	Code Description
Good	Systems are functioning well and no major repairs are expected.
Fair	Some major repairs are needed, but unit can remain in service a little longer in current condition.
Poor	Major repairs are required as soon as possible to ensure unit safety and reliability.

Appendix - B
Village of Mount Prospect
Vehicle/Equipment Evaluation Summary Report

Unit # I-29 Assigned Dept./Div. MPPD

Year: 2016 Make: Ford Model: Taurus Mileage: 66,342

Date of Evaluation: 9-1-2026 Performed By: K DeLuca

Ratings:

Unit age: 11 Base Policy Age: 10 Points: 3

Mileage/Hrs: 66,342 Base Policy Mileage/Hrs: 70,000/7,000 Points: 1

Maintenance Cost:

Repair and Maintenance Cost: \$ 11,600 ÷ Purchase Price: \$ 27,714

Repair and Maintenance Percentage of Purchase Price: 42 % Points: 4

Condition Evaluation: (attach Vehicle Condition Evaluation Form)

Estimated Repair Cost: \$ 5,600 ÷ Current Book Value: \$ 8,000

Repair Cost Percentage of Current Book Value: 70 % Points: 4

Total Ownership Cost Per Mile:

(Lifetime Fuel + R&M + Purchase Price) \$ 49,420

Less Salvage Value \$ 8,000

Net Lifetime Costs \$ 41,420.00

Divided by Mileage/Hours 66,342 miles

Operating Cost Per Mile/Hour \$.62 Per Mile

Total Points: 12

Comments and other considerations:

Superintendent's recommendation:

~~This equipment has met its life expectancy replacement is recommended~~

Total Point Evaluation: A point total equaling or exceeding eleven (11) indicates that the vehicle should be recommended for replacement. The point total is used to rank its replacement priority. The larger the number the higher the replacement priority will be.

Village of Mount Prospect
Vehicle/Equipment Condition Evaluation Form

Unit # P-6 Assigned Dept./Div. MPPD

Year: 2021 Make: Ford Model: Explorer Mileage: 97,480

Hours: 3,300 Date of Evaluation: 8-28-26 Performed By: Kevin DeLuca

System	Diagnosis	Estimated Repair Cost
Engine	Fair	1,000
Transmission	Fair	
Differential	Fair	1,000
Exhaust System	Fair	1,000
Cooling System	Fair	
Brakes	Fair	1,000
Tires	Fair	
Steering	Fair	
Suspension	Fair	2,000
HVAC	Good	
Electrical	Good	
Body/Frame	Fair	
Interior	Poor	2,000
Other- describe		
Total Estimated Repair Cost		\$8,000

Diagnosis Code	Code Description
Good	Systems are functioning well and no major repairs are expected.
Fair	Some major repairs are needed, but unit can remain in service a little longer in current condition.
Poor	Major repairs are required as soon as possible to ensure unit safety and reliability.

Appendix - B
Village of Mount Prospect
Vehicle/Equipment Evaluation Summary Report

Unit # P-6 Assigned Dept./Div. MPPD

Year: 2021 Make: Ford Model: Explorer Mileage: 97480

Date of Evaluation: 8-28-2026 Performed By: K DeLuca

Ratings:

Unit age: 5 Base Policy Age: 5 Points: 2

Mileage/Hrs: 97480/3,300 Base Policy Mileage/Hrs: 70,000/7,000 Points: 4

Maintenance Cost:

Repair and Maintenance Cost: \$ 18,856 ÷ Purchase Price: \$ 40,693

Repair and Maintenance Percentage of Purchase Price: 46 % Points: 4

Condition Evaluation: (attach Vehicle Condition Evaluation Form)

Estimated Repair Cost: \$ 8,000 ÷ Current Book Value: \$ 7,000

Repair Cost Percentage of Current Book Value: 114 % Points: 4

Total Ownership Cost Per Mile:

(Lifetime Fuel + R&M + Purchase Price) \$ 76,900

Less Salvage Value \$ 7,000

Net Lifetime Costs \$ 69,900.00

Divided by Mileage/Hours 85,732/3,300

Operating Cost Per Mile/Hour \$.72mi/21.18hr

Total Points: 14

Comments and other considerations:

Constant use of patrol cars make reliability a necessity. Prolonging life span increases downtime for more expensive and involved repairs.

Superintendent's recommendation:

~~This equipment has met its life expectancy replacement is recommended~~

Total Point Evaluation: A point total equaling or exceeding eleven (11) indicates that the vehicle should be recommended for replacement. The point total is used to rank its replacement priority. The larger the number the higher the replacement priority will be.

Village of Mount Prospect
Vehicle/Equipment Condition Evaluation Form

Unit # P-12 Assigned Dept./Div. MPPD

Year: 2021 Make: Dodge Model: Durango Mileage: 92,160

Hours: 13,000 Date of Evaluation: 8-28-26 Performed By: Kevin DeLuca

System	Diagnosis	Estimated Repair Cost
Engine	Fair	2,000
Transmission	Fair	6,000
Differential	Fair	1,000
Exhaust System	Fair	1,000
Cooling System	Fair	1,000
Brakes	Fair	
Tires	Fair	
Steering	Fair	
Suspension	Poor	2,000
HVAC	Good	
Electrical	Good	
Body/Frame	Fair	
Interior	Poor	2,000
Other- describe		
Total Estimated Repair Cost		\$15,000

Diagnosis Code	Code Description
Good	Systems are functioning well and no major repairs are expected.
Fair	Some major repairs are needed, but unit can remain in service a little longer in current condition.
Poor	Major repairs are required as soon as possible to ensure unit safety and reliability.

Appendix - B
Village of Mount Prospect
Vehicle/Equipment Evaluation Summary Report

Unit # P-12 Assigned Dept./Div. MPPD

Year: 2021 Make: Dodge Model: Durango Mileage: 92160

Date of Evaluation: 8-28-2026 Performed By: K DeLuca

Ratings:

Unit age: 5 Base Policy Age: 5 Points: 2

Mileage/Hrs: 92,160/13,000 Base Policy Mileage/Hrs: 70,000/7,000 Points: 4

Maintenance Cost:

Repair and Maintenance Cost: \$ 33,684 ÷ Purchase Price: \$ 33,483

Repair and Maintenance Percentage of Purchase Price: 100 % Points: 4

Condition Evaluation: (*attach Vehicle Condition Evaluation Form*)

Estimated Repair Cost: \$ 15,000 ÷ Current Book Value: \$ 7,000

Repair Cost Percentage of Current Book Value: 214 % Points: 4

Total Ownership Cost Per Mile:

(Lifetime Fuel + R&M + Purchase Price) \$ 100,365

Less Salvage Value \$ 7,000

Net Lifetime Costs \$ 93,365.00

Divided by Mileage/Hours 96,160/13,000

Operating Cost Per Mile/Hour \$.97mi/7.18hr

Total Points: 14

Comments and other considerations:

Constant use of patrol cars make reliability a necessity. Prolonging life span increases downtime for more expensive and involved repairs.

Superintendent's recommendation:

~~This equipment has met its life expectancy replacement is recommended~~

Total Point Evaluation: A point total equaling or exceeding eleven (11) indicates that the vehicle should be recommended for replacement. The point total is used to rank its replacement priority. The larger the number the higher the replacement priority will be.

Village of Mount Prospect
Vehicle/Equipment Condition Evaluation Form

Unit # S-26 Assigned Dept./Div. MPPD

Year: 2017 Make: Dodge Model: Ram 1500 Mileage: 53,596

Hours: N/A Date of Evaluation: 8-28-26 Performed By: Kevin DeLuca

System	Diagnosis	Estimated Repair Cost
Engine	Fair	800
Transmission	Good	
Differential	Good	
Exhaust System	Fair	
Cooling System	Fair	
Brakes	Fair	
Tires	Fair	1,000
Steering	Fair	1,000
Suspension	Fair	2,000
HVAC	Good	
Electrical	Good	
Body/Frame	Fair / Rust	1,500
Interior	Fair	
Other- describe		
Total Estimated Repair Cost		\$6,300

Diagnosis Code	Code Description
Good	Systems are functioning well and no major repairs are expected.
Fair	Some major repairs are needed, but unit can remain in service a little longer in current condition.
Poor	Major repairs are required as soon as possible to ensure unit safety and reliability.

Appendix - B
Village of Mount Prospect
Vehicle/Equipment Evaluation Summary Report

Unit # S-26 Assigned Dept./Div. MPPD

Year: 2017 Make: Dodge Model: Ram 1500 Mileage: 53,596

Date of Evaluation: 8-28-2026 Performed By: K DeLuca

Ratings:

Unit age: 10 Base Policy Age: 8 Points: 3

Mileage/Hrs: 53,596 Base Policy Mileage/Hrs: 70,000/7,000 Points: 1

Maintenance Cost:

Repair and Maintenance Cost: \$ 8,500 ÷ Purchase Price: \$ 38,000

Repair and Maintenance Percentage of Purchase Price: 22 % Points: 3

Condition Evaluation: (attach Vehicle Condition Evaluation Form)

Estimated Repair Cost: \$ 6,300 ÷ Current Book Value: \$ 8,000

Repair Cost Percentage of Current Book Value: 78 % Points: 4

Total Ownership Cost Per Mile:

(Lifetime Fuel + R&M + Purchase Price) \$ 56,106

Less Salvage Value \$ 8,000

Net Lifetime Costs \$ 48,106.00

Divided by Mileage/Hours 53,596

Operating Cost Per Mile/Hour \$.90 Per Mile

Total Points: 11

Comments and other considerations:

This truck is showing signs of corrosion and selling now would capitalize the best return on investment.

Superintendent's recommendation:

~~This equipment has met its life expectancy replacement is recommended~~

Total Point Evaluation: A point total equaling or exceeding eleven (11) indicates that the vehicle should be recommended for replacement. The point total is used to rank its replacement priority. The larger the number the higher the replacement priority will be.



**2027 Ford Utility
Interceptor Contract #204**

\$44,954.00



Currie Motors Fleet

Nice People to do Business With!

Good Thru 10/26/26



2027 Ford Utility Interceptor

\$44,954.00

Standard Features

MECHANICAL ● **3.3L V-6 TI-VCT Motor Gasoline –Standard** ● AWD Drivetrain Transmission – 10-speed automatic, police calibrated ● Brakes – Police calibrated high-performance ● 4- Wheel heavy-duty disc w/heavy-duty front and rear calipers

● Brake Rotors – large mass for high thermal capacity and calipers with large swept area. ● Electric Power-Assist Steering (EPAS) – Heavy-Duty ● DC/DC converter – 220-Amp ● Cooling System – Heavy-duty, Engine oil cooler and transmission oil cooler ● Engine Idle Hour Meter ● Powertrain mounts – Heavy-Duty ● Class III Trailer Hitch Receiver and (2) recovery hooks ● Class III Trailer Tow Lighting Package ● Wheels— Heavy-duty steel, vented with center cap— Full size spare tire w/TPMS ● 50-State Emissions System ● H8 AGM Battery ● **Engine Idle Control** ● Manual Police Pursuit Mode

EXTERIOR ● Antenna, Roof-mounted ● Cladding – Lower body-side cladding ● Door Handles – Black

● Exhaust, True Dual ● **Daytime Running Lamps – Configurable ON/OFF through instrument cluster** ● Door-Lock Cylinders (Front Driver / Passenger / Lift-gate) ● Glass – 2nd Row, Rear Quarter and Lift-gate Privacy Glass ● Grille – Black ● Headlamps – Automatic, LED Low-and-High-Beam ● Lift-gate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder ● Mirrors – **Black Caps Power Electric Remote Heated Manual Folding with Integrated Spotter** ● Spare – Full size 18" Tire w/TPMS ● Spoiler – Painted Black ● Lift-gate Handle ● Tail lamps – LED ● Tires – 255/60R18 A/S BSW ● Wheel-Lip Molding – Black ● Wheels – 18" x 8.0 painted black steel with polished stainless steel hub cover ● Windshield – Acoustic Laminated ● **Rear Tail Light Housing**

INTERIOR/COMFORT ● Cargo Hooks in cargo area ● Climate Control – Dual-Zone Electronic Automatic Temperature Control ● Door-Locks— Power ● Fixed Pedals (Driver Dead Pedal) ● Floor – Heavy-Duty Thermoplastic Elastomer

● Glove Box – Locking/non-illuminated ● Grab Handles ● Heated Sanitization Solution ● **Lift gate Release Switch located in overhead console (45 second timeout feature)** ● Lighting— Overhead Console— Red/White Task Lighting in Overhead Console— 3rd row overhead map light ● Mirror – Day/night Rear View

● Particulate Air Filter ● Power points – (1) First Row ● Rear-door closeout panels ● Rear-window Defrost ● Scuff Plates –

Front & Rear ● Seats— 1st Row Police Grade Cloth Trim, Dual Front Buckets with reduced bolsters — 1st Row – Driver 6-way lower track (fore/aft. Up/down, tilt with manual recline, 2-way manual lumbar) — 1st Row – passenger 2-way manual track (fore/aft. with manual recline) — Built-in steel intrusion plates in both driver/passenger seatbacks — 2nd Row Vinyl, 35/30/35 Split Bench Seat (manual fold-flat, no tumble) ● Speed (Cruise) Control ● Speedometer –

Calibrated (includes digital readout) •Steering Wheel – Manual / Tilt / Telescoping, Speed Controls and 4 user – configurable latching switches Sun visors, color-keyed, non-illuminated •Universal Top Tray – Center of I/P for mounting aftermarket equipment •Windows, Power, 1-touch Up/Down Front Driver/Passenger-Side with disable feature • **Power Passenger Seat • Courtesy Lights Disabled • Rear Dome Light •Aux. Rear A/C**

SAFETY/SECURITY •Advance Trac® w/RSC® •Airbags, dual-stage driver & front-passenger, side seat, passenger-side knee, Roll Curtain Airbags and Safety Canopy®•Anti-Lock Brakes (ABS) with Traction Control • Brakes – Police calibrated high-performance regenerative braking system •Belt-Minder® (Front Driver / Passenger)•Child-Safety Locks •Individual Tire Pressure Monitoring System (TPMS)•LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations •**Rearview Camera viewable on 8"Center Stack** • Seat Belts, Pretensioner /Energy-Management System w/adjustable height in 1st Row •SOS Post-Crash Alert System™• Perimeter Alert • **Remote Keyless Fob •BLIS •Cross Traffic Brake Assist •Pre-Collision Mitigation System •Reverse Sensing System**

Police Up-fit Friendly •Consistent 11-inch space between driver and passenger seats for aftermarket consoles (9-inch center console mounting plate)•Console mounting plate •Dash pass-thru opening for aftermarket wiring •Headliner- easy to service •Two (2) 50 amp battery ground circuits – power distribution junction block (repositioned behind 2nd row seat floorboard). • **Grill Wiring •100 Watt siren/Speaker Prep Kit**

Functional •Audio— AM/FM / MP3 Capable / Clock / 4-speakers— SYNC® interface — Includes hands-free voice command support — USB Port — (1) — 8" Color LCD Screen Center- Stack "Smart Display"• Easy Fuel® Capless Fuel-Filler •Fleet Telematics Modem to support Ford Pro™ Telematics •Front door tether straps (driver/passenger)•Power pigtail harness •Simple Fleet Key; 4-keys•Two-way radio pre-wire •Two (2) 50 amp battery power circuits – power distribution junction block (behind 2nd row passenger seat floorboard)•Wipers – Front Speed- Sensitive Intermittent; Rear Dual Speed Wiper •Up fitter Interface System •PAITRO output tied to lift gate release switch •3 Year 36,000 Mile Warranty-5 Year 100,000 mile Powertrain Warranty •**Delivery under 75 miles**



Models

☐	K8A	2027 Utility Interceptor- 3.3L V-6 TI-VCT Motor- Late Availability	\$44,954
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OPTIONS-Mechanical / Functional

☒	99W- 3.3L V-6 Direct Injected Hybrid System	\$1,850
☐	99C -3.0 L EcoBoost Motor	\$2,679
☐	76D- Deflector Plate (engine and transmission shield)	\$340
☐	41H- Block Heater	\$179
☐	18X- 100 Watt Siren Speaker (includes bracket and pig tail)	\$329
☐	60R- Noise Suppression	\$94
☐	67U- Ultimate Wiring Kit	\$602
☐	67V- Connector Kit	\$188
☐	85D- Front Console Mounting Plate Delete (NA with 67H, 67U, 85R)	NC
☐	85R- Rear Mounting Plate (NA with 68U, 85D)	\$56
☐	67D- Upfitters Prep Pkg.- OEM Lighting and Wiring Package	\$3,807
☒	18D- Global Lock/Unlock- Deletes 45 Second Lift Gate Lock Release	NC

Ford Protect Extended Warranty

☐	3 Year /100000 Miles Premium Care	\$1,630
☐	5 Year /100000 Miles Premium Care	\$1,800
☐	3 Year /100000 Miles Extra Care	\$1,375
☐	5 Year /100000 Miles Extra Care	\$1,525
☐	5 Year /125000 Miles Power Train Care	\$1,800
☐	6 Year /125000 Miles Power Train Care	\$1,885



Options-Exterior

☐	16P- Rear Bumper Step Pad	\$94
☐	65L- 18" Full Wheel Covers	\$65
☒	Keyed Alike- Specify Code _____	\$47
☐	942- Daytime Running Light- Configurable	STD
☐	68G- Rear Door Locks Inoperable- Please Indicate If Desired	N/C
☐	52P- Hidden Door Lock Plunger- Includes 68G	\$159
☒	43A- Rear Auxiliary Lights	\$376
☐	96T- Rear Spoiler Traffic Light	\$1,410
☐	51P- Drivers Side Spot Light Prep	\$226
☐	51W- Dual Spot Light Prep	\$311
☒	51R- Drivers Side Unity Spot Light- Please Indicate if Desired	N/C
☐	51T- Drivers Side Whelen Spot Light	\$441
☐	51S- Dual Spot Lights- Unity	\$837
☐	51V- Dual Spot Lights- Whelen	\$922
☐	63B- Side Marker Lights- NA with 65U	\$461
☐	63L- Quarter Glass Lights	\$546
☒	66A- Front Head Lamp Package	\$846
☒	66B- Tail Lamp Package	\$405
☐	66C- Rear Light Package	\$432
☐	16D- Badge Delete	N/C
☒	21L- Front Auxiliary Light	\$546

Options-Interior

☐	47E- 12.1" Integrated Computer Screen	\$3,478
☐	63V Cargo Vault (Lockable Small Compartment)	\$253
☐	65U- Interior Upgrade Package- Includes Civilian-Style Console/Carpet- NA w/63B	\$620
☐	92R- Solar Tint 2 nd Row (Deletes Privacy Glass)	\$85
☐	92G- Solar Tint 2 nd Row and Cargo Area (Deletes Privacy Glass)	\$112
☐	87M-4" Rear Camera (¼ Size Picture in Picture in Upper Left Quadrant of Display)	N/C
☐	16C- Carpet Flooring	\$150
☐	87P- Power Passenger Seat	\$150
☐	90D- Ballistic Door Panels (Level III)- Driver Front Door Only	\$1,504
☐	90E- Ballistic Door Panels (Level III)- Driver and Passenger Front Door Only	\$2,999
☐	90F- Ballistic Door Panels (Level IV)- Driver Front Door Only	\$2,294
☐	90G- Ballistic Door Panels (Level IV)- Driver and Passenger Front Door Only	\$4,599
☐		

Colors and Trim

☐	E4- Vermillion Red	N/C
☐	YZ- Oxford White	N/C
☐	LK- Dark Blue	N/C
☐	LM- Royal Blue	N/C
☐	M7- Carbonized Gray	N/C
☐	TN- Silver Grey Metallic- Replaces Silver	N/C
☐	UJ- Sterling Gray	N/C
☒	UM- Agate Black	N/C
☐	F1- Police Green	N/C
☐		
☐		
☐	9W- Ebony Cloth Front Buckets/ Rear Vinyl	N/C
☐	FW- Ebony Cloth Front Buckets/ Rear Cloth	\$85

Miscellaneous Options

☐	4-Corner LED Strobes	\$1,695
☐	Rustproofing (Does not Include Under-coating)	\$395
☐	Delivery Greater than 50 Miles	\$160
☐	Certificate Of Origin (Customer to Complete Licensing)	N/C
☒	License and Title Fees Municipal Plates	\$203
☐	Passenger Title and Plates	\$351
☐	Activate Ford Pro Telematics Essentials-Complimentary For Life of Vehicle	N/C
☐	Enroll in National Fleet Parts Pricing	N/C
☐		

Full Product Descriptions can be found at www.fordpro.com



IMPORTANT ORDERING INFORMATION

3.3L Motor Production is delayed at Start Up

We have 2026 Model 3.3L Motors in stock to off set the delay

3.3L Motors In Stock For Immediate Delivery

Submit documents to:

Currie Motors Commercial Center

10125 W Laraway

Frankfort, IL 60423

Main Phone: (815)464-9200

Contacts:

Tom Sullivan

Email: tsullivan@curriemotors.com

Phone: (815) 412-3227

Nic Cortellini

Email: ncortellini@curriemotors.com

Phone: (815) 464-9200

**Note: Gasoline Motor Production begins late 4th Quarter
Payment is due at the time of delivery.**

Title Name Village of Mount Prospect :
Title Address 50 S Emerson Street :
Title City Mount Prospect :
Title Zip Code 60056 :
Contact Name Kevin Deluca - Vehicle Maintenance Superintendent :
Phone Number 847-590-8834 :
PO Number :
FIN Code :
TaxExempt Number E99981475 :
Total Dollar Amount \$49,227.00 X = \$147,681.00 :
Delivery Address 1700 W Central Road, Mount Prospect, IL 60056 :

***Orders Require a Signed Original Purchase Order and Tax-Exempt Letter**

Submitted to:

Currie Motors Commercial Center

10125 W Laraway

Frankfort IL 60423

Tom Sullivan

Phone: (815)464-9200

tsullivan@curriemotors.com

Nic Cortellini

Phone: (815)412-3227

ncortellini@curriemotors.com

***Production begins September 2026**



2027 Ford F-150 Responder

Contract #228



Currie Motors Fleet Department

“Nice People to Do Business With”

Your Full-Line Municipal Dealer

Production Begins in November

Contract # 228

Good Thru 3/18/2027

*****Production is based upon Plant Scheduling and Commodity Restrictions Subject to Cancellation*****



**Currie Motors
Fleet Department
2027 Ford F-150
Responder
Contract #228**

Standard Package: \$47,080.00

Model/ Series/ Availability

- 1 Available Rated Model
- 3.5 V6 EcoBoost 4x4 145"WB

Mechanical

- Two-Speed Automatic Torque on Demand 4WD with Neutral Towing Capability (Includes 4A mode for Set and Forget)
- Alternator- 240 amp
- Axle, Front – Independent Front Suspension (IFS)
- Brakes- 4 Wheel Disc with ABS
- Class IV Trailer Hitch (Incl. Smart Trailer Tow Connector, 4-pin/7pin wiring, Class IV trailer hitch receiver)
- Electric Parking Brake
- Electronic Ten-Speed Automatic Transmission with Selectable Drive Modes: Normal/ Tow-Haul/Snow-Wet/EcoSelect/Sport
- Engine Hour meter
- Engine Idle-Hour Meter
- Fail-Safe Cooling
- Jack
- Electronic Parking Brake
- SelectShift Automatic Transmission with Progressive Range Select
- Shock Adsorbers, Gas – Heavy-Duty, Front
- Shock Adsorbers, Gas – Heavy-Duty, Outboard Mounted, Rear
- Springs, Front- Coil
- Springs, Rear-Leaf, Two-Stage Variable Rate
- Upgraded Stabilizer Bar, Front
- Steering- Power, Rack-and-Pinion

Exterior

- Badges- Tailgate
- Bumpers and Fascia, Front- Black
- Bumper, Rear- Black
- Cargo Lamp- Integrated with Center High Mounted Stop Lamp (CHMSL)
- Daytime Running Lamps (DRL) (On/Off Cluster Controllable)
- Easy Fuel Capless Fuel-Filter
- Exhaust – Single Rear



- F-150 Fender Badge
- Fuel Tank- Standard Range 26 Gallon
- Fully Boxed Steel Frame
- Grille- Black Two Bar Style with Black Nostrils and Black Surrounds
- Handles, Black – Door and Tailgate with Black Bezel
- Hooks- Pickup Box Tie-Down, four (4)
- Hooks- Front Tow 4x4, two (2)
- Mirrors, sideview- Manual - folding, Power Glass with Black Skull Caps
- Power Tailgate Lock
- Spare Tire Carrier-Rear Under Frame
- Spare Tire/Wheel Lock
- Stone Cuffs, Front & Rear
- Tailgate- removable
- Tires- LT265/70R 18 BSW (A/T)
- Trailer Sway Control
- Trailer Towing- 4-pin/7-pin wiring, Class IV trailer hitch receiver
- Wheels- 18" Steel Wheel
- Wipers- Intermittent speed

Interior/Comfort

- 1st Row Power Windows
- 2nd Row Power Windows
- 4" Productivity Screen in Instrument Cluster
- 12" Center-stack Screen Touchscreen w/Audio Controls
- Air Conditioning Registers- Black Vanes with Chrome Knob
- Black Vinyl Floor Covering
- Cruise Control
- Center Consol Mounting Plate
- Red/White Task Lighting in Overhead Console
- Fade-to-Off Interior Lights
- Gauges and Meters- Fuel, Oil Pressure, Transmission Temperature and Engine Coolant Temperature Gauges; Speedometer, Odometer and Tachometer
- Grab Handles
- Horn- Dual-Note
- Illuminated Entry
- Manual Air Conditioning, Single Zone
- Outside Temperature Display
- Power Door Locks
- Powerpoint (2) 12V- Front
- Rear Driver-side/Passenger-side Solar Tint
- Rear-window with Fixed Glass and Solar Tint
- Rearview Mirror, Day/Night
- Scuff Plate, Driver and Front-Passenger Door
- Seat, Front
 - Police-grade heavy-duty cloth 40/blank/40 with reduced bolsters
 - 8-Way power driver/manual passenger
 - Built-in steel intrusion plates in both front-seatbacks
- Seat, Rear-Vinyl, 60/40 flip-up split seat with elongated cushion
- Speedometer- Calibrated (includes digital readout)
- Steering Wheel, Black Urethane-Manual Tilt/Telescoping and Manual Locking
- Universal Top Tray- Center of I/P for mounting aftermarket equipment



- Visor, Driver Side; Visor with Mirror, Passenger-Side

SAFETY/SECURITY

- Advance Trac® w/RCS® (Roll Stability Control)
- Airbags
- Autolock
- Door Lock Cylinders (Front Drive/ Passenger door)
- Fixed LED Headlamps
- Illuminated Entry
- Rainlamp Wiper Activated Headlamps
- Police Perimeter Alert detects motion in an approximately 270-degree radius on sides and back of vehicle; if movement is determined to be a threat, chime will sound at level I. Doors will lock and windows will automatically go up at level II. Includes visual display in instrument cluster with tracking
- Seat Belts, Active Restraint System (ARS. Three-point Manual Lap/Shoulder Belts with Heights Adjusters, Pretensioners & Autolock Features for Child Seats
- SOS Post- Crash Alert System™
-

Simple Fleet Key- (Inner-milled, w/o microchip, easy to replace;4-keys)

- Pre-Collision Assistant with Automatic Emergency Braking (AEB) (Pedestrian Detection, Forward Collision Warning, Dynamic Brake Support)
- Tire Pressure Monitoring System (TPMS)

Driver Assist Technology

- Autolamp- Auto On/Off Headlamps
- Rear View Camera with Dynamic Hitch Assist
- Hill Start Assist
- SYNC®4

Functional

- AM/FM Stereo- 6 speakers
- BLIS
- Dark Car
- Fleet Telematics Modem
- Rear power lug located underneath rear seat to accommodate Police upfitting; One (1) 80-amp battery ground circuit
- Police Engine Idle
- UIS (Upfitter Interface System)

FX4 OFF-ROAD PACKAGE

- 3.31 Electronic-locking rear-axle
- Hill Descent Control
- Off-Road tuned front shock absorbers
- Skid plates: fuel tank, transfer case and front differential

WARRANTY

☑ 3 Year/ 36,000 Miles Bumper/Bumper

POWERTRAIN CARE EXTENDED SERVICE PLAN

☑ 5-Year/ 100,000- mile Powertrain CARE Extended Service Plan (zero deductible) – Standard



Model

☒ W1P	Supercrew (XL) 4x4 145.0 in Wheelbase, 5.5' BOX	47,080.00
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Transmission

☐ 44G – 10 – Speed Automatic Transmission	N/C
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Engine

☐ 998 – 3.5L EcoBoost	STD
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Axle

☐ XL3 – E – Locking 3.31 Axle	STD
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Wheels

☐ 64H – 18" Aluminum Wheels	459.00
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Other Options

☐ 168 – Carpet with Carpet Matching Floor Mats	137.00
☐ 435 – Power Sliding Rear Window (requires 924)	418.00
☒ 595 – Fog Lamps (NA with 68B)	132.00
☒ 924 – Rear Privacy Glass with Defrost	114.00
☐ 942 – Daytime Running Lamps –non controllable	41.00
☐ 17C – Front/Rear Chrome Bumpers (requires 595 fog lamps)	164.00
☒ 18B – Running Boards, Black Platform	232.00
☒ 41A – Badge Delete	N/C
☐ 41H – Engine Block Heater	173.00
☐ 47R – Floor Liner-Tray Style (requires 19A or 168)	182.00
☐ 54R – Dual Power Glass/Manual Folding Mirrors With Heat/Turn Signals (requires Spotlight Prep 59C or Spotlight 59E, 59F/59G/59J or 59S)	392.00
☐ 54Y – Manually Telescoping/Power Glass/Manual Folding Trailer Mirrors Requires 59S and 924 (NA with 59E, 59F, 59J)	360.00
☐ 59S – Super Puddle (LED Puddle/Side Mirror Light) Requires Option – 54R **Not Directional Police Lamps** Not Available with Spotlight Prep Kits 59C/59D Not Available with Spotlight 59E/59F/59G/59J	291.00

Contract # 228



☒	19A – Interior Upgrade Package • Floor Console without Shifter-Maintains Column Shifter • Color-Coordinated Carpet with Matching Carpet Floor Mats • Cloth HD Police Grade Seats – Front/Rear • Front Console Plate Delete	555.00
☐	61P – Power Passenger Seat (8 Way Adjustable)	273.00
☐	52C – Grille Lights	660.00
☐	53B – Rear Lower Tailgate Lights	433.00
☐	68A – Grille and Rear Lower Tailgate Lights	1,064.00
☐	68B – Grille, Rear Lower Tailgate, Front Aux. Lights	1,593.00
☒	Keyed Alike – Unique to Responder Only _____	46.00
☐	67P – Remote Keyless-Entry Key Fob W/O Key Pad Key Fobs are NOT Fobbed Alike when Ordering Keyed Alike	342.00
☐	67T – Integrated Trailer Brake Control	277.00
☐	96L – Rear Wheel Arch Liner	164.00
☒	153 – Front License Plate Bracket	N/C
☐	59C – Spot Lamp Prep Kit, Driver Only	178.00
☐	59D – Spot Lamp Prep Kit, Dual Driver and Passenger	364.00
☐	59E – Driver LED Spot Light (Unity)	414.00
☐	59G – Driver/Passenger LED Spotlights (Unity)	810.00
☐	59F – Driver LED Spotlight (Whelen)	437.00
☐	59J – Driver/Passenger LED Spotlight (Whelen)	892.00
☐	17R – 2 nd Row Door Controls Inoperable (handles, locks, windows, closeout panel)	200.00
☐	60R – Rear Console Plate (NA with Interior Upgrade Package 19A)	54.00
☐	60F – Front Console Mounting Plate (RCM Cover Installed at KCAP)	N/C
☐	85H- Back Up Alarm	200.00

Color and Trim

Exterior

☒	UM – Black Agate Metallic	N/C
☐	M7 – Carbonized Gray Metallic	N/C
☐	JS – Iconic Silver Metallic	N/C
☐	YZ – Oxford White	N/C
☐	GR - Green	N/C
☐	MB - Orange	N/C
☐	B1 – School Bus Yellow	N/C
☐	E4 – Vermillion Red	N/C
☐	AT - Yellow	N/C



Interior

☐	PB – Black w/ HD-Police-Grade Cloth 40/Black/40 (Front Seats)	N/C
☒	XB – Black w/ HD-Police-Grade Cloth 40/Console/40 – Front Seats (19A only)	N/C

Ford Protect Extended Warranty

☐	3 Year/ 100,000 Miles Premium Care	1,630.00
☐	5 Year/ 100,000 Miles Premium Care	1,800.00
☐	3 Year/ 100,000 Miles Extra Care	1,375.00
☐	5 Year/ 100,000 Miles Extra Care	1,525.00
☐	5 Year/ 125,000 Miles Powertrain Care	1,800.00
☐	6 Year/ 125,000 Miles Powertrain Care	1,885.00

Miscellaneous Options

☐	Rustproofing (Does NOT Include Undercoating)	395.00
☐	4-Corner LED Amber Strobes	1,695.00
☐	License and Title – Municipal	203.00
☐	MP Plates Require Signed Letter from Chief	
☐	Certificate of Origin (Customer to Complete Licensing)	N/C
☐	Delivery Over 50 Miles	175.00
☒	Passenger Title and Plates	395.00
☐	Activate Ford Pro Telematics Essentials-Complimentary For Life of Vehicle	N/C
☐	Enroll in National Fleet Parts Pricing	N/C

Title Name	Village of Mount Prospect
Title Address	50 S Emerson Street
Title City	Mount Prospect
Title ZipCode	60056
Contact Name	Kevin Deluca - Vehicle Maintenance Superintendent
Phone Number	847-590-8834
Purchase Order Number	
FIN Code	
Tax Exempt Number	E99981475
Total Dollar Amount	\$48,554.00
Delivery Address	1700 W Central Road
	Mount Prospect, IL 60056

Orders Require Signed Original Purchase Order and Tax Exempt Letter

Submitted to:

Currie Motors Commercial Center

**10125 W Laraway Road
Frankfort, IL, 60423**

Tom Sullivan

Phone: (815)464-9200

tsullivan@curriemotors.com

Nic Nortellini

Phone: (815)412-3227

ncortellini@curriemotors.com

Contract # 228



2027 Ford F-150 Responder

Contract #228



Currie Motors Fleet Department

"Nice People to Do Business With"

Your Full-Line Municipal Dealer

Production Begins in November

Contract # 228

Good Thru 3/18/2027

*****Production is based upon Plant Scheduling and Commodity Restrictions Subject to Cancellation*****



**Currie Motors
Fleet Department
2027 Ford F-150
Responder
Contract #228**

Standard Package: \$47,080.00

Model/ Series/ Availability

- 1 Available Rated Model
- 3.5 V6 EcoBoost 4x4 145"WB

Mechanical

- Two-Speed Automatic Torque on Demand 4WD with Neutral Towing Capability (Includes 4A mode for Set and Forget)
- Alternator- 240 amp
- Axle, Front – Independent Front Suspension (IFS)
- Brakes- 4 Wheel Disc with ABS
- Class IV Trailer Hitch (Incl. Smart Trailer Tow Connector, 4-pin/7pin wiring, Class IV trailer hitch receiver)
- Electric Parking Brake
- Electronic Ten-Speed Automatic Transmission with Selectable Drive Modes: Normal/ Tow-Haul/Snow-Wet/EcoSelect/Sport
- Engine Hour meter
- Engine Idle-Hour Meter
- Fail-Safe Cooling
- Jack
- Electronic Parking Brake
- SelectShift Automatic Transmission with Progressive Range Select
- Shock Adsorbers, Gas – Heavy-Duty, Front
- Shock Adsorbers, Gas – Heavy-Duty, Outboard Mounted, Rear
- Springs, Front- Coil
- Springs, Rear-Leaf, Two-Stage Variable Rate
- Upgraded Stabilizer Bar, Front
- Steering- Power, Rack-and-Pinion

Exterior

- Badges- Tailgate
- Bumpers and Fascia, Front- Black
- Bumper, Rear- Black
- Cargo Lamp- Integrated with Center High Mounted Stop Lamp (CHMSL)
- Daytime Running Lamps (DRL) (On/Off Cluster Controllable)
- Easy Fuel Capless Fuel-Filter
- Exhaust – Single Rear



- F-150 Fender Badge
- Fuel Tank- Standard Range 26 Gallon
- Fully Boxed Steel Frame
- Grille- Black Two Bar Style with Black Nostrils and Black Surrounds
- Handles, Black – Door and Tailgate with Black Bezel
- Hooks- Pickup Box Tie-Down, four (4)
- Hooks- Front Tow 4x4, two (2)
- Mirrors, sideview- Manual - folding, Power Glass with Black Skull Caps
- Power Tailgate Lock
- Spare Tire Carrier-Rear Under Frame
- Spare Tire/Wheel Lock
- Stone Cuffs, Front & Rear
- Tailgate- removable
- Tires- LT265/70R 18 BSW (A/T)
- Trailer Sway Control
- Trailer Towing- 4-pin/7-pin wiring, Class IV trailer hitch receiver
- Wheels- 18" Steel Wheel
- Wipers- Intermittent speed

Interior/Comfort

- 1st Row Power Windows
- 2nd Row Power Windows
- 4" Productivity Screen in Instrument Cluster
- 12" Center-stack Screen Touchscreen w/Audio Controls
- Air Conditioning Registers- Black Vanes with Chrome Knob
- Black Vinyl Floor Covering
- Cruise Control
- Center Consol Mounting Plate
- Red/White Task Lighting in Overhead Console
- Fade-to-Off Interior Lights
- Gauges and Meters- Fuel, Oil Pressure, Transmission Temperature and Engine Coolant Temperature Gauges; Speedometer, Odometer and Tachometer
- Grab Handles
- Horn- Dual-Note
- Illuminated Entry
- Manual Air Conditioning, Single Zone
- Outside Temperature Display
- Power Door Locks
- Powerpoint (2) 12V- Front
- Rear Driver-side/Passenger-side Solar Tint
- Rear-window with Fixed Glass and Solar Tint
- Rearview Mirror, Day/Night
- Scuff Plate, Driver and Front-Passenger Door
- Seat, Front
 - Police-grade heavy-duty cloth 40/blank/40 with reduced bolsters
 - 8-Way power driver/manual passenger
 - Built-in steel intrusion plates in both front-seatbacks
- Seat, Rear-Vinyl, 60/40 flip-up split seat with elongated cushion
- Speedometer- Calibrated (includes digital readout)
- Steering Wheel, Black Urethane-Manual Tilt/Telescoping and Manual Locking
- Universal Top Tray- Center of I/P for mounting aftermarket equipment



- Visor, Driver Side; Visor with Mirror, Passenger-Side

SAFETY/SECURITY

- Advance Trac® w/RCS® (Roll Stability Control)
- Airbags
- Autolock
- Door Lock Cylinders (Front Drive/ Passenger door)
- Fixed LED Headlamps
- Illuminated Entry
- Rainlamp Wiper Activated Headlamps
- Police Perimeter Alert detects motion in an approximately 270-degree radius on sides and back of vehicle; if movement is determined to be a threat, chime will sound at level I. Doors will lock and windows will automatically go up at level II. Includes visual display in instrument cluster with tracking
- Seat Belts, Active Restraint System (ARS. Three-point Manual Lap/Shoulder Belts with Heights Adjusters, Pretensioners & Autolock Features for Child Seats
- SOS Post- Crash Alert System™
-

Simple Fleet Key- (Inner-milled, w/o microchip, easy to replace;4-keys)

- Pre-Collision Assistant with Automatic Emergency Braking (AEB) (Pedestrian Detection, Forward Collision Warning, Dynamic Brake Support)
- Tire Pressure Monitoring System (TPMS)

Driver Assist Technology

- Autolamp- Auto On/Off Headlamps
- Rear View Camera with Dynamic Hitch Assist
- Hill Start Assist
- SYNC®4

Functional

- AM/FM Stereo- 6 speakers
- BLIS
- Dark Car
- Fleet Telematics Modem
- Rear power lug located underneath rear seat to accommodate Police upfitting; One (1) 80-amp battery ground circuit
- Police Engine Idle
- UIS (Upfitter Interface System)

FX4 OFF-ROAD PACKAGE

- 3.31 Electronic-locking rear-axle
- Hill Descent Control
- Off-Road tuned front shock absorbers
- Skid plates: fuel tank, transfer case and front differential

WARRANTY

☑ 3 Year/ 36,000 Miles Bumper/Bumper

POWERTRAIN CARE EXTENDED SERVICE PLAN

☑ 5-Year/ 100,000- mile Powertrain CARE Extended Service Plan (zero deductible) – Standard



Model

☒ W1P	Supercrew (XL) 4x4 145.0 in Wheelbase, 5.5' BOX	47,080.00
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Transmission

☐ 44G – 10 – Speed Automatic Transmission	N/C
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Engine

☐ 998 – 3.5L EcoBoost	STD
--	-----

Axle

☐ XL3 – E – Locking 3.31 Axle	STD
--	-----

Wheels

☐ 64H – 18" Aluminum Wheels	459.00
--	--------

Other Options

☐ 168 – Carpet with Carpet Matching Floor Mats	137.00
☐ 435 – Power Sliding Rear Window (requires 924)	418.00
☒ 595 – Fog Lamps (NA with 68B)	132.00
☒ 924 – Rear Privacy Glass with Defrost	114.00
☐ 942 – Daytime Running Lamps –non controllable	41.00
☐ 17C – Front/Rear Chrome Bumpers (requires 595 fog lamps)	164.00
☒ 18B – Running Boards, Black Platform	232.00
☒ 41A – Badge Delete	N/C
☐ 41H – Engine Block Heater	173.00
☐ 47R – Floor Liner-Tray Style (requires 19A or 168)	182.00
☐ 54R – Dual Power Glass/Manual Folding Mirrors With Heat/Turn Signals (requires Spotlight Prep 59C or Spotlight 59E, 59F/59G/59J or 59S)	392.00
☐ 54Y – Manually Telescoping/Power Glass/Manual Folding Trailer Mirrors Requires 59S and 924 (NA with 59E, 59F, 59J)	360.00
☐ 59S – Super Puddle (LED Puddle/Side Mirror Light) Requires Option – 54R **Not Directional Police Lamps** Not Available with Spotlight Prep Kits 59C/59D Not Available with Spotlight 59E/59F/59G/59J	291.00

Contract # 228



☒	19A – Interior Upgrade Package • Floor Console without Shifter-Maintains Column Shifter • Color-Coordinated Carpet with Matching Carpet Floor Mats • Cloth HD Police Grade Seats – Front/Rear • Front Console Plate Delete	555.00
☐	61P – Power Passenger Seat (8 Way Adjustable)	273.00
☐	52C – Grille Lights	660.00
☐	53B – Rear Lower Tailgate Lights	433.00
☐	68A – Grille and Rear Lower Tailgate Lights	1,064.00
☐	68B – Grille, Rear Lower Tailgate, Front Aux. Lights	1,593.00
☒	Keyed Alike – Unique to Responder Only _____	46.00
☐	67P – Remote Keyless-Entry Key Fob W/O Key Pad Key Fobs are NOT Fobbed Alike when Ordering Keyed Alike	342.00
☐	67T – Integrated Trailer Brake Control	277.00
☐	96L – Rear Wheel Arch Liner	164.00
☒	153 – Front License Plate Bracket	N/C
☐	59C – Spot Lamp Prep Kit, Driver Only	178.00
☐	59D – Spot Lamp Prep Kit, Dual Driver and Passenger	364.00
☐	59E – Driver LED Spot Light (Unity)	414.00
☐	59G – Driver/Passenger LED Spotlights (Unity)	810.00
☐	59F – Driver LED Spotlight (Whelen)	437.00
☐	59J – Driver/Passenger LED Spotlight (Whelen)	892.00
☐	17R – 2 nd Row Door Controls Inoperable (handles, locks, windows, closeout panel)	200.00
☐	60R – Rear Console Plate (NA with Interior Upgrade Package 19A)	54.00
☐	60F – Front Console Mounting Plate (RCM Cover Installed at KCAP)	N/C
☐	85H- Back Up Alarm	200.00

Color and Trim

Exterior

☐	UM – Black Agate Metallic	N/C
☒	M7 – Carbonized Gray Metallic	N/C
☐	JS – Iconic Silver Metallic	N/C
☐	YZ – Oxford White	N/C
☐	GR - Green	N/C
☐	MB - Orange	N/C
☐	B1 – School Bus Yellow	N/C
☐	E4 – Vermillion Red	N/C
☐	AT - Yellow	N/C



Interior

☐	PB – Black w/ HD-Police-Grade Cloth 40/Black/40 (Front Seats)	N/C
☒	XB – Black w/ HD-Police-Grade Cloth 40/Console/40 – Front Seats (19A only)	N/C

Ford Protect Extended Warranty

☐	3 Year/ 100,000 Miles Premium Care	1,630.00
☐	5 Year/ 100,000 Miles Premium Care	1,800.00
☐	3 Year/ 100,000 Miles Extra Care	1,375.00
☐	5 Year/ 100,000 Miles Extra Care	1,525.00
☐	5 Year/ 125,000 Miles Powertrain Care	1,800.00
☐	6 Year/ 125,000 Miles Powertrain Care	1,885.00

Miscellaneous Options

☐	Rustproofing (Does NOT Include Undercoating)	395.00
☐	4-Corner LED Amber Strobes	1,695.00
☐	License and Title – Municipal	203.00
☐	MP Plates Require Signed Letter from Chief	
☐	Certificate of Origin (Customer to Complete Licensing)	N/C
☐	Delivery Over 50 Miles	175.00
☒	Passenger Title and Plates	395.00
☐	Activate Ford Pro Telematics Essentials-Complimentary For Life of Vehicle	N/C
☐	Enroll in National Fleet Parts Pricing	N/C

Title Name	Village of Mount Prospect
Title Address	50 S Emerson Street
Title City	Mount Prospect
Title ZipCode	60056
Contact Name	Kevin Deluca - Vehicle Maintenance Superintendent
Phone Number	847-590-8834
Purchase Order Number	
FIN Code	
Tax Exempt Number	E99981475
Total Dollar Amount	\$48,554.00
Delivery Address	1700 W Central Road
	Mount Prospect, IL 60056

Orders Require Signed Original Purchase Order and Tax Exempt Letter

Submitted to:

Currie Motors Commercial Center

**10125 W Laraway Road
Frankfort, IL, 60423**

Tom Sullivan

Phone: (815)464-9200

tsullivan@curriemotors.com

Nic Nortellini

Phone: (815)412-3227

ncortellini@curriemotors.com

Contract # 228



**2027 Ford Utility
Interceptor Contract #204**

\$44,954.00



Currie Motors Fleet

Nice People to do Business With!

Good Thru 10/26/26



2027 Ford Utility Interceptor

\$44,954.00

Standard Features

MECHANICAL ● **3.3L V-6 TI-VCT Motor Gasoline –Standard** ● AWD Drivetrain Transmission – 10-speed automatic, police calibrated ● Brakes – Police calibrated high-performance ● 4- Wheel heavy-duty disc w/heavy-duty front and rear calipers

● Brake Rotors – large mass for high thermal capacity and calipers with large swept area. ● Electric Power-Assist Steering (EPAS) – Heavy-Duty ● DC/DC converter – 220-Amp ● Cooling System – Heavy-duty, Engine oil cooler and transmission oil cooler ● Engine Idle Hour Meter ● Powertrain mounts – Heavy-Duty ● Class III Trailer Hitch Receiver and (2) recovery hooks ● Class III Trailer Tow Lighting Package ● Wheels— Heavy-duty steel, vented with center cap— Full size spare tire w/TPMS ● 50-State Emissions System ● H8 AGM Battery ● **Engine Idle Control** ● Manual Police Pursuit Mode

EXTERIOR ● Antenna, Roof-mounted ● Cladding – Lower body-side cladding ● Door Handles – Black

● Exhaust, True Dual ● **Daytime Running Lamps – Configurable ON/OFF through instrument cluster** ● Door-Lock Cylinders (Front Driver / Passenger / Lift-gate) ● Glass – 2nd Row, Rear Quarter and Lift-gate Privacy Glass ● Grille – Black ● Headlamps – Automatic, LED Low-and-High-Beam ● Lift-gate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder ● Mirrors – **Black Caps Power Electric Remote Heated Manual Folding with Integrated Spotter** ● Spare – Full size 18" Tire w/TPMS ● Spoiler – Painted Black ● Lift-gate Handle ● Tail lamps – LED ● Tires – 255/60R18 A/S BSW ● Wheel-Lip Molding – Black ● Wheels – 18" x 8.0 painted black steel with polished stainless steel hub cover ● Windshield – Acoustic Laminated ● **Rear Tail Light Housing**

INTERIOR/COMFORT ● Cargo Hooks in cargo area ● Climate Control – Dual-Zone Electronic Automatic Temperature Control ● Door-Locks— Power ● Fixed Pedals (Driver Dead Pedal) ● Floor – Heavy-Duty Thermoplastic Elastomer

● Glove Box – Locking/non-illuminated ● Grab Handles ● Heated Sanitization Solution ● **Lift gate Release Switch located in overhead console (45 second timeout feature)** ● Lighting— Overhead Console— Red/White Task Lighting in Overhead Console— 3rd row overhead map light ● Mirror – Day/night Rear View

● Particulate Air Filter ● Power points – (1) First Row ● Rear-door closeout panels ● Rear-window Defrost ● Scuff Plates –

Front & Rear ● Seats— 1st Row Police Grade Cloth Trim, Dual Front Buckets with reduced bolsters — 1st Row – Driver 6-way lower track (fore/aft. Up/down, tilt with manual recline, 2-way manual lumbar) — 1st Row – passenger 2-way manual track (fore/aft. with manual recline) — Built-in steel intrusion plates in both driver/passenger seatbacks — 2nd Row Vinyl, 35/30/35 Split Bench Seat (manual fold-flat, no tumble) ● Speed (Cruise) Control ● Speedometer –

Calibrated (includes digital readout) •Steering Wheel – Manual / Tilt / Telescoping, Speed Controls and 4 user – configurable latching switches Sun visors, color-keyed, non-illuminated •Universal Top Tray – Center of I/P for mounting aftermarket equipment •Windows, Power, 1-touch Up/Down Front Driver/Passenger-Side with disable feature • **Power Passenger Seat • Courtesy Lights Disabled • Rear Dome Light •Aux. Rear A/C**

SAFETY/SECURITY •Advance Trac® w/RSC® •Airbags, dual-stage driver & front-passenger, side seat, passenger-side knee, Roll Curtain Airbags and Safety Canopy®•Anti-Lock Brakes (ABS) with Traction Control • Brakes – Police calibrated high-performance regenerative braking system •Belt-Minder® (Front Driver / Passenger)•Child-Safety Locks •Individual Tire Pressure Monitoring System (TPMS)•LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations •**Rearview Camera viewable on 8"Center Stack • S eat Belts, Pretensioner /Energy-Management System w/adjustable height in 1st Row •SOS Post-Crash Alert System™• Perimeter Alert • Remote Keyless Fob •BLIS •Cross Traffic Brake Assist •Pre-Collision Mitigation System •Reverse Sensing System**

Police Up-fit Friendly •Consistent 11-inch space between driver and passenger seats for aftermarket consoles (9-inch center console mounting plate)•Console mounting plate •Dash pass-thru opening for aftermarket wiring •Headliner- easy to service •Two (2) 50 amp battery ground circuits – power distribution junction block (repositioned behind 2nd row seat floorboard). • **Grill Wiring •100 Watt siren/Speaker Prep Kit**

Functional •Audio— AM/FM / MP3 Capable / Clock / 4-speakers— SYNC® interface — Includes hands-free voice command support — USB Port — (1) — 8" Color LCD Screen Center- Stack "Smart Display"• Easy Fuel® Capless Fuel-Filler •Fleet Telematics Modem to support Ford Pro™ Telematics •Front door tether straps (driver/passenger)•Power pigtail harness •Simple Fleet Key; 4-keys•Two-way radio pre-wire •Two (2) 50 amp battery power circuits – power distribution junction block (behind 2nd row passenger seat floorboard)•Wipers – Front Speed- Sensitive Intermittent; Rear Dual Speed Wiper •Up fitter Interface System •PAITRO output tied to lift gate release switch •3 Year 36,000 Mile Warranty-5 Year 100,000 mile Powertrain Warranty •**Delivery under 75 miles**



Models

☐	K8A	2027 Utility Interceptor- 3.3L V-6 TI-VCT Motor- Late Availability	\$44,954
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OPTIONS-Mechanical / Functional

☒	99W- 3.3L V-6 Direct Injected Hybrid System	\$1,850
☐	99C -3.0 L EcoBoost Motor	\$2,679
☐	76D- Deflector Plate (engine and transmission shield)	\$340
☐	41H- Block Heater	\$179
☐	18X- 100 Watt Siren Speaker (includes bracket and pig tail)	\$329
☐	60R- Noise Suppression	\$94
☐	67U- Ultimate Wiring Kit	\$602
☐	67V- Connector Kit	\$188
☐	85D- Front Console Mounting Plate Delete (NA with 67H, 67U, 85R)	NC
☐	85R- Rear Mounting Plate (NA with 68U, 85D)	\$56
☐	67D- Upfitters Prep Pkg.- OEM Lighting and Wiring Package	\$3,807
☒	18D- Global Lock/Unlock- Deletes 45 Second Lift Gate Lock Release	NC

Ford Protect Extended Warranty

☐	3 Year /100000 Miles Premium Care	\$1,630
☐	5 Year /100000 Miles Premium Care	\$1,800
☐	3 Year /100000 Miles Extra Care	\$1,375
☐	5 Year /100000 Miles Extra Care	\$1,525
☐	5 Year /125000 Miles Power Train Care	\$1,800
☐	6 Year /125000 Miles Power Train Care	\$1,885



Options-Exterior

☐	16P- Rear Bumper Step Pad	\$94
☐	65L- 18" Full Wheel Covers	\$65
☒	Keyed Alike- Specify Code _____	\$47
☐	942- Daytime Running Light- Configurable	STD
☐	68G- Rear Door Locks Inoperable- Please Indicate If Desired	N/C
☐	52P- Hidden Door Lock Plunger- Includes 68G	\$159
☒	43A- Rear Auxiliary Lights	\$376
☐	96T- Rear Spoiler Traffic Light	\$1,410
☐	51P- Drivers Side Spot Light Prep	\$226
☐	51W- Dual Spot Light Prep	\$311
☒	51R- Drivers Side Unity Spot Light- Please Indicate if Desired	N/C
☐	51T- Drivers Side Whelen Spot Light	\$441
☐	51S- Dual Spot Lights- Unity	\$837
☐	51V- Dual Spot Lights- Whelen	\$922
☐	63B- Side Marker Lights- NA with 65U	\$461
☐	63L- Quarter Glass Lights	\$546
☒	66A- Front Head Lamp Package	\$846
☒	66B- Tail Lamp Package	\$405
☐	66C- Rear Light Package	\$432
☐	16D- Badge Delete	N/C
☒	21L- Front Auxiliary Light	\$546

Options-Interior

☐	47E- 12.1" Integrated Computer Screen	\$3,478
☐	63V Cargo Vault (Lockable Small Compartment)	\$253
☐	65U- Interior Upgrade Package- Includes Civilian-Style Console/Carpet- NA w/63B	\$620
☐	92R- Solar Tint 2 nd Row (Deletes Privacy Glass)	\$85
☐	92G- Solar Tint 2 nd Row and Cargo Area (Deletes Privacy Glass)	\$112
☐	87M-4" Rear Camera (¼ Size Picture in Picture in Upper Left Quadrant of Display)	N/C
☐	16C- Carpet Flooring	\$150
☐	87P- Power Passenger Seat	\$150
☐	90D- Ballistic Door Panels (Level III)- Driver Front Door Only	\$1,504
☐	90E- Ballistic Door Panels (Level III)- Driver and Passenger Front Door Only	\$2,999
☐	90F- Ballistic Door Panels (Level IV)- Driver Front Door Only	\$2,294
☐	90G- Ballistic Door Panels (Level IV)- Driver and Passenger Front Door Only	\$4,599
☐		

Colors and Trim

☐	E4- Vermillion Red	N/C
☐	YZ- Oxford White	N/C
☒	LK- Dark Blue	N/C
☐	LM- Royal Blue	N/C
☐	M7- Carbonized Gray	N/C
☐	TN- Silver Grey Metallic- Replaces Silver	N/C
☐	UJ- Sterling Gray	N/C
☐	UM- Agate Black	N/C
☐	F1- Police Green	N/C
☐		
☐	9W- Ebony Cloth Front Buckets/ Rear Vinyl	N/C
☐	FW- Ebony Cloth Front Buckets/ Rear Cloth	\$85

Miscellaneous Options

☐	4-Corner LED Strobes	\$1,695
☐	Rustproofing (Does not Include Under-coating)	\$395
☐	Delivery Greater than 50 Miles	\$160
☐	Certificate Of Origin (Customer to Complete Licensing)	N/C
☒	License and Title Fees Municipal Plates	\$203
☐	Passenger Title and Plates	\$351
☐	Activate Ford Pro Telematics Essentials-Complimentary For Life of Vehicle	N/C
☐	Enroll in National Fleet Parts Pricing	N/C
☐		

Full Product Descriptions can be found at www.fordpro.com



IMPORTANT ORDERING INFORMATION

3.3L Motor Production is delayed at Start Up

We have 2026 Model 3.3L Motors in stock to off set the delay

3.3L Motors In Stock For Immediate Delivery

Submit documents to:

Currie Motors Commercial Center

10125 W Laraway
Frankfort, IL 60423

Main Phone: (815)464-9200

Contacts:

Tom Sullivan

Email: tsullivan@curriemotors.com

Phone: (815) 412-3227

Nic Cortellini

Email: ncortellini@curriemotors.com

Phone: (815) 464-9200

**Note: Gasoline Motor Production begins late 4th Quarter
Payment is due at the time of delivery.**

Title Name Village of Mount Prospect :
Title Address 50 S Emerson Street :
Title City Mount Prospect :
Title Zip Code 60056 :
Contact Name Kevin Deluca - Vehicle Maintenance Superintendent :
Phone Number 847-590-8834 :
PO Number :
FIN Code :
TaxExempt Number E99981475 :
Total Dollar Amount \$49,227.00 :
Delivery Address 1700 W Central Road, Mount Prospect, IL 60056 :

***Orders Require a Signed Original Purchase Order and Tax-Exempt Letter**

Submitted to:

Currie Motors Commercial Center

10125 W Laraway

Frankfort IL 60423

Tom Sullivan

Phone: (815)464-9200

tsullivan@curriemotors.com

Nic Cortellini

Phone: (815)412-3227

ncortellini@curriemotors.com

***Production begins September 2026**



**2027 Ford Utility
Interceptor Contract #204**

\$44,954.00



Currie Motors Fleet

Nice People to do Business With!

Good Thru 10/26/26



2027 Ford Utility Interceptor

\$44,954.00

Standard Features

MECHANICAL ● **3.3L V-6 TI-VCT Motor Gasoline –Standard** ● AWD Drivetrain Transmission – 10-speed automatic, police calibrated ● Brakes – Police calibrated high-performance ● 4- Wheel heavy-duty disc w/heavy-duty front and rear calipers
● Brake Rotors – large mass for high thermal capacity and calipers with large swept area. ● Electric Power-Assist Steering (EPAS) – Heavy-Duty ● DC/DC converter – 220-Amp ● Cooling System – Heavy-duty, Engine oil cooler and transmission oil cooler ● Engine Idle Hour Meter ● Powertrain mounts – Heavy-Duty ● Class III Trailer Hitch Receiver and (2) recovery hooks ● Class III Trailer Tow Lighting Package ● Wheels— Heavy-duty steel, vented with center cap— Full size spare tire w/TPMS ● 50-State Emissions System ● H8 AGM Battery ● **Engine Idle Control** ● Manual Police Pursuit Mode

EXTERIOR ● Antenna, Roof-mounted ● Cladding – Lower body-side cladding ● Door Handles – Black
● Exhaust, True Dual ● **Daytime Running Lamps – Configurable ON/OFF through instrument cluster** ● Door-Lock Cylinders (Front Driver / Passenger / Lift-gate) ● Glass – 2nd Row, Rear Quarter and Lift-gate Privacy Glass ● Grille – Black
● Headlamps – Automatic, LED Low-and-High-Beam ● Lift-gate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder ● Mirrors – **Black Caps Power Electric Remote Heated Manual Folding with Integrated Spotter** ● Spare – Full size 18" Tire w/TPMS ● Spoiler – Painted Black ● Lift-gate Handle ● Tail lamps – LED ● Tires – 255/60R18 A/S BSW ● Wheel-Lip Molding – Black ● Wheels – 18" x 8.0 painted black steel with polished stainless steel hub cover ● Windshield – Acoustic Laminated ● **Rear Tail Light Housing**

INTERIOR/COMFORT ● Cargo Hooks in cargo area ● Climate Control – Dual-Zone Electronic Automatic Temperature Control ● Door-Locks— Power ● Fixed Pedals (Driver Dead Pedal) ● Floor – Heavy-Duty Thermoplastic Elastomer ● Glove Box – Locking/non-illuminated ● Grab Handles ● Heated Sanitization Solution ● **Lift gate Release Switch located in overhead console (45 second timeout feature)** ● Lighting— Overhead Console— Red/White Task Lighting in Overhead Console— 3rd row overhead map light ● Mirror – Day/night Rear View
● Particulate Air Filter ● Power points – (1) First Row ● Rear-door closeout panels ● Rear-window Defrost ● Scuff Plates – Front & Rear ● Seats— 1st Row Police Grade Cloth Trim, Dual Front Buckets with reduced bolsters — 1st Row – Driver 6-way lower track (fore/aft. Up/down, tilt with manual recline, 2-way manual lumbar) — 1st Row – passenger 2-way manual track (fore/aft. with manual recline) — Built-in steel intrusion plates in both driver/passenger seatbacks — 2nd Row Vinyl, 35/30/35 Split Bench Seat (manual fold-flat, no tumble) ● Speed (Cruise) Control ● Speedometer –

Calibrated (includes digital readout) •Steering Wheel – Manual / Tilt / Telescoping, Speed Controls and 4 user – configurable latching switches Sun visors, color-keyed, non-illuminated •Universal Top Tray – Center of I/P for mounting aftermarket equipment •Windows, Power, 1-touch Up/Down Front Driver/Passenger-Side with disable feature • **Power Passenger Seat • Courtesy Lights Disabled • Rear Dome Light •Aux. Rear A/C**

SAFETY/SECURITY •Advance Trac® w/RSC® •Airbags, dual-stage driver & front-passenger, side seat, passenger-side knee, Roll Curtain Airbags and Safety Canopy®•Anti-Lock Brakes (ABS) with Traction Control • Brakes – Police calibrated high-performance regenerative braking system •Belt-Minder® (Front Driver / Passenger)•Child-Safety Locks •Individual Tire Pressure Monitoring System (TPMS)•LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations •**Rearview Camera viewable on 8"Center Stack • S eat Belts, Pretensioner /Energy-Management System w/adjustable height in 1st Row •SOS Post-Crash Alert System™• Perimeter Alert • Remote Keyless Fob •BLIS •Cross Traffic Brake Assist •Pre-Collision Mitigation System •Reverse Sensing System**

Police Up-fit Friendly •Consistent 11-inch space between driver and passenger seats for aftermarket consoles (9-inch center console mounting plate)•Console mounting plate •Dash pass-thru opening for aftermarket wiring •Headliner- easy to service •Two (2) 50 amp battery ground circuits – power distribution junction block (repositioned behind 2nd row seat floorboard). • **Grill Wiring •100 Watt siren/Speaker Prep Kit**

Functional •Audio— AM/FM / MP3 Capable / Clock / 4-speakers— SYNC® interface — Includes hands-free voice command support — USB Port — (1) — 8" Color LCD Screen Center- Stack "Smart Display"• Easy Fuel® Capless Fuel-Filler •Fleet Telematics Modem to support Ford Pro™ Telematics •Front door tether straps (driver/passenger)•Power pigtail harness •Simple Fleet Key; 4-keys•Two-way radio pre-wire •Two (2) 50 amp battery power circuits – power distribution junction block (behind 2nd row passenger seat floorboard)•Wipers – Front Speed- Sensitive Intermittent; Rear Dual Speed Wiper •Up fitter Interface System •PAITRO output tied to lift gate release switch •3 Year 36,000 Mile Warranty-5 Year 100,000 mile Powertrain Warranty •**Delivery under 75 miles**



Models

☐	K8A	2027 Utility Interceptor- 3.3L V-6 TI-VCT Motor- Late Availability	\$44,954
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OPTIONS-Mechanical / Functional

☒	99W- 3.3L V-6 Direct Injected Hybrid System	\$1,850
☐	99C -3.0 L EcoBoost Motor	\$2,679
☐	76D- Deflector Plate (engine and transmission shield)	\$340
☐	41H- Block Heater	\$179
☐	18X- 100 Watt Siren Speaker (includes bracket and pig tail)	\$329
☐	60R- Noise Suppression	\$94
☐	67U- Ultimate Wiring Kit	\$602
☐	67V- Connector Kit	\$188
☐	85D- Front Console Mounting Plate Delete (NA with 67H, 67U, 85R)	NC
☐	85R- Rear Mounting Plate (NA with 68U, 85D)	\$56
☐	67D- Upfitters Prep Pkg.- OEM Lighting and Wiring Package	\$3,807
☒	18D- Global Lock/Unlock- Deletes 45 Second Lift Gate Lock Release	NC

Ford Protect Extended Warranty

☐	3 Year /100000 Miles Premium Care	\$1,630
☐	5 Year /100000 Miles Premium Care	\$1,800
☐	3 Year /100000 Miles Extra Care	\$1,375
☐	5 Year /100000 Miles Extra Care	\$1,525
☐	5 Year /125000 Miles Power Train Care	\$1,800
☐	6 Year /125000 Miles Power Train Care	\$1,885



Options-Exterior

☐	16P- Rear Bumper Step Pad	\$94
☐	65L- 18" Full Wheel Covers	\$65
☒	Keyed Alike- Specify Code _____	\$47
☐	942- Daytime Running Light- Configurable	STD
☐	68G- Rear Door Locks Inoperable- Please Indicate If Desired	N/C
☐	52P- Hidden Door Lock Plunger- Includes 68G	\$159
☒	43A- Rear Auxiliary Lights	\$376
☐	96T- Rear Spoiler Traffic Light	\$1,410
☐	51P- Drivers Side Spot Light Prep	\$226
☐	51W- Dual Spot Light Prep	\$311
☒	51R- Drivers Side Unity Spot Light- Please Indicate if Desired	N/C
☐	51T- Drivers Side Whelen Spot Light	\$441
☐	51S- Dual Spot Lights- Unity	\$837
☐	51V- Dual Spot Lights- Whelen	\$922
☐	63B- Side Marker Lights- NA with 65U	\$461
☐	63L- Quarter Glass Lights	\$546
☒	66A- Front Head Lamp Package	\$846
☒	66B- Tail Lamp Package	\$405
☐	66C- Rear Light Package	\$432
☐	16D- Badge Delete	N/C
☒	21L- Front Auxiliary Light	\$546

Options-Interior

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☐	63V Cargo Vault (Lockable Small Compartment)	\$253
☐	65U- Interior Upgrade Package- Includes Civilian-Style Console/Carpet- NA w/63B	\$620
☐	92R- Solar Tint 2 nd Row (Deletes Privacy Glass)	\$85
☐	92G- Solar Tint 2 nd Row and Cargo Area (Deletes Privacy Glass)	\$112
☐	87M-4" Rear Camera (¼ Size Picture in Picture in Upper Left Quadrant of Display)	N/C
☐	16C- Carpet Flooring	\$150
☐	87P- Power Passenger Seat	\$150
☐	90D- Ballistic Door Panels (Level III)- Driver Front Door Only	\$1,504
☐	90E- Ballistic Door Panels (Level III)- Driver and Passenger Front Door Only	\$2,999
☐	90F- Ballistic Door Panels (Level IV)- Driver Front Door Only	\$2,294
☐	90G- Ballistic Door Panels (Level IV)- Driver and Passenger Front Door Only	\$4,599
☐		

Colors and Trim

☐	E4- Vermillion Red	N/C
☐	YZ- Oxford White	N/C
☐	LK- Dark Blue	N/C
☐	LM- Royal Blue	N/C
☐	M7- Carbonized Gray	N/C
☐	TN- Silver Grey Metallic- Replaces Silver	N/C
☒	UJ- Sterling Gray	N/C
☐	UM- Agate Black	N/C
☐	F1- Police Green	N/C
☐		
☐	9W- Ebony Cloth Front Buckets/ Rear Vinyl	N/C
☐	FW- Ebony Cloth Front Buckets/ Rear Cloth	\$85

Miscellaneous Options

☐	4-Corner LED Strobes	\$1,695
☐	Rustproofing (Does not Include Under-coating)	\$395
☐	Delivery Greater than 50 Miles	\$160
☐	Certificate Of Origin (Customer to Complete Licensing)	N/C
☒	License and Title Fees Municipal Plates	\$203
☐	Passenger Title and Plates	\$351
☐	Activate Ford Pro Telematics Essentials-Complimentary For Life of Vehicle	N/C
☐	Enroll in National Fleet Parts Pricing	N/C
☐		

Full Product Descriptions can be found at www.fordpro.com



IMPORTANT ORDERING INFORMATION

3.3L Motor Production is delayed at Start Up

We have 2026 Model 3.3L Motors in stock to off set the delay

3.3L Motors In Stock For Immediate Delivery

Submit documents to:

Currie Motors Commercial Center

10125 W Laraway
Frankfort, IL 60423

Main Phone: (815)464-9200

Contacts:

Tom Sullivan

Email: tsullivan@curriemotors.com

Phone: (815) 412-3227

Nic Cortellini

Email: ncortellini@curriemotors.com

Phone: (815) 464-9200

**Note: Gasoline Motor Production begins late 4th Quarter
Payment is due at the time of delivery.**

Title Name Village of Mount Prospect :
Title Address 50 S Emerson Street :
Title City Mount Prospect :
Title Zip Code 60056 :
Contact Name Kevin Deluca - Vehicle Maintenance Superintendent :
Phone Number 847-590-8834 :
PO Number :
FIN Code :
TaxExempt Number E99981475 :
Total Dollar Amount \$49,227.00 :
Delivery Address 1700 W Central Road, Mount Prospect, IL 60056 :

***Orders Require a Signed Original Purchase Order and Tax-Exempt Letter**

Submitted to:

Currie Motors Commercial Center

10125 W Laraway

Frankfort IL 60423

Tom Sullivan

Phone: (815)464-9200

tsullivan@curriemotors.com

Nic Cortellini

Phone: (815)412-3227

ncortellini@curriemotors.com

***Production begins September 2026**



Item Cover Page

Subject

As submitted

Meeting

September 15, 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



Item Cover Page

Subject **Compensation for Village of Mount Prospect Elected Officials**

Meeting September 15, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact

Dollar Amount

Budget Source

Category COMMITTEE OF THE WHOLE

Type Presentation

Information

In May 2026, the Village Board and leadership staff engaged in the Village's annual strategic planning process to establish organizational priorities, align resources, and support informed decision-making. As part of this process, a market analysis of elected official compensation was set as a Management Agenda 2026-2027 priority. Staff recommended this action for discussion because the elected official's compensation is infrequently reviewed or discussed. It was last discussed at a COW meeting in 2014 as part of the Budget process and was last updated in 2001. It appears that Mount Prospect is due for an update based on recent compensation changes in nearby communities.

Staff reviewed the annual compensation of mayors/village presidents and alderpersons/trustees in similarly situated communities. This data serves as a basis for evaluating whether adjustments to Mount Prospect's current compensation structure are appropriate. The results of this analysis are summarized below:

Municipality	Annual Salary for Mayor/Village President	Annual Salary for Alderman/Trustee
Des Plaines	\$9,600 (\$30,000 effective May 2029)	\$3,000 (\$15,000 effective May 2029)
Elk Grove Village	\$40,000	\$6,000
Hoffman Estates	\$33,000	\$6,000 (\$6,600 appointed after May 1, 2025)

Arlington Heights	\$8,500 (\$33,000 effective after 2029 election)	\$2,800 (\$11,000 effective after 2029 election)
Buffalo Grove	\$8,450	\$4,550
Glenview	\$3,600	\$900
Palatine	\$15,000	\$6,000
Schaumburg	\$30,482.07	\$10,586.67
Wheeling	\$22,481.94	\$9,367.47

Village of Mount Prospect Current Compensation	
Mayor	\$5,500.00 + \$3,000 liquor commissioner per year
Trustee	\$2,750.00 per year

CPI Benchmark Through July 2026

Using a 2001 CPI-U index of 177.1 and a July 2026 CPI-U index of 333.918, cumulative inflation is approximately 88.55%, producing a multiplier of approximately 1.88548. Applied to Mount Prospect's current compensation, the CPI-equivalent amounts are approximately \$16,027 for the Mayor/Liquor Commissioner and \$5,185 for each Trustee.

Position	Current	CPI Benchmark
Mayor + Liquor Commissioner	\$8,500	\$16,027
Each Trustee	\$2,750	\$5,185

Under Illinois law, changes in compensation cannot take effect during the existing term of any current elected official. In addition, any change to the compensation or fringe benefits associated with an elective office must be adopted at least 180 days before the general election at which the applicable offices are elected. Members whose terms run from 2023 to 2027 are eligible for a change in their compensation upon the commencement of a new term in 2027. Members whose terms run from 2025 to 2029 would be eligible for a change in their compensation upon the commencement of a new term in 2029, if re-elected.

Discussion

Alternatives

1. Discuss increasing the Mayor/Liquor Commissioner salary to \$16,000 and the Trustee salary to \$6,000 with an effective date of May 2029.
2. Action at the discretion of the Village Board

Staff Recommendation

Based on salaries in neighboring communities and the impact of cumulative inflation since 2001, staff proposes increasing the Mayor/Liquor Commissioner salary to \$16,000 and the Trustee salary to \$6,000 with an effective date of May 2029.

Attachments

1. Elected Officials Compensation Survey_2026
2. 11_25_2014 COW Minutes

Elected Officials Compensation Survey
February 2026

Municipality	What is the annual salary for the Mayor/Village President?	What is the annual salary for Alderman/Trustee?
City of Des Plaines	\$9,600. (\$30,000; effective May 2029)	\$3,000 (\$15,000; effective May 2029)
Elk Grove Village	40K	6K
Hoffman Estates	33,000	6000 or 6600 depening on when they took office
Village of Arlington Heights	\$8,500/year -Mayor	\$2,800/year -Trustees
Village of Buffalo Grove	8450.00	4550.00
Village of Glenview	\$3,600	\$900
Village of Palatine	15,000/year plus \$25 per meeting	Receives \$500 per month plus \$25 per meeting
Village of Schaumburg	30,482.07	\$10,586.67
Village of Wheeling	22481.94	9367.47
Village of Mount Prospect	\$8,500	\$2,750

Elected Officials Compensation Survey
February 2026

Municipality	Is the Mayor/Village President provided with any additional financial compensation (I.E. Liquor Commissioner or other municipal functions)?	Are the elected officials given an increase to the annual salary every year? If so, what is the percentage and amount of increase?
City of Des Plaines		
Elk Grove Village	No	No
Hoffman Estates	Yes, Liquor Commissioner 11,400	No, it is set by ordinance
Village of Arlington Heights	No	No
Village of Buffalo Grove	They are the Liquor Commission, but they are not provided financial compensation.	No. This is set by ordinance and changed from time to time.
Village of Glenview	No.	No.
Village of Palatine	N/A	N/A
Village of Schaumburg	Village President receives \$3,600 for duties served as Liquor Commissioner. A monthly expense allowance of \$100 is paid, as well as \$75 per meeting day (varies annually 140-150 meetings).	Yes. The compensation shall be increased at the same rate as the annual non-union wage adjustment approved by the Village Board each year.
Village of Wheeling	No.	Yes. The increase is the CPI or 3%, which ever is less for that year.
Village of Mount Prospect	No	No

Elected Officials Compensation Survey
February 2026

Municipality	When was the last increase given for the Mayor/Village President and also Trustee/Alderman?	Do elected officials have an expense account?
City of Des Plaines		Yes
Elk Grove Village	Trustees started at 6K in 2009 and forward. Mayor's current salary was set in his sixth term at 40K in 2017 and remains the same.	No
Hoffman Estates	May 1, 2025	No
Village of Arlington Heights	1996	No
Village of Buffalo Grove	Unknown	Yes
Village of Glenview	N/A	Yes
Village of Palatine	2004	No
Village of Schaumburg	May 1, 2025 - General increase was 2.95%	Yes
Village of Wheeling	01/01/2025	No
Village of Mount Prospect	Unknown	No

Elected Officials Compensation Survey
February 2026

Municipality	If yes to question 7, what is the annual expense stipend for Mayor/Village President?	If yes to question 7, what is the annual expense stipend for Alderman/Trustee?
City of Des Plaines	Mayor receives \$200 per month as expenses. Aldermen receive \$150 per month as expenses. These will sunset when salaries go into effect in 2029.	Once new salaries take effect, will automatically adjust annually by 2%
Elk Grove Village		
Hoffman Estates		
Village of Arlington Heights		
Village of Buffalo Grove	Elected Officials have a legislative budget for annual expenses. It is not specific to just the president.	Elected Officials have a legislative budget for annual expenses. It is not specific to just the trustees. The legislative budget contains line items for Committees and Commissions as well.
Village of Glenview	We have a president/trustee expenses account, that account is for expenses incurred and programs led by the Village Board of Trustees as well as Department Holiday gatherings. 2025 Budget is \$6,263.	same account as above
Village of Palatine		
Village of Schaumburg	Monthly expense allowance of \$100, as well as \$75 per meeting day.	\$1200 as an annual allowance, \$75 per meeting day.
Village of Wheeling		
Village of Mount Prospect		

Elected Officials Compensation Survey
February 2026

Municipality	Are elected officials provided a take-home municipal-owned vehicle while they serve in office?	If the elected officials are not issued a take-home municipal-owned vehicle, are the elected officials issued any monthly car allowance? If so, what is the amount?
City of Des Plaines		
Elk Grove Village	No	No
Hoffman Estates	Yes	Only the Mayor has a take home vehicle
Village of Arlington Heights	No	No
Village of Buffalo Grove	No	No
Village of Glenview	No	No.
Village of Palatine	No	Mayor - \$525 per month
Village of Schaumburg	No	No.
Village of Wheeling	No	no
Village of Mount Prospect	No	No

Elected Officials Compensation Survey
February 2026

Municipality	Are elected officials provided other municipal owners property while they serve in office (computers, tablets, cell phones, etc.) Please specify items.	Do elected officials receive a per meeting allowance or stipend? If so, what is the amount?
City of Des Plaines		
Elk Grove Village	Two of the trustees asked for tablets/PCs. The rest do not have village computers.	No
Hoffman Estates	Yes, cell phone and iPad.	Yes, \$150 per meeting
Village of Arlington Heights	No	No
Village of Buffalo Grove	Tablets if they want - not required	No
Village of Glenview		No.
Village of Palatine	No	\$25 per meeting
Village of Schaumburg	Village President receives a laptop, and a handful of our trustee's have surface pro's.	Yes, \$75.
Village of Wheeling	Yes, iPads	no
Village of Mount Prospect	No, but they're provided with a \$2,500 per term stipend for device(s) for Village business	No

Elected Officials Compensation Survey
February 2026

Municipality	Also, if there are any additional provisions in relation to the Meeting Allowance or Stipend (such as a time limit if 4 hours) please include such additional information.	Do elected officials receive any monthly expense allowance or stipend in addition to their annual stipend? If so, what is the amount?
City of Des Plaines		
Elk Grove Village	No	No
Hoffman Estates		No
Village of Arlington Heights	N/A	No
Village of Buffalo Grove	No	No
Village of Glenview	No.	No.
Village of Palatine	N/A	N/A
Village of Schaumburg	If more than one (1) meeting occurs in the same day separated by at least four (4) hours from scheduled start time to scheduled start time or if meetings occur at different locations, except for village owned locations, each trustee at the meeting shall be entitled to an additional meeting day's compensation. Meetings not covered by compensation are those done in conjunction with the ceremonial function of the position or receiving compensation from another organization.	No.
Village of Wheeling		no
Village of Mount Prospect	No	No

Elected Officials Compensation Survey
February 2026

Municipality	Do elected officials receive any per diems? If so, what are the per diems for and what are the amounts?	Do elected officials receive any traveling reimbursement for outside meetings? If so, what are the amounts for reimbursement?
City of Des Plaines		
Elk Grove Village	No	No
Hoffman Estates	No	Yes, for travel to trainings or conferences.
Village of Arlington Heights	No	No
Village of Buffalo Grove	No	Only if they attend a conference (i.e. clerks conference)
Village of Glenview	No.	
Village of Palatine	N/A	N/A
Village of Schaumburg	No.	No.
Village of Wheeling	no	no
Village of Mount Prospect	No	Yes, if they attend a meeting/conference and submit for reimbursement.

Elected Officials Compensation Survey
February 2026

Municipality	Are elected officials eligible for health insurance? If so, what percentage and amount is the elected official responsible for (example 100% of total premium of \$2000 Employee +2), \$1700 Employee + 1 or \$1000 for single?)	Name of person completing this survey
City of Des Plaines		Becky Madison
Elk Grove Village	100% of cost is elected official, Premiums vary.	Pam Jackson, Director of Human Resources
Hoffman Estates	No	Cathy Doczekalski
Village of Arlington Heights	No	Vicky Kalogris
Village of Buffalo Grove	No	Katie Golbach
Village of Glenview		Britni Purnell
Village of Palatine	Yes, 10% of the premiums	Monika Pandya
Village of Schaumburg	Health, Vision, Dental: Able to elect Life Ins – Basic Life and AD&D provided at no cost. \$50,000 Village President and \$10,000 Trustees and Clerk Supp Life Ins, Long Term Disability, Short Term Disability: Not eligible Cost: Life insurance is paid for by the Village. All other benefits are paid by the elected official at full cost of each benefit.	Sharon Tanner
Village of Wheeling	no	Marisol Leyva
Village of Mount Prospect	No	Ryan Kast

Elected Officials Compensation Survey
February 2026

Municipality	E-mail address
City of Des Plaines	bmadison@desplainesil.gov
Elk Grove Village	pjackson@elkgrove.org
Hoffman Estates	cathy.doczekalski@vohe.org
Village of Arlington Heights	vkalogris@vah.com
Village of Buffalo Grove	kgolbach@vbg.org
Village of Glenview	bpurnell@glenview.il.us
Village of Palatine	mpandya@palatine.il.us
Village of Schaumburg	stanner@schaumburg.com
Village of Wheeling	mleyva@wheelingil.gov
Village of Mount Prospect	rkast@mountprospect.org

Municipality	Mayor/Village President (annual)	Trustees/Alderman (annual)
Des Plaines		
Elk Grove		
Hoffman Estates		
Glenview		
Arlington Heights		
Buffalo Grove		
Palatine		
Schaumburg		
Wheeling		



COMMITTEE OF THE WHOLE MINUTES November 25, 2014

I. CALL TO ORDER – ROLL CALL

The meeting was called to order at 7:09 p.m. in the Village Board Room of the Village Hall, 50 South Emerson Street, by Mayor Arlene Juracek. Trustees present included Paul Hoefert, John Korn, John Matuszak, Steven Polit, Richard Rogers and Michael Zadel. Staff present included Assistant Village Manager David Strahl, Finance Director David Erb, and Administrative Intern Alexander Bertolucci.

II. APPROVAL OF COMMITTEE OF THE WHOLE MINUTES FOR NOVEMBER 11, 2014

Mayor Juracek stated the draft minutes were revised to add an explanatory sentence to the Citizens to be Heard section.

Motion made by Trustee Korn seconded by Trustee Polit to approve the revised minutes of November 11, 2014. Minutes were approved.

III. CITIZENS TO BE HEARD

None

IV. 2015 BUDGET FINAL WRAP UP DISCUSSION

Mayor Juracek stated this is the third Committee of the Whole meeting to discuss the proposed 2015 Budget. She stated that at the conclusion of the second meeting the board directed staff to develop budget scenarios for a 1% and 2% property tax levy increase.

Finance Director Erb stated staff developed budget scenarios for 1% and 2% property tax levy increase and also for a third levy scenario of 2.48%. He stated that to obtain a 2.48% property tax levy increase the Fire and Police pensions' contributions would be reduced to the Annual Required Contribution (ARC) amount. He stated the ARC is the pension funds' annual minimum contribution determined by an independent actuary, which is more conservative than statutory funding requirements but less than the Village's proposed 7% contribution. He stated that the 7% contribution permits for a steadier levy from year to year and helps put additional funds toward fully funding pensions before the mandated period of 2040.

He stated to reduce the levy to 2.0% would require an increase in the projected sales tax revenues from 1.0% to 1.7% and pension contributions to be reduced to the ARC amount. He stated to further reduce the levy to 1.0% would be possible through the use of General Fund reserves above the 25% projected level at January 1, 2015 and funding pension contributions at the ARC amount. He stated as the property tax levy is reduced it places pressure on future year's budgets assuming consistent growth in revenues and expenditures.

General comments from the Village Board members included the following items:

- There was general discussion on pension contributions and funding.
- There was clarification regarding sales tax projections and how an increase in the projection would create a new baseline for future budgets, which if the projection would not be realized then reserves would be used to compensate for the difference.
- There was a discussion on how every year's budget analysis should stand alone.
- There was a general discussion about the recent fee increases and how a lesser levy would provide relief to residents.
- There was a suggestion that the computer and vehicle replacement funds should not be changed.
- There were general questions about the risk factors of the presented property tax levy scenarios and how they may affect the Village's bond rating and reserves.

Finance Director Erb addressed the Finance Commission comments presented at the November 11, 2014 Committee of the Whole meeting. He stated staff made conservative estimates for sales tax growth because long term trends have yet to be seen and it is difficult to determine if growth will continue. He also stated that if the projected baseline for sales tax revenue was adjusted upward to reflect growth that would become the new baseline for 2016 and subsequent budgets. He noted that if sales tax growth is greater than projected the difference will become an opportunity for a future budget revenue adjustment.

He stated that staff did not adjust the telecommunication tax because there is no evidence that the decreasing revenues will level off. He stated the real estate transfer tax projection was not adjusted for the potential sale of Randhurst due to the complexity of the transaction and it is not the Village's practice to budget for a one time revenue receipt. He stated that there are no anticipated changes to the proposed Village Hall workout area as the project utilizes risk management funds and would have no impact to the property tax levy or general fund.

He stated the Finance Commission recommended using the Consumer Price Index to set the cost of living adjustments; however, as the Village has union and non-union employees it has been the Village's practice that cost of living adjustments increases for non-union employees are in line with union employees' collective bargaining agreements.

Finance Director Erb stated in closing that staff provided the 1% and 2% property tax levy increase scenarios as directed by the Board with an additional 2.48% alternative scenario. He also stated that staff responded to the Finance Commission recommendations as appropriate and that the first public hearing for the proposed 2015 Budget is scheduled for December 2, 2014.

General comments from the Village Board members included the following items:

- There was general discussion on the 4.42%, 2.48%, 2% and 1% proposed tax levy increase scenarios and the associated risks with each scenario.
- It was noted that revenue estimates are comparable to previous budgets and that there are opportunities to amend the budget throughout the year.

- There was a discussion regarding utilizing reserves and the potential affects to the Village's bond rating.
- There was general support to maintain reserves to fund future budgetary challenges, capital projects or emergency response to weather events.
- There was a discussion of how state legislation and distributive revenue funds may impact the Village's budget.
- There was general discussion of the Village's pension funds contributions that included the Village's practice of funding pensions at 7%, the ARC and the statutory minimum.
- There was general support to move forward with the 2.48% proposed property tax levy increase for the first public hearing on the proposed 2015 Budget that is scheduled for December 2, 2014.

Mayor Juracek thanked the board for the discussion that addressed budgetary impacts of externalities, fiduciary responsibilities, risks, state issues and being sensitive to taxpayers.

General comments from the Village Board members include the following items:

- There was a discussion on wages and fringe benefits of elected officials in relation to a discussion held during the October 28, 2014 Committee of the Whole meeting. The consensus was to keep compensation for elected officials unchanged.

V. MANAGER'S REPORT

Assistant Manager Strahl stated the Village Hall will be closing at 3:00 p.m. on Wednesday, November 26. He also stated that on Wednesday, November 26 the Village's Tree Lighting Ceremony is set for 5:00 p.m. and the Christkindlmarket will take place in the Community Center of the Village Hall from 4 p.m. to 7 p.m.

VI. ANY OTHER BUSINESS

Mayor Juracek stated that the Special Events Commission New Year's Eve-Eve tickets will be on sale at the Tree Lighting Ceremony and at the Christkindlmarket.

VII. ADJOURNMENT

The meeting adjourned at 9:22 p.m.

ALEXANDER BERTOLUCCI
Administrative Intern