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

October 1, 2024	Village Hall - 3rd Floor Board Room	7:00 PM

1. CALL TO ORDER

2. ROLL CALL

2.1. Pledge of Allegiance - Trustee John Matuszak

3. APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - September 17, 2024

4. MAYORS REPORT

4.1. PROCLAMATION: Fire Prevention Week - October 6-12, 2024

4.2. 1st reading of an ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. {This Ordinance will increase the number of Class F-2-V licenses by (1) JAY BAJRANG MP WINGS INC.d/b/a/ WING SNOB and decrease the number of Class F-2 licenses by one (1) JAY BAJRANG MP WINGS INC. d/b/a/ WING SNOB located at 1713 W. Golf Road A Mount Prospect, IL.}

4.3. 1st reading of an ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. {This Ordinance will increase the number of Class F-3-V licenses by (1) SVNA, LLC.d/b/a/ MOUNT PROSPECT PUBLIC HOUSE and decrease the number of Class F-3 licenses by one (1) SVNA, LLC d/b/a/ MOUNT PROSPECT PUBLIC HOUSE located at 18 W. Busse Mount Prospect, IL.}

4.4. APPOINTMENT TO BOARDS AND COMMISSIONS
Planning & Zoning Commission ~ Richard Rogers

5. COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

6. CONSENT AGENDA

6.1. List of Bills - September 11, 2024, to September 24, 2024 - $5,162,060.26

6.2. Motion to Approve a Master Service Agreement and Statement of Works with Paymerang, LLC for Vendor Payment Services.

6.3. A RESOLUTION APPOINTING RYAN KAST AS REPRESENTATIVE TO THE ILLINOIS MUNICIPAL RETIREMENT FUND FOR THE VILLAGE OF MOUNT PROSPECT

6.4. Motion to waive the rule requiring two readings of an ordinance and adopt an

ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION OF DIMEO BROTHERS FOR PROPERTY LOCATED AT 2400 EAST OAKTON STREET, MOUNT PROSPECT, ILLINOIS (PZ-09-24)

6.5. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE AMENDING CHAPTER 18, "TRAFFIC" IN THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance will prohibit parking on the west side of Albert Street for the first 150' north of Central Road.

7. OLD BUSINESS - None

8. NEW BUSINESS

8.1. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE GRANTING A VARIATION FROM THE ACCESSORY STRUCTURE LOCATION REQUIREMENTS TO CONSTRUCT A SHED IN THE FRONT YARD FOR PROPERTY LOCATED AT 2004 WEST LONNQUIST BOULEVARD, MOUNT PROSPECT, ILLINOIS (PZ-12-24)

8.2. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING ORDINANCE NO. 3831 GRANTING A CONDITIONAL USE FOR THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT AND AMENDED IN ORDINANCE NOS. 5617 AND 6369, AND APPROVING A MAJOR CHANGE TO THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT TO CONSTRUCT BUILDING ADDITIONS AND RELATED SITE MODIFICATIONS FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS (PZ-10-24)

9. VILLAGE MANAGER'S REPORT

9.1. Motion to accept the lowest-cost, responsive bid for the 2024 New Sidewalk Construction Project as submitted by Suburban Concrete, Inc., of Mundelein, Illinois, for an amount not to exceed $330,000.

9.2. As submitted

10. ANY OTHER BUSINESS

11. ADJOURNMENT

ANY INDIVIDUAL WHO WOULD LIKE TO ATTEND THIS MEETING BUT BECAUSE OF A DISABILITY OR NEEDS SOME ACCOMMODATION TO PARTICIPATE, SHOULD CONTACT THE VILLAGE MANAGER'S OFFICE AT 847/392-6000, EXTENSION 5327

DRAFT

Village of Mount Prospect
Regular Meeting of the Village Board
Tuesday, September 17, 2024 / 7:00 PM

CALL TO ORDER

Mayor Hoefert called the Regular Meeting of the Village Board to order at 7:09 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 Agostino Filippone, Trustee Terri Gens, Trustee Bill Grossi, Trustee John Matuszak, and Trustee Colleen Saccotelli
Absent: None

2.1. Pledge of Allegiance - Trustee Grossi

APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - September 3, 2024

Motion by Vincent Dante, second by Bill Grossi to approve minutes.
Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None
Abstain: Agostino Filippone*
**Trustee Filippone stated that he had a personal conflict and therefore chose to abstain.*
Final Resolution: Motion Passed

MAYORS REPORT

4.1. EMPLOYEE RECOGNITION - Employees Celebrating Quinquennial Anniversaries

Fire Chief John Dolan recognized fire department personnel celebrating Quinquennial anniversaries and spoke employees with at least 20 years of service to the Village:

- Matt Skelton (paid on call) 20 years
- Aaron Grandgeorge 25 years
- Peter B. Morris 35 years

Police Chief Mike Eterno acknowledged twenty members of the Police Department celebrating their Quinquennial anniversary and honored those with 20 or more years of service:

- Lisa Grubb 30 years
- Jonathan Juhl 25 years
- Carlos Huizar 20 years
- Anthony Lietzow 20 years
- Miquel Martinez 20 years
- Frank Tolgyesi 20 years

Chief Eterno honored those in attendance, Sergeant Dan Kidd, who celebrated 20 years of service to the department, and Deputy Chief Anthony Addante who celebrated 25 years of service.

Director of Public Works Sean Dorsey celebrated three Quinquennial recipients from the Public Works Department including, Kevin Deluca, 15 years, and Keith Nichols, with 10 years of service who were not present. Andrew Ramel, celebrating 20 years, was present to receive accolades from Mr. Dorsey.

The recognition of these employees concluded with words of gratitude from the Village Board.

4.2. PRESENTATION: ETC Award Presentation - "Leading the Way" for the 2023 Community Survey

Ryan Murray, Director of Community Research for the ETC Institute, presented the Village with the "Leading the Way" award. Mr. Murray stated that this award acknowledges the Village's outstanding performance in providing services to residents. This recognition comes from the Village's 2023 Community Survey results. The award reflects Mount Prospect's high performance in three key areas:

1. Overall Quality of Services
2. Customer Service
3. Value for Taxes and Fees

Mr. Murray added that Mount Prospect ranks in the top 10% of all local governments in these three core areas.

Village Manager Michael Cassady expressed gratitude to the residents who took part in the survey, which was the third one coordinated by ETC for the Village. He added that the survey provides staff with helpful information on areas for improvement and provides important performance measures. Mr. Cassady congratulated the leadership team and all Village staff who work towards providing exceptional service to residents every day.

4.3. 1st reading of an ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance increases the number of Class "F-3" liquor licenses by one (1) HONG DAE

INC. d/b/a HONG DAE KOREAN BAR & GRILL located at 125 Randhurst Village Drive, Mount Prospect, IL.

Owner Ji Young Lim came before the Board to request an "F-3" liquor license for her new restaurant, Hong Dae Korean Bar & Grill located at 125 Randhurst Village Drive. Ms. Lim has years of restaurant management experience and is now taking on the role of owner/operator for the first time. Ms. Lim spoke about her experience and provided information on menu items featuring authentic Korean dishes.

Ms. Lim answered questions from the Board, who welcomed her to the community.

Motion by Bill Grossi, second by John Matuszak to waive the rule requiring two readings of an ordinance.

Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli, Agostino Filippone
Nay: None

Resolution: Motion Passed

Motion by Colleen Saccotelli, second by Bill Grossi to approve the ordinance as presented:

Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli, Agostino Filippone
Nay: None

Resolution: Motion Passed
Ordinance No. 6749

4.4. REAPPOINTMENT TO BOARDS AND COMMISSIONS
Board of Fire and Police Chair ~ Jim Powers
Finance Commission ~ Vincent Grochocinski
Special Events Commission ~ Jeannie Macatangay and Fred Steinmiller

Mayor Hoefert presented the following reappointments:

Board of Fire and Police Commission Chair

Jim Powers - Chair Term to expire September 2025
Term to expire September 2027

Finance Commission

Vincent Grochocinski - Term to expire September 2028

Special Events Commission

Jeannie Macatangay and Fred Steinmiller - Terms to September 2028

Motion by John Matuszak, second by Bill Grossi to ratify the reappointments as presented:

Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None
Abstain: Agostino Filippone*
**Trustee Filippone stated that he had a personal conflict and therefore chose to abstain.*

Final Resolution: Motion Passed

COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

Bill Grimpe
Mount Prospect resident and River Trails School District 26 Board President

- Thanked Mayor Hoefert and Trustees Dante, Grossi, and Saccotelli for attending the ribbon cutting for the newly remodeled Euclid School and soccer pitch.

Art Hantel
118 N. Russel

- Suggested that the proposed park to be constructed at 310 W. Northwest Highway be named after Joe Pentz, the owner of Formula Automotive, who has served the Mount Prospect community for over 35 years.

Steve Polit
601 N. Wilshire Drive

- Reminded everyone that September 17th is Constitution Day.

CONSENT AGENDA

Motion by Colleen Saccotelli, second by Terri Gens to approve the consent agenda as presented:

Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli, Agostino Filippone
Nay: None

Final Resolution: Motion Passed

6.1. List of Bills - August 28, 2024, to September 10, 2024 - $2,726,093.02

6.2. Motion to approve the purchase of 29 Motorola Mobile Radios for an amount not to exceed $234,081.91.

6.3. RESOLUTIONS APPROVING PLATS OF EASEMENT FOR PROPERTIES LOCATED AT 411 BUSINESS CENTER DRIVE AND 412 BUSINESS CENTER DRIVE FOR THE CONSTRUCTION OF A BIKE PATH.

Resolution 32-24 and Resolution No. 33-24

6.4. Motion to approve a change order in the amount of $17,172.54 to the Schroeder Asphalt Company contract for the rehabilitation of the access road and parking lot at Fire Station 11.

6.5. A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO

FUND A PORTION OF THE BUSSE ROAD IMPROVEMENTS PROJECT (GOLF ROAD TO CENTRAL ROAD) UTILIZING THE ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM (ITEP).

Resolution No. 34-24

6.6. A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO FUND A PORTION OF THE RAND/KENSINGTON/IL ROUTE 83 INTERSECTION IMPROVEMENTS (RKE) UTILIZING THE ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM (ITEP).

Resolution No. 35-24

6.7. Motion to purchase one (1) Police Department vehicle through the Northwest Municipal Conference Suburban Purchasing Cooperative for an amount not to exceed $60,000.00.

6.8. Motion to accept Sourcewell joint purchasing agreement pricing for the purchase of nine Boss snowplows, one Boss tailgate salt spreader, and two electric/hydraulic dump body assemblies for the upfitting of nine new Ford F-series trucks for an amount not to exceed $125,616.

OLD BUSINESS - None

NEW BUSINESS

8.1. Motion to accept the proposal from Civiltech Engineering, Inc. to provide consulting services for the Transit Study in an amount not to exceed $98,000.

Director of Human Services Julie Kane presented background information, proposal results, and staff recommendation for consulting services for a Transit Study.

Ms. Kane stated that transportation was identified as a key priority area in the Mount Prospect Strategic Plan's Aging in Community initiative for 2024-2025. One of the initiative's goals is to increase access to transportation for all of Mount Prospect through public and other transportation programs. The first step to achieving this goal is to hire an independent firm to conduct a transit study followed by implementation of the consultant's recommendations. Ms. Kane stated a study was completed in 2009 that identified issues that still exist. Ms. Kane noted that the study will address aging-related transportation concerns. It will provide valuable information for the Community Connections Center Needs Assessment Study and offer recommendations for addressing the needs and concerns of those who are most reliant on public transportation.

Ms. Kane reviewed the request for the proposal's key tasks for conducting a viable study that includes identifying barriers to using transportation systems and public meetings with seniors and residents facing barriers. Ms. Kane stated staff received proposals from three firms, Civiltech Engineering, STV Incorporated and Muse Community + Design. The proposals were reviewed by an internal team and scored the proposals based on five key categories. The review included interviews with staff from each of the firms. Civiltech scored the highest with a score of 94 out of 100 points. Ms. Kane added that the transit study will be funded in full by American Rescue Act funds.

Ms. Kane stated staff recommends awarding the contract to Civiltech Engineering as they are most qualified to do this study. Civiltech is currently conducting the Arterial Bike Network Study for the Village and is familiar with the community. In addition, Civiltech has experience understanding the needs of seniors and individuals with disabilities through extensive ADA (American Disabilities Act) work. They have conducted transit studies for neighboring communities and have collaborated with PACE on their current strategic plan.

Ms. Kane provided information on the proposed schedule. The project is expected to kick off in October and will conclude with transit recommendations and presentation to the Board in May 2025.

Ms. Kane answered questions from the Board.

Public Comment:
Steve Polit
601 N. Wilshire Dr.

- Study will provide valuable data.

No further discussion.

Motion by Terri Gens, second by Vincent Dante to accept the proposal from Civiltech Engineering, Inc. for an amount not to exceed $98,000..

Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli, Agostino Filippone
Nay: None

Final Resolution: Motion Passed

8.2. Motion to accept the proposal from Initium Health to provide consulting services for the Community Needs Assessment for an amount not to exceed $99,550.

Deputy Director of Human Services Esther Salutillo presented background information, proposal results, and staff recommendation for consulting services for the Community Needs Assessment.

Ms. Salutillo stated that the last Needs Assessment was completed in 2007, revealing the need for a resource center in South Mount Prospect. This resulted in the opening of the Community Connections Center in 2009. She stated that smaller-scale assessments and surveys have been conducted in-house by the Human Services Department over the past several years. Ms. Salutillo stated that a Needs Assessment was identified in the Strategic Plan. The goals of the Needs Assessment are to identify the needs and barriers for residents, identify potential partnerships with agencies, and recommendations for future services and programs.

Ms. Salutillo stated the Village solicited proposals through a Request for Proposal (RFP) process from consulting firms to provide services for the implementation, facilitation

and evaluation of a Community Needs Assessment. The Village received six proposals. All submissions were reviewed by Village staff, and three consultants were selected for interviews. The proposals were rated based on several criteria that included understanding of the project scope, addressing the topics of interest and proposed schedule and cost.

Intitium was the highest-rated firm. They provided a detailed technical and cost proposal and have experience in both community engagement and outreach as well as working with units of government. They assigned the most hours to the project, resulting in a higher cost when compared to the other two proposals. Ms. Salutillo mentioned that the cost will be funded by the American Rescue Plan Act.

Ms. Salutillo discussed the components of the Assessment that include a survey available in multiple languages, focus groups also in multiple languages, and key informant interviews. Ms. Salutillo shared the project's proposed schedule which begins in March and concludes in March 2025.

Ms. Salutillo answered questions from the Board.

Motion by Vincent Dante, second by Terri Gens to accept the proposal from Initium Health to provide consulting services for the Community Needs Assessment for an amount not to exceed

$99,550.00:

Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli, Agostino Filippone
Nay: None

Final Resolution: Motion Passed

8.3. Waive the bid process and accept the GM Government Pricing for the purchase of two 2025 Chevrolet Tahoe pursuit rated police interceptors from Miles Chevrolet for an amount not to exceed $124,000.00.

Police Chief Mike Eterno presented a proposal to purchase two vehicles as replacements for two vehicles currently in the fleet. He stated there are funds allocated for this purchase in the 2024 budget which were carried over from the 2023 budget. The vehicles to be replaced are 2017 Chevrolet Tahoe police pursuit-rated vehicles (PPV). Both vehicles have over 100,000 miles and have been evaluated utilizing Public Work's detailed comprehensive replacement policy. This point-based policy rates vehicles based on age, mileage, repair and maintenance costs and condition of the body and mechanical components. A total of eleven and sixteen points indicate that the vehicle should be replaced. Both scored sixteen points.

Chief Eterno stated that staff is looking to replace these vehicles with two 2025 Chevrolet Tahoe police pursuit-rated vehicles. Chief Eterno stated that these vehicles have not been available through the traditional bidding process for the past few years. However, the vehicles are available through GM Government Pricing, which is not a bid. Rather, it is the price the dealer would have bid if there

was a formal bid process through the State or Northwest Municipal Conference. Chief Eterno indicated that Miles Chevrolet in Decatur, IL is the exclusive provider of the 2025 Chevy Tahoe PPV vehicles in Illinois.
Chief Eterno stated that staff believes it is in the best interest of the Village to waive the formal bid process and purchase two Chevrolet Tahoe PPV vehicles from Miles Chevrolet for an amount not to exceed $124,000.00.

In response to a question from the Board, Chief Eterno stated Ford products have not been available for several years. Chief Eterno also stated that Chevrolet does not offer hybrid, four-wheel drive options.

Motion by Colleen Saccotelli, second by Terri Gens to waive the bid process and accept the GM Government Pricing for the purchase of two 2025 Chevrolet Tahoe PPV for an amount not to exceed $124,000.00:

Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli, Agostino Filippone
Nay: None

Final Resolution: Motion Passed

VILLAGE MANAGER'S REPORT

9.1. As submitted

No additional report.

ANY OTHER BUSINESS

Trustee Grossi reminded everyone that the Lions Club will be sponsoring free hearing and retinol screenings at Sunday's Farmer's Market (September 22) from 9:00 am to 1:00 pm.

Trustee Gens announced that Police Beat 3166 will meet with residents at the Busse Pocket Park on Wednesday, September 18 beginning at 6:00 pm.

Trustee Saccotelli thanked the Fire Department for another successful and fun-filled open house.

Director of Public Works Sean Dorsey reminded everyone that Fall Fest and Oktoberfest take place this weekend, September 20 and 21.

ADJOURNMENT

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Grossi seconded by Trustee Dante motioned to adjourn the meeting. By unanimous voice vote, the September 17, 2024 Regular Meeting of the Village Board of Trustees adjourned at 8:43 p.m.

Respectfully submitted,

Karen M. Agoranos
Village Clerk

Item Cover Page

Subject	**PROCLAMATION: Fire Prevention Week - October 6-12, 2024**
Meeting	October 1, 2024 - 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. Fire Prevention Week Proclamation 2024

P R O C L A M A T I O N

"FIRE PREVENTION WEEK"
OCTOBER 6 –12, 2024

WHEREAS, Mount Prospect is committed to ensuring the safety and security of **all those living in and visiting our community; and**

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,700 people in the United States in 2022, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 360,000 home fires; and

WHEREAS, roughly three out of five fire deaths happen in homes with either no smoke alarms or with no working smoke alarms; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires almost in half; and

WHEREAS, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

WHEREAS, Mount Prospect residents will make sure their smoke alarms meet the needs of all their family members, including those with sensory or physical disabilities; and

WHEREAS, Mount Prospect residents should test smoke alarms at least once a month; and

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, Mount Prospect residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and

WHEREAS, the 2024 Fire Prevention Week™ theme, **"Smoke alarms: Make them work for you.™**," serves to remind us the importance of having working smoke alarms in the home.

NOW THEREFORE, I, Paul Hoefert, Mayor of the Village of Mount Prospect, do hereby proclaim October 6-12, 2024, as

"FIRE PREVENTION WEEK"

In the Village of Mount Prospect and I call upon the people of the Village of Mount Prospect to remember the 2024 message, **"Smoke alarms: Make them work for you."** to make sure their homes have working smoke alarms and to support the many public safety activities and efforts of Mount Prospect Fire and Emergency services.

_____
Paul Hoefert
Mayor

ATTEST:

_____
Karen Agoranos
Village Clerk

Item Cover Page

Subject	**1st reading of an ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. {This Ordinance will increase the number of Class F-2-V licenses by (1) JAY BAJRANG MP WINGS INC.d/b/a/ WING SNOB and decrease the number of Class F-2 licenses by one (1) JAY BAJRANG MP WINGS INC. d/b/a/ WING SNOB located at 1713 W. Golf Road A Mount Prospect, IL.}**
Meeting	October 1, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Action Item

Information

Discussion

Mr. Mihr Patel owns Rosati's Pizza in Mount Prospect and was granted a Class F-2 liquor license for Wing Snob in October 2023 and opened in February 2024. A request for early gaming was submitted and granted by the Liquor Commissioner in August 2024. On September 12, 2024, the Illinois Gaming Board approved Wing Snob for a two-year video gaming license expiring September 2026. Staff from the Village Manager's Office and Community Development have visited with Mr. Patel and met with the representative from the video gaming terminal operator to review the location and the site plan of the proposed gaming area.

The submittal has been reviewed and approved by the Village Manager's Office. The proposed video gaming layout includes six gaming machines and one payment/disbursement/atm-type machine. To limit the gaming area to persons 21 years of age and older, a permanent partition wall has been installed that separates the proposed gaming area from the other areas of the restaurant. The partition wall will be 8'-0" tall to help obstruct the view of the gaming area while still allowing the gaming area to be always monitored by an employee. Any clear outside windows that allow the video gaming terminals to be visible shall be obscured by dark window tinting or vinyl covering to comply with section 13.204.1(e) of the Village Code. No lighting or sounds from the gaming machines shall be visible or audible outside the gaming area.

A final inspection will be performed for any work requiring a permit after the installation of the video gaming devices and prior to their use. It is the responsibility of the video gaming

applicant and the gaming consultant to ensure that a final inspection is scheduled with the Village. All necessary video monitoring equipment that complies with section 13.204.1 of the Village Code shall be installed and functioning at the time of the final inspection. Approval of the video gaming devices by the State of Illinois does not constitute approval by the local authority, Mount Prospect, until such time a final inspection is approved, and a local license is paid.

Alternatives

1. Approve an ordinance decreasing the number of Class F-2 liquor licenses by one (1) and increasing the number of Class F-2-V licenses by one (1).
2. Action at the discretion of the Village Board.

Staff Recommendation

Both the business owner and the proposed video gaming consultant have been cooperative and intend to comply with all Mount Prospect ordinances and codes. Staff recommends the placement of six state-approved video gaming terminals and the change of liquor license classification from Class F-2 to Class F-2-V.

Attachments

1. Gaming application
2. Wing Snob Gaming

VILLAGE OF MOUNT PROSPECT

VIDEO GAMING ENDORSEMENT APPLICATION INSTRUCTIONS

Before your application can be processed, you MUST complete the following requirements. Any supplemental information indicated below must be attached to this application at the time of delivery to the Village Manager's Office.	
☐	A current, valid Business License is required. Business license number: BL23-000350
☐	A current Liquor License is required. Liquor License number: LL23-000035
☐	Copy of signed agreement with Licensed Terminal Operator.
☐	A copy of State Gaming license including all documentation issued by the State of Illinois and the Illinois Gaming Board evidencing the valid and current licensure of all video gaming terminals must be attached.
☐	Video Gaming should be located in a segregated area that is restricted to persons 21 years of age or older. To the extent possible, no lighting or sound from the gaming machines shall be visible or audible outside the segregated area. **Please note that any alterations to the building will require a building permit and additional inspections.**
☐	A three hundred dollar ($300.00) non-refundable application fee.
☐	A one thousand dollar ($1000.00) non-refundable annual permit fee for each Video Gaming Terminal as prescribed by Appendix A of the Village of Mount Prospect Municipal Code. The annual fee will coincide with the renewal of liquor license each year. Terminal numbers must be included in this application.
☐	A final building permit inspection is required by the Village for any permitted work. In addition, before any video gaming device is approved for operation to the public, a final inspection of the installed device(s) by the Village Manager's office is required to approve the gaming license.

Please note all applications must have Village Board approval. The Village Board meets the first and third Tuesday of each month.

ANSWERS MUST BE ACCURATE AND COMPLETE. FURNISHING INCORRECT OR MISLEADING INFORMATION SHALL BE CAUSE FOR LICENSE REVOCATION. IT IS YOUR SOLE RESPONSIBILITY TO ASCERTAIN THE VERACITY OF YOUR RESPONSE. A CLAIM THAT ANSWERS WERE GIVEN TO THE BEST OF THE ANSWERER'S KNOWLEDGE WILL NOT BE CONSIDERED A DEFENSE TO REVOCATION.

JAY BAJRANG MP WINGS INC.

1713 W Golf Rd,
Mount Prospect, IL 60056

February 19, 2024

Mr. Paul Hoefert
Mayor of Mount Prospect
Village of Mount Prospect
50 S. Emerson St.
Mount Prospect, IL 60056

Dear Mr. Paul Hoefert ,

I hope this letter finds you well. I am the owner of Rosati's Pizza restaurant located at 1629 S. Busse Road Mount Prospect, I purchased this establishment on June 25, 2020 and was granted a liquor & video gaming licence. I have recently opened a national restaurant franchise called Wing Snob in Mount Prospect located at 1713 W Golf rd Mount Prospect, which you granted liquor licence in October 2023 and we opened our doors on February 24, 2024. I understand that we have to wait for one full year to apply for a gaming licence. However, I am requesting if you would make an exception in my case. I also own several other businesses with gaming, I have experience with gaming and thus I am familiar with all the rules and regulations with having this type of licence. Therefore, I kindly request if you would allow me to apply before the mandatory period of one year. I am also filling out an application for a ribbon cutting ceremony and am looking forward to seeing you. I thank you in advance for your time, consideration and cooperation regarding this matter.

Best regards,

Mihir Patel
Owner of Wing Snob Mount Prospect

APPLICATION DATE	4-13-24

I. APPLICANT

Name: Mihir Patel	Cell Phone 224-388-1346
Business Name: Wingsnob	
Business Address: (location of video gaming) 1713 W Golf Rd, Suite-A, Mount Prospect, IL 6005-6	
Business Phone: 847-752-9464	
Corporation Name: Jay Bajrangy MP Wings Inc	
E-Mail: Mikepatel711@gmail.com	
Business Web site:	

II. VIDEO GAMING TERMINAL OPERATOR INFORMATION

Business Name: Gold Rush Gaming.	
Sales Representative: Phone: 224-587-4335	Cell
Business Address: 5277 Trillium Blvd,	
City, State, Zip: Hoffman Estates, IL 60192	
Business Phone: 630-894-0099	E-Mail Nathan.Heidner@heidneric.com
Business Web Site:	

III. VIDEO GAMING ADDITIONAL INFORMATION

Number of gaming terminals to be operated: TBD

Serial number for machines:

1. _____ 2. _____ 3. _____
4. _____ 5. _____

Does applicant business have or will have a security alarm? • Yes • No

Note a building permit is required to install a security alarm

Name of alarm company: Adt

Does applicant business maintain a surveillance camera on video gaming machines: • (Yes) • No

Note surveillance camera should be high resolution and must maintain 30 days of video retention

AFFIDAVIT

State of Illinois)
County of Cook) SS

The undersigned swear (or affirm) that the person or business entity, including its owners, officers and directors in whose name this application is being made will not violate any of the ordinances of the Village of Mount Prospect or Laws of the State of Illinois or of the United States of America in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of our knowledge and belief.

(Any intentional misrepresentation submitted may be cause of denial of the license)

SUBSCRIBED and sworn to Before me this 13 day Of September 2024.

OFFICIAL SEAL
DOREEN C JAROSZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 4/13/2026

Signature

Notary Public

(Notary Seal)

EXCLUSIVE LOCATION AND VIDEO GAMING TERMINAL AGREEMENT

This Exclusive Location and Video Gaming Terminal Agreement (the or this "**Agreement**") entered into this 6th day of March, 2024 by and between GOLD RUSH AMUSEMENTS, INC., an Illinois corporation ("**Gold Rush**"), and Jay Bajtang MP Wings Inc. ("**Establishment**"). Gold Rush is an Illinois licensed terminal operator under the Illinois Video Gaming Act (the "**Act**"). Gold Rush's mailing address is 5277 Trillium Blvd., Hoffman Estates, IL 60192. Establishment holds Liquor License Number LA-1500716, and is or shall use all commercially reasonable efforts to become an Illinois Licensed Establishment under the Act. Establishment's address is: 713 W Golf Road, STE A, Mount Prospect, IL 60056 (the "**Premises**").

Gold Rush and Establishment agree that during and throughout the term of this Agreement Gold Rush shall have the sole and exclusive right to provide Video Gaming Terminals, Payout Devices, and all ancillary equipment (collectively, the "**Gaming Property**") to the Establishment and the Premises. Establishment will allow Gold Rush and its agents to access the Premises to install, service, maintain, replace and remove the Gaming Property. Establishment will allow Gold Rush to place the Gaming Property in a prominent location consistent with the Act, the rules and regulations adopted thereunder, and any written policy issued by the Illinois Gaming Board ("IGB"), as may be amended or adopted from time to time (collectively, the "**Video Gaming Laws**"). Establishment shall have no ownership right in the Gaming Property and Gold Rush shall have the unilateral right to remove or modify the number of Video Gaming Terminals. Establishment agrees that it will not, and will not permit any third party to (i) alter, repair, modify, tamper with or attempt to alter, repair or modify, tamper with any Gaming Property; (ii) interfere with the operation of the Gaming Property; (iii) move or change the location of the Gaming Property; and (iv) take all reasonable measures to provide for the proper use and safety of the Gaming Property. Damage to the Gaming Property caused in whole or in part by Establishment or any employee, invitee, customer or patron of Establishment shall be the sole responsibility of Establishment. Establishment shall be solely responsible for: (i) all damages to the Gaming Property caused by any attempted or completed burglary or robbery of the Establishment, and (ii) all lost or stolen money from the Gaming Property, unless such damages and/or lost or stolen money are covered by insurance. Gold Rush is not responsible for: (i) any wear and tear to the Premises caused by the Gaming Property, or (ii) liability caused after the installation or during the operation of Gaming Property on the Premises. Gold Rush shall keep the Gaming Property in good working order in accordance with the generally accepted standards of the State of Illinois' video gaming industry.

This Agreement is effective upon signing and shall have an initial term ending eight (8) years (the "**Term**") from the date the Gaming Property is installed and becomes operational for public use (the "**Live Date**") in the Establishment. Establishment hereby acknowledges and agrees that it is prohibited from negotiating or entering into an agreement with respect to the placement of Video Gaming Terminals on the Premises with any other party prior to the expiration of the Term.

Net Terminal Income shall be split between Gold Rush and Establishment in accordance with the Video Gaming Laws.

This Agreement or summary of this Agreement may be filed or recorded by Gold Rush with any official office designated by the State of Illinois or its agents. This Agreement constitutes the entire agreement of the parties, supersedes any prior understandings, whether oral or written, relating to the subject matter hereof and may only be amended, modified or supplemented by a writing signed by all of the parties hereto. Capitalized terms used, but not otherwise defined, in this Agreement shall have the same means ascribed to them in the Video Gaming Laws.

Establishment represents and warrants to Gold Rush that Establishment has not executed, entered into or agreed to execute or enter into any other agreement, written or oral, with respect to the placement of Video Gaming Terminals in or at the Establishment or Premises. Establishment hereby indemnifies and holds harmless Gold Rush and each of its successors, assigns for any loss, cost or expenses (including but not limited to reasonable attorney's fees) suffered or incurred by such indemnitees on account of a breach of the foregoing representations and warranties.

This Agreement shall inure to the benefit of and be binding upon the parties and their respective heirs, successors and assigns. This Agreement shall not terminate in the event of a sale of the Establishment and/or the Premises, and a successor of the Establishment and/or the Premises shall be obligated hereunder during the remaining term and any renewal term of this Agreement. The unenforceability or invalidity of any provision or provisions of this Agreement shall not render any other provision or provisions contained in this Agreement unenforceable or invalid. Gold Rush may not assign and/or transfer this Agreement and its rights and/or obligations hereunder except: (i) to another licensed terminal operator; or (ii) as may otherwise be permitted by the Video Gaming Laws. Establishment will be released from any continuing contractual obligation to Gold Rush in the event that Gold Rush has its license revoked (pursuant to a final order of the IGB and the Video Gaming Laws) or surrenders its license. This Agreement shall terminate if an applicant for the Establishment is denied pursuant to a final IGB order or the Establishment is not renewed pursuant to a final IGB order.

All notices required or desired to be given under this Agreement shall be in writing and either delivered by: (i) via certified mail return receipt requested; or (ii) messenger or overnight courier service, to be addressed to the address of the party as stated above or to such other address as either party may from time to time designate by written notice to the other party.

The parties hereto hereby severally indemnify and hold harmless the State of Illinois, the IGB and their respective agents for any cause of action, loss, cost or expense (including attorney's fees) suffered or incurred by such indemnitees on account of or arising under this Agreement. The parties expressly acknowledge that no inducement was offered or accepted in exchange for the execution of this Agreement or the placement or operation of the Gaming Property in the Establishment or Premises.

This Agreement is subject to the review and approval by the IGB. The parties agree to modify and amend this Agreement to the extent necessary to comply with a change in Illinois statutes, IGB rules, an IGB directive or order or any change in the Video Gaming Laws.

IN WITNESS WHEREOF, the parties state that they are duly authorized and empowered to execute this Agreement on the day and year first written above.

GOLD RUSH AMUSEMENTS, INC.	LICENSED ESTABLISHMENT:
By:	By:
Printed Name: Rich Heidner	Printed Name: Mihir Patel
Title: Secretary	Title: President
	Doing Business As: : Wingsnap
SALES AGENT:	I acknowledge receipt of a fully executed copy of this Agreement.
By:	MP
Printed Name: Nathan R. Heidner	Initials

Scanned with CamScanner

ILLINOIS GAMING BOARD

JB Pritzker • *Governor* Charles Schmadeke • *Chairman* Marcus D. Fruchter • *Administrator*

160 North LaSalle ♠ Suite 300 ♣ Chicago, Illinois 60601 ♥ tel 312/814-4700 ♦ fax 312/814-4602

September 13, 2024

JAY BAJRANG MP WINGS INC. - 240700638
d/b/a Wing Snob
1713 W Golf Rd A
Mount Prospect, IL 60056
Via email: mikepatel711@gmail.com

Re: Video Gaming INVOICE - Establishment Annual License Fee

On September 12, 2024, the Illinois Gaming Board adopted a motion to grant JAY BAJRANG MP WINGS INC., d/b/a Wing Snob, a Video Gaming Establishment License effective for a period of two (2) years expiring in September 2026, pending receipt of your annual license fee payment. Per Section 9 of the Riverboat Gambling Act, you will not be issued a license until you pay the annual fee. Pursuant to Section 45 of the Video Gaming Act, the $100.00 license fee is due by **October 31, 2024**. Per the Board's motion, you will not be licensed if payment is not received by this date.

IGB strongly recommends credit card and eCheck payments rather than payments made through the mail. Credit card and eCheck payments may be made online. Do not send credit card information through the mail. The fee may also be paid by personal check, business check, cashier's check or money order payable to the "Illinois Gaming Board." Do not send cash. Please write your Illinois Gaming Board license number 240700638 on your payment or include a copy of this email with your remittance. The fee must be received by **October 31, 2024** at the following address:

Illinois Gaming Board
Attention: Revenue Accounting
801 South Seventh Street, Suite 400 South
Springfield, Illinois 62703

Your license certificate will be sent to the email address referenced above after your fee has been processed.

If you have any questions regarding this notice, please contact the Illinois Gaming Board's Revenue Accounting Unit at IGB.RAU@illinois.gov or (217) 524-0226.

Sincerely,

Marcus D. Fruchter
Administrator

ILLINOIS GAMING BOARD

JB Pritzker • *Governor* Charles Schmadeke • *Chairman* Marcus D. Fruchter • *Administrator*

160 North LaSalle ♠ Suite 300 ♣ Chicago, Illinois 60601 ♥ tel 312/814-4700 ♦ fax 312/814-4602

September 17, 2024

JAY BAJRANG MP WINGS INC. - 240700638
d/b/a Wing Snob
1713 W Golf Rd A
Mount Prospect, IL 60056
Via email: mikepatel711@gmail.com

Re: Video Gaming Establishment Annual License Certificate

On September 12, 2024, the Illinois Gaming Board adopted a motion to grant JAY BAJRANG MP WINGS INC., d/b/a Wing Snob, a Video Gaming Establishment License effective for a period of two (2) years expiring in September 2026. We have received your $100.00 annual license fee. Your license certificate is enclosed.

Although you have been granted this license, you are not eligible to conduct video gaming until you complete the following (some of which may already have been completed by your location):

- You must have entered into a written use agreement, which complies with Section 320 of the Board's Video Gaming Rules, with a Licensed Terminal Operator; and
- The placement of Video Gaming Terminals in your location must adhere to Section 58 of the Video Gaming Act and Sections 270 and 810 of the Board's Video Gaming Rules.

Please note, you are required to display your license certificate at your establishment. As a licensee, you have a continuing duty to promptly disclose all changes in information provided in your application, including any ownership changes; Video Gaming Manager changes; and arrests or criminal charges, regardless of the outcome.

Sincerely,

Marcus D. Fruchter
Administrator

Thank You for Your Payment - Illinois: Illinois Gaming Board

9/13/2024 8:36 AM Central Standard Time

Customer Name MIHIR M PATEL

Effective Date
9/13/2024
Approved 20071355

Item	Amount
Establishment License Fees	$100.00
Subtotal:	**$100.00**
Transaction Fee:	$2.25
Total Charged to: Visa ***** 1681	**$102.25**
Total Amount Paid:	**$102.25**

Collection Mode: Web

Payment Details

Establishment License Fees
VG Establishment License Number: 240700638 - License Name: VG Establishment License Fees - MIHIR M PATEL - $100.00

Merchant ID: 454045211040639 Name: MIHIR M PATEL

JRN: 00

A Transaction Fee has been included in the total amount paid for this transaction.

STATE OF ILLINOIS

ILLINOIS GAMING BOARD

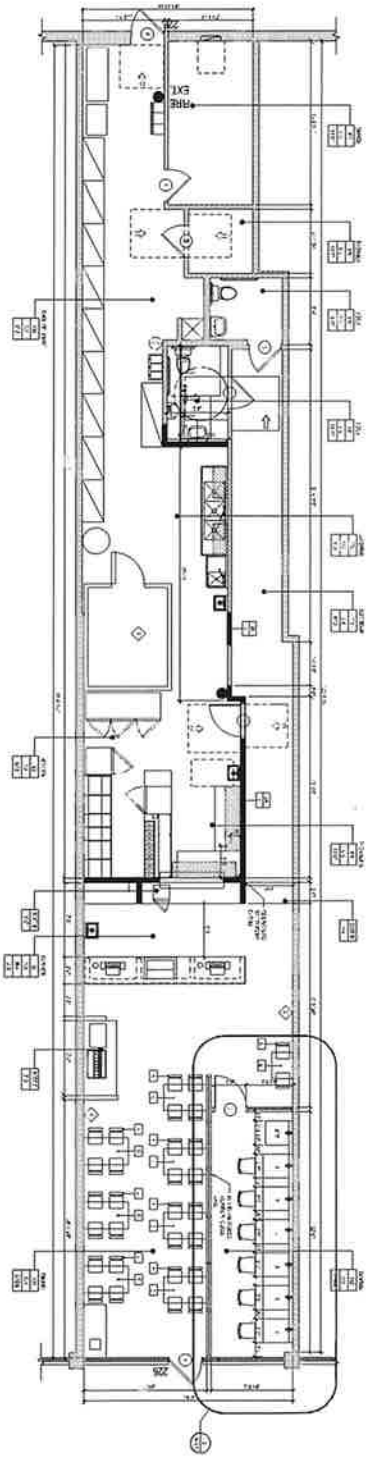
VIDEO GAMING ESTABLISHMENT LICENSE

JAY BAJRANG MP WINGS INC. - 240700638
d/b/a Wing Snob
1713 W Golf Rd A
Mount Prospect, IL 60056

License No:	240700638
Date Issued:	09/12/2024
Expiration Date:	09/2026

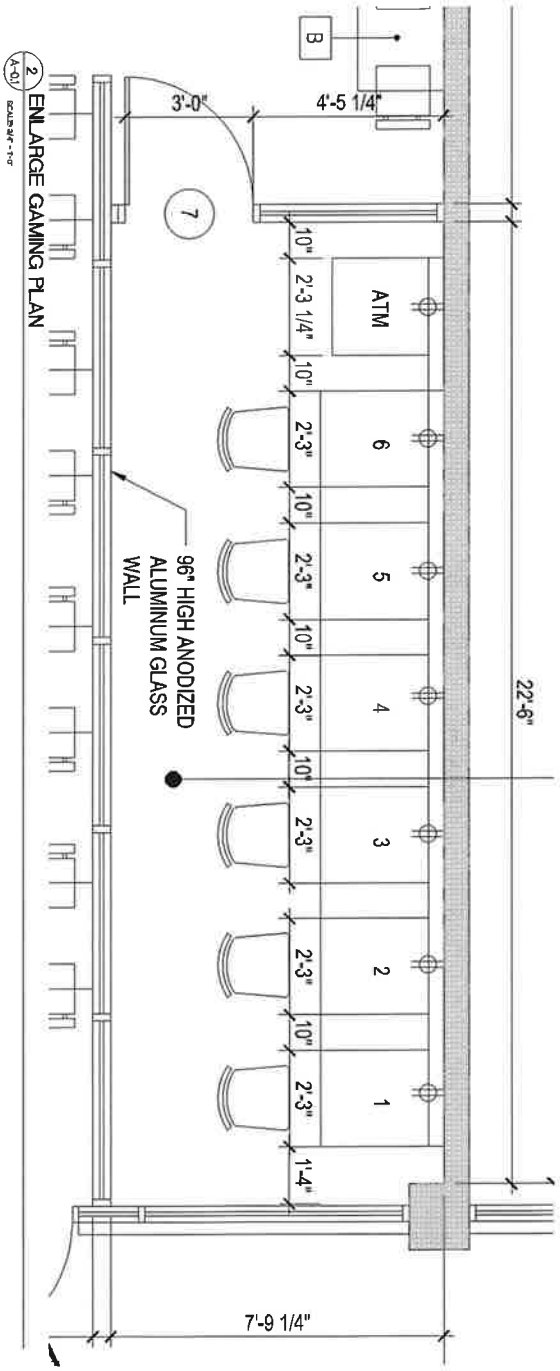
This certifies that the entity listed above is hereby issued a Video Gaming Establishment License as authorized by Illinois Gaming Board Adopted Rules. All Video Gaming Establishment licensees are subject to, and must abide by, all provisions of the Video Gaming Act and Illinois Gaming Board Rules, including but not limited to 11 Illinois Administrative Code Sections 1800.250(e) and 1800.420(b).

Marcus D. Fruchter
Administrator



1 A-01 PROPOSED FLOOR PLAN

SCALE: 3/8" = 1'-0"



2 A-01 ENLARGE GAMING PLAN

SCALE: 3/4" = 1'-0"

REVISION	DESCRIPTION	DATE

PROJECT NAME:
WING SHOB
PROPOSED COMMERCIAL INTERIOR
TENANT FIT-OUT

PROJECT ADDRESS:
1713 W SOUTH BLVD A
VOLO PROSTEK, IL 60030

SEAL:

kolbrook design
878 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
Ph 847.492.1992

DRAWN BY: JN
CHECKED BY: STK
ISSUE DATE: 10/30/2024
PROJ. NO:
SHEET TITLE: PROPOSED GAMING FLOOR PLAN
SHEET: A-0.1

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 13 OF THE
VILLAGE CODE OF MOUNT PROSPECT

BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: That in accordance with Subsection A of Section 13.108 of Chapter 13 of the Village Code of Mount Prospect, as amended, the Corporate Authorities shall determine the number of Liquor Licenses available in each Classification and shall establish a list specifying the number of Liquor Licenses authorized. Said list is hereby amended This Ordinance will increase the number of Class "F-2-V" licenses by one (1) JAY BAJRANG MP WINGS INC. d/b/a WING SNOB and decrease the number of Class "F-2" licenses by one (1) JAY BAJRANG MP WINGS INC. d/b/a WING SNOB located at 1713 W. Golf Road A, Mount Prospect, IL. Said list is as follows:

Five (5)	Class P-1 License
Nine (9)	Class P-2 License
One (1)	Class P-3 License
Zero (0)	Class P-4 License
Zero (0)	Class P-5 License
Nine (9)	Class F-1 License
One (1)	Class F-1-V License
Six (6)	Class F-2 License
Six (6)	Class F-2-V License
Seventeen (17)	Class F-3 License
Eleven (11)	Class F-3-V License
One (1)	Class F-4-V License
Three (3)	Class F-5 License
Two (2)	Class F-6 License
One (1)	Class F-7 License
One (1)	Class F-8 License
Two (2)	Class S-1 License
Three (3)	Class S-2 License
Zero (0)	Class S-3License
Zero (0)	Class S-4License
One (1)	Class S-5 License
Two (2)	Class S-6 License
One (1)	Class S-7 License
One(1)	Class S-8 License
Zero (0)	Class S-9(with conditions as Attached to License)

SECTION TWO: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES:
NAYS:
ABSENT:

PASSED and APPROVED this _____ day of _____, 2024.

_____
Mayor

ATTEST:

_____
Village Clerk

Class	Establishment	Number
P-1	Cardinal Wine & Spirits; D&H Liquors; Jay Liquors; Jenny's Liquors; Mount Prospect Liquors & Tobacco;	5
P-2	Caputo's Fresh Market; Costco; Fiesta Market; KD Market; Osco Drug Store; CVS Pharmacy; Walgreens #00209 (Kensington); Walgreens #05107(Elmhurst); Wal-Mart #1681	9
P-3	Aldi;	1
P-4		0
F-1	Chung Wa 827; Honey Biscuit; Izakaya Sankyu; LePeep Café; Los Arcos; MI Restaurant; Mr. Kimchi Korean BBQ; New Pusan Restaurant; Pueblo Viejo;	9
F-1-V	La Presa;	1
F-2	Buona; E-Sushi; Misoya Chicago; MOD Pizza; Sakae Restaurant; Trilokah	6
F-2-V	Avanti Café and Sandwich Bar; Jelly Café; Mr. Beef & Pizza; Rosati's Pizza; Tortas Locas; Wingsnob	6
F-3	Balkan Taste; BlackFinn –Randhurst Grille; Buffalo Wild Wings Grill and Bar; Fellini Restaurant & Pizzeria; Hacienda El Sombrero; Hong Dae; Khepri Kitchen +Coffee; Lady Dahlia Tequila Bar; Mia's Cantina; Mr. Kimchi Korean BBQ; Mount Prospect Public House; Patina Wine Bar; Summertime; Tavern on Elmhurst; Texas Road House; The Prospect; Trezero's;	17
F-3-V	Big Fish's Icehouse; Canta Napoli; Draft Picks; Emerson's; Jameson's Charhouse; Langostino's Nayarit; Moretti's; Mrs. P & Me; Pap's Ultimate Bar & Grill; Station 34; The Red Barn;	11
F-4-V	Prospect Moose Lodge	1
F-5	Emerald Banquets; Olive Palace; Victoria in the Park	3
F-6	Mt. Prospect Park District-Golf Course; Prospect Heights Park District	2
F-7	Dave's Specialty Foods	1
F-8	Salerno's Pizzeria & Eatery & Whiskey Hill Brewing & Kitchen	1
S-1	Four Points by Sheraton Mount Prospect; Hampton Inn & Suites	2
S-2	Bowlero; Golf Factory; The Picklr	3
S-3		0
S-4		0
S-5	AMC Randhurst 12	1
S-6	Amethyst Skye; Lumi Studio & Shoppe	2
S-7	Northern Fork	1
S-8	Two Eagles Distillery	1
		83

Item Cover Page

Subject	**1st reading of an ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. {This Ordinance will increase the number of Class F-3-V licenses by (1) SVNA, LLC.d/b/a/ MOUNT PROSPECT PUBLIC HOUSE and decrease the number of Class F-3 licenses by one (1) SVNA, LLC d/b/a/ MOUNT PROSPECT PUBLIC HOUSE located at 18 W. Busse Mount Prospect, IL.}**
Meeting	October 1, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Action Item

Information

The Mount Prospect Public House submitted an application for an F-3 liquor license in October 2023 and was granted a license upon opening in February 2024. A request for early gaming was granted by the Liquor Commissioner in August 2024 and on September 12, 2024, the Illinois Gaming Board approved Mount Prospect Public House for a two-year video gaming license expiring September 2026. Staff from the Village Manager's Office and Community Development met with the owner, Mr. Nick Apostolopoulos, and a representative from the video gaming terminal operator to review the site plan of the proposed gaming area.

The submittal was reviewed and approved by the Village Manager's Office. The proposed video gaming layout includes six gaming machines and one payment/disbursement/atm-type machine. To limit the gaming area to persons 21 years of age and older, a permanent wall will be installed, creating a room next to the bar, allowing the gaming area to be separate from the restaurant seating yet monitored by an employee at all times. The separate room created meets ADA accessibility and fire code egress requirements. Any clear outside windows that allow the video gaming terminals to be visible shall be obscured by dark window tinting or vinyl covering to comply with section 13.204.1(e) of the Village Code. No lighting or sounds from the gaming machines should be visible or audible outside the gaming area.

All necessary video monitoring equipment that complies with section 13.204.1 of the Village Code shall be installed and functioning at the time of the final inspection. Approval of the video gaming devices by the State of Illinois does not constitute approval by the local authority, Mount Prospect, until such time, a final inspection is approved, and a local license is paid.

Discussion

Alternatives

1. Approve an ordinance decreasing the number of Class F-3 liquor licenses by one (1) and increasing the number of Class F-3-V licenses by one (1).
2. Action at the discretion of the Village Board.

Staff Recommendation

Both the business owner and the proposed video gaming consultant have been cooperative and intend to comply with all Mount Prospect ordinances and codes. Staff recommends the placement of six state-approved video gaming terminals and the change of liquor license classification from Class F-3 to Class F-3-V.

Attachments

1. Mount Prospect Public House
2. Gaming application
3. Public House Mount Prospect layout

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 13 OF THE
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BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: That in accordance with Subsection A of Section 13.108 of Chapter 13 of the Village Code of Mount Prospect, as amended, the Corporate Authorities shall determine the number of Liquor Licenses available in each Classification and shall establish a list specifying the number of Liquor Licenses authorized. Said list is hereby amended. This Ordinance will increase the number of Class "F-3-V" licenses by (1) SVNA, LLC d/b/a MOUNT PROSPECT PUBLIC HOUSE and decrease the number of Class "F-3" licenses by one (1) SVNA, LLC d/b/a MOUNT PROSPECT PUBLIC HOUSE located at 18 W. Busse, Mount Prospect, IL. Said list is as follows:

Five (5)	Class P-1 License
Nine (9)	Class P-2 License
One (1)	Class P-3 License
Zero (0)	Class P-4 License
Zero (0)	Class P-5 License
Nine (9)	Class F-1 License
One (1)	Class F-1-V License
Six (6)	Class F-2 License
Six (6)	Class F-2-V License
Sixteen (16)	Class F-3 License
Twelve (12)	Class F-3-V License
One (1)	Class F-4-V License
Three (3)	Class F-5 License
Two (2)	Class F-6 License
One (1)	Class F-7 License
One (1)	Class F-8 License
Two (2)	Class S-1 License
Three (3)	Class S-2 License
Zero (0)	Class S-3License
Zero (0)	Class S-4License
One (1)	Class S-5 License
Two (2)	Class S-6 License
One (1)	Class S-7 License
One(1)	Class S-8 License
Zero (0)	Class S-9(with conditions as Attached to License)

SECTION TWO: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES:
NAYS:
ABSENT:

PASSED and APPROVED this _____ day of _____, 2024.

_____
Mayor

ATTEST:

_____
Village Clerk

Class	Establishment	Number
P-1	Cardinal Wine & Spirits; D&H Liquors; Jay Liquors; Jenny's Liquors; Mount Prospect Liquors & Tobacco;	5
P-2	Caputo's Fresh Market; Costco; Fiesta Market; KD Market; Osco Drug Store; CVS Pharmacy; Walgreens #00209 (Kensington); Walgreens #05107(Elmhurst); Wal-Mart #1681	9
P-3	Aldi;	1
P-4		0
F-1	Chung Wa 827; Honey Biscuit; Izakaya Sankyu; LePeep Café; Los Arcos; MI Restaurant; Mr. Kimchi Korean BBQ; New Pusan Restaurant; Pueblo Viejo;	9
F-1-V	La Presa;	1
F-2	Buona; E-Sushi; Misoya Chicago; MOD Pizza; Sakae Restaurant; Trilokah	6
F-2-V	Avanti Café and Sandwich Bar; Jelly Café; Mr. Beef & Pizza; Rosati's Pizza; Tortas Locas; Wingsnob	6
F-3	Balkan Taste; BlackFinn –Randhurst Grille; Buffalo Wild Wings Grill and Bar; Fellini Restaurant & Pizzeria; Hacienda El Sombrero; Hong Dae; Khepri Kitchen +Coffee; Lady Dahlia Tequila Bar; Mia's Cantina;Mr.Kimchi Korean BBQ;Patina Wine Bar; Summertime; Tavern on Elmhurst; Texas Road House; The Prospect; Trezero's;	16
F-3-V	Big Fish's Icehouse; Canta Napoli; Draft Picks; Emerson's; Jameson's Charhouse; Langostino's Nayarit; Moretti's; Mount Prospect Public House; Mrs. P & Me; Sports Shack; Station 34; The Red Barn;	12
F-4-V	Prospect Moose Lodge	1
F-5	Emerald Banquets; Olive Palace; Victoria in the Park	3
F-6	Mt. Prospect Park District-Golf Course; Prospect Heights Park District	2
F-7	Dave's Specialty Foods	1
F-8	Salerno's Pizzeria & Eatery & Whiskey Hill Brewing & Kitchen	1
S-1	Four Points by Sheraton Mount Prospect; Hampton Inn & Suites	2
S-2	Bowlero; Golf Factory; The Picklr	3
S-3		0
S-4		0
S-5	AMC Randhurst 12	1
S-6	Amethyst Skye; Lumi Studio & Shoppe	2
S-7	Northern Fork	1
S-8	Two Eagles Distillery	1
		83

VILLAGE OF MOUNT PROSPECT

VIDEO GAMING ENDORSEMENT APPLICATION INSTRUCTIONS

Before your application can be processed, you MUST complete the following requirements. Any supplemental information indicated below must be attached to this application at the time of delivery to the Village Manager's Office.	
☑	A current, valid Business License is required. Business license number: BL23-000377
☑	A current Liquor License is required. Liquor License number: LL23-000040
☑	Copy of signed agreement with Licensed Terminal Operator.
☑	A copy of State Gaming license including all documentation issued by the State of Illinois and the Illinois Gaming Board evidencing the valid and current licensure of all video gaming terminals must be attached.
☑	Video Gaming should be located in a segregated area that is restricted to persons 21 years of age or older. To the extent possible, no lighting or sound from the gaming machines shall be visible or audible outside the segregated area. A scaled drawing of terminal placement will need to be submitted with application. **Please note that any alterations to the building will require a building permit and additional inspections.**
☑	A three hundred dollar ($300.00) non-refundable application fee.
☐	A one thousand dollar ($1000.00) non-refundable annual permit fee for each Video Gaming Terminal as prescribed by Appendix A of the Village of Mount Prospect Municipal Code. The annual fee will coincide with the renewal of liquor license each year. Terminal numbers must be included in this application.
☐	A final building permit inspection is required by the Village for any permitted work. In addition, before any video gaming device is approved for operation to the public, a final inspection of the installed device(s) by the Village Manager's office is required to approve the gaming license.
Please note all applications must have Village Board approval. The Village Board meets the first and third Tuesday of each month.	

ANSWERS MUST BE ACCURATE AND COMPLETE. FURNISHING INCORRECT OR MISLEADING INFORMATION SHALL BE CAUSE FOR LICENSE REVOCATION. IT IS YOUR SOLE RESPONSIBILITY TO ASCERTAIN THE VERACITY OF YOUR RESPONSE. A CLAIM THAT ANSWERS WERE GIVEN TO THE BEST OF THE ANSWERER'S KNOWLEDGE WILL NOT BE CONSIDERED A DEFENSE TO REVOCATION.

APPLICATION DATE	9/25/2024

I. APPLICANT

Name: Sam G. Vardalos, Nick Apostolopoulos — Cell Phone: 630-675-7075

Business Name: Mount Prospect Public House

Business Address: (location of video gaming) 18 W Busse Ave

Business Phone: 847-754-4662

Corporation Name: SVNA LLC

E-Mail: MPPUBLICHOUSE@GMAIL.COM

Business Web site:

II. VIDEO GAMING TERMINAL OPERATOR INFORMATION

Business Name: Hyper Active Gaming LLC

Sales Representative: Phone: 847-651-5482, Dave Van Dusen — Cell:

Business Address: 980 Carnegie St

City, State, Zip: Rolling Meadows, IL, 60008

Business Phone: 800-517-2620 — E-Mail dave@hyperactivegaming.net

Business Web Site: www.Hyperactivegaming.net

III. VIDEO GAMING ADDITIONAL INFORMATION

Number of gaming terminals to be operated:

Serial number for machines:

1. _____ 2. _____ 3. _____

4. _____ 5. _____

Does applicant business have or will have a security alarm? • Yes • No

Note a building permit is required to install a security alarm

Name of alarm company: Sentry Security LLC

Does applicant business maintain a surveillance camera on video gaming machines: • Yes • No

Note surveillance camera should be high resolution and must maintain 30 days of video retention

AFFIDAVIT

State of Illinois)
County of Cook) SS

The undersigned swear (or affirm) that the person or business entity, including its owners, officers and directors in whose name this application is being made will not violate any of the ordinances of the Village of Mount Prospect or Laws of the State of Illinois or of the United States of America in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of our knowledge and belief.

(Any intentional misrepresentation submitted may be cause of denial of the license)

SUBSCRIBED and sworn to
Before me this 25 day
Of September,
2024.

Notary Public

Signature

MUSA NAHHAS
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 5, 2026

(Notary Seal)

ILLINOIS GAMING BOARD

JB Pritzker • *Governor* Charles Schmadeke • *Chairman* Marcus D. Fruchter • *Administrator*

160 North LaSalle ♠ Suite 300 ♣ Chicago, Illinois 60601 ♥ tel 312/814-4700 ♦ fax 312/814-4602

September 13, 2024

SVNA LLC - 240700679
d/b/a MOUNT PROSPECT PUBLIC HOUSE
18 W BUSSE AVE
MOUNT PROSPECT, IL 60056
Via email: MPPUBLICHOUSE@GMAIL.COM

Re: Video Gaming INVOICE - Establishment Annual License Fee

On September 12, 2024, the Illinois Gaming Board adopted a motion to grant SVNA LLC, d/b/a MOUNT PROSPECT PUBLIC HOUSE, a Video Gaming Establishment License effective for a period of two (2) years expiring in September 2026, pending receipt of your annual license fee payment. Per Section 9 of the Riverboat Gambling Act, you will not be issued a license until you pay the annual fee. Pursuant to Section 45 of the Video Gaming Act, the $100.00 license fee is due by **October 31, 2024**. Per the Board's motion, you will not be licensed if payment is not received by this date.

IGB strongly recommends credit card and eCheck payments rather than payments made through the mail. Credit card and eCheck payments may be made online. Do not send credit card information through the mail. The fee may also be paid by personal check, business check, cashier's check or money order payable to the "Illinois Gaming Board." Do not send cash. Please write your Illinois Gaming Board license number 240700679 on your payment or include a copy of this email with your remittance. The fee must be received by **October 31, 2024** at the following address:

Illinois Gaming Board
Attention: Revenue Accounting
801 South Seventh Street, Suite 400 South
Springfield, Illinois 62703

Your license certificate will be sent to the email address referenced above after your fee has been processed.

If you have any questions regarding this notice, please contact the Illinois Gaming Board's Revenue Accounting Unit at IGB.RAU@illinois.gov or (217) 524-0226.

Sincerely,

Marcus D. Fruchter
Administrator

STATE OF ILLINOIS

ILLINOIS GAMING BOARD

VIDEO GAMING TERMINAL OPERATOR LICENSE

Hyperactive Gaming, LLC – 100600583
980 Carnegie Street
Rolling Meadows, IL 60008

License No:	100600583
Date Issued:	06/16/2022
Expiration Date:	05/2026

This certifies that the entity listed above is hereby issued a Video Gaming Terminal Operator License as authorized by Illinois Gaming Board Adopted Rules. All Video Gaming Terminal Operator licensees are subject to, and must abide by, all provisions of the Video Gaming Act and Illinois Gaming Board Rules.

Marcus D. Fruchter
Administrator

Make A Payment - Receipt - Illinois: Illinois Gaming Board



Thank You for Your Payment

Approved

9/13/2024 1:37 PM Central Standard Time

ILLINOIS ePAY

Customer Name Sam Vardalos

Effective Date

9/13/2024

Approved 20071473

HyperActive GAMING

EXCLUSIVE LOCATION AGREEMENT

THIS AGREEMENT is entered into this 11th day of November, 2023 (this "**Agreement**"), by and between **HYPERACTIVE GAMING, LLC a limited liability company duly organized under the laws of theState of Illinois** ("**Operator**") and Mount Prospect Public House ("**Establishment**"), a LLC duly organized under the laws of the State of Illinois.

WHEREAS, Operator and Establishment wish to enter into a business relationship for the placement and operation of Video Gaming Terminals ("**VGTs**") and a payout device at the Establishment's location known as (dba) Mount Prospect Public House, located at 18 W Busse Ave (the "**Location**"). Operator has entered into a financing arrangement with American Commercial Bank & Trust (together with its designees, successors and assigns in accordance with the Act (as defined below), the "**Registered Lender**") in connection with which the VGTs have been pledged as collateral, and in connection therewith, the Registered Lender has filed a Video Gaming Terminal Collateral Lender Registration Form with the Illinois Gaming Board ("**IGB**") as required by Section 930 of the Adopted Video Gaming Rules.

NOW, THEREFORE, the parties hereby covenant, warrant, represent and agree as follows:

1. Exclusive Agreement. Establishment agrees that during the Term, Operator shall have the exclusive right to place or operate VGTs and a payout device in the Location.

2. Operator's Obligations. As a licensed Terminal Operator by the Illinois Gaming Board ("**IGB**"), and in addition to its other obligations under the Illinois Video Gaming Act and the rules and regulations promulgated thereunder (together, the "**Act**") or otherwise set forth in this Agreement, Operator shall:

A. provide up to six (6) VGTs, a payout device and other ancillary equipment in the Location.

B. provide routine maintenance and repair services to the VGTs, payout device and ancillary equipment to keep them in good working order.

C. perform the required machine accounting and reporting functions, including collecting the money from the VGTs. Operator reserves the right to remove or modify the number of VGTs based on revenue performance.

D. create and maintain a separate bank account used solely for the deposit of revenues generated from the play of VGTs (the "**Account**") and deposit revenues generated from the play of VGTs in the Account.

E. report and remit to the IGB the percentage of Net Terminal Income owed to the State of Illinois within 15 days after the 15th day of each month and within 15 days after the end of each month.

F. keep a record of Net Terminal Income as required by the IGB.

G. obtain and install the hardware, software and related accessories necessary to connect the VGTs to the central communication system ("**CCS**").

H. securely affix a registration tag issued by the IGB on each VGT.

I. provide gaming signs and banners, split ATM fees 50/50, pay for 50% of monthly alarm services, and split other initiatives allowable by the IGB ie marketing, mailers, billboards, Please refer to Amendment A.

3. Establishment's Obligations. Upon the Establishment being licensed by the IGB, and in addition to its other obligations under the Act or otherwise set forth in this Agreement, Establishment shall:

A. provide a secure premises for the placement, operation and play of VGTs, and prevent persons who are under 21 years of age or visibly intoxicated from accessing the gaming area or playing the VGTs.

B. ensure that the gaming area entrance is within view of an employee who is at least 21 years old.

C. promptly notify Operator of any needed repairs or maintenance to the VGTs or the payout device.

D. notwithstanding anything herein to the contrary, be responsible for repairs necessitated due to the negligence or willful misconduct of Establishment or its customers.

E. provide Operator with access to the premises at all times during Establishment's business hours to install, service and replace VGTs, the payout device and ancillary equipment and collect money.

F. prevent VGTs, the payout device, site controllers for the CCS, or other hardware, software or related equipment from being removed, damaged or destroyed.

G. ensure that all connections with the CCS are at all times maintained and prevent any person from tampering or interfering with the approved, continuing operation of the CCS. 5 years

4. Term; Termination. The initial term of this Agreement shall be for a period of ~~eight (8) years~~ (the "**Initial Term**") and will commence on the date one or more VGTs are first operated at the Location. The Initial Term shall be collectively referred to herein as the "**Term.**" Upon termination of the Agreement, Establishment will immediately discontinue use of the VGTs, and Operator will have the right to immediately remove the VGTs and all ancillary equipment from the Location.

5. Taxes; Determination and Division of Net Terminal Income. Pursuant to the Act, a tax is imposed on Net Terminal Income and collected by the IGB. The remainder of the Net Terminal Income will be split equally between the Operator and the Establishment in accordance with the Act. In addition, the IGB requires that the CCS fee (currently .8513%) of Net Terminal Income) and any per VGT fee imposed by a municipality be shared equally between the Operator and the Establishment. Such splitting of Net Terminal Income shall not be construed as creating any partnership, joint venture or agency relationship between the Operator and Establishment. Operator shall have the right to deduct from the Establishment's share of Net Terminal Income any costs or expenses to be borne in whole or in part, or payments to be made, by Establishment hereunder.

6. Licenses and Permits. Each party shall obtain the applicable IGB license prior to supplying, installing or accepting any VGTs or payout device and shall maintain its respective IGB license during the Term. Establishment represents and warrants that it has valid liquor licenses and covenants that it shall maintain said licenses and all other required permits and licenses in good standing at all times during the Term.

7. Compliance with IGB. The parties agree to comply with the Act and all IGB requests.

8. Assignment. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and permitted assigns. Operator may not assign or transfer its rights and/or obligations hereunder except (a) to another licensed terminal operator, or (b) as may otherwise be permitted by the Act. Operator shall provide Establishment with notice in the event of an assignment of this Agreement. Establishment shall not assign this Agreement without Operator's

written consent, which may be withheld in its sole, but reasonable, discretion.

9. Remedies. Establishment acknowledges and agrees that any breach or threatened breach by Establishment hereunder will cause immediate irreparable injury to Operator for which monetary damages may not provide an adequate remedy. As such, in the event Establishment breaches any of the provisions of this Agreement, in addition to Operator's right to terminate the Agreement by written notice to the Establishment and all of Operator's other rights and remedies at law or in equity, Operator shall have the right to injunctive or other equitable relief, including the right to have this Agreement specifically enforced by a court of competent jurisdiction.

10. Ownership; Liens and Encumbrances. Establishment acknowledges that the machines and equipment herein specified, or hereafter acquired and placed on the premises by Operator, shall remain the property of Operator (or of the Registered Lender) at all times, and Establishment shall not pledge the machines or equipment as collateralsecurity to any lender or other third party, nor cause any lien or encumbrance whatsoever to be filed against such property, nor in any manner interfere with Operator's right, title and interest in such property or any right, title and interest in such property that may be held by Registered Lender. Establishment acknowledges that Registered Lender (at its own expense) may, in accordance with the Act and the financing documents along with the consent of the IGB, access the premises during Establishment's business hours to remove the VGTs (including any ancillary equipment).

11. Indemnification. The parties hereto shall indemnify, defend (with counsel reasonably acceptable to the indemnified party), protect and hold the other party harmless from and against any and all costs, liabilities, damages, claims, liens, encumbrances or causes of action (including without limitation reasonable attorney's fees) incurred by the indemnified party as a result of any act or omission of the indemnifying party, including, without limitation, the indemnifying party's (a) breach of this Agreement, (b) violation of any law or regulation relating to VGTs or payout device, or (c) gross negligence or willful misconduct. Such indemnification obligation shall survive any termination or expiration of this Agreement.

12. Other Agreements; Complete Agreement; Severability. Each party hereto represents and warrants that its execution and performance of this Agreement will not constitute a default or breach of any other obligation of said party or of any other agreement by which said party is bound. This Agreement merges all prior negotiations, interpretations and oral or written agreements between the parties and contains the entire agreement between the parties with respect to the subject matter hereof and may only be amended, modified or supplemented by a writing signed by both parties hereto. If any portion of this Agreement violates any law, or for any reason shall be deemed unenforceable, it shall not affect the remainder of this Agreement. If during any term of non-licensure by either party this Agreement or any part thereof is found invalid or illegal, this Agreement shall in whole or material parts be construed as an enforceable, binding and exclusive letter of intent for the parties and their assignees as to this Agreement and the placement of VGTs at the Establishment.

13. Binding Effect. All covenants, representations, warranties and other provisions contained herein shall inure to the benefit of and be binding upon the heirs, successors and permitted assigns of the parties.

14. Authority. Each party represents and warrants that the execution, delivery and performance of this Agreement by said party has been duly authorized and approved, will not violate its organizational documents, and that this Agreement shall be binding on said party in accordance with its terms.

15. Lawful Purpose of Contract/Saving Clause. In the event the State or any other governmental authority shall make illegal a specific business activity or purpose contemplated by this Agreement, that activity or purpose shall become null and void as of the effective date of such law, but only to the extent such activity or purpose is illegal. This Agreement shall be modified by the parties hereto as may be required to comply with statutory or regulatory requirements which may change from time to time. Operator and Establishment each hereby agree to hold harmless the State of Illinois, the IGB and their respective agents for any cause of action arising out of this Agreement, including, without limitation, any damages suffered by the parties hereto from the loss of any or all operations in any municipality which "opts out" under the Act and disallows the subject gaming activities.

16. Definitions; Headings. All capitalized terms not otherwise defined herein shall have the meanings

ascribed to them in the Act. The headings set forth in this Agreement are inserted only as a matter of convenience and for reference, and do not define, limit or describe the scope of this Agreement, nor the intent of any provision hereof.

17. Notices. All notices shall be deemed duly served (a) on the date sent if delivered by hand, (b) one (1) day after the date deposited with an overnight delivery service, (c) on the date transmitted if delivered via facsimile, or (d) on the date received or the date upon which receipt is refused, if sent by registered or certified U.S. Mail, postage prepaid, return receipt requested. All notices shall be addressed to the intended recipient at the address for said party set forth at the bottom of this Agreement, or such other address as such party may designate in writing.

18. Counterparts; Fax Signatures. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same agreement. Fax or e-mail signatures of this Agreement shall be treated as originals.

19. Applicable Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, excluding its conflicts of law provisions. Any dispute arising from or related to this Agreement shall be brought in a court of competent jurisdiction in Cook County, Illinois.

20. IGB Approval; Revocation or Surrender of License. Each party agrees to promptly submit the Agreement as part of its respective license application. The parties understand that this Agreement may need to be amended from time to time in order to comply with the requirements of the IGB and/or changes to the Act and agree to execute such amendments accordingly. In the event that Operator has its IGB license revoked or surrenders its license, Establishment shall not have any further contractual obligation to Operator hereunder. In the event that Establishment has its IGB license and/or liquor license suspended or revoked, Operator shall have the right to terminate this Agreement effective immediately and to remove all VGTs and other equipment from the Location.

21. No Inducement or Coercion. Each party affirmatively states that (i) no inducement has been offered or accepted regarding the placement or operation of VGTs or a payout device in the Establishment and (ii) it has not been coerced to enter into this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date, day and year first above written.

HYPERACTIVE GAMING, LLC
"OPERATOR"

By: _____

Printed Name: Gregory Yurovsky

Its: President

Sales Agent: Rich Wagner

Mount Prospect Public House
"ESTABLISHMENT"

By: _____

Printed Name: Nick Apostolopoul.

Its: MANAGER

Location Phone # _____

Contact Phone # 630-915-7777

E-Mail Address: apostonick@gmail.com

Fax # _____

State Liquor License # _____

Effective Date: _____

City/Village Liquor License # _____

Effective Date: _____

Address for Notices:
HYPERACTIVE GAMING, LLC
980 CARNEGIE STREET
ROLLING MEADOWS, IL 60008
PHONE: (800) 517 - 2620
FAX: (847) 537 - 9829

Address for Notices:
Attn: Mount Prospect Public House
18 W. Busse Mount Prospect
IL 60056

4852-5892-3784, v. 15

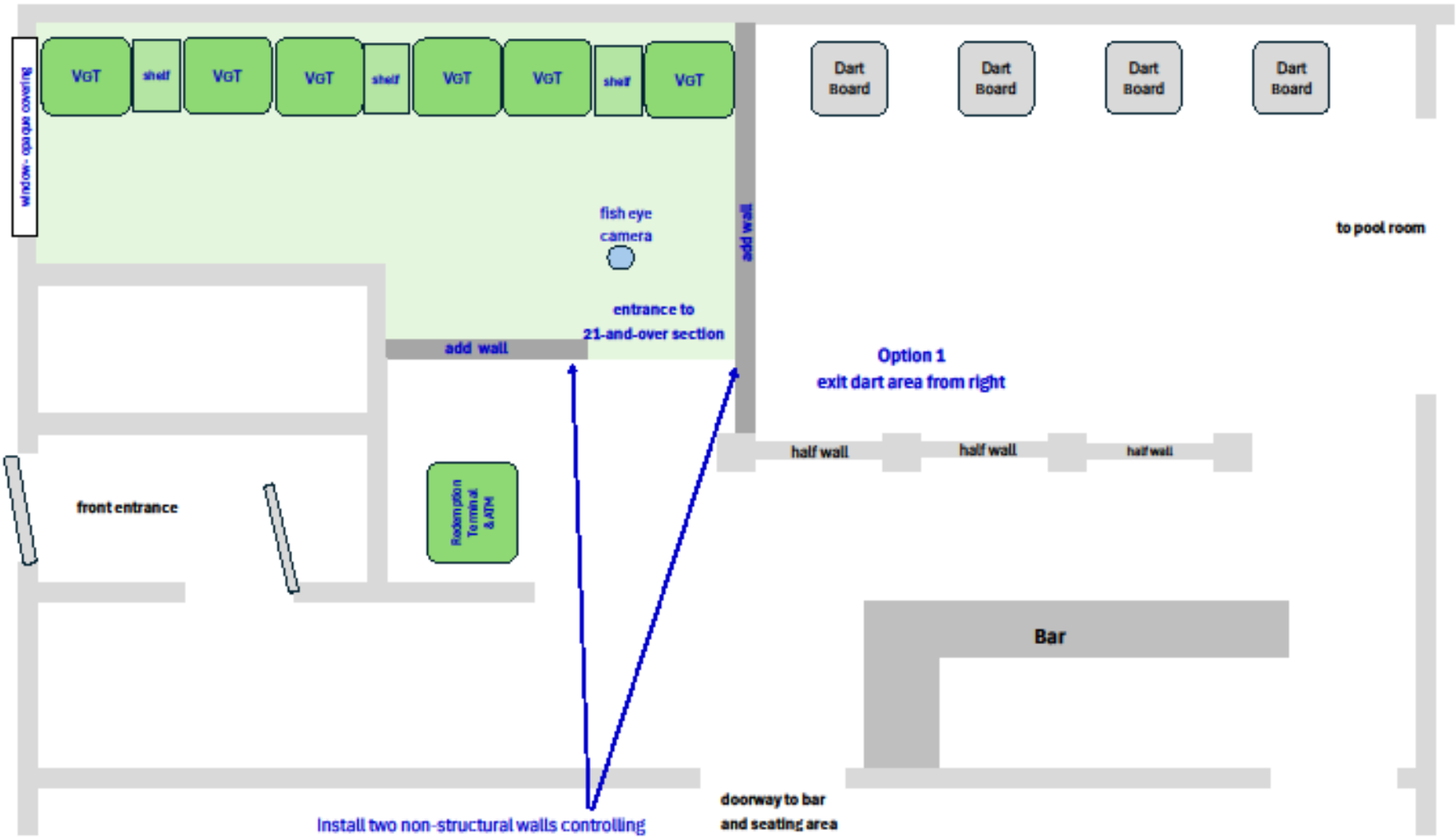


Mount Prospect Public House
18 W Busse Ave
Mount Prospect IL 60056

IGB License # 240700679

Public House - Gaming Layout

Option 1 - exit dart area from right



Install two non-structural walls controlling access and sight lines to gaming area

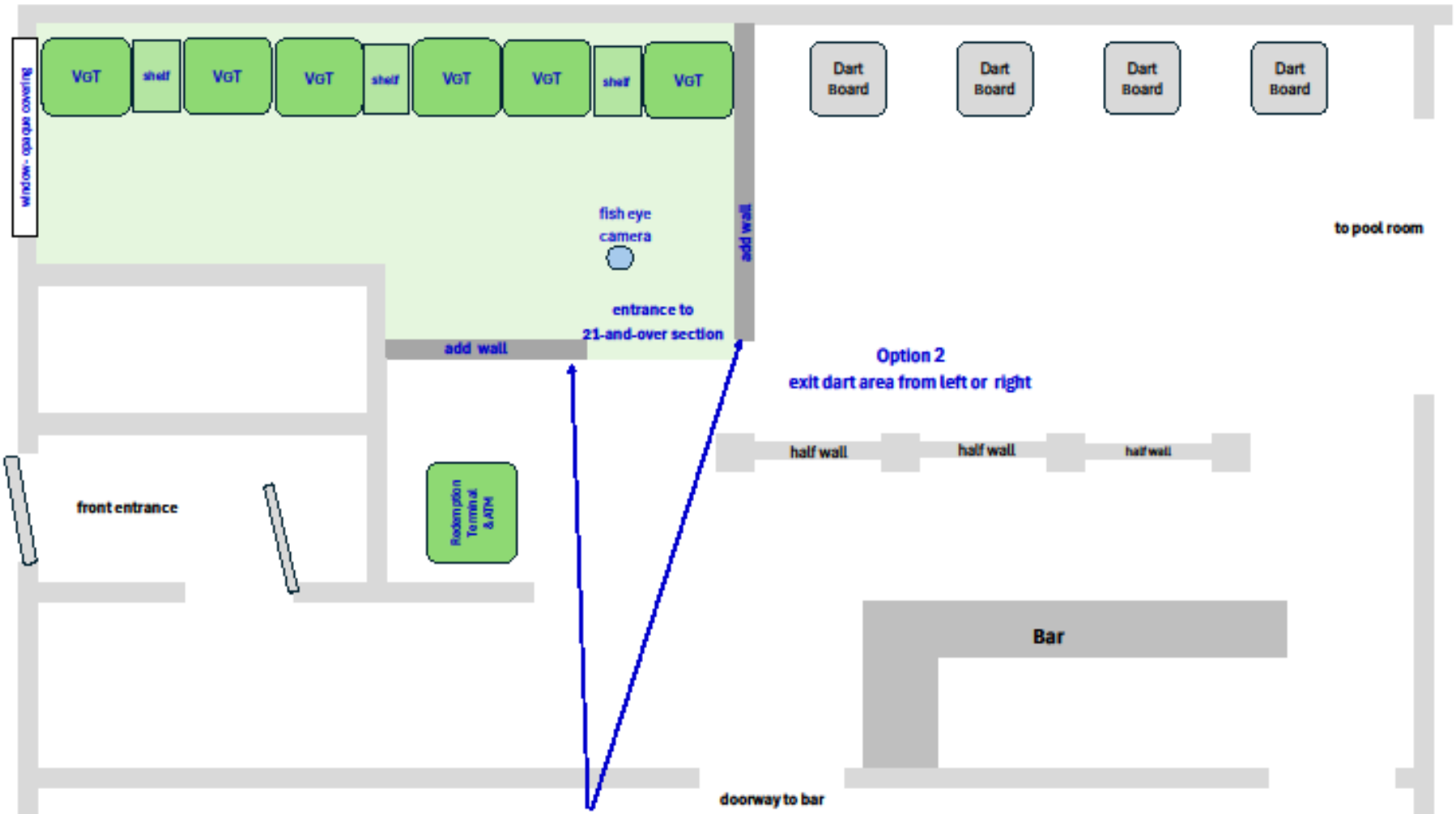
6-feet tall

wood studs and surface complementing existing walls

Option 1 - exit dart area from right

Public House - Gaming Layout

Option 2 - exit dart area from left or right



Install two non-structural walls controlling access and sight lines to gaming area

- 6-feet tall
- wood studs and surface complementing existing walls

Option 2 - exit dart area from left or right



Window at front of building
looking into gaming area

Window will be covered with opaque material so lights from gaming machines cannot be seen from street



View from inside
of window at front of building



View of gaming space
From dart area to front of building

6-foot tall wall will separate dart area from gaming



Bartender’s view of entrance to gaming area



View from rear of building with bar at left, through dart area toward gaming area



View from gaming area toward rear of building

Item Cover Page

Subject	**APPOINTMENT TO BOARDS AND COMMISSIONS** **Planning & Zoning Commission ~ Richard Rogers**
Meeting	October 1, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Action Item

Information

Planning & Zoning Commission

Appointment

Richard Rogers — Term to expire October 2029
(to replace Thomas Fitzgerald who resigned in July)

Discussion

Alternatives

Staff Recommendation

Mayor Hoefert recommends the appointment of Mr. Rogers to the Planning and Zoning Commission. Mr. Rogers had previously served on the Planning and Zoning Commission from 2001-2013 and the Mayor believes Mr. Rogers will continue to represent the Village fairly and objectively.

Attachments

1. Rogers

* **Date and Time**
09/14/2024 12:00 AM

* Name
Richard Rogers

* Address
1715 N. Laurel Dr.
Mount Prospect, IL
Mount Prospect, IL

* **Email**
R2acm@aol.com

* Cell Phone
(847) 736-0849

Home Phone
(847) 736-0849

Mount Prospect resident since (year)
1968

Please select the Board or Commission for which you would like to apply
Planning and Zoning Commission

* **Provide qualifications or special interests for the Board/Commission for which you are applying**
Registered Architect - Registered Professional Engineer President of ACM Associates, Inc - A Design and Construction Manager of Multi-Million dollar Buildings thru-out the Chicagoland area.

* **Previous or current community service/volunteer experiences**
Previous Chair of Planning and Zoning Commission. Previous Board of Trustee Member.

Present employer (if applicable) and a brief description of your job duties
Semi- retired Working as an independent Architect as "Richard Rogers Registered Architect".

Date and Time
09/14/2024 1:45 PM

Date and Time
SKIPPED

Item Cover Page

Subject	**List of Bills - September 11, 2024, to September 24, 2024 - $5,162,060.26**
Meeting	October 1, 2024 - 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 September 11, 2024, to September 24, 2024 - $5,162,060.26.

Discussion

Alternatives

1. Approve the attached List of Bills for September 11, 2024, to September 24, 2024 - $5,162,060.26.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the attached List of Bills for September 11, 2024, to September 24, 2024 - $5,162,060.26.

Attachments

1. List of Bills - September 11, 2024 to September 24, 2024

VILLAGE OF MOUNT PROSPECT
List of Bills
September 11, 2024 - September 24, 2024

Fund	Vendor Name	Invoice Description	Amount
001 General Fund			
	Accurate Biometrics Inc	Fingerprinting Services - August 2024	$ 62.25
	ACS State & Local Government Solutions	Illinois State Disbursement Unit	3,614.29
	Advanced Tree Care	Removal of Parkway Trees 8/23-8/30/24	4,963.00
		Removal of Parkway Trees 9/3-9/4/24	1,529.00
		Removal of Parkway Trees 8/28-8/30/24	34,690.00
		Removal of Parkway Trees 9/3-9/7/24	7,887.00
		Removal of Parkway Trees 9/3-9/7/24	540.00
	Aero Removals-Trisons Inc	Remains removals - August 2024	2,550.00
	Air One Equipment, Inc.	Helmet shield	62.00
	Allscape, Inc.	Turf Mowing throughout the Village 9/3/24	2,150.00
		Turf Mowing throughout the Village 9/9/24	2,150.00
	Amazon Capital Services	Duct tape, red card runner and baskets for open house	91.68
		Flag	7.58
		CD Planning/BIS Office Supplies August 2024	533.04
		Supplies for 5-0 5K Race 09/05/24	32.98
		Training supplies 09/14/24	11.99
		Thermal Paper Cash Register Receipts	18.89
		CD Building Office Supplies 9/15/24	18.60
		Panini Maker - St 14, food containers, batteries, sheets - St 13	47.01
		Supplies for CPU events 09/10/24	13.99
		Canopy bungee cords and badge clips	25.98
		Community Development Office Supplies	134.09
		Office supplies 09/07/24	49.88
		Panini Maker - St 14, food containers, batteries, sheets - St 13	150.48
		Filter replacements for cordless stick vacuum - St 13	15.59
		Fitted bed sheets	17.95
		Credit for item not received 09/06/24	(11.23)
		Publication for Dept. library 09/05/24	16.69
	American Cleaning & Restoration Inc	Refund Permit Fee #RB23-009158 (702 Pine)	350.00
	Armenakis Enterprises Ltd.	Celebration of Cultures tents and chairs 8/23-8/25/24	4,813.65
	Emergency Assistance	Emergency Assistance	382.50
		Emergency Assistance	120.00
	Authorized Photo Service	ET Camera repairs 08/30/24	255.00
		ET Camera repairs 08/30/24	265.00
	AVI Systems Inc	Shipping Charges for AVI Purchase	265.00
	Beary Landscape Management Inc	Hanging Basket Maintenance 8/1-8/31/24	2,020.00
	Bedco Mechanical	St #14 boiler leak 8/26/24	745.45
		2024 Maintenance Contract for HVAC repairs 9/10/24	5,089.67
	Bond, Dickson & Associates PC	Administrative adjudication hearing 8/28/24	180.00
		Administrative adjudication services 8/23/24	45.00
		Smoke N Vape Revocation Hearing - August 2024	1,057.50
	Bound Tree Medical, LLC.	Suction Unit Batteries	556.36
		Visiblankets	764.95
	Brolin, Blaine	Safety shoe reimbursement	136.10
	Carioti, Francis	Camera operator & support for Block Party 7/26-7/27/24	702.00
		Edit Mount Prospect update 08/09/2024	144.00
		Edit Mount Prospect update 08/23/2024	144.00
	CBS Awards Inc	2023 Office of the Year Runner-Up plaque 09/06/24	80.00
		Officer of the Year plaques 09/17/24	280.00
	CDS Office Systems, Inc.	Equipment supplies 09/10/24	116.73
	Clerk of the Circuit Court of McHenry County	Garnishment	547.85
	Comcast	Comcast business services 09/04/24-10/03/24	448.18
		Comcast business services 09/04/24-10/03/24	146.72
		Comcast subscription for VMO 09/12/2024 - 10/11/2024	20.96
	Costar Realty Information, Inc.	Monthly Commercial Real Estate Publication - September 2024	978.93
	Endeavor Health Medical Group	Medical exam 07/23/24	824.00
		Pre-employment medical exam 08/20/24	988.00
	Erickson, Robert	Coyote removal 09/04/24	500.00
	Federal Express Corp	Shipping charges 9/5/24	27.44
		Shipping - late fee	2.55
	Filipek, Scott	Reimburse expenses - Vehicle keys for new officers 09/06/24	82.50

VILLAGE OF MOUNT PROSPECT
List of Bills
September 11, 2024 - September 24, 2024

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Filipek, Scott (continued)	Reimburse training expenses 09/04/24	156.05
	Fire Pension Fund	Fire Pension	32,899.38
	Galls, LLC	Squad emergency supplies 08/19/24	254.50
	Garvey's Office Products	Office supplies and toner 09/12/24	554.96
	Gene's Village Towing Inc	Demo car for Open House 9/14/24	150.00
	Gordon Flesch Company, Inc.	Staples for copier	88.46
	Heartland Business Systems, LLC	Phone support maintenance 09/08/24 - 09/08/25	1,638.56
		Phone System Professional Services 08/14/24	480.00
	Heartland Garage Builders	Refund Permit Fee #RB24-001434 (513 Prospect Manor)	350.00
	ICMA Retirement Trust - 457	MissionSquare 457	52,163.14
	Illinois City Management	ICMA membership 7/1/24-6/30/25	182.50
		ICMA membership 7/1/24-6/30/25	242.50
		Job Ad Posting For Maintenance	50.00
	Illinois Department of Revenue	IL State Withholding	62,635.77
		IL State Withholding	34.57
	Illinois Fire Service Admin. Professionals	Image Trend Training 10/18/24	10.00
	Illinois Law Enforcement Admin Professionals	Registration for Bosses' Day meeting/luncheon 10/02/24	180.00
	Illinois Municipal League	Job Ad Posting For Maintenance	35.00
	Illinois Phlebotomy Services LLC	Phlebotomy services 09/06/24	425.00
	Imaging Essentials Inc	CD Planning Plotter Print Head Replacement	480.33
	IMRF	IMRF EFT August 2024	240,896.67
	Internal Revenue Service	Federal Withholding	294,117.61
		Federal Withholding	173.89
	International Union of Operating Engineers	IUOE PW Membership Dues	1,863.09
	J C Embroidery & Screenprint Inc	Clothing Order CD BIS February 2024	2,499.46
		Clothing Order CD BIS March 2024	555.88
	J.G. Uniforms, Inc.	Uniform supplies 08/30/24	10.00
	Jones and Bartlett Publishers Inc.	VMO, Rope Rescue, Fundamentals textbooks	89.96
		Trench book, ISO book	332.85
	Kim, Soo	Refund Ambulance Services 6/5/22 - Kim	44.00
	Klein, Thorpe and Jenkins, LTD	Legal Services through 7/31/2024	51,081.03
	Kramer Tree Specialists	Tree debris hauling from storm 9/3-9/4/24	3,141.00
	Laner Muchin, LTD	Legal services through 8/20/24	4,090.00
	Language Line Services, Inc.	Over the phone interpretation - August 2024	135.30
	Lauterback & Amen LLP	Audit Services rendered for FY2023 - Final	4,200.00
	Leib, Jason	Reimbursement travel/lodging APWA Conf 9/7-9/15/24	1,702.53
	LexisNexis Risk Data Management Inc.	Background checks - August 2024	200.00
	Mahoney, Tracey	Reimbursement Continuing Education- Advanced Sign Language	109.00
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 6/27/24	216.79
		Debris Hauling and Aggregate Material Delivery 7/2/24	320.24
		Tree debris removal from 8/27/24 wind storm 9/3/24	1,084.86
		Tree debris removal from 8/27/24 wind storm 9/5/24	2,297.34
		Debris Hauling and Aggregate Material Delivery 9/10/24	153.18
		Debris Hauling and Aggregate Material Delivery 9/11/24	218.13
		Debris Hauling and Aggregate Material Delivery 9/12/24	736.04
	Menard Inc.	Sign Shop Supplies	63.72
		Equipment maintenance supplies 09/01/24	37.35
		Hornet control in parkway trees	89.70
		Supplies for Dept. and Crime Free Seminar 09/04/24	82.63
		Supplies for Patrol 09/05/24	19.12
		Wasp spray	66.02
		Mechanic shelves	212.70
	Mercury Partners 90 BI Inc.	EOC bathroom exhaust fans	1,020.00
		Mechanics bathroom exhaust fan	510.00
	Metro Federal Credit Union	MP Fire Local 4119 Dues	3,073.00
	Metropolitan Alliance - Police	MP Police Association Dues	1,732.50
	Midwest Power Industry Inc	St 14 generator repairs 1/26/24	364.00
	Mike Catalano Cement Work	Refund Permit Fee #RB24-001021 (1810 Thornwood)	100.00
	Morton Suggestion Co.	Supplies for 5-0 5K Race event 09/07/24	1,409.08
	Mount Prospect Lions Club, Inc.	Lions corn beef & cabbage dinner 11/8/24	500.00
	Nationwide Mutual Insurance Company	Nationwide 457	23,065.01

VILLAGE OF MOUNT PROSPECT
List of Bills
September 11, 2024 - September 24, 2024

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	North Central Water Rescue LLC	Flood Boat Operator 8/19 – 8/21/24	200.00
	North East Multi Regional Training Inc	Training registration 08/23/24	40.00
	Northeastern IL Public Safety Training	HazMat Tech 9/16 – 9/27/24	370.00
		VMO 9/23 – 9/27/24	800.00
	Northwest Community Hospital	New Candidate Physical 8/12/24	996.00
	ODP Business Solutions LLC	Folders for Quinquennial awards	136.94
	Paddock Publications, Inc.	PZ-10-24 Public Hearing Ad 8/23/24 - 1780 Wall	116.10
	Patrick Engineering Inc.	Rand/IL-83/Kensington Ph II Design/ROW Acquisition 7/27-8/23/24	5,106.40
	Paylocity Corporation	Recruiting Subscription - August 2024	540.00
	Peerless Network Inc	Phone Service 08/15/24 - 09/14/24	1,973.90
	Penn Care Inc	Control Solution, Microdot	149.90
		Mega Movers	1,875.00
	Per Mar Security Services	Celebration of Cultures Overnight Security 8/31/24	350.00
	Physicians Immediate Care	Pre-Employment Testing - July 2024	285.00
		Pre-Employment Testing - August 2024	225.00
	Pitney Bowes	Pitney Bowes Relay 3500 Folding Machine Lease 7/2-10/1/24	1,035.15
	Pizzo & Associates Ltd	Weed control in various Village locations 9/1/24	946.88
	Police Pension Fund	Police Pension	43,846.05
	Purple Rose Florist Inc.	Sympathy Flowers 8/5/24	90.00
		Sympathy Flowers 8/11/24	90.00
	Quadient Leasing USA Inc	Ink Cartridge for Mail Machine	248.90
		Mail Machine Lease N21061764 10/14/24 - 1/13/25	1,043.10
	Quill Corporation	Office Supplies -quinquennial award paper	63.16
	Race Time Inc	Services for 5-0 5K race 09/07/24	800.47
	Ramirez Compost Service, Inc.	Storm debris removal 9/6/24	1,000.00
	Raus, Frank	Reimburse training expenses 08/26-30/24	100.13
	Ray O'Herron Co Inc	Uniform supplies 09/04/24	328.36
		Uniform supplies 09/17/24	23.26
	Reliable Fire Equipment Co	Hydrostatic test and repair of dry chem extinguishers	1,165.80
	Rentokil North America, Inc.	Pest control for the CCC - September 2024	53.50
	Robert W. Hendricksen Co.	Tree work due to 8/27/24 wind storm	3,951.25
		Tree Trimming throughout the Village 8/27-8/30/24	13,651.50
		Tree Trimming throughout the Village 9/4-9/13/24	22,514.25
	S&J Plumbing	Refund Permit Fee #RB24-001392 (607 Dogwood)	150.00
	Standard Equipment Company	4504 Broom bear dirt shoes and tow links	211.65
	State of Illinois	Emergency Transport Services GMET 7/1/23-6/30/24	563,132.43
	Terrace Supply Company	Oxygen	100.72
	The Chicago Embroidery Company	Uniform patches for Cadet program 03/30/24	870.00
	Emergency Assistance	Emergency Assistance	709.32
	The New Crystal Palace Banquets	2025 Deposit for Celestial Celebration	5,000.00
	The Stevens Group LLC	Business cards for trustee	70.00
		Business Cards	60.00
		Business Cards	60.00
	Thomas, Ginny	Coffee and Munchkins for Celebration of Cultures Volunteers	63.24
	Thompson Elevator Inspections Service Inc	2 Permit Inspects 1800 Central 571 Huntington Commons 8/5-8/8	150.00
		Elevator permit inspections 8/15/24 - 1025 Center	150.00
		Elevator reinspection's 8/14/24 - 1699 Wall St	111.00
		Elevator permit reinspection 9/9/24 - 1800 W Central	75.00
	Townsend, Christopher	CDL Reimbursement	30.00
	Township High School District 214	Room reservation 9/21/24 for candidate testing 2024	251.94
	Trugreen Limited Partnership	Turf weed control and fertilizer 8/15-8/16/24	4,609.24
	Uline Inc.	ET supplies 09/03/24	250.02
		Replacement cut resistant gloves/safety glasses	1,295.09
	UMB Card Services	Credit Card 8/1/24 - 8/31/24 (EFT 9/25/24)	42,219.02
	United Maintenance Company, Inc.	Maintenance for Celebration of Cultures 8/24/24	1,847.76
	Veterans of Foreign Wars Post 1337	Advertisement in VFW Post 1337 Centennial Booklet	500.00
	Village of Mount Prospect	Flex - Mass Transit, Medical, and Dependent Care	10,365.13
		Fringe Benefit - Auto	410.45
		Water 8/6/24 - 9/9/24 (Meter #21758)	14.19
		Water 8/6/24 - 9/9/24 (Meter #40928)	31.86
	W. W. Grainger, Inc.	VH sinks	58.08

VILLAGE OF MOUNT PROSPECT
List of Bills
September 11, 2024 - September 24, 2024

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	W. W. Grainger, Inc. (continued)	VH sinks	1,760.73
		St #4 toilets	213.55
		Cabinet locks	131.76
	W.S. Darley & Co.	Extrication cribbing	657.24
	White Cap LP	Oak lathe stake bundles	232.20
	Wolf, Lisa	On camera announcer for MP Update 9/6/24	200.00
	Zhu, Karen	Refund Rental License #RL13-001011	75.00
	Zoll Medical Corporation	Zoll monitor battery	784.74
001 General Fund Total			**$ 1,621,044.53**
020 Capital Improvement Fund			
	Alliance Contractors Inc	Main St/Busse Ave Crosswalk Improvements 7/27/24	$ 249,939.71
	Banner Plumbing Supply Co LLC	ADA grab bars	1,257.68
		Sink drains	182.24
		Gear washer, ice machine parts	40.17
	BOS of Illinois Inc	Fire Station 11 Office Chair	1,148.48
	Ciorba Group Inc	2024 Bridge Inspections 6/1-8/30/24	2,573.88
		Melas-Meadows Pedestrian Bridge - Phase II 7/27-8/30/24	9,870.36
	Civiltech Engineering Inc	Arterial Bike Network Study 6/29-8/30/24	25,474.08
	Gewalt Hamilton Assoc.	IL 83/Busse Av Crosswalk 7/29-8/31/24	10,470.38
	Martam Construction	Central Rd - Cathy Ln Crosswalk Improvements 7/24/24	128,922.39
	Metro Door and Dock, Inc.	Fire Station 11 Overhead Door Seals 9/12/24	2,250.00
	Prospect Electric Company	Installation of Electrical Outlets Fire Station 11 9/10/24	47,000.00
	UMB Card Services	Credit Card 8/1/24 - 8/31/24 (EFT 9/25/24)	2,196.88
020 Capital Improvement Fund Total			**$ 481,326.25**
023 Street Improvement Construction Fund			
	Bowman Consulting Group	Central Rd Resurfacing/Construction Eng Services 8/1-8/31/24	$ 12,708.37
	Builders Paving LLC	2024 Street Resurfacing - 10/16/24	745,853.41
	Soil Engineering and Testing Consultants LLC	Material Testing Services Infrastructure Projects 5/1-5/31/24	3,072.00
		Material Testing Services Infrastructure Projects 5/31-6/30/24	2,163.00
		Material Testing Services Infrastructure Projects 7/1-7/31/24	1,707.50
023 Street Improvement Construction Fund Total			**$ 765,504.28**
024 Flood Control Construction Fund			
	Christopher B. Burke Engineering Ltd	Stormwater Management Master Plan 7/28-8/31/24	$ 31,338.75
	Spaceco Inc	2024 Drainage Improvements -7/28-8/31/24	26,167.50
024 Flood Control Construction Fund Total			**$ 57,506.25**
040 Refuse Disposal Fund			
	ICMA Retirement Trust - 457	MissionSquare 457	$ 247.06
	Illinois Department of Revenue	IL State Withholding	697.58
	IMRF	IMRF EFT August 2024	5,945.42
	Internal Revenue Service	Federal Withholding	4,696.34
	International Union of Operating Engineers	IUOE PW Membership Dues	154.55
	Nationwide Mutual Insurance Company	Nationwide 457	517.72
	Solid Waste Agency of Northern Cook County	SWANCC - October 2024	106,243.00
	Third Millennium Associates Inc	Utility Billing 9/15/24	839.09
	Village of Mount Prospect	Flex - Mass Transit, Medical, and Dependent Care	96.04
040 Refuse Disposal Fund Total			**$ 119,436.80**
041 Motor Fuel Tax Fund			
	Builders Paving LLC	2024 Street Resurfacing Program - 10/16/24	$ 40,999.99
	Constellation NewEnergy, Inc.	Electricity - 1901 1/2 Seminole - 7/15-8/13/24	54.98
		Electricity - 755 S Meier - 8/1-8/30/24	57.08
		Electricity - 1051 N Elmhurst - 8/5-9/4/24	283.29

VILLAGE OF MOUNT PROSPECT
List of Bills
September 11, 2024 - September 24, 2024

Fund	Vendor Name	Invoice Description	Amount
041	**Motor Fuel Tax Fund (continued)**		
	Illinois State Treasurer	Traffic Signal Maintenance 4/1-6/30/24	10,898.64
	Lyons & Pinner Electric Companies	2024 Traffic Signal Maintenance 8/16/24	528.00
041	**Motor Fuel Tax Fund Total**		**$ 52,821.98**
046	**Foreign Fire Tax Board Fund**		
	Comcast	Cable Service - 111 E Rand Rd, 09/03/24 - 10/02/24	$ 237.96
	First Responder Behavioral Health LLC	2024 Annual Behavioral Health Assessment - 52 members	3,140.00
	UMB Card Services	Credit Card 8/1/24 - 8/31/24 (EFT 9/25/24)	869.04
046	**Foreign Fire Tax Board Fund Total**		**$ 4,247.00**
049	**Prospect and Main TIF District**		
	Klein, Thorpe and Jenkins, LTD	Legal Services through 7/31/2024	$ 2,585.26
	SB Friedman Development Advisors LLC	Professional Services through 8/30/24 - 200 S Main	19,883.75
		Professional Services 2/3/24-8/30/24 - 105 S Main	5,968.75
049	**Prospect and Main TIF District Total**		**$ 28,437.76**
050	**Water and Sewer Fund**		
	ACS State & Local Government Solutions	Illinois State Disbursement Unit	$ 11.56
	Amazon Capital Services	Video capture card for TV truck	38.20
	American Public Works Assoc.	APWA PWX Conference Registration 9/9/24	1,118.00
	Aries Industries, Inc.	Nitrogen cylinders for the televising camera	125.42
	Badger Meter Inc	Meters for new townhomes on Lincoln/School	7,280.00
	Ciorba Group Inc	Fairview gravity sewer inspection 7/27-8/30/24	11,126.75
	HBK Water Meter Service	Meter exchange and clear water program 8/29-9/11/24	11,923.00
	ICMA Retirement Trust - 457	MissionSquare 457	2,566.08
	Illinois Department of Revenue	IL State Withholding	5,431.79
	IMEG Consultants Corp	Water main replacement, inspection services 8/31/24	8,950.00
	IMRF	IMRF EFT August 2024	35,916.49
	Internal Revenue Service	Federal Withholding	35,120.48
	International Union of Operating Engineers	IUOE PW Membership Dues	1,635.07
	Joel Kennedy Constructing Corp	Fairview Gravity Sewer Project 9/13/24	293,535.64
	KorTerra Inc	Korweb Locate Management Plus 09/07/2024-09/06/2025	5,915.20
	Lauterback & Amen LLP	Audit Services rendered for FY2023 - Final	6,290.00
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 6/27/24	1,110.73
		Debris Hauling and Aggregate Material Delivery 7/2/24	1,640.83
		Debris Hauling and Aggregate Material Delivery 9/10/24	784.88
		Debris Hauling and Aggregate Material Delivery 9/11/24	1,117.67
		Debris Hauling and Aggregate Material Delivery 9/12/24	3,771.34
	Menard Inc.	Eye hooks, screws and drill bit	24.38
	Merchants Credit Guide Co	Miscellaneous Billing Collection Services 8/2024	30.00
		Utility Collections Services 8/2024	116.34
	Nationwide Mutual Insurance Company	Nationwide 457	1,548.33
	NW Suburban Municipal Joint Action Water Agency	JAWA - August 2024	754,306.00
	Purple Rose Florist Inc.	Sympathy Arrangements 8/11-8/15/24	290.00
	Staples Contract & Commercial, Inc.	Paper and pens	37.85
	Tank Industry Consultants, Inc.	Tank 5N Evaluation and report 8/30/24	6,950.00
		Booster Pump St 4 Rehab design/construction/eng services 9/5/24	12,177.00
	Third Millennium Associates Inc	Utility Billing 9/15/24	2,464.91
	UMB Card Services	Credit Card 8/1/24 - 8/31/24 (EFT 9/25/24)	16.06
	Village of Mount Prospect	Flex - Mass Transit, Medical, and Dependent Care	568.77
	W. W. Grainger, Inc.	E-Track for sound trailer	158.34
	Ziebell Water Service Products	Water main repair clamps and gaskets	1,457.85
050	**Water and Sewer Fund Total**		**$ 1,215,554.96**
052	**Parking System Revenue Fund**		
	Village of Mount Prospect	Water 8/6/24 - 9/9/24 (Meter #40215)	$ 84.87
052	**Parking System Revenue Fund Total**		**$ 84.87**

VILLAGE OF MOUNT PROSPECT
List of Bills
September 11, 2024 - September 24, 2024

Fund	Vendor Name	Invoice Description	Amount
060 Vehicle Maintenance Fund			
	Advance Stores Company, Inc.	620 Engine mounts	$ 107.54
		612 Encoder ring	110.85
		Parts And Supplies - Credit	(629.66)
		607 Radiator fan	359.67
		601 Left Motor Mount	125.79
	Amazon Capital Services	Vinyl application fluid, squeegees, 311 floor mat	216.66
	Arlington Heights Ford	615 Trans mount	104.25
		Parts And Supplies - Credit	(42.24)
	Chicago Parts & Sound LLC	612 Battery	189.78
		Battery for Polaris	85.49
		Parts And Supplies - Credit	(195.94)
	Colfax Welding & Fabricating Inc.	Cab protector fabricated for 2728	1,304.16
	Commercial Tire Services Inc	530 Rear tires 8/13/24	2,395.84
	D and B Auto Glass, Inc.	4506 Right Door glass 8/16/24	250.00
	Elliott Auto Supply Co, Inc.	Parts And Supplies - Credit	(172.02)
		Engine for 640 and gasket kit	5,328.00
		Shop Gloves	231.00
		640 Radiator	119.08
	Headco Industries, Inc.	4504 Conveyor bearings	175.80
	ICMA Retirement Trust - 457	MissionSquare 457	1,517.99
	Illinois Department of Revenue	IL State Withholding	1,931.68
	IMRF	IMRF EFT August 2024	14,715.11
	Internal Revenue Service	Federal Withholding	12,051.30
	International Union of Operating Engineers	IUOE PW Membership Dues	719.17
	Interstate Power Systems, Inc.	Turbo Assembly rebuild/CORE	5,764.56
		530 Rear main seal	61.79
		530 Gaskets for turbo and trans replacement	106.35
		530 Coolant Tube	142.37
	LKQ Midwest Inc	Passenger seat for Fire Tender 551	350.00
	MacQueen Equipment LLC	Trans oil cooler 530 emergency repair	3,905.49
		Valve seal for 516	408.20
	McMaster-Carr Supply Co	Key tags for new trucks	129.78
	Mid-Town Petroleum Acquisition LLC	Grease for stock	619.83
	NAPA Auto Parts	Fuse for 601	12.62
		Starter for 640	134.87
		Parts And Supplies - Credit	(236.00)
		634 Oil pressure sensor	17.73
		516 Radiator hose	130.12
		Penetrant oil	215.76
		640 Oil pan gasket	59.80
		640 Lower hose	45.55
		640 Upper Rad Hose	12.59
	Nationwide Mutual Insurance Company	Nationwide 457	22.50
	Ronco Industrial Supply	Shop Supplies	105.27
		Shop Supplies	264.99
		Shop Supplies	104.05
	Rush Truck Centers of Illinois, Inc.	4522 Trans dipstick tube	96.12
		Stock fuel filters	483.44
		2755 Trans dipstick tube	238.37
		Trans dipstick tube for stock	238.37
		2728 Trans fittings	38.89
		2728 Belts tensioners and trans cooler hoses	1,023.09
		4517 Auto drain valve	282.89
		Pipe tail chrome	569.14
		4517 Air tank and fittings	1,521.67
		4517 Fitting air tank	14.30
		2757 Relay	26.46
		4522 Fuel primer pump	864.81
		530 Rear brake chambers	570.00
		Parts And Supplies - Credit	(266.00)
		Parts And Supplies - Credit	(569.14)

VILLAGE OF MOUNT PROSPECT
List of Bills
September 11, 2024 - September 24, 2024

Fund	Vendor Name	Invoice Description	Amount
060 Vehicle Maintenance Fund (continued)			
	Rush Truck Centers of Illinois, Inc. (continued)	4522 Fuel regulator	53.94
		Spare fuel pump	266.00
		4522 fuel return line fitting	33.30
		4522 Fuel return line	98.45
	Standard Equipment Company	4504 Broom bear dirt shoes and tow links	5,220.58
	Transactive Inc	P-35 Transmission rebuild	3,272.50
	UMB Card Services	Credit Card 8/1/24 - 8/31/24 (EFT 9/25/24)	362.09
	Valvoline Inc	Coolant HD for trucks stock	139.14
	Village of Mount Prospect	Flex - Mass Transit, Medical, and Dependent Care	230.66
	W. W. Grainger, Inc.	Respirator cartridges	459.57
060 Vehicle Maintenance Fund Total			**$ 68,646.16**
061 Vehicle Replacement Fund			
	MPC Communications & Lighting	PW Emergency Lighting for new Trucks	$ 3,470.00
	Rush Truck Centers of Illinois, Inc.	New 4537 chassis	94,012.00
	Suburban Accents Inc	Decals and striping for 16 new PW vehicles	3,300.00
	Sutton Ford, Lincoln, Mercury, Inc.	New F-250 2wd 314/renamed 2714	44,283.00
		New F-250 4x4 2731 Replacement	48,879.00
		New F-2504x4 2732 Replacement	48,879.00
		New F-250 2wd truck replacement for 4522	44,283.00
		New F-250 4x4 Pickup for 2744	48,879.00
		New F-250 4x4 2759	48,879.00
		New 4539 F-250 4x4 pickup	48,879.00
		New F-550 Chassis for 2716	55,029.00
		New F-550 Chassis for 2718	55,029.00
		new F-550 Chassis for 2749	55,029.00
	Ziebart of Illinois	Rust proofing for 509 9/16/24	800.00
061 Vehicle Replacement Fund Total			**$ 599,630.00**
062 Computer Replacement Fund			
	CDW LLC	Replacement Printer for PD	$ 307.03
062 Computer Replacement Fund Total			**$ 307.03**
063 Risk Management Fund			
	Favia, Joseph	PSEBA Reimbursement - October 2024	$ 1,174.84
	Intergovernmental Risk Management Agency	Deductible - August 2024	88,744.57
		TPA Claims - August 2024	490.00
	UMB Card Services	Credit Card 8/1/24 - 8/31/24 (EFT 9/25/24)	188.89
063 Risk Management Fund Total			**$ 90,598.30**
073 Escrow Deposit Fund			
	41 N Contractors	Refund Maintenance Guarantee Permit #CB23-1104 (915 Rand Rd)	$ 10,000.00
	A Garden Guy Inc	Refund Escrow Permit #RB240572 (209 Withorn)	100.00
	American Cleaning & Restoration Inc	Refund Escrow Permit #RB239158 (702 Pine)	150.00
	American Residential Services	Refund Escrow Permit #RB24-0330 (Replace check #855084)	100.00
	Anix Inc	Refund Escrow Permit #RB241155 (127 Horner Ln)	150.00
	BBP Plumbing Inc	Refund Escrow Permit #RB237260 (1812 Catalpa)	100.00
	Bella Design & Construction	Refund Escrow Permit #RB240983 (1767 Tano)	100.00
	Cane's Chicken Fingers	Refund CNAD Permit #CB23-1104 (915 Rand Rd)	38,750.00
	De La Torre Concrete Inc	Refund Escrow Permit #RB238128 (722 Hiawatha Ct)	100.00
	Dicke, Donald	Refund Escrow Permit #RB241005 (107 S Louis)	100.00
	Duft, Zona	Refund Escrow Permit #RB240506 (1007 Ash)	100.00
	England Plumbing Inc	Refund Escrow Permit #RB241054 (402 Oak)	100.00
	Flush Sewer & Drain	Refund Escrow Permit #RB241410 (417 Russel)	100.00
	Four Seasons Heating & Air Conditioning	Refund Escrow Permit #RB240440 (510 Fairview)	100.00
		Refund Escrow Permit #RB241402 (521 Louis)	100.00
	Friese, David	Refund Escrow Permit #RB241219 (806 Can Dota)	100.00

VILLAGE OF MOUNT PROSPECT
List of Bills
September 11, 2024 - September 24, 2024

Fund	Vendor Name	Invoice Description	Amount
073 Escrow Deposit Fund (continued)			
	Heartland Garage Builders	Refund Escrow Permit #RB241434 (513 Prospect Manor)	150.00
	Howards Heating & Cooling	Refund Escrow Permit #RB241300 (613 Central)	100.00
	Illinois State Police	Seized Funds Case #18-00839	186.24
		Seized Funds Case #06-16209	255.35
		Seized Funds Case #20-12041	1,889.00
		Seized Funds Case #20-12881	1,528.00
		Seized Funds Case #19-11747	1,200.00
	Kirk, Cheryl & Patrick	Refund Escrow Permit #RB241114 (105 Euclid)	100.00
	Malloy, Daniel	Refund Escrow Permit #RB240831 (517 Eastman)	100.00
	Mike Catalano Cement Work	Refund Escrow Permit #RB241021 (1810 Thornwood)	100.00
	Oliveri, Sal	Refund Escrow Permit #RB241326 (700 Milburn)	100.00
	Penco Electric	Refund Escrow Permit #RB241223 (402 Oak)	100.00
	Predovich, Michael	Refund Escrow Permit #RB241276 (710 Emerson)	100.00
	Procat Construction & Remodeling	Refund Escrow Permit #RB239238 (1403 Apricot Ct B)	150.00
	Quality Plumbing Services	Refund Escrow Permit #RB241424 (917 S Elm)	100.00
	Rhee, Mia	Refund Escrow Permit #RB241401 (215 Evanston)	100.00
	RJ Concrete Inc	Refund Escrow Permit #RB240399 (509 N Main)	100.00
	Russel J Lokun Landscape & Design	Refund Escrow Permit #RB241107 (610 St Cecilia)	100.00
	S&J Plumbing	Refund Escrow Permit #RB241392 (607 Dogwood)	500.00
	Skor Construction Inc	Refund Escrow Permit #RB238723 (403 Wille)	150.00
	TCD Concrete Works Inc	Refund Escrow Permit #RB241362 (1430 Birch)	100.00
	The Concrete Doctors	Refund Escrow Permit #RB237517 (113 S Waverly Pl)	100.00
	Third District Circuit Court	Bond Check Traffic 9/18/24	1,500.00
	UMB Card Services	Credit Card 8/1/24 - 8/31/24 (EFT 9/25/24)	(2,244.50)
	Xclusive Concrete & Brick Paving	Refund Escrow Permit #RB240613 (1703 Beech)	100.00
073 Escrow Deposit Fund Total			**$ 56,914.09**
Grand Total			**$ 5,162,060.26**

Item Cover Page

Subject	**Motion to Approve a Master Service Agreement and Statement of Works with Paymerang, LLC for Vendor Payment Services.**
Meeting	October 1, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

The Village uses a traditional accounts payable system through its financial ERP New World. Most vendors are paid with checks, while the Village uses the online ACH system for select transactions involving large debt service payments. Most employees are paid using the direct deposit system. The Village annually processes 26,000 invoices, totaling $102 million in payments.

The current accounts payable system has shortcomings. It is paper-driven, requiring the Village to print and mail checks. Neighboring towns have recently reported the United States Postal Service (USPS) mishandling paper checks. There have also been instances of fraud with mailed check payments. The Village relies on a positive pay system offered by our banking partners. In this system, the bank is notified about upcoming payments in advance. If a check or ACH comes for clearing and the bank cannot confirm it with our data through the positive pay system, they flag it for us. Staff then has a few hours to approve or reject the payment. The Village has successfully stopped multiple fraudulent payments using the positive pay system.

The positive pay system can help prevent some fraudulent payments, but not all. If a legitimate check issued by the Village is stolen from the mail and deposited into a fraudulent bank account under a similar name, it may be cashed without being flagged by the positive pay system. This type of fraud may not be detected in time. A local government recently experienced similar fraud totaling more than $50,000.

USPS has advised against mailing checks due to fraud risk. The Village has updated its accounts payable processing in response. The Village no longer mails checks of $20,000 or more. These checks are held for pickup at the Finance Department for three days after Board approval. After the third day, the Village sends these checks via UPS at a cost of around $8 per mailing. This may result in an annual mailing cost of $3,000. This is a temporary solution, and the Village should establish a secure and cost-effective online payment system for the long term. The goal is to find a system that is:

- Secure for online payments,
- Offers on-time, and accurate, payment delivery to vendors,
- Integrates with the Village's financial ERP system,
- Is easy for vendors and village staff to use.

Discussion

Currently, the Village has the option to save banking information from vendors and make ACH payments using existing systems. Staff is opposed to collecting and storing financial information from vendors in our system due to security concerns. Even though the data in the ERP New World software is stored in the cloud, the Village will be responsible for collecting and entering the data. There is no vendor portal available for vendors to securely interact with the system and provide their data. Both the data collection and data entry will be manual and will have to be handled through email. This is not secure and exposes the Village to various liabilities.

Staff evaluated several online payment systems, including NewWorld, PaymentWorks from Chase, Online Payments from Fifth Third Bank, and Paymerang.

Staff found that each system offers some version of an online payment portal where vendors can sign up and select their preferred payment method. Most programs offer card payments and ACH transactions and provide rewards for card payments accepted by vendors.

Paymerang's solution came closest to staff expectations and is analyzed below. Based on the analysis and review, staff recommends entering into a contract with Paymerang for the ePayment solution. Paymerang analyzed the Village's annual accounts payable items and shared the summary below.

	CARD	ACH	CHECK
Est Total Spend	$5,834,185	$36,044,995	$60,106,649
Est Pay Volume	4,134	12,867	9,015
Avg Pay Size	$1,411	$2,801	$6,668

Many of the Village's current vendors are already in Paymerang's database, and based on the above analysis, $5.8 million worth of payments can be made with their virtual credit card system. The card payments can provide potential rebates totaling $52,508 to the Village annually. The annual cost of the Paymerang system is estimated at $49,469. After offsetting the costs, the Village is expected to get a net rebate of $3,038. The Village will save close to $10,000 in mailing costs.

Rebate Breakdown

Estimated Rebate Breakdown

	Price		Volume		$
Gross Rebate	90	$	5,834	$	52,508
Card Costs $	2.00		4,134	$	(8,268)
ACH Costs $	0.75		12,867	$	(9,650)
Ck Costs $	3.50		9,015	$	(31,551)
Net Rebate				$	3,038

Paymerang is SOC II-certified (System and Organization Control), certifying Paymerang as a trusted financial partner. The system is also PCI (Payment Card Industry) compliant, OFAC (The Office of Foreign Assets Control) Compliant, and offers a positive pay system. The system properly segregates duties and multi-level approvals, and staff highly recommend strong internal controls so that no one person has all the authority to create a vendor, enter invoices, and approve payments. As part of the agreement and statement of work, Paymerang agrees to maintain commercial general liability insurance coverage for errors and omissions, employee theft, forgery, computer fraud, cybersecurity fraud, funds transfer fraud, currency fraud, and credit card fraud, with minimum limits of $2,000,000 per occurrence, with a reputable and financially responsible insurer with an A.M. Best rating of "A" or above.

Based on the above information, the Finance Department recommends procuring an ePayment solution from Paymerang. If approved, staff can implement this product before the end of the year. Since there are no budgetary impacts, the item does not require any budget amendment. The Village Attorney is reviewing the attached agreement; the final agreement will be executed after getting approval from the Village's legal team.

Alternatives

1. Approve the attached Master Service Agreement and Statement of Works with Paymerang LLC for Vendor Payment Services.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the attached Master Service Agreement and Statement of Works with Paymerang LLC for Vendor Payment Services.

Attachments

1. Village of Mount Prospect MSA and SOW

paymerang

Master Services Agreement

This **Master Services Agreement** (“Agreement”) is entered into by and between Paymerang, LLC ("Paymerang"), a Virginia limited liability company located at 7401 Beaufont Springs Drive, Ste. 300, Richmond, VA 23225 and **Village of Mount Prospect** located at 50 South Emerson Street, Mount Prospect, IL 60056 (“Client”), and is effective as of the date of execution by Client (the “Effective Date”). Paymerang and the Client may each be referred to individually as a “Party” or collectively as the “Parties” throughout this Agreement.

WHEREAS, Client and Paymerang desire to enter into an agreement for Paymerang to provide vendor payment services and any additional digital services as the Parties agree to in separate statements of work (individually a "SOW" and collectively "SOWs").

THEREFORE, the Parties hereby agree as follows:

All SOWs, attachments and exhibits to this Agreement (each an "Exhibit" and collectively, “Exhibits”) are incorporated by reference herein and made a part of this Agreement as of the date of their respective effective dates. In the event of any conflict between the terms of an Exhibit and the terms contained in this Agreement, the terms in this Agreement shall control unless the Exhibit states that the Parties are modifying the terms of this Agreement, with specific reference to the section(s) of this Agreement to be modified. Any such modification shall be limited in application to the related Exhibit.

1. **SERVICES PROVIDED**

   Paymerang agrees to perform the services for Client as described in one or more SOWs subject to the terms and conditions of this Agreement (the "Services"). Any changes made to any SOW shall be approved by both Parties in writing. The Parties may add additional services and products to this Agreement by amending in writing or executing a new SOW pertaining to such services or products which will be deemed to be incorporated into this Agreement as agreed to in writing or in any amendment.

   Paymerang represents and warrants: (i) that in providing the Services, Paymerang will employ a degree of skill and care that is consistent with industry standards as designated and set forth in any SOW; (ii) that Paymerang will complete an annual System and Organization Controls (SOC) attestation to demonstrate its commitment to internal controls as applicable to the Services provided; (iii) that the Services will not violate or infringe on any patent, copyright, trademark, trade secret or other intellectual property or proprietary right of any other Party; and (iv) that, with respect to any software used in conjunction with the Services, Paymerang has all rights necessary to provide or use such software for the benefit of Client.

   Upon completion of this process and during the Term of this Agreement, Paymerang may require Client to provide additional information that is required of it by governmental agencies and/or partners, including but not limited to beneficial ownership information.

Each Party represents and warrants to the other Party that it will comply with all state, federal, and local laws, rules, and regulations applicable to its performance of this Agreement.

2. PAYMENT FOR SERVICES AND TAXES

Paymerang shall send billing statements to the Client according to the terms in each respective SOW. Client will pay all sales, use, excise, value-added, consumption and similar taxes assessed on or applicable to the provision of the Services to Client by Paymerang. Notwithstanding the foregoing, each Party is responsible for payment of its taxes based on its own income, taxes on property it owns or leases, or any business license fees required for its business. Paymerang acknowledges that the fees owed by Client to Paymerang will not be taxed. Client agrees to provide proof of its tax-exempt status within thirty (30) days of the Effective Date.

3. TERM AND TERMINATION

The initial term of this MSA ends one (1) year after this MSA is executed by Client ("Term"). The Term of this MSA will renew automatically for additional consecutive terms of one (1) year. Paymerang may change the terms of the MSA at any time, including, without limitation, in the event of any new or future changes to applicable law, the interpretation thereof or changes in the card issuer network rules, and will notify Client of any such changes at least thirty (30) days prior to the effective date of such change, unless a shorter notice period is required by applicable law or card issuer network rules. If Client does not agree to any such change, it may provide written notice to Paymerang of its objection to such change within ten (10) days after receipt of notice from Paymerang of the change, and, upon receipt of such objection, Paymerang may withdraw the change by written notice to Client. If Paymerang does not withdraw the change, Paymerang shall promptly notify Client, and such change will become effective on the date specified in the original notice of change to Client; provided that Client may terminate the applicable SOW with written notice to Paymerang within fifteen (15) days after the effective date of such change. Unless Client provides notice of its objection as set forth above and exercises its right to terminate in the event Paymerang does not withdraw such change, retention or use of the Services after the effective date of any such change will constitute acceptance of the new terms.

Either Party may terminate this Agreement for any reason by providing ninety (90) days written notice to the other Party specifying the termination date of not less than ninety (90) days from the date of the notice.

However, either Party may terminate this Agreement immediately upon: (1) a breach by the other Party of any material term of this Agreement that is not cured within thirty (30) days after delivery to the defaulting Party of a reasonably detailed written notice explaining the default; (2) a material breach by the other Party of any term of this Agreement that is not capable of being cured; (3) the initiation of insolvency or bankruptcy proceedings of the other Party; (4) the unauthorized

assignment or transfer by the other Party of any of the obligations imposed hereunder; (5) receipt of a notice from any regulatory or governmental body or official that this Agreement is unlawful; or (6) the issuance of a regulatory agency formal cease and desist mandate that is not cured within sixty (60) days.

4. INSURANCE

Paymerang agrees to maintain commercial general liability insurance coverage, errors and omissions, employee theft, forgery, computer fraud, cyber security fraud, funds transfer fraud, currency fraud, and credit card fraud, with minimum limits of $2,000,000 per occurrence, with a reputable and financially responsible insurer with an A.M. best rating of "A" or above.

5. SECURITY

Subject to any Client obligations and requirements in this Agreement, including any SOW, Paymerang will maintain adequate security over Client information using commercially reasonable safeguards over the hardware, software, personnel and processes it uses to support the delivery of payments and related services to the Client.

Client is solely responsible for any technology, processes, or procedures necessary to secure Client's Internet connection, email addresses, passwords, and any security tokens needed to access Paymerang's software and network, or to communicate with Paymerang under this Agreement. Client understands and acknowledges that Paymerang is not responsible if the email address of the Client employee or administrator is compromised and Paymerang subsequently receives an email from the compromised email.

6. DATA PROTECTION

Paymerang has and will retain sole responsibility for safeguarding: (a) all Client data, information, messages and other materials, in any form or format, provided by Client to Paymerang for the Services ("Client Data"), including its content, development and use; (b) all information, instructions and materials provided by or for the Client in connection with the Services; (c) the security and use of Client's and its users' log-in credentials ("Client Credentials") for all Client accounts and for all access to the Services.

Client shall employ and maintain throughout the Term all necessary physical, administrative and technical controls and security safeguards necessary to: (a) securely administer the distribution and use of all Client Credentials and protect against any unauthorized access to or use of the Services; and (b) control the content and use of Client Data, including the uploading or transfer of Client Data. Additionally, Client is responsible for all access to and use of the Services directly or indirectly by or through the Client or the Client Credentials, with or without Client's knowledge or consent.

Paymerang shall implement and maintain an information security program that includes administrative, electronic, technical, physical and other security measures and safeguards

reasonably designed, at a minimum, to: (a) ensure the confidentiality, integrity and availability of all Client Confidential Information and Client Data; (b) protect against any unauthorized access to or use of such Client Confidential Information and Client Data; (c) protect against any anticipated threats or hazards to the security or integrity of Client Confidential Information and Client Data; (d) limit access to Client Confidential Information and Client Data to only Paymerang personnel who have a reasonable need for such information; (e) instruct all persons who have access to Client Confidential Information and Client Data of the obligation to maintain the confidentiality thereof; and (f) ensure the proper, secure and lawful disposal of Client Confidential Information and Client Data as required or appropriate.

Paymerang agrees that it shall: (a) notify Client of a Security Breach affecting Client Data and/or Client Credentials as soon as practicable, but no later than seventy two (72) hours after Paymerang determines that a Security Breach has occurred; (b) update Client as to the progress toward and status of Paymerang's remediation of any Security Breach; and (c) take the appropriate steps to mitigate and remedy the Security Breach. As used herein, "Security Breach" means any unauthorized access to or use, disclosure, alteration, destruction of Client Confidential Information, Client Credentials and/or Client Data.

Client agrees that if it suspects or becomes aware of any Security Breach it shall (a) within seventy-two (72) hours notify Paymerang in writing after determining that a Security Breach has occurred and (b) reasonably cooperate with Paymerang to remediate the Security Breach, and (c) at Client's sole expense, to prevent or stop future Security Breaches.

The suspecting party will defend, indemnify and hold the other, and its respective officers, directors, employees and agents, harmless from and against any and all claims, suits, causes of action, liability, loss, costs and damages, including reasonable attorney fees, arising out of or relating to any third party claim arising from (i) the indemnifying party's breach of, or failure to meet, its obligations as set forth herein and/or (ii) the indemnifying party's contributing acts or omissions.

Payment Data is owned by Paymerang and/or the Issuer. "Payment Data" means (i) the name, address, phone number, and email address of the payment recipient that is solely maintained for the issuance and operation of the Services under the Agreement and SOWs; (ii) numeric information associated with a payment issued by an issuing bank and that is not provided by Client; and (iii) "non-public personal information" and "personal identifiable financial information," that is subject to Title V of the Gramm Leach Bliley Act and its implementing regulations at 12 C.F.R. Part 364, App. B (Interagency Guidelines Establishing Information Security Standards), as updated from time to time.

7. CONFIDENTIALITY

The Parties anticipate that each Party may disclose confidential information to the other Party. The Parties therefore desire to establish terms governing the use and protection of certain

information disclosed by one Party (“Owner”) to the other Party (“Recipient”). Confidential Information of a Party shall at all times be the Owner’s property, and Owner retains all worldwide right, title and interest in and to its Confidential Information and all of its intellectual property rights.

“Confidential Information” means (i) the terms and conditions of this Agreement, (ii) non-public aspects of Paymerang’s website and the operation thereof, Paymerang’s technology, Paymerang’s software and network, the Services, and Paymerang’s business and technical information and data, (iii) Client data, and non-public aspects of Client’s technology, computer programs, and business and technical information and data, and (iv) any information that either is disclosed in tangible form and marked confidential, or, if initially disclosed orally or visually, is identified as confidential at the time of disclosure or that by the nature of the circumstances surrounding such disclosure or receipt, or by the nature of the information itself would be treated as proprietary or confidential by a reasonable person.

"Confidential Information" shall not include information that: (i) is already in the possession or control of Recipient at the time of its disclosure; (ii) is, or becomes publicly known, through no wrongful act of Recipient; (iii) is received by Recipient from a third party free to disclose it without obligation to Owner, (iv) is independently developed by Recipient without access to the Confidential Information as evidenced by its written and dated records and without any breach of this Agreement; or (v) is the subject of a written permission to disclose provided by Owner.

Recipient may use Confidential Information of Owner only for the purposes of this Agreement, and may disclose such Confidential Information to third parties only as may be reasonably required to perform Recipient's obligations under this Agreement. Prior to such disclosure, Recipient shall obtain the written consent of Owner; provided, however, (i) Recipient shall not be required to obtain Owner’s consent to disclose such Confidential Information or the terms of this Agreement to a court or other governmental or regulatory body pursuant to a lawful order, subpoena, or document request so long as Recipient: (a) provides prior notice to Owner of any such obligation to disclose if legally permitted to do so, and in any event as soon as reasonably practicable; (b) provides Owner, at Owner’s sole cost and expense, a reasonable opportunity to interpose an objection or obtain a protective order protecting the confidentiality of the Confidential Information and requiring that the Confidential Information so disclosed be used only for the purposes for which the order was issued; and (c) cooperates with the efforts of Owner under (b), as reasonably requested by Owner;

Additionally, Paymerang shall not be required to obtain Client's consent to disclose such Confidential Information or the terms of this Agreement to (a) its banking partner or any other financial institution Paymerang transacts business with for the purposes of performing Paymerang’s obligations under this Agreement and provided such financial institution is subject to confidentiality obligations at least as stringent as those applicable to Paymerang hereunder; or (b) to any potential purchaser of Paymerang or its assets, provided that Paymerang requires the potential purchaser to enter an undertaking that subjects it to confidentiality obligations that are as stringent as those applicable to Paymerang hereunder.

Recipient shall protect Confidential Information from unauthorized disclosure to others, using the same degree of care which it uses to maintain the secrecy of its own Confidential Information and in any event not less than reasonable care; provided that Paymerang will protect the confidentiality of Client Confidential Information in accordance with the Section titled "Security" above.

Upon termination or expiration of this Agreement or at any time upon Owner's request, Recipient shall return or destroy all Owner's Confidential Information in its possession or control and, upon completion, certify in writing to such return or destruction, subject to the right of Recipient to maintain one copy of such information for archival purposes upon approval from Owner, or as required by law or by industry regulations.

Further, without limiting the generality of the foregoing sentence and notwithstanding anything contained herein to the contrary, Paymerang shall have the right to use the data transmitted to Paymerang, including Confidential Information, in the course of providing any Services under the Agreement and/or SOW for: (i) analyzing or improving Paymerang's services (including analyzing Client or user behavior and market trends) or using other general business purposes (including for training and development); (ii) preparing and furnishing analyses and other internal and external reports (including to existing or prospective Clients of Paymerang) of aggregated, anonymized information (any necessary aggregation and de-identification of Confidential Information shall be conducted in accordance with commercially reasonable industry standards); (iii) providing other products or services including those involving data analytics to Client or other customers or third-parties, except that Confidential Information utilized in such products or services will only be disclosed or provided in aggregated, anonymized form; and (iv) the purpose of complying with applicable law, including as may be required or requested by any judicial process or governmental authority, or Paymerang's applicable policies, procedures or practices. Client consents to Paymerang's use of and assigns to Paymerang all rights, title and/or interest to any anonymized and/or aggregated data, which may include Client's Confidential Information on an anonymized basis, for purposes described herein.

Paymerang acknowledges and understands that Client, as a unit of local government, is subject to the Illinois Freedom of Information Act (5 ILCS 140, et seq.). As such, and irrespective of any provision to the contrary in this Agreement, Client may disclose information contemplated by this Section, this Agreement, or other correspondence or services provided, subject to Freedom of Information Act disclosure without consultation or without notice to Paymerang unless Paymerang specifically identifies whether and what information is protected such that Section 7(g), 7(h) or 7(i) of the FOIA would apply. Client makes no representation, warranty, or guaranty that the information will remain confidential under the FOIA, and Client makes no promise or commitment that it will expend legal fees or other resources associated with a court action or other administrative proceeding that may arise out of a FOIA request denial for such information, or otherwise.

The terms of this Section shall survive the expiration or termination of this Agreement.

8. PROPRIETARY RIGHTS

Ownership of any and all intellectual property of Paymerang, including the Paymerang software and network, the "Paymerang" trade name, all logos associated with the Services, and any formula, pattern, compilation, program, device, method, technique, or process of Paymerang (collectively, "Paymerang Property"), shall remain exclusively vested in and be the sole and exclusive property of Paymerang. No right or license is granted to Client to use the Paymerang Property, and Client agrees not to use the Paymerang Property during the term of this Agreement or after the expiration or earlier termination of this Agreement. From time to time, Paymerang may solicit feedback and ideas from Client in order to improve the Paymerang Services or software. Client hereby transfers and assigns to Paymerang any right Client may have to any suggestions, ideas, enhancement requests, feedback, recommendations, or other information developed or generated by Client personnel that directly relate to the Services or the Paymerang software and network. All rights not expressly granted by Paymerang to Client under this Agreement are reserved.

9. RELATIONSHIP OF PARTIES

Nothing in this Agreement shall be construed to create or constitute any employment, agency, partnership, franchise, respondeat superior, or joint venture arrangement by and between the Parties, and neither Party has the power or authority, express or implied, to obligate or bind the other. This Agreement is not intended to create any right, cause of action, or remedy of any nature whatsoever in any third party as a beneficiary or otherwise.

10. INDEMNIFICATION

Paymerang and Client shall indemnify, defend, and hold the other Party, and its affiliates, directors, officers, employees and agents harmless from and against any and all third party claims, demands, damages, costs, expenses (including reasonable attorneys' fees), losses and liabilities incurred which directly arise out of or relate to (i) the indemnifying Party's breach of any material term of this Agreement; or (ii) any act or omission constituting gross negligence or willful misconduct of the indemnifying Party or the indemnifying Party's affiliated entities, directors, officers, employees, or agents.

11. ASSIGNMENT

This Agreement including any SOW may not be assigned or transferred by either Party without the prior written consent of the other Party, which permission shall not be unreasonably withheld. Any attempted assignment without such consent will be void. Notwithstanding the foregoing, either Party may assign its rights and obligations under this Agreement, in whole but not in part, without the other Party's permission, in connection with any merger, consolidation, sale of all or substantially all of the assigning Party's assets, or any other similar transaction, including assignment by law; provided, that the assignee: (a) provides prompt written notice of such assignment to the non-assigning Party; and (b) agrees to be

bound by the terms and conditions of this Agreement. This Agreement is binding on the Parties and their respective successors and permitted assigns.

12. ENTIRE AGREEMENT

This Agreement and any SOWs and Exhibits hereto constitute the complete agreement between the Parties and supersede all prior or contemporaneous agreements or representations, written or oral, concerning the subject matter of this Agreement.

13. SEVERABILITY

In the event that any provision, or any portion thereof, of this Agreement and any SOWs or Exhibits are determined by competent judicial, legislative, or administrative authority to be prohibited by law, such provision or portion thereof shall be ineffective only to the extent of such prohibition, without invalidating the remaining provisions of the Agreement.

14. WAIVER

No delay in enforcement or extension of time or failure to exercise any right hereunder will be deemed to be a waiver of any right by any Party. No waiver of any earlier breach shall be construed as a waiver of a later breach. No waiver shall be effective unless the waiving Party approves such waiver in writing.

15. AMENDMENTS

This Agreement (including all SOWs and Exhibits) shall not be deemed or construed to be modified, amended, or waived, in whole or in part, except by a separate written agreement duly executed by the Parties to this Agreement.

16. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois without regard to its conflicts of law principles. Each Party hereby irrevocably consents to submit to the exclusive jurisdiction of the courts of the State of Illinois or of the United States District Courts located in or having jurisdiction over Cook County, Illinois in any lawsuit, claim, or other proceeding arising out of or relating to this Agreement. Each Party irrevocably waives any objection to the laying of venue in such courts and further agrees not to plead that any such lawsuit, claim, or other proceeding brought in any such court has been brought in an inconvenient forum. **EACH PARTY EXPRESSLY WAIVES ALL RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING ARISING OUT OF OR RELATING TO THIS AGREEMENT.**

17. ATTORNEY'S FEES

If any Party commences legal proceedings for any relief against another Party arising out of or relating to this Agreement, the prevailing Party shall be entitled to an award of reasonable legal costs and expenses, including without limitation reasonable attorney's fees as determined by a court of competent jurisdiction. The prevailing Party shall be that party receiving substantially the relief sought in the proceeding, regardless of whether such proceeding was brought to final judgment.

18. INTERPRETATION; COUNTERPARTS

This Agreement is the result of negotiations between the Parties and is being signed after consultation by the Parties with their respective advisors and legal counsel. This Agreement will not be construed in favor or against any Party by reason of the extent to which any Party participated in the preparation of this Agreement. This Agreement may be executed by digital or Facsimile copy and in any number of counterparts, which shall be deemed the same as an original, and all of which taken together will constitute one single agreement between the Parties.

19. DISCLAIMER/LIMITATIONS

NOTWITHSTANDING ANYTHING IN THIS AGREEMENT TO THE CONTRARY, AND TO THE MAXIMUM EXTENT ALLOWED BY APPLICABLE LAW, NEITHER PARTY SHALL BE LIABLE FOR ANY (I) PUNITIVE, INDIRECT, INCIDENTAL, TREBLE, CONSEQUENTIAL, OR STATUTORY DAMAGES ARISING OUT OF OR RELATED TO THIS AGREEMENT; (II) LOSS OF SAVINGS, PROFIT, DATA, USE, OR GOODWILL; (III) BUSINESS INTERRUPTION; (IV) COSTS FOR THE PROCUREMENT OF SUBSTITUTE PRODUCTS OR SERVICES; OR (V) PERSONAL INJURY OR DEATH, REGARDLESS OF THE CAUSE OF ACTION OR THE THEORY OF LIABILITY, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, AND EVEN IF NOTIFIED IN ADVANCE OF THE POSSIBILITIES OF SUCH DAMAGES.

EXCEPT AS OTHERWISE SET FORTH IN THIS AGREEMENT, AND TO THE MAXIMUM EXTENT CONSISTENT WITH APPLICABLE LAW, PAYMERANG DISCLAIMS ALL EXPRESS OR IMPLIED WARRANTIES, GUARANTEES, OR REPRESENTATIONS OF ANY KIND, INCLUDING THOSE ARISING BY LAW, AND WARRANTIES OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.

20. FORCE MAJEURE

If either Party hereto shall be delayed in or prevented from the performance of any of its obligations under the Agreement due to a Force Majeure Event, then performance of such obligation shall be excused for the period of the delay and the period for the performance of any such obligation shall be extended for a period equivalent to the period of such delay; provided, however, that such Party has implemented and maintained procedures reasonably designed to avoid and mitigate the results of Force Majeure Events. "Force Majeure Event" as used hereunder shall mean a notifiable disease, fire, terrorist act, natural calamity, war, mass

rioting, act or order of government, labor dispute or other event beyond said Party's reasonable control which causes a delay or failure in regard to a Party's performance hereunder. "Force Majeure Event" shall not include financial inability unless caused by a Force Majeure Event. If a Party shall be delayed or prevented from performing its obligations hereunder due to a Force Majeure Event, it may exercise its rights hereunder upon written notice to the other Party. Should a Force Majeure Event last for more than sixty (60) days, the other Party may elect, upon notice, to terminate this Agreement immediately.

21. NOTICES

All notices, requests, demands, waivers and other communications required or permitted hereunder must be in writing and shall be deemed to have been duly given when: (a) delivered by hand with a signed acknowledgement of receipt or confirmed facsimile transmission; (b) when delivered by electronic mail, twenty-four (24) hours after the time and date the electronic mail was sent; (c) one (1) day after delivery by overnight delivery as evidenced by a delivery receipt; or (d) three (3) days after being mailed by commercial courier service, certified or registered mail, return receipt requested, with postage prepaid to the Party at the address and to the person designated below, as may be changed from time to time with written Notice to the other party:

If to PAYMERANG, LLC:

Legal Department

7401 Beaufont Springs Drive, Ste 300

Richmond, VA 23225

Email: legal@paymerang.com

If to VILLAGE OF MOUNT PROSPECT:

Name: _____

Title: _____

Address: _____

City, State, Zip: _____

Email: _____

With a copy to:
Ibrahim A. Moiz, General Counsel
Email: imoiz@paymerang.com

[SIGNATURE PAGE TO FOLLOW

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

The Parties as evidence of their intent to be bound to the terms of this Agreement, hereby voluntarily affix their signatures below.

Agreed to:

PAYMERANG, LLC

By: _____

Printed: Nasser Chanda

Title: Chief Executive Officer

Date: _____

Agreed to:

VILLAGE OF MOUNT PROSPECT

By: _____

Printed: _____

Title: _____

Date: _____

EIN: 36-6006011

Beneficial Ownership Contact Email:

_____

[END OF SIGNATURES]

Exhibit A (Vendor Payment Services)
Statement of Work

This Statement of Work ("SOW") is effective as of the date of execution by Client (the "Effective Date"), by and between Paymerang, LLC ("Paymerang") and **Village of Mount Prospect** ("Client") pursuant to and governed by the Master Services Agreement ("Agreement") entered into between the aforementioned Parties, on the date of execution by Client, and is hereby made an exhibit thereof by reference herein. Any conflict or inconsistency between the provisions of the Agreement and this SOW shall be resolved by giving precedence first to the Agreement and then to the SOW. This SOW shall be non-binding and of no legal effect until signed by the duly authorized representatives of both Parties. Capitalized terms not otherwise defined in this SOW shall have the respective meanings given to them in the Agreement.

A. WHEREAS, Paymerang (a third-party payment processor) is in the business of providing electronic payment processing services.

B. WHEREAS, Client desires to engage Paymerang to provide Client with electronic payment processing services, and other technology under the terms and conditions of this SOW.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1.0 SERVICES PROVIDED

Paymerang will provide for Client the vendor payment services ("Vendor Payment Services") described in Exhibit A-1 of this SOW attached hereto. All changes to the Vendor Payment Services as described in this SOW, including in Exhibit A-1 of the SOW or any additional or special work provided to or for Client, must be priced separately and approved by both Parties in writing in advance. This SOW will automatically terminate in the event Client does not use and Paymerang does not provide the Vendor Payment Services for a period of twenty-four (24) months, such termination to be effective on the first business day after the expiration of such twenty-four (24) month period.

Either Party may terminate this SOW for any reason by providing ninety (90) days written notice to the other Party specifying the termination date of not less than ninety (90) days from the date of the notice.

However, either Party may terminate this SOW immediately upon: (1) a breach by the other Party of any material term of this SOW that is not cured within thirty (30) days after delivery to the defaulting Party of a reasonably detailed written notice explaining the default; (2) the initiation of insolvency or bankruptcy proceedings of the other Party; (3) the unauthorized assignment or transfer by the other Party of any of the obligations imposed hereunder; (4) receipt of a notice from any regulatory or governmental body or official that this SOW is unlawful; or (5) the issuance

of a regulatory agency formal cease and desist mandate that is not cured within sixty (60) days. The termination of this SOW shall not be deemed a termination of any other SOW or the MSA.

2.0 PAYMENT FOR VENDOR PAYMENT SERVICES

Paymerang and Client agree that Exhibit A-2 of this SOW attached hereto sets forth the Cash Rebate Rates that Client will earn and the fees payable by Client to Paymerang. Within sixty (60) days after the end of each given calendar quarter, Paymerang shall provide Client a reasonably detailed statement ("Quarterly Statement") showing the rebates earned by Client during such quarter ("Client Rebates") and the fees accrued and payable to Paymerang during such quarter ("Paymerang Fees").

If the Client Rebates exceed the Paymerang Fees, Paymerang shall pay the difference to Client promptly upon the delivery of the Quarterly Statement. If the Paymerang Fees exceed the Client Rebates (the "Amount Owed"), Paymerang shall invoice the Client upon delivery of the Quarterly Statement. Any such invoices shall be paid via check or wire or ACH net 30 days from the date of the invoice. Overdue balances shall accrue interest at a rate of one and one half percent (1.5%) per month. In the event of a breach or default under this SOW which is not cured within the applicable cure period if any, Client shall be liable for any other sums due Paymerang, including Paymerang's reasonable attorneys' fees, costs and expenses incurred in collecting any sums due or enforcing its rights under this SOW regardless of whether any suit or action is filed. In the event of any dispute with regard to a portion of an invoice, the undisputed portion shall be paid timely as provided herein. Paymerang reserves the right to suspend the Vendor Payment Services if an account becomes past due and will not resume the Vendor Payment Services until the account is brought current and paid in full.

3.0 RELIANCE ON CLIENT INSTRUCTIONS

Client shall provide to Paymerang instructions in writing or by data file ("Instructions") as to which vendors Paymerang is authorized to pay on behalf of Client. Paymerang will rely on such Instructions until otherwise notified in writing.

Client is solely responsible for the content, timeliness and accuracy of all data input, sent to and then subsequently processed by Paymerang. Paymerang is not responsible for Client errors or any liabilities, losses, or damages that result from inaccurate, incomplete or incorrect Client Instructions, or for Instructions Paymerang cannot follow or complete in the ordinary and lawful performance of its obligations. Client shall notify Paymerang in writing of any payment issues within six (6) months of the date of the payment processed date ("Grace Period"). Paymerang shall have no responsibility for payments made on behalf of the Client if notified after the Grace Period.

In addition to any other indemnity and Client obligations, Client shall indemnify, defend and hold harmless Paymerang, its affiliates, directors, officers, employees and agents from and against any

such claims liabilities, losses, or damages arising out of such errors, inaccuracies or incomplete Instructions.

Paymerang will process Client's work according to Client's Instructions and shall be responsible for correcting errors which are caused by Paymerang's equipment, or employees in the course of their work. Paymerang will only be responsible for any reasonable late payment fees assessed against Client resulting from errors or omissions committed solely by Paymerang while making payments on Client's behalf, up to a maximum of $1,000.00 per occurrence. Notwithstanding the above, any Client request for an expedited payment resulting in late fees caused by any Party or third party like the postal service or any courier shall be borne by Client and not Paymerang.

Client will not use the Paymerang Vendor Payment Services for payments including insurance claims, payroll, benefits, retirement pay, or any payment which may require the handling of social security numbers. Client affirms that it will not use the Paymerang Services for any payments which require compliance of HIPAA, STARK, or any other federal or state mandated privacy programs.

4.0 CARD PAYMENT EXCLUSIVITY; PROCESSING CRITERIA

a) AP Invoice Exclusivity:

Paymerang will invest a significant amount of resources, time, and effort to research Client's vendors, provide technical support, and establish Client's electronic payment and/or check printing. In consideration of such investment by Paymerang, and for other good and valuable consideration received, Client agrees not to use or process vendor invoice payments with any other payment processing service provider during the term of this SOW. Notwithstanding the foregoing restrictions, Client may use purchasing cards or P-Cards for up-front payments on purchases and for occasional invoice payments.

b) Card Payment Processing Criteria:

Paymerang's software uses "smart" technology that considers vendor card acceptance, the amount of payment, convenience fees, surcharges, and cash rebates earned to determine whether a payment is processed as a virtual card. Once a vendor has agreed to accept the "card" method of payment, (i) Client shall not authorize such vendor to cease accepting payments using "card" payment method and (ii) will refer such vendor to Paymerang for purposes of considering another method of payment. If Client has a contractual agreement with vendor to pay with a method other than "card", Paymerang will honor those special instructions contingent upon Client notifying Paymerang prior to adding the vendor to the Paymerang solution or providing written evidence that an agreement exists.

5.0 FUNDING AND PROCESSING OF PAYMENTS

Client Funding will occur either by wire transfer, by drawdown wire transfer or by any other method approved by Paymerang ("Client Funding").

a) Wire Funding

Client will deposit funds from its bank account by wire transfer directly into a deposit account at a financial institution as directed by Paymerang ("Funding Account") in an amount necessary to fund all payments that will be processed and cleared for settlement in accordance with Client instructions. The Funding Account will be owned by a financial institution used by Paymerang "for the benefit of" Paymerang's Clients ("Issuer"). Paymerang will also maintain card, ACH, and check settlement accounts ("Settlement Accounts"), that will be owned by Issuer "for the benefit of" Paymerang's Clients. Funds deposited into the Funding and Settlement Accounts may be comingled with other clients' payment funds and Client shall not receive interest on any funds held in any such Funding or Settlement Accounts until Client's payments are processed and settled according to Client's Instructions. Client shall maintain an undivided ownership interest, and Paymerang has no ownership interest, in Client's funds deposited in the Funding and Settlement Accounts until Client's payments are processed and settled according to Client's Instructions. If Client elects to fund by drawdown wire transfer, Client will ensure that such amount is approved with its bank and that sufficient funds are instantly available in the account for Paymerang to initiate the drawdown wire.

Payments issued by Paymerang that are not negotiated by the payee thereof are considered stale ninety (90) days after the date they are issued and will be refunded promptly to Client, with Paymerang having no further responsibility for the payment of such amount to the payee. Paymerang shall under no circumstances be required to use its own funds or assets to pay any vendors of Client, and nothing in this SOW shall be interpreted to require any such action or impose any such obligation upon Paymerang.

b) Other Funding Methods

If Paymerang approves an alternative method of Client Funding the Client Administrator shall provide the information necessary to complete the implementation process of Vendor Payment Services.

6.0 APPLICABLE STANDARDS

Paymerang and Client represent and warrant that the performance of their obligations and the provisions and use of Vendor Payment Services hereunder will comply with standards associated with Nacha (or ACH Rules), Office of Foreign Assets Control (OFAC), Payment Card Industry Data Security Standard (PCI DSS), and Article 4A of the Uniform Commercial Code. Paymerang and Client warrant that they will comply with, and not violate the laws, rules and regulations of the United States of America, as applicable in the performance of this SOW. Client acknowledges and agrees that Paymerang shall have the right to audit Client's compliance with this SOW, including the above-referenced standards, and that Paymerang shall have the right to suspend or terminate execution of any payment instructions immediately upon receiving notice of any breach by Client of this SOW or the applicable standards, laws, rules or regulations.

7.0 DISCLAIMER/LIMITATIONS

The Parties acknowledge that the following provisions have been negotiated by them and reflect a fair allocation of risk and form an essential basis of the bargain and will survive and continue in full force and effect despite any failure of consideration or of an exclusive remedy:

PAYMERANG'S TOTAL AGGREGATE LIABILITY UNDER OR RELATED TO THIS SOW, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE OR GROSS NEGLIGENCE), OR OTHERWISE, SHALL BE LIMITED TO DIRECT DAMAGES FOR ACTUAL LOSSES INCURRED BY CLIENT, BUT UNDER NO CIRCUMSTANCES SHALL SUCH DAMAGES EXCEED THE PRINCIPAL AMOUNT OF A LOST PAYMENT NOT TO EXCEED THE INSURANCE LIMITS LISTED.FOR GREATER CERTAINTY, THE EXISTENCE OF ONE OR MORE CLAIMS UNDER THIS SOW WILL NOT INCREASE THIS MAXIMUM LIABILITY AMOUNT.

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8.0 CLIENT ADMINISTRATOR

Client shall designate a Client Administrator(s) who can add, delete, or change user permissions in the Paymerang solution. The Client Administrator(s) shall also provide information necessary to complete the implementation of and performance of the Vendor Payment Services. Paymerang is authorized to rely on any information or directions received from the Client Administrator(s) and any users authorized by such Client Administrator(s).

[SIGNATURE PAGE TO FOLLOW]

The Parties as evidence of their intent to be bound to the terms of this SOW, hereby voluntarily affix their signatures below**.**

Agreed to:	Agreed to:
PAYMERANG, LLC	**VILLAGE OF MOUNT PROSPECT**
By: _____	By: _____
Printed: Nasser Chanda	Printed: _____
Title: Chief Executive Officer	Title: _____
Date: _____	Date: _____
	EIN: 36-6006011
	Invoicing Email:
	_____

[END OF SIGNATURES]

EXHIBIT A-1
PAYMERANG AND CLIENT OBLIGATIONS

Paymerang Obligations:

a) One time set up and data mapping as part of implementation fee.
b) Processing, settlement, and reconcilement of payments to Paymerang approved payees.
c) Processing, settlement, and delivery of payment details for all vendor payments:
    i) ACH payments post to vendor bank account next business day after processing.
    ii) Checks printed and mailed within one (1) business day of processing.
    iii) Virtual Visa cards loaded on day processed and delivery initiated within three (3) business days.
d) 24x7 access to the Paymerang payments solution except during software maintenance periods.
e) In the event of service disruption for more than twenty-four (24) hours Paymerang will make every attempt to contact Client about the outage. Paymerang will provide expected service resolution time and notify Client once system is restored.
f) Client support between the hours of 9:00AM and 5:00PM Eastern Time, Monday through Friday, with the exception of Federal Reserve Bank Holidays.
g) Commercially reasonable efforts to promptly refund stale dated check and unused card funds.

Client Obligations:

a) Assign an administrator and manage users on the Paymerang solution.
b) For same day payment processing, submit batches and wire funding at least one (1) hour prior to Paymerang's final scheduled processing time of 3:30PM Eastern time. The scheduled processing time may vary around holidays.
c) Provide sufficient remittance information for payment(s) to be accepted by supplier.
d) Client agrees to use our support email address support@paymerang.com whenever possible to resolve payment inquiries, payment import issues, and business address changes.

EXHIBIT A-2

VILLAGE OF MOUNT PROSPECT

Cash Rebate Rates	50 basis points per every card dollar settled

Paymerang Fees	**Price**
Implementation Fee	$5,000– Waived if 1st batch is processed within 60 days of kickoff call
ACH Processed	$0.00 each, includes enrollment/remittance
Card Processed	$0.00 each
Checks Processed	$0.00 each, includes postage
Stop Payment	$20 each
Expedited Payment	$100 each
Software as a Service Fee	$400 per month

Item Cover Page

Subject	**A RESOLUTION APPOINTING RYAN KAST AS REPRESENTATIVE TO THE ILLINOIS MUNICIPAL RETIREMENT FUND FOR THE VILLAGE OF MOUNT PROSPECT**
Meeting	October 1, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

The Village of Mount Prospect, as a member of the Illinois Municipal Retirement Fund (IMRF), is required to appoint a representative to act on behalf of the Village. IMRF states an Authorized Agent should have, "a close working knowledge of all personnel employed by the unit of government, including new and terminated employees; access to personnel records, payrolls, and other employee compensation records; an adequate channel of communications with the local governing body or chief executive officer; sufficient time to perform local administrative IMRF functions." This resolution will reassign IMRF Authorized Agent duties from Heidi Neu, Director of Human Resources to Ryan Kast, Human Resources Coordinator.

Discussion

Alternatives

1. Approve a resolution appointing Ryan Kast as the IMRF Authorized Agent for the Village of Mount Prospect.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve a resolution appointing Ryan Kast as the IMRF Authorized Agent for the Village of Mount Prospect.

Attachments

1. IMRF kast

RESOLUTION NO.

A RESOLUTION APPOINTING RYAN KAST AS REPRESENTATIVE TO THE ILLINOIS MUNICIPAL RETIREMENT FUND FOR THE VILLAGE OF MOUNT PROSPECT

WHEREAS, the Village of Mount Prospect is a member of the Illinois Municipal Retirement Fund (IMRF) and as such operates in accordance with the rules and regulations of said IMRF; and

WHEREAS, IMRF requires the representative of a municipality be appointed to act on behalf of said member municipality; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect do hereby appoint Ryan Kast, Human Resources Coordinator for the Village of Mount Prospect, as the representative to IMRF.

NOW, THEREFORE; BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, C OOK COUNTY ILLINOIS:

SECTION ONE· That the Mayor and Board of Trustees of the Village of Mount Prospect do, as of October 1, 2024, appoint Ryan Kast as representative and authorized agent to IMRF and as such shall have the following powers and duties:

1. To file a petition for nomination of an executive trustee of IMRF

2. To cast a ballot for election of an executive trustee of IMRF

3. To determine and certify to IMRF which employees are covered by IMRF

4. To see the proper IMRF member contributions are withheld from employees' earnings

5. To complete payroll reports and promptly forward IMRF member and employer contributions to IMRF

6. To promptly forward all communications directed to members and beneficiaries by IMRF, including:

   a. Member ballots for employee trustees

b. Member statements of accounts

c. Leaflets, bulletins, and other informational material

7. To keep the governing body informed regarding:

a. Employer contribution rates and funds required to meeting participation costs

b. Employer accounts receivable and other charges

c. Matters requiring governing body approval (such as validation of prior service) as well as the general administration of IMRF

8. To assist members in filing participation papers and their beneficiaries in filing applications for retirement pensions and other benefits

9. To perform other administrative duties in connection with IMRF.

SECTION TWO· That this Resolution shall be in full force and effective from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 1st day of October, 2024.

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen M. Agoranos, Village Clerk

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION OF DIMEO BROTHERS FOR PROPERTY LOCATED AT 2400 EAST OAKTON STREET, MOUNT PROSPECT, ILLINOIS (PZ-09-24)**
Meeting	October 1, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

The Petitioner, Rob DiMeo of DiMeo Brothers Inc., is requesting approval of a final plat of subdivision that includes the consolidation of three existing lots and the dedication of a new utility easement to the Village of Mount Prospect (Village) at 2400 E. Oakton Street, also known as the Subject Property. The Subject Property was annexed into the Village in 2017 as part of an annexation including approximately 40 acres of industrial and commercial property in unincorporated Cook County. The Village annexed thirty-six additional industrial parcels south of Oakton Street in 2024. The Subject Property is bound by Oakton Street to the south, Terminal Drive to the north, Badger Road to the west, and I-1 zoned properties to the east. The Subject Property consists of three lots and is currently vacant. The Petitioner was granted conditional use approval for a contractor's storage yard via Ord. 6724 (approved on 02/06/2024). As part of the conditional use approval, the Petitioner is required to submit a plat of subdivision consolidating the three lots that comprise the Subject Property. The Petitioner is required to dedicate a ten-foot (10') wide easement exclusively to the Village for a public water main that runs along the entire length of the west lot line of the Subject Property. The Village is in the process of designing a watermain extension along Oakton Street to improve fire protection and offer a source of Lake Michigan water to the newly annexed properties. The Village's Zoning Code designates the Subject Property as I-1 Limited Industrial. The proposal requires Village Board approval for consolidation of the lots and acceptance of the new water main easement. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

Discussion

The Petitioner is a sewer and water contractor company that has been in operation since 1973 and is currently located in Elk Grove Village. The Petitioner will relocate to Mount Prospect following the construction of their contractor's storage yard development that includes a two-story, 34,500 square-foot building consisting of office and warehouse space with related

improvements and the outdoor storage of construction materials, construction equipment, and construction vehicles. The Petitioner has applied for a building permit which is currently on hold pending the approval and recordation of the final plat of subdivision and easement grant and the recordation of the plat of vacation. The Petitioner has submitted two plats, a final plat of subdivision and a plat of vacation, and is proposing to: 1) create one large I-1 Limited Industrial parcel from the three existing lots, 2) vacate existing easements granted to Nicor, ComEd and Illinois Bell, and that currently run underneath the proposed commercial building, and 3) dedicate a 10-foot wide easement along the west property line of the Subject Property for a public water main that would connect the water distribution system along Terminal Drive to a future Oakton Street water main extension, and eventually to the recently annexed properties along the Oakton corridor. The vacation of these easements and the dedication of the new water main to the Village must be recorded with Cook County prior to the issuance of any building permits. The Village Board will vote on the Final Plat of Subdivision, which includes the granting of the utility easement.

The Petitioner is requesting a waiver of the second reading with final approval at the October 1, 2024, Village Board meeting.

PUBLIC COMMENT
Staff has not received any public comments on the proposed plat request.

PUBLIC HEARING
At the public hearing held on September 12, 2024, the Planning and Zoning Commission unanimously recommended approval of the plat request by a vote of 4-0. No members of the public were present to voice support or opposition.

STAFF'S RECOMMENDATION
Staff has reviewed the attached plats and found that the plats have been prepared according to all Village codes and requirements and is seeking Village Board approval of the Final Plat of Subdivision.

Alternatives

1. Approve the Final Plat of Subdivision of DiMeo Brothers to consolidate three existing lots into a single lot of record and grant of a Public Utilities and Drainage Easement for a public water main along the west property line, for the property located at 2400 E. Oakton Street, Case No. PZ-09-24, subject to the attached ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve the Final Plat of Subdivision of DiMeo Brothers to consolidate three existing lots into a single lot of record and accept the granting of a Public Utilities and Drainage Easement for a public water main along the west property line, for the property located at 2400 E. Oakton Street, Case No. PZ-09-24, subject to the attached ordinance.

Attachments

1. PZ-09-24 Plats
2. PZ-09-24 Staff Report
3. PZ-09-24 Administrative Content
4. PZ-09-24 Second Reading Waiver Request

5. PZ-09-24 Minutes
6. PZ-09-24 Ordinance

PLAT OF SUBDIVISION
OF
DiMEO BROTHERS

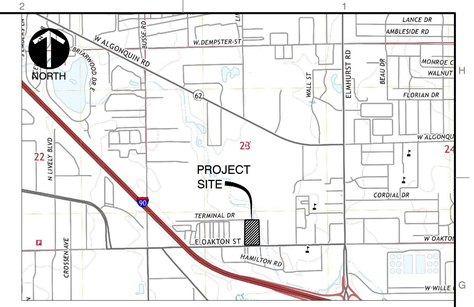
PART OF SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS.

NORTH

BASIS OF BEARINGS:
ILLINOIS STATE PLANE –
EAST ZONE

PIN: 08-23-400-009-0000
08-23-400-010-0000
08-23-400-011-0000

ADDRESS: 2400 E. OAKTON ST.
MOUNT PROSPECT,
ILLINOIS 60005



LOCATION MAP
NOT TO SCALE
MAP PROVIDED BY USGS DATED 2021

1000 TERMINAL DR.
MOUNT PROSPECT, IL
"SHELL OIL"
OWNER: EQUILON ENTERPRISES
P.I.N. 08-23-301-006

1000 TERMINAL DR.
MOUNT PROSPECT, IL
"SHELL OIL"
OWNER: EQUILON ENTERPRISES
P.I.N. 08-23-400-004

2304 TERMINAL DR.
MOUNT PROSPECT, IL
OWNER:
CITGO PETROLEUM CORP
P.I.N. 08-23-400-022

TERMINAL DRIVE

CONCRETE MONUMENT TO BE SET

26.17'

THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23-41-11
N 88°33'18" E 352.78' MEAS.

FIP 1/2"

FIP 3/4" @ CORNER

FIR 3/4" 3.25'N & 0.19'E

FIP 1/2" 0.15'S & ONLINE

FIP 3/4" 00.22'N & 9.71'E

FIP 1/2" 2.94'N & 0.30'E

FIP 1/2" W/CAP 2.44'N & 0.24'E

FIP 1/2" 0.50'S

10' STORM EASEMENT PER DOC. 23246500

10' NICOR GAS EASEMENT PER DOC. 22960776
EASEMENT VACATED PER DOC. _____

PIN: 08-23-400-009-0000

10' PUBLIC UTILITIES AND DRAINAGE EASEMENT HEREBY GRANTED

2350 OAKTON ST.
MOUNT PROSPECT, IL
OWNER: WEST SHORE PIPELINE CO.
P.I.N. 08-23-301-007

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23-41-11

BADGER ROAD

THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23-41-11
N 00°37'44" W 617.32' MEAS.

LOT 1

PIN: 08-23-400-010-0000

PIN: 08-23-400-011-0000

S 00°37'44" E 617.32' MEAS.

THE WEST LINE OF THE EAST 974.00' OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23-41-11

2420 E OAKTON ST.
ARLINGTON HEIGHTS, IL
OWNER:
WAGENER EQUITIES INC.
P.I.N. 08-23-400-019

EXCEPTION

APPROXIMATE LOCATION OF 10' COMED AND ILL. BELL TEL. EASEMENT PER DOC. 23009657
EASEMENT VACATED PER DOC. _____

10' NICOR GAS EASEMENT PER DOC. 22960776
EASEMENT VACATED PER DOC. _____

60'

2416 E OAKTON ST.
ARLINGTON HEIGHTS, IL
OWNER:
WAGENER EQUITIES INC.
P.I.N. 08-23-400-020

20'x60' SANITARY DISTRICT INTERCEPTING SEWER TEMPORARY EASEMENT PER DOC. 23005388

20'x20' SANITARY DISTRICT INTERCEPTING SEWER TEMPORARY EASEMENT PER DOC. 23005388

CONCRETE MONUMENT TO BE SET

FIR

FIP 3/4" 4.12'N & 0.63'E

FIP 3/4" 0.08'S & 0.29'E

103.76'

S 88°33'18" W 352.78' MEAS.

EXCEPTION
20' SANITARY DISTRICT INTERCEPTING SEWER EASEMENT PER DOC. 23005388

FIR 1.65'S & 21.79'E

.05

OAKTON STREET (IL ROUTE 83)

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23-41-11

FIR 3/8" @ CORNER

FIR

FIP 3/4"

FIP 3/4"

SCALE IN FEET
0 50 100

PUBLIC UTILITIES AND DRAINAGE EASEMENT DIMENSIONS TABLE		
LINE #	BEARING	DISTANCE
1	N44° 22' 16.48"E	22.87
2	N0° 37' 43.52"W	80.58
3	N89° 22' 16.16"E	6.00
4	N0° 37' 43.84"W	10.00
5	N89° 22' 16.16"E	6.00
6	N0° 37' 43.52"W	169.35
7	N89° 22' 16.16"E	6.00
8	N0° 37' 43.84"W	10.00
9	N89° 22' 16.16"E	6.00
10	S0° 37' 43.40"E	266.86
11	N45° 37' 43.52"W	12.12
12	N89° 22' 15.06"E	95.18
13	S0° 37' 43.52"E	54.55
14	S88° 33' 18.31"W	10.00
15	S0° 37' 43.52"E	44.70
16	N89° 22' 16.48"E	89.32
17	S45° 37' 43.52"E	20.41
18	N0° 37' 43.52"W	556.72

AREA SUMMARY TABLE

GROSS BOUNDARY AREA	217,753 S.F. (4.999 AC.)
ROW DEDICATION	0 S.F. (0.000 AC.)
NET AREA	217,753 S.F. (4.999 AC.)
EXISTING EASEMENTS:	
STORM EASEMENT	150 S.F. (0.003 AC.)
SANITARY EASEMENT	7,037 S.F. (0.161 AC.)
TEMPORARY SANITARY EASEMENT	1,597 S.F. (0.037 AC.)
EXISTING EASEMENTS TO BE VACATED:	
NICOR GAS EASEMENT	9,599 S.F. (0.220 AC.)
COMED & ILL. TEL BELL TEL EASEMENT	1,862 S.F. (0.043 AC.)
PROPOSED EASEMENT:	
PUBLIC UTILITIES AND DRAINAGE EASEMENT	7,520 S.F. (0.173 AC.)
EASEMENT TOTAL:	27,765 S.F. (0.637 AC.)

LEGEND

- BOUNDARY PROPERTY LINE
- UNDERLYING LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION LINE
- ■ SET CONCRETE MONUMENT
- ● MONUMENTATION FOUND PER FIELD OBSERVATIONS

ABBREVIATIONS

000.00' MEAS.	MEASURED DATA
000.00' REC.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
PIN	PERMANENT INDEX NUMBER

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL EASEMENTS DEPICTED ON THIS PLAT ARE HEREBY GRANTED.
3. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
4. FLOODPLAIN ZONE A – PER FEMA PANEL NUMBER 17031C0214J, DATED OF AUGUST 19, 2008.
5. 3/4" I.D. X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS AND POINTS OF CURVATURE (UNLESS OTHERWISE NOTED) TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
6. ■ DENOTES CONCRETE MONUMENT TO BE SET.

REVISION RECORD

NO	DATE	DESCRIPTION
1	06/19/2024	REVISED PER NEW WATER MAIN LAYOUT
2	07/31/2024	REVISED PER VILLAGE OF MOUNT PROSPECT COMMENTS, DATED 07/29/2024

Civil & Environmental Consultants, Inc.
1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR
DiMEO BROTHERS, INC.
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

DRAWN BY:	ET	CHECKED BY:	LHW	APPROVED BY:	*TDW
DATE:	JUNE 7, 2024	DWG SCALE:	1"=50'	PROJECT NO:	336-170

PLAT OF SUBDIVISION
2400 EAST OAKTON STREET
MOUNT PROSPECT, ILLINOIS 60005

DRAWING NO.: **SV01**
SHEET 1 OF 2

P:\336-000\336-170\--Survey\Dwg\SV01-PLAT OF SUBDIVISION\336170-SV01-PLAT OF SUBDIVISION.dwg[SHEET 1] LS(7/12/2024 - ehrlekla) - LP: 7/31/2024 8:38 AM

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MOUNT PROSPECT, ILLINOIS ("VILLAGE") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE VILLAGE, OR OTHERWISE AUTHORIZED BY THE VILLAGE, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PU&DE") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF MOUNT PROSPECT.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE VILLAGE OF MOUNT PROSPECT AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING VILLAGE OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE SOLE OWNER(S) OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN IN THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANTS THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AS SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURTS WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

_____
OWNER

_____

_____
OWNER'S ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (AND _____) WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, WHO ACKNOWLEDGE THAT AT THE TIME OS SUCH APPEARANCE HIS OR HER (THEIR) OWNERSHIP OF THE PROPERTY DESCRIBED HERON AND THAT THE OS SHE (THEY) SIGNED SAID CERTIFICATE AS HIS OR HER (THEIR) OWN FREE AND VOLUNTARY ACT AND DEED INDIVIDUALLY OR JOINTLY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS BY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20___.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

OWNER'S CERTIFICATE - SCHOOL DISTRICT

STATE OF ILLINOIS } SS
COUNTY OF COOK }

TO THE BEST OF UNDERSIGNED OWNERS KNOWLEDGE, THE ABOVE DESCRIBED SUBDIVISION IS LOCATED WITHIN BOUNDARIES OF _____ ELEMENTARY SCHOOL DISTRICT, _____ HIGH SCHOOL DISTRICT, _____ COLLEGE, IN COOK COUNTY, ILLINOIS.
DATED THIS _____ DAY OF _____ A.D. 20___.

_____
OWNER/TRUSTEE

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (AND _____) WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, WHO ACKNOWLEDGE THAT AT THE TIME OS SUCH APPEARANCE HIS OR HER (THEIR) OWNERSHIP OF THE PROPERTY DESCRIBED HERON AND THAT THE OS SHE (THEY) SIGNED SAID CERTIFICATE AS HIS OR HER (THEIR) OWN FREE AND VOLUNTARY ACT AND DEED INDIVIDUALLY OR JOINTLY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS BY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20___.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENT, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN IN THIS PLAT OF SUBDIVISION AND NO DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BUY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT COOK COUNTY, ILLINOIS THIS _____ DAY OF_____, 20 ___.

_____
COUNTY CLERK

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON

THE _____ DAY OF _____, A.D. 20_____

AT_____ O'CLOCK __M.

_____
RECORDERS OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS }SS
COUNTY OF COOK }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D, _____.

_____
OWNER OR ATTORNEY

DATED THIS _____ DAY OF _____, A.D, _____.

_____
LOUIS H. WEHRSPANN
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 48925
VALID THROUGH NOVEMBER 30, 2025
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1230 EAST DIEHL ROAD, SUITE 200
NAPERVILLE, ILLINOIS 60563
(630) 963-6026

DATED THIS ___ DAY OF _____, A.D, _____.

_____
VILLAGE ENGINEER

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D. 20_____

_____ _____
CHAIRPERSON ATTEST: VICE CHAIRPERSON

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D. 20_____

_____ _____
VILLAGE PRESIDENT ATTEST: VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D. 20_____

_____
VILLAGE ENGINEER

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS __ DAY OF _____, A.D. 20__

_____
VILLAGE COLLECTOR

ILLINOIS DEPARTMENT OF TRANSPORTATION STATEMENT

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO § 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____ _____
SIGNATURE DATE

JOSE RIOS, P.E.
REGION ENGINEER

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF INDIANA } SS
COUNTY OF MARION }

I, TERRY D. WRIGHT, REGISTERED LAND SURVEYOR WITH THE STATE OF ILLINOIS, HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF MOUNT PROSPECT TO RECORD THE PLAT(S) OR PLAN(S) PREPARED BY ME FOR DiMEO BROTHERS SUBDIVISION.

GIVEN UNDER MY HAND AND SEAL THIS __ DAY OF _____, 2024.

_____
TERRY D. WRIGHT
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-004007
LICENSE VALID THROUGH NOVEMBER 30, 2024
CIVIL & ENVIRONMENTAL CONSULTANTS
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: 317-655-7777

SURVEYOR'S CERTIFICATE

STATE OF INDIANA } SS
COUNTY OF MARION }

THIS IS TO CERTIFY THAT I, TERRY D. WRIGHT, REGISTERED ILLINOIS LAND SURVEYOR NO. 35.004007, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS

AS SHOWN ON THIS SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, A MUNICIPAL CORPORATION IN COOK COUNTY, ILLINOIS, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17031C0214J, DATED AUGUST 19, 2008, AND THAT THE SAID PROPERTY BORDERS ON PUBLIC WATERS IN WHICH STATE OF ILLINOIS HAS PROPERTY RIGHTS OR PROPERTY INTERESTS.

I, FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF VILLAGE OF MOUNT PROSPECT OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IN EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2024.

_____
TERRY D. WRIGHT, ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35.004007
LICENSE VALID THROUGH NOVEMBER 30, 2024
CIVIL & ENVIRONMENTAL CONSULTANTS
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: 317-655-7777
*HAND SIGNATURE ON FILE

REVISION RECORD

NO	DATE	DESCRIPTION
1	06/19/2024	REVISED PER NEW WATER MAIN LAYOUT
2	07/31/2024	REVISED PER VILLAGE OF MOUNT PROSPECT COMMENTS, DATED 07/29/2024

Civil & Environmental Consultants, Inc.
1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR
DiMEO BROTHERS, INC.
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

DRAWN BY:	ET	CHECKED BY:	LHW	APPROVED BY:	*TDW
DATE:	JUNE 7, 2024	DWG SCALE:	NONE	PROJECT NO:	336-170

PLAT OF SUBDIVISION
2400 EAST OAKTON STREET
MOUNT PROSPECT, ILLINOIS 60005

DRAWING NO.: **SV01**
SHEET 2 OF 2

P:\336-050\336-170\-Survey\Dwg\SV01-PLAT OF SUBDIVISION\336170-SV01-PLAT OF SUBDIVISION.dwg[SHEET 2] LS(7/12/2024 - enabled) - LP, 7/31/2024 8:38 AM

2400 EAST OAKTON STREET
PLAT OF VACATION

PART OF SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS.

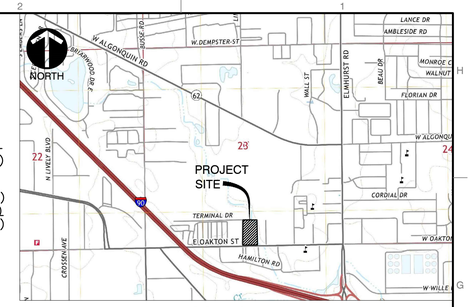
NORTH

BASIS OF BEARINGS:
ILLINOIS STATE PLANE – EAST ZONE

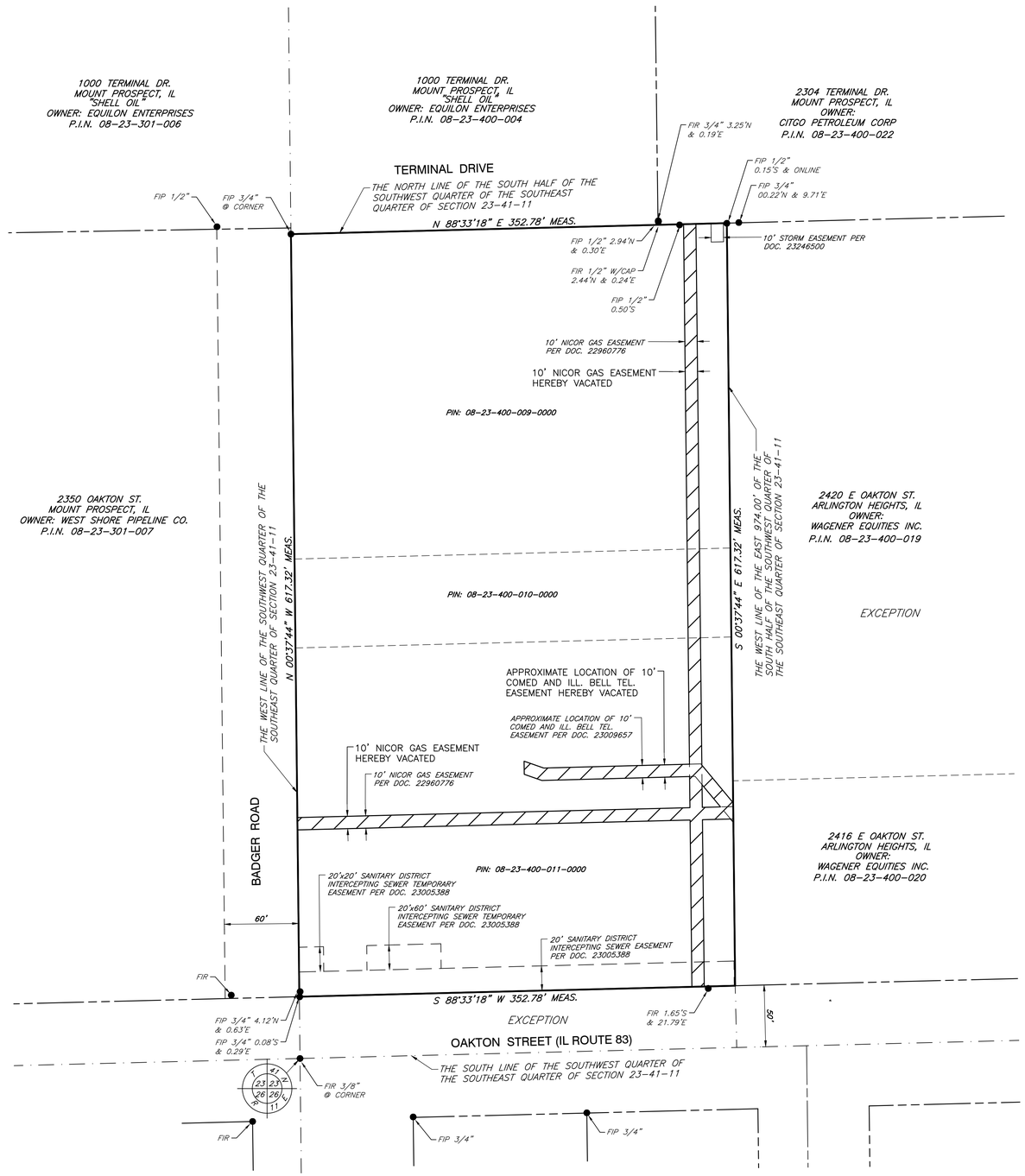
PIN: 08-23-400-009-0000
08-23-400-010-0000
08-23-400-011-0000

ADDRESS: 2400 E. OAKTON ST.
MOUNT PROSPECT,
ILLINOIS 60005

AREA SUMMARY TABLE	
LOT AREA	217,753 S.F. (4,999 AC.)
EASEMENTS:	
EXISTING	20,245 S.F. (0.465 AC.)
VACATING	11,282 S.F. (0.259 AC.)
NET AREA	8,963 S.F. (0.206 AC.)



LOCATION MAP
NOT TO SCALE
MAP PROVIDED BY USGS DATED 2021



SURVEYOR'S NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. BASIS OF BEARINGS: ILLINOIS STATE PLANE – EAST ZONE
3. ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.

LEGEND/ABBREVIATIONS

———	BOUNDARY
- - - - - -	UNDERLYING LOT LINE
— · — · —	SECTION LINE
—— ——	SETBACK LINE
— — — —	EXISTING EASEMENT LINE
	EXISTING EASEMENT TO BE VACATED
REC.	RECORD DIMENSION
MEAS.	MEASURED DIMENSION
F.I.R.	FOUND IRON ROD
F.I.P.	FOUND IRON PIPE
●	FOUND MONUMENT

LEGAL DESCRIPTION OF PROPERTY

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF INDIANA }
COUNTY OF MARION } SS

I, TERRY D. WRIGHT, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE ANNEXED PLAT HAS BEEN PREPARED FROM FIELD SURVEYS AND EXISTING PLATS AND RECORDS FOR THE PURPOSE OF VACATING AN EASEMENT.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

FIELDWORK WAS COMPLETED ON SEPTEMBER 9, 2020.

GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF June A.D., 2024.

TERRY D. WRIGHT
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 35.004007
LICENSE VALID THROUGH NOVEMBER 30, 2024
CIVIL & ENVIRONMENTAL CONSULTANTS
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: 317-655-7777
*HAND SIGNATURE ON FILE

PROFESSIONAL LAND SURVEYOR
TERRY D. WRIGHT
035-004007
INDIANAPOLIS INDIANA
STATE OF ILLINOIS

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR
DiMEO BROTHERS, INC.
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

DRAWN BY:	ET	CHECKED BY:	LHW	APPROVED BY:	*TDW
DATE:	JUNE 7, 2024	DWG SCALE:	1"=50'	PROJECT NO:	336-170

PLAT OF VACATION
2400 EAST OAKTON STREET
MOUNT PROSPECT, ILLINOIS 60005

DRAWING NO.: **SV01**
SHEET 1 OF 3

P:\336-000\336-170\-Survey\Dwg\SV01-PLAT OF VACATION.336170-SV01-PLAT OF VACATION.dwg[SHEET 1] 6/6/2024 - emedeiros) - LP: 6/10/2024 2:00 PM

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D. 20_____

_____ _____
CHAIRPERSON

_____
ATTEST: VICE CHAIRPERSON

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS

ON THE _____ DAY OF_____, 20_____,

AT_____ O'CLOCK _____M,

_____
RECORDER OF DEEDS

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.
VILLAGE DATE MONTH

OWNER: _____

BY:_____ ATTEST:_____
SIGNATURE SIGNATURE

TITLE:_____ TITLE:_____
PRINT TITLE PRINT TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS __ DAY OF _____, A.D. 20__.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES ON _____ __, A.D., 20__.

MORTGAGEE'S CERTIFICATE

STATE OF _____ }SS
COUNTY OF_____ }

_____, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE

DATED _____ ____, A.D., 20___ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF COOK COUNTY, ILLINOIS ON THE

_____ OF _____, A.D., 20_____
DAY MONTH YEAR

AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS ___ DAY OF _____ A.D., 20__.

PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____ }SS
COUNTY OF _____ }

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS __ DAY OF _____, A.D. 20__.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES ON _____ __, A.D., 20__.

NICOR GAS COMPANY

STATE OF _____ }SS
COUNTY OF _____ }

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS _____ DAY OF _____,A.D., 20_____.

NICOR GAS COMPANY

BY: _____

TITLE: _____

COMMONWEALTH EDISON COMPANY

STATE OF _____ }SS
COUNTY OF _____ }

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS _____ DAY OF _____,A.D., 20_____.

COMMONWEALTH EDISON COMPANY

BY: _____

TITLE: _____

ILLINOIS BELL TELEPHONE COMPANY

STATE OF _____ }SS
COUNTY OF _____ }

VACATION OF THE EASEMENT(S) DESIGNATED TO BE VACATED HEREON APPROVED AND ACCEPTED THIS _____ DAY OF _____,A.D., 20_____.

ILLINOIS BELL TELEPHONE COMPANY

BY: _____

TITLE: _____

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR
DiMEO BROTHERS, INC.
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

DRAWN BY:	ET	CHECKED BY:	LHW	APPROVED BY:	*TDW
DATE:	JUNE 7, 2024	DWG SCALE:	NONE	PROJECT NO:	336-170

PLAT OF VACATION
2400 EAST OAKTON STREET
MOUNT PROSPECT, ILLINOIS 60005

DRAWING NO.: **SV01**
SHEET 2 OF 2

P:\336-000\336-170\-Survey\Dwg\SV01-PLAT OF VACATION\336170-SV01-PLAT OF VACATION.dwg[SHEET 2] [SV] 6/10/2024 - etrebisky - LP: 6/10/2024 2:00 PM

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Ann Choi
Development Planner

DATE: September 5, 2024

CASE NUMBER
PZ-09-24

APPLICANT/PROPERTY OWNER
Rob DiMeo, DiMeo Brothers Inc. /
JMD Land LLC

PUBLIC HEARING DATE
September 12, 2024

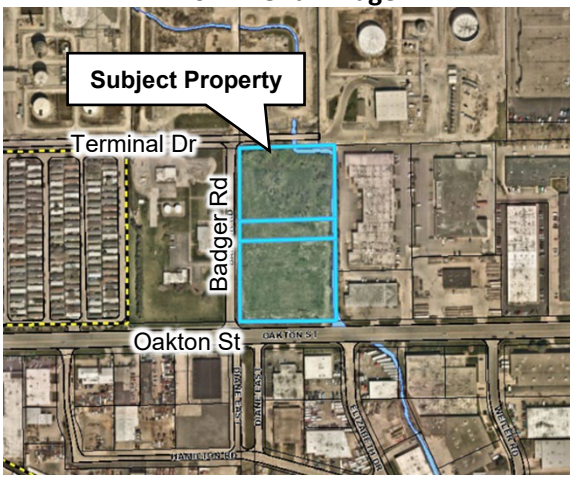
PROPERTY ADDRESS/LOCATION
2400 E. Oakton Street

BRIEF SUMMARY OF REQUEST

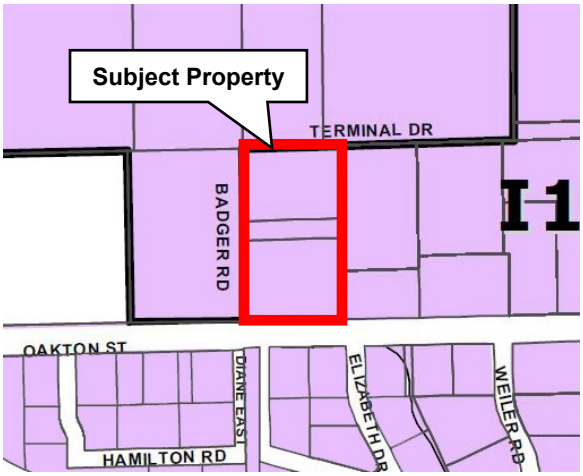
The Petitioner, Rob DiMeo of DiMeo Brothers Inc., is requesting approval of a plat of subdivision that includes the vacation of existing easements granted to public utility companies and the dedication of a new easement to the Village of Mount Prospect (Village) at 2400 E. Oakton Street, also known as the Subject Property.

The Village Zoning Code designates the Subject Property as I-1 Limited Industrial. The proposal requires Village Board approval for the vacation of existing easements and the dedication of the new water main. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map



EXISTING ZONING
I-1 Limited Industrial

EXISTING LAND USE/SITE IMPROVEMENTS
Vacant land

SURROUNDING ZONING & LAND USE
North: I-1* Limited Industrial PUD (Petroleum tank farms)
East: I-1 Limited Industrial (Concrete cutting facility and other industrial uses)
South: I-1 Limited Industrial (2024 Annexation)
West: I-1* Limited Industrial PUD (Petroleum tank farms)

SIZE OF PROPERTY
5.00 Acres

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF PROPOSAL

BACKGROUND/PROPERTY HISTORY

The Subject Property was annexed into the Village of Mount Prospect (Village) in 2017 as part of an annexation including approximately 40 acres of industrial and commercial property in unincorporated Cook County. In 2024, the Village annexed thirty-six (36) additional industrial parcels south of Oakton Street. The Subject Property is bound by Oakton Street to the south, Terminal Drive to the north, Badger Road to the west, and I-1 zoned properties to the east. The Subject Property consists of three lots and is currently vacant. Based on historical aerial photography, an industrial building existed on the Subject Property, but it was demolished sometime between 2006 and 2007. The Subject Property currently provides two driveways along Oakton Street, and both Terminal Drive and Badger Road are privately maintained. Most of the Subject Property is within the floodplain of Higgins Creek, an unmapped waterway that runs through South Mount Prospect, and along the north and eastern sides of the Subject Property. It is noted that the Subject Property has considerable drainage and flood control issues.

In 2024, the Petitioner was granted conditional use approval for a contractor's storage yard via Ord. 6724 (approved on 02/06/2024). As part of the conditional use approval, the Petitioner is required to submit a plat of subdivision consolidating the three lots that comprise the Subject Property. The Petitioner is also required to dedicate a ten-foot (10') wide easement exclusively to the Village for a public water main that runs along the entire length of the west lot line of the Subject Property. The Village is in the process of designing a watermain extension along Oakton Street to improve fire protection and offer a source of Lake Michigan water to the newly annexed properties.

PROPOSAL

The Petitioner is a sewer and water contractor company that has been in operation since 1973 and is currently located in Elk Grove Village. The Petitioner will be relocating to Mount Prospect following the construction of their contractor's storage yard development that includes a two-story, 34,500 square-foot building consisting of office and warehouse space with related improvements and the outdoor storage of construction materials, construction equipment and construction vehicles. The Petitioner has applied for a building permit which is currently on hold pending the approval of the plats.

The Petitioner has submitted two plats, a plat of subdivision and a plat of vacation, and is proposing to: 1) create one large I-1 Limited Industrial parcel from the three existing lots, 2) vacate existing easements granted to Nicor, ComEd and Illinois Bell, and that currently run underneath the proposed commercial building, and 3) dedicate a 10-foot (10') wide easement along the west property line of the Subject Property for a public water main that would connect the water distribution system along Terminal Drive to a future Oakton Street water main extension, and eventually to the recently annexed properties along the Oakton corridor. The vacation of these easements and the dedication of the new water main to the Village must be recorded with Cook County prior to the issuance of any building permits.

The consolidation of two more lots into a single lot of record, when all of the properties are under the same ownership, is eligible for administrative review and approval under the director of community development; however, the vacation of existing easements and the dedication of a new public easement require review and a recommendation the Planning and Zoning Commission.

Staff is still working with the Petitioner on refining the information provided on the submitted plats. Staff has requested that the proposed consolidation, vacation and dedication be combined into a single plat. The Village has requested additional (minor) changes to the plats and these comments can be found in the Village review letter dated August 22, 2024. Although still under review, staff is requesting a positive recommendation of the attached plats by the Planning and Zoning Commission to assist the Petitioner in expediting the approval of their building permit. Staff is confident that the final plat(s) will comply with Village regulations and the Subject Property will be developed in accordance with all Village Codes. The final plat(s) will be presented to the Village Board once all staff comments have been addressed.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission make a recommendation to the Village Board to **approve** the following motion:

"Recommend approval of a plat or plats that provide(s) for the consolidation of three existing lots into a single lot, the vacation of existing Nicor, ComED and Illinois Bell easements, and the dedication of a 10-foot easement for a public water main across the west property line, for the property located at 2400 E. Oakton Street, Case No. PZ-09-24, subject to the following condition:

1. The Petitioner shall address all comments included in the Village review letter dated August 22, 2024."

The Village Board's decision is final for this case.

ATTACHMENTS: **ADMINISTRATIVE CONTENT** (Zoning Request Application, Responses to Standards, etc…) **PLANS** (Plat of Survey, Site Plan, etc.) **OTHER** (Supplemental Information, Public Comments Received, etc…)

I concur:

Jason C. Shallcross, AICP, CEcD
Director of Community Development



PERMIT PROJECT

FILE #: 24-002825
2400 E OAKTON ST ARLINGTON HEIGHTS IL 60005
NEW COMMERCIAL PZ-09-24 PLAT OF CONSOLIDATION AND PLAT OF VACATION

PERMIT #: PZP24-000003

Permit Type
Plat Application

Subtype
Resubdivision

Work Description:
Plat of Subdivision / Plat of Vacation

Applicant
DiMeo Brothers - Rob DiMeo

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
150.00

Permit Fees
0.00

Total Amount
150.00

Amount Paid
150.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
08/05/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

NOTE

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

Summary of Proposal

Request for Plat of Consolidation at 2400 Oakton

CLICK HERE for Plat Information and Checklist

Submission Requirements

Proof of Ownership

Exhibit B - Proof of Ownership (warranty deed).pdf

For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

Affidavit of Ownership 2400 Oakton.pdf

Paid Receipt of the most recent tax bill

20240730_Payment Confirmation -Cook County Property Tax.pdf

Responses to variation standards if seeking a Variation or code exception

336170-SV01-PLAT OF SUBDIVISION.pdf

Plat of Survey dated within six months of submission

ALTA Survey 2024-02-24.pdf

Proposed Plat

336170-SV01-PLAT OF SUBDIVISION.pdf

Legal Description

Legal Description REVISED.docx

Other

TYPE OF PLAT AND TITLE

☐ Subdivision/Resubdivision

If Residential

No. of Dwelling Units

Single-Family

Multi-Family

Townhouses

- [x] Consolidation
- [ ] Easement
- [ ] Dedication
- [x] Vacation

Title

- [ ] Annexation
- [ ] Condominium
- [ ] Other Plat

VARIATION(S)

If requesting an exception to the Zoning Ordinance or Subdivision Code requirements, list Code Section(s), request and explain why it is necessary

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.

FEES

FEE	DES	QUANTITY	AMOUNT	TOTAL	
Resubdivision Fee				150.00	
			Plan Check Fees	**150.00**	
			Permit Fees	**0.00**	
			Total Fees	**150.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
08/05/2024	Amex	805651033	PZP2	48066	DiMeo Br	150.00	
				Amount Paid		**150.00**	
				Balance Due		**0.00**	

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, John DiMeo, under oath, state that I am
(print name)

☐ the sole owner of the property
☐ an owner of the property
☒ an authorized officer for the owner of the property

commonly described as 2400 OAKTON, Mount Prospect IL 60005
(property address and PIN) 08-23-400-009-0000, 08-23-400-010-0000,
08-23-400-011-0000

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

Signature

Subscribed and sworn to before

me this 30th day of

July, 2024.

Notary Public

OFFICIAL SEAL
CAMILLE BARTYZEL
Notary Public, State of Illinois
Commission No. 685783
My Commission Expires October 31, 2027

(1/)

24GSC452130LP

THIS INSTRUMENT PREPARED
BY: William Lundgren
Zabel Law, LLC
55 W Monroe, Ste 3330
Chicago, IL 60603

SEE PAGE 2 FOR MAIL TO INFORMATION

Doc#. 2406822093 Fee: $107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/8/2024 12:00 AM Pg: 1 of 7

Dec ID 20240201637344
ST/Co Stamp 0-330-297-904 ST Tax $3,500.00 CO Tax $1,750.00

SPECIAL WARRANTY DEED

THE GRANTOR, **2400 OAKTON STREET LLC,** an Illinois Limited Liability Company, having an address at 677 N. Larch Ave., Elmhurst, IL 60126, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, REMISE, RELEASE, GRANTS, BARGAINS, CONVEYS, AND SELLS to GRANTEE, **JMD Land, LLC,** an Illinois Limited Liability Company, having an office at 720 Richard Ln, Elk Grove Village, IL 60007, and to its successors and assigns, FOREVER all of such Grantor's respective interests in the real estate situated in the County of Cook and State of Illinois known and legally described on **EXHIBIT A** attached hereto and by this reference made a part hereof ("**Real Estate**");

TO HAVE AND TO HOLD the said interests in the Real Estate, together with the respective interests in the improvements thereon and the rights, easements, privileges, hereditaments and appurtenances thereunto belonging or appertaining, and reversion and reversions, and remainder and remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of such Grantors, either in law or in equity, of, in and to the Real Estate, with the hereditaments and appurtenances, unto Grantee, its successors, heirs and assigns forever.

And the Grantor, for itself, and its successors and assignees, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor will warrant and forever

1 of 7

Property of Cook County Clerk

defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on **EXHIBIT "B"**.

Permanent Real Estate Index Number(s): 08-23-400-009-0000 ; 08-23-400-010-0000 ; 08-23-400-011-0000

Address of Real Estate: 2400 Oakton Street, Arlington Heights, IL 60005

[signature page to follow]

Property of Cook County Clerk's Office

2 of 7

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 27th day of February, 2024.

SELLER:

2400 OAKTON STREET LLC,
An Illinois Limited Liability Company

By: _____
Aleksandar Mimic,
Its sole member and Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Aleksandar Mimic, is the sole member and manager of 2400 Oakton Street LLC, an Illinois Limited Liability Company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 27th day of February, 2024

_____
Notary Public

WILLIAM B LUNDGREN
OFFICIAL SEAL
Notary Public - State of Illinois
Commission No. 983421
My Commission Expires December 13, 2027

Prepared By: William Lundgren
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603

Mail To: and send tax bills to:
JMD Land, LLC
Attn: Mark DiMeo
3636 Lake Ave
Wilmette, IL 60091

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
54023 $10,500-

3 of 7

Property of Cook County Clerk's Office

EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS.

Permanent Real Estate Index Number(s): 08-23-400-009-0000 ; 08-23-400-010-0000 ; 08-23-400-011-0000

Address of Real Estate: 2400 Oakton Street, Arlington Heights, IL 60005

Property of Cook County Clerk's Office

Copy Provided

4 of 7

Copy Provided by Cook County Clerk's Office

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General real estate taxes and assessments which are not yet due and payable as of the Closing Date;
2. Exceptions to title relating to any matters created by, through, or under the acts of Grantee or its agents;
3. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as recording no.2223722004, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances;
4. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
5. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes;
6. Terms and provisions of Ordinance No. 6318, annexating certain property to the Village of Mount Prospect as disclosed by instrument recorded May 5, 2017 as Document No. 1712513065;
7. Terms and provisions of Ordinance No. 6327, annexating certain property to the Village of Mount Prospect as disclosed by instrument recorded May 31, 2017 as Document No. 1715129000;
8. Note: This policy shall not be construed as insuring any part of the Land falling in the East 974 feet of the South 1/2 of the Southwest 1/4 of the South East 1/4 of Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, aforesaid. (Affects all of the Land except the North 478 feet thereof);
9. Grant of easement recorded January 13, 1975 as document 22960776 made by First Arlington National Bank of Arlington Heights, as trustee under trust number A521 to Northern Illinois Gas Company, its successors and assigns of a perpetual easement and right of way for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary gas facilities appurtenant thereto, together with the right of access thereto for said purposes, in, upon, under,

5 of 7

along and across the West 10 feet of the East 35 feet and the North 10 feet of the South 195 feet of the Land;

10. Terms, provisions, covenants and conditions contained in easement grant recorded February 25, 1975 as document 23005388 made by First Arlington National Bank of Arlington Heights, as trustee under trust number A521 to the Metropolitan Sanitary District of Greater Chicago, a Municipal Corporation of Illinois its successors and assigns, the perpetual easement and the temporary easement, right, permission and authority to construct, reconstruct, repair, replace, operate and maintain the intercepting sewer under and through the Land described in said instrument. (Permanent easement over the South 20 feet of the Land temporary easement over the North 20 feet of the South 40 feet of the Land);

11. Electric and telephone facilities agreement recorded March 3, 1975 as document 23009657 made by First Arlington National Bank of Arlington Heights, as trustee under trust number A521 to the Commonwealth Edison Company and the Illinois Bell Telephone Company their successors and assigns of an easement for public utilities purposes to install their respective electrical facilities and communication facilities in and upon the Land described in said instrument;

12. Grant of easement recorded October 7, 1975 as document 23246500 made by First Arlington National Bank of Arlington Heights, as trustee under trust number A521 to Union Oil Company of California, of an easement 10 feet in width, 5 feet on either side over, across and under the Land described in said instrument for purposes of constructing, inspecting, repairing, maintaining, replacing and removing a 12 inch diameter storm sewer line to empty into a run-off stream commonly referred to as Higgins Creek. (Affects the East 10 feet of the West 350 feet of approximately the North 15 feet of the Land);

13. Notice of requirements for storm water detention dated June 24, 1978 and recorded August 24, 1978 as document 24597815 executed by Lakeview Trust and Savings Bank;

14. Rights of the owners of Land bordering Higgins Creek in respect to the waters of said Higgins Creek;

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Property of Cook County Clerk's Office

15. Possible easement for utilities along the Southerly line of the Land as disclosed by wood utility poles shown on survey 81.101 by George D. Harlser;
16. All title exceptions and survey matters which Grantee agrees to take title; and
17. Any other exceptions to title approved in writing by Grantee.

Copy Provided by Cook County Clerk

7 of 7

Payment Confirmation - Cook County Property Tax

Payment may be withdrawn from your account as soon as tomorrow or the next banking business day. It is important that you have money in your bank account to cover this payment. Thank you for using the Cook County Treasurer Property Tax electronic payment system.

Please keep a record of your Confirmation Number, or print this page for your records.

Confirmation Number: **CCTPTX010522581**

Confirmation Date (CT): **Jul-30-2024 11:18:35 AM**

Your Payment Detail

Payment Amount: **$9,702.20**

Bill Year: **2023**

Property Index Number (PIN): **08-23-400-009-0000**

Volume: **050**

Property Location: **2400 E OAKTON ST ARLINGTON HEIGHTS, IL 60005-4830**

Mailing Address: **677 N LARCH AVE ELMHURST, IL 60126-1521**

Balance Due: **$9,702.20**

Tax Type: **0**

Tax Year: **2023**

Your Account Detail

Bank Routing Number: **071926197**

Bank Account Number: **XXXXXXXXXXXX2231**

Bank Account Type: **Checking**

Bank Account Category: **Business**

E-mail Address*: **john@dimeobros.com**

Please keep a record of your Confirmation Number, or print this page for your records.

Payment Confirmation - Cook County Property Tax

Payment may be withdrawn from your account as soon as tomorrow or the next banking business day. It is important that you have money in your bank account to cover this payment. Thank you for using the Cook County Treasurer Property Tax electronic payment system.

Please keep a record of your Confirmation Number, or print this page for your records.

Confirmation Number: **CCTPTX010522527**

Confirmation Date (CT): **Jul-30-2024 11:17:13 AM**

Your Payment Detail

Payment Amount: **$2,656.03**

Bill Year: **2023**

Property Index Number (PIN): **08-23-400-010-0000**

Volume: **050**

Property Location: **2400 E OAKTON ST ARLINGTON HEIGHTS, IL 60005-4830**

Mailing Address: **677 LARCH AVENUE ELMHURST, IL 60126-1521**

Balance Due: **$2,656.03**

Tax Type: **0**

Tax Year: **2023**

Your Account Detail

Bank Routing Number: **071926197**

Bank Account Number: **XXXXXXXXXXXX2231**

Bank Account Type: **Checking**

Bank Account Category: **Business**

E-mail Address*: **john@dimeobros.com**

Please keep a record of your Confirmation Number, or print this page for your records.

Payment Confirmation - Cook County Property Tax

Payment may be withdrawn from your account as soon as tomorrow or the next banking business day. It is important that you have money in your bank account to cover this payment. Thank you for using the Cook County Treasurer Property Tax electronic payment system.

Please keep a record of your Confirmation Number, or print this page for your records.

Confirmation Number: **CCTPTX010522658**

Confirmation Date (CT): **Jul-30-2024 11:20:15 AM**

Your Payment Detail

Payment Amount: **$10,513.84**

Bill Year: **2023**

Property Index Number (PIN): **08-23-400-011-0000**

Volume: **050**

Property Location: **2400 E OAKTON ST ARLINGTON HEIGHTS, IL 60005-4830**

Mailing Address: **677 LARCH LANE ELMHURST, IL 60126-1521**

Balance Due: **$10,513.84**

Tax Type: **0**

Tax Year: **2023**

Your Account Detail

Bank Routing Number: **071926197**

Bank Account Number: **XXXXXXXXXXXXX2231**

Bank Account Type: **Checking**

Bank Account Category: **Business**

E-mail Address*: **john@dimeobros.com**

Please keep a record of your Confirmation Number, or print this page for your records.

LEGAL DESCRIPTION

THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS

PINS

08-23-400-009-0000

08-23-400-010-0000

08-23-400-011-0000

PROPERTY AREA

218,051 SQUARE FEET (5.006 ACRES)

PROPERTY ADDRESS

2400 E OAKTON STREET

MOUNT PROSPECT, ILLINOIS

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

TITLE NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 24GSC452130LP WITH AN EFFECTIVE DATE OF JANUARY 10, 2024 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

(EXCEPTION H 15) THE SURVEYED PROPERTY IS LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS RECORDING NO. 2223722004, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.

(EXCEPTION L 18) THE SURVEYED PROPERTY IS NOT SUBJECT TO TERMS AND PROVISIONS OF ORDINANCE NO. 6318, ANNEXATING CERTAIN PROPERTY TO THE VILLAGE OF MOUNT PROSPECT AS DISCLOSED BY INSTRUMENT RECORDED MAY 5, 2017 AS DOCUMENT NO. 1712513065. ANNEXED PROPERTY IS AN EXCEPTION TO THE SURVEYED PROPERTY (SOUTH 50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23)

(EXCEPTION M 19) THE SURVEYED PROPERTY IS SUBJECT TO TERMS AND PROVISIONS OF ORDINANCE NO. 6327, ANNEXATING CERTAIN PROPERTY TO THE VILLAGE OF MOUNT PROSPECT AS DISCLOSED BY INSTRUMENT RECORDED MAY 31, 2017 AS DOCUMENT NO. 1715129000.

(EXCEPTION Q 23) THE SURVEYED PROPERTY IS SUBJECT TO ELECTRIC AND TELEPHONE FACILITIES AGREEMENT RECORDED MARCH 3, 1975 AS DOCUMENT 23009657 MADE BY FIRST ARLINGTON NATIONAL BANK OF ARLINGTON HEIGHTS, AS TRUSTEE UNDER TRUST NUMBER A521 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY THEIR SUCCESSORS AND ASSIGNS OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO INSTALL THEIR RESPECTIVE ELECTRICAL FACILITIES AND COMMUNICATION FACILITIES IN AND UPON THE LAND DESCRIBED IN SAID INSTRUMENT.
(SEE DOCUMENT FOR PARTICULARS)

(EXCEPTION S 25) THE SURVEYED PROPERTY IS SUBJECT TO NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION DATED JUNE 24, 1978 AND RECORDED AUGUST 24, 1978 AS DOCUMENT 24597815 EXECUTED BY LAKEVIEW TRUST AND SAVINGS BANK.
(SEE DOCUMENT FOR PARTICULARS)

INDEX TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	NOT ADDRESSED BY SURVEY
2	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	NO	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	NOT ADDRESSED BY SURVEY
5	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	NOT ADDRESSED BY SURVEY
6	N/A	REQUEST FOR A PROPERLY EXECUTED ALTA STATEMENT	NO	NOT ADDRESSED BY SURVEY
7	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
A 8	N/A	PROPERTY TAXES FOR THE YEAR(S) 2023 AND 2024	NO	NOT ADDRESSED BY SURVEY
B 9	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
C 10	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
D 11	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
E 12	N/A	EXISTING UNRECORDED LEASES	NO	NOT ADDRESSED BY SURVEY
F 13	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
G 14	N/A	CLOSING REQUIREMENTS	NO	NOT ADDRESSED BY SURVEY
H 15	2223722004	SPECIAL SERVICE AREA - ORDINANCE 6643	YES	NOTED ON SURVEY
J 16	N/A	RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY	NO	NOT ADDRESSED BY SURVEY
K 17	N/A	RIGHTS TO THE LAND TAKEN OR USED FOR ROAD PURPOSES	NO	IMPROVEMENTS SHOWN ON SURVEY
L 18	1712513065	ANNEXATION ORDINANCE 6318	YES	NOTED ON SURVEY
M 19	1715129000	ANNEXATION ORDINANCE 6327	YES	NOTED ON SURVEY
N 20	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NO	NOT ADDRESSED BY SURVEY
O 21	22960776	NORTHERN ILLINOIS GAS CO. EASEMENT	YES	SHOWN ON SURVEY
P 22	23005388	METROPOLITAN SANITARY DISTRICT EASEMENT	YES	SHOWN ON SURVEY
Q 23	23009657	COMMONWEALTH EDISON & ILLINOIS BELL EASEMENT	YES	NOTED ON SURVEY
R 24	23246500	STORM SEWER EASEMENT	YES	SHOWN ON SURVEY
S 25	24597815	NOTICE OF REQUIREMENTS FOR STORM WATER	YES	NOTED ON SURVEY
T 26	N/A	RIPARIAN RIGHTS TO HIGGINS CREEK	NO	NOT ADDRESSED BY SURVEY
U 27	N/A	POSSIBLE UTILITY EASEMENT	NO	IMPROVEMENTS SHOWN ON SURVEY
W 28	N/A	REQUEST FOR ENDORSEMENT	NO	NOT ADDRESSED BY SURVEY

LEGAL DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS.

SURVEY PREPARED FOR

DARWIN REALTY
970 N. OAKLAWN AVE, SUITE 100
ELMHURST, IL 60126

PINS

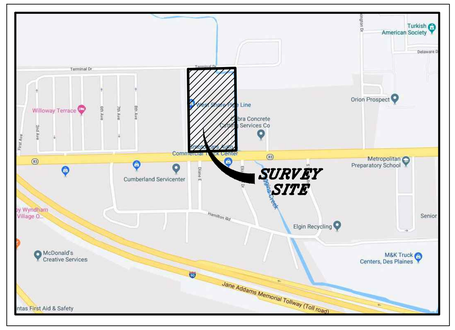
08-23-400-009
08-23-400-010
08-23-400-011

PROPERTY AREA

218,051 SQUARE FEET (5.006 ACRES)

PROPERTY ADDRESS

2400 E. OAKTON STREET
MOUNT PROSPECT, ILLINOIS.



LOCATION MAP

NOT TO SCALE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0214J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE A. ZONE A IS DEFINED AS NO BASE FLOOD ELEVATION DETERMINED WITH SPECIAL FLOOD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, CERTIFICATION, TITLE NOTES
SHEET 2	OVERALL BOUNDARY & EASEMENT
SHEET 3 & 4	TOPOGRAPHICAL INFORMATION

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON THE FOLLOWING: ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE; PROPOSED ENGINEERING PLANS; UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY BURIED OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

11. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)

12. THE VILLAGE OF MOUNT PROSPECT HAS BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHT-OF-WAY LINES FOR OAKTON STREET, IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

13. SOME UTILITIES IN OAKTON STREET HAVE BEEN SHOWN BASED ON THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO UTILITY PLAN UPPER DES PLAINES INTERCEPTING SEWER 20C, THESE ARE SHOWN AT AN APPROXIMATE LOCATION AND THE DIRECTION OF FLOW OF THE SANITARY SEWER IN THE SOUTHERLY RIGHT OF WAY LINE HAS BEEN ASSUMED.

14. ELEVATIONS AND UNDERGROUND UTILITIES, SHOWN ON SHEETS 3 AND 4, HAVE BEEN SHOWN PER THE FIELD WORK COMPLETED ON NOVEMBER 5, 2019.

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID:DM3900)
SURVEY DISK SET IN THE ABUTMENT OR PIER OF A LARGE BRIDGE, THE DISK IS SET ON THE TOP OF THE SOUTH END OF THE EAST ABUTMENT OF THE GOLF ROAD BRIDGE NO 016-0349 OVER SALT CREEK, APPROXIMATELY 0.3 MI WEST OF THE INTERSECTION OF GOLF ROAD WITH NEW WILKE ROAD, 3 FT SOUTH OF A CHAIN LINK FENCE.

ELEVATION= 696.09 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #1:
SQUARE CUT ON THE SOUTHWEST CORNER OF THE CONCRETE RAIL OF BRIDGE OVER HIGGINS CREEK IN THE NORTHERLY RIGHT OF WAY OF OAKTON AVENUE APPROXIMATELY 34.0' NORTH OF THE CENTERLINE OF OAKTON AVENUE AND 360 FEET EAST OF THE CENTERLINE OF BADGER ROAD.

ELEVATION= 666.10 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #2:
SQUARE CUT ON THE SOUTHWEST CORNER OF HEAD WALL OVER HIGGINS CREEK IN THE SOUTHERLY RIGHT OR WAY OF TERMINAL DRIVE APPROXIMATELY 12.0' SOUTH OF THE CENTERLINE OF TERMINAL DRIVE AND 217 FEET EAST OF THE CENTERLINE OF BADGER ROAD.

ELEVATION= 661.87 DATUM=NAVD88-GEOID 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 11/05/2019

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFIED TO: DARWIN REALTY.

AND: JMD LAND, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

AND: 2400 OAKTON STREET LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

AND: CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(a), 13, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2019.

DATED THIS 20TH DAY OF FEBRUARY, A.D., 2024.

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025.

FOR TABLE A ITEM 11(a), UNDERGROUND UTILITIES ARE SHOWN PER OBSERVED EVIDENCE AND UTILITY PLANS

FOR TABLE A ITEM 20, TOPOGRAPHIC SURVEY INFORMATION IS SHOWN ON SHEETS 3 AND 4

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY | REVISIONS | DATE

2400 E. OAKTON STREET
MOUNT PROSPECT, IL
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	11/05/19
SCALE:	N.T.S.

SHEET 1 OF 4
LECMPIL01

Tuesday, February 20, 2024 - 14:41 Dwg Name: P:\Ecmp\001\dwg\Survey\Final Drawings\Alta Survey\01-22-LECMP-SA.dwg Updated By: MKraf

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

FOUND 1/4 SEC CORNER
PER MONUMENT RECORD
CROSS TIES PER
DOCUMENT NO. 99074815

QUARTER CORNER
22 23
T. 41 N. - R. 11 E.

UNSUBDIVIDED
PER DEED DOCUMENT NO. 98255651

08-23-301-006
OWNER: EQUILON ENTERPRISES

08-23-400-004
OWNER: EQUILON ENTERPRISES

UNSUBDIVIDED

08-23-400-022
OWNER: CITGO PETROLEUM CORP

TERMINAL DRIVE
PRIVATE ROAD

FOUND 3/4" IRON PIPE
2.89' N

FOUND 1/2" IRON PIPE
2.60' N

SET 5/8" IRON ROD

N 88°34'03" E 353.00'

SET 5/8" IRON ROD

NORTH LINE OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 23-41-11

NORTH LINE OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 23-41-11

FOUND 1/2" IRON PIPE
2.11' N

3.0'E

3.0'E

FOUND 3/4" IRON PIPE
9.77' E & 0.21' S

CENTERLINE OF 10' STORM SEWER EASEMENT
PER DOC. NO. 23246500

60.00'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

N

N 00°44'33" W 2662.86'

WEST LINE OF THE SW 1/4 OF SECTION 23-41-11

60' INGRESS & EGRESS EASEMENT
BY INSTRUMENT RECORDED IN
BOOK 12521 PAGE 230

(NO BUILDINGS)

UNSUBDIVIDED
PER DEED DOCUMENT NO. 1923417154

08-23-400-019
OWNER: OAKTON INDUSTRIAL LLC

BADGER ROAD
(PRIVATE ROAD)

10' NORTHERN ILLINOIS GAS CO. EASEMENT
PER DOC. NO. 22960776

S 00°42'37" E 617.76'

WEST LINE OF THE EAST 33.00 FEET OF THE
SOUTH 50.00 FEET OF THE SE 1/4
OF SECTION 23-41-11

N 00°42'37" W 617.76'

EAST LINE OF THE SW 1/4 OF SECTION 23-41-11

WEST LINE OF THE SE 1/4 OF SECTION 23-41-11

APPROXIMATE LOCATION OF 10' PUBLIC UTILITY EASEMENT
PER DOCUMENT NO.23009657

UNSUBDIVIDED
08-23-301-007
OWNER: WEST SHORE PIPELINE CO

10' NORTHERN ILLINOIS GAS CO. EASEMENT
PER DOC. NO. 22960776

UNSUBDIVIDED
PER DEED DOCUMENT NO. 1923417154

08-23-400-020
OWNER: OAKTON INDUSTRIAL LLC

10' NORTHERN ILLINOIS GAS CO. EASEMENT
PER DOC. NO. 22960776

60.00'

20.00'

20.00'

TEMPORARY METROPOLITAN SANITARY DISTRICT
EASEMENT PER DOC. NO.23005388

60.00'

TEMPORARY METROPOLITAN SANITARY DISTRICT
EASEMENT PER DOC. NO.23005388

35.00'

20.00'

195.00'

35.00'

20' METROPOLITAN SANITARY DISTRICT
EASEMENT PER DOC. NO.23005388

SET 5/8" IRON ROD

S 88°34'03" W 353.00'

NORTH LINE OF THE SOUTH 50.00 FEET OF THE S 1/2
OF THE SW 1/4 OF THE SE 1/4 OF SECTION 23-41-11

SET 5/8" IRON ROD

FOUND SEC CORNER
PER MONUMENT RECORD
CROSS TIES PER
DOCUMENT NO. 1834719190

SECTION CORNER
22 23
27 26
T. 41 N. - R. 11 E.

S 88°34'03" W 2636.59'

SOUTH LINE OF THE SW 1/4 OF SECTION 23-41-11

OAKTON STREET

SOUTH LINE OF THE SE 1/4 OF SECTION 23-41-11

100.00'

50.00'

50.00'

QUARTER CORNER
23
26
T. 41 N. - R. 11 E.

FOUND 1/4 SEC CORNER PER MONUMENT RECORD
CROSS TIES PER DOCUMENT NO. 1308844069

UNSUBDIVIDED

HAMILTON ROAD

DIANE EAST

LOT 1

LOT 2

HIGGINS INDUSTRIAL PARK
UNIT 2
RECORDED DECEMBER 15, 1966 DOC. NO. 20022478

ELIZABETH DRIVE

LOT 5

HIGGINS INDUSTRIAL PARK
UNIT 2
RECORDED DECEMBER 15, 1966 DOC. NO. 20022478

DRAWN BY
REVISIONS
DATE

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2400 E. OAKTON STREET
MOUNT PROSPECT, IL
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

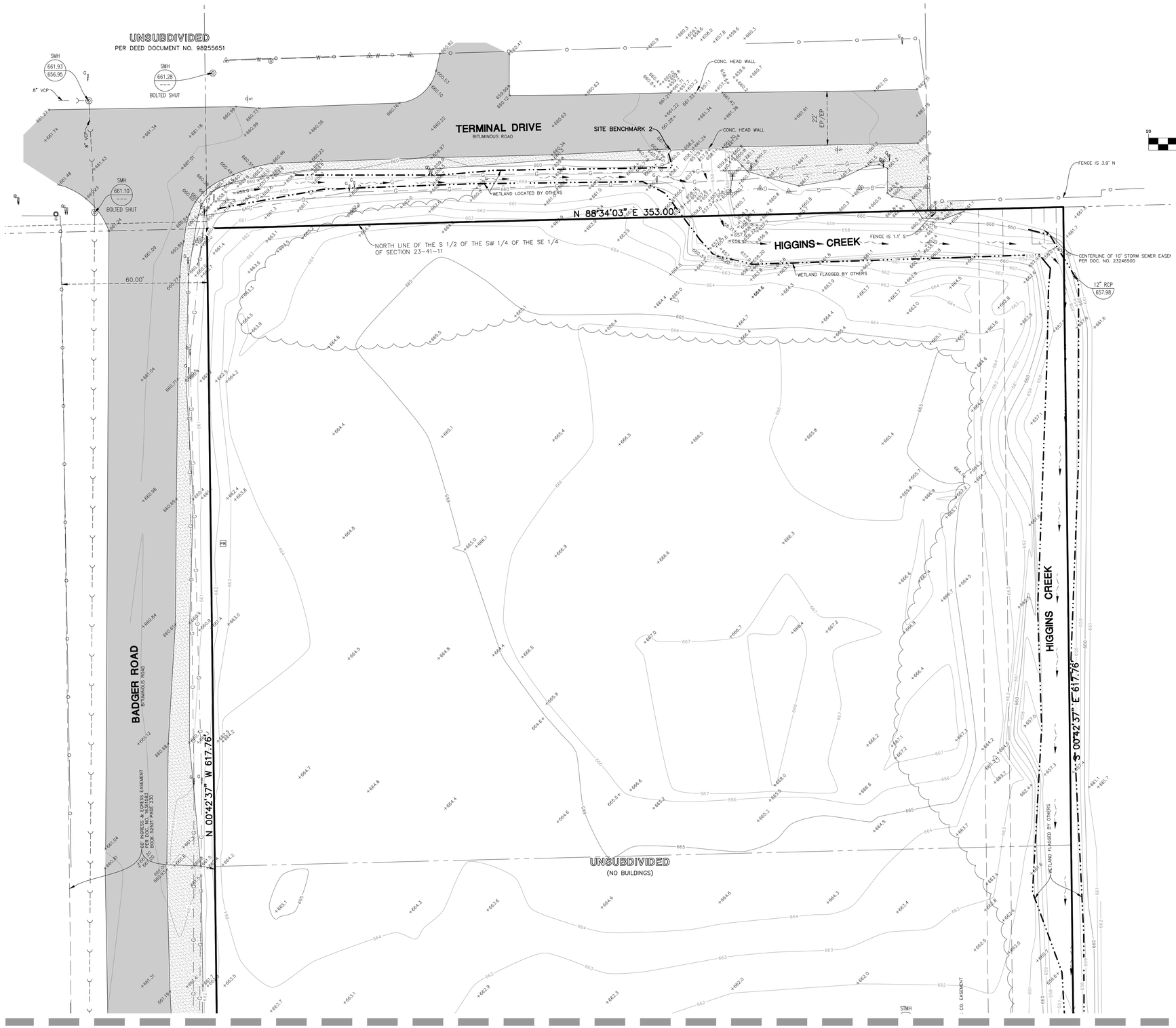
PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	11/05/19
SCALE:	1"=40'

SHEET
2 OF 4
LECMPIL01

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February 20, 2024 - 14:27 Dwg Name: P:\Lecmpil01\Vara\Survey\Final Drawings\Alta Survey\01-02-LECMP-SA.dwg Updated By: LMurry

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CHAIN-LINK FENCE
- = EX. WOOD FENCE
- = EX. WIRE FENCE
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. FORCEMAIN LINE
- = EX. WATERMAIN LINE
- = EX. UNDERGROUND ELECTRIC
- = EX. UNDERGROUND FIBER OPTIC
- = EX. UNDERGROUND CABLE TELEVISION
- = EX. UNDERGROUND TELEPHONE
- = EX. UNDERGROUND GAS
- = EX. OVERHEAD WIRES
- = EX. TREE/BRUSH LINE
- = EX. WETLANDS
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- = EX. 1 FOOT CONTOURS
- = EX. LANDSCAPE AREA
- = EX. GUARD RAIL
- = EX. DITCH/SWALE
- = EX. MISCELLANEOUS MANHOLE (MH)
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. RIP-RAP
- = EX. STORM SEWER MARKER
- = EX. STORM SEWER MARKER POST
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- = EX. WATER SERVICE POST
- = EX. BUFFALO BOX
- = EX. WATER MARKER
- = EX. WATER MARKER POST
- = EX. GAS VALVE
- = EX. GAS METER
- = EX. GAS MANHOLE
- = EX. JULIE GAS MARKER
- = EX. GAS MARKER POST
- = EX. ELECTRICAL METER
- = EX. ELECTRICAL MANHOLE
- = EX. ELECTRIC HANDHOLE
- = EX. ELECTRIC PEDESTAL/BOX
- = EX. ELECTRICAL OUTLET
- = EX. JULIE ELECTRIC MARKER
- = EX. ELECTRIC MARKER POST
- = EX. ELECTRIC TRANSFORMER
- = EX. TELEPHONE MANHOLE
- = EX. TELEPHONE HANDHOLE
- = EX. TELEPHONE PEDESTAL
- = EX. TELEPHONE MARKER
- = EX. TELEPHONE MARKER POST
- = EX. TELEVISION MANHOLE
- = EX. TELEVISION PEDESTAL
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. LIGHT STANDARD
- = EX. STREET LIGHT
- = EX. SIGN
- = EX. SPOT ELEVATION
- = EX. BUSHES
- = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. RIM ELEVATION / EX. INVERT ELEVATION
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE

MATCHLINE - SEE SHEET 4

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MOUNT PROSPECT, IL

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	11/05/19
SCALE:	1" = 20'

SHEET 3 OF 4

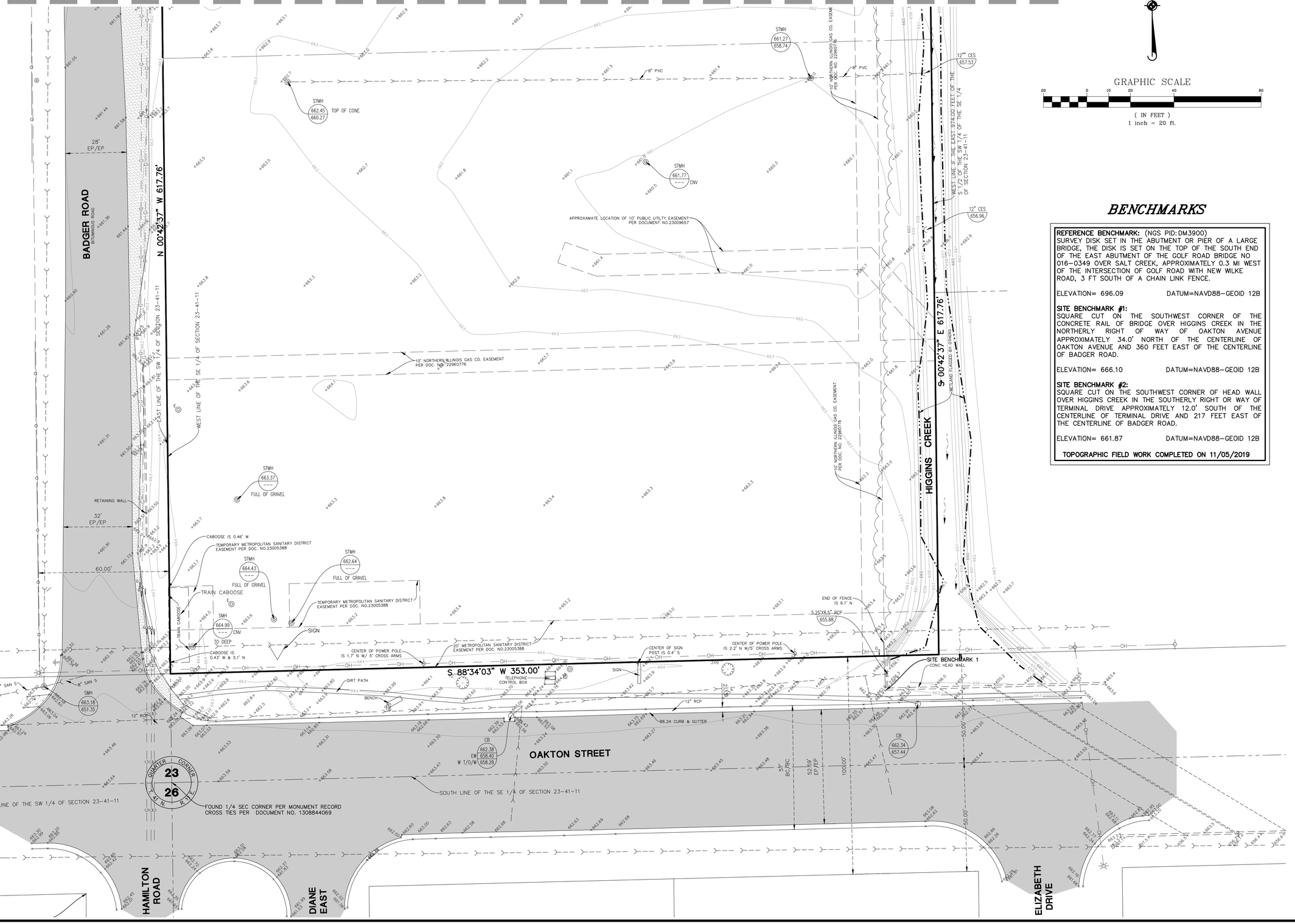
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February 20, 2024 - 14:32 Dwg Name: P:\Lecmp\01\dwg\Surv\Final Drawings\Alta Survey\03-04-LECMP-SA.dwg Updated By: tMoryl

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

MATCHLINE - SEE SHEET 3



N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID: DM3900)
SURVEY DISK SET IN THE ABUTMENT OR PIER OF A LARGE BRIDGE, THE DISK IS SET ON THE TOP OF THE SOUTH END OF THE EAST ABUTMENT OF THE GOLF ROAD BRIDGE NO 016-0349 OVER SALT CREEK, APPROXIMATELY 0.3 MI WEST OF THE INTERSECTION OF GOLF ROAD WITH NEW WILKE ROAD, 3 FT SOUTH OF A CHAIN LINK FENCE.

ELEVATION= 696.09 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #1:
SQUARE CUT ON THE SOUTHWEST CORNER OF THE CONCRETE RAIL OF BRIDGE OVER HIGGINS CREEK IN THE NORTHERLY RIGHT OF WAY OF OAKTON AVENUE APPROXIMATELY 34.0' NORTH OF THE CENTERLINE OF OAKTON AVENUE AND 360 FEET EAST OF THE CENTERLINE OF BADGER ROAD.

ELEVATION= 666.10 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #2:
SQUARE CUT ON THE SOUTHWEST CORNER OF HEAD WALL OVER HIGGINS CREEK IN THE SOUTHERLY RIGHT OR WAY OF TERMINAL DRIVE APPROXIMATELY 12.0' SOUTH OF THE CENTERLINE OF TERMINAL DRIVE AND 217 FEET EAST OF THE CENTERLINE OF BADGER ROAD.

ELEVATION= 661.87 DATUM=NAVD88-GEOID 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 11/05/2019

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MOUNT PROSPECT, IL
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PROJ. MGR.:	JDB
PROJ. ASSOC.:	LSM
DRAWN BY:	LSM
DATE:	11/05/19
SCALE:	1"=20'

SHEET 4 OF 4
LECMPIL01

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February 20, 2024 - 14:31 Dwg Name: P:\Lecmp101\Dwg\Survey\Final (Drawings)\Alta Survey\03-04-LECPMP-SA.dwg Updated By: LMay

DiMeo Bros., Inc.

720 Richard Lane
Elk Grove, IL 60007

Phone 847.640.2240
Fax 847.640.2221

September 20, 2024

Village of Mt Prospect
Attn: Ann Choi
50 S Emerson St
Mt Prospect, IL 60056

RE: PZ-09-24 2400 E Oakton Street (Plats of Subdivision, Vacation)

Dear Ann,

DiMeo is requesting final approval at the October 1, 2024 Village Board Meeting.
DiMeo Bros is requesting the second reading be waived regarding the approval of the Plats of Subdivision and Vacation.

Please let me know if you have any questions or need any further information.

Thank you very much for your attention to these matters.

Sincerely,

Mark DiMeo

Mark DiMeo
DiMeo Bros., Inc.

John DiMeo

John DiMeo
DiMeo Bros., Inc.

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-09-24	Hearing Date: September 12, 2024
PROPERTY ADDRESS:	2400 East Oakton Street
PETITIONER/PROPERTY OWNER:	Rob DiMeo, DiMeo Brothers Inc.
PUBLICATION DATE:	August 28, 2024
REQUEST:	Final Plat of Subdivision and Grant of Easement Plat of Vacation
MEMBERS PRESENT:	Joseph Donnelly William Beattie Walter Szymczak Donald Olsen
MEMBERS ABSENT:	Ewa Weir Greg Miller
STAFF MEMBERS PRESENT:	Jason C. Shallcross – Director of Community Development Ann Choi – Development Planner
INTERESTED PARTIES:	Rob DiMeo Village of Mount Prospect

Chairman Donnelly called the meeting to order at 7:01 PM. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on June 27, 2024. The minutes were approved 4-0.

Chairman Donnelly introduced Case No. PZ-09-24 / 2400 E. Oakton Street / Final Plat of Subdivision and Plat of Vacation.

Ms. Choi stated the in 2024, the petitioner was granted conditional use approval for a contractor's storage yard via Ord. 6724 (approved on 02/06/2024). As part of the conditional use approval, the petitioner is required to submit a plat of subdivision consolidating the three lots that comprise the subject property. The petitioner is also required to dedicate a ten-foot (10') wide easement exclusively to the Village for a public water main that runs along the entire length of the west lot line of the subject property. For background, Ms. Choi further stated that the Village annexed thirty-six (36) parcels along the south side of Oakton Street in June of this year, and the Village is in the process of designing a watermain extension along Oakton Street to improve fire protection and offer a source of Lake Michigan water to these recently annexed properties.

Ms. Choi stated that the petitioner has submitted two plats, a plat of subdivision and a plat of vacation. Ms. Choi presented a slide illustrating the footprint of the contractor's proposed building and the easements granted to Nicor, ComEd and Illinois Bell run underneath the proposed location of the proposed building. Ms. Choi stated that the petitioner has already submitted for a building permit for the site work and the construction of the building and is currently going through the review process. Ms. Choi explained that the plat of vacation will vacate the existing easements granted to Nicor, ComEd and Illinois Bell as noted in the hatched markings.

Ms. Choi explained that the plat of subdivision proposes to create one large I-1 Limited Industrial parcel from the existing three lots, and would also dedicate a ten-foot (10'-0") wide easement along the west property line of the subject property for a public water main that would connect the water distribution system along Terminal Drive to the future Oakton Street water main extension, and eventually to the recently annexed properties along the Oakton corridor. Ms. Choi stated that the vacation of these easements and the dedication of the new water main to the Village must be recorded with Cook County prior to the issuance of any building permits.

Ms. Choi stated that staff is still working with the petitioner on refining the information provided on the submitted plats. Ms. Choi also stated that staff has requested additional, minor changes to the plats and these comments can be found in the Village review letter dated August 22, 2024. Although still under review, staff is requesting a positive recommendation of the attached plats by the Planning and Zoning Commission to assist the petitioner in expediting the approval of their building permit. The final plat will be presented to the Village Board once all comments have been addressed

Ms. Choi stated that staff has reviewed the attached plats and found that the plats have been prepared according to all Village codes and requirements and is seeking Village Board approval of the Final Plat of Subdivision. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to recommend approval of the following:

"Approve the plat of subdivision and the plat of vacation that provide for the consolidation of three existing lots into a single lot, the vacation of existing Nicor, ComED and Illinois Bell easements, and the dedication of a 10-foot easement for a public water main across the west property line, for the property located at 2400 E. Oakton Street, Case No. PZ-09-24, subject to the following condition, subject to the following conditions:

1. The Petitioner shall address all comments included in the Village review letter dated August 22, 2024."

Ms. Choi stated that the Village Board's decision is final for this case.

Chairman Donnelly asked the Planning and Zoning Commission if there were any questions for staff.

Vice Chairman Beattie asked Ms. Choi to confirm that this was just the next step for the petitioner as part of their previous conditional use request. Ms. Choi confirmed in the affirmative.

Chairman Donnelly swore in the petitioners and property owners, Mark DiMeo at 737 Washington Avenue, Park Ridge IL and Rob DiMeo at 429 South Prospect Avenue, Park Ridge IL, and their consultant, Dave Kamano with Civil & Environmental Consultants at 1330 East Diehl Road, Naperville IL. Chairman Donnelly explained that this was the second requirement of what the petitioners were already approved for and asked if the petitioners were acceptable to the conditions in the review letter.

Mr. Mark DiMeo responded that the review comments were acceptable and that they are still working on the project and that it is a long process.

Chairman Donnelly acknowledged that staff has asked the Planning and Zoning Commission to make a positive recommendation to approve the plats even though revisions still need to be made.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a roll call following a motion to approve the plats.

Vice Chairman Beattie made the motion seconded by Chairman Szymczak to approve the following motion:

"Approve the plat of subdivision and the plat of vacation that provide for the consolidation of three existing lots into a single lot, the vacation of existing Nicor, ComED and Illinois Bell easements, and the dedication of a 10-foot easement for a public water main across the west property line, for the property located at 2400 E. Oakton Street, Case No. PZ-09-24, subject to the conditions listed in the staff report."

UPON ROLL CALL	AYES: Szymczak, Olsen, Beattie, Donnelly
	NAYS: None

The motion was approved by a vote of 4-0.

After hearing no more items of new business and no citizens to be heard, Vice Chairman Beattie made a motion seconded by Commissioner Szymczak, and the meeting was adjourned at 7:26 PM.



Ann Choi
Development Planner

ORDINANCE NO. _____

AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION OF DIMEO BROTHERS FOR PROPERTY LOCATED AT 2400 EAST OAKTON STREET, MOUNT PROSPECT, ILLINOIS

WHEREAS, Rob Dimeo of DiMeo Brothers Inc. ("Petitioner"), has requested approval of a Final Plat of Subdivision of DiMeo Brothers for the property commonly known as 2400 East Oakton Street ("Subject Property") in the Village of Mount Prospect ("Village"), Illinois and legally described as:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS;

PROPERTY INDEX NUMBERS: 08-23-400-009-0000, 08-23-400-010-0000, 08-23-400-011-0000;

COOK COUNTY ASSIGNED ADDRESS:
2400 E. Oakton Street, Arlington Heights, IL 60005;

COMMONLY KNOWN AS:
2400 E. Oakton Street, Mount Prospect, IL 60005; and

WHEREAS, the Final Plat of Subdivision of DiMeo Brothers consolidates three existing lots into a single lot of record and dedicates a ten-foot (10'-0") wide municipal utility easement to the Village of Mount Prospect for a public water main that runs along the west lot line of the Subject Property.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: That the Final Plat of Subdivision of DiMeo Brothers, attached as Exhibit "A", for the property located at 2400 East Oakton Street is hereby approved for appropriate execution and recording together with this Ordinance.

SECTION TWO: The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance and Exhibit "A" with the Recorder of Deeds of Cook County.

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this 1st day of October, 2024

_____

Paul Wm. Hoefert
Mayor

ATTEST:

_____

Karen M. Agoranos
Village Clerk

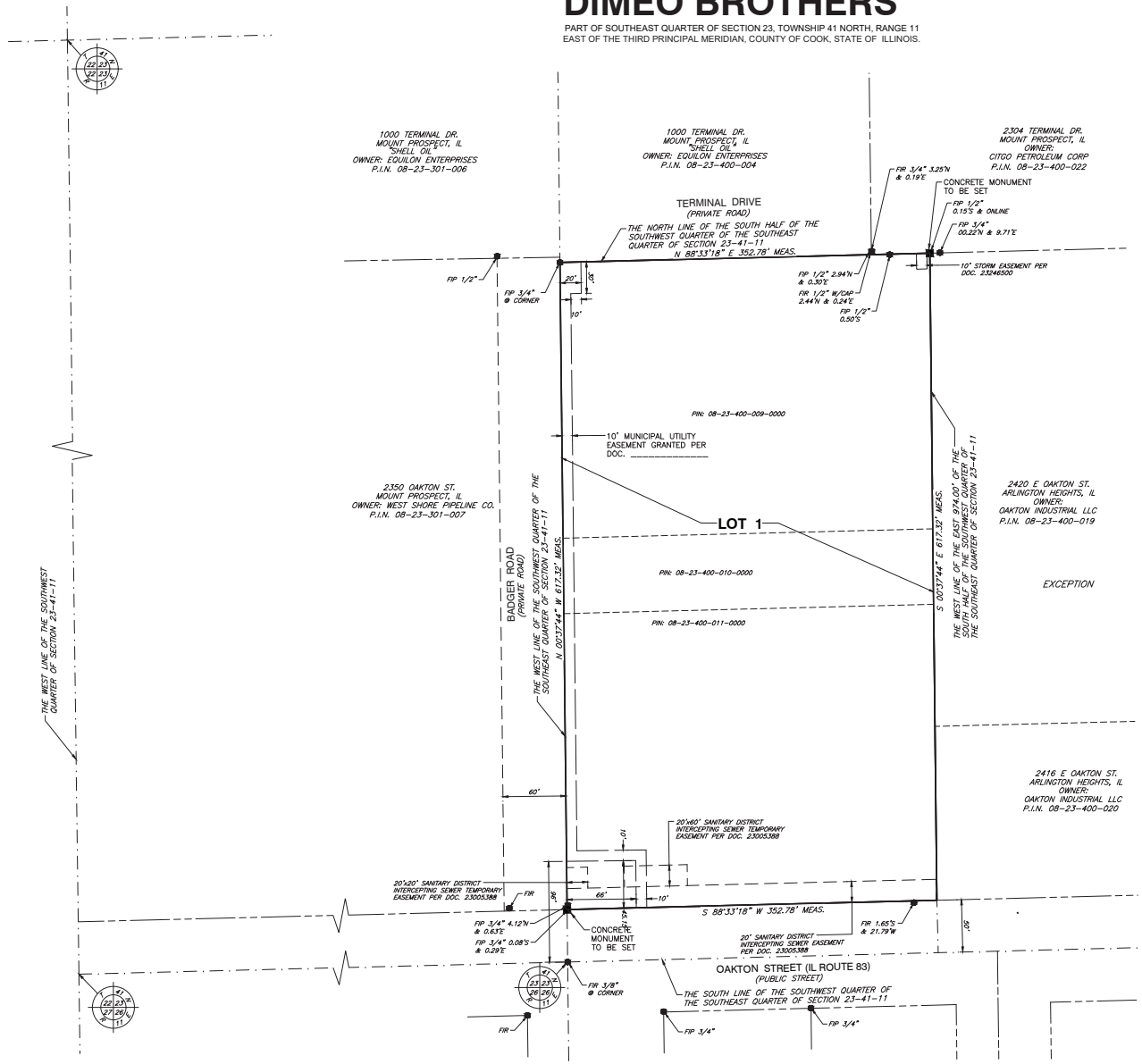
EXHIBIT A

FINAL PLAT OF SUBDIVISION OF DIMEO BROTHERS

FINAL PLAT OF SUBDIVISION
OF
DiMEO BROTHERS

PART OF SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS.

NORTH
BASIS OF BEARINGS:
ILLINOIS STATE PLANE – EAST ZONE



PIN: 08-23-400-009-0000
08-23-400-010-0000
08-23-400-011-0000

ADDRESS: 2400 E. OAKTON ST.
ARLINGTON HEIGHTS,
ILLINOIS 60005

COMMONLY KNOWN AS:

ADDRESS: 2400 E. OAKTON ST.
MOUNT PROSPECT,
ILLINOIS 60005

SUBMITTED FOR:

VILLAGE OF MOUNT PROSPECT
50 S. EMERSON STREET
MOUNT PROSPECT, ILLINOIS 60056

MAIL RECORDED PLAT TO:

VILLAGE OF MOUNT PROSPECT
50 S. EMERSON STREET
MOUNT PROSPECT, ILLINOIS 60056

OWNER:

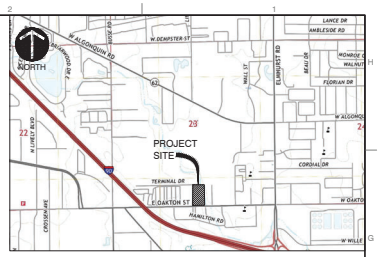
JMD LAND, LLC
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

APPLICANT:

JMD LAND, LLC
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

SEND FUTURE TAX BILL TO:

JMD LAND, LLC
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007



LOCATION MAP
NOT TO SCALE
MAP PROVIDED BY USGS DATED 2021

AREA SUMMARY TABLE

GROSS BOUNDARY AREA	217,753 S.F. (4.999 AC.)
ROW DEDICATION	0 S.F. (0.000 AC.)
NET AREA	217,753 S.F. (4.999 AC.)
EXISTING EASEMENTS:	
STORM EASEMENT	150 S.F. (0.003 AC.)
SANITARY EASEMENT	7,037 S.F. (0.161 AC.)
TEMPORARY SANITARY EASEMENT	1,597 S.F. (0.037 AC.)
EXISTING EASEMENTS TO BE VACATED:	
NICOR GAS EASEMENT	9,599 S.F. (0.220 AC.)
COMED & ILL. TEL BELL TEL EASEMENT	1,862 S.F. (0.043 AC.)
PROPOSED EASEMENT:	
PUBLIC UTILITIES AND DRAINAGE EASEMENT	7,520 S.F. (0.173 AC.)
EASEMENT TOTAL:	27,765 S.F. (0.637 AC.)

LEGEND

- BOUNDARY PROPERTY LINE
- UNDERLYING LOT LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION LINE
- SET CONCRETE MONUMENT
- MONUMENTATION FOUND PER FIELD OBSERVATIONS

ABBREVIATIONS

000.00' MEAS.	MEASURED DATA
000.00' REC.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
PIN	PERMANENT INDEX NUMBER

SURVEYOR'S NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, INCLUDING BUT NOT LIMITED TO A DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS, PRE-EXISTING EASEMENTS, SETBACKS AND/OR OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD, MAY NOT BE SHOWN.
3. THE EXISTING NORTHERN ILLINOIS GAS EASEMENT RECORDED AS DOCUMENT 22960776 AND THE EXISTING COMMONWEALTH EDISON AND ILLINOIS BELL TELEPHONE EASEMENT RECORDED AS DOCUMENT 23009657 WILL BE VACATED AND RELEASED BY SEPARATE DOCUMENT AND HAVE NOT BEEN SHOWN HEREON. THESE EASEMENTS WILL REMAIN IN FULL FORCE AND EFFECT UNTIL SAID VACATION AND RELEASE IS COMPLETED.
4. MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 3/4" DIAMETER BY 24" LONG IRON PIPE.
5. STREET ADDRESSES SHOWN HEREON REFLECT THE POSTAL MAILING ADDRESS AND/OR THE ADDRESS IDENTIFIED BY THE COOK COUNTY GIS DEPARTMENT. THE ADDRESSES ARE NOT INTENDED TO REFLECT THE CORPORATE LIMITS OF THE MUNICIPALITIES.
6. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. CIVIL & ENVIRONMENTAL CONSULTANTS, INC., IS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LICENSE NUMBER 184.004002, EXPIRES APRIL 30, 2025.

SEE RESOLUTION NO. _____

PASSED AND APPROVED ON _____
RECORDED SIMULTANEOUSLY WITH THIS PLAT.

SCALE IN FEET
0 50 100

REVISION RECORD

NO	DATE	DESCRIPTION
1	06/18/2024	REVISED PER NEW WATER MAIN LAYOUT
2	07/31/2024	REVISED PER VILLAGE OF MOUNT PROSPECT COMMENTS, DATED 07/26/2024
3	8/5/2024	REVISED PER VILLAGE REVIEW, DATED 8/02/2024
4	8/19/2024	REVISED PER VILLAGE REVIEW, DATED 8/16/2024

CEC Civil & Environmental Consultants, Inc.
1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR
DiMEO BROTHERS, INC.
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

DRAWN BY:	ET	CHECKED BY:	LHW
APPROVED BY:	*T.JM		
DATE:	JUNE 7, 2024	DWG SCALE:	1"=50'
PROJECT NO:	336-170		

PLAT OF SUBDIVISION
2400 EAST OAKTON STREET
MOUNT PROSPECT, ILLINOIS 60005

DRAWING NO.: **SV01**
SHEET 1 OF 2

P:\336-000\336-170\~Survey\Dwg\SV01-PLAT OF SUBDIVISION.dwg[SHEET 1] LUCAS.YOUNG - ~plotdt - 8/19/2024 3:59 PM

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT JMD LAND, LLC IS THE SOLE OWNER OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN IN THIS PLAT, INCLUDING BUT NOT LIMITED TO, THOROUGHFARES STREETS, ALLEYS, WALKWAYS AND PUBLIC SERVICES; GRANTS THE TELEPHONE, GAS, ELECTRIC AND ANY OTHER PUBLIC OR PRIVATE UTILITY EASEMENTS AS STATED AND SHOWN ON THIS PLAT.

THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AS SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURTS WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THIS SUBDIVISION PLAT.

OWNER: JMD LAND, LLC

_____
SIGNATURE

_____
PRINTED NAME AND TITLE

720 RICHARD LANE, ELK GROVE VILLAGE, ILLINOIS 60056
ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, WHO ACKNOWLEDGE THAT AT THE TIME OF SUCH APPEARANCE HIS OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND THAT HE SIGNED SAID CERTIFICATE AS HIS OWN FREE AND VOLUNTARY ACT AND DEED INDIVIDUALLY OR JOINTLY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS BY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20____.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

OWNER'S CERTIFICATE - SCHOOL DISTRICT

TO THE BEST OF UNDERSIGNED OWNER'S KNOWLEDGE, THE ABOVE DESCRIBED SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF COMMUNITY CONSOLIDATED (ELEMENTARY) SCHOOL DISTRICT 59, TOWNSHIP HIGH SCHOOL DISTRICT 214 AND HARPER COMMUNITY COLLEGE, IN COOK COUNTY, ILLINOIS.
DATED THIS _____ DAY OF _____ A.D. 20____.

_____
OWNER/TRUSTEE

NOTARY CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (AND _____) WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP, WHO ACKNOWLEDGE THAT AT THE TIME OS SUCH APPEARANCE HIS OR HER (THEIR) OWNERSHIP OF THE PROPERTY DESCRIBED HERON AND THAT THE OS SHE (THEY) SIGNED SAID CERTIFICATE AS HIS OR HER (THEIR) OWN FREE AND VOLUNTARY ACT AND DEED INDIVIDUALLY OR JOINTLY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS BY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20____.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

SURFACE WATER STATEMENT

STATE OF ILLINOIS } SS
COUNTY OF COOK }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D, _____.

_____
OWNER OR ATTORNEY

DATED THIS _____ DAY OF _____, A.D, _____.

_____
LOUIS H. WEHRSPANN
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 48925
VALID THROUGH NOVEMBER 30, 2025
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
1230 EAST DIEHL ROAD, SUITE 200
NAPERVILLE, ILLINOIS 60563
(630) 963-6026

DATED THIS ____ DAY OF _____, A.D, _____.

_____
VILLAGE ENGINEER

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS ___ DAY OF _____, A.D. 20___

_____
VILLAGE COLLECTOR

ILLINOIS DEPARTMENT OF TRANSPORTATION STATEMENT

STATE OF ILLINOIS } SS
COUNTY OF COOK }

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO § 2 OF 'AN ACT TO REVISE THE LAW IN RELATION TO PLATS,' AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S 'POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS' WILL BE REQUIRED BY THE DEPARTMENT.

_____ _____
SIGNATURE DATE

JOSE RIOS, P.E.
REGION ENGINEER

AT&T

AT&T HEREBY ACCEPTS THIS FINAL PLAT OF SUBDIVISION LEGALLY DESCRIBED AS "FINAL PLAT OF SUBDIVISION OF DIMEO BROTHERS".

ACCEPTED THIS _____ DAY OF _____, A.D., 20_____.

BY: AT&T

_____
SIGNATURE

_____
PRINTED NAME AND TITLE

COMCAST

COMCAST HEREBY ACCEPTS THIS FINAL PLAT OF SUBDIVISION LEGALLY DESCRIBED AS "FINAL PLAT OF SUBDIVISION OF DIMEO BROTHERS".

ACCEPTED THIS _____ DAY OF _____, A.D., 20_____.

BY: COMCAST

_____
SIGNATURE

_____
PRINTED NAME AND TITLE

ASTOUND

ASTOUND HEREBY ACCEPTS THIS FINAL PLAT OF SUBDIVISION LEGALLY DESCRIBED AS "FINAL PLAT OF SUBDIVISION OF DIMEO BROTHERS".

ACCEPTED THIS _____ DAY OF _____, A.D., 20_____.

BY: ASTOUND

_____
SIGNATURE

_____
PRINTED NAME AND TITLE

ILLINOIS AMERICAN WATER

ILLINOIS AMERICAN WATER HEREBY ACCEPTS THIS FINAL PLAT OF SUBDIVISION LEGALLY DESCRIBED AS "FINAL PLAT OF SUBDIVISION OF DIMEO BROTHERS".

ACCEPTED THIS _____ DAY OF _____, A.D., 20_____.

BY: ILLINOIS AMERICAN WATER

_____
SIGNATURE

_____
PRINTED NAME AND TITLE

COMMONWEALTH EDISON COMPANY

COMMONWEALTH EDISON COMPANY HEREBY ACCEPTS THIS FINAL PLAT OF SUBDIVISION LEGALLY DESCRIBED AS "FINAL PLAT OF SUBDIVISION OF DIMEO BROTHERS".

ACCEPTED THIS _____ DAY OF _____, A.D., 20_____.

BY: COMMONWEALTH EDISON COMPANY

_____
SIGNATURE

_____
PRINTED NAME AND TITLE

NICOR GAS COMPANY

NICOR GAS COMPANY HEREBY ACCEPTS THIS FINAL PLAT OF SUBDIVISION LEGALLY DESCRIBED AS "FINAL PLAT OF SUBDIVISION OF DIMEO BROTHERS".

ACCEPTED THIS _____ DAY OF _____, A.D., 20_____.

BY: NICOR GAS COMPANY

_____
SIGNATURE

_____
PRINTED NAME AND TITLE

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D. 20_____

_____ _____
CHAIRPERSON ATTEST: VICE CHAIRPERSON

PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D. 20_____

_____ _____
VILLAGE PRESIDENT ATTEST: VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF COOK }

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, THIS __ DAY OF _____, A.D. 20_____

_____
VILLAGE ENGINEER

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, TIMOTHY J. MURPHY, LICENSED PROFESSIONAL LAND SURVEYOR WITH THE STATE OF ILLINOIS, HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF MOUNT PROSPECT TO RECORD THE PLAT(S) OR PLAN(S) PREPARED BY ME ENTITLED 'DIMEO BROTHERS'.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF SEPTEMBER, 2024.

_____
TIMOTHY J. MURPHY, ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035.002870
LICENSE EXPIRES/RENEWS NOVEMBER 30, 2024
*HAND SIGNATURE ON FILE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I TIMOTHY J. MURPHY, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY HAS BEEN SURVEYED AND SUBDIVIDED UNDER MY SUPERVISION AND THAT THE PLAT HEREON DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 974.00 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, AND EXCEPT THE SOUTH 50.0 FEET THEREOF) IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, A MUNICIPAL CORPORATION IN COOK COUNTY, ILLINOIS, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17031C0214J, DATED AUGUST 19, 2008, AND THAT THE SAID PROPERTY BORDERS ON PUBLIC WATERS IN WHICH STATE OF ILLINOIS HAS PROPERTY RIGHTS OR PROPERTY INTERESTS.

I, FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF VILLAGE OF MOUNT PROSPECT OR WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLAN AND IN EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002. LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF SEPTEMBER, 2024.

_____
TIMOTHY J. MURPHY, ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035.002870
LICENSE EXPIRES/RENEWS NOVEMBER 30, 2024
*HAND SIGNATURE ON FILE

REVISION RECORD

NO	DATE	DESCRIPTION
1	08/19/2024	REVISED PER NEW WATER MAIN LAYOUT
2	07/31/2024	REVISED PER VILLAGE OF MOUNT PROSPECT COMMENTS, DATED 07/26/2024
3	8/5/2024	REVISED PER VILLAGE REVIEW, DATED 8/02/2024
4	8/19/2024	REVISED PER VILLAGE REVIEW, DATED 8/16/2024

Civil & Environmental Consultants, Inc.
1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

TIMOTHY J. MURPHY 2870 NAPERVILLE ILLINOIS PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

PREPARED FOR
DiMEO BROTHERS, INC.
720 RICHARD LANE
ELK GROVE VILLAGE, ILLINOIS 60007

DRAWN BY:	ET	CHECKED BY:	LHW	APPROVED BY:	*TJM
DATE:	JUNE 7, 2024	DWG SCALE:	NONE	PROJECT NO:	336-170

PLAT OF SUBDIVISION
2400 EAST OAKTON STREET
MOUNT PROSPECT, ILLINOIS 60005

DRAWING NO.: **SV01**
SHEET 2 OF 2

P:\336-170\336-170\~Survey\Dwg\SV01-PLAT OF SUBDIVISION.dwg[SHEET 2] 8/19/2024 - dykal - JD: 8/19/2024 3:59 PM

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE AMENDING CHAPTER 18, "TRAFFIC" IN THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance will prohibit parking on the west side of Albert Street for the first 150' north of Central Road.**
Meeting	October 1, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	Not applicable.
Budget Source	Not applicable.
Category	CONSENT AGENDA
Type	Action Item

Information

The Transportation Safety Commission transmits their recommendation to prohibit parking along the west side of Albert Street for the first 150' north of Central Road due to recent changes relating to the Raising Cane's development.

Discussion

Albert Street north of Central Road is a Village-owned street, with a single family home abutting the west side, multifamily homes fronting the west side, and commercial properties abutting the east side of the street. There is currently no parking allowed on the east side of the street.

As part of the Rasing Cane's development, the developer widened the first 150' of Albert Street north of Central Road to accommodate the additional traffic projected to use the intersection due to the new restaurant. Albert Street was widened to accommodate three lanes of traffic instead of two (two southbound lanes and one northbound lane).

Parking is currently allowed within the southbound right turn lane. Since parking is not prohibited, there is the possibility of vehicles parking in the southbound right turn lane, causing backups and congestion on Albert Street.

Notifications were sent to the residents at 908 W. Central Road and Raising Cane's showing the proposed parking changes and their input was requested. No comments were received.

The issue was presented to the Transportation Safety Commission at their September 9, 2024, meeting. No residents spoke on the issue. The Commission supported the parking prohibition.

By a vote of 6-0, the Transportation Safety Commission recommends enacting an ordinance

prohibiting parking on the west side of Albert Street for the first 150’ north of Central Road.

Alternatives

1. Adopt an ordinance prohibiting parking along the west side of Albert Street for the first 150’ north of Central Road.
2. Action at the direction of the Village Board.

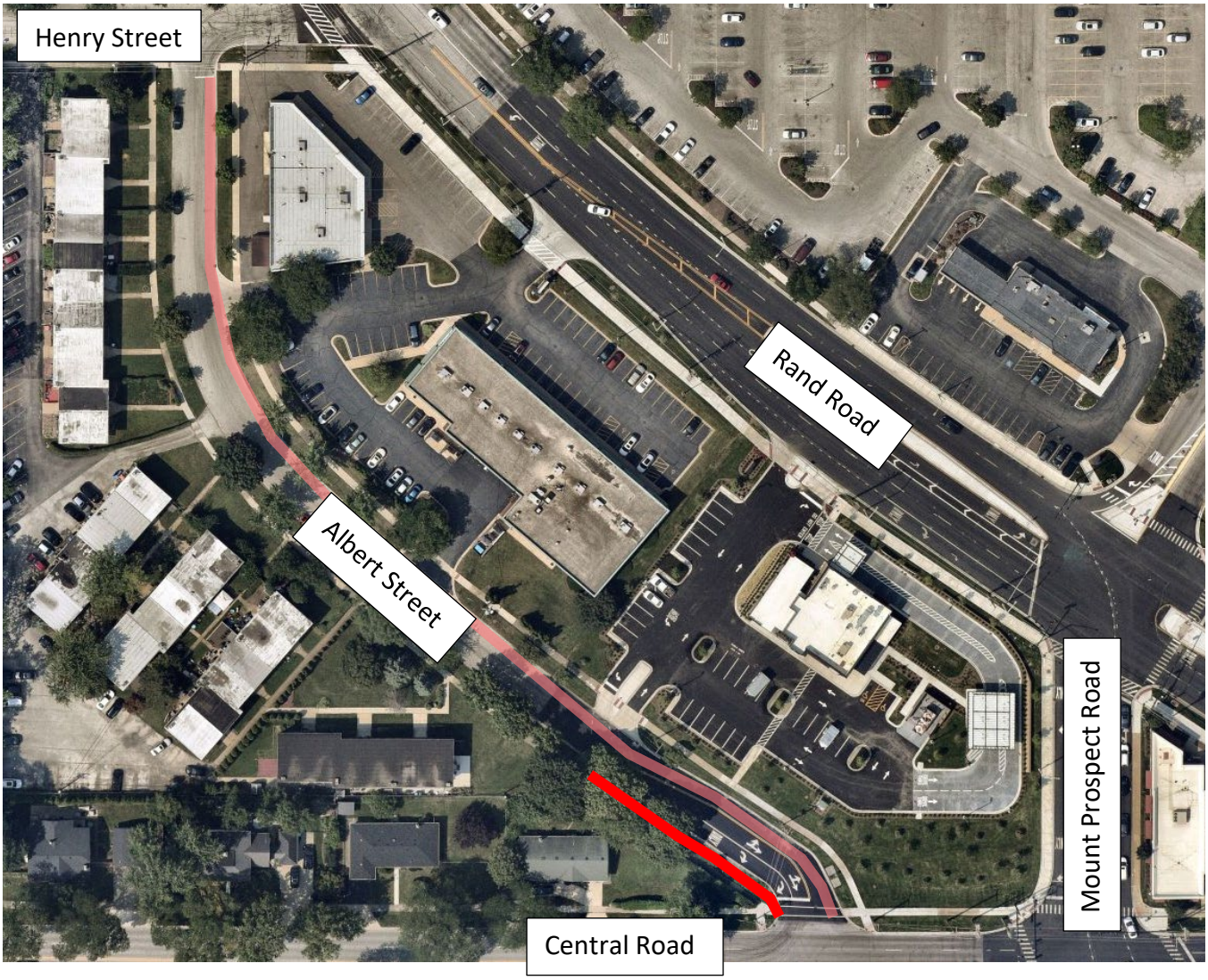
Staff Recommendation

Staff concurs with the recommendation of the Transportation Safety Commission. The Transportation Safety Commission recommends the Village Board enact an ordinance that prohibits parking at all times along the west side of Albert Street for the first 150’ north of Central Road.

Attachments

1. Location Map
2. Ordinance
3. DRAFT TSC Minutes

ALBERT STREET PARKING LOCATION MAP



Existing No Parking Anytime

Proposed No Parking Anytime

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 18,
'TRAFFIC' OF THE VILLAGE CODE OF MOUNT PROSPECT

BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

SECTION ONE: That Section 18.2006, "SCHEDULE VI – "NO PARKING ANYTIME," of Chapter 18, "Traffic," of the Village Code, as amended, is further amended by inserting the following:

"Name of Street	Side of Street	Description
Albert St .	West	The first 150' north of Central Rd."

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 1st day of October, 2024.

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen M. Agoranos, Village Clerk

MAYOR
Paul Wm. Hoefert

TRUSTEES
Agostino S. Filippone
Terri Gens
John J. Matuszak
Michael A. Zadel
Richard F. Rogers
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

DIRECTOR OF PUBLIC WORKS
Sean Dorsey

Phone: 847/870-5640
Fax: 847/253-9377
www.mountprospect.org

Village of Mount Prospect
Public Works

1700 W. Central Road, Mount Prospect, Illinois 60056

DRAFT

MINUTES OF THE MOUNT PROSPECT TRANSPORTATION SAFETY COMMISSION

CALL TO ORDER

The meeting of the Mount Prospect Transportation Safety Commission was called to order at 7:00 p.m. on Monday, September 9, 2024.

ROLL CALL

Present upon roll call:	Justin Kuehlthau	Chairman
	Christopher Prosperi	Vice Chairman
	Tina DeAragon	Commissioner
	Jeffrey Nejdl	Commissioner
	Joseph Vena	Fire Department Representative
	Nicholas Mavraganis	Police Department Representative
	scott Moe	Public Works Department Representative
	Luke Foresman	Project Engineer – Staff Liaison

Absent:

Others in Attendance:	Vito Li Rosi	Resident	17 Audrey Lane
	Joel Dufucis	Resident	206 Audrey Lane
	Diane/Rick McNulty	Residents	1908 Connie Lane/119 Audrey Lane
	Jill Maher	Resident	514 S. Wa Pella Avenue
	Laura Daly	Resident	511 S. Wa Pella Avenue
	Arlindo Numani	Resident	522 Council Trail
	John Maher	Resident	514 W. Wa Pella
	Matt Lawrie	Village Engineer	

APPROVAL OF MINUTES

Vice Chairman Prosperi, seconded by Chairman Kuehlthau, moved to approve the minutes of the regular meeting of the Transportation Safety Commission held on March 11, 2024. The minutes were approved by a vote of 6-0. Officer Mavraganis was not present for the approval of minutes.

CITIZENS TO BE HEARD

Audrey Lane Traffic

Mr. Li Rosi and his neighbors spoke to the Commission about traffic issues on Audrey Lane. The following points were raised during the discussion:

- Comments on the traffic study that was conducted in May of 2024, after installation of speed feedback signs on the street
    - Concerns about vehicles slowing down before the tube counters
    - Inconsistencies with what the studies say and what he is seeing
    - Concerns over an increase in vehicle volumes compared to previous studies
    - Liaison Foresman had the following responses
        - The traffic counters the Village uses are standard practice, proven to provide accurate results, and meet the requirements of the Village
        - Vehicle volume changes are within expected cyclical traffic patterns
        - The study showed a drop in average and 85th percentile speeds, constant with other speed feedback signs installed in the Village
- Concerns about drivers ignoring the stop signs at Connie Lane
    - A resident indicated the stop bar was missing on the west leg of the intersection (Post meeting note: Staff confirmed the missing stop bar and scheduled it to be painted)
- Liaison Foresman indicated the Engineering Division was preparing a memo describing the history of traffic issues on Audrey Lane. He indicated the memo would be made available to the Village Board, the Commission and the public. Laison Foresman then gave a brief overview of the history of development and traffic issues around Audrey Lane.
- Concerns of drivers going 35 mph and above
- Concerns of an increase in distracted drivers over the years

Commissioner Nejdl asked what other traffic calming options could be considered. Laison Foresman indicated items outlined in the Traffic Calming Toolbox included in the Friendly Neighborhood Streets Program are measures the Village would consider.

Liaison Foresman indicated the next steps for the neighborhood would be to submit a petition through the process outlined in the Friendly Neighborhood Streets Program. Liaison Foresman indicated he would follow up with Mr. Li Rosi after the meeting with petition requirements so the neighborhood could request additional/different traffic calming measures on the street.

Weller Creek Park

Ms. Maher and her neighbors spoke to the Commission about safety and parking issues relating to the newly constructed playground in Weller Creek Park. The playground fronts the south side of Council Trail at the intersection with Wa Pella Avenue. The following points were raised during the discussion:

- There is no designated parking for the playground
    - Parking is not allowed along Council Trail
    - Parking is allowed on Wa Pella Avenue and cars are parking on Wa Pella Avenue to access the Park
    - Parking is allowed on Man A Wa Trail on the south side of Weller Creek. A bridge over the creek provides access to the playground
- Comments on the speeds and volume of vehicles on Council Trail and how park patrons have to cross Council Trail in order to access the playground
- Comments on the number and age of kids using the playground
- Lack of stop signs along Council Trail
- Unfriendliness for bikes on Council Trail

Liaison Foresman indicated Public Works is currently doing a study on Council Trail and that traffic counters were currently installed on the street. The study will look at vehicle speed, vehicle volume, pedestrian access to the playground and parking for the playground. Public outreach will be included as part of the study and the Village will be working closely with the Park District on solutions.

It is anticipated this study will be an agenda item at the October Transportation Safety Commission Meeting.

OLD BUSINESS

None.

NEW BUSINESS

A: Albert Street Parking

Staff Liaison Foresman presented the following on proposed parking changes on Albert Street north of Central Road:

Request:	New no parking zone on the west side of Albert Street from Central Road to 150' north of Central Road.
Requested By:	Mount Prospect Public Works
Public Notice:	Raising Cane's and the resident at 908 East Central Road were invited to provide comments and attend the Commission meeting via letters sent to each address.
Current Traffic Regulations:	1. 18.2006: Schedule VI – No Parking Any Time Albert St. – East Side Between Central Rd. and Henry St. 2. Parking is prohibited between 2:00 A.M. and 6:00 A.M. on all Village streets. 3. The speed limit is 25 mph.
Current Layout:	1. Albert Street was recently widened to 36' wide (edge to edge) from the Raising Cane's entrance to Central Road as part of the Raising Cane's redevelopment. 2. There are two 12' south bound lanes and one 12' north bound lane to help accommodate traffic from Raising Cane's. 3. No parking is allowed on the entire east side of Albert Street between Central Road and Henry Street. 4. Per Village Code, no parking is allowed within 30' of the stop bar on south bound Albert Street at the intersection of Central Road.
Current Traffic: Conditions:	1. Vehicles can park in the striped south bound right turn lane due to no provision in the Village Code prohibiting it. 2. Vehicles park on the west side of Albert Street in front of the apartment buildings north of the Raising Cane's entrance.
Concerns:	1. Since a no parking zone is not signed, there is the possibility of vehicles parking in the south bound right turn lane causing backups and congestion on Albert Street.

Observations:

1. Public Works has not observed parking within the south bound right turn lane.
2. Illegal parking has been observed on the east side of Albert Street, primarily due to a lack of signage.

Action: Public Works installed supplemental no parking signs on the east side of Albert Street on September 4, 2024 to remind drivers there is no parking allowed on the east side.

Resident Survey: Raising Cane's and the resident at 908 East Central Road were invited to provide comments and attend the Commission meeting via letters sent to each address. They were also invited to attend the Transportation Safety Commission Meeting. No comments were received.

Recommendation: With the redevelopment of Raising Cane's, Albert Street was widened to allow three lanes of traffic. The Village Code needs to be updated and signs installed to prohibit parking at this location to prevent congestion end ensure safe turns onto Central Road. The street reconfiguration was approved as part of the Raising Cane's development.

Recommendation: Prohibit parking at all times on the west side of Albert Street from Central Road to 150 feet north of Central Road.

Discussion: Commissioner DeAragon commented that she did see cars parked where the proposed no parking zone would be but agreed that cars should not park at this location.

There were general comments from the Commission that the parking changes are appropriate based on the recent roadway changes.

Commissioner Nejdl motioned to approve the recommendation to prohibit parking at all times on the west side of Albert Street from Central Road to 150 feet north of Central Road. Vice-Chairman Prosperi seconded the motion.

The motion was approved by a vote of 6-0. Fire Department Representative Vena was not present for this discussion.

B. Project Updates – Discussion Item Only

Staff Liaison Foresman provided updates to the council on the following projects:

2024 Projects Completed or Under Construction

- Central Road and Cathy Lane Crosswalk – Complete
- IL 83 and Busse Avenue Crosswalk – Under Construction
- Annual Resurfacing Program – Under Construction
- Annual Sidewalk Program – Busse Road this Fall
- Central Road/Mount Prospect Road/Rand Road – Intersection Project – Complete
- Business Center Drive Road Diet – Path Construction this Fall
- Central Road Resurfacing – Westgate Road to Wolf Road – Under Construction
- Schoenbeck Road Streetlighting – Complete
- Burning Bush Lane Streetlighting – Out to Bid
- Arterial Bike Network Study – Open House Scheduled for October

2025 Tentative Project Studies and Design

- Kensington Road SRTS Project (CN Railroad Crossing Upgrade) – Construction Late 2025
- Algonquin Road Shared-Use Path, Sidewalk and Street Lighting – Construction 2026
- Rand-IL 83-Kensington Phase II Design – Construction 2026
- Melas – Meadows Bridge Phase II Design – Construction 2026
- Schoenbeck Road Sidewalk and Resurfacing – Construction 2026
- Northwest Highway/Central Road/Prospect Avenue/UPRR Intersection Study – Phase I Design
- Wolf Road Long Term Study – Phase I Design

2025 Tentative Construction Projects

- IL 83 and Busse Avenue Crosswalk Mast Arm Installation
- Annual Street Resurfacing
- New Sidewalk Program – Wolf Road (ComEd ROW) – Permitting Delays
- Rand Road Streetlights – Camp McDonald Road to Kensington Road

Other Projects

- Busse Road Reconstruction (Cook County) – Construction 2026
- Friendly Neighborhood Streets Program
    - 6 residents have reached out
    - No petitions submitted yet

Recent Grant Awards

- Wolf Road STP Funding - $1,910,000
- Village is applying for ITEP Grants this fall
    - Rand Road Shared Use Path
    - Busse Road Shared Use Path and Lighting

<u>COMMISSION ISSUES</u>

Commissioner Nejdl asked about opportunities for the Commission to review new developments and other changes in the Village as they relate to transportation, similar to the Weller Creek Park redevelopment. Liaison Foresman indicated that developments go through a standard permitting process and Public Works evaluates the proposed developments for traffic at that time. Liaison Foresman indicated Staff would discuss internally about options for presenting projects to the Safety Commission for discussion.

Staff Liaison Foresman informed the Commission that Chairman Kuehlthau's chairmanship was up due to serving two consecutive terms. The Mayor is required to appoint a new Chairperson and the Commission votes on the Vice-Chairperson position. Liaison Foresman asked that any of the Commissioners express their interest in the Chairperson position within the next two weeks. Chairman Kuehlthau will continue to serve as Chairman until a new person is appointed.

ADJOURNMENT

With no further business to discuss, the Transportation Safety Commission voted 6-0 to adjourn at 8:45 p.m. upon the motion of Chairman Kuehlthau. Vice Chairman Prosperi seconded the motion.

Respectfully submitted,

Luke Foresman, P.E.
Project Engineer

H:\Engineering\Traffic\safety_commission_MINUTES\2024\9-Sptember TCS Albert and Project Updates\TSC-9-September Minutes.docx

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE GRANTING A VARIATION FROM THE ACCESSORY STRUCTURE LOCATION REQUIREMENTS TO CONSTRUCT A SHED IN THE FRONT YARD FOR PROPERTY LOCATED AT 2004 WEST LONNQUIST BOULEVARD, MOUNT PROSPECT, ILLINOIS (PZ-12-24)**
Meeting	October 1, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The Petitioner, Deemy Rekkas, is seeking a variation to the accessory structure location regulations to construct a shed in the front yard at 2004 W. Lonnquist Boulevard, also known as the Subject Property.

The Subject Property was annexed into the Village in 1969. The existing single-family home was constructed in 2004 with various improvements. A variation was granted in 2020 via Resolution No. R-12-20 to permit the installation of a privacy fence around the front yard due to the orientation of the Subject Property's legal front yard to Meier Road and the Subject Property's unappealing view of a large church parking lot to the west. The Subject Property's actual front yard faces Lonnquist Boulevard.

Discussion

The Petitioner proposes to construct a new shed at the northwest corner of the Subject Property and the proposed shed would encroach past the front elevation of the home and into the legal front yard, which abuts Meier Road. Per Section 14.306(A)(2) Yard Requirements, accessory structures are not permitted in a required front yard; therefore, a variation is required to construct a shed in the front yard. The proposed shed would be less than ten feet tall and would be mostly screened by the front yard fence. The shed drawings indicate the proposed shed would be 140 square feet (10' x 14') in size with a standard open gable roof with a roof pitch of 5:12.

The variation request was reviewed by the Building, Fire and Public Works departments. Engineering noted that a drainage swale carrying stormwater runoff from east to west exists along the north property line. The Petitioner was made aware that corrective measures may be required if, at any time in the future, it is determined that the shed impedes the flow of

stormwater.

PUBLIC COMMENT
Staff has not received any public comments on the proposed variation request.

PUBLIC HEARING
At the public hearing held on September 12, 2024, the Planning and Zoning Commission unanimously recommended approval of the variation request by a vote of 4-0. No members of the public were present to voice support or opposition.

VARIATION STANDARDS, FINDINGS OF FACT AND STAFF'S RECOMMENDATION
In reviewing the request, staff is supportive of the variation request. A fence variation was granted in 2020 to permit a fence to enclose the entire legal front yard due to the orientation of the Subject Property's front yard to Meier Road and the Subject Property's unappealing view of a large church parking lot to the west. Due to the nature of the block, the Subject Property is the only lot whose front yard aligns with the rear yards of the four single family homes to the north. All four properties to the north are part of a cul-de-sac whose front yards face Chris Lane. These properties have the ability to locate a shed in their rear yards. Thus, granting the variation request would not alter the character of the frontage along Meier Road. In all other aspects aside from the location requirements, the proposed shed meets the size, height, and roof pitch requirements for an accessory structure. The shed is proposed at the far northwest corner of the Subject Property and would not have a negative aesthetic impact along the Lonnquist Boulevard frontage, especially since the legal front yard is fully enclosed by a six-foot tall privacy fence. As of the writing of this report, staff has not received any objections to the request.

The Petitioner is requesting a waiver of the second reading in order to complete the project prior to winter.

Alternatives

1. Approve a variation to the accessory structure location regulations to allow a shed in the front yard at the property located at 2004 W. Lonnquist Boulevard, subject to the conditions listed in the attached ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approval of:

1. Approve a variation to the accessory structure location regulations to allow a shed in the front yard at the property located at 2004 W. Lonnquist Boulevard, subject to the conditions listed in the attached ordinance.

Attachments

1. PZ-12-24 Plans
2. PZ-12-24 Staff Report
3. PZ-12-24 Administrative Content
4. PZ-12-24 2 Request to Waive 2nd Reading
5. PZ-12-24 Minutes

6. PZ-12-24 Ordinance

SPIEWAK CONSULTING
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068
phone: (773)853-2672 (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

PLAT OF SURVEY

by

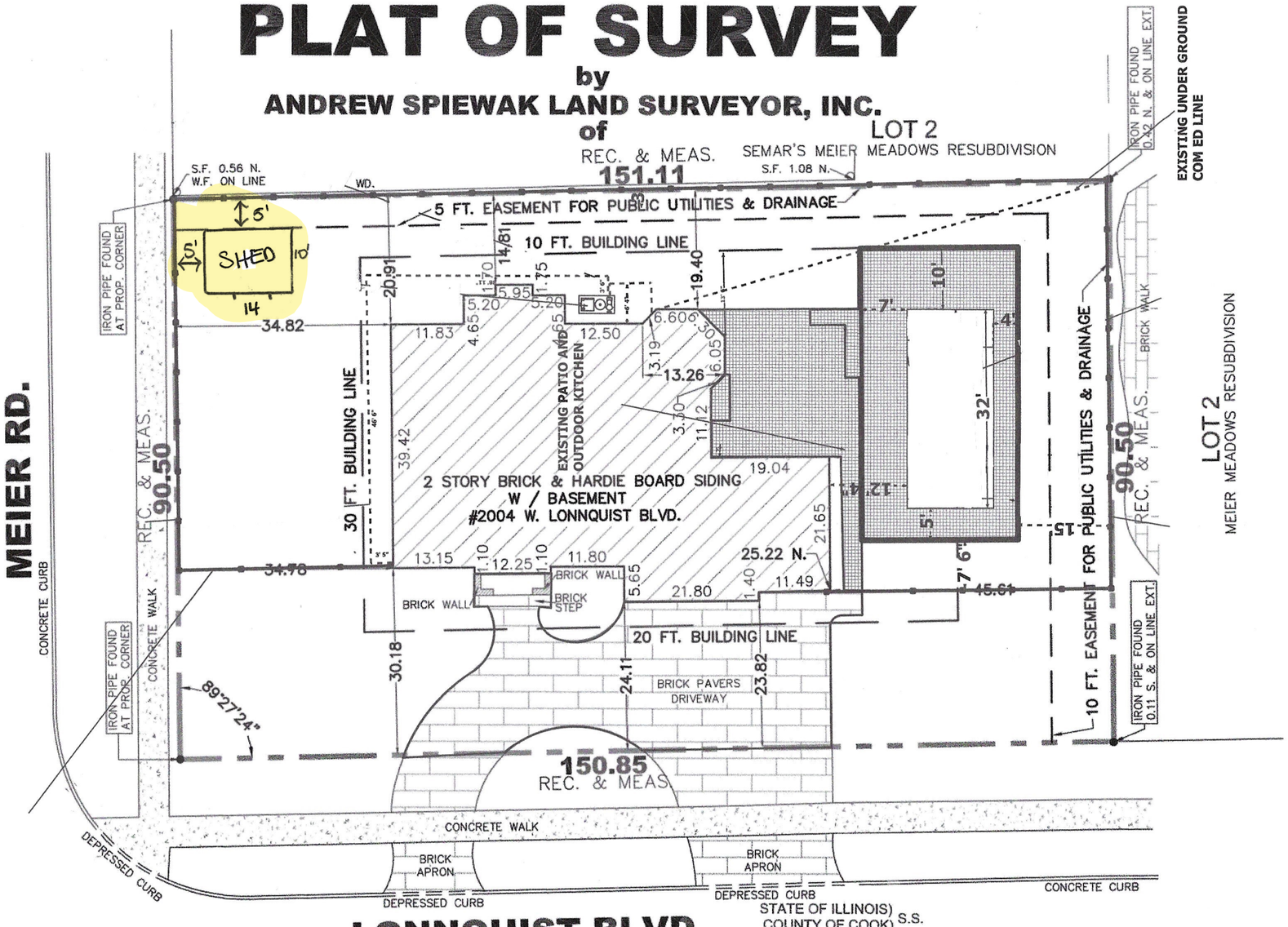
ANDREW SPIEWAK LAND SURVEYOR, INC.

of

LEGAL DESCRIPTION:

LOT 1 OF SEMAR'S MEIER MEADOWS RESUBDIVISION, BEING A SUBDIVISION OF LOT 1 OF MEIER MEADOWS RESUBDIVISION OF LOTS 1 & 2 IN ALLEN'S RESUBDIVISION OF PART OF LOT 4 IN MEIER BROTHER'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2004 AS DOCUMENT 0416232082, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:
2004 W. LONNQUIST BLVD.
MT. PROSPECT, IL 60056
P.I.N. 08-10-402-049-0000
LAND AREA ± 13,663 sq. ft.



LONNQUIST BLVD.

Legend

FENCE
WD.= WOOD FENCE C.L.= CHAIN LINK
N.F.= NORTH FACE S.F.= SOUTH FACE
W.F.= WEST FACE E.F.= EAST FACE
I.P.= IRON PIPE I.R.= IRON ROD
I.F.= IRON FENCE
MEAS.= MEASURED REC.= RECORD
● IRON ROD FOUND ○ IRON ROD SET
● IRON PIPE FOUND ○ IRON PIPE SET
+ CROSS FOUND & SET PROPERTY LINE

SCALE: 1 INCH EQUALS 20 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: DEEMY REKKAS
COMPANY OR ORGANIZATION: _____
SURVEYED BY: SJ, AFS
DRAWN BY: SJ, AM
CHECKED BY: AFS
PROJECT No: 267-17 UD 18

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No.: 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK
LICENSE #3178
CHICAGO
ILLINOIS
STATE OF ILLINOIS

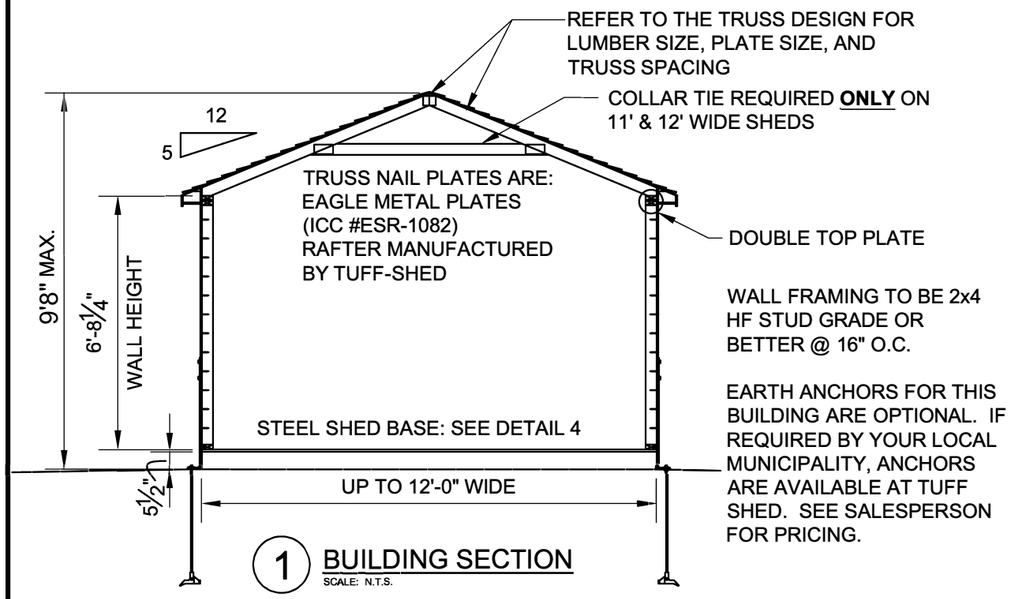
FIELD WORK WAS COMPLETED ON 20th DAY OF AUG. A.D. 20 18.
CHICAGO, ILLINOIS, DATE OF PLAT 21st DAY OF AUG. A.D. 2018.

BY Andrzej F. Spiewak
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No. 035.003178
LICENSE EXPIRES 11/30/2018

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE NO. 184.006518 EXPIRES 04/30/2019

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

PPR SHED UP TO 10' WIDE x UP TO 14' LONG
PREMIER PRO SERIES



1 BUILDING SECTION
SCALE: N.T.S.

NOTES:

1. BUILDING CODE: 2021 IBC & 2021 IRC

2. DESIGN LOADING:
   WIND SPEED & EXPOSURE: 115C
   ROOF LIVE LOAD: 40 PSF
   ROOF DEAD LOAD: 10 PSF

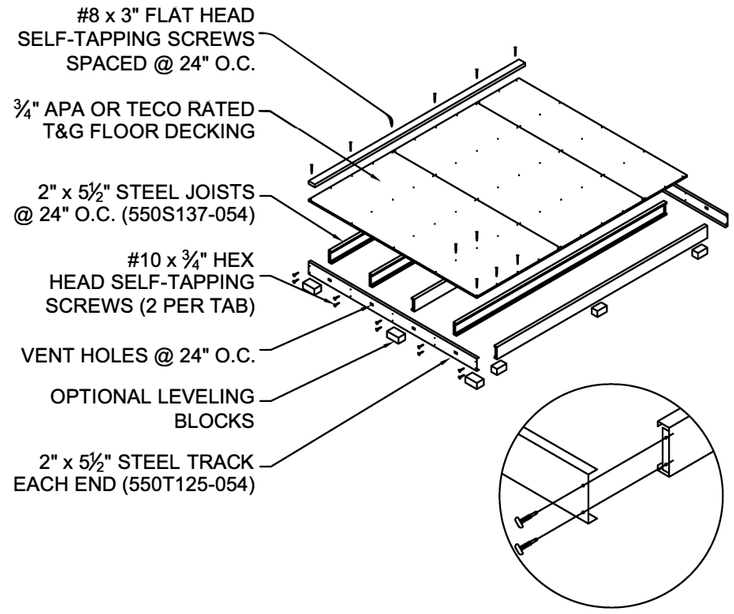
3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2021 IBC & 2021 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

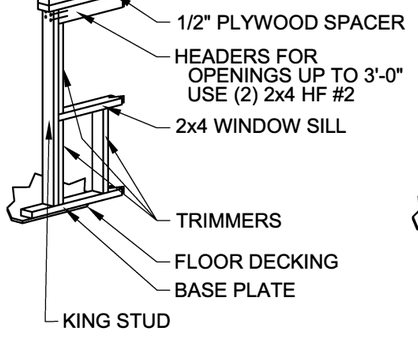
ROOF:
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

WALLS:
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD

HEADERS:
ATTACH HEADER TO STUD WITH:
(4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER:
16d @ 16" STAGGERED FACE NAIL

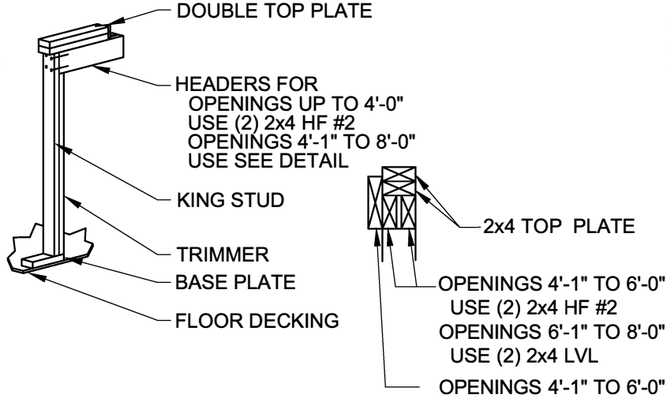


1. STEEL SHED FOUNDATION:
   2" x 5½"-16 GAUGE STEEL TRACKS G140 ZINC COATED
   2" x 5½"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
   (SUPPLIER: ALLIED STUDCO - JOIST: 550S137-054 / TRACK: 550T125-054).
2. ¾" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1⅝" LONG MIN. SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-TAPPING SCREWS @ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16". BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.



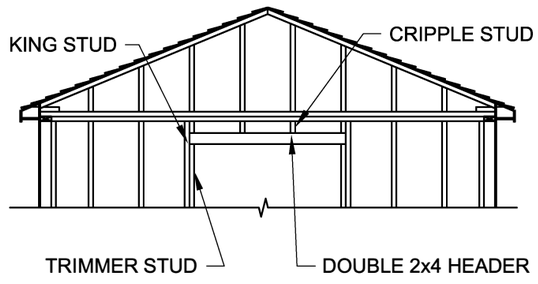
FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER PRO SERIES SIDE WALLS

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



FOR OPENINGS UP TO 8'-0" ON PREMIER PRO SERIES SIDE WALLS

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



FOR OPENINGS **UP TO 8'-0"** WIDE

3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.

4 SHED BASE DETAIL
SCALE: N.T.S.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.

Order #.
Customer:
Site Address:
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #
Drawn By: SJ
Date: 6/16/23
Checked By:
Date:
Scale: N.T.S.

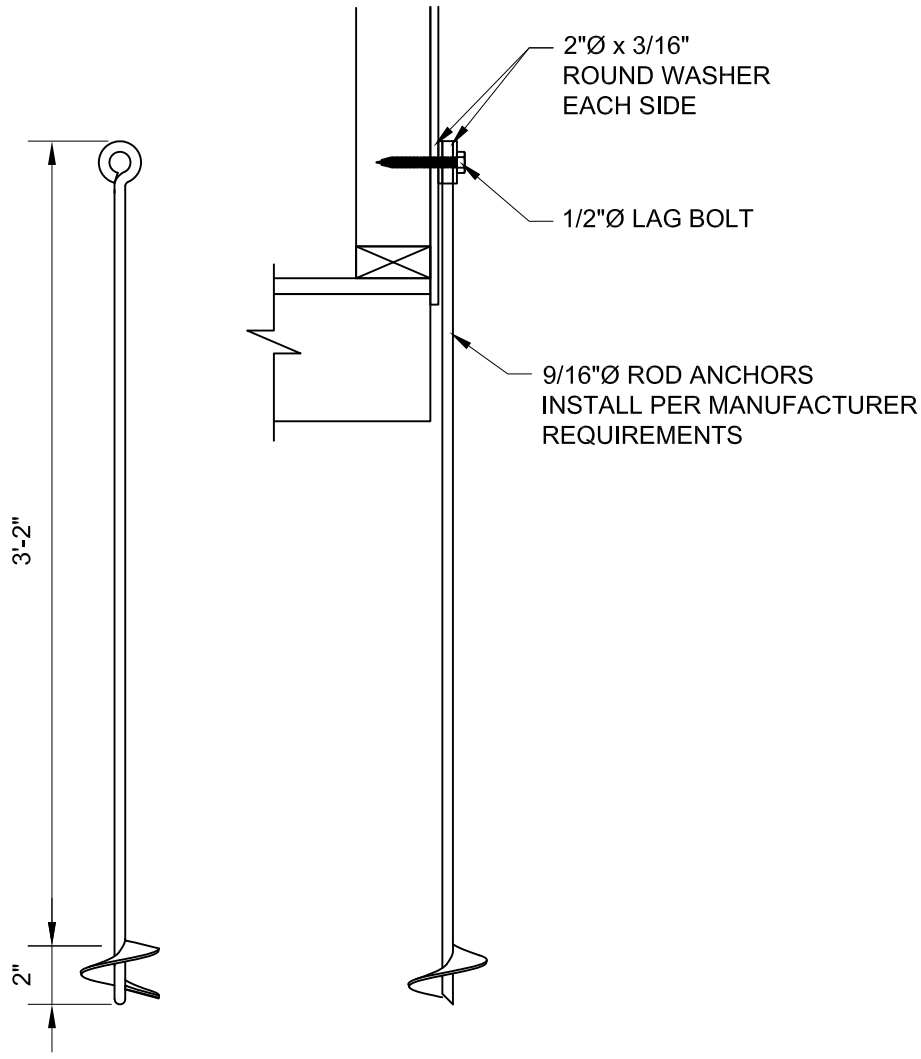
THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
NOTES - 2021 IBC & IRC - 115C

DRAWING NO. PPR-01
REV. LEVEL 01
SHEET 1
PAGE 1 OF 1



AUGER ANCHOR DETAIL

Scale: NTS

TUFF SHED®
Storage Buildings & Garages

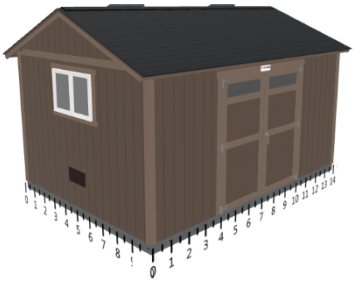
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2018/2021 IBC&IRC
115 MPH EXP C

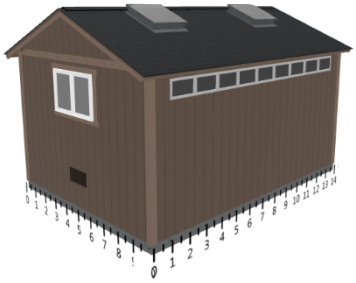
Drawn By: SJ
Date Drawn: 6/23/22
Checked By:
Date Revised:

DocuSign Envelope ID: 5EAD00ED-57BE-46DE-BCC0-292593717ECF

TUFF SHED

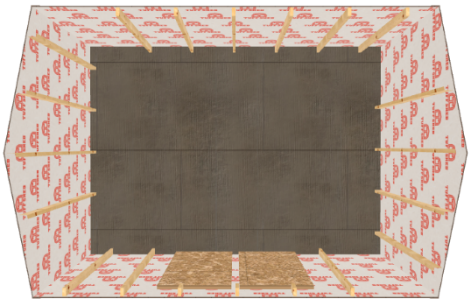
Deemy Rekkas
2004 West Lonnquist Boulevard
Mount Prospect IL 60056
Q-2732815





Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Pro Ranch - 10' wide by 14' long
Paint Selection
Base: Ground Coffee, Trim: Ground Coffee
Roof Selection
Charcoal Dimensional Premium Shingle
Drip Edge
Brown
Is a permit required for this job?
Yes
Who is pulling the permit?
Tuff Shed

Optional Details

Doors
3' x 6'2" Double Door (6'), In Door Horizontal Transom (3' door)
Windows
2 3'x2' Insulated Horizontal Sliding Window
Transoms
9 Ea Transom Window (16"x8")
Walls
342 Sq Ft House Wrap
Roof
15 Lin Ft Ridge Vent
2 Ea 2x2 Skylight
Floor and Foundation
4 Ea Shed Anchor into Dirt - Auger or MR88
Vents
2 Ea 16"x8" Wall Vent - Brown

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
Yes
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Within 4" of level
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Grass

Customer Signature: DocuSigned by: Deemy Rekkas F0E83AF8C4AC40D... Date: 6/20/2024




10x14



VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Ann Choi
Development Planner

DATE: September 5, 2024

CASE NUMBER
PZ-12-24

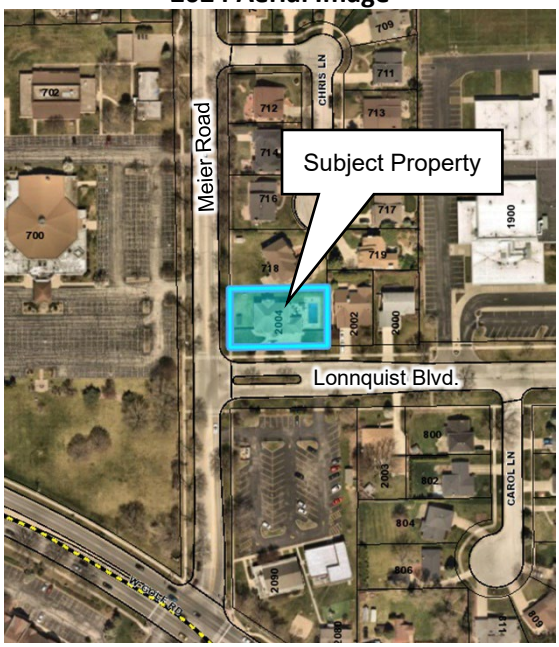
APPLICANT/PROPERTY OWNER
Deemy Rekkas

PUBLIC HEARING DATE
September 12, 2024

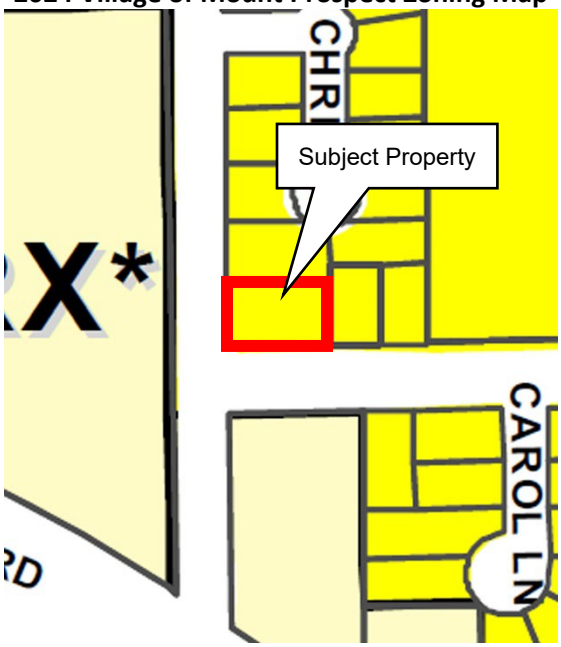
PROPERTY ADDRESS/LOCATION
2004 W. Lonnquist Blvd.

BRIEF SUMMARY OF REQUEST
The Petitioner, Deemy Rekkas, is seeking a variation to the accessory structure location regulations to construct a shed in the front yard at 2004 W. Lonnquist Boulevard, also known as the Subject Property.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
R-1 Single Family Residential	Detached Single Family Residential	North: R-1 Single Family Residential East: R-1 Single Family Residential South: R-X Single Family Residential West: R-X* Single Family Residential, Planned Unit Development (PUD)	0.31 Acres

STAFF RECOMMENDATION

APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF STAFF RECOMMENDATION

BACKGROUND/PROPERTY HISTORY

The Subject Property was annexed into the Village in 1969. In 2004, the existing single-family home was constructed, with various smaller improvements since the original construction. In 2020, a variation was granted via Resolution No. R-12-20 to permit the installation of a privacy fence around the front yard.

PROPOSAL

The Petitioner proposes to construct a new shed on the Subject Property. The shed would be located at the northwest corner of the property and would encroach past the front elevation of the home and into the legal front yard, which abuts Meier Road. Per Section 14.306(A)(2) Yard Requirements, accessory structures are not permitted in a required front yard; therefore, a variation to construct a shed in the front yard is required. The proposed shed would be less than ten feet (10') tall and would be mostly screened by the front yard fence. The shed drawings indicate the proposed shed would be 140 square feet (10' x 14') in size with a standard open gable roof with a roof pitch of 5:12.

The variation request was reviewed by the building, fire and public works departments. Engineering noted that a drainage swale exists along the north property line carrying stormwater runoff from east to west. The Petitioner was made aware that corrective measures may be required if it is determined at any time in the future that the shed impedes the flow of stormwater.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the Standards & 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 should use the Findings of Fact to guide their recommendation to the Village Board on the Petitioner's request.

STAFF RECOMMENDATION

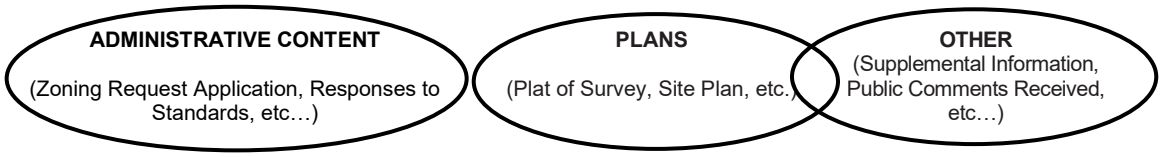
Staff finds that the standards for variation have been met. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

A variation to the accessory structure location regulations to allow a shed in the front yard for the property located at 2004 W. Lonnquist Boulevard, subject to the following conditions:

1. The Subject Property shall be developed in general compliance with the approved drawings which consist of the following:
    a. Plat of Survey, prepared by Spiewak Consulting, dated August 21, 2018, and providing the location of the proposed shed.
    b. Shed Specifications, prepared by Tuff Shed, Inc., 2 pages, and dated 6/16/23.
    c. Shed Elevations, prepared by Tuff Shed Inc., and dated 6/20/2024.

The Village Board's decision is final for this case.

ATTACHMENTS:



I concur:



Jason C. Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

VARIATION STANDARDS

Section 14.203.C.9 of the Village of Mount Prospect Zoning Ordinance provides that a variation shall not be granted or recommended for approval by the Planning and Zoning Commission unless findings of fact based on evidence are made in each specific case that affirm the following standards:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a specific hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations was to be applied;
2. The conditions upon which an application for a variation are based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning classification;
3. The purpose of the variation is not based primarily upon a desire to increase financial gain;
4. The alleged difficulty or hardship is caused by this chapter and has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. The granting of the variation will not alter the essential character of the neighborhood; and
7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Petitioner's Findings: Per the Petitioner, a hardship exists because the zoning code identifies Meier Road as the legal front yard and the orientation of the Subject Property does not conform to the character of the neighborhood. The Petitioner explains that the northern adjoining properties' backyards are oriented along Meier Road and that the front door of the Petitioner's home faces Lonnquist Boulevard which is considered the legal exterior side yard. The Petitioner further states that the granting of the variation will not have any adverse impact on the neighborhood and will conform to the character of the existing neighborhood. The Petitioner attests that the variation request will not have any adverse impact on the community or adjoining properties.

Staff Findings: In reviewing the request, staff is supportive of the variation request. In 2004, a fence variation was granted to permit a fence to enclose the entire legal front yard due to the orientation of the Subject Property's front yard to Meier Road and the Subject Property's unappealing view of a large church parking lot to the west. Due to the nature of the block, the Subject Property is the only lot whose front yard aligns with the rear yards of the four single family homes to the north. All four properties to the north are part of a cul-de-sac whose front yards face Chris Lane. These properties have the ability to locate a shed in their rear yards thus granting the variation request would not alter the character of the frontage along Meier Road. In all other aspects aside from the location requirements, the proposed shed meets the size, height, and roof pitch requirements for an accessory structure. The shed is proposed at the far northwest corner of the Subject Property and would not have a negative aesthetic impact along the Lonnquist Boulevard frontage, especially since the front yard is fully enclosed by a six-foot tall privacy fence. As of the writing of this report, staff has not received any objections to the request.



PERMIT PROJECT

FILE #: 24-004520
2004 W LONNQUIST BLVD MOUNT PROSPECT IL 60056
PZ-12-24 VARIATION FOR SHED IN FRONT YARD

PERMIT #: PZZ24-000016

Permit Type
Zoning Request Application

Subtype
Zoning Request

Work Description:
PZ-12-24: VAR for a shed in the front yard

Applicant
Deemy Rekkas

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
250.00

Permit Fees
0.00

Total Amount
250.00

Amount Paid
250.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
08/13/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

NOTE

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

Summary of Proposal

i am asking for a variance to install a 10x14 foot shed on northwest corner of lot. permit was applied prior by tuff shed and denied due to variance being needed.
below are items requested by Ann Choi.

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

Submission Requirements

Proof of Ownership

deed2004.pdf

For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

affidavitown2024shed.pdf

Paid Receipt of the most recent tax bill

CookCountyPropertyTaxBill2023SecondInstallment-3.pdf

Responses to applicable standards

variation shed.docx

Plans

Plat of Survey - Rekkas .pdf

Shed Specs - Rekkas.pdf

Legal Description

LEGAL DESCRIPTION 2004.docx

Document indicating intent to buy or lease

Legal Notice

Address Labels

Buffer Map

Other

pic1.pdf

image002.pdf

PXL_20240617_181604056.pdf

ORDINANCE OR RESOLUTION

Ordinance or Resolution

Approval Ordinance or Resolution #

Approval Date

ZONING REQUEST(S) (Check all that apply)

- [ ] Conditional Use
- [x] Variation(s)

Number of Variations
1

From Chapter 14, Section(s)
14.306(A)(2) to allow a shed in the front yard

Type of Variation
Individual lot single family request

- [ ] Zoning Map Amendment
- [ ] Zoning Text Amendment
- [ ] Other

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

Signature

signature.png

FEES

FEE	DES	QUANTITY	AMOUNT	TOTAL	
Variation Individual Lot Single Family Request fee				250.00	
			Plan Check Fees	**250.00**	
			Permit Fees	**0.00**	
			Total Fees	**250.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
08/14/2024	Credi	805781445(	PZZ2	48288	- Deemy I	250.00	
				Amount Paid		**250.00**	

Balance Due	**0.00**	

Commitment Number# 17ST00783

This instrument prepared by:
Segel Law Group, Inc.
1827 Walden Office Square, Suite 450
Schaumburg IL 60173

After Recording Return To:
Deemy Rekkas
Efstathios Polyzois
456 Lance Dr
Des Plaines, IL 60016

Mail Tax Statements To: **Deemy Rekkas and Efstathios Polyzois**; 456 Lance Dr, Des Plaines, IL 60016

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08-10-402-049-0000

SPECIAL WARRANTY DEED

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM5, whose mailing address is **8950 Cypress Water Blvd., Coppell, TX 75019**, hereinafter grantor, for **$443,625.00 (Four Hundred Forty Three Thousand Six Hundred Twenty Five Dollars and Zero Cents)** in consideration paid, grants with covenants of special warranty to **Deemy Rekkas and Efstathios Polyzois**, hereinafter grantee, whose tax mailing address is **456 Lance Dr, Des Plaines, IL 60016**, the following real property:

Lot 1 of Semar's Meier Meadows Resubdivision, being a Subdivision of Lot 1 of Meier Meadows Resubdivision of Lots 1 & 2 in Allen's Resubdivision of part of Lot 4 in Meier Brother's Subdivision in the Southeast 1/4 of Section 10, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded June 10, 2004 as document 0416232082, in Cook County, Illinois.

Property Address is: 2004 W. Lonnquist Blvd, Mount Prospect, IL, 60056.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1700544038**

Commitment Number#17ST00783

Executed by the undersigned on 3.24.17

U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM5 By Nationstar Mortgage, LLC as its Attorney in Fact

By: _____

Name: Mary Munoz

Its: Assistant Secretary

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me on 3.24.17, by _____ its ~~Assistant Secretary~~ on behalf of **U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association, as Trustee, Successor by Merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM5 By Nationstar Mortgage, LLC as its attorney in fact,** who has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

NOTARY PUBLIC STATE OF TEXAS
Patricia McCutchen
Notary Public, State of Texas
My Comm. Expires 11-05-2018
Notary ID 130016551

_____
Patricia McCutchen
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date:_____

_____
Buyer, Seller or Representative

TOTAL PAYMENT DUE

$0.00

By 08/01/2024

2023 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
08-10-402-049-0000	049	16048	2023	(2024)	ELK GROVE	2-78

IF PAYING LATE, PLEASE PAY	08/02/2024 - 09/01/2024	09/02/2024-10/01/2024	10/02/2024-11/01/2024	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2023 Tax Bill $15,250.30

$633.06 MORE than 2022

Taxing District	2023 Tax	2022 Tax	Difference	
Community Consolid. SD 59 Arlington Hts	$5,142.87	$4,858.18	**$284.69**	**More**
Township HS District 214 (Arlington Hts)	$4,316.62	$4,017.73	**$298.89**	**More**
Village of Mount Prospect	$1,558.93	$1,609.14	**-$50.21**	**Less**
Mt Prospect Park District	$990.44	$934.40	**$56.04**	**More**
Mount Prospect Library Fund	$886.28	$845.57	**$40.71**	**More**
Harper College Comm College 512 Palatine	$729.15	$700.37	**$28.78**	**More**
Metro Water Reclamation Dist of Chicago	$609.09	$638.87	**-$29.78**	**Less**
County of Cook	$300.14	$423.65	**-$123.51**	**Less**
Cook County Public Safety	$245.40	$181.07	**$64.33**	**More**
Cook County Health Facilities	$135.94	$131.53	**$4.41**	**More**
Cook County Forest Preserve District	$132.41	$138.37	**-$5.96**	**Less**
Town of Elk Grove	$90.04	$85.41	**$4.63**	**More**
Consolidated Elections	$56.50	$0.00	**$56.50**	**More**
Road & Bridge Elk Grove	$21.19	$20.50	**$0.69**	**More**
Northwest Mosq Abatement Dist Wheeling	$17.65	$15.37	**$2.28**	**More**
General Assistance Elk Grove	$17.65	$17.08	**$0.57**	**More**
DO NOT PAY THESE TOTALS	**$15,250.30**	**$14,617.24**	**$633.06**	**More**

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2022 Assessed Value	**61,847**
2023 Property Value	**618,470**
2023 Assessment Level	**X 10%**
2023 Assessed Value	**61,847**
2023 State Equalizer	**X 3.0163**
2023 Equalized Assessed Value (EAV)	**186,549**
2023 Local Tax Rate	**X 8.638%**
2023 Total Tax Before Exemptions	**16,114.10**

2023 Total Tax Before Exemptions	**16,114.10**
Homeowner's Exemption	**-863.80**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2023 Total Tax After Exemptions	**15,250.30**
First Installment	**8,039.48**
Second Installment +	**7,210.82**
Total 2023 Tax (Payable in 2024)	**15,250.30**

IMPORTANT MESSAGES

PROPERTY LOCATION

2004 W LONNQUIST BLVD
MOUNT PROSPECT IL 60056 3500

MAILING ADDRESS

DEEMY REKKAS
2004 W LONNQUIST BLVD
MT PROSPECT IL 600563500

TAXING DISTRICT BREAKDOWN

Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax
MISCELLANEOUS TAXES					
Northwest Mosq Abatement Dist Wheeling	17.65	0.010	0.12%		15.37
Metro Water Reclamation Dist of Chicago	609.09	0.345	3.99%	63.55	638.87
Mt Prospect Park District	990.44	0.561	6.49%	88.27	934.40
Miscellaneous Taxes Total	**1,617.18**	**0.916**	**10.60%**		**1,588.64**
SCHOOL TAXES					
Harper College Comm College 512 Palatine	729.15	0.413	4.78%		700.37
Township HS District 214 (Arlington Hts)	4,316.62	2.445	28.31%	77.68	4,017.73
Community Consolid. SD 59 Arlington Hts	5,142.87	2.913	33.72%	121.81	4,858.18
School Taxes Total	**10,188.64**	**5.771**	**66.81%**		**9,576.28**
MUNICIPALITY/TOWNSHIP TAXES					
Mount Prospect Library Fund	886.28	0.502	5.81%		845.57
Village of Mount Prospect	1,558.93	0.883	10.22%	688.54	1,609.14
Road & Bridge Elk Grove	21.19	0.012	0.14%		20.50
General Assistance Elk Grove	17.65	0.010	0.12%		17.08
Town of Elk Grove	90.04	0.051	0.59%		85.41
Municipality/Township Taxes Total	**2,574.09**	**1.458**	**16.88%**		**2,577.70**
COOK COUNTY TAXES					
Cook County Forest Preserve District	132.41	0.075	0.87%	1.76	138.37
Consolidated Elections	56.50	0.032	0.37%		0.00
County of Cook	300.14	0.170	1.97%	54.73	423.65
Cook County Public Safety	245.40	0.139	1.61%		181.07
Cook County Health Facilities	135.94	0.077	0.89%		131.53
Cook County Taxes Total	**870.39**	**0.493**	**5.71%**		**874.62**
(Do not pay these totals)	**15,250.30**	**8.638**	**100.00%**		**14,617.24**

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

****** Please see 2023 Second Installment Payment Coupon next page ******

2023 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 **By 08/01/2024** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address

SN 0020230200 RTN 500001075 AN (see PIN) TC 008911

Internal use only

Property Index Number (PIN)
08-10-402-049-0000

T3LG
Volume
049

Amount Paid

$

00202302004081040204900004008911200000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

Standards

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

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a specific hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations was to be applied;

   Being a corner lot, the orientation of the property presents a hardship because the zoning identifies Meier Road as the front yard which is used as a side yard. This orientation is non conforming to the character of the neighborhood as the adjoining properties going north on Meier Road are oriented as property owners' backyards. The actual front door of my home is on Lonnquist Blvd which is considered my side yard.

2. The conditions upon which an application for a variation are based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning classification;

The orientation of the property and the use of the property are not in agreement.

3. The purpose of the variation is not based primarily upon a desire to increase financial gain;

The purpose of the variation is not to increase finanacial gain. It is to improve quality of life as well as aesthetically conform to the surrounding area/character.

4. The alleged difficulty or hardship is caused by this Chapter and has not been created by any person presently having an interest in the property;

The hardship is caused by the zoning which limits the use of the property

5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

The granting of the variation will not have any adverse impact on the neighborhood and will in fact, will be conforming to the character of what is presently there.

6. The granting of the variation will not alter the essential character of the neighborhood; and

It will be complementary to existing uses of the neighborhood properties

7. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. **This improvement will not have any adverse impact on the community or adjoining properties.**

LEGAL DESCRIPTION:

LOT 1 OF SEMAR'S MEIER MEADOWS RESUBDIVISION, BEING A SUBDIVISION OF LOT

1 OF MEIER MEADOWS RESUBDIVISION OF LOTS 1 & 2 IN ALLEN'S RESUBDIVISION OF PART OF LOT 4 IN MEIER BROTHER'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2004 AS DOCUMENT 0416232082, IN COOK COUNTY, ILLINOIS.

September 13,2024

50 S. Emerson Street
Mount Prospect, IL 60056

RE: PZ-12-24

2004 W Lonnquist Blvd Shed variance approval at planning and zoning commission.

Dear Ms. Choi

The Planning & Zoning Commission recommended approval for our Variance request (PZ 12-24) to place a shed on on our property by a unanimous vote. Our request is scheduled to go before the Village Board for the ordinance's first reading on October 1, 2024.

I would like to request that the Village Board waive the second reading and that final action is taken at the October 1st meeting. We are anxious to start the project as soon as possible due to upcoming cold weather as well as availability of shed materials in event of delay.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact me at 847-767-8346 or email rekkasmd@gmail.com.

Thank you.

Sincerely,

Deemy Rekkas

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-12-24	Hearing Date: September 12, 2024
PROPERTY ADDRESS:	2004 W. Lonnquist Boulevard
PETITIONER/PROPERTY OWNER:	Deemy Rekkas
PUBLICATION DATE:	August 28, 2024
REQUEST:	A variation from the accessory structure location requirements to allow the installation of a shed in the front yard
MEMBERS PRESENT:	Joseph Donnelly William Beattie Walter Szymczak Donald Olsen
MEMBERS ABSENT:	Ewa Weir Greg Miller
STAFF MEMBERS PRESENT:	Jason C. Shallcross – Director of Community Development Ann Choi – Development Planner
INTERESTED PARTIES:	Deemy Rekkas, Village of Mount Prospect

Chairman Donnelly called the meeting to order at 7:01 PM. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on June 27, 2024. The minutes were approved 4-0.

Chairman Donnelly introduced Case No. PZ-12-24 / 2004 West Lonnquist Boulevard / Variation from the accessory structure location requirements to allow the installation of a shed in the front yard at the subject property.

Ms. Choi stated the subject property is located at the northeast corner of Lonnquist Boulevard and Meier Road, and that the subject property is the only lot with its legal front yard fronting Meier Road along this block. Ms. Choi also stated that the four neighbors to the north all have their rear yards facing Meier Road and that the front yards of these neighboring properties have frontages on Chris Lane, a cul-de-sac. Ms. Choi further stated that the subject property's front yard also faces the parking lot of St. Cecilia's Catholic Church across Meier Road.

Ms. Choi presented the next slide which shows photos of the existing property. Ms. Choi provided that the subject property was annexed into the Village in 1969 and that in 2004, the existing single-family home was constructed with various improvements including a swimming pool, since the original

construction. Ms. Choi stated that in 2020, a variation was granted via Resolution No. R-12-20 to permit the installation of a privacy fence around the front yard.

Ms. Choi explained that the Petitioner proposes to construct a new shed at the northwest corner of the subject property and would encroach past the front elevation of the home and into the legal front yard, which abuts Meier Road. Ms. Choi continued to explain that per code, accessory structures are not permitted in a required front yard; therefore, a variation to construct a shed in the front yard is required. Ms. Choi stated that the proposed shed would be less than ten feet (10') tall and would be mostly screened by the front yard fence. Ms. Choi presented the shed drawings that illustrated that the proposed shed would be 140 square feet (10' x 14') in size with a standard open gable roof with a roof pitch of 5:12. Ms. Choi provided that the proposal was reviewed by the Village's public works department, and it was noted that a drainage swale exists along the north property line carrying stormwater runoff from east to west. Ms. Choi stated that the Petitioner was made aware that corrective measures may be required if it is determined at any time in the future that the shed impedes the flow of stormwater.

Ms. Choi presented a table that outlines the requirements for accessory structures. Ms. Choi determined that aside from the location requirement, the shed conforms to all other accessory structure requirements including setbacks, height, and size requirements. Ms. Choi provided that the overall lot coverage and FAR is also below the maximum allowed for a R-1 zoned property.

Ms. Choi stated that the proposed variation request meets the standards for a variation and that based on these findings, staff recommends that the Planning and Zoning Commission make a motion to recommend approval of the following:

"A variation to the accessory structure location regulations to allow the installation of a shed in the front yard for the property located at 2004 W. Lonnquist Boulevard, subject to the following conditions:

1. The Subject Property shall be developed in general compliance with the approved drawings which consist of the following:
    a. Plat of Survey, prepared by Spiewak Consulting, dated August 21, 2018, and providing the location of the proposed shed.
    b. Shed Specifications, prepared by Tuff Shed, Inc., 2 pages, and dated 6/16/23.
    c. Shed Elevations, prepared by Tuff Shed Inc., and dated 6/20/2024."

Ms. Choi stated that the Village Board's decision is final for this case.

Chairman Donnelly asked the Planning and Zoning Commission if there were any questions for staff.

Vice Chairman Beattie asked Ms. Choi why the frontage along Meier Road becomes the legal front yard for a corner lot in this case. Ms. Choi responded that the definition of frontage in the zoning code places the front yard within the narrowest portion of the lot. Chairman Donnely pointed out that only two-thirds of the front yard is enclosed by a fence on the subject property.

Chairman Donnelly swore in the petitioner and property owner, Deemy Rekkas at 2004 West Lonnquist Boulevard, Mount Prospect IL, and asked the petitioner to explain the variation request. Ms. Rekkas explained that she wants to install a shed to store her household and lawn equipment. Chairman Donnelly asked if Ms. Rekkas had spoken with her neighbors and Ms. Rekkas gestured to the audience. Chairman Donnelly made a statement to let the records show that there were a couple of neighbors in the audience who expressed support for the variation request.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a roll call following a motion to approve the variation request.

Vice Chairman Beattie made the motion seconded by Chairman Szymczak to approve the following motion:

"A variation to the accessory structure location regulations to allow the installation of a shed in the front yard for the property located at 2004 W. Lonnquist Boulevard, subject to the conditions listed in the staff report."

UPON ROLL CALL	AYES: Szymczak, Olsen, Beattie, Donnelly
	NAYS: None

The motion was approved by a vote of 4-0.

After hearing two more items of new business and no citizens to be heard, Vice Chairman Beattie made a motion seconded by Commissioner Szymczak, and the meeting was adjourned at 7:26 PM.



Ann Choi
Development Planner

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION FROM THE ACCESSORY STRUCTURE LOCATION REQUIREMENTS TO ALLOW THE INSTALLATION OF A SHED IN THE FRONT YARD FOR PROPERTY LOCATED AT 2004 WEST LONNQUIST BOULEVARD, MOUNT PROSPECT, ILLINOIS

WHEREAS, Deemy Rekkas ("Petitioner") filed an application for a variation from the accessory structure location requirements to allow the installation of a shed in the front yard for the property commonly known as 2004 West Lonnquist Boulevard ("Subject Property") in the Village of Mount Prospect, Illinois and legally described as:

LOT 1 OF SEMAR'S MEIER MEADOWS RESUBDIVISION, BEING A SUBDIVISION OF LOT 1 OF MEIER MEADOWS RESUBDIVISION OF LOTS 1 & 2 IN ALLEN'S RESUBDIVISION OF PART OF LOT 4 IN MEIER BROTHER'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2004 AS DOCUMENT 0416232082, IN COOK COUNTY, ILLINOIS;

PROPERTY INDEX NUMBER: 08-10-402-049-0000; and

WHEREAS, the Petitioner seeks a variation from the accessory location requirements to allow the installation of a shed in the front yard; and

WHEREAS, a public hearing was held on the request for a variation being the subject of PZ-12-24 before the Planning and Zoning Commission of the Village of Mount Prospect on the 12th day of September, 2024, pursuant to proper legal notice having been published in the Journal & Topics newspaper on the 28th day of August, 2024; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations of approval, with specific conditions, to the President

and Board of Trustees in support of the request being the subject of PZ-12-24; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the same meets the standards of the Village and that the granting of the proposed variation would be in the best interest of the Village.

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 recitals set forth hereinabove are incorporated as findings of fact by the President and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: The President and Board of Trustees of the Village of Mount Prospect do hereby grant a variation from the accessory location requirements to allow the installation of a shed in the front yard at the property known as 2004 West Lonnquist Boulevard, subject to the following conditions:

1. The Subject Property shall be developed in general compliance with the approved drawings which consist of the following; and
    a. Plat of Survey, prepared by Spiewak Consulting, dated August 21, 2018, and providing the location of the proposed shed, and attached as Exhibit “A”.
    b. Shed Specifications, prepared by Tuff Shed, Inc., 2 pages, and dated 6/16/23.
    c. Shed Elevations, prepared by Tuff Shed Inc., and dated 6/20/2024.

Except for the variation request granted herein, all other applicable Village of Mount Prospect, Illinois ordinances and regulations shall remain in full force

and effect as to the subject property.

SECTION THREE: The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance and Exhibit "A" with the Recorder of Deeds of Cook County.

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this 1st day of October, 2024

_____

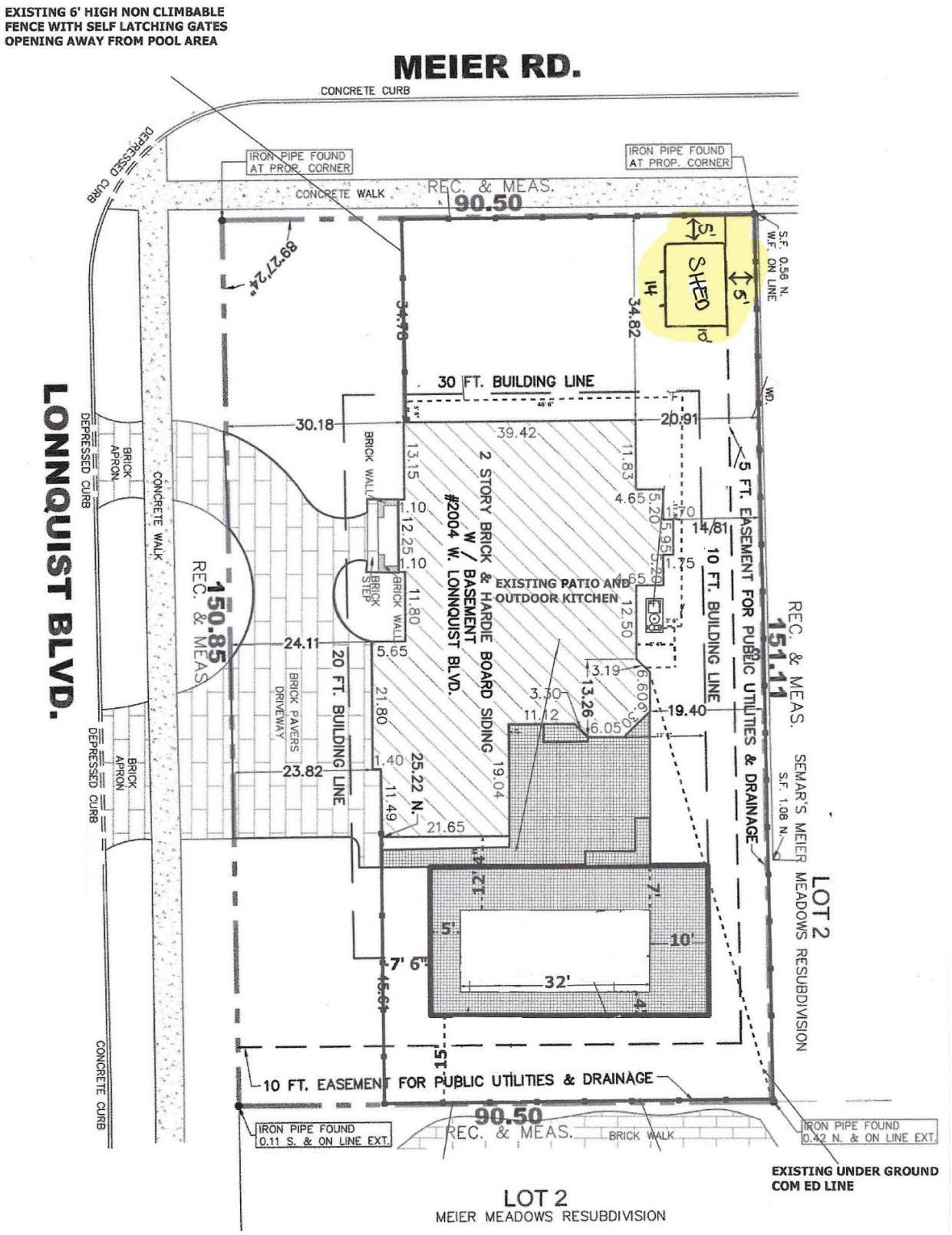
Paul Wm. Hoefert
Mayor

ATTEST:

_____

Karen M. Agoranos
Village Clerk

EXHIBIT A
SITE PLAN



Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING ORDINANCE NO. 3831 GRANTING A CONDITIONAL USE FOR THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT AND AMENDED IN ORDINANCE NOS. 5617 AND 6369, AND APPROVING A MAJOR CHANGE TO THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT TO CONSTRUCT BUILDING ADDITIONS AND RELATED SITE MODIFICATIONS FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS (PZ-10-24)**
Meeting	October 1, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The Petitioner, Thomas Szafranski of Kimley-Horn, on behalf of the property owner, Lake Center Industrial, LP, is seeking conditional use approval to amend an existing planned unit development (PUD) to construct additions totaling approximately 17,400 square feet to an existing light industrial building and related site modifications at 1780 Wall Street, also known as the Subject Property. The Village Zoning Code designates the Subject Property as I-1 Limited Industrial Planned Unit Development. The proposal requires Village Board approval for the conditional use approval to amend the existing PUD. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

Discussion

The Petitioner has presented plans to construct two additions to the existing facility. The first addition is approximately 12,190 square feet and will be located on the north side of the building. This north addition is a one-story addition that will be used for single and double-row racks for storage up to 24 feet in height and will convert part of the existing north parking lot to warehouse space, resulting in the removal of forty-four standard parking spaces and two accessible parking spaces. The second addition is a one-story, approximately 5,181 square foot addition that will be added to the west side of the building and will be used for cold floor storage up to 10 feet in height. The west addition will result in the removal of twenty-six standard parking spaces. Both additions will be utilized to expand and relocate high piled storage, which will enable a future project bringing enhanced automation to the facility. As proposed, the project requires conditional use approval for a major change to the PUD. Staff does not anticipate a significant increase in traffic congestion as the new additions will provide

additional storage and warehouse space. There will be no automation, dispensing, or walk-ins associated with the north or west additions. The proposed architecture will match the existing architecture, which is largely composed of insulated precast concrete panels typical of large-scale industrial warehouses. A considerable amount of perimeter and foundation landscaping will also be provided along the northern addition's north and east facades as well as the modified north parking lot.

Public Works/Engineering provided additional comments which can be addressed at the time of building permit submittal. These comments can be found in the Village review letter dated August 29, 2024.

PUBLIC COMMENT
Staff has not received any public comments on the proposed request.

PUBLIC HEARING
The Planning and Zoning Commission unanimously recommended approval of the request to amend the planned unit development by a vote of 4-0 at the public hearing held on September 12, 2024. No members of the public were present to voice support or opposition.

CONDITIONAL USE AND PLANNED UNIT DEVELOPMENT STANDARDS, FINDINGS OF FACT AND STAFF'S RECOMMENDATION
Staff has reviewed the Petitioner's request for conditional use approval for a PUD amendment and finds that the standards have been met. Staff finds that the proposed amendment will not endanger public health, safety, morals, comfort, or general welfare. The proposed additions will allow an existing, longtime tenant of the Village to modernize and expand their facility. The proposed building additions will conform to the bulk requirements and allowed uses in the I-1 zoning district, will provide more than a sufficient amount of off-street parking, adheres to the Village's Comprehensive Plan and Future Land Use Plan, meets the standards for a planned unit development, is in the public interest, and will not create inconvenient or unsafe access, traffic congestion in the streets, or excessively burden public parks, recreation areas, schools, and other public facilities which serve the planned unit development. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, staff recommends approval of the conditional use request.

The Petitioner is requesting that the Village Board waive the second reading and that final action is taken at the October 1, 2024, meeting.

Alternatives

1. Approve a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct building additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the conditions listed in the attached ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct building additions totaling approximately 17,400

square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the conditions listed in the attached ordinance.

Attachments

1. PZ-10-24 Plans (Civil & Landscape)
2. PZ-10-24 Plans (Architectural)
3. PZ-10-24 Drainage Memo
4. PZ-10-24 Staff Report
5. PZ-10-24 Administrative Content
6. PZ-10-24 Village Board 2nd Meeting Waiver
7. PZ-10-24 Minutes
8. PZ-10-24 Ordinance

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

Call Before You Dig
JULIE
1-800-892-0123

FINAL ENGINEERING PLANS

CVS PHARMACY EXPANSION

1780 WALL STREET
MOUNT PROSPECT, IL 60056

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF MT. PROSPECT
1700 WEST CENTRAL ROAD
MT. PROSPECT, IL 60056
TEL: (847) 870-5640
CONTACT: MATT LAWRIE
EMAIL: MLAWRIE@MOUNTPROSPECT.ORG

SANITARY AND STORM SEWER SERVICE
VILLAGE OF MT. PROSPECT PUBLIC WORKS DEPARTMENT
1700 WEST CENTRAL ROAD
MT. PROSPECT, IL 60056
TEL: (847) 870-5640
CONTACT: CHUCK LINDELOF, P.E.
EMAIL: CLINDELOF@MOUNTPROSPECT.ORG

MWRD LOCAL SEWERS
6001 W. PERSHING RD
CICERO, IL 60804
TEL: (708) 588-4055
CONTACT: FIELD INSPECTOR

WATER SERVICE
VILLAGE OF MT. PROSPECT PUBLIC WORKS DEPARTMENT
1700 WEST CENTRAL ROAD
MT. PROSPECT, IL 60056
TEL: (847) 870-5640
CONTACT: SEAN DORSEY

POWER COMPANY
COMED
3500 N. CALIFORNIA AVE
CHICAGO, IL 60618
TEL: (800) 334-7661

NATURAL GAS COMPANY
NICOR GAS
1665 BIRCHWOOD AVE
DES PLAINES, IL 60018
TEL: (888) 642-6748

TELEPHONE
AT&T
225 W RANDOLPH ST
CHICAGO, IL 60606
TEL: (630) 383-9249
CONTACT: KENNETH COLWELL
EMAIL: KC1298@ATT.COM

PROJECT TEAM

DEVELOPER
SENTINEL REAL ESTATE
1251 AVENUE OF AMERICAS
NEW YORK, NY 10020
TEL: (212) 408-8957
CONTACT: DAVID WITTHUHN

TENANT/USER
CVS HEALTH
TEL: (774) 235-5092
CONTACT: BECKY SOUDER

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (331) 481-7330
EMAIL: TOM.SZAFRANSKI@KIMLEY-HORN.COM
CONTACT: TOM SZAFRANSKI, P.E.

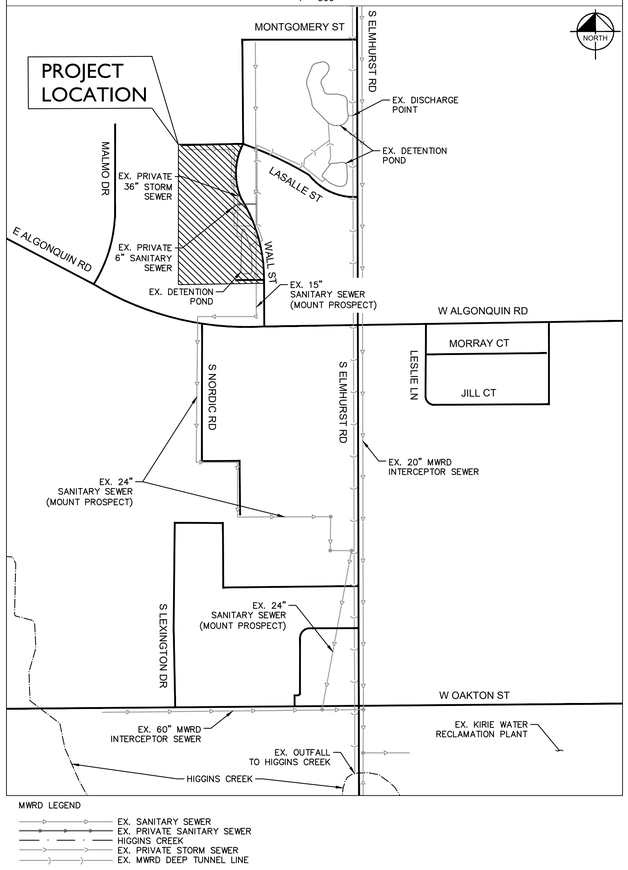
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-3442
CONTACT: CHRIS WILSON, PLA

SURVEYOR
IG CONSULTING
300 MARQUARDT DRIVE
WHEELING, IL 60090
TEL: (847) 215-1133
CONTACT: KEVIN C. LEWIS

ARCHITECT
GPD GROUP
520 SOUTH MAIN STREET, SUITE 2531
AKRON, OH 44311
TEL: (330) 572-3707
CONTACT: NATHAN CEBULA

LOCATION MAP & MWRD ROUTING

1" = 500'



Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C1.1	MWRD NOTES
V0.0	ALTA SURVEY
V0.1	ALTA SURVEY
V0.2	ALTA SURVEY
V0.3	ALTA SURVEY
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	MWRD MAINTENANCE & MITIGATION PLAN
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS
L1.0	TREE REPLACEMENT PLAN
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES & DETAILS

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:
REAL PROPERTY IN THE CITY OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:
LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO.3, BEING A RESUBDIVISION OF LOTS 3 OF 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, ILLINOIS.
TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29, 2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, LLC AND C.V. LAND HOLDINGS, L.L.C, (WHICH REPLACES AND SUBSTITUTES DOCUMENT 24594255) WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22, 2010 AS DOCUMENT NO. 1002218050.
TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC, OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.
THE ABOVE DESCRIBED LAND IS THE SAME LAND AS SHOWN ON THAT ATLA/NSPS LAND TITLE SURVEY PREPARED BY THOMAS A. MOLLOY ON BEHALF OF EDWARD J. MOLLOY & ASSOCIATES, DATED MARCH 27, 2017 AND LAST REVISED MAY 9, 2017, AND KNOWN AS PROJECT NO. 289 (THE "SURVEY").

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1: NORTH BONNET BOLT ON FIRE HYDRANT, AS SHOWN.
ELEVATION=662.22' (NAVD 88)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, TOM J. SZAFRANSKI, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CVS PHARMACY, INC. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 23RD DAY OF AUGUST, A.D., 2024.

_____
IL LICENSED PROFESSIONAL ENGINEER 062-070698
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2025
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

Thomas J. Szafranski
062.070698
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

Date of Expiration: 11-30-25

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health®

COVER SHEET

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER C0.0

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_ILLV2 Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 Aug 23, 2024 8:51am by JulietteStroesser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   IG CONSULTING, INC.
   300 MARQUARDT DRIVE
   WHEELING, IL 60090
   TEL: (847) 215-1133

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE VILLAGE OF MOUNT PROSPECT UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE VILLAGE OF MOUNT PROSPECT, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE VILLAGE OF MOUNT PROSPECT, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE VILLAGE OF MOUNT PROSPECT.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.04. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE VILLAGE OF MOUNT PROSPECT UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO CURB INLETS OR STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT HIS EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. WHERE ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY AMOUNTS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND THE VILLAGE OF MOUNT PROSPECT. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTIONS AS REQUIRED BY THE PERMIT. THE COST OF THE SWPPP SHALL BE INCIDENTAL TO THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SOD, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE VILLAGE OF MOUNT PROSPECT OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING ACTIONS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

3. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS IDENTIFIED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

4. MISCELLANEOUS. THE CONTRACTOR SHALL:

   4.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   4.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   4.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   4.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

5. TESTING AND FINAL ACCEPTANCE

   5.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   5.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES: FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PRO

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF MT PROSPECT MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF MT PROSPECT ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

Kimley»Horn
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CVS Health®

MWRD NOTES

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C1.1

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C1.1 – MWRD NOTES.dwg C1.1 Aug 22, 2024 - 2:29pm by: Julietta.Stroesser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGAL DESCRIPTION:

The Land referred to in this policy is described as follows:

Real property in the City of Mount Prospect, County of Cook, State of Illinois, described as follows:

Lot 1 in Lake Center Plaza Resubdivision No. 3, being a Resubdivision of Lots 3 to 7, inclusive, in Lake Center Plaza and of Lot 2 in Lake Center Plaza Resubdivision No. 2 and of vacated portion of Wall Street, all in the northeast 1/4 of Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 9, 2008 as Document 0819145106, in Cook County, Illinois.

Together with the beneficial easement rights created by that certain Amended and Restated Declaration of Protective Covenants and Reciprocal Grants of Easements dated September 29, 2008 and recorded September 30, 2009 as Document 0927331126 made by and between LCP 1660/1780, LLC and C.V. Land Holdings, L.L.C., (which replaces and substitutes Document 24594255) which document was corrected by instrument recorded January 22, 2010 as Document No. 1002218050.

Together with the beneficial easement rights created by that certain ingress and egress easement for the use and benefit by the public, owners and occupants and adjacent property owners and occupants, as granted on the plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106.

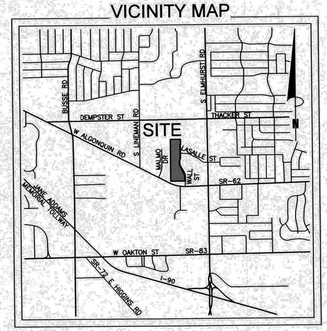
The above described land is the same land as shown on that ALTA/NSPS land title survey prepared by Thomas A. Molloy on behalf of Edward J. Molloy & Associates, dated March 27, 2017 and last revised May 9, 2017, and known as Project No. 289 (The "Survey").

NOTES:

1. Underground utilities are shown utilizing a combination of Atwell Hicks engineering plans dated 09/07/2007, provided by client, and BLVD map dated 03/22/2024, along with BLVD field markings established using standard RF and GPR methods. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact locations indicated although the surveyor does certify that they are accurately depicted from the information available.
2. Basis of bearings is the South line of Lot 1 in Lake Center Plaza Resubdivision, monumented at the east with a found 3/4" iron pipe, and at the east with a set 5/8" iron rod, as shown hereon, and measured to bear S88°20'19"W, a distance of 582.93 feet.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published March 8, 2024, referencing Flood Insurance Rate Map, Map Number 17031C0212J effective date August 19, 2008, and 17031C0214J effective date August 19, 2008, indicates this survey area is located in Zone X (Area of minimal flood hazard).
4. This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon a Loan Policy Title Insurance, prepared by First American Title Insurance Company, Policy No. 1125219, with a date of policy of May 26, 2022. The lender has been notified of any documents depicted on this survey that were not referenced within the Commitment for Title Insurance.
5. The linear units used in this drawing are U.S. Survey Feet.
6. SITE BENCHMARK: North bonnet bolt on fire hydrant, as shown. Elevation: 662.62' (NAVD 88).
7. The improvements shown hereon are as of the date of field work, March 18, 2024.
8. Survey is relative to Illinois State Plane Coordinate System, East Zone (1201).
9. This site is zoned "I1" (Limited Industrial Planned Unit Development).
   CURRENT ZONING INFORMATION:
   ZONING: "I1"
   Parking Provided: 391 regular spaces, 6 handicap spaces, 6 semi truck spaces.
   No zoning information was provided by the client at the time of survey.
   For additional zoning information please contact the City of Mount Prospect Planning and Zoning Commission at 847-818-5314.
10. Lot 1 has a calculated area of 461,278 square feet (10.590 acres) more or less.
    Lot 2 has a calculated area of 316,766 square feet (7.272 acres) more or less.
11. The record perimeter of the boundary does not result in a mathematical closure.
12. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
13. Access is obtained directly from Wall Street. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
14. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
15. This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
16. Lot 1 is commonly known as CVS Health – <Posted Address: 1780 Wall Street>
    Lot 2 is commonly known as PROLOGIS – <Posted Address: 1660 Wall Street>
17. There is no observable evidence of earth moving work, building construction or building additions within recent months.
18. There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
19. There is no observable evidence of recent street or sidewalk construction or repairs.
20. The surveyor was not provided with a recorded Plat of Vacation of Wall Street at the cul-de-sac bulb lying in Lot 2.
21. Potential Encroachments:
    (1) Underground gas line lies within sidewalk easement.
    (2) Unknown manhole and underground communication line lies within sidewalk easement.
    (3) Utility easement crosses building footprint.
    (4) Nicor easement crosses building footprint.
    (5) Wood retaining wall crosses utility and drainage easement.

Site coordinated by:
Clark
177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
www.clarkls.com

VICINITY MAP



SCHEDULE B2 EXCEPTIONS:

Item No.

(2) Amended and Restated Declaration of Protective Covenants and Reciprocal Grants of Easements dated September 29, 2008 and recorded September 30, 2009 as Document 0927331126 made by and between LCP 1660/1780, LLC and C.V. Land Holdings, L.L.C., (which replaces and substitutes Document 24594255) which document was corrected by instrument recorded January 22, 2010 as Document No. 1002218050, as shown on Survey.
–EASEMENTS AND SETBACKS PER DOCUMENT THAT LIE ON OR ARE ADJACENT TO LOTS 1 AND 2 ARE PLOTTED HEREON.

(3) Notice of Requirements for Storm Water Detention recorded June 20, 1978 as document 24498918.
–DOCUMENT CONTAINS NO PLOTTABLE MATTERS OF SURVEY.

(4) The following matters shown, reserved for and granted in Plat of subdivision recorded July 1, 1988 as document 88291118, as shown on Survey.
a) Electric, communication, sewer, water, gas, utility, drainage, access and detention easements;
and
b) 30 foot building line.
–EASEMENTS AND SETBACKS PER DOCUMENT THAT LIE ON OR ARE ADJACENT TO LOTS 1 AND 2 ARE PLOTTED HEREON.

(5) The following matters shown, reserved for and granted in on the Plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106, as shown on Survey.
a) Ingress and Egress Easement;
b) 5' drainage and utility easement;
c) 10' Nicor easement; and
d) Drainage and utility easement.
–EASEMENTS AND SETBACKS PER DOCUMENT THAT LIE ON OR ARE ADJACENT TO LOTS 1 AND 2 ARE PLOTTED HEREON.

(6) Ordinance No. 5617 which was recorded March 19, 2007 as document 0707815105 and corrected by instrument recorded January 2, 2008 as Document 0800260076.
–BUILDING HEIGHTS BY FIELD MEASUREMENT AND BUILDING SETBACKS PER RECORDED SUBDIVISION ARE PLOTTED HEREON. FOR CURRENT ZONING INFORMATION AFFECTING THE PROPERTY, PLEASE REFER TO A PROFESSIONALLY PREPARED ZONING REPORT. "PLAT OF VACATION OF WALL STREET" WAS NOT NOTED ON TITLE OR PROVIDED AT THE TIME OF SURVEY"

(7) Resolution No. R-01-12 approving findings of fact for property located at 1780 Wall Street, Mount Prospect, Illinois, recorded April 24, 2012 as Document 1211522070.
–DOCUMENT CONTAINS NO PLOTTABLE MATTERS OF SURVEY.

(8) Maintenance Agreement dated December 21, 2012 and recorded December 28, 2012 as Document 1236331058 made by and between LCP 1660/1780, L.L.C, and Lake Center Industrial, LP, a Delaware limited partnership.
–ACCESS EASEMENT PER PLAT IS PLOTTED HEREON PER ITEM 5 ABOVE.

(9) Restrictive Covenant Agreement dated December 21, 2012 and recorded December 28, 2012 as Document 1236331059 made by and between LCP 1660/1780, L.L.C, a Delaware limited liability company, Chicago Title Land Trust Company, as successor Trustee under Trust Agreement dated March 7, 1970 and known as Trust Number 40666 and Lake Center Industrial, LP, a Delaware limited partnership.
–DOCUMENT CONTAINS NO PLOTTABLE MATTERS OF SURVEY.

(10) Easement for public utilities, sanitary sewer and water mains heretofore granted by instrument recorded August 22, 1978 as Document no. 24594254 as shown on Survey.
–EASEMENT PER DOCUMENT AS IT CROSSES OR LIES ON LOT 1 IS PLOTTED HEREON.

(11) The following matters shown on the survey prepared by Thomas A. Molloy on behalf of Edward J. Molloy & Associates, dated March 27, 2017 and last revised May 9, 2017, under Job No. 289, shows the following:
a) Building encroaches into the 10 foot Nicor easement per Plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106.
–POSSIBLE ENCROACHMENTS OBSERVED AT THE TIME OF SURVEY ARE PLOTTED AND NOTED HEREON.

Items not listed above are determined non-survey related items and are not plotted hereon.

SURVEYOR'S CERTIFICATION:

To: Sun Life Assurance Company of Canada, a Canadian Corporation; Lake Center Industrial, LP, a Delaware limited partnership; and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 11b, 13, 16, 17, 19 and 20a of Table A thereof. The field work was completed on March 18, 2024.

Date of Plat or Map: July 22, 2024.

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Illinois and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

KEVIN C. LEWIS
3681
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WHEELING, ILLINOIS

Kevin C. Lewis
Illinois Professional Land Surveyor No. 3681
License expires: 11/30/2024
Email: ALTA@clarkls.com

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090
PH. (847) 215-1133
FAX (847) 215-1177
1129 MAIN STREET, (2ND FLOOR) WISCONSIN 53182
PH. (262) 878-6200
E-MAIL: IG@gcconsulting.net
IG#24026

No.	Description	By	Date
2.	Addressed client comments.	FKH	07/17/2024
1.	Udated topo shown.	FKH	6/10/2024

Revisions

SITE NAME:
CVS SPC Mt. Prospect IL

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NE1/4 OF SECTION 23,
TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M.,
VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 1 of 4

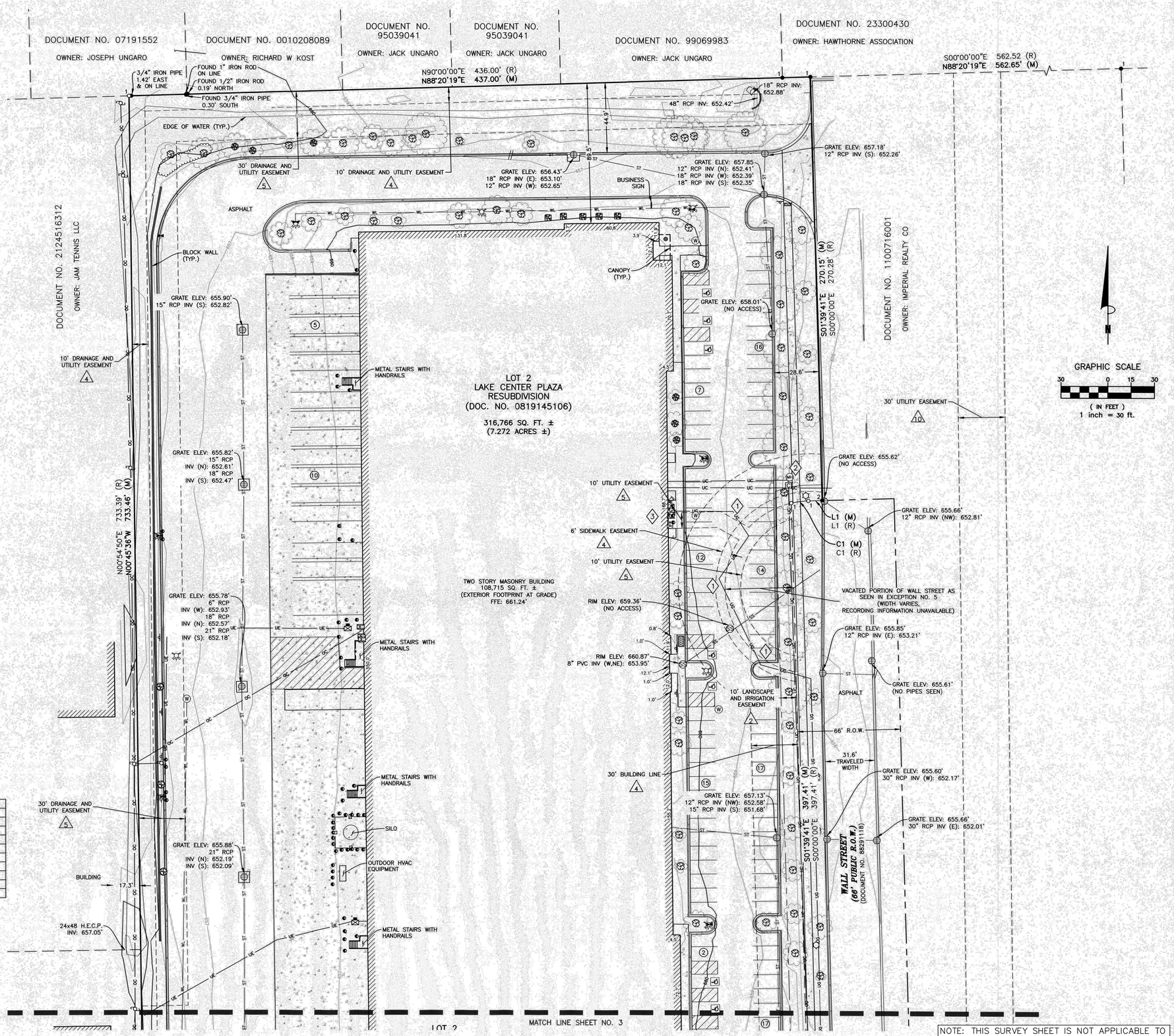
V0.0

LEGEND

- FOUND MONUMENT (AS NOTED)
- 1 3/4" IRON PIPE
- 2 CUT "+" IN CONCRETE
- 3 PK NAIL
- SET MONUMENT (AS NOTED)
- 1 5/8" IRON ROD
- (XXXX) STREET ADDRESS
- (M) MEASURED BEARING AND/OR DISTANCE.
- (R) RECORD BEARING AND/OR DISTANCE.
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- STORM INLET (ROUND)
- STORM INLET (RECTANGLE)
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- FIRE VALVE
- WATER YARD HYDRANT
- FIRE DEPARTMENT CONNECTION
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC CABINET
- UTILITY POLE
- COMMUNICATION MANHOLE
- COMMUNICATION PEDESTAL
- COMMUNICATION BOX
- GAS METER
- UNKNOWN MANHOLE
- UNKNOWN TERMINUS
- HANDICAP PARKING
- REGULAR PARKING SPACES
- PARKING GATE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- BOLLARD
- SIGN
- ST STORM LINE (UNDERGROUND)
- SS SANITARY LINE (UNDERGROUND)
- WL WATER LINE (UNDERGROUND)
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- OC COMMUNICATION LINE (OVERHEAD)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/SETBACK
- WOOD FENCE
- IRON FENCE
- HAND RAIL
- SHRUB LINE
- TREE DRIP EDGE
- TRUNCATED DOMES
- CONCRETE AREA
- EXCEPTION NUMBER
- POTENTIAL ENCROACHMENT

LINE	BEARING	DISTANCE
L1 (M)	S88°20'19"W	9.00'
L1 (R)	N90°00'00"W	9.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (M)	55.00'	11.07'	11.06'	S82°34'12"W
C1 (R)	55.00'	11.07'	11.05'	S84°13'53"W
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C2 (R)	466.07'	71.51'	71.44'	S04°23'44"W
C3 (M)	466.07'	91.06'	90.92'	S12°44'29"W
C3 (R)	466.07'	91.18'	91.03'	S14°23'44"W
C4 (M)	429.73'	375.01'	363.23'	S06°39'41"E
C4 (R)	429.73'	375.02'	363.23'	S05°00'00"E
C5 (M)	1011.97'	547.71'	541.05'	S16°09'23"E
C5 (R)	1011.97'	547.71'	541.05'	S14°29'41"E



Site coordinated by:

Clark

177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
www.clarkls.com

NOTE: THIS SURVEY SHEET IS NOT APPLICABLE TO THE CVS PHARMACY EXPANSION PROJECT. SEE SUBSEQUENT PAGES FOR ADDITIONAL SURVEY SHEETS CORRESPONDING TO THE PROJECT AREA.

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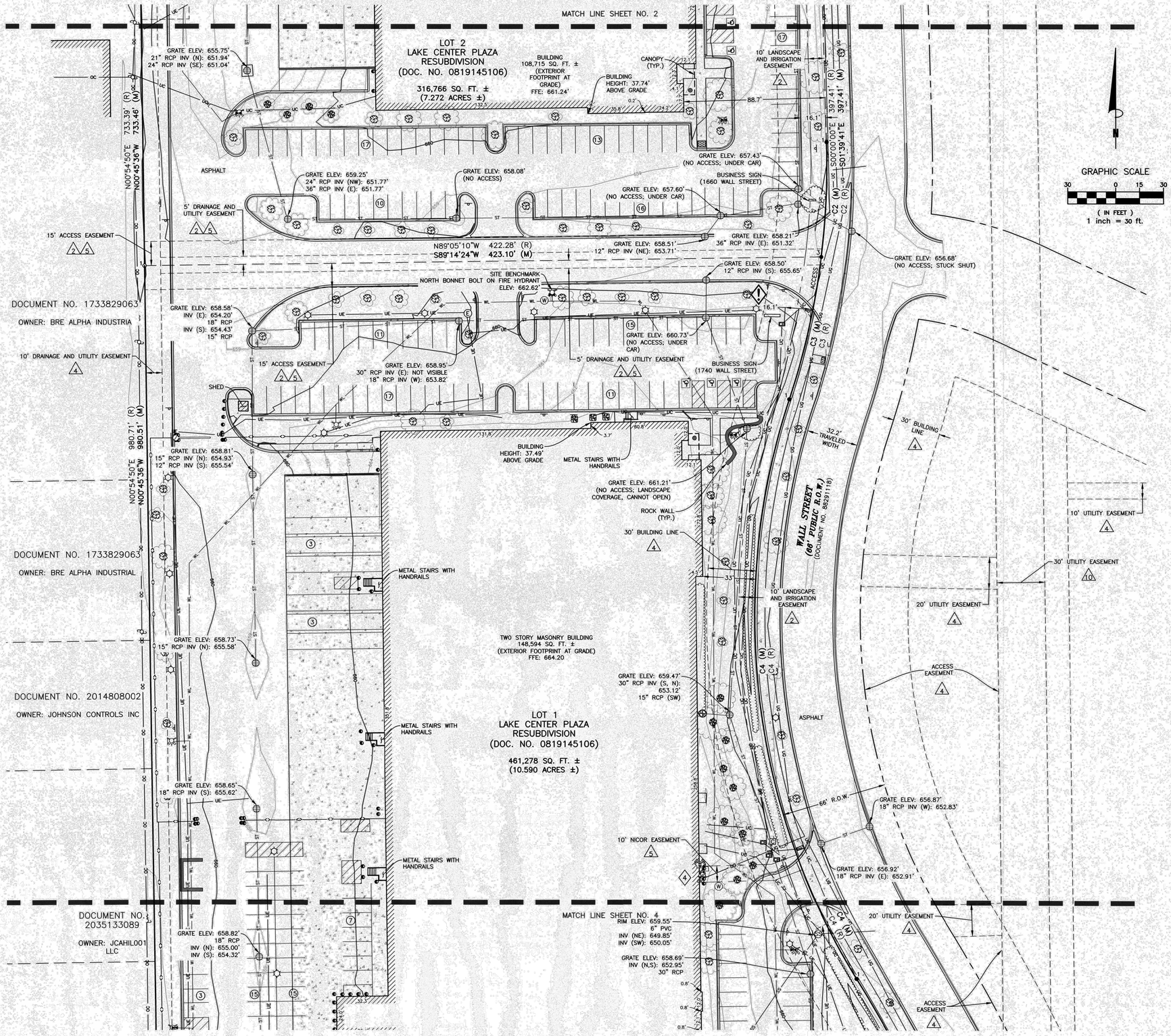
ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NE1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M., CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 2 of 4

V0.1

LEGEND

- FOUND MONUMENT (AS NOTED)
- 1 3/4" IRON PIPE
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SITE NAME:
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ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NE1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M., CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

V0.2

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 3 of 4

LEGEND

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Site coordinated by:
Clark
177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
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MATCH LINE SHEET NO. 3

DOCUMENT NO. 2035133089
OWNER: JCAHIL001 LLC

RECORD INFORMATION UNAVAILABLE
OWNER: GC PROP MGMT

DOCUMENT NO. 99188696
OWNER: OAK BROOK APPLE LLC

GRATE ELEV: 658.82'
18" RCP
INV (N): 655.00'
INV (S): 654.32'

GRATE ELEV: 658.74'
18" RCP INV (N): 655.07'
27" RCP INV (S): 654.23'

FOUND 5/8" IRON ROD

GRATE ELEV: 658.82'
21" RCP INV (S): 654.30'
(STUCK SHUT, CANNOT GET NORTH INV)

WOOD RETAINING WALL

METAL STAIRS WITH HANDRAILS

METAL STAIRS WITH HANDRAILS

LOT 1
LAKE CENTER PLAZA
RESUBDIVISION
(DOC. NO. 0819145106)

461,278 SQ. FT. ±
(10.590 ACRES ±)

TWO STORY MASONRY BUILDING
148,594 SQ. FT. ±
(EXTERIOR FOOTPRINT AT GRADE)
FFE: 664.20

N00°54'50"E 980.71' (R)
N00°45'36"W 980.51' (M)

GRATE ELEV: 658.98'
24" RCP INV (N): 655.66'
24" RCP INV (S): 653.83'

10' DRAINAGE AND UTILITY EASEMENT
4

ASPHALT

GRATE ELEV: 658.53'
12" RCP INV (S): 654.81'

10' WATER EASEMENT
(PER DOCUMENT NO. 91321871)

5' DRAINAGE AND UTILITY EASEMENT
5

GRATE ELEV: 658.58'
12" RCP INV (N): 655.27'

S88°20'19"W 582.93' (M)
N90°00'00"W 582.32' (R)
(BASIS OF BEARINGS)

N00°45'36"W 187.85' (M)

RIM ELEV: 659.55'
6" PVC
INV (NE): 649.85'
INV (SW): 650.05'

GRATE ELEV: 658.69'
INV (N,S): 652.95'
30" RCP

RIM ELEV: 662.49'
(NO ACCESS)

20' UTILITY EASEMENT
4

ACCESS EASEMENT
4

WALL STREET
(66' PUBLIC R.O.W.)
(DOCUMENT NO. 8829116)

STORM WATER DETENTION EASEMENT
2

30' BUILDING LINE
4

10' LANDSCAPE AND IRRIGATION EASEMENT
4

GRATE ELEV: 660.38'
30" RCP INV (N): 655.38'
36" RCP INV (E): 652.45'
15" RCP (SW)

36" RCP INV
(W): 653.01'

RIM ELEV: 657.16'
18" INV (N,S): 645.67'
(PIPE MATERIAL UNKNOWN)

GRATE ELEV: 659.49'
15" RCP INV (SW): 653.47'
24" RCP INV WITH 6" RESTRICTOR (E): 653.40'
TOP OF WATER: 653.39'

15" RCP INV
(NE): 653.97'

EDGE OF WATER (TYP.)

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

GRATE ELEV: 656.68'
24" RCP INV (W): 652.88'
18" RCP INV (E): 651.63'

GRATE ELEV: 656.71'
15" RCP INV (W): 653.14'

30' BUILDING LINE
4

UTILITY EASEMENT (WIDTH VARIES)
4

66' R.O.W.

STORM WATER DETENTION EASEMENT
2

10' LANDSCAPE AND IRRIGATION EASEMENT
4

31.9' TRAVELED WIDTH

ASPHALT

30' UTILITY EASEMENT
10

GRATE ELEV: 659.80'
TOP OF WATER: 653.99'
(NO ACCESS)

12" RCP INV
(S): 653.50'

30" RCP INV
(SW): 653.15'

GRATE ELEV: 658.26'
12" RCP INV (N): 653.62'
12" RCP INV (S): 653.82'

BUSINESS SIGN
(1780 WALL STREET)

ACCESS EASEMENT
4

GRATE ELEV: 659.68'
30" RCP INV (W): 653.25'
12" RCP INV (SE): 653.58'
30" RCP INV (NE): 651.94'

GRATE ELEV: 658.25'
12" RCP INV (N): 654.17'

RIM ELEV: 658.96'
18" INV (N,S): 645.09'
(PIPE MATERIAL UNKNOWN)

GRATE ELEV: 659.04'
12" RCP INV (NW): 654.81'

DOCUMENT NO. 0826733121
OWNER: 500 ALGONQUIN LLC

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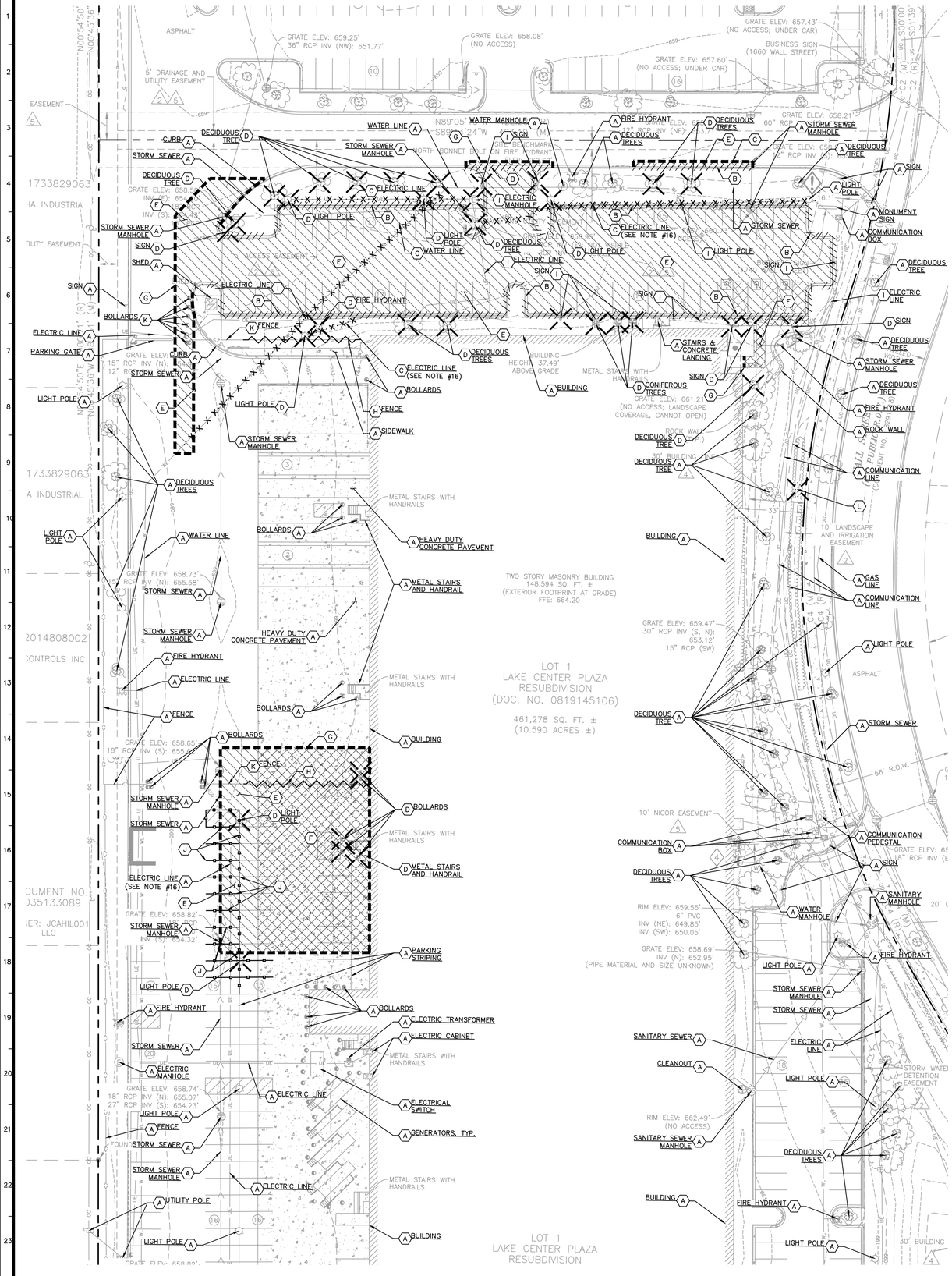
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A PORTION OF THE NE1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M., CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

V0.3

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 4 of 4



Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg C2.0 Aug 22, 2024 2:31pm by: Juliette.Stresser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X·X·X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) SAWCUT LINE
- (H) FENCE REMOVAL
- (I) REMOVE AND RELOCATE, PROTECT MATERIAL DURING CONSTRUCTION SO IT CAN BE REUSED
- (J) PARKING STRIPING REMOVAL
- (K) REMOVE AND REPLACE, PROTECT MATERIAL DURING CONSTRUCTION SO IT CAN BE REUSED
- (L) HEDGE REMOVAL

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE TENANT'S OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THAT RESPECTIVE PARTY, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
16. CONTRACTOR MAY NEED TO RELOCATE SITE LIGHTING CONDUITS AROUND PROPOSED IMPROVEMENTS TO ENSURE SERVICE REMAINS TO LIGHT POLES THAT WILL REMAIN IN PLACE DURING AND POST-CONSTRUCTION. FIELD VERIFY EXTENTS OF EXISTING LIGHTING SYSTEM CONDUITS PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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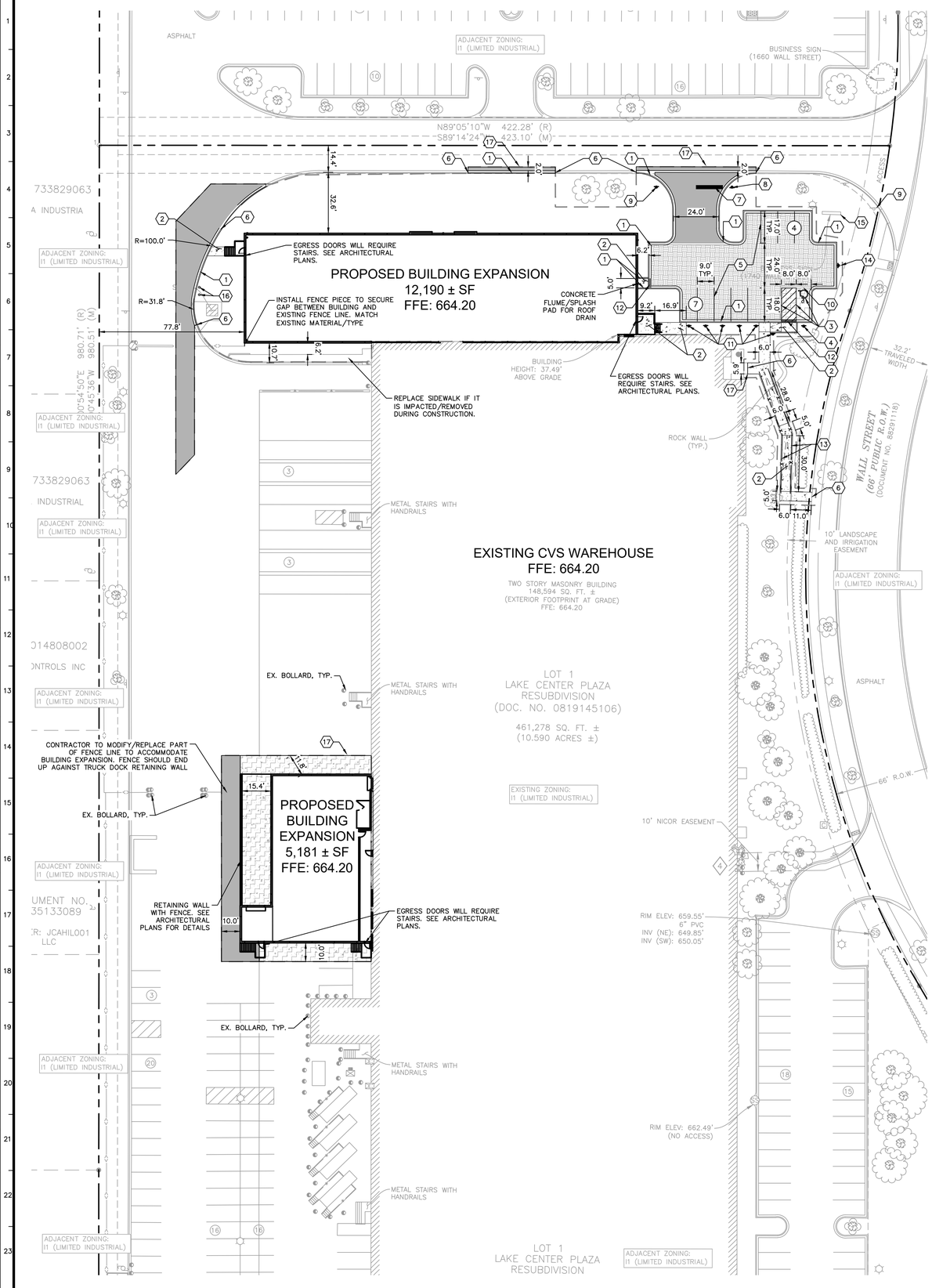
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EXISTING CONDITIONS & DEMOLITION PLAN

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER C2.0



Drawing name: K:\CHS_LOE\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg Aug 23, 2024 8:44am by: Juliette.Strosser
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5. 4" WIDE PAINTED SOLID LINE, TYP.
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
8. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9. RELOCATED CVS HEALTH DIRECTIONAL SIGN
10. 1' CONCRETE RIBBON (SEE DETAILS)
11. RELOCATED CVS VISITOR PARKING SIGN
12. DEPRESSED CURB AND GUTTER (SEE DETAILS)
13. HANDRAIL (SEE DETAILS)
14. RELOCATED CVS "RALLY POINT NORTH" SIGN
15. EXISTING MONUMENT SIGN
16. BOLLARD (SEE DETAILS)
17. SAWCUT

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1: NORTH BONET BOLT ON FIRE HYDRANT, AS SHOWN.
ELEVATION= 662.22' (NAVD 88)

LOT COVERAGE

TOTAL LOT AREA (LOT 1)	= 10.59 AC
EXISTING LOT COVERAGE (LOT 1)	= 74.50%
PROPOSED LOT COVERAGE (LOT 1)	= 74.32%

1

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PARKING SUMMARY

1

	REQUIRED	PROVIDED
TOTAL EXISTING PARKING	271 SPACES*	397 SPACES
TOTAL PROPOSED PARKING	283 SPACES*	325 SPACES
EXISTING ADA PARKING	8 SPACES	10 SPACES
PROPOSED ADA PARKING	8 SPACES**	8 SPACES

1

* THE EXISTING BUILDING HAS 46,943 SF OF OFFICE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 250 SF (188 SPACES).

THE EXISTING BUILDING HAS 124,805 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (83 SPACES).

THEREFORE, THE TOTAL REQUIRED PARKING FOR THE EXISTING DEVELOPMENT WAS 271 SPACES.

THE PROPOSED BUILDING ADDITIONS ARE INTENDED FOR WAREHOUSE USE. THE PROPOSED BUILDING ADDITIONS HAVE 17,371 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (12 SPACES).

THEREFORE, THE TOTAL REQUIRED PARKING FOR THE PROPOSED DEVELOPMENT IS 283 SPACES.

**PER 14.2205: ACCESSIBLE PARKING REQUIREMENTS
IF PARKING SPACES PROVIDED IS IN RANGE OF 301-400, THE TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED IS 8.

301 < 317 PROVIDED < 400, THEREFORE 8 REQUIRED ADA STALLS

PAVING AND CURB LEGEND

- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- PERMEABLE PAVERS — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- LIMITS OF DISTURBANCE

NO.	REVISIONS	DATE	BY
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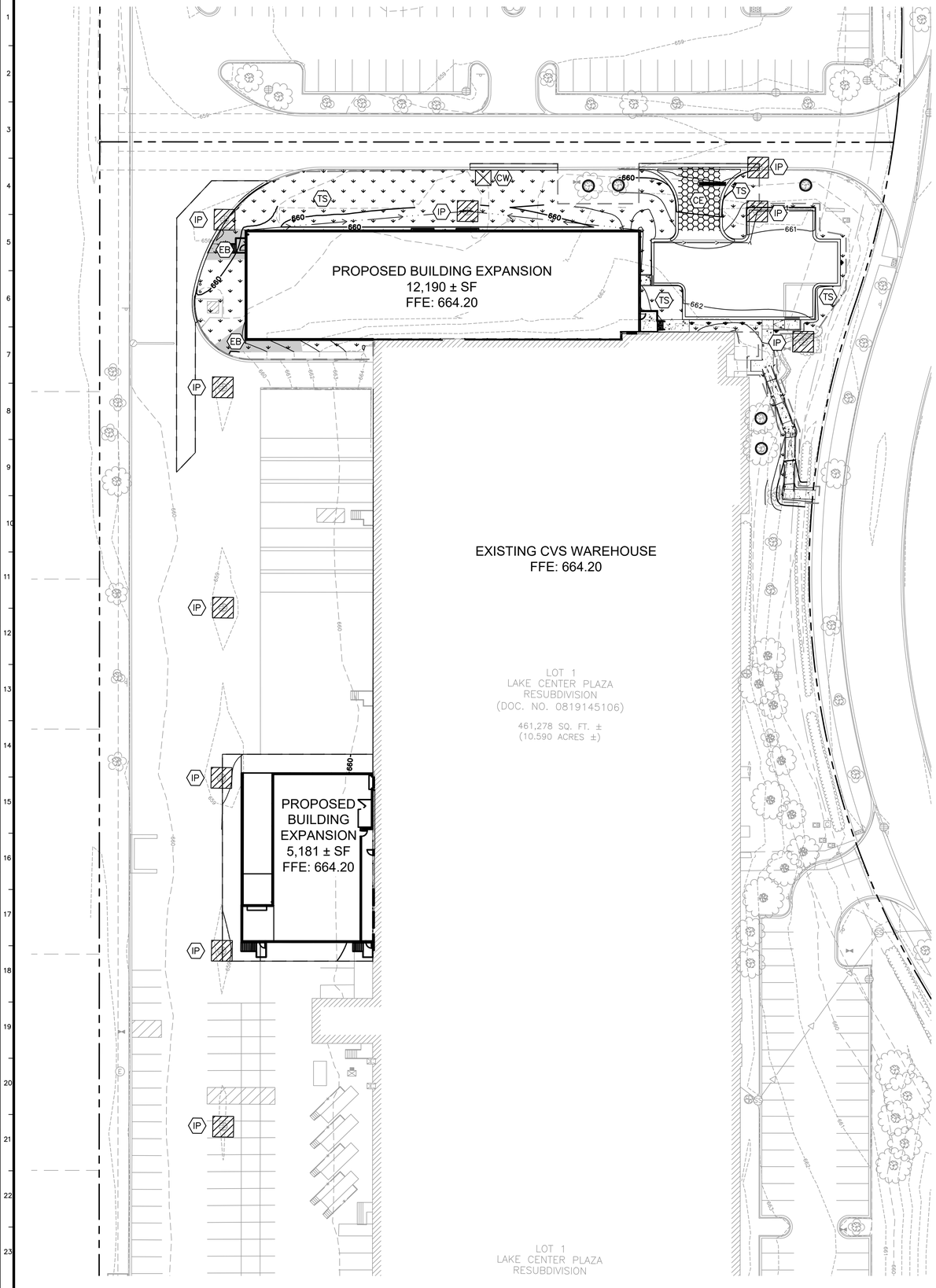
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SITE PLAN

CVS SPC MOUNT PROSPECT
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NORTH

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EROSION CONTROL LEGEND

TS	TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
EB	TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
CE	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
SF	SILT FENCE (SEE EROSION CONTROL DETAILS)
IP	INLET PROTECTION (SEE EROSION CONTROL DETAILS)
CW	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
TP	TREE PROTECTION (SEE EROSION CONTROL DETAILS)
LD	LIMITS OF DISTURBANCE
XXX	EXISTING CONTOURS
XXX	PROPOSED CONTOURS

SITE DATA TABLE

TOTAL LOT AREA	10.59 AC
TOTAL ONSITE AREA DISTURBED*	0.94 AC

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:

20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

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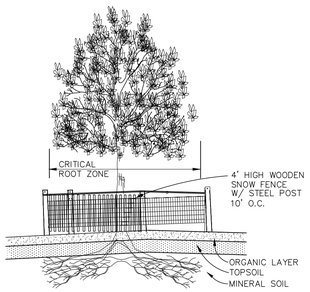
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EROSION CONTROL PLAN

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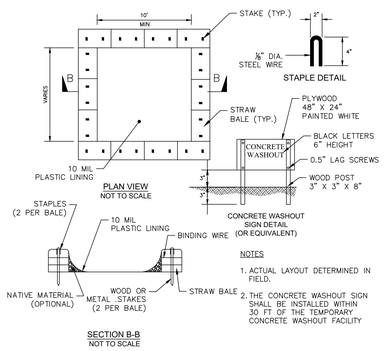
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PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

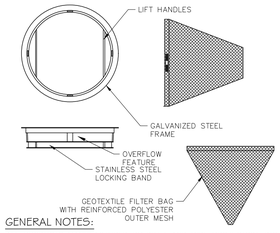
TREE PROTECTION

N.T.S.



CONCRETE WASHOUT

N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

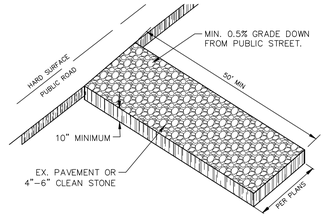
IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION

N.T.S.



CONSTRUCTION ENTRANCE

N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

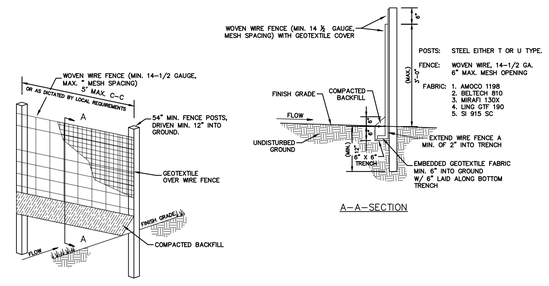
E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART



POSTS: STEEL EITHER T OR U TYPE.

FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING

FABRIC: 1. AMOCO 1198
2. BELTECH 810
3. MIRAFI 130X
4. LING GTF 190
5. SI 915 SC

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

N.T.S.

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EROSION CONTROL DETAILS

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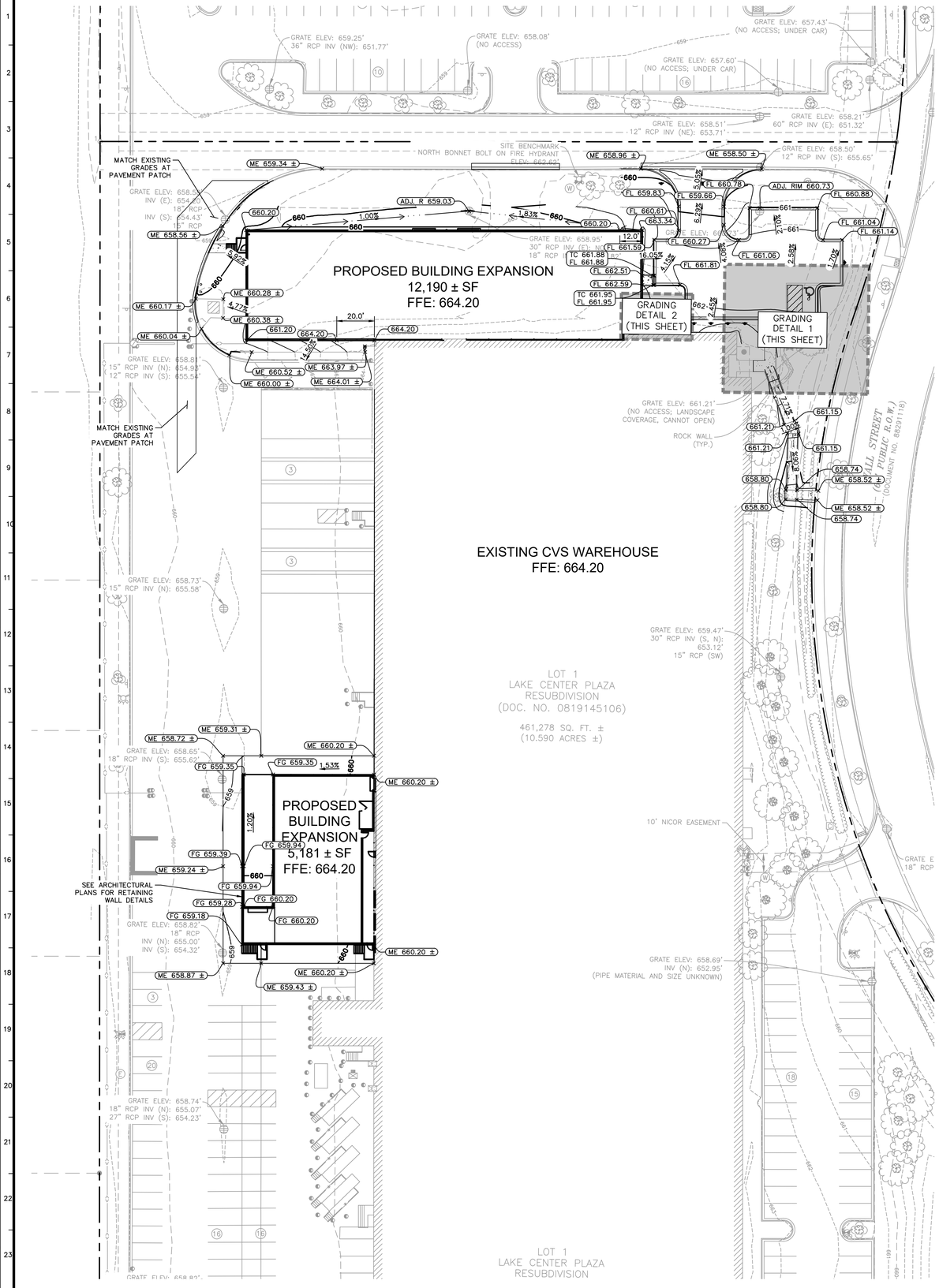
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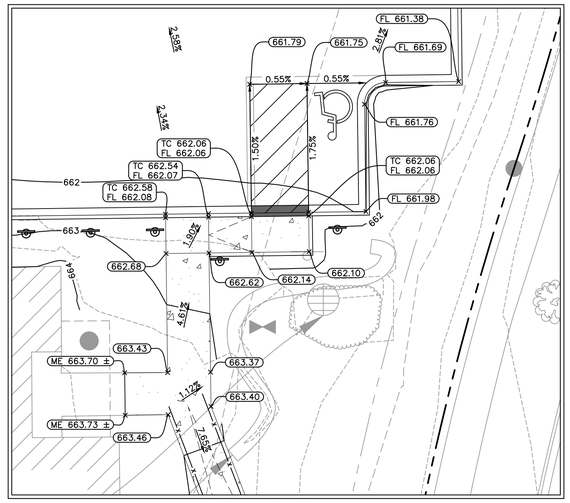
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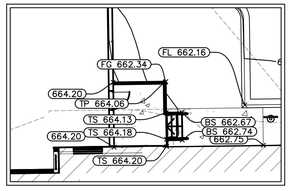
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GRADING DETAIL #1
1" = 10'



GRADING DETAIL #2
1" = 10'

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
XXX — PROPOSED CONTOUR
XXX — EXISTING CONTOUR
RIDGE — RIDGE LINE
X.XX% — SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
PROPOSED SWALE
REVERSED PITCH CURB AND GUTTER

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

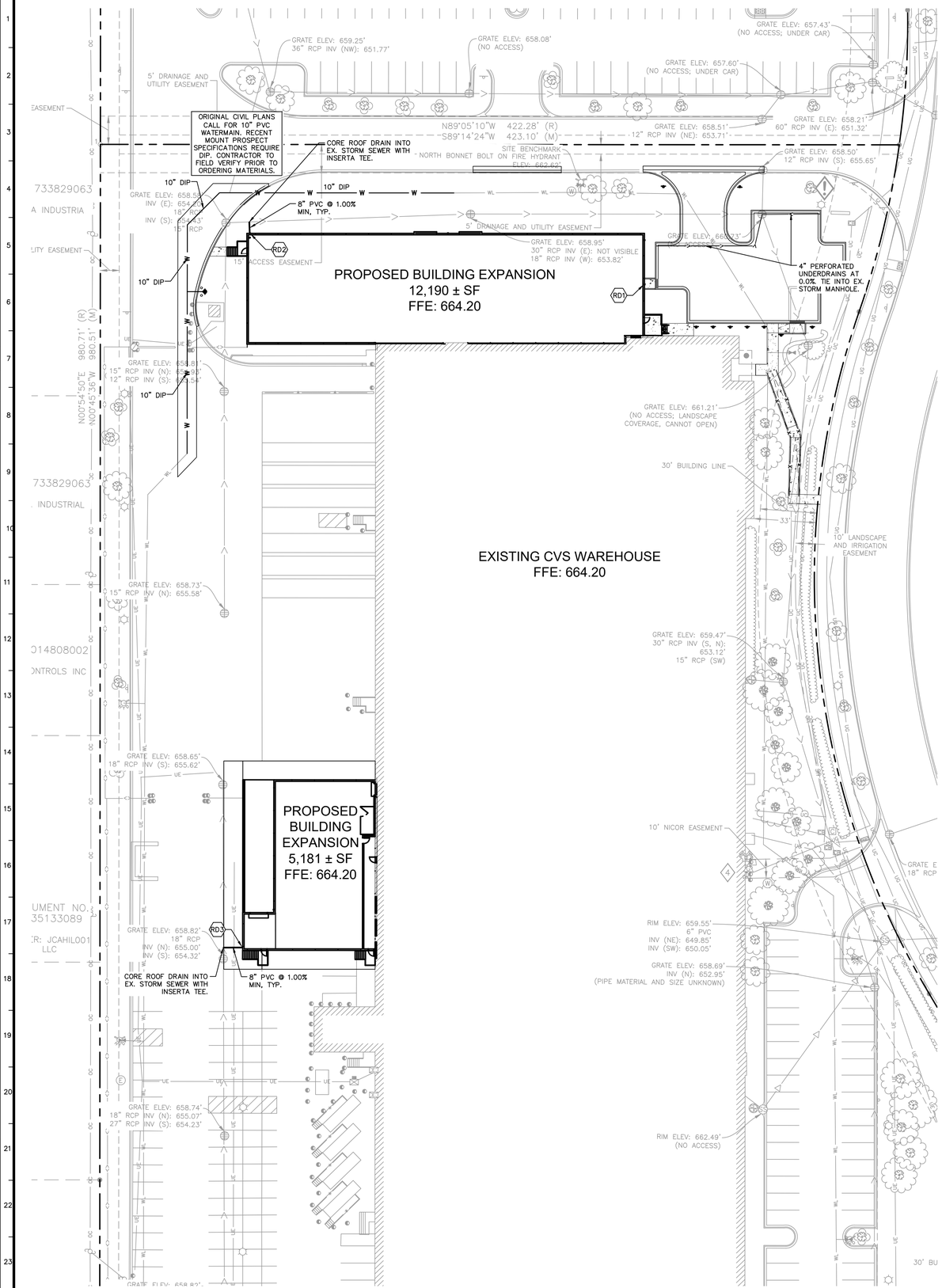
CVS Health®

GRADING PLAN

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE:
07/26/2024
KHA PROJECT NO.
268465001
SHEET NUMBER
C5.0

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C5.0 - GRADING PLAN.dwg GRADING PLAN Aug 22, 2024 2:32pm by: Juliette.Stroesser
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NORTH

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UTILITY LEGEND

WL — WL	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM STRUCTURE/INLET
UG — UG	EX. GAS LINE
UE — UE	EX. UNDERGROUND ELECTRIC LINE
UC — UC	EX. UNDERGROUND COMMUNICATION LINE
OC — OC	EX. OVERHEAD COMMUNICATION LINE
	EX. LIGHT POLE
W — W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED PERFORATED UNDERDRAIN

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 56.
2. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
3. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
4. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
5. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
6. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
7. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
8. CONTRACTOR TO AVOID DISRUPTION OF ANY EXISTING AND ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
9. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
10. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
11. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
12. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
RD1	ROOF DRAIN DOWNSPOUT DISCHARGE AT GRADE. SEE ARCHITECTURAL PLANS.
RD2	ROOF DRAIN CONNECTION INV OUT: 656.29 (N, 6")
RD3	ROOF DRAIN CONNECTION INV OUT: 656.39 (W, 6")

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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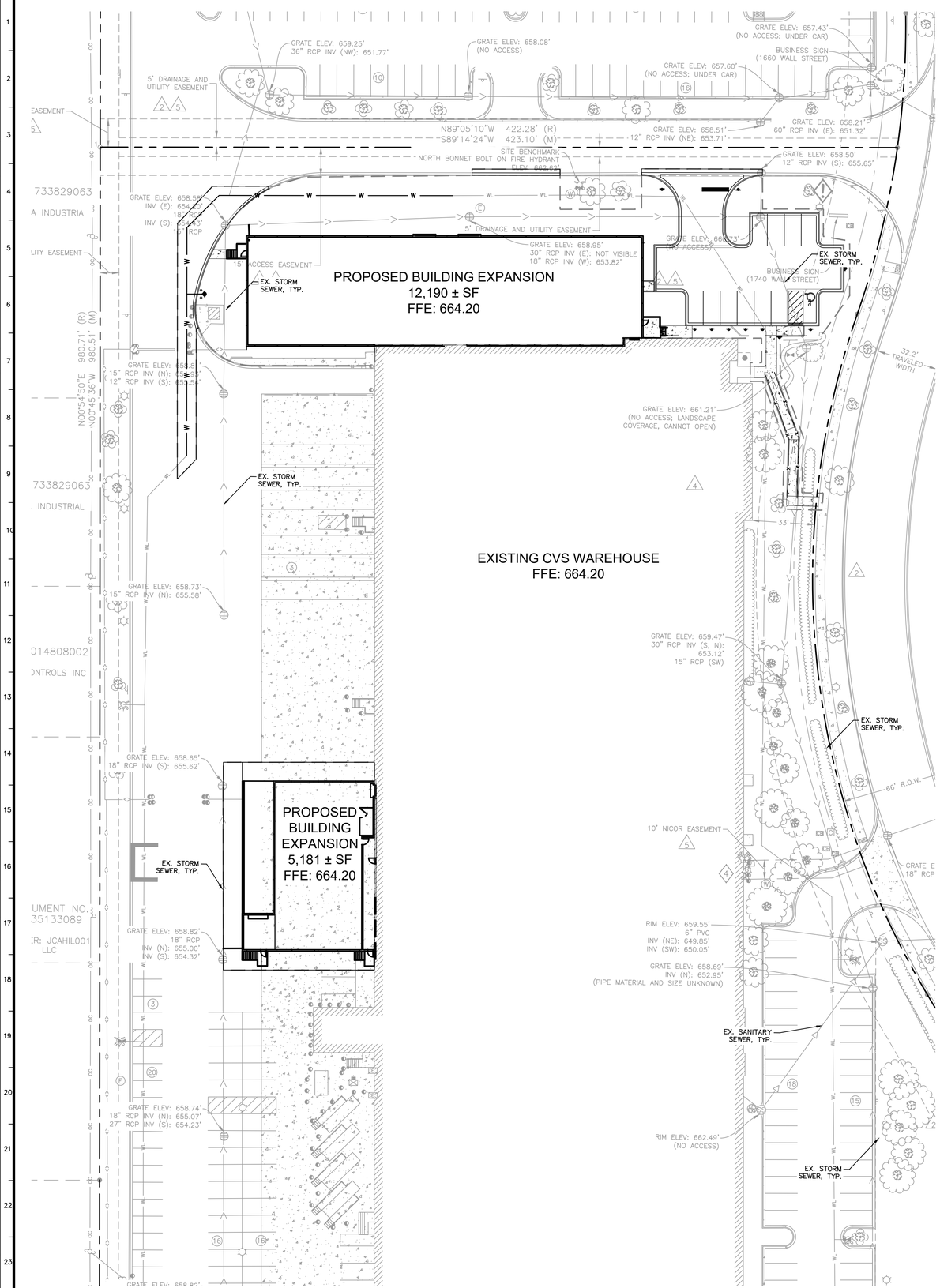
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UTILITY PLAN

ORIGINAL ISSUE:
07/26/2024
KHA PROJECT NO.
268465001
SHEET NUMBER
C6.0

Drawing name: K:\CHS_LIDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C6.0 - UTILITY PLAN.dwg C6.0 Aug 22, 2024 2:32pm by Juliette.Stroesser
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0 15 30 60

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MAINTENANCE PLAN

GENERAL MAINTENANCE

REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:

1. LITTER AND DEBRIS SHALL BE CONTROLLED.
2. LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
3. ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
4. RIPRAP AREAS SHALL BE REPAIRED WITH THE ADDITION OF NEW RIPRAP, AS NECESSARY OF SIMILAR SIZE AND SHAPE.
5. ROADS SHALL BE SEPT, VACUUMED AND OR WASHED ON A REGULAR BASIS.

STORMWATER COLLECTION SYSTEM

THE OWNER SHALL PERFORM MONTHLY INSPECTION OF ALL COMPONENTS OF THE COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLES

1. REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES.
2. RESET COVERS/LIDS ON AS-NEEDED BASIS.
3. REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.

STORM SEWERS/CULVERTS

1. VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
2. STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY.
3. RESTORE RIPRAP AT OUTFALL IF EROSION IS OBSERVED.
4. REPLANT AND RESEED ANY ERODED AREAS.

OVERLAND FLOW ROUTES (DITCHES/SWALES)

1. ANNUAL VISUAL INSPECTION SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED THE SLOPE AND CROSS-SECTIONAL ARE OF THE DITCH/SWALE SHALL BE VERIFIED DURING THIS INSPECTION.
2. REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH.
3. SEED AND SOD ANY ERODED AREAS.
4. REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY.
5. PROVIDE REGULAR MOWING TO CONTROL VEGETATION.

STORMWATER MANAGEMENT FACILITIES

ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOW AND OUTFLOW TO THE DETENTION FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE DETENTION FACILITY SHALL ALSO BE MAINTAINED. INSPECTION FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:

DETENTION & VOLUME CONTROL FACILITY

1. INSPECT STORMWATER DETENTION FACILITY TO ENSURE THAT THE CONSTRUCTED VOLUME FOR DETENTION AND VOLUME CONTROL IS MAINTAINED.
2. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED.

OUTLET CONTROL STRUCTURE

1. INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE IS REDUCED.
2. REMOVE ACCUMULATED SEDIMENT AT OUTLET.
3. REPAIR IF NECESSARY ANY ICE DAMAGE TO OUTLET OF PIPE.

PERMEABLE PAVER MAINTENANCE

WEEKLY MAINTENANCE

PREVENT CONTAMINATION FROM ROUTINE LANDSCAPE MAINTENANCE SUCH AS GRASS CLIPPINGS FROM MOWING, HEDGE TRIMMING, MULCHING PLANT BEDS, ETC. BY IMPLEMENTING THE
FOLLOWING JOINT OPENING CLEANING PROCEDURES IMMEDIATELY AFTER CONTAMINATION OCCURS:

- HAND BROOM DEBRIS FROM THE PAVER SURFACE.
- BLOW DEBRIS FROM THE PAVER SURFACE WITH BACKPACK BLOWER TYPE DEVICE, COLLECT AND DISPOSE.
- MECHANICALLY SWEEP PAVER SURFACE.

MONTHLY MAINTENANCE

OBSERVE ANY COLLECTION AREAS OF DEBRIS, DIRT, TOPSOIL, MULCH, ETC. AFTER SEASON EVENTS SUCH AS SNOWFALL, RAIN STORMS, LEAF LITTER, ETC. AND INVESTIGATE IF CLOGGING
IS OCCURRING. IMMEDIATELY RESTORE INFILTRATION USING THE FOLLOWING CLEANING OPTIONS:

- BREAK UP ANY CRUST COVERING THE JOINT AGGREGATE MATERIAL WITH HAND BROOM FOR SMALLER AREAS OR MECHANICALLY WITH A ROTARY SWEEPER FOR LARGER AREAS. REMOVE DEBRIS MATERIAL.
- WHEN NECESSARY, RESTORE INFILTRATION USING WET/DRY SHOP VACUUM FOR SMALL AREAS OR VACUUM TRUCK FOR LARGER AREAS BY REMOVING DEBRIS FROM JOINT AGGREGATE MATERIAL.
- REPLENISH JOINT AGGREGATE MATERIAL TO "LIP" OF PAVER.

YEARLY MAINTENANCE

ESTABLISH A SEASONAL MAINTENANCE SCHEDULE THAT INCLUDES THE FOLLOWING:

- SWEEP ENTIRE PERMEABLE PAVING SURFACE WITH APPROPRIATE PREVENTATIVE SWEEPING DEVICES.
- REPLENISH JOINT AGGREGATE MATERIAL TO "LIP" OF PAVER.

JOINT FILLER MAINTENANCE

- REFILL JOINT MATERIAL ONCE BETWEEN 3 AND 6 MONTHS AFTER INITIAL INSTALLATION.
- REFILL JOINT MATERIAL AS NEEDED APPROXIMATELY EVERY 5-10 YEARS.

NOTE: ANY ADDITIONAL MAINTENANCE PROCEDURES RECOMMENDED BY THE PAVER MANUFACTURER SHALL BE FOLLOWED

RESPONSIBLE PARTY

CVS HEALTH CORPORATION
1780 WALL STREET
MOUNT PROSPECT, IL 60056

CONTACT: BECKY SOUDER
TEL: 774-235-5092

SITE SUMMARY

1.	PROPERTY ADDRESS	1780 WALL STREET MOUNT PROSPECT, IL
2.	PROPERTY INDEX NUMBERS	08-23-203-041-0000
3.	TOTAL CONTIGUOUS OWNERSHIP	10.59 ACRES
4.	DETENTION REQUIRED	0.00 AC-FT
5.	DETENTION PROVIDED	0.00 AC-FT
6.	VOLUME CONTROL REQUIRED	0.04 AC-FT
7.	VOLUME CONTROL PROVIDED	0.04AC-FT

UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- 100-YEAR OVERLAND OVERFLOW ROUTE

LEGAL DESCRIPTION

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF LOTS 3 TO 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, IL.

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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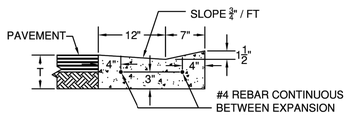
cvs Health®

MWRD MAINTENANCE & MITIGATION PLAN

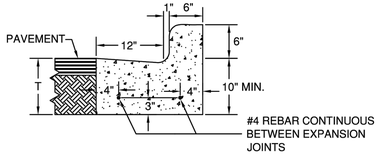
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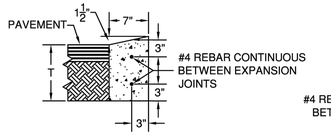
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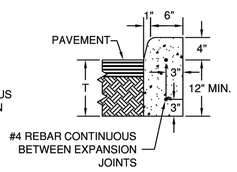
DEPRESSED CURB



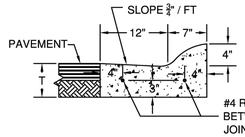
BARRIER CURB TYPE B-6.12



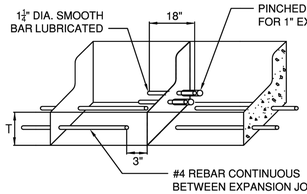
DEPRESSED CURB (TYPE B)



BARRIER CURB (TYPE B)



ROLL CURB



NOTES:

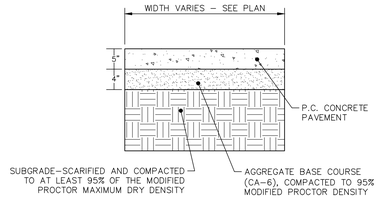
1. T= PAVEMENT THICKNESS.
2. ALL CURB AND GUTTER TO BE INSTALLED ON 4" COMPACTED STONE BEDDING.
3. EXPANSION JOINTS SHALL BE DOWELED AND SPACED 60' ON CENTER, AT ALL TANGENT POINTS OF RADIUS, 5" EITHER SIDE OF ALL UTILITY STRUCTURES AND BETWEEN NEW AND EXISTING CURB.
4. EXPANSION JOINT MATERIAL SHALL BE PLACED BEHIND ALL CURB ABUTTING CONCRETE PAVEMENT OR SIDEWALK.
5. CONTROL JOINTS SHALL BE SAW CUT A MINIMUM OF 1 ½" AT 15' ON CENTER.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.

CURB AND GUTTER DETAIL

Last Revised: 8-09

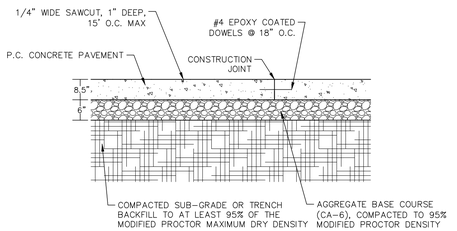
H:\Engineering\Reference\Details\VillageStandards\CURB AND GUTTER DETAIL.dwg



NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6–6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2–#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
N.T.S.

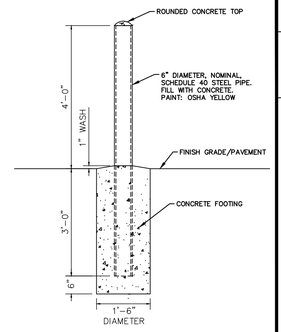


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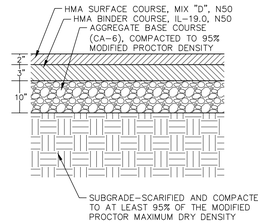
PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY XXXXXXX DATED XXXXXXXX. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.

CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28–DAY STRENGTH = 4000 PSI

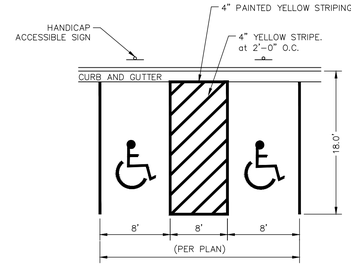
HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.



6" BOLLARD DETAIL
N.T.S.

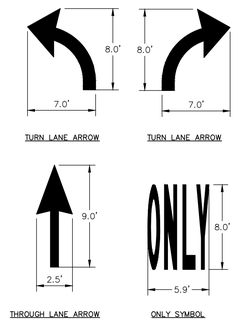


HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING
N.T.S.



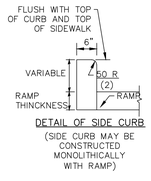
NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW
N.T.S.

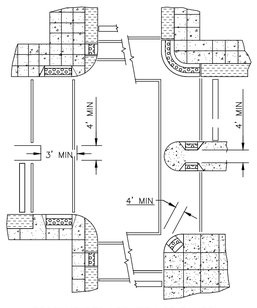
GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN (4'–0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

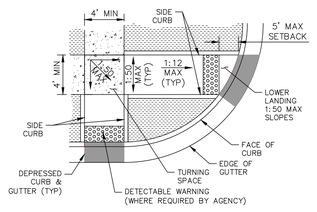
LEGEND
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



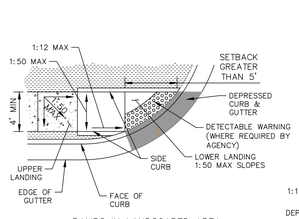
DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



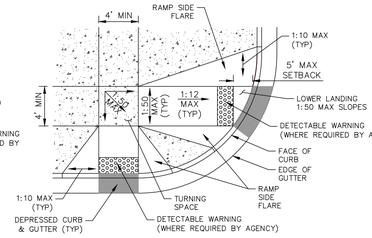
RECOMMENDED LOCATION OF RAMPS



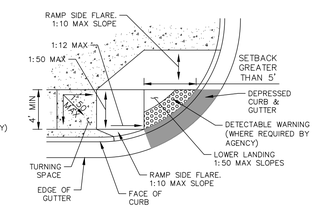
RAMPS IN LANDSCAPED AREA
(SETBACK < 5')



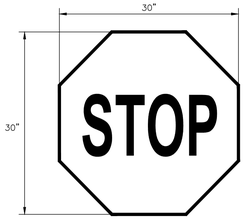
RAMPS IN LANDSCAPED AREA
(SETBACK > 5')



RAMPS IN PAVED AREA
(SETBACK < 5')

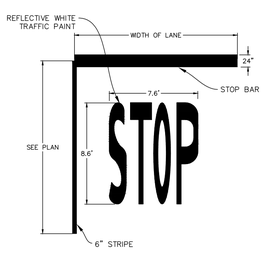


RAMPS IN PAVED AREA
(SETBACK > 5')

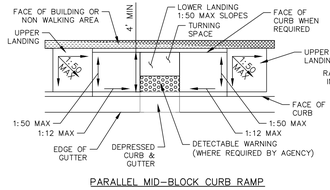


30" X 30" R1–1

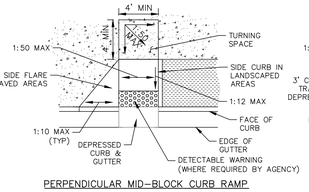
STOP SIGN
N.T.S.



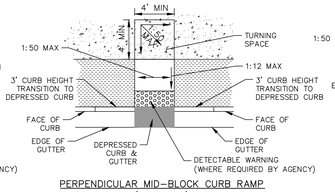
STOP BAR
N.T.S.



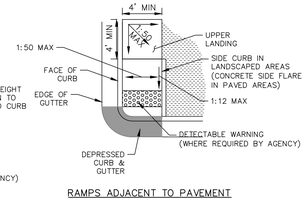
PARALLEL MID–BLOCK CURB RAMP



PERPENDICULAR MID–BLOCK CURB RAMP

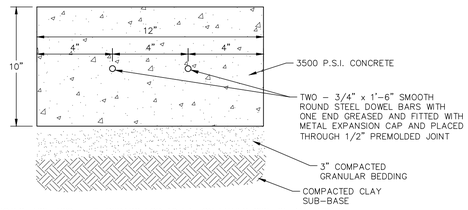


PERPENDICULAR MID–BLOCK CURB RAMP
(OPTION 2)



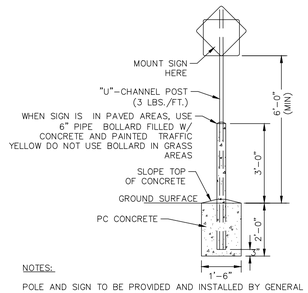
RAMPS ADJACENT TO PAVEMENT

SIDEWALK AND SIDEWALK RAMPS
N.T.S.



NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW–CUT CONSTRUCTION JOINTS EVERY 25 FT.

CONCRETE RIBBON
N.T.S.



NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE
N.T.S.

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

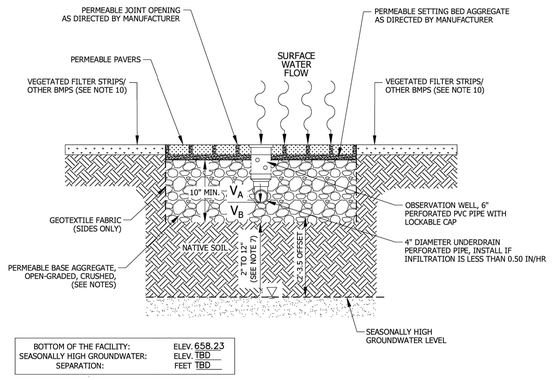
CVS Health®

CONSTRUCTION DETAILS

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C8.0

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C8.0 – CONSTRUCTION DETAILS.dwg CONSTRUCTION DETAILS Aug 22, 2024 2:32pm by Juliette.Stroesser
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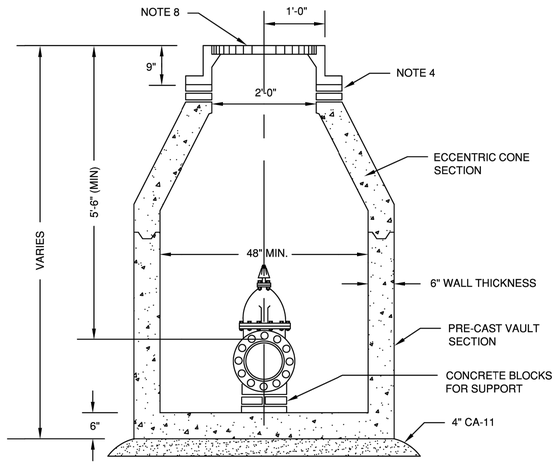
BOTTOM OF THE FACILITY:	ELEV. 658.23
SEASONALLY HIGH GROUNDWATER:	ELEV. TBD
SEPARATION:	FEET TBD

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	0.085 AC	1'	0.36	0.50 X 0.36 X V_A	0.02 AC-FT
V_B : COARSE AGGREGATE (BELOW INVERT)	0.085 AC	1'	0.36	0.36 X V_B	0.03 AC-FT
				TOTAL	0.05 AC-FT

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	8/24/18
PERMEABLE PAVERS DETAIL	STD. DWG. NO.9
	PAGE NO. 10 – FC



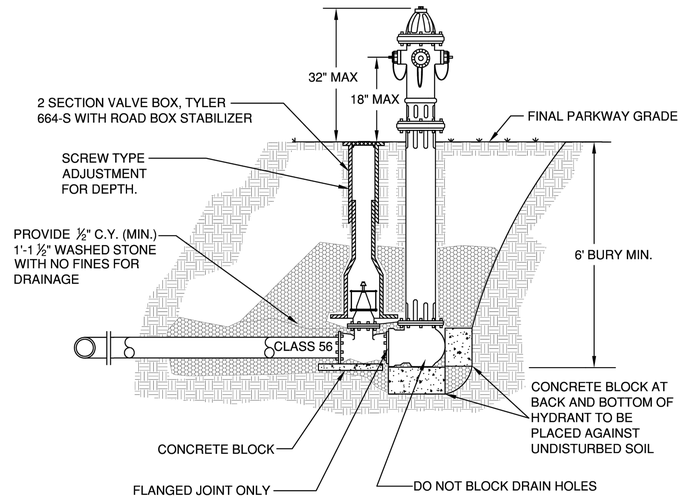
8" WATERMAIN & SMALLER

NOTES:

1. VALVES 8" AND SMALLER SHALL BE MUELLER RESILIENT WEDGE VALVES, #A-2360-20, NONRISING STEM GATE VALVES CONFORMING TO AWWA C-500. VALVES SHALL OPEN COUNTERCLOCKWISE.
2. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
3. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
4. PRECAST CONCRETE RING CONSTRUCTION ASTM C-478-64T ADJUSTMENT TO 12" MAXIMUM, USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
5. PIPE OPENINGS TO BE CAST INTO WALL.
6. ALL VAULTS ARE TO HAVE CONES INSTALLED SO THAT CENTER OF COVER IS DIRECTLY ABOVE VALVE OPERATOR.
7. 1" MUELLER H-15000 CORPORATION STOP MUST BE TAPPED DIRECTLY INTO MAIN AT EACH VALVE VAULT(TWO TAPS MAY BE REQUIRED AT THE DIRECTION OF THE VILLAGE).
8. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
GATE VALVE DETAIL
Last Revised: 8-09

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NOTES:

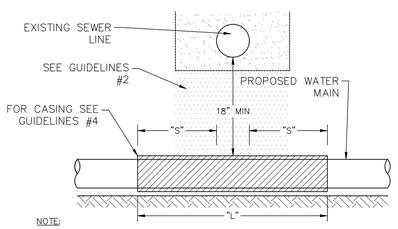
1. ALL HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 A-423 OR APPROVED EQUAL WITH 5- ¼" MAIN VALVE, (2) 2 -½" HOSE NOZZLE, (1) - 4-½" PUMPER NOZZLE ALL NATIONAL STANDARD, 1 ½" PENTAGON, OPEN LEFT (COUNTER-CLOCKWISE) 6' BURY.
2. PROVIDE 6" N.R.S. RESILIENT WEDGE GATE VALVE AND VALVE BOX WITH "WATER" CAST INTO THE LID, MUELLER A-2360-16 OPEN LEFT.
3. ZINC CAPS WILL BE REQUIRED ON ALL MECHANICAL JOINT FITTINGS.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
FIRE HYDRANT DETAIL
Last Revised: 8-09

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PROPOSED WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION BELOW EXISTING SEWER LINE.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4.



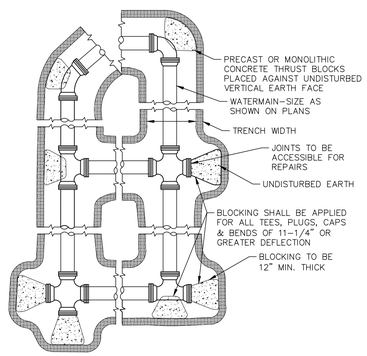
NOTE:

1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

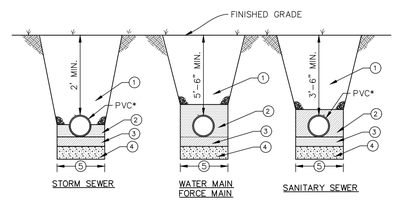
GUIDELINES:

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
2. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF EXISTING SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

EXISTING SEWER OVER PROPOSED WATER MAIN CROSSING DETAIL
N.T.S.



THRUST BLOCKING DETAIL
N.T.S.



① MECHANICALLY COMPACTED CA-6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.

② WATERMAIN & FORCEMAIN:
CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE

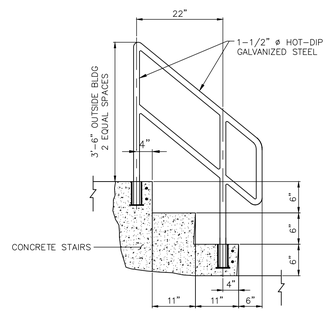
STORM SEWER & SANITARY SEWER:
CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE
*ADDITIONAL 12" OF CA-11 CRUSHED STONE ABOVE TOP OF PVC PIPE.

③ 4" BED MECHANICALLY COMPACTED CA-11 CRUSHED STONE

④ UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.

⑤ TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

PIPE BEDDING DETAIL
N.T.S.



NOTE: HANDRAIL REQUIRED WHEN ELEVATION FROM TOP STEP TO BOTTOM STEP IS 18" OR GREATER.

STAIR RAIL
N.T.S.

NO.	REVISIONS	DATE	BY
△	VILLAGE COMMENTS	08/23/24	JRS

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CHECKED BY: TJS

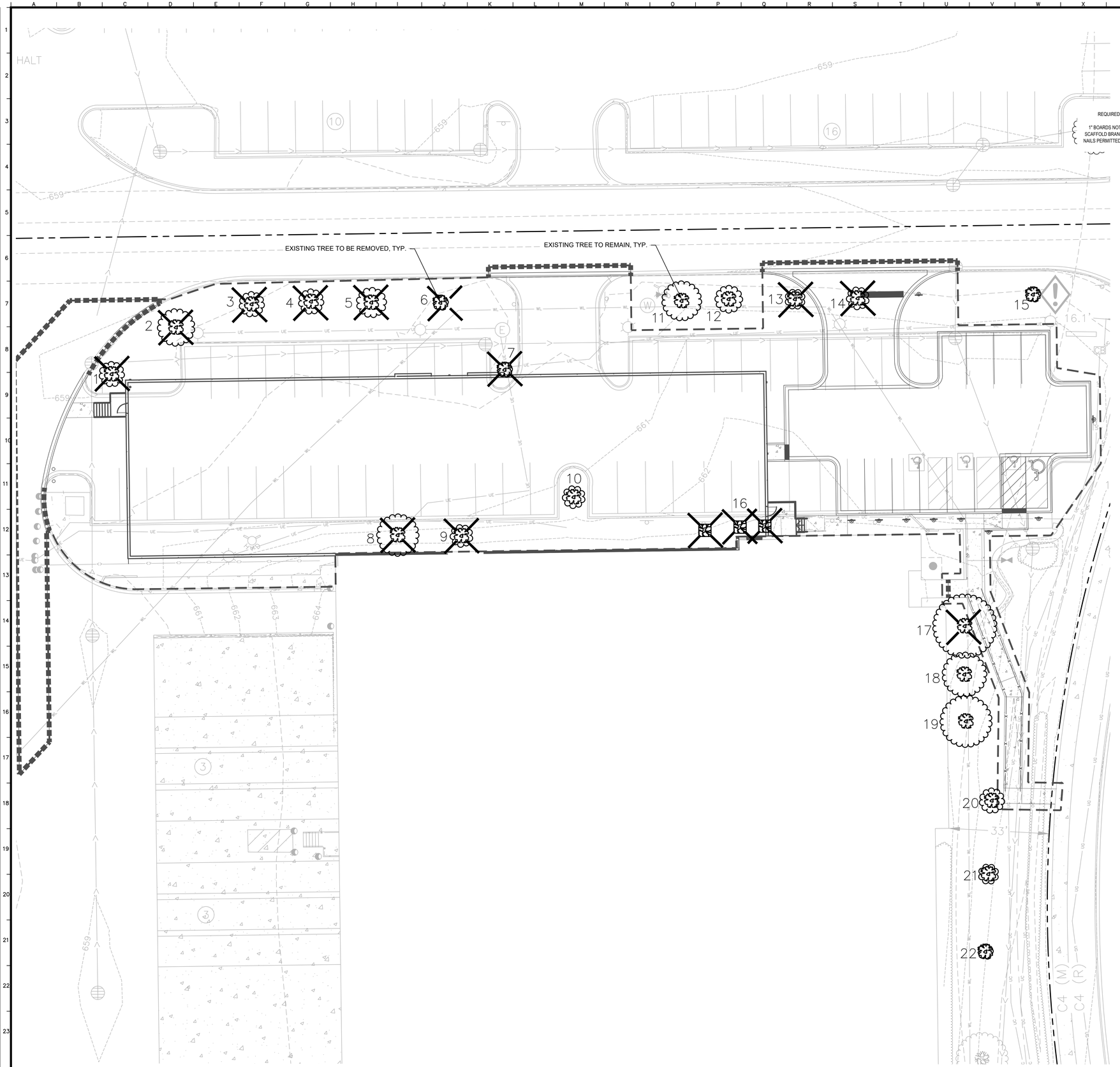
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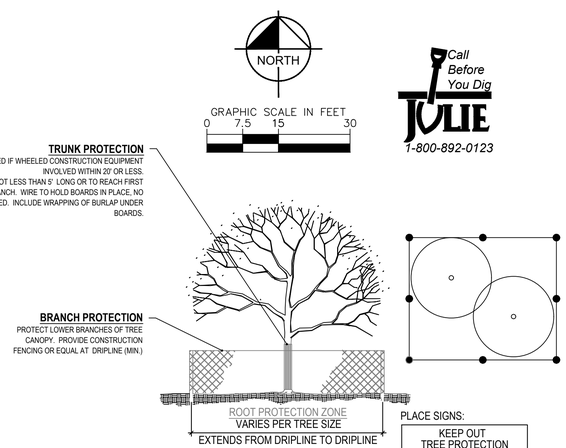
CONSTRUCTION DETAILS

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C8.1

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C8.0 - CONSTRUCTION DETAILS.dwg C8.1 Aug 22, 2024 2:33pm by: JulietteStroesser
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TREE PROTECTION NOTES

1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

NTS

DEMOLITION LEGEND

EXISTING TREE TO BE REMOVED

EXISITING TREE TYPES

1) 6.5" QUERCUS ALBA
2) 6.5" QUERCUS ALBA
3) 5" MALUS SPP
4) 4.5" MALUS SPP
5) 5" MALUS SPP
6) 2" PRUNUS CERASIFERA
7) 2.5" ACER RUBRUM
8) 8" PYRUS CALLERYANA
9) 9" PYRUS CALLERYANA
10)6" PYRUS CALLERYANA
11)5.5" MALUS SPP
12)5" MALUS SPP
13)4" MALUS SPP
14)5" MALUS SPP
15)2" PRUNUS CERASIFERA
16) (3) MULTISTEM SERVICEBERRY SHRUBS
17)4" MULTISTEM MALUS SPP
18)4" MULTISTEM MALUS SPP
19)4" MULTISTEM MALUS SPP
20) 4.5" TILIA AMERICANA
21)5" TILIA AMERICANA
22)4" TILIA AMERICANA

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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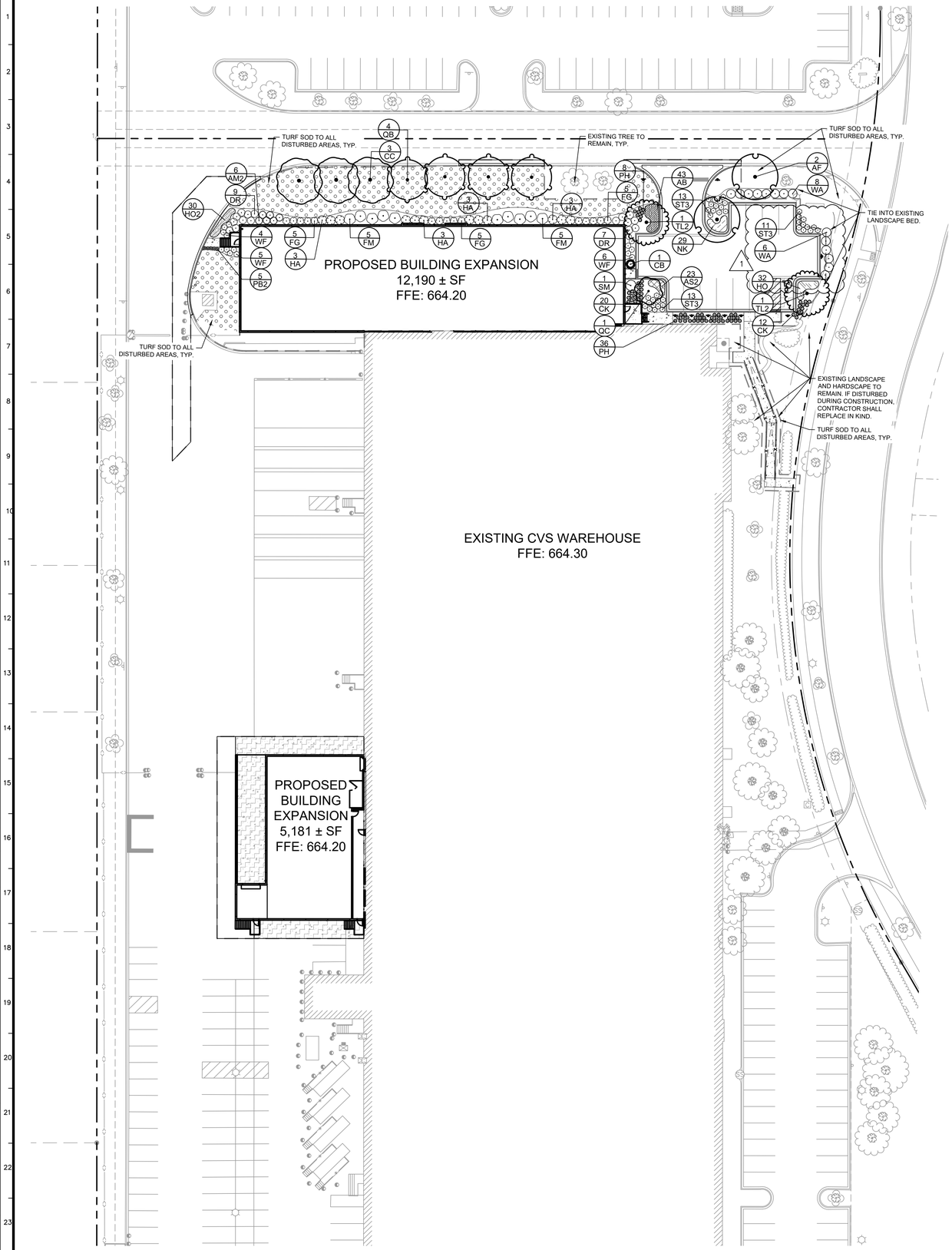
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TREE REPLACEMENT PLAN

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
L1.0

Drawing name: K:\CHS_LDEV\268465001_CHS_Mount Prospect_IL\3 Design\CAD\PlanSheets\L1.0 – TREE REPLACEMENT PLAN.dwg L1.0 TREE REPLACEMENT PLAN Aug 22, 2024 2:33pm by: JulietteStrasser
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GRAPHIC SCALE IN FEET
0 15 30 60

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AF	2	ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN	
	CC	3	CELTIS OCCIDENTALIS `CHICAGOLAND` / COMMON HACKBERRY	B & B	2.5" CAL MIN	
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL MIN	
	QC	1	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2.5" CAL MIN	
	TL2	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL MIN	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	AM2	6	ARONIA MELANOCARPA `MORTON` TM / IROQUIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT MIN
	DR	16	DIERVILLA RIVULARIS `MORTON` / SUMMER STARS GEORGIA BUSH-HONEYSUCKLE	-	SEE PLAN	18" HT MIN
	FM	10	FORSYTHIA X INTERMEDIA 'MINDOR' TM / SHOW OFF FORSYTHIA	-	SEE PLAN	18" HT MIN
	FG	15	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	18" HT MIN
	HA	12	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA	-	SEE PLAN	18" HT MIN
1	ST3	37	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	-	SEE PLAN	18" HT MIN
	SM	1	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	-	SEE PLAN	18" HT MIN
1	WA	14	WEIGELA FLORIDA `ALEXANDRA` TM / WINE & ROSES WEIGELA	-	SEE PLAN	18" HT MIN
	WF	15	WEIGELA X `DARK HORSE` / DARK HORSE WEIGELA	-	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS						
	CB	1	CHAMAECYPARIS PISIFERA `BOULEVARD` / BOULEVARD CYPRESS	-	SEE PLAN	18" HT MIN
GRASSES						
	CK	32	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL.	SEE PLAN	
	PH	44	PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS	1 GAL.	SEE PLAN	
	PB2	5	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	SEE PLAN	
PERENNIALS AND GRASSES						
	AS2	23	ALLIUM X `SUMMER BEAUTY` / SUMMER BEAUTY ALLIUM	1 GAL	18" OC	
	AB	43	AMSONIA TABERNAEMONTANA `BLUE ICE` / BLUE ICE STAR FLOWER	1 GAL	18" OC	
	HO	32	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	18" O.C.	
	HO2	30	HEUCHERA X 'OBSIDIAN' / OBSIDIAN CORAL BELLS	1 GAL	18" O.C.	
	NK	29	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	18" O.C.	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**			
GROUND COVERS						
			TURF SOD			

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

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LANDSCAPE PLAN

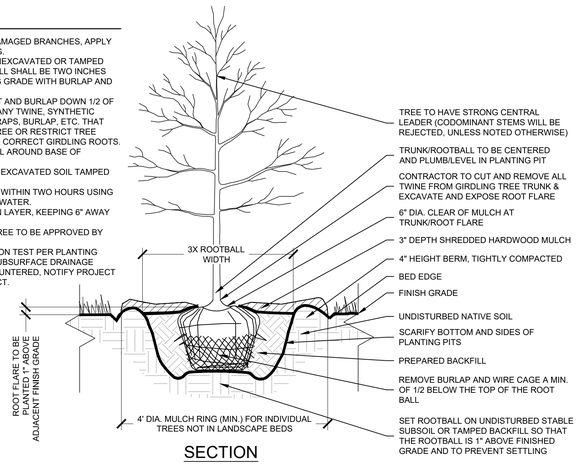
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Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L2.0 LANDSCAPE PLAN Aug 22, 2024 2:33pm by: Juliette.Strosser
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NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN 1/2 OF ROOT BALL. REMOVE ANY TWINE, SYNTHETIC MATERIAL, WIRES, STRAPS, BURLAP, ETC. THAT COULD GIRDLE THE TREE OR RESTRICT TREE GROWTH. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING 6" AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



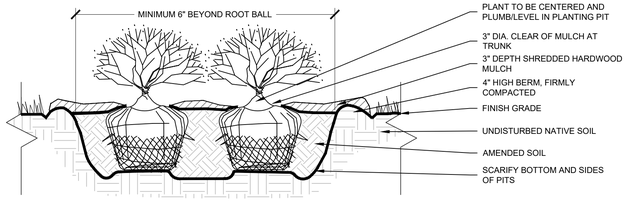
SECTION

1 TYPICAL TREE PLANTING

N.T.S.

NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.



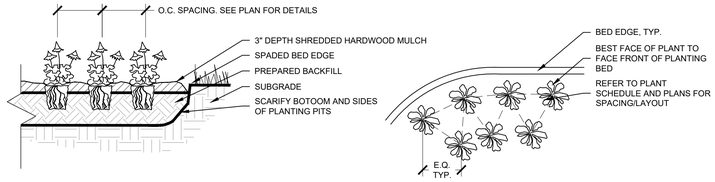
SECTION

3 SHRUB PLANTING

N.T.S.

NOTES:

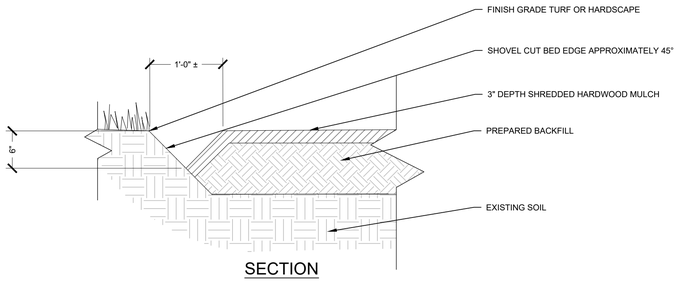
1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST OR AS SHOWN ON DRAWINGS. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SECTION PLAN

4 PERENNIAL PLANTING

N.T.S.



SECTION

5 BED EDGE

N.T.S.

NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE TESTED AND AMENDED PER THE RECOMMENDATIONS OF THE AGRONOMICAL SOIL REPORT. CONTRACTOR SHALL OBTAIN AGRONOMICAL SOIL REPORT.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health®

LANDSCAPE NOTES & DETAILS

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER L3.0

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\L1.0 – LANDSCAPE PLAN.dwg L3.0 LANDSCAPE NOTES & DETAILS Aug 22, 2024 2:35pm by: Juliette.Stroesser
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CVS Health

1780 WALL STREET, MOUNT PROSPECT, IL 60056
CVS STORE NO. 99625
CVS MOUNT PROSPECT, IL, SPECIALTY

PROJECT INFORMATION

THIS BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING:

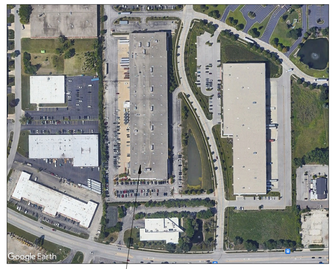
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EXISTING BUILDING CODE:	2021 ILLINOIS EXISTING BUILDING CODE
MECHANICAL CODE:	2021 ILLINOIS MECHANICAL CODE
PLUMBING CODE:	2018 ILLINOIS PLUMBING CODE
ELECTRICAL CODE:	2020 ILLINOIS ELECTRICAL CODE
ENERGY CODE:	ILLINOIS ENERGY CONSERVATION CODE
ACCESSIBILITY CODE:	2018 ILLINOIS ACCESSIBILITY CODE
FIRE CODE:	2019 ILLINOIS FIRE CODE
FIRE ALARM:	2019 ILLINOIS FIRE ALARM CODE
FIRE SPRINKLER:	2019 ILLINOIS FIRE SPRINKLER CODE

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LOCATION MAP



1780 WALL ST.
MOUNT PROSPECT, IL 60056

VICINITY MAP



1780 WALL ST.
MOUNT PROSPECT, IL 60056

ABBREVIATIONS

A

AB	ANCHORBOLT
A/C	AIR CONDITIONING
AC	ALTERNATING CURRENT
ACC	ACCESSIBLE
ACI	AMERICAN CONCRETE INSTITUTE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONS.
ALUM	ALUMINUM
AMP	AMPERE, AMPS
ARCH	ARCHITECT, ARCHITECTURAL
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS

B

BLDG	BUILDING
BM	BEAM
BOTT	BOTTOM
BTU	BRITISH THERMAL UNIT
BOF	BOTTOM OF FOOTING
BRG	BEARING

C

CF	CUBIC FEET
CD	CONDENSATE
CERTS	CERTIFICATES
CFM	CUBIC FEET PER MINUTE
CKT	CIRCUIT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE, CONCENTRIC
CONT	CONTINUOUS, CONTINUATION
COORD	COORDINATE

C (CONTINUED)

CJ	CONTROL JOINT
CLR	CLEAR, CLEARANCE
CTR	CENTER
CV	CHECK VALVE
CW	COLD WATER

D

DBL	DOUBLE
DC	DIRECT CURRENT
DEG	DEGREES
DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM
DIA	DIAMETER
DIM	DIMENSION
DL	DEADLOAD
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DWGS	DRAWINGS

E

EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
ELEV	ELEVATION
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
ELEC	ELECTRICAL
EMBED	EMBEDMENT
EMP	EMPLOYEE
EMS	ENERGY MANAGEMENT SYSTEM
ENCL	ENCLOSURE
EOD	EDGE OF DECK
EQ	EQUAL
EQUIP	EQUIPMENT
EXGR	EXTERIOR GRADE
EXH	EXHAUST
EXP	EXPANSION
EXIST	EXISTING
EXT	EXTERNAL, EXTERIOR
EW	EACH WAY
EWC	ELECTRIC WATER COOLER

F

FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FCO	FLOOR CLEANOUT
FD	FIRE DAMPER, FLOOR DRAIN
FIN	FINISH (ED)
FIXT	FIXTURE
FDN	FOUNDATION
FLG	FLANGE
FTG	FOOTING
FF	FINISHED FLOOR
FLR	FLOOR
FR	FIRE-RETARDANT-TREATED MATERIALS
FRP	FIBERGLASS REINFORCED PANEL
FT	FOOT, FEET

G

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GB	GRADE BEAM
GWB	GYPSUM WALL BOARD
GAB	GRADED AGGREGATE BASE
GYP	GYPSUM WALL BOARD

H

HGT	HEIGHT
HORIZ	HORIZONTAL
HP	HORSEPOWER OR HIGH POINT
HTR	HEATER
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HDW	HARDWARE

I

ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INT	INTERIOR
IN	INCH, INCHES
INSUL	INSULATION

J

J-BOX	JUNCTION BOX
JT	JOINT
JST	JOIST

K

k	KIPS (1000 LBS)
kV	KILOVOLT
kVA	KILOVOLT-AMPS
kW	KILOWATT
kWH	KILOWATT-HOUR

L

LB	POUNDS
LF	LINEAR FOOT
LL	LIVE LOAD, LANDLORD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LP	LOW POINT
LTG	LIGHTING
LWC	LIGHT WEIGHT CONCRETE
L	LENGTH

M

MAX	MAXIMUM
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MO	MASONRY OPENING
MSB	MAIN SWITCHBOARD
MTD	MOUNTED

N

N/A	NOT APPLICABLE
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOC.
NF	NEAR FACE

N (CONTINUED)

NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE

O

OA	OUTSIDE AIR
OC	ON CENTER
OCC	OCCUPANTS
OF	OUTSIDE FACE
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

P

PAR	PARALLEL
PC	PIECE
PDU	POWER DISTRIBUTION UNIT
PH	PHASE
PL	PLATE
PLBG	PLUMBING
PNL	PANEL
PIV	POST INDICATOR VALVE
PSF	POUNDS PER SQUARE FOOT
PVC	POLYVINYL CHLORIDE
PWD	PLYWOOD

Q

QTY	QUANTITY

R

RA	RETURN AIR
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE:	REFERENCE, REFER
REINF	REINFORCING
REQD	REQUIRED
RO	ROUGH OPENING
RPM	REVOLUTIONS PER MINUTE
RTU	ROOFTOP UNIT

S

SCHED	SCHEDULED
SD	SMOKE DAMPER, STORM DRAIN
SECT	SECTION
S	SENSOR
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SHT MTL	SHEET METAL
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL, SANITARY SEWER
STD	STANDARD
STL	STEEL
STIFF	STIFFENER
STIR	STIRRUPS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SJ	SAW JOINT

T

T&B	TOP AND BOTTOM
T/FTG	TOP OF FOOTING
TEMP	TEMPERATURE
THICK	THICKNESS
THRESH	THRESHOLD
TO	TOP OF
TOJ	TOP OF JOIST
TOS	TOP OF STEEL

T (CONTINUED)

THRU	THROUGH
T	THERMOSTAT
TYP	TYPICAL
T	THICKNESS (STRUCT)
TS	TUBULAR STEEL (STRUCT)
TRS	TRUSS (STRUCT)

U

UL	UNDERWRITERS LABORATORIES, INC.
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY

V

V	VOLT
VA	VOLT-AMPERE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VRC	VERTICAL RECIPROCATING CONVEYOR
VTR	VENT THROUGH ROOF

W

W	WIDTH
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
WC	WATER CLOSET
WD	WOOD
WL	WIND LOAD
WP	WEATHERPROOF
WO	WALL OPENING
WWF	WELDED WIRE FABRIC
WF	WIDE FLANGE (STRUCT)

X

XFMR	TRANSFORMER

Y

YD	YARD

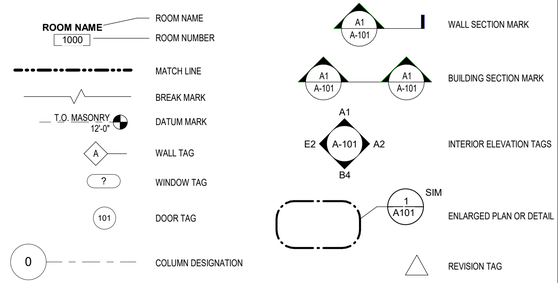
GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT THROUGH THE REQUEST FOR INFORMATION PROCESS.
2. THE CONTRACT DRAWINGS REFLECT INFORMATION GATHERED FROM EXISTING DRAWINGS AND FIELD SURVEY REVIEW. IF CONCEALED ITEMS HAVE BEEN INDICATED, THE LOCATIONS, QUANTITY AND QUALITY HAVE BEEN ASSUMED.
3. CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS, VERIFY THE SCOPE OF WORK REQUIRED, AND REFLECT THAT SCOPE OF WORK IN THEIR BIDS. DISCREPANCIES BETWEEN INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS AND EXISTING FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION THROUGH THE REQUEST FOR INFORMATION PROCESS PRIOR TO FINAL BIDS.
4. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PROVIDED IN THE CONTRACT DOCUMENTS. DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION THROUGH THE REQUEST FOR INFORMATION PROCESS
5. CONTRACTORS SHALL COORDINATE THE OTHER DISCIPLINE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING AND INSTALLATION OF OTHER DISCIPLINES WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND OTHER DISCIPLINES DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION THROUGH THE REQUEST FOR INFORMATION PROCESS, FOR IMMEDIATE CLARIFICATION.
6. CONTRACTORS SHALL CAREFULLY REVIEW THE COMPLETE CONSTRUCTION DOCUMENT SET. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE SET OF DOCUMENTS.
7. CONTRACTORS SHALL COORDINATE THE SIZE, LOCATIONS AND CHARACTERISTICS OF ALL EQUIPMENT TO BE FURNISHED WITH THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
8. CONTRACTORS SHALL FIELD VERIFY AND COORDINATE THE LOCATION AND REQUIREMENTS OF ALL OPENINGS REQUIRED FOR NEW EQUIPMENT PRIOR TO DEMOLITION WORK.
9. WHERE A CONFLICT ARISES, IN OR BETWEEN THE SPECIFICATIONS AND/OR DRAWINGS, THEN THE MORE EXPENSIVE LABOR, MATERIALS AND EQUIPMENT SHALL BE ASSUMED TO BE REQUIRED AND SHALL BE PROVIDED BY THE CONTRACTOR TO THE SATISFACTION OF THE TENANT.
10. WHEN WORK THAT IS NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE WORK THAT IS SPECIFICALLY CALLED OUT, IT SHALL BE PROVIDED BY THE CONTRACTOR WITH THE BEST MATERIALS AND WORKMANSHIP.
11. IN GENERAL, NEW MATERIALS AND MATERIALS FOR REPAIR CONDITIONS SHALL MATCH SIMILAR ITEMS IN QUALITY, DETAIL, PROFILE, AND FINISH AS THOSE ALREADY EXISTING IN THE WORK.
12. PROVIDE SUFFICIENT BLOCKING IN WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE THE WEIGHT OF THE ATTACHED ITEM OR EQUIPMENT IS TOO GREAT TO BE SUPPORTED BY THE WALL.
13. PATCH ALL WALLS, FLOORS, AND CEILINGS AND PROPERLY PREPARE ALL SURFACES FOR NEW FINISHES. COMPLY WITH SPECIFIED TOLERANCES FOR THE TYPE OF WORK BEING DONE. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND NEW FINISH RESTORATION ONTO ADJOINING RETAINED WORK IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING.
14. DEMOLITION & CONSTRUCTION SHALL BE SEQUENCED AND COORDINATED TO ENSURE THAT THE BUILDING BUSINESS OPERATIONS ARE MAINTAINED. COORDINATE ALL WORK WITH BUILDING MANAGEMENT AND THE CVS SPM PRIOR TO PROCEEDING.
15. ALL PRODUCTS USED IN CONSTRUCTION SHALL BE ASBESTOS FREE.
16. CONTRACTOR SHALL REFER TO OWNER PROVIDED EQUIPMENT CUT BOOK FOR EQUIPMENT FURNISHED BY OTHERS AND INSTALLED BY CONTRACTOR. INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED.

MECHANICAL/ELECTRICAL SUBCONTRACTOR REQUIREMENTS (FOR CVS APPROVAL)

1. CVS SHALL HAVE THE RIGHT TO APPROVE OR QUALIFY SUBCONTRACTORS.
2. THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING SUBCONTRACTOR INFORMATION TO THE CVS SPM WITH BID PRICING.
   - A. PRIOR WORK EXPERIENCE IN THIS TYPE OF CONSTRUCTION.
   - B. PRIOR EXPERIENCE WITH CVS PROJECTS.
   - C. RESUME OF MECHANICAL PROJECT MANAGER AND SUPERINTENDENT.
   - D. RESUME OF ELECTRICAL PROJECT MANAGER AND SUPERINTENDENT.

SYMBOLS



DRAWING INDEX

BULLETIN 6
BULLETIN 5
BULLETIN 4
BULLETIN 3
BULLETIN 2
BULLETIN 1
ADDENDUM A
ISSUED FOR SD

00 - COVER SHEET

CS	TITLE SHEET

00 - PUD AMENDMENT

PUD-1	FLOOR PLAN
PUD-2	ROOF PLAN
PUD-3	EXTERIOR ELEVATIONS
PUD-4	STREET VIEW STUDY
PUD-5	SECTIONS
PUD-6	SECTIONS

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:

PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

REVISIONS:

DRAWING BY: LW

DATE: 08/08/2024

JOB NUMBER: 2024285.03

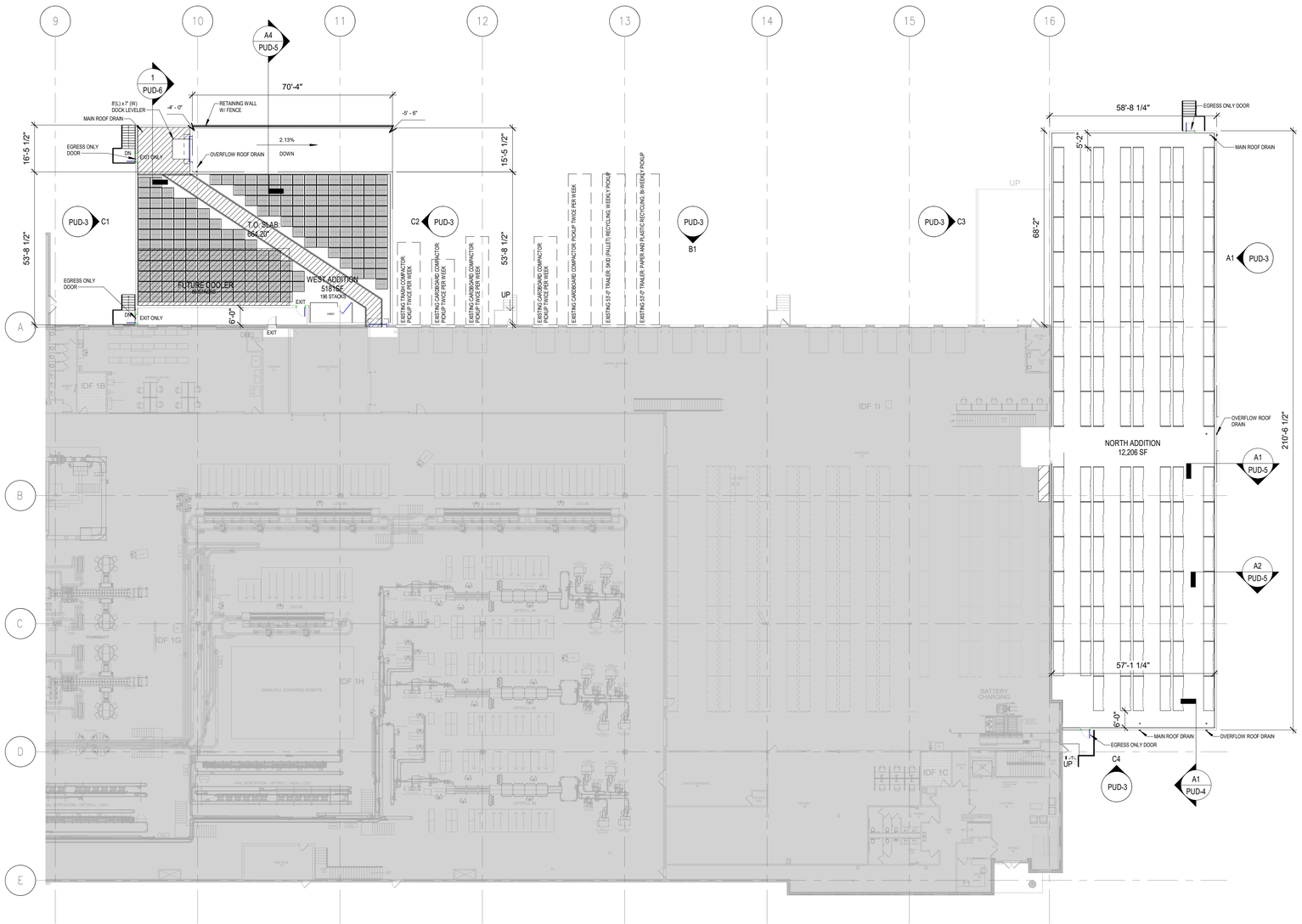
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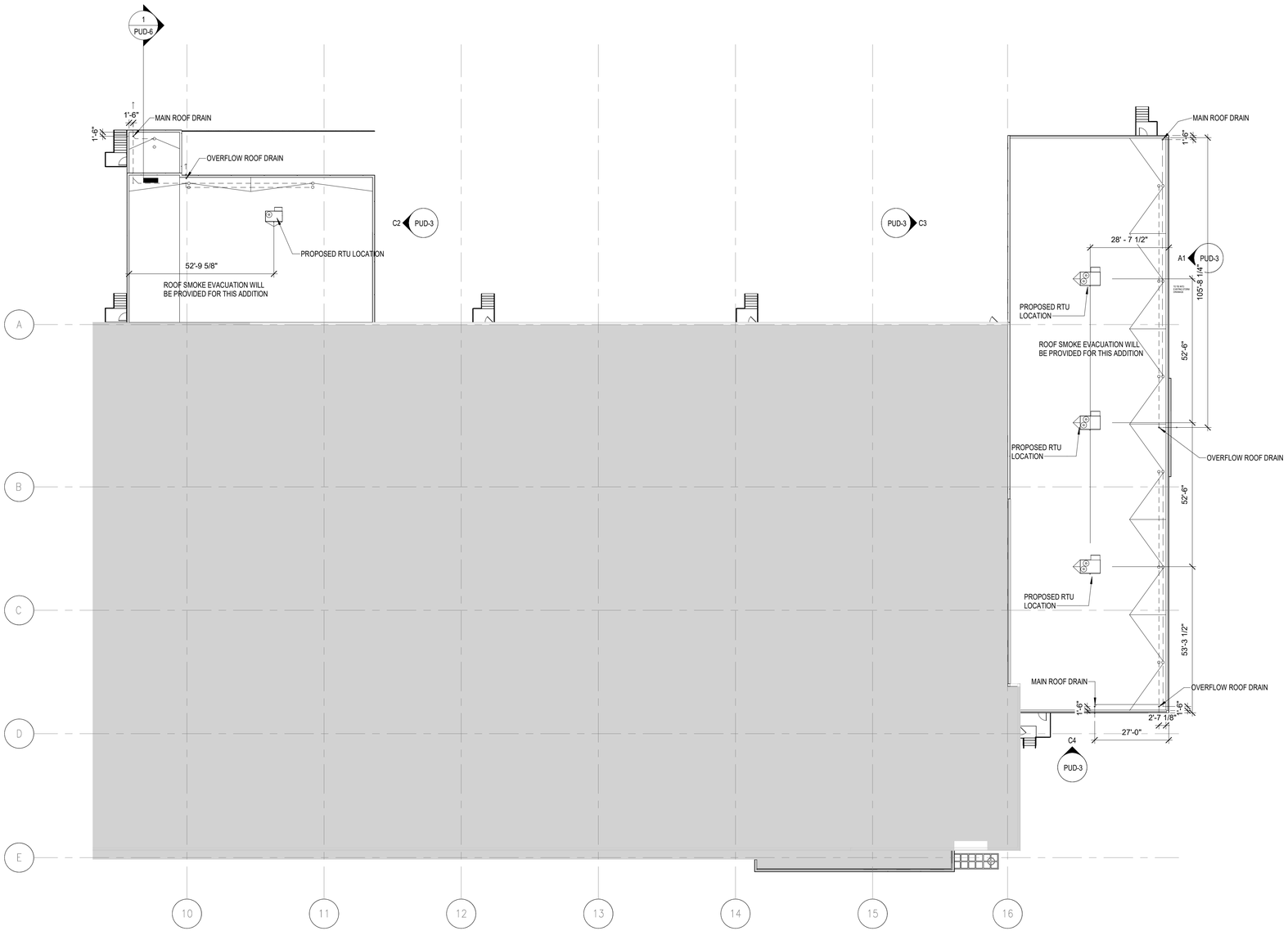
TITLE SHEET

SHEET NUMBER:

CS

COMMENTS:


9
10
11
12
13
14
15
16
A
B
C
D
E
A4
PUD-5
1
PUD-6
70'-4"
-4" - 0"
-5" - 6"
RETAINING WALL W/ FENCE
8'(L) x 7'(W) DOCK LEVELER
MAIN ROOF DRAIN
EGRESS ONLY DOOR
DN
EXIT ONLY
OVERFLOW ROOF DRAIN
2.13%
DOWN
16'-5 1/2"
15'-5 1/2"
53'-8 1/2"
T.O. SLAB 864.20'
FUTURE COOLER
WEST ADDITION 5,815SF
196 STACKS
EXIT
6'-0"
UP
PUD-3
C1
C2
C3
B1
EXISTING TRAPA COMPACTOR PICKUP TWICE PER WEEK
EXISTING CARDBOARD COMPACTOR PICKUP TWICE PER WEEK
EXISTING CARDBOARD COMPACTOR PICKUP TWICE PER WEEK
EXISTING CARDBOARD COMPACTOR PICKUP TWICE PER WEEK
EXISTING 53'-0" TRAILER RACK (PALLET) RECYCLING W/EEKLY PICKUP
EXISTING 53'-0" TRAILER PAPER AND PLASTIC RECYCLING W/EEKLY PICKUP
58'-8 1/4"
EGRESS ONLY DOOR
5'-2"
MAIN ROOF DRAIN
68'-2"
A1
PUD-3
NORTH ADDITION 12,206 SF
OVERFLOW ROOF DRAIN
210'-6 1/2"
A1
PUD-5
A2
PUD-5
57'-1 1/4"
6'-0"
MAIN ROOF DRAIN
OVERFLOW ROOF DRAIN
EGRESS ONLY DOOR
C4
PUD-3
A1
PUD-4
IDF 1B
IDF 1I
IDF 1G
IDF 1H
IDF 1C
PHARMACY
KIOSK
KIOSK
KIOSK



A1 ROOF PLAN

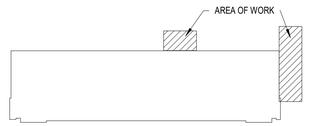
3/64" = 1'-0"

N

LEGEND

- NO WORK IN THIS AREA
- WALLS/ ITEMS TO REMAIN
- EXISTING TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW PARTITION
- NEW CMU WALL
- NEW CONCRETE PANEL WALL
- NEW WORK
- NEW DOOR
- A — ALIGN ELEMENTS

KEY PLAN



N

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:

PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

REVISIONS:

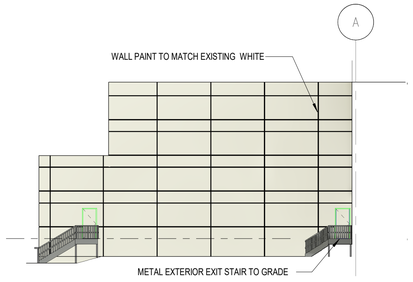
DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

ROOF PLAN

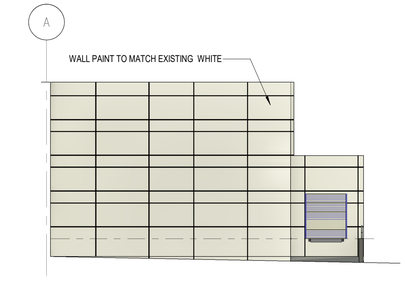
SHEET NUMBER:

PUD-2

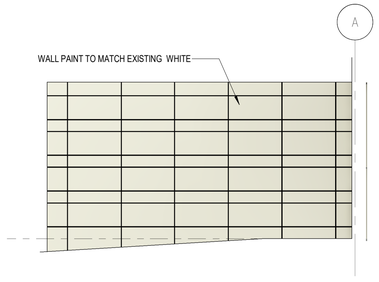
COMMENTS:



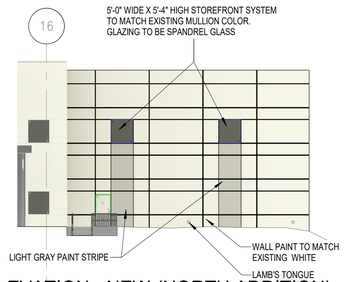
C1 SOUTH ELEVATION (WEST ADDITION)
1/16" = 1'-0"



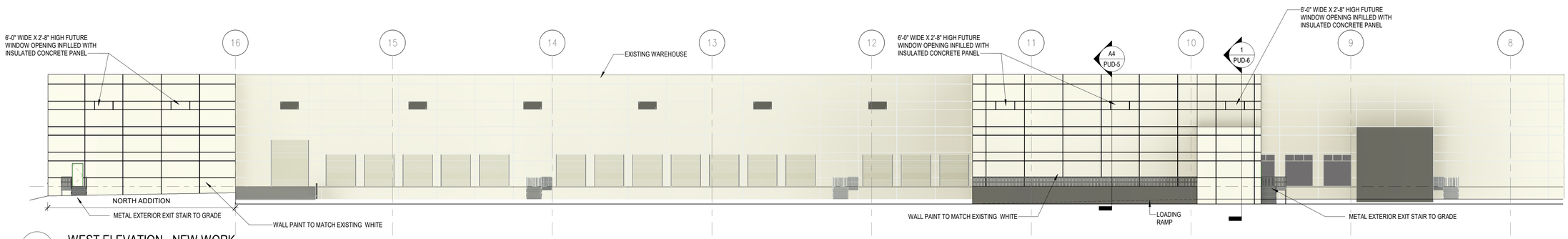
C2 NORTH ELEVATION (WEST ADDITION)
1/16" = 1'-0"



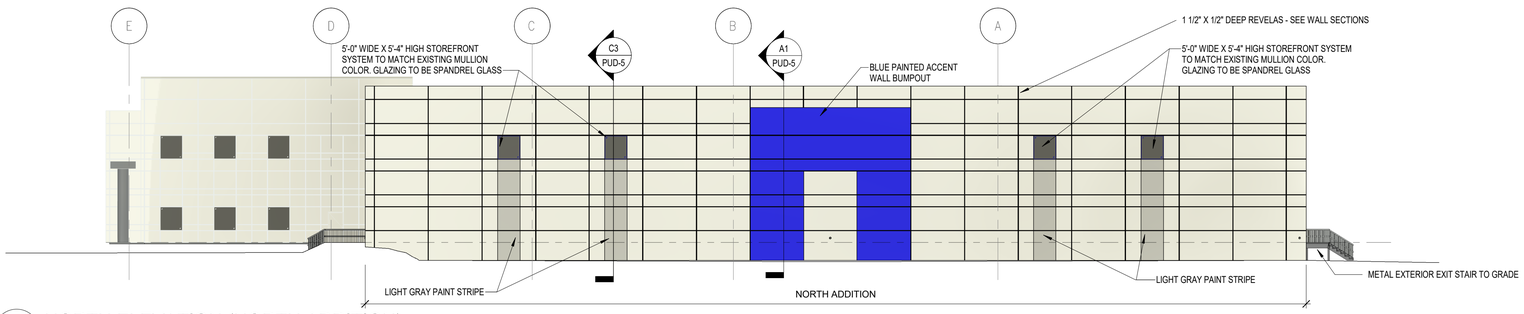
C3 SOUTH ELEVATION (NORTH ADDITION)
1/16" = 1'-0"



C4 EAST ELEVATION - NEW (NORTH ADDITION)
1/16" = 1'-0"



B1 WEST ELEVATION - NEW WORK
1/16" = 1'-0"



A1 NORTH ELEVATION (NORTH ADDITION)
1/16" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
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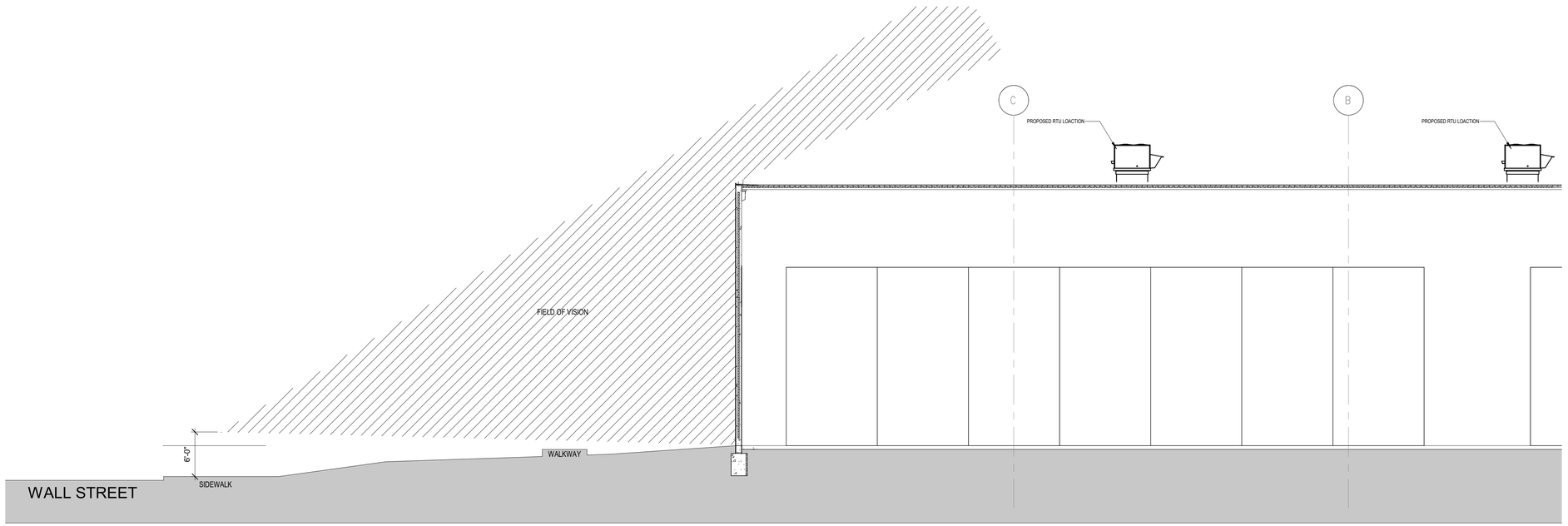
DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

PUD-3

COMMENTS:



A1 STREET VIEW
1/8" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

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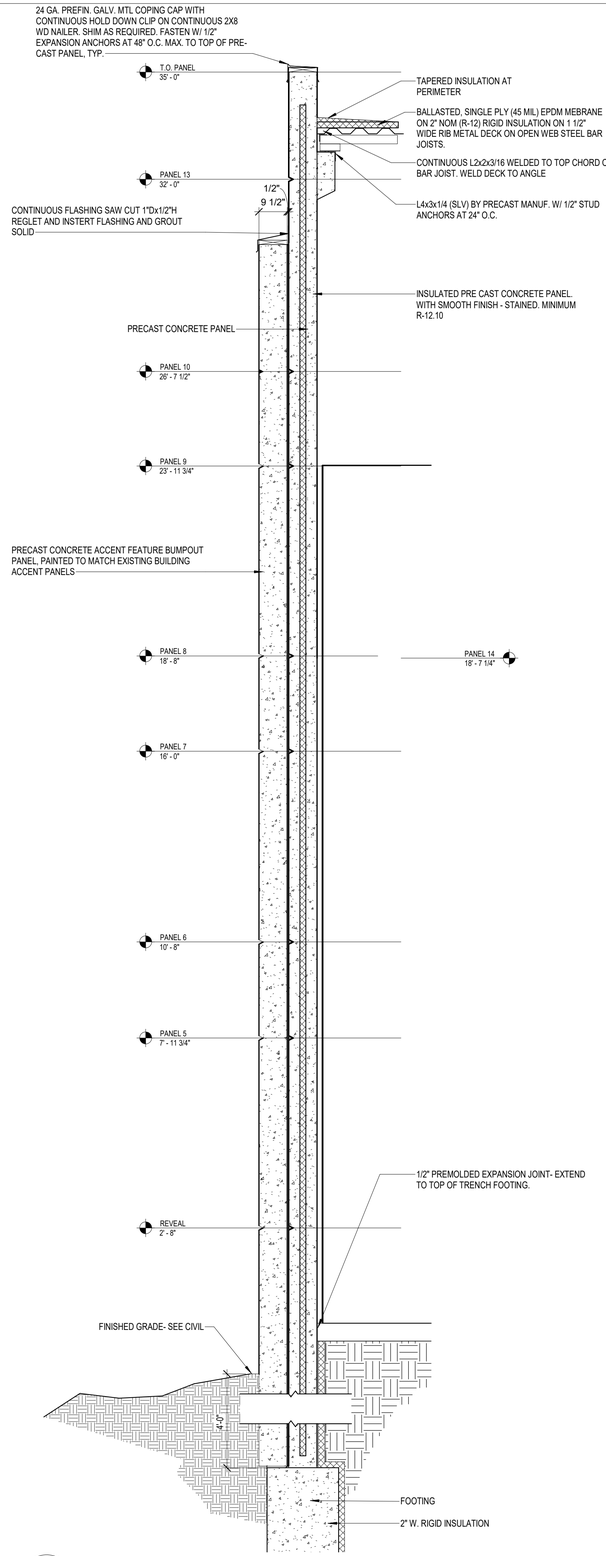
REVISIONS:

DRAWING BY: LW
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TITLE:

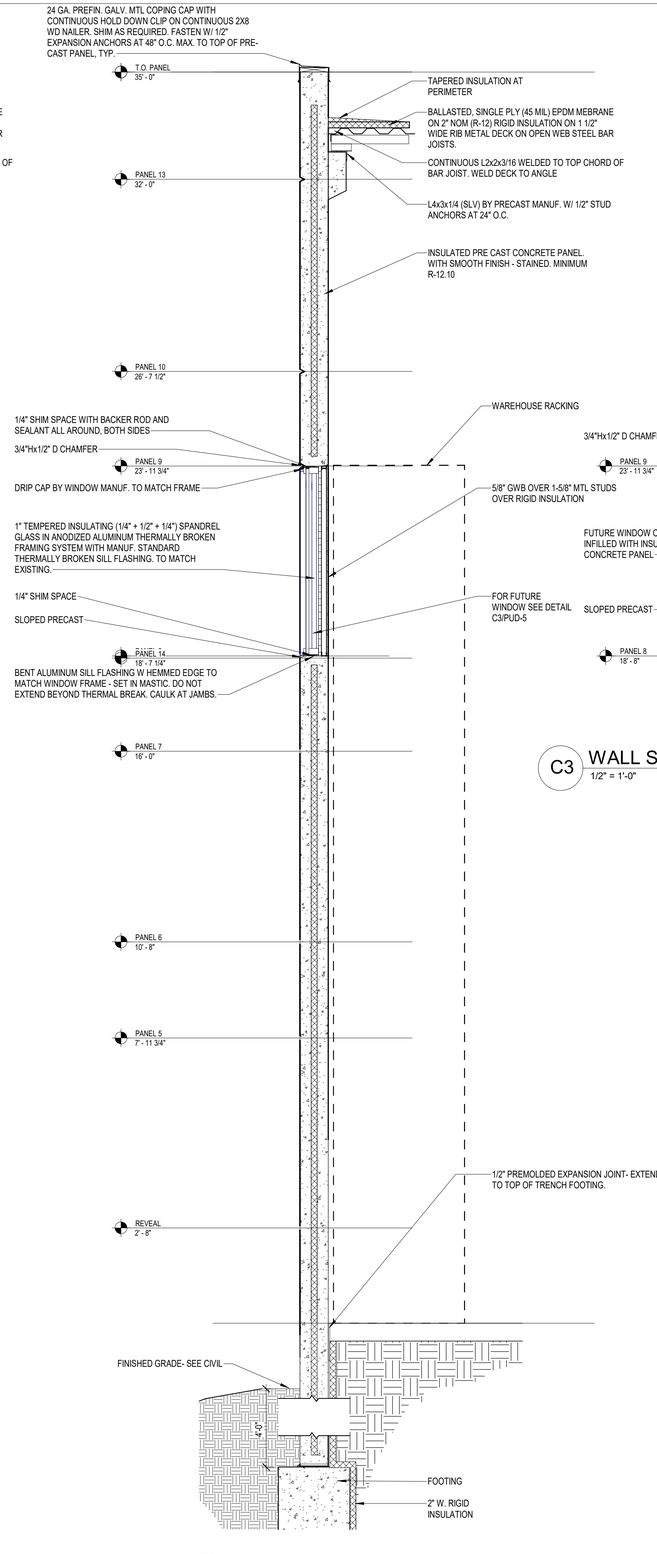
STREET VIEW STUDY

SHEET NUMBER:
PUD-4

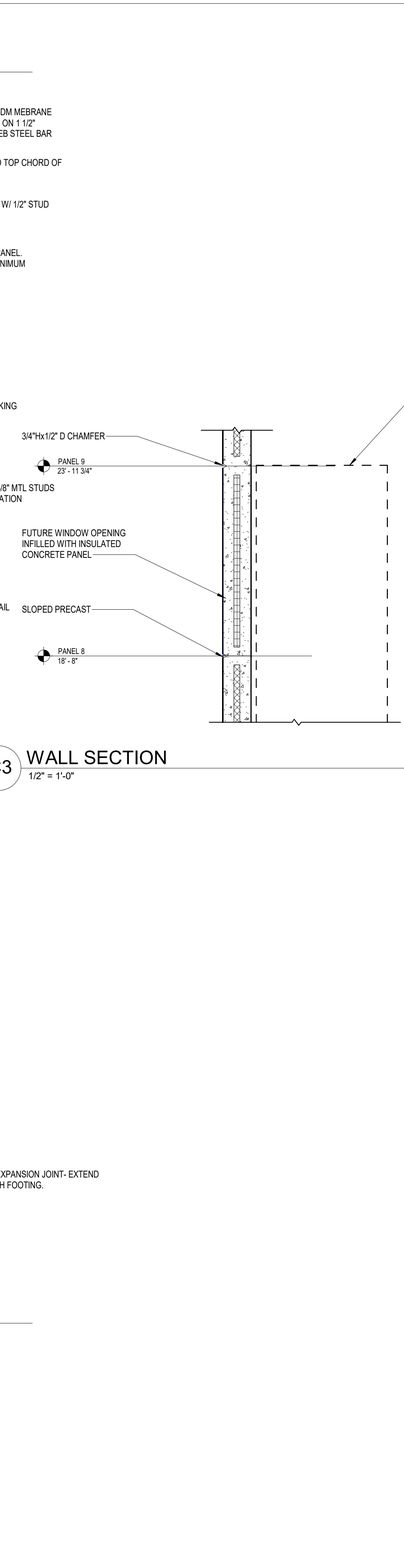
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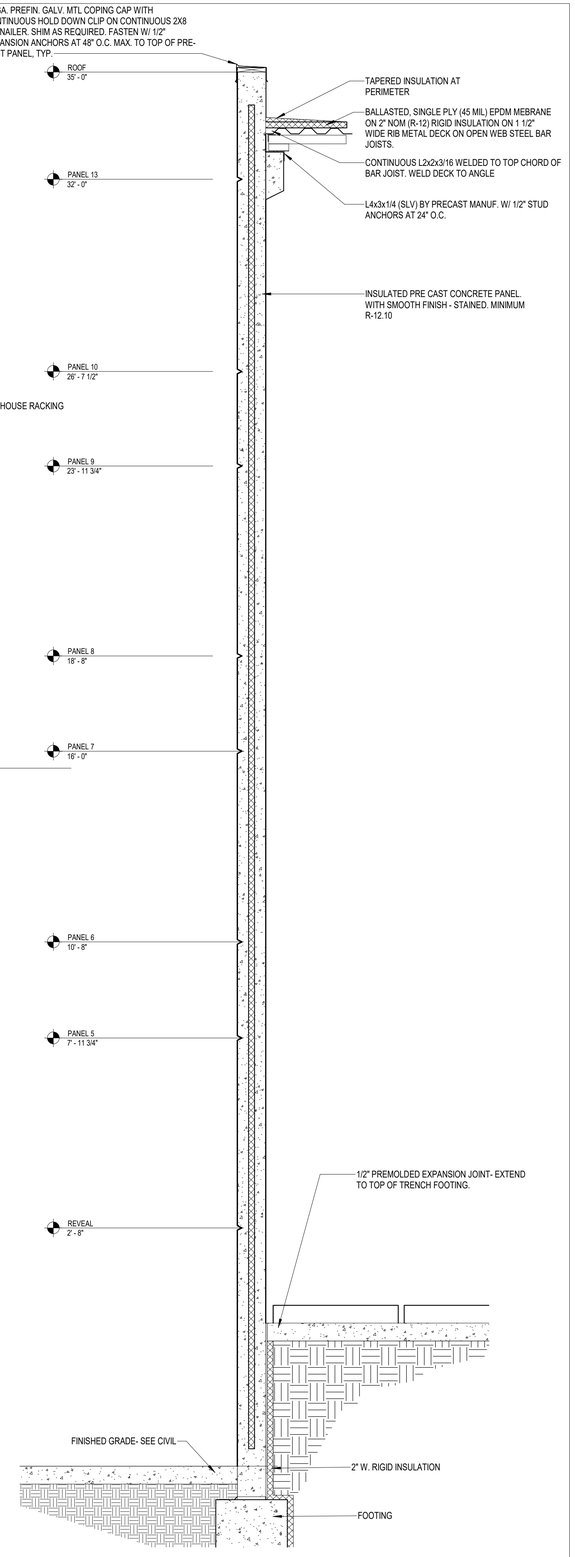
A1 BUMP OUT SECTION
1/2" = 1'-0"



A2 WINDOW SECTION
1/2" = 1'-0"



C3 WALL SECTION
1/2" = 1'-0"



A4 TYPICAL WALL CONSTRUCTION SECTION
1/2" = 1'-0"

CVS Health

STORE NUMBER: 99625
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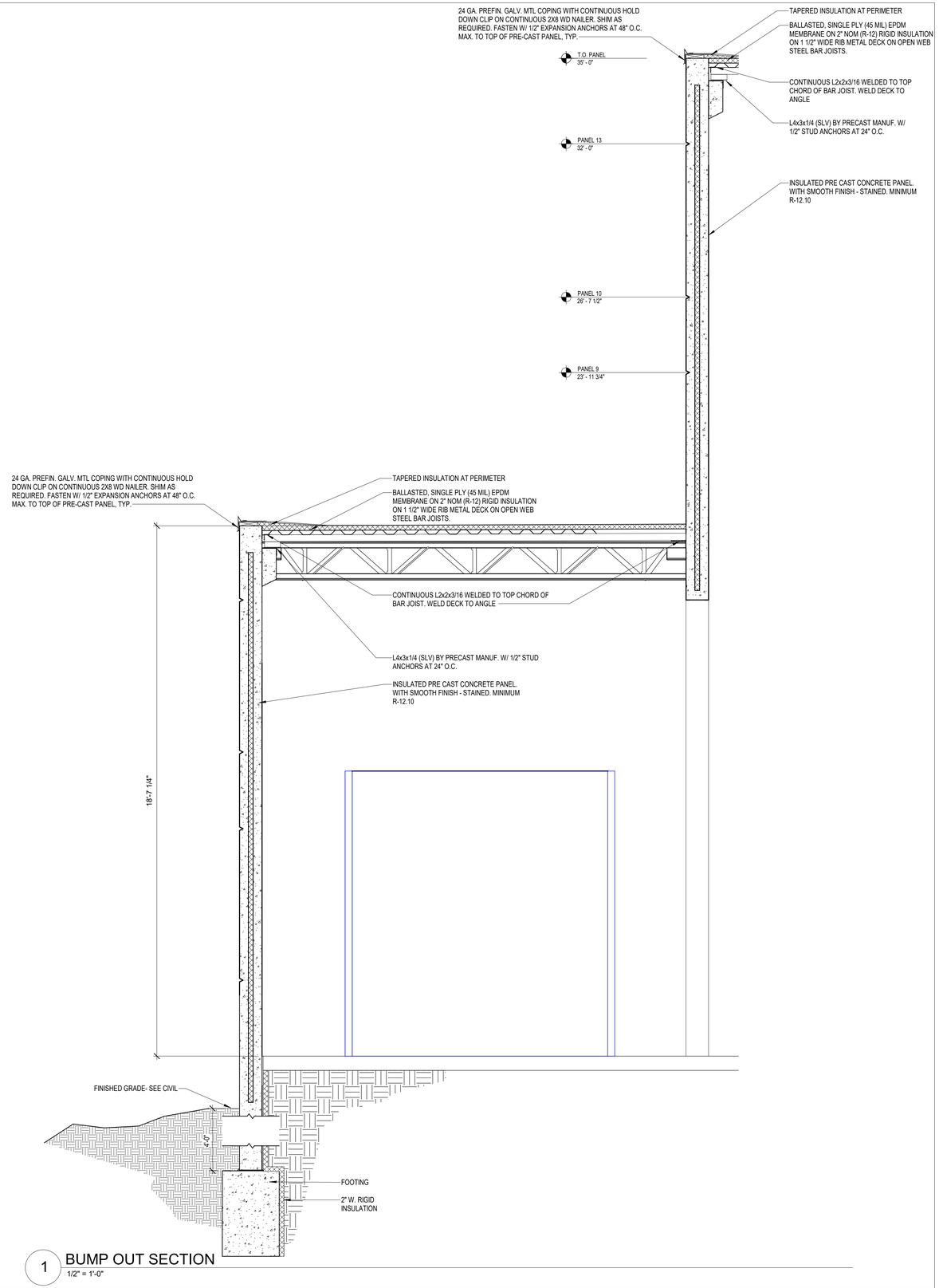
DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

SECTIONS

SHEET NUMBER:

PUD-5

COMMENTS:



1 BUMP OUT SECTION
1/2" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

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REVISIONS:

DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

SECTIONS

SHEET NUMBER:
PUD-6

COMMENTS:

Kimley»Horn

DRAINAGE REPORT

To: Chuck Lindelof, P.E. & Matt Lawrie, P.E.
Village of Mount Prospect

From: Thomas J. Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/08/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056



Date of Expiration: 11-30-25

Introduction

Kimley-Horn and Associates, Inc., serves as the engineering consultant for CVS Pharmacy, Inc. They are proposing to construct two building additions totaling approximately 17,600 SF to an existing CVS Pharmacy warehouse located at 1780 Wall Street in Mount Prospect, IL. The sitework includes demolition, grading, and paving installation within the 10.59-acre site. The limits of redevelopment area are shown in the Existing Impervious Area Exhibit and the Proposed Impervious Area Exhibit, which are included as attachments to this report. The redevelopment area of 0.73 acres was considered for stormwater calculations. This redevelopment area does not include the maintenance area, which is where we are maintaining the same use (i.e. replacing a parking lot with a parking lot) and drainage patterns. Per a pre-application meeting with the Metropolitan Water Reclamation District (MWRD) on July 18, 2024, maintenance areas are deemed “unqualified” and do not need to be included in detention or volume control calculations.

The site stormwater management practices will be designed to meet the Village of Mount Prospect and MWRD ordinances.

Existing Conditions

The site currently consists of an existing CVS warehouse, with associated parking and utilities. The site is bound by a private access road to the north, Wall Street to the east, and I-1 Limited Industrial properties to the south and west. As shown in the Existing Impervious Area Exhibit, the existing redevelopment area consists of 0.51 acres of impervious area and 0.22 acres of pervious area.

Per the National Wetlands Inventory Map, there is a Freshwater Emergent Wetland at the northeast corner of the site. However, we do not find the map to be accurate because the site is a previously developed industrial park with a functioning drainage system. Additionally, the emergent wetland is shown to overlap the existing access road, which is not feasible. Per the FEMA Flood Insurance Rate Map, Map Number 17031C0212J effective August 19, 2008, the site is located in Zone X which is defined by FEMA as an “area determined to be outside the 0.2% annual chance floodplain”.

Storm inlets and sewer throughout the site currently convey runoff to an existing detention basin at the southeast corner of the site. The existing detention basin outfalls to storm infrastructure within Wall Street. The storm sewer is ultimately tributary to Higgins Creek.

The site is part of the Lake Center Plaza development, which provides detention originally permitted under MWRDGC Permit 07-288 for a detention service area of 10.55 acres. MWRDGC Permit 07-288 required 2.18 ac-ft of detention storage and provided 2.67 ac-ft of detention storage within the existing detention basin. The proposed HWL was 658.10. The existing detention basin utilizes a 6" sharp-edge restrictor to provide a release rate of 2.01 cfs.

As shown in the MWRD WMO Calculations (Exhibit 7), in the Modified Rational Method: TP-40 Rainfall Data spreadsheet, when using a runoff coefficient of 0.82 as defined by MWRDGC Permit 07-288, the proposed redevelopment area requires 0.152 ac-ft of detention in the existing condition.

Proposed Conditions

The existing storm sewer infrastructure onsite will remain in place to preserve the existing drainage patterns. Stormwater runoff in the proposed parking lot and northern building addition roof will be conveyed to permeable pavers to promote infiltration into the underlying soils. Any runoff that is not infiltrated into the soils will drain to nearby existing manholes via perforated underdrains. The runoff from the existing manholes will maintain drainage to the existing detention basin at the southeast corner of the site.

As shown in the attached Proposed Impervious Area Exhibit, the proposed redevelopment area consists of 0.49 acres of impervious area and 0.24 acres of pervious area. We do not anticipate any adverse impacts to the existing storm sewer infrastructure, and can reasonably assume that it is sized adequately since there are no know drainage issues. Impervious area is being reduced when comparing existing to proposed conditions.

The MWRD WMO requires one inch of stormwater runoff from all impervious surfaces of the development to be treated using volume control practices. The volume control required for this site is calculated below.

$$Volume\ Control\ Required = 1\ in * \frac{1\ ft}{12\ in} * 0.49\ acres = 0.041 \text{ ac-ft}$$

The required volume control will be achieved via permeable pavers. Volume control provided in the permeable pavers is 0.041 ac-ft.

The redevelopment is tributary to an SPO existing detention facility, permitted under MWRDGC Permit 07-288. As shown in the MWRD WMO Calculations, in the Modified Rational Method: Bulletin 75 Rainfall Data spreadsheet, when using the proposed runoff coefficient of 0.75 and release rate for the 0.73-acre redevelopment of 0.190 cfs/ac, or actual release rate of 0.139 cfs, the proposed development requires 0.225 ac-ft of detention in the proposed condition using Bulletin 75 rainfall data. The incremental detention volume required between the proposed required detention volume for the redevelopment (0.225 ac-ft) and the existing required detention volume for the redevelopment (0.152

ac-ft) is 0.073 ac-ft. 0.041 ac-ft of detention storage will be provided within the retention-based practice – the permeable pavers – as allotted in Item 8E of the MWRD Schedule D Legacy permit. Therefore, the total detention required for the redevelopment is 0.032 ac-ft.

The total verified storage provided within the existing basin is 2.55 ac-ft. Because 2.18 ac-ft of detention storage was required under MWRDGC Permit 07-288, the existing basin has 0.37 ac-ft of surplus detention storage that can be utilized. Therefore, the required detention volume (0.032 ac-ft) can be accommodated within the existing basin, and no additional detention is required on site.

In the existing condition, the emergency overflow route for the west portion of the site is routed south and to the east, and travels to the existing basin. The emergency overflow route for the northeast portion of the site is routed north through the existing driveway and is presumed to be captured by an inlet in the private access road which routes to the existing basin. Overflow from the existing basin will exit the basin's overflow spillway and flow to Wall Street. The proposed conditions will maintain existing emergency overflow routes. We do not anticipate any adverse impacts to the existing emergency overflow route, and can reasonably assume that it will operate adequately. The 100-year peak design runoff rate decreases in the proposed condition because impervious area is being reduced when comparing existing to proposed conditions.

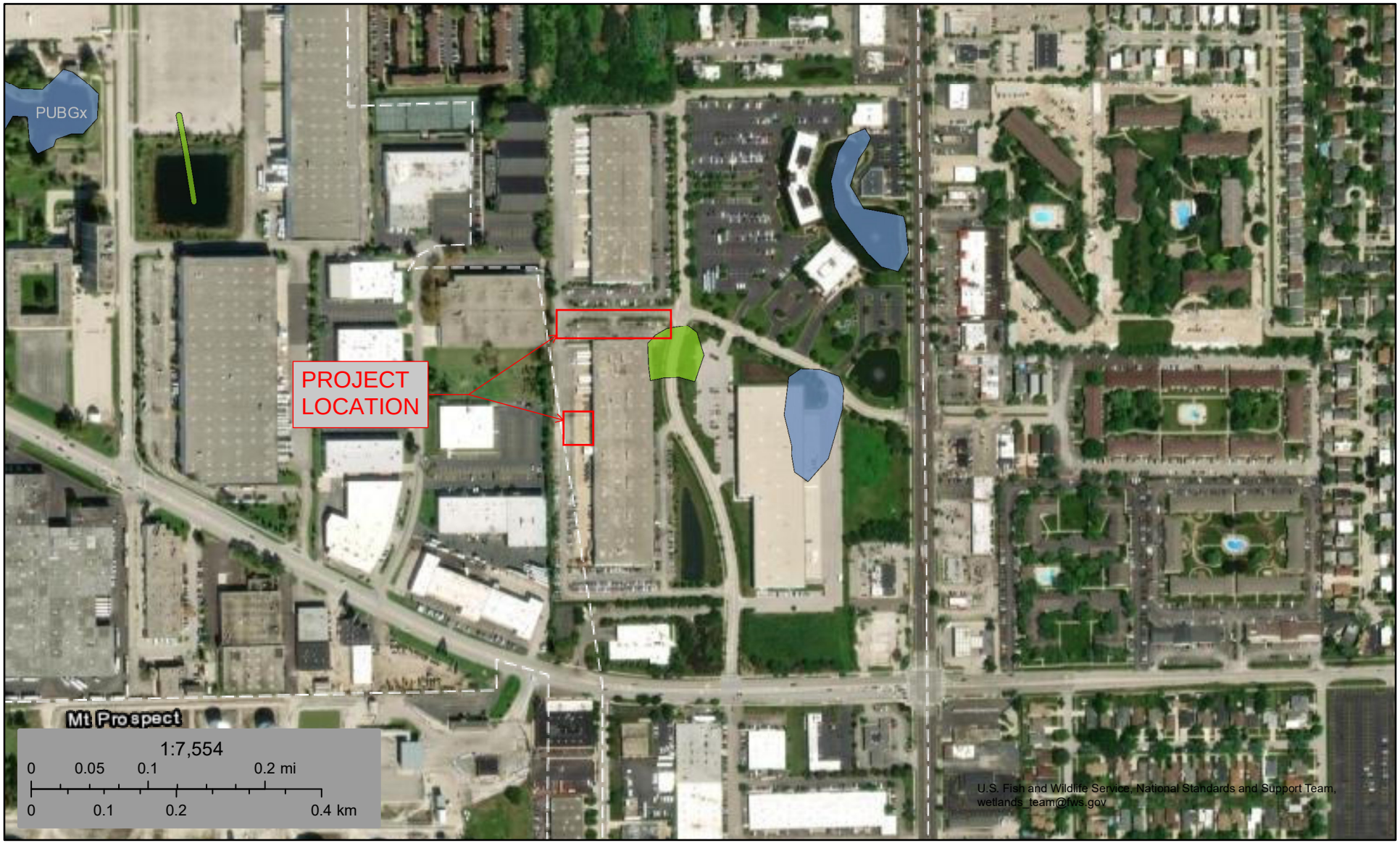
Attachments

- Exhibit 1 - National Wetlands Inventory Map
- Exhibit 2 - FEMA Firmette
- Exhibit 3 - NRCS Soils Map
- Exhibit 4 - USGS Topographic Map
- Exhibit 5 - Existing Impervious Area Exhibit
- Exhibit 6 - Proposed Impervious Area Exhibit
- Exhibit 7 - MWRD WMO Calculations
- Exhibit 8 - MWRD Permeable Paver Calculations
- Exhibit 9 – Verified Existing Detention Storage

Exhibit 1 – National Wetlands Inventory Map

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands



July 2, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

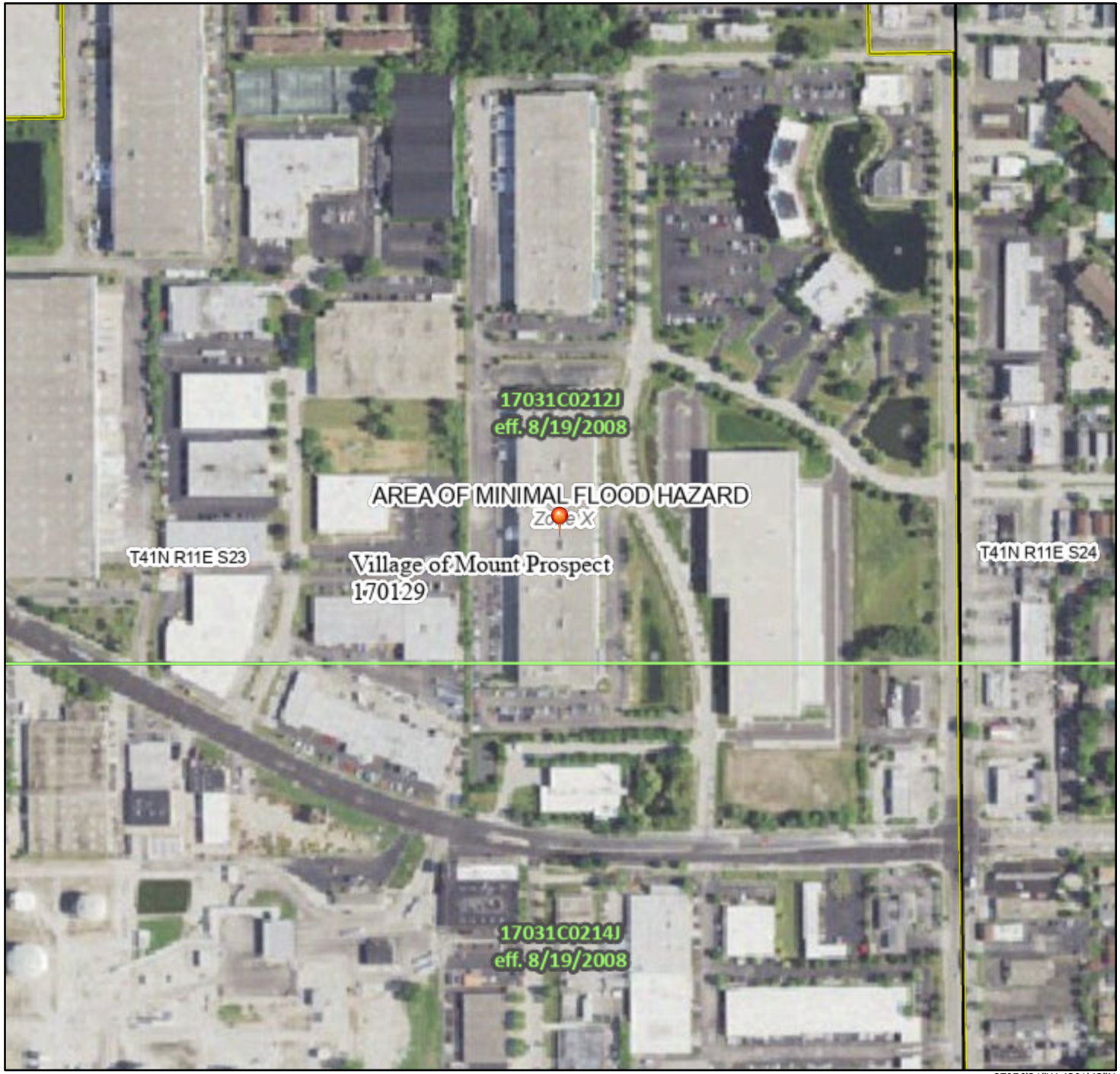
National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Exhibit 2 – FEMA Firmette

National Flood Hazard Layer FIRMette

FEMA

87°56'58"W 42°2'9"N



87°56'21"W 42°1'42"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

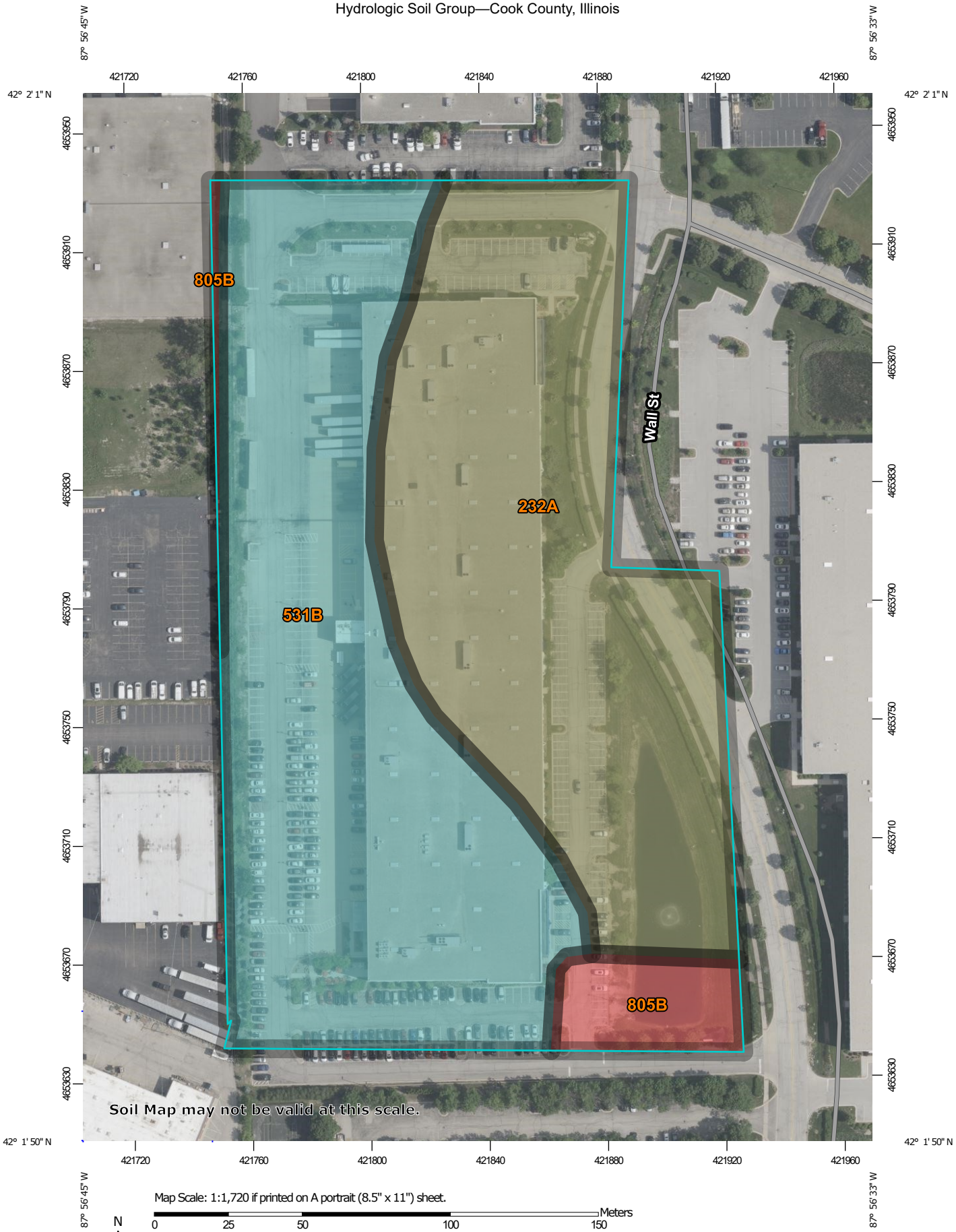
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/2/2024 at 9:20 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit 3 – NRCS Soils Map



Map Scale: 1:1,720 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Illinois
Survey Area Data: Version 17, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
232A	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	5.2	45.4%
531B	Markham silt loam, 2 to 4 percent slopes	C	5.6	49.7%
805B	Orthents, clayey, undulating	D	0.6	4.9%
Totals for Area of Interest			**11.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

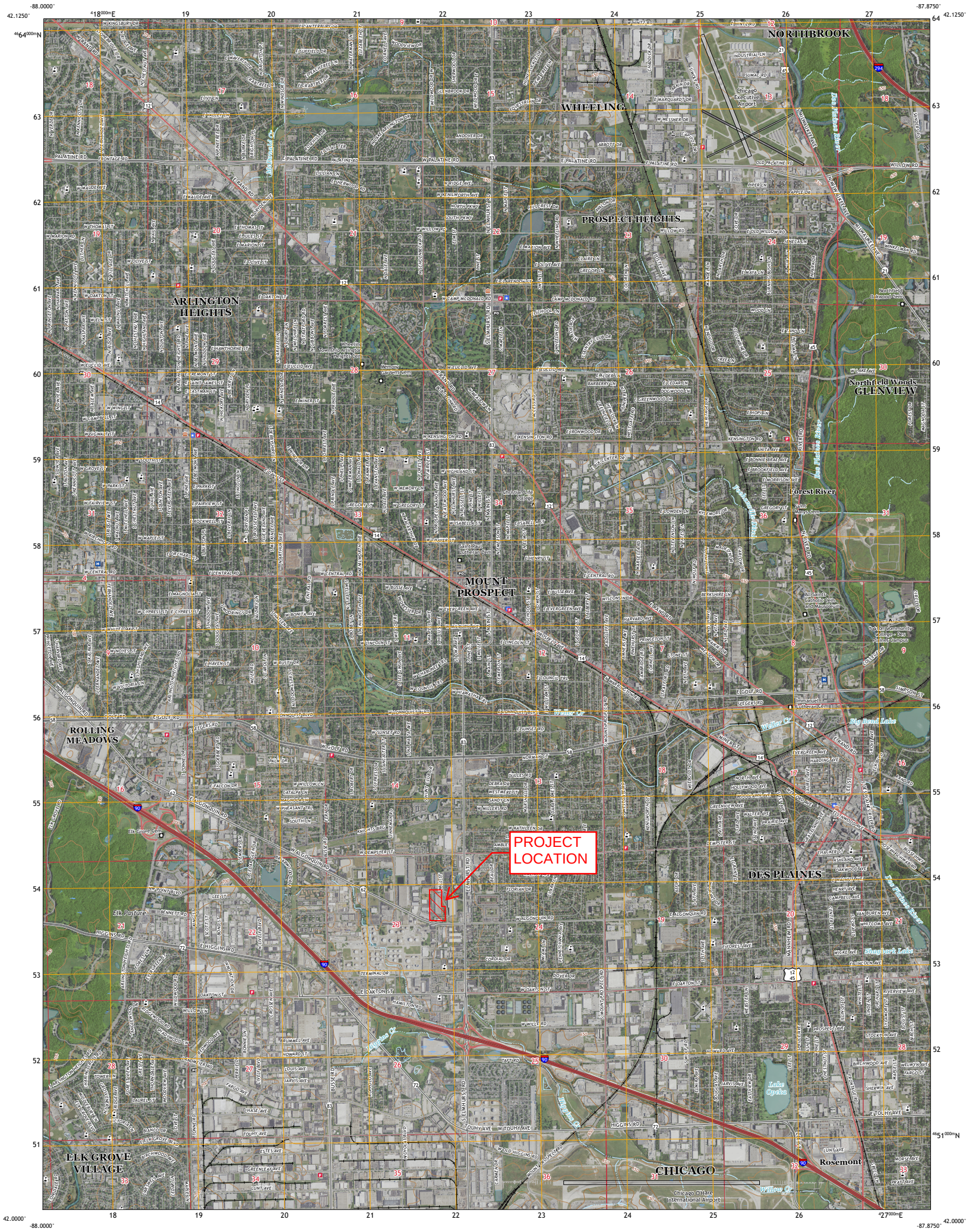
Tie-break Rule: Higher

Exhibit 4 – USGS Topographic Map

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

ARLINGTON HEIGHTS QUADRANGLE
ILLINOIS - COOK COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 16T
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, August 2019 - September 2019
Roads.....U.S. Census Bureau, 2017
Names.....GNIS, 1980 - 2020
Hydrography.....National Hydrography Dataset, 2002 - 2020
Contours.....National Elevation Dataset, 2003
Boundaries.....Multiple sources; see metadata file 2018 - 2019
Public Land Survey System.....BLM, 2020
Wetlands.....FWS National Wetlands Inventory Not Available

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
DM
Grid Zone Designation 16T

SCALE 1:24 000
KILOMETERS
METERS
MILES
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

ILLINOIS
QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 Lake Zurich
2 Wheeling
3 Highland Park
4 Palatine
5 Park Ridge
6 Lombard
7 Elmhurst
8 River Forest

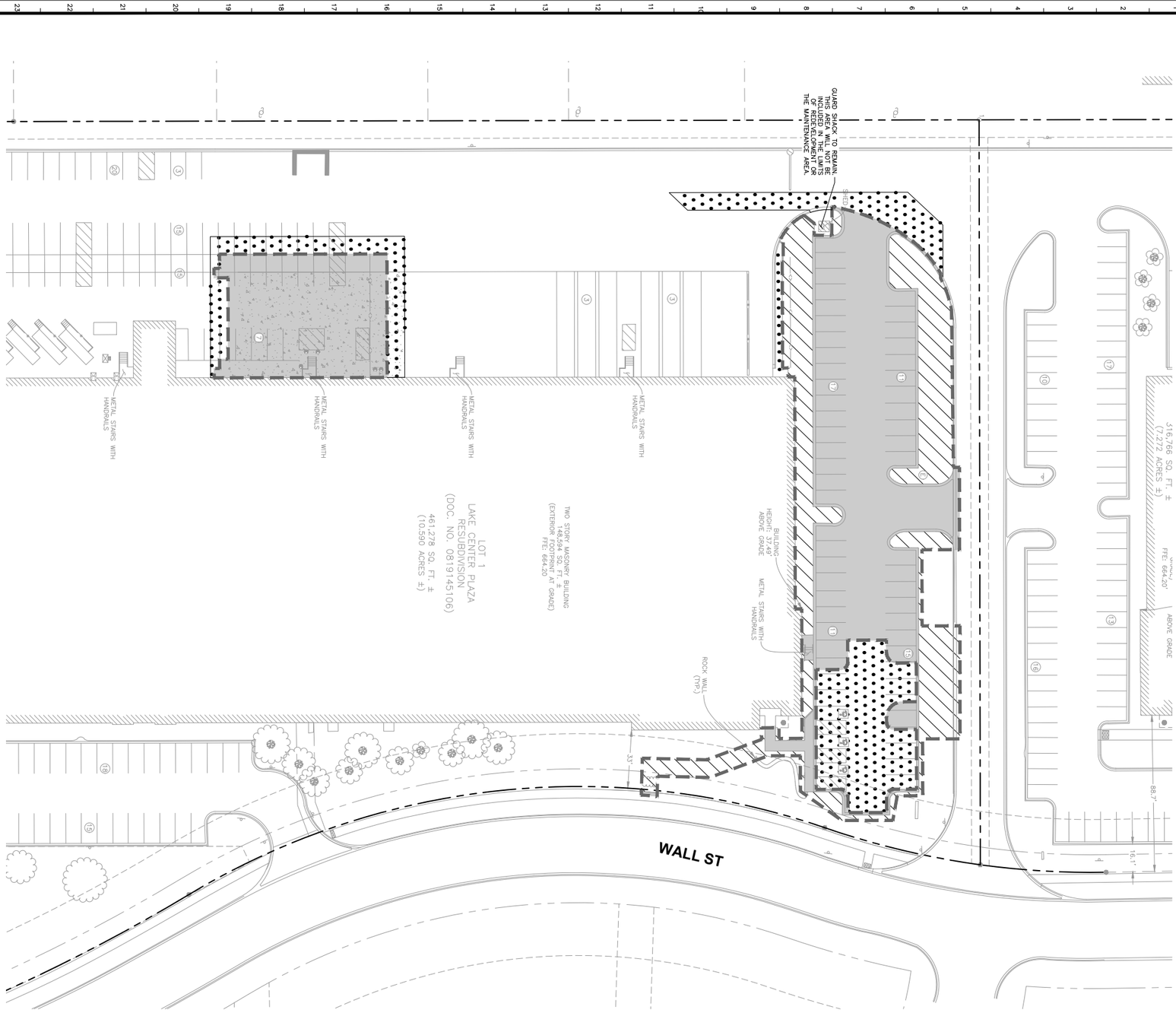
ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

ARLINGTON HEIGHTS, IL
2021

NSN 7643014634462
NGA REF NO. USGSX24K1462

Exhibit 5 – Existing Impervious Area Map

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\Exhibits\Existing Pervious Impervious Exhibit.dwg Layout1 Aug 07, 2024 12:11pm by: Juliette.Stroesser
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LAND COVER LEGEND

- REDEVELOPMENT IMPERVIOUS AREA
  AREA = 22,103 SF (0.51 AC)
- REDEVELOPMENT PERVIOUS AREA
  AREA = 9,603 SF (0.22 AC)
- TOTAL REDEVELOPMENT AREA
  (INCLUDES MAINTENANCE AREA)
  AREA = 31,706 (0.73 AC)
- MAINTENANCE AREA
  (UNQUALIFIED DEVELOPMENT AREA)
  AREA = 9,081 SF (0.21 AC)

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

CVS SPC MOUNT PROSPECT	EXISTING IMPERVIOUS AREA EXHIBIT
1780 WALL ST MOUNT PROSPECT, IL 60056	CVS Health

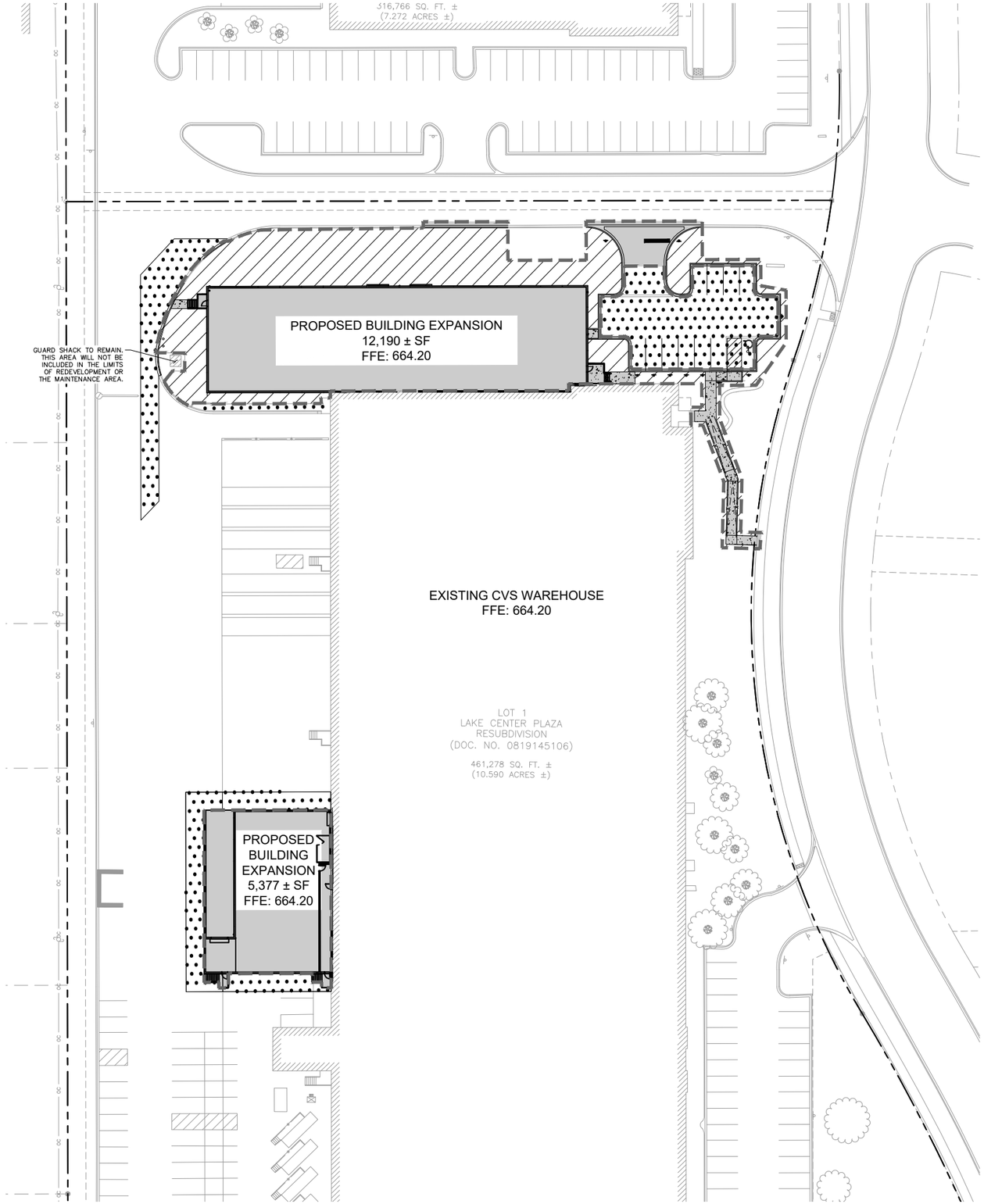
SCALE: AS NOTED
DESIGNED BY: JRS
DRAWN BY: JRS
CHECKED BY: TJS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER

Exhibit 6 – Proposed Impervious Area Map



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LAND COVER LEGEND

- REDEVELOPMENT IMPERVIOUS AREA
  AREA = 21,501 SF (0.49 AC)
- REDEVELOPMENT PERVIOUS AREA
  AREA = 10,311 SF (0.24 AC)
- TOTAL REDEVELOPMENT AREA
  (NOT INCLUDING MAINTENANCE AREA)
  AREA = 31,812 SF (0.73 AC)
- MAINTENANCE AREA
  AREA = 9,061 SF (0.21 AC)

No.	REVISIONS	DATE	BY

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JRS
DRAWN BY: JRS
CHECKED BY: TJS

cvs Health®

PROPOSED IMPERVIOUS AREA EXHIBIT

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
1 OF 1

Drawing name: K:\CHS_LREV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\Exhibits\Proposed Pervious Impervious Exhibit.dwg Layout1 Aug 07, 2024 12:03pm by Juliette.Stroesser
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Exhibit 7 – MWRD WMO Calculations

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Imperivous Area	D	98	0.49	48.02
Pervious Area	D	80	0.24	19.20
TOTALS:			0.73	67.22

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{67.22}{0.73} \rightarrow \text{Composite CN} = 92.08$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	0.730	acres
2.	Total Impervious Area	0.490	acres
3.	Composite CN	92.08	
4.	Volume Control Storage Provided, VC_P	0.041	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	0.86	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.62	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	0.46	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.041	ac-ft
10.	Additional Volume Control Storage Provided	0.000	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	0.422	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.94	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.56	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	86.49	

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious Area	0.90	0.49	0.44
Pervious Area	0.45	0.24	0.11
TOTALS:		0.73	0.55

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.55}{0.73} \rightarrow \text{Composite C} = 0.75$$

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.730	acres
2. Runoff Coefficient	0.820	
3. Actual Release Rate	0.139	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.152	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
10 min	7.60	4.55	4.41	0.061	
20 min	5.50	3.29	3.15	0.087	
30 min	4.40	2.63	2.50	0.103	
40 min	3.70	2.21	2.08	0.114	
50 min	3.20	1.92	1.78	0.122	
1 hr	2.80	1.68	1.54	0.127	
1.5 hr	2.10	1.26	1.12	0.139	
2 hr	1.70	1.02	0.88	0.145	
3 hr	1.20	0.72	0.58	0.144	
4 hr	1.00	0.60	0.46	0.152	←
5 hr	0.84	0.50	0.36	0.150	
6 hr	0.73	0.44	0.30	0.148	
7 hr	0.65	0.39	0.25	0.145	
8 hr	0.58	0.35	0.21	0.138	
9 hr	0.53	0.32	0.18	0.133	
10 hr	0.49	0.29	0.15	0.128	
11 hr	0.46	0.28	0.14	0.124	
12 hr	0.43	0.26	0.12	0.118	
13 hr	0.40	0.24	0.10	0.108	
14 hr	0.38	0.23	0.09	0.103	
15 hr	0.36	0.22	0.08	0.095	
16 hr	0.34	0.20	0.06	0.086	
17 hr	0.33	0.20	0.06	0.083	
18 hr	0.31	0.19	0.05	0.070	
19 hr	0.30	0.18	0.04	0.064	
20 hr	0.29	0.17	0.03	0.058	
21 hr	0.28	0.17	0.03	0.050	
22 hr	0.27	0.16	0.02	0.042	
23 hr	0.26	0.16	0.02	0.032	
24 hr	0.25	0.15	0.01	0.022	

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.730	acres
2. Composite Runoff Coefficient	0.750	
3. Actual Release Rate	0.139	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.225	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	6.77	6.63	0.046	
10 min	10.80	5.91	5.77	0.080	
15 min	9.28	5.08	4.94	0.102	
20 min	8.04	4.40	4.26	0.117	
30 min	6.34	3.47	3.33	0.138	
40 min	5.28	2.89	2.75	0.152	
50 min	4.55	2.49	2.35	0.162	
1 hr	4.03	2.21	2.07	0.171	
1.5 hr	3.03	1.66	1.52	0.188	
2 hr	2.49	1.36	1.22	0.202	
3 hr	1.83	1.00	0.86	0.214	
4 hr	1.48	0.81	0.67	0.222	
5 hr	1.25	0.68	0.55	0.225	←
6 hr	1.07	0.59	0.45	0.222	
7 hr	0.96	0.53	0.39	0.224	
8 hr	0.86	0.47	0.33	0.220	
9 hr	0.79	0.43	0.29	0.219	
10 hr	0.72	0.39	0.26	0.211	
11 hr	0.67	0.37	0.23	0.207	
12 hr	0.62	0.34	0.20	0.200	
18 hr	0.45	0.25	0.11	0.158	
24 hr	0.36	0.20	0.06	0.113	

Exhibit 8 – MWRD Permeable Paver Calculations

	VOLUME TYPE	SURFACE AREA (SF)	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED (AC-FT)
Pavers	V_A:	3687.00	0.67	0.36	0.50 x 0.36 x V_C	0.01
	V_B:	3687.00	1	0.36	0.36 x V_D	0.03
						0.041

Exhibit 9 – Verified Existing Detention Storage

Kimley»Horn
Expect More. Experience Better.

POND:	Existing Basin (MWRDGC Permit #07-288)					
JOB NO.	268465001			Side Slopes		
PROJECT:	CVS Mount Prospect			1		
DATE:	7/26/2024			3		
	Area		Average	Incremental	Cummulative	Cummulative
Elevation			Area	Storage	Storage	Storage
(ft)	(ft^2)	(ft^2)	(ft^2)	(ft^3)	(ft^3)	(ac ft)
653.40	17423.56	17423.56			0.00	0.00
			18055.23	10833.14		
654.00	18686.90	18686.90			10833.14	0.25
			19994.68	19994.68		
655.00	21302.46	21302.46			30827.82	0.71
			22701.80	22701.80		
656.00	24101.14	24101.14			53529.62	1.23
			25618.71	25618.71		
657.00	27136.29	27136.29			79148.33	1.82
			28803.23	28803.23		
658.00	30470.18	30470.18			107951.57	2.48
			30643.37	3064.34		
658.10	30816.57	30816.57			111015.91	**2.55**

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Ann Choi
Development Planner

DATE: September 5, 2024

CASE NUMBER
PZ-10-24

PUBLIC HEARING DATE
September 12, 2024

APPLICANT/PROPERTY OWNER
Thomas Szafranski, Kimley-Horn /
Lake Center Industrial, LP

PROPERTY ADDRESS/LOCATION
1780 Wall Street
Lake Center Plaza PUD: 1630, 1660, 1690, 1731, 1740, 1780, 1790 and 1791 Wall Street; 300 and 301 LaSalle Street; 500 W Algonquin Road

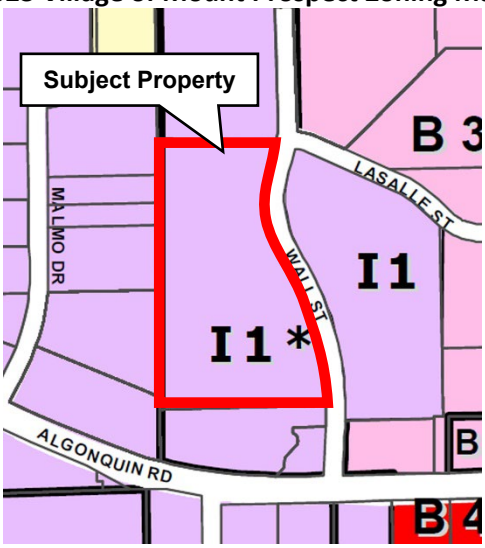
BRIEF SUMMARY OF REQUEST

The Petitioner, Thomas Szafranski of Kimley-Horn, on behalf of the property owner, Lake Center Industrial, LP, is seeking conditional use approval to amend an existing planned unit development (PUD) to construct additions totaling approximately 17,400 square feet to an existing light industrial building and related site modifications at 1780 Wall Street, also known as the Subject Property. The Village Zoning Code designates the Subject Property as I-1 Limited Industrial Planned Unit Development. The proposal requires Village Board approval for the conditional use approval to amend the existing PUD. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2023 Aerial Image



2023 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
I-1* Limited Industrial PUD	Warehouse and office building	North: I-1* Limited Industrial PUD East: I-1* Limited Industrial PUD South: I-1* Limited Industrial PUD West: I-1 Limited Industrial	10.59 Acres

STAFF RECOMMENDATION

APPROVE | (APPROVE WITH CONDITIONS) | DENY

DISCUSSION OF PROPOSAL

BACKGROUND/PROPERTY HISTORY

The Subject Property is located on the west side of Wall Street, just north of Algonquin Road, and contains an existing office/warehouse facility with related improvements. The Subject Property is also part of an existing planned unit development, commonly known as Lake Center Plaza, composed of multiple lots of record that are illustrated in **Exhibit B** of this staff report. The original Lake Center Plaza PUD was created in 1987 via Ord. 3831 and allowed for industrial, office, and office research business uses. In 2007, the PUD was amended via. Ord. 5617 to allow more than 75% lot coverage for individual lots within the PUD if the entire Lake Center Plaza development maintains a 75% lot coverage overall. In 2017, the PUD was further amended via Ord. 6369 to allow a resubdivision and to rezone three subdivided lots from I1 Limited Industrial PUD to B3 Community Shopping PUD at 1791 Wall Street, from OR Office Research PUD to I1 Limited Industrial PUD at 1731 and 1761 Wall Street, and from OR Office Research PUD to B3 Community Shopping PUD at 301 LaSalle Street.

The Subject Property is currently occupied by CVS Health, a division of their business that is a high-volume mail order pharmacy that dispenses pharmaceuticals directly to their clients. Business license records indicate that the business has been operating within the Village since at least 2011.

PROPOSAL

The Petitioner has presented plans to construct two additions to the existing facility. The first addition is approximately 12,190 square feet and will be located at the north side of the building. This north addition will convert part of an existing parking lot to warehouse space and will result in the removal of forty-four (44) standard parking spaces and two (2) accessible parking spaces. The second addition is approximately 5,181 square feet and will be added to the west side of the building resulting in the removal of twenty-six (26) standard parking spaces. The additions will be utilized to expand and relocate high piled storage which will enable a future project that will bring enhanced automation to the facility. As proposed, the project requires conditional use approval for a major change to the PUD. The various elements of the proposal are outlined below.

Site Plan: There are three existing vehicular access points into the Subject Property. Two access points are provided along Wall Street and the third is provided via a common driveway along the north property line. This third access point is covered by a shared easement granting access between the Subject Property and its neighbor to the north. The Petitioner has received approval to modify the driveway within this easement to accommodate the reconfigured north parking lot.

Traffic and Parking: Staff does not anticipate a significant increase in traffic congestion as the new additions will provide additional storage and warehouse space. The north addition is a one-story addition that will be used for single- and double-row racks for storage up to 24 feet in height. The west addition is also a one-story addition that will be used for cold, floor storage up to 10 feet in height, and the western wall has a shipping and receiving area with a truck dock door. There will be no automation, dispensing, or walk-ins associated with the north or west additions. The site continues to provide direct access to the internal access road north of the property, to maintain existing ingress and egress. Village Code requires 1 parking space per 1,500 square feet of warehouse area and 4 parking spaces per 1,000 square feet of office area. The proposed project will provide approximately 142,176 square feet of warehouse area and 46,943 SF of office area after the additions are complete. A total of 283 parking stalls are required by Code. The existing facility currently provides 397 parking spaces (including 10 accessible spaces) but this number will be

reduced and the site will provide 325 parking spaces (including 8 accessible parking spaces) once the additions are complete. Therefore, the proposed parking will be more than sufficient to meet the needs to the user and will meet code.

Building Elevations: The attached elevations indicate the proposed additions will be composed of insulated precast concrete panels and painted to match the existing building. Spandrel glass windows and future windows are also provided periodically along the upper portion of the additions. As shown, the proposed building will not exceed the maximum height of 50' permitted in the I-1 zoning district. The building height would measure slightly above thirty-five feet (35'-0") at its highest point.

Landscaping: Perimeter landscaping, consisting of a variety of shade trees and shrubs, will be provided around the north addition and modified north parking lot. A considerable amount of foundation landscaping will also be provided along the northern addition's north and east facades. Additional landscaping to screen the modified parking lot on the northern end of the building from view from the right of way is required as part of staff's review letter. This minor revision will be addressed before permit issuance.

Public Works/Engineering: Engineering has no objections to the requested PUD amendment as no code exceptions or variations were requested or approved. A full engineering review will be performed when a building permit application is submitted to ensure code compliance. Following a cursory review of the plans, Engineering provided additional comments as a courtesy, which can be addressed at time of building permit. These comments can be found in the Village review letter dated August 29, 2024.

LONG-RANGE PLANNING

The proposed project aligns with the Village's long-range plans including the 2017 Comprehensive Plan and the 2020 Connect South Mount Prospect Subarea Plan.

Comprehensive Plan: The Village Comprehensive Plan's existing land use map designates the Subject Property as General Industrial/Manufacturing, and the Future Land Use map as "Mixed-Use District" which includes office and warehousing in the list of its primary uses. Key characteristics of the district include encouraging larger sites to allow for large-scale employment facilities. The Lake Center Plaza PUD is also considered a Business and Light Industrial Use. Primary uses within this use are corporate office, research, light industrial and warehousing uses that do not create an appreciable nuisance or hazard. Key characteristics of this land use category include promoting a diverse mix of uses to meet the changing needs to existing businesses and providing for the adaptive reuse of older industrial buildings and sites.

South Mount Prospect Subarea Plan: The 2020 Connect South Mount Prospect Subarea Plan is a long-range planning document that guides the future development of South Mount Prospect by addressing land use, economic development, housing, streetscape and character, transportation, infrastructure services, recreation and walkability improvements. The proposed PUD Amendment aligns with Goal 1 of the Future Growth Element of the Subarea Plan which focuses on business retention and expansion.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the Standards & 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 should use the Findings of Fact to guide their recommendation to the Village Board on the Petitioner's request.

STAFF RECOMMENDATION

Staff finds that the conditional use request meets the standards. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

"To approve:

1. A conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the following conditions:
    a. The Subject Property shall be developed in strict compliance with the approved development plans which consists of the following:
        i. Final Engineering and Landscape Plans titled "Final Engineering Plans CVS Pharmacy Expansion", as prepared by Kimley – Horn, with the latest revision date of August 23, 2024;
        ii. Exterior elevations, as prepared by GPD Group, issued August 8, 2024;
    b. The Petitioner shall address all comments included in the Village review letter dated August 29, 2024;
    c. Compliance with all applicable development, fire, building, and other Village Codes and regulations;
    d. Submittal of landscape, irrigation, and photometric plans that comply with Village codes and regulations; and
    e. The appropriate code analysis, architectural, structural, mechanical, electrical, plumbing, energy, and accessibility drawings shall be prepared for permit application review to the Village."

The Village Board's decision is final for this case.

ATTACHMENTS: **ADMINISTRATIVE CONTENT** (Zoning Request Application, Responses to Standards, etc…) **PLANS** (Plat of Survey, Site Plan, etc.) **OTHER** (Supplemental Information, Public Comments Received, etc…)

I concur:

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

PLANNED UNIT DEVELOPMENT STANDARDS
Section 14.504.A of the Village of Mount Prospect Zoning Ordinance provides that a Planned Development shall conform to the following requirements:

1. Except as modified by and approved in the final planned unit development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
2. The principal use in the proposed planned unit development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
3. The proposed planned unit development is in the public interest and is consistent with the purposes of this zoning ordinance.
4. The streets have been designed to avoid:
    a. Inconvenient or unsafe access to the planned unit development;
    b. Traffic congestion in the streets which adjoin the planned unit development;
    c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned unit development.

Petitioner's Findings: The Petitioner has responded that the proposed PUD amendment aligns with the standards originally approved for the existing PUD. Per the Petitioner, the architecture of the proposed additions is designed to match the aesthetics of the existing building to maintain a cohesive look throughout the existing business park. The Petitioner states that the use will remain unchanged and that the same business will remain in operation. The Petitioner further stated that the proposed additions will allow the existing tenant to increase productivity of their mail-order pharmacy operations and will benefit the community. Lastly, the Petitioner does not anticipate a significant increase in traffic congestion and does not believe an inconvenient/unsafe access or an excessive burden on public facilities will result from the proposed project. Site access for workers and deliveries will remain the same and there will not be a shortage of parking as shown in the supporting documents of this application.

Staff's Findings: The proposed building additions will conform to the bulk requirements and allowed uses in the I-1 zoning district, will provide more than a sufficient amount of off-street parking, adheres to the Village's Comprehensive Plan and Future Land Use Plan, meets the standards for a planned unit development, is in the public interest, and will not create inconvenient or unsafe access, traffic congestion in the streets, or excessively burden public parks, recreation areas, schools, and other public facilities which serve the planned unit development.

CONDITIONAL USE STANDARDS
Section 14.203.F.8 of the Village of Mount Prospect Zoning Ordinance provides that a Conditional Use shall conform to the following requirements:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;

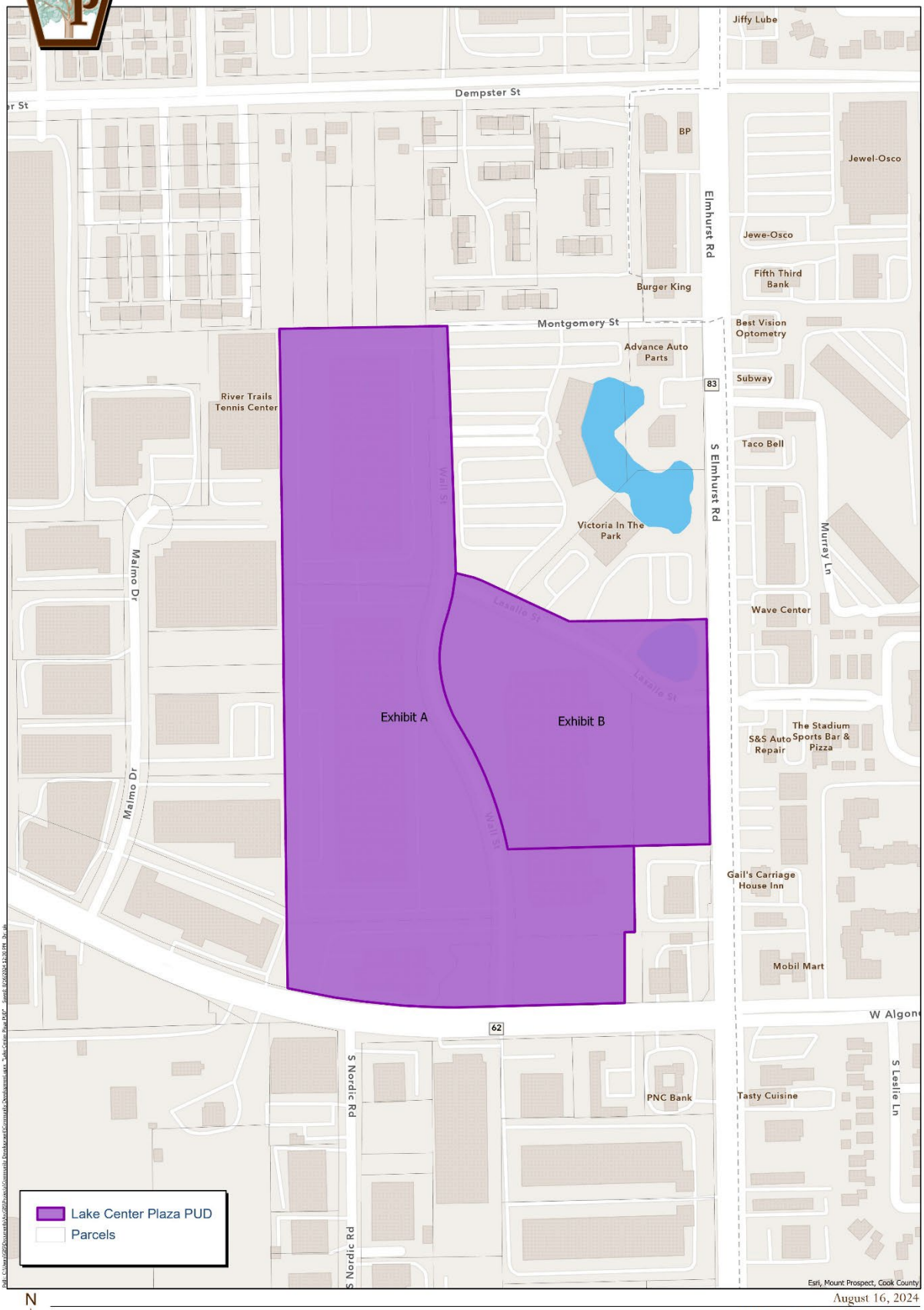
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission.

Petitioner's Findings:The Petitioner has provided that the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare as the proposed building additions will allow the current tenant to increase productivity of their mail-order pharmacy operations providing additional jobs to the general public and resulting in a direct, positive impact on public health and general welfare. The Petitioner states that the proposed building additions are small in scope and will not present a change in use from the existing development and therefore, no impact is anticipated to the uses, enjoyment, or value of other nearby properties or to the normal and orderly development and improvement of the surrounding properties. Further, the Petitioner states that adequate public utilities, access roads, drainage, and/or necessary facilities will be provided via public utility main lines on the adjacent roads, existing utility connections are maintained, and permeable pavement is being added to the proposed northeast parking lot to provide additional drainage facilities per Metropolitan Water Reclamation District (MWRD) standards. Per the Petitioner, the site continues to provide direct access to the internal access road north of the property. The Petitioner also states that a significant increase in traffic congestion is not anticipated. Lastly, the Petitioner states that the proposed building additions complies with all zoning regulations and with the objective of the current Comprehensive Plan for the Village.

Staff's Findings: Staff has reviewed the Petitioner's request for conditional use approval for a PUD amendment and finds that the standards have been met. Staff finds that the proposed will not endanger public health, safety, morals, comfort, or general welfare. The proposed additions will allow an existing, longtime tenant of the Village to modernize and expand their facility. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, staff recommends approval of the conditional use request.

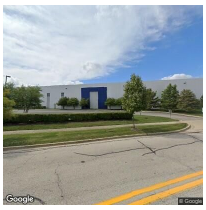
Exhibit B: Lake Center Plaza PUD

Lake Center Plaza PUD



August 16, 2024

Village of Mount Prospect, IL



PERMIT PROJECT

FILE #: 24-004388
1780 WALL ST MOUNT PROSPECT IL 60056
PZ-10-24 PUD AMENDMENT (MAJOR CHANGE) FOR A BUILDING EXPANSION AND SITE MODIFICATIONS

PERMIT #: PZZ24-000014

Permit Type
Zoning Request Application

Subtype
Zoning Request

Work Description:
PZ-10-24 PUD Amendment (Major Change) for a Building Expansion and Site Modifications

Applicant
Kimley-Horn - Thomas Szafranski

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
250.00

Permit Fees
0.00

Total Amount
250.00

Amount Paid
250.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
08/08/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

NOTE

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

Summary of Proposal

PUD Amendment for 2 proposed building additions at 1780 Wall Street. The use will remain the same, and the

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

Submission Requirements

Proof of Ownership

1_Proof Of Ownership (Warranty Deed).pdf

For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

2_Owner Affidavit.pdf

Paid Receipt of the most recent tax bill

3.1_2nd half 2023 tax bill - Cook County IL.pdf

3.2_2nd half 2023 tax bill - Cook County IL_Proof of Payment.pdf

Responses to applicable standards

11_Standards for PUD.pdf

Plans

7_Civil & Landscape Plans.pdf

10_Architectural Plans (Elevations, Floor, Roof, Section Plans).pdf

Legal Description

6_Legal Description.docx

Document indicating intent to buy or lease

Legal Notice

Address Labels

Buffer Map

Other

4_Letter of Intent.pdf

9_Drainage Memo.pdf

5_Plat of Survey.pdf

ORDINANCE OR RESOLUTION

Ordinance or Resolution

Approval Ordinance or Resolution #

Approval Date

ZONING REQUEST(S) (Check all that apply)

- [x] Conditional Use

Number of Conditional Uses
1

For

Type of Conditional Use

- [ ] Variation(s)
- [ ] Zoning Map Amendment
- [ ] Zoning Text Amendment
- [ ] Other

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

Signature

signature.png

FEES

FEE	DES	QUANTITY	AMOUNT	TOTAL	
Modification to an approved PUD requiring P&Z approval fee				250.00	
			Plan Check Fees	**250.00**	
			Permit Fees	**0.00**	
			Total Fees	**250.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
08/12/2024	Amex	805750799	PZZ2	48223	Kimley-Ho	250.00	
				Amount Paid		**250.00**	

Balance Due	**0.00**	

V. Property Owner	
☐ Check if Same as Applicant	
Name:	Corporation: Lake Center Industrial, LP
Address:	c/o Sentinel Real Estate Corporation, 1251 Avenue of the Americas, 35th Floor
City, State, ZIP Code:	New York, NY 10020
Phone: 212-408-8957	Email: witthuhn@sentinelcorp.com

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: _____
(Signature)

_____
(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: Connell J. Watters Date: Aug 13, 2024
(Signature)

Connell J. Watters
(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, Martin Cawley (print name), under oath, state that I am

- ☐ the sole owner of the property
- ☐ an owner of the property
- ☑ an authorized officer for the owner of the property

commonly described as 1780 Wall Street
(property address and PIN) 1780 Wall Street, Mount Prospect, Illinois 60056
08-23-203-041-0000

and that such property is owned by Lake Center Industrial, LP (print name) as of this date.

Signature

Subscribed and sworn to before
me this 23rd day of
July, 2024.

Karen E O'Brien
Notary Public

KAREN E. O'BRIEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01OB0000039
Qualified in New York County
Commission Expires February 01, 2027

1236331057D

Doc#: 1236331057 Fee: $50.00
Karen A. Yarbrough RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 12/28/2012 04:11 PM Pg: 1 of 7

AFTER RECORDING RETURN TO:
INGRAM YUZEK GAINEN CARROLL & BERTOLOTTI, LLP
250 PARK AVENUE, 6TH FLOOR
NEW YORK, NEW YORK 10177
ATTENTION: DEBORAH N. KORMAN, ESQ.

MAIL FUTURE TAX BILLS TO:
Lake Center Industrial, LP
c/o Sentinel Real Estate Corporation
1251 Avenue of the Americas
New York, New York 10020

ABOVE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

The GRANTOR, **LCP 1660/1780, L.L.C.**, a Delaware limited liability company, having an address of 5500 West Howard Street, Skokie, Illinois 60077, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid in hand, by these presents does GRANT, SELL, CONVEY and WARRANT unto **Lake Center Industrial, LP**, a Delaware limited partnership, having an address c/o Sentinel Real Estate Corporation, 1251 Avenue of the Americas, New York, New York 10020, GRANTEE, all of Grantor's right, title and interest in and to that that certain real property located in Cook County, Illinois, as more particularly described in **Exhibit A** attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon as of the date hereof and all rights, privileges and appurtenances pertaining thereto (collectively, the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on **Exhibit B** attached hereto and incorporated herein (the "Permitted Exceptions"), but only to the extent the same do, in fact, exist and are applicable to the Real Property as of the date hereof.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anyway belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[signature appears on following page]

S Y
P 17
S N
SC Y
INT

IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the 21st day of December, 2012.

GRANTOR:

LCP 1660/1780, L.L.C.,
a Delaware limited liability company
By: 18-Chai Corp.,
an Illinois corporation, its manager

By: _____
Name: Lawrence Friedman
Title: Vice President

STATE OF ILLINOIS §
§
COUNTY OF Cook §

On December 21, 2012, before me, the undersigned, a notary public in and for said State, personally appeared Lawrence M Friedman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

_____, Notary Public

My Commission Expires:

10/21/2016

ELIZABETH A. SOTO
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
October 21, 2016

[SEAL]

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
DEC 20 2012
38125 $48,000 CO

REAL ESTATE TRANSFER 12/22/2012

COOK	$8,000.00
ILLINOIS:	$16,000.00
TOTAL:	$24,000.00

08-23-203-041-0000 | 20121201603435 | 3P2H4Y

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN LAKE CENTER PLAZA NO. 3, A SUBDIVISION OF LOTS 3 TO 7 IN LAKE CENTER PLAZA, A RESUBDIVISION OF PART OF LOT 4 IN LINNEMAN'S DIVISION AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION 2 IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED JULY 16, 2009 AS DOCUMENT 0819145106 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-23-203-041-0000.

Common Address: 1780 Wall Street, Mount Prospect, Illinois 60056.

EXHIBIT B

PERMITTED EXCEPTIONS

1. AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29,2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, L.L.C. AND C.V. LAND HOLDINGS, LLC, (WHICH REPLACES AND SUBSTITUTES DOCUMENTS 24594254 & 24594255)WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22,2010 AS DOCUMENT NO. 1002218050.

2. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED JUNE 20, 1978 AS DOCUMENT 24498918.

AFFECTS THE UNDERLYING LAND AND OTHER PROPERTY).

3. A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE AS RESERVED FOR AND GRANTED IN PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118 TO THE VILLAGE OF MT. PROSPECT, OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE LAND SUBDIVIDED HEREON AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF MT. PROSPECT INCLUDING, BUT NOT LIMITED TO, THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY AND CABLENET, INC., THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, SUBJECT TO OBLIGATIONS TO RESTORE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, OR UPON THE PROPERTY WITHIN THE DASHED LINES MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID

EASEMENTS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

4. AN EASEMENT FOR SERVING THE SUBDIVIS1ON AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED IN PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118, TO CABLENET, INC. ITS SUCCESSORS AND ASSIGNS SUBJECT TO OBLIGATIONS TO RESTORE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF TELEVISION SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN OR UPON THE PROPERTY WITHIN THE DASHED LINES MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

5. EASEMENT OVER THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118.

(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AND THE WEST 10 FEET AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

6. A 10 FOOT DRAINAGE AND UTILITY EASEMENT AS SHOWN ON PLAT (DRAINAGE AND UTITLITY EASEMENT NUMBER 2) RECORDED JULY 1, 1988 AS DOCUMENT 88291118 IN, UPON, UNDER, OVER AND ALONG THE FOLLOWING UNDERLYING LAND: THE WEST 10 FEET OF LOT 3; THE WEST 10 FEET OF LOT 4; THE WEST 10 FEET OF LOT 5; THE WEST 10 FEET OF LOT 6; THE WEST 10 FEET OF LOT 7 AND THE NORTH 10 FEET OF LOT 7.

(AFFECTS THE WEST 10 FEET OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

7. A 30 FOOT BUILDING LINE AS SHOWN ON PLAT RECORDED JULY 1, 1988 AS DOCUMENT 88291118, OVER AND ALONG THE FOLLOWING UNDERLYING LAND: THE EASTERLY 30 FEET OF LOT 3; THE EASTERLY 30 FEET OF LOT 4; THE EASTERLY 30 FEET OF LOT 5; THE NORTHEASTERLY AND EASTERLY 30 FEET OF LOT 6; THE SOUTHEASTERLY 30 FEET OF LOT 7.

(AFFECTS THE EASTERLY LINES OF LOTS 1 AND 2 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

8. ACCESS EASEMENT AS SHOWN ON PLAT RECORDED JULY 1, 1988 AS DOCUMENT 88291118 UPON THE EASTERLY PORTION OF UNDERLYING LOT 1; AND THE EASTERLY PORTION OF UNDERLYING LOT 2.

(AFFECTS A PORTION OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

9. ACCESS EASEMENT AS SHOWN ON PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118 GRANTED TO THE VILLAGE OF MOUNT PROSPECT FOR OPERATION AND MAINTENANCE OF CERTAIN PUBLIC UTILITIES SHOWN THEREON AS EASEMENT NUMBER 1 UPON THE AREAS DESIGNATED ON SAID PLAT AS "ACCESS EASEMENT".

(AFFECTS THE EASTERLY PORTION OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

10. THE PLAT OF RESUBDIVISION RECORDED JULY 9, 2008 AS DOCUMENT NUMBER 0819145106 INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN ZONE "X" DEFINED AS AREAS OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

11. INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC,

OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.

(AFFECTS THE NORTH LINE OF LOT 1).

12. EASEMENT IN FAVOR OF THE VILLAGE OF MOUNT PROSPECT, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0819145106, AFFECTING THOSE PORTIONS OF LOTS 1 AND 2 AS SHOWN WITHIN THE DOTTED LINES ON SAID PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT".

13. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AT&T AND COMCAST AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRICAL COMMUNICATIONS SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0819145106, AFFECTING THOSE PORTIONS OF LOTS 1 AND 2 AS SHOWN WITHIN THE DOTTED LINES AND MARKED "UTILITY EASEMENT" ON SAID PLAT.

14. A 10 FOOT NICOR EASEMENT FOR THE PURPOSE OF SERVING THE LAND WITH GAS SERVICE AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3 RECORDED AS DOCUMENT 0819145106.

(AFFECTS LOT 1, SEE PLAT FOR EXACT LOCATION).

15. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 5617 AMENDING ORDINANCE NO. 3831 GRANTING A SPECIAL USE FOR LAKE CENTER PLAZA LOCATED AT 1630 WALL STREET, 500 ALGONQUIN ROAD, 300-301 LASALLE STREET AND 1698-1700 SOUTH ELMHURST ROAD, A COPY OF WHICH WAS RECORDED MARCH 19, 2007 AS DOCUMENT 0707815105 AND CORRECTED BY INSTRUMENT RECORDED JANUARY 2, 2008 AS DOCUMENT 0800260076.

16. RESOLUTION NO. R-01-12 APPROVING FINDINGS OF FACT FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS RELATIVE TO VARIATIONS OF THE VILLAGE CODE OF MOUNT PROSPECT RECORDED APRIL 24, 2012 AS DOCUMENT 1211522070.

312-346-1390
lmfreedman@aflaw.com

Settlement Agency

Chicago Title Insurance Company
1401 - Chicago Title and Trust Company
Acct # 20121201603435

BUYER OR BUYER'S AGENT

Sign _____ agent 12/21/12 Date

LANA JONES / AGENT
Print Name

SELLER OR SELLER'S AGENT

Sign _____ / agent 12/21/12 Date

LANA JONES / AGENT
Print Name

TOTAL PAYMENT DUE

$0.00

By 09/01/2024

2023 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
08-23-203-041-0000	050	16048	2023	(2024)	ELK GROVE	6-63

IF PAYING LATE, PLEASE PAY	09/02/2024 - 10/01/2024	10/02/2024 - 11/01/2024	11/02/2024 - 12/01/2024	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2023 Tax Bill $493,489.37

$190,819.89 MORE than 2022

Taxing District	2023 Tax	2022 Tax	Difference	
Community Consolid. SD 59 Arlington Hts	$166,419.84	$100,595.07	**$65,824.77**	**More**
Township HS District 214 (Arlington Hts)	$139,682.97	$83,192.54	**$56,490.43**	**More**
Village of Mount Prospect	$50,445.83	$33,319.46	**$17,126.37**	**More**
Mt Prospect Park District	$32,049.96	$19,347.93	**$12,702.03**	**More**
Mount Prospect Library Fund	$28,679.29	$17,508.64	**$11,170.65**	**More**
Harper College Comm College 512 Palatine	$23,594.71	$14,502.10	**$9,092.61**	**More**
Metro Water Reclamation Dist of Chicago	$19,709.87	$13,228.75	**$6,481.12**	**More**
County of Cook	$9,712.11	$8,772.00	**$940.11**	**More**
Cook County Public Safety	$7,941.08	$3,749.32	**$4,191.76**	**More**
Cook County Health Facilities	$4,399.01	$2,723.57	**$1,675.44**	**More**
Cook County Forest Preserve District	$4,284.75	$2,865.05	**$1,419.70**	**More**
Town of Elk Grove	$2,913.63	$1,768.55	**$1,145.08**	**More**
Consolidated Elections	$1,828.16	$0.00	**$1,828.16**	**More**
Road & Bridge Elk Grove	$685.56	$424.45	**$261.11**	**More**
Northwest Mosq Abatement Dist Wheeling	$571.30	$318.34	**$252.96**	**More**
General Assistance Elk Grove	$571.30	$353.71	**$217.59**	**More**
DO NOT PAY THESE TOTALS	**$493,489.37**	**$302,669.48**	**$190,819.89**	**More**

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2022 Assessed Value	**1,209,802**
2023 Assessed Value	**1,894,044**
2023 State Equalizer	**X 3.0163**
2023 Equalized Assessed Value (EAV)	**5,713,005**
2023 Local Tax Rate	**X 8.638%**
2023 Total Tax Before Exemptions	**493,489.37**

2023 Total Tax Before Exemptions	**493,489.37**
Homeowner's Exemption	**.00**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2023 Total Tax After Exemptions	**493,489.37**
First Installment	**166,468.21**
Second Installment +	**327,021.16**
Total 2023 Tax (Payable in 2024)	**493,489.37**

IMPORTANT MESSAGES

PROPERTY LOCATION

1780 WALL ST
MOUNT PROSPECT IL 60056 5790

MAILING ADDRESS

SENTINEL RE CORP35 FL
1251 AVE OF THE AMER
NEW YORK NY 100201104

TAXING DISTRICT BREAKDOWN

Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax
MISCELLANEOUS TAXES					
Northwest Mosq Abatement Dist Wheeling	571.30	0.010	0.12%		318.34
Metro Water Reclamation Dist of Chicago	19,709.87	0.345	3.99%	2,056.68	13,228.75
Mt Prospect Park District	32,049.96	0.561	6.49%	2,856.50	19,347.93
Miscellaneous Taxes Total	**52,331.13**	**0.916**	**10.60%**		**32,895.02**
SCHOOL TAXES					
Harper College Comm College 512 Palatine	23,594.71	0.413	4.78%		14,502.10
Township HS District 214 (Arlington Hts)	139,682.97	2.445	28.31%	2,513.72	83,192.54
Community Consolid. SD 59 Arlington Hts	166,419.84	2.913	33.72%	3,941.97	100,595.07
School Taxes Total	**329,697.52**	**5.771**	**66.81%**		**198,289.71**
MUNICIPALITY/TOWNSHIP TAXES					
Mount Prospect Library Fund	28,679.29	0.502	5.81%		17,508.64
Village of Mount Prospect	50,445.83	0.883	10.22%	22,280.71	33,319.46
Road & Bridge Elk Grove	685.56	0.012	0.14%		424.45
General Assistance Elk Grove	571.30	0.010	0.12%		353.71
Town of Elk Grove	2,913.63	0.051	0.59%		1,768.55
Municipality/Township Taxes Total	**83,295.61**	**1.458**	**16.88%**		**53,374.81**
COOK COUNTY TAXES					
Cook County Forest Preserve District	4,284.75	0.075	0.87%	57.13	2,865.05
Consolidated Elections	1,828.16	0.032	0.37%		0.00
County of Cook	9,712.11	0.170	1.97%	1,771.03	8,772.00
Cook County Public Safety	7,941.08	0.139	1.61%		3,749.32
Cook County Health Facilities	4,399.01	0.077	0.89%		2,723.57
Cook County Taxes Total	**28,165.11**	**0.493**	**5.71%**		**18,109.94**
(Do not pay these totals)	**493,489.37**	**8.638**	**100.00%**		**302,669.48**

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

***** Please see 2023 Second Installment Payment Coupon next page *****

2023 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 **By 09/01/2024** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address

SN 0020230200 RTN 500001075 AN (see PIN) TC 008911

Internal use only

Property Index Number (PIN)
08-23-203-041-0000

T3LG
Volume
050

Amount Paid

$

00202302004082320304100006008911200000000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

08232030410000/0/23/F/00000000

Kimley»Horn

Letter of Intent

To: **Ms. Ann Choi, Development Planner**
Village of Mount Prospect

From: Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/08/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056

Sentinel Real estate corporation is proposing a major change to the zoning of the PUD to add on to the existing facility at 1780 Wall Street in Mt. Prospect IL to meet the growing needs of the prescription mail order tenant at the facility. The additions will be utilized to expand and relocate high piled storage which will enable a future project that will bring in additional automation to the facility.

The current tenant at the facility is the CVS health owned Pharmacy Denifits manager Caremark. This facility is currently used as a mail order pharmacy and that primary use will not change with the proposed amendment to the PUD.

The current footprint of the building is 147,932 SF and it has a 23,813 SF mezzanine. The proposed additions (2) will be converting parking lot to building and add roughly 17,400SF to the facility. The West addition is roughly 5,200 SF and the north addition is roughly 12,200 SF. The overall property is 460,591 SF. The current F.A.R. is 0.3212 with an updated F.A.R of 0.3590 once additions are complete. The adjacent properties are all zoned I1 (Limited Industrial).

The primary change to fire access will be along the north side of the building. The current access is from the parking lot directly to the north. The north addition will be removing the majority of the parking lot so the new fire access will come from Lasalle St. which is roughly 35' to the north of the addition. The project architect, GPD Group, has engaged with the fire Marshall's office and they take no exceptions to this proposed change.

The Facility currently has 397 parking spaces. Once the additions are complete the facility will have a total of 325 parking spaces. The parking requirement noted in the previously approved PUD is 184 parking spots, and this requirement does not appear to grow because the total number of employees is not expected to increase. After the additions 8 ADA-accessible parking spaces will be required and 8 will be provided. Currently there are 10 accessible spaces provided.

Stormwater runoff will mimic the existing conditions. Roof drains from the new building additions will discharge runoff either into the underground storm sewer system or splash on-grade into the proposed permeable pavers in the northeast parking lot. All stormwater runoff design will be in compliance with the Village of Mount Prospect and MWRD stormwater management ordinances.

Sincerely,

Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-481-7330
Email: tom.szafranski@kimley-horn.com

Kimley»Horn

Responses to Conditional Use Standards

To: **Ms. Ann Choi, Development Planner**
Village of Mount Prospect

From: Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/16/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056

RESPONSES TO STANDARDS FOR CONDITIONAL USES:

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

a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare
Response: The proposed building additions will allow CVS Health to increase productivity of their mail-order pharmacy operations and will provide additional jobs to the general public. This will have a direct, positive impact on public health and general welfare.

b) That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located
Response: The proposed building additions are small in scope and do not present a change in use from the existing development. Therefore, no impact is anticipated to the uses, enjoyment, or value of other nearby properties.

c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district
Response: The proposed building additions are small in scope and do not present a change in use from the existing development. Therefore, no impact is anticipated to the normal and orderly development and improvement of the surrounding properties.

d) That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided
Response: The property is served by all necessary utilities via public utility main lines on the adjacent roads. This is evident by both the ALTA/TOPO survey as well as the existing, operational CVS Pharmacy warehouse. Existing utility connections are maintained, and permeable pavement is being added to the proposed northeast parking lot to provide additional drainage facilities per Metropolitan Water Reclamation District (MWRD) standards. The site continues to provide direct access to the internal access road north of the property.

e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets
Response: We do not anticipate a significant increase in traffic congestion. The site continues to provide direct access to the internal access road north of the property, to maintain existing ingress and egress.

f) That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village
Response: To the best of our knowledge, we are proposing to comply with all objectives of the current Comprehensive Plan for the Village, associated with our site.

g) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission
Response: To the best of our knowledge, we are proposing to comply with all zoning regulations associated with our site and the existing PUD. The original approval of the site was a special use permit for a PUD.

Sincerely,

Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-481-7330
Email: tom.szafranski@kimley-horn.com

Kimley»Horn

Responses to PUD Standards

To: **Ms. Ann Choi, Development Planner**
Village of Mount Prospect

From: Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/08/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056

RESPONSES TO STANDARDS FOR PLANNED UNIT DEVELOPMENTS:

A. General Standards:

1. Except as modified by and approved in the final planned unit development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
   Response: The proposed PUD amendment algins with the standards originally approved for the existing PUD. The architecture of the proposed building additions is designed to match the existing building aesthetics to maintain a cohesive look throughout the existing business park.
2. The principal use in the proposed planned unit development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
   Response: There are no changes in the building use as part of the proposed PUD amendment. The same business will remain in operation.
3. The proposed planned unit development is in the public interest and is consistent with the purposes of this zoning ordinance.
   Response: The building additions proposed as part of this PUD amendment will allow CVS Health to increase productivity of their mail-order pharmacy operations. This use and the job force fueled by this business is a benefit to the community.

4. The streets have been designed to avoid:

a) Inconvenient or unsafe access to the planned unit development;
b) Traffic congestion in the streets which adjoin the planned unit development;
c) An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned unit development.

Response: We do not anticipate a significant increase in traffic congestion, nor do we believe an inconvenient or unsafe access will result from the proposed project. Site access for workers and deliveries will remain the same and there will not be a shortage of parking as shown in the supporting documents of this application. Likewise, an excessive burden on public facilities is not anticipated.

Sincerely,

Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-481-7330
Email: tom.szafranski@kimley-horn.com

LEGAL DESCRIPTION:

The Land referred to in this policy is described as follows:

Real property in the City of Mount Prospect, County of Cook, State of Illinois, described as follows:

Lot 1 in Lake Center Plaza Resubdivision No. 3, being a Resubdivision of Lots 3 to 7, inclusive, in Lake Center Plaza and of Lot 2 in Lake Center Plaza Resubdivision No. 2 and of vacated portion of Wall Street, all in the northeast 1/4 of Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 9, 2008 as Document 0819145106, in Cook County, Illinois.

Together with the beneficial easement rights created by that certain Amended and Restated Declaration of Protective Covenants and Reciprocal Grants of Easements dated September 29, 2008 and recorded September 30, 2009 as Document 0927331126 made by and between LCP 1660/1780, LLC and C.V. Land Holdings, L.L.C., (which replaces and substitutes Document 24594255) which document was corrected by instrument recorded January 22, 2010 as Document No. 1002218050.

Together with the beneficial easement rights created by that certain ingress and egress easement for the use and benefit by the public, owners and occupants and adjacent property owners and occupants, as granted on the plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106.

The above described land is the same land as shown on that ALTA/NSPS land title survey prepared by Thomas A. Molloy on behalf of Edward J. Molloy & Associates, dated March 27, 2017 and last revised May 9, 2017, and known as Project No. 289 (The "Survey").

September 15, 2024

50 S. Emerson Street
Mount Prospect, IL 60056

RE: ***1780 Wall Street***
Mount Prospect, IL 60056

Dear Ms. Choi

The Planning & Zoning Commission recommended approval for our PUD Amendment request (PZ-10-24) by a unanimous vote. Our request is scheduled to go before Village Board for the ordinance's first reading on October 1, 2024.

We are requesting that the Village Board waive the second reading and that final action is taken at the October 1st meeting. We are anxious to start the project as soon as possible due to long lead times associated with permitting and the tenant's desire for the additional building storage space.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact me at 331-481-7330 or tom.szafranski@kimley-horn.com.

Sincerely,

Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-481-7330
Email: tom.szafranski@kimley-horn.com

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-10-24	Hearing Date: September 12, 2024
PROPERTY ADDRESS:	1780 Wall Street
PETITIONER:	Tom Szafranski, Kimley-Horn
PROPERTY OWNER:	Lake Center Industrial, LP
PUBLICATION DATE:	August 28, 2024
REQUEST:	A conditional use to amend an existing planned unit development to construct buildings additions related site modifications
MEMBERS PRESENT:	Joseph Donnelly William Beattie Walter Szymczak Donald Olsen
MEMBERS ABSENT:	Ewa Weir Greg Miller
STAFF MEMBERS PRESENT:	Jason C. Shallcross – Director of Community Development Ann Choi – Development Planner
INTERESTED PARTIES:	Tom Szafranski, Kimley-Horn Village of Mount Prospect

Chairman Donnelly called the meeting to order at 7:01 PM. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on June 27, 2024. The minutes were approved 4-0.

After hearing one item of new business, Chairman Donnelly introduced the second item of business: Case PZ-10-24, 1780 Wall Street, a request for conditional use approval to amend an existing planned unit development (PUD). The Village Board's decision is final for this case.

Ms. Choi stated that the petitioner, Tom Szafranski of Kimley-Horn, is seeking conditional use approval to amend an existing planned unit development for additions to an existing industrial building totaling 17,400 square feet and related site modifications at the subject property located at 1780 Wall Street.

Ms. Choi provided some background on the subject property and stated that:

- In 1971, the Village annexed approximately 38 acres of vacant property including the Lake Center Plaza which was zoned B-3 with variations and special uses as part of the annexation agreement.
- In 1987 the Alter Group came before the Village to request a rezoning, text amendments, and variations to use the site for industrial & office research uses. Also requested and approved was the special use for a PUD to allow buildings in the I-1 and O-R districts with height relief.
- Today, the Lake Center Plaza PUD is composed of 8 parcels encompassing approximately 35 acres and has been rezoned and subdivided through the years since its creation in 1987.

Ms. Choi stated that in 2007, the PUD was amended to allow for the consolidation of six lots into two lots on the west side of Wall Street to allow for the construction of two large warehouse buildings. Ms. Choi explained that the subject property is Lot 1 of the Lake Center Subdivision No. 3 and is currently occupied by CVS Health, a division of CVS that is a high-volume mail order pharmacy that dispenses pharmaceuticals directly to their clients. Ms. Choi further explained that Lot 2 is located immediately north of the subject property with three different tenants, and the two lots share a common driveway between the two properties that is covered by an easement granting access to and from both properties. Ms. Choi stated that the Association overseeing the Lake Center Plaza has approved the expansion and has requested that the roadway be kept free of construction debris.

Ms. Choi presented a slide with an enlarged site plan illustrating the location of the two additions. Ms. Choi stated that the 12,000 square foot addition will be located along the north side of the building and a 5,000 square foot addition will be located along the west side of the building. Ms. Choi stated that the north addition would remove forty-four (44) standard and two (2) accessible parking spaces from the north parking lot creating a reduced parking lot and a modified driveway, and the west addition would remove twenty-six (26) standard parking spaces. The subject property currently provides three hundred ninety-seven (397) total parking spaces, but this number would be reduced to three hundred twenty-five (325) parking spaces. Ms. Choi stated that the site is more than sufficiently parked.

Ms. Choi presented floor plans illustrating the north addition that would be a one-story addition used for single and double row racks for storage up to twenty-four feet (24') in height. Ms. Choi stated that the west addition at the top of the building would also be a one-story addition used for cold, floor storage up to ten feet (10') in height. Ms. Choi further stated that the west wall has a shipping and receiving area with a truck dock door, and that there will also be no automation, dispensing, or walk-ins associated with these additions.

Ms. Choi presented the exterior building elevations stated that architecturally, the proposed additions will be composed of insulated precast concrete panels and painted to match the existing building. Spandrel glass windows and future windows would be provided periodically along the upper portion of the additions. Ms. Choi noted that the north addition proposes a bump-out that would be painted in the signature CVS blue color to match a similar accent wall facing Wall Street. The building height would measure slightly above thirty-five feet (35'-0") at its highest point.

Ms. Choi presented the landscape plan and stated that the perimeter landscaping would consist of a variety of shade trees and shrubs, and would be provided around the north addition and modified north parking lot. A considerable amount of foundation landscaping will also be provided along the northern addition's north and east facades.

Ms. Choi provided that the proposed additions will eliminate seventy-two (72) parking spaces (including 2 accessible spaces). The development will be required to provide a minimum of two hundred eighty-three (283) parking spaces including eight (8) accessible spaces. Parking is sufficient as the development will provide a total of three hundred twenty-five (325) parking spaces including ten (10) accessible spaces.

Ms. Choi went on to explain that the proposed request aligns with the Village's long-range plans including the 2017 Comprehensive Plan and the 2020 Connect South Mount Prospect Subarea Plan which promote meeting the changing needs of existing business and focuses on business retention and expansion.

Ms. Choi stated that per the Petitioner, the proposed PUD amendment aligns with the standards originally approved for the existing PUD. Per the Petitioner, the architecture of the proposed additions is designed to match the aesthetics of the existing building to maintain a cohesive look throughout the existing business park. The Petitioner states that the use will remain unchanged and that the same business will remain in operation. The Petitioner further states that the proposed additions will allow the existing tenant to increase productivity of their mail-order pharmacy operations and will benefit the community. Lastly, the Petitioner does not anticipate a significant increase in traffic congestion and does not believe an inconvenient/unsafe access or an excessive burden on public facilities will result from the proposed project. Site access for workers and deliveries will remain the same and there will not be a shortage of parking as shown in the supporting documents of this application.

Ms. Choi stated that staff finds that the proposed building additions will conform to the bulk requirements and allowed uses in the I-1 zoning district, will provide more than a sufficient amount of off-street parking, adheres to the Village's Comprehensive Plan and Future Land Use Plan, meets the standards for a planned unit development, is in the public interest, and will not create inconvenient or unsafe access, traffic congestion in the streets, or excessively burden public parks, recreation areas, schools, and other public facilities which serve the planned unit development. Ms. Choi further stated that the proposed additions will allow an existing, longtime tenant of the Village to modernize and expand their facility. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, Ms. Choi stated that staff finds that the PUD amendment request meets the conditional use and planned unit development standards set forth in Village Code. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to recommend approval of the following:

"Approve a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct additions totaling approximately 17,400 square feet to the

north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the following conditions:

1. The Subject Property shall be developed in strict compliance with the approved development plans which consists of the following:
    a. Final Engineering and Landscape Plans titled "Final Engineering Plans CVS Pharmacy Expansion", as prepared by Kimley – Horn, with the latest revision date of August 23, 2024;
    b. Exterior elevations, as prepared by GPD Group, issued August 8, 2024;
2. The Petitioner shall address all comments included in the Village review letter dated August 29, 2024;
3. Compliance with all applicable development, fire, building, and other Village Codes and regulations;
4. Submittal of landscape, irrigation, and photometric plans that comply with Village codes and regulations; and
5. The appropriate code analysis, architectural, structural, mechanical, electrical, plumbing, energy, and accessibility drawings shall be prepared for permit application review to the Village."

Ms. Choi stated that the Village Board's decision is final for this case.

Chairman Donnelly asked the Planning and Zoning Commission if there were any questions for staff and seeing none, Chairman Donnelly swore in the petitioner, Tom Szafranski at 4201 Winfield Road, Warrenville IL, and asked the petitioner to explain the request. Mr. Szafranski explained that there would be two separate building additions and that both would be used for storage. The north addition would be used as typical dry warehouse storage and the west addition would be used for cold storage.

Chairman Donnelly asked if any truck bays would be removed. Mr. Szafranski responded that he did not know the exact number but there would likely be a couple of truck bays eliminated and believes the facility could operate without them. Mr. Szafranski added that there would be an additional truck bay installed on the west side of the west addition to help facilitate deliveries.

Vice Chairman Beattie asked what is cold storage, and Mr. Szafranski responded that it is refrigeration for pharmaceuticals.

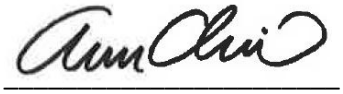
Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a roll call following a motion. Vice Chairman Beattie made the motion seconded by Chairman Szymczak to approve the following motion:

"Approve a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the conditions listed in the staff report."

UPON ROLL CALL AYES: Szymczak, Olsen, Beattie, Donnelly
NAYS: None

The motion was approved by a vote of 4-0.

After hearing one more item of new business and no citizens to be heard, Vice Chairman Beattie made a motion seconded by Commissioner Szymczak, and the meeting was adjourned at 7:26 PM.



Ann Choi
Development Planner

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3831 GRANTING A CONDITIONAL USE FOR THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT AND AMENDED IN ORDINANCE NOS. 5617 AND 6369, AND APPROVING A MAJOR CHANGE TO THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT TO CONSTRUCT BUILDING ADDITIONS AND RELATED SITE MODIFICATIONS FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS

WHEREAS, by Ordinance No. 3831, the Corporate Authorities of the Village of Mount Prospect approved a conditional use permit for the Lake Center Plaza Planned Unit Development; and

WHEREAS, Thomas Szafranski of Kimley-Horn ("Petitioner"), filed an application for a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change to construct building additions totaling approximately 17,400 square feet to an existing light industrial building and related site modifications for the property commonly known as 1780 Wall Street ("Subject Property") and part of the Lake Center Plaza Planned Unit Development in the Village of Mount Prospect, Illinois and legally described as:

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO.3, BEING A RESUBDIVISION OF LOTS 3 TO 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL

MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29, 2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, LLC AND C.V. LAND HOLDINGS, L.L.C., (WHICH REPLACES AND SUBSTITUTES DOCUMENT 24594255) WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22, 2010 AS DOCUMENT NO.1002218050.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC, OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.

THE ABOVE-DESCRIBED LAND IS THE SAME LAND AS SHOWN ON THAT ALTA/NSPS LAND TITLE SURVEY PREPARED BY THOMAS A. MOLLOY ON BEHALF OF EDWARD J. MOLLOY & ASSOCIATES, DATED MARCH 27, 2017 AND LAST REVISED MAY 9, 2017, AND KNOWN AS PROJECT NO. 289 (THE "SURVEY");

PROPERTY INDEX NUMBER OF SUBJECT PROPERTY: 08-23-203-041-0000;

LEGAL DESCRIPTION OF THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT:

THAT PART OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953, AS DOCUMENT 15716544 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 4 AND 737.0 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, BEING 50.0 FEET WEST OF THE EAST LINE OF SAID LOT 4; THENCE SOUTH, PERPENDICULAR TO THE NORTH LINE OF SAID LOT 4, 668.80 FEET; THENCE SOUTH ALONG A CURVE, BEING CONCAVE WEST, HAVING A RADIUS OF 521.07 FEET, A DISTANCE OF 73.96 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE, 11.12 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 532.07 FEET, A DISTANCE OF 111.77 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE EAST, HAVING A RADIUS OF 363.73 FEET, A DISTANCE OF 317.42 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 1077.97 FEET, A DISTANCE OF 385.30 FEET; THENCE EAST, PARALLEL WITH THE CENTERLINE OF ALGONQUIN ROAD PER DOCUMENT 11195787, 359.53 FEET TO A POINT 220.0 FEET WEST OF THE WEST LINE OF SAID ELMHURST ROAD; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF ELMHURST ROAD,

250.0 FEET; THENCE WEST PARALLEL WITH THE CENTERLINE OF SAID ALGONQUIN ROAD, 30.0 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID ELMHURST ROAD, 200.0 FEET TO THE NORTH LINE OF SAID ALGONQUIN ROAD; THENCE WEST ALONG SAID NORTH LINE OF ALGONQUIN ROAD TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID WEST LINE OF LOT 4, 1901. 29 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE EAST, ALONG SAID NORTH LINE OF LOT 4, 471.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953, AS DOCUMENT 15716544 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, BEING 50.0 FEET WEST OF THE EAST LINE OF SAID LOT 4; AND 869.23 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4; THENCE WEST, PERPENDICULAR TO SAID WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, A DISTANCE OF 412.05 FEET, TO A POINT OF CURVE; THENCE NORTHWEST-ERLY ALONG A CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 100.0 FEET, A DISTANCE OF 78.54 FEET; THENCE NORTHWEST TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 48.66 FEET; THENCE WESTERLY ALONG A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 183. 0 FEET, A DISTANCE OF 146.41 FEET; THENCE

WEST TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 71.09 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 532.07 FEET, A DISTANCE OF 111.77 FEET; THENCE SOUTHERLY ALONG A CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 363.73 FEET, A DISTANCE OF 317.42 FEET; THENCE SOUTHERLY ALONG A CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1077.97 FEET, A DISTANCE OF 385.30 FEET; THENCE EAST PARALLEL WITH THE CENTERLINE OF ALGONQUIN ROAD PER DOCUMENT 11195787, 579.53 FEET TO THE WEST LINE OF SAID ELMHURST ROAD; THENCE NORTH ALONG SAID WEST LINE, 646.80 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS OF THE LAKE CENTER PLAZA PUD:
08-23-203-035-0000, 08-23-203-036-0000, 08-23-203-037-0000, 08-23-203-041-0000, 08-23-203-035-0000, 08-23-203-042-0000, 08-23-203-043-0000, 08-23-203-044-0000, 08-23-203-045-0000; AND

WHEREAS, said application also requested that the conditional use permit for a planned unit development relating to the Subject Property, previously approved in Ordinance No. 3831, and as amended by Ordinance Nos. 5617 and 6369, be further amended to approve the major change to the Lake Center Plaza Planned Unit Development as defined by Section 14.504(E)1 of the Village Code; and

WHEREAS, a public hearing was held on the request for a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change

being the subject of PZ-10-24 before the Planning and Zoning Commission of the Village of Mount Prospect on the 12th day of September, 2024, pursuant to proper legal notice having been published in the Daily Herald newspaper on the 28th day of August, 2024; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations of approval, with specific conditions, to the President and Board of Trustees in support of the request being the subject of PZ-10-24; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the same meets the standards of the Village and that the granting of the proposed conditional use to amend the planned unit development as a major change would be in the best interest of the Village.

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 recitals set forth hereinabove are incorporated as findings of fact by the President and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: The President and Board of Trustees of the Village of Mount Prospect do hereby grant a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development as a major

change to construct building additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the following conditions:

1. The Subject Property shall be developed in strict compliance with the approved development plans which consists of the following:
    a. Final Engineering and Landscape Plans titled “Final Engineering Plans CVS Pharmacy Expansion”, as prepared by Kimley – Horn, with the latest revision date of August 23, 2024. The approved civil site plan is attached as Exhibit “A” and the approved landscape plan is attached as Exhibit “B”;
    b. Exterior elevations, as prepared by GPD Group, issued August 8, 2024, and attached as Exhibit “C”;
2. The Petitioner shall address all comments included in the Village review letter dated August 29, 2024, and attached as Exhibit “D”;
3. Compliance with all applicable development, fire, building, and other Village Codes and regulations;
4. Submittal of irrigation, and photometric plans that comply with Village codes and regulations; and
5. The appropriate code analysis, architectural, structural, mechanical, electrical, plumbing, energy, and accessibility drawings shall be prepared for permit application review to the Village.

Except for the amendment to the planned unit development request granted herein, all other applicable Village of Mount Prospect, Illinois ordinances and

regulations shall remain in full force and effect as to the subject property.

SECTION THREE: The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance and Exhibits “A”, “B”, “C” and “D” with the Recorder of Deeds of Cook County.

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this 1st day of October, 2024

_____

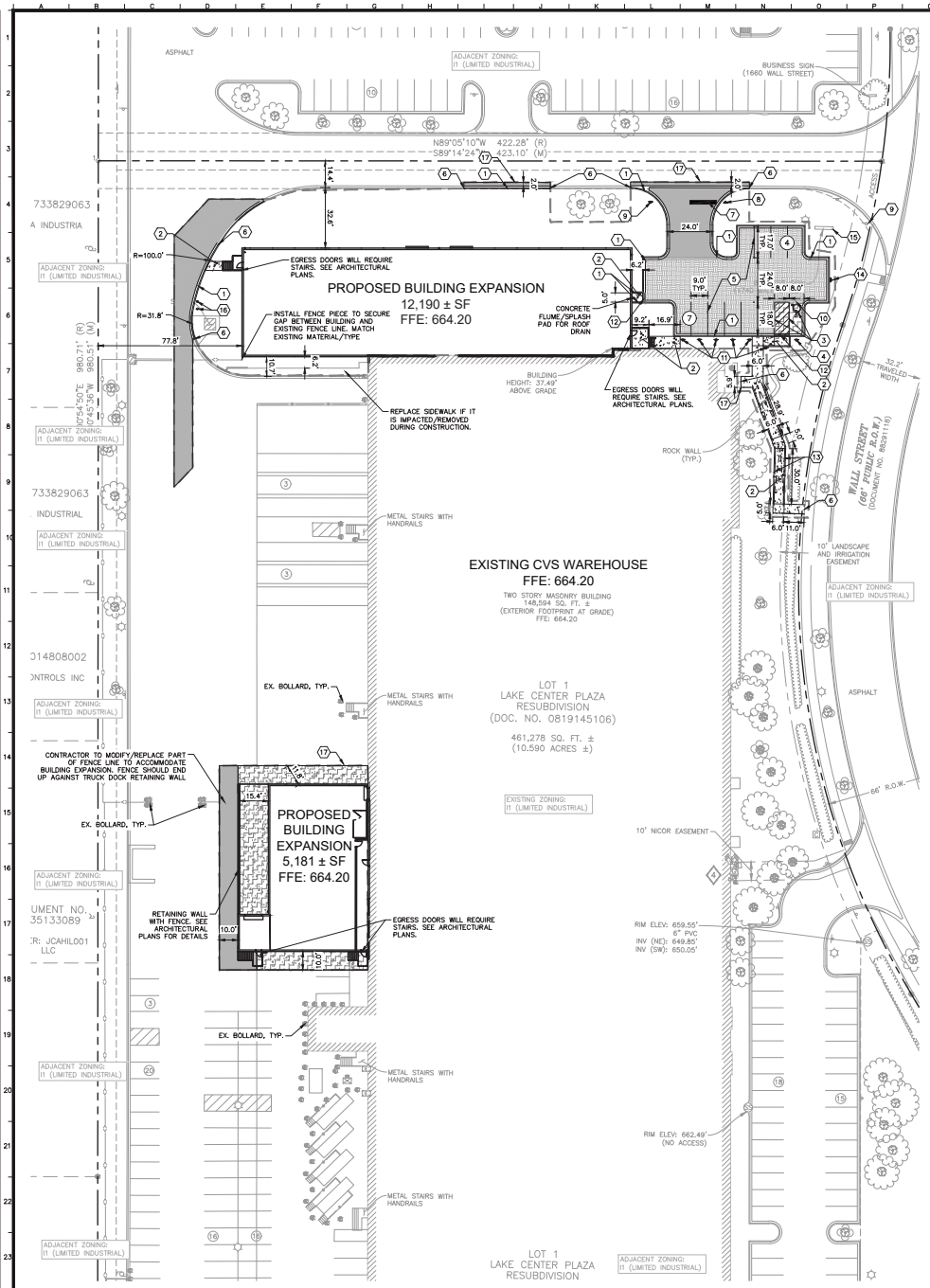
Paul Wm. Hoefert
Mayor

ATTEST:

_____

Karen M. Agoranos
Village Clerk

EXHIBIT A
APPROVED SITE PLAN



Call Before You Dig
JULIE
1-800-892-0123

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5. 4" WIDE PAINTED SOLID LINE, TYP.
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
8. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9. RELOCATED CVS HEALTH DIRECTIONAL SIGN
10. 1' CONCRETE RIBBON (SEE DETAILS)
11. RELOCATED CVS VISITOR PARKING SIGN
12. DEPRESSED CURB AND GUTTER (SEE DETAILS)
13. HANDRAIL (SEE DETAILS)
14. RELOCATED CVS "RALLY POINT NORTH" SIGN
15. EXISTING MONUMENT SIGN
16. BOLLARD (SEE DETAILS)
17. SAWCUT

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1: NORTH BONET BOLT ON FIRE HYDRANT, AS SHOWN.
ELEVATION= 662.22' (NAVD 88)

LOT COVERAGE

TOTAL LOT AREA (LOT 1)	= 10.59 AC
EXISTING LOT COVERAGE (LOT 1)	= 74.50%
PROPOSED LOT COVERAGE (LOT 1)	= 74.32%

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PARKING SUMMARY

	REQUIRED	PROVIDED
TOTAL EXISTING PARKING	271 SPACES*	397 SPACES
TOTAL PROPOSED PARKING	283 SPACES*	325 SPACES
EXISTING ADA PARKING	8 SPACES	10 SPACES
PROPOSED ADA PARKING	8 SPACES**	8 SPACES

1

* THE EXISTING BUILDING HAS 46,943 SF OF OFFICE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 250 SF (188 SPACES).

THE EXISTING BUILDING HAS 124,805 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (83 SPACES).

THEREFORE, THE TOTAL REQUIRED PARKING FOR THE EXISTING DEVELOPMENT WAS 271 SPACES.

THE PROPOSED BUILDING ADDITIONS ARE INTENDED FOR WAREHOUSE USE. THE PROPOSED BUILDING ADDITIONS HAVE 17,371 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (12 SPACES).

THEREFORE, THE TOTAL REQUIRED PARKING FOR THE PROPOSED DEVELOPMENT IS 283 SPACES.

**PER 14.2205: ACCESSIBLE PARKING REQUIREMENTS
IF PARKING SPACES PROVIDED IS IN RANGE OF 301-400, THE TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED IS 8.

301 < 317 PROVIDED < 400, THEREFORE 8 REQUIRED ADA STALLS

PAVING AND CURB LEGEND

- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- PERMEABLE PAVERS — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- LIMITS OF DISTURBANCE

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
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PHOENIX, ARIZONA 85005
PHONE: (602) 457-2000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health

SITE PLAN

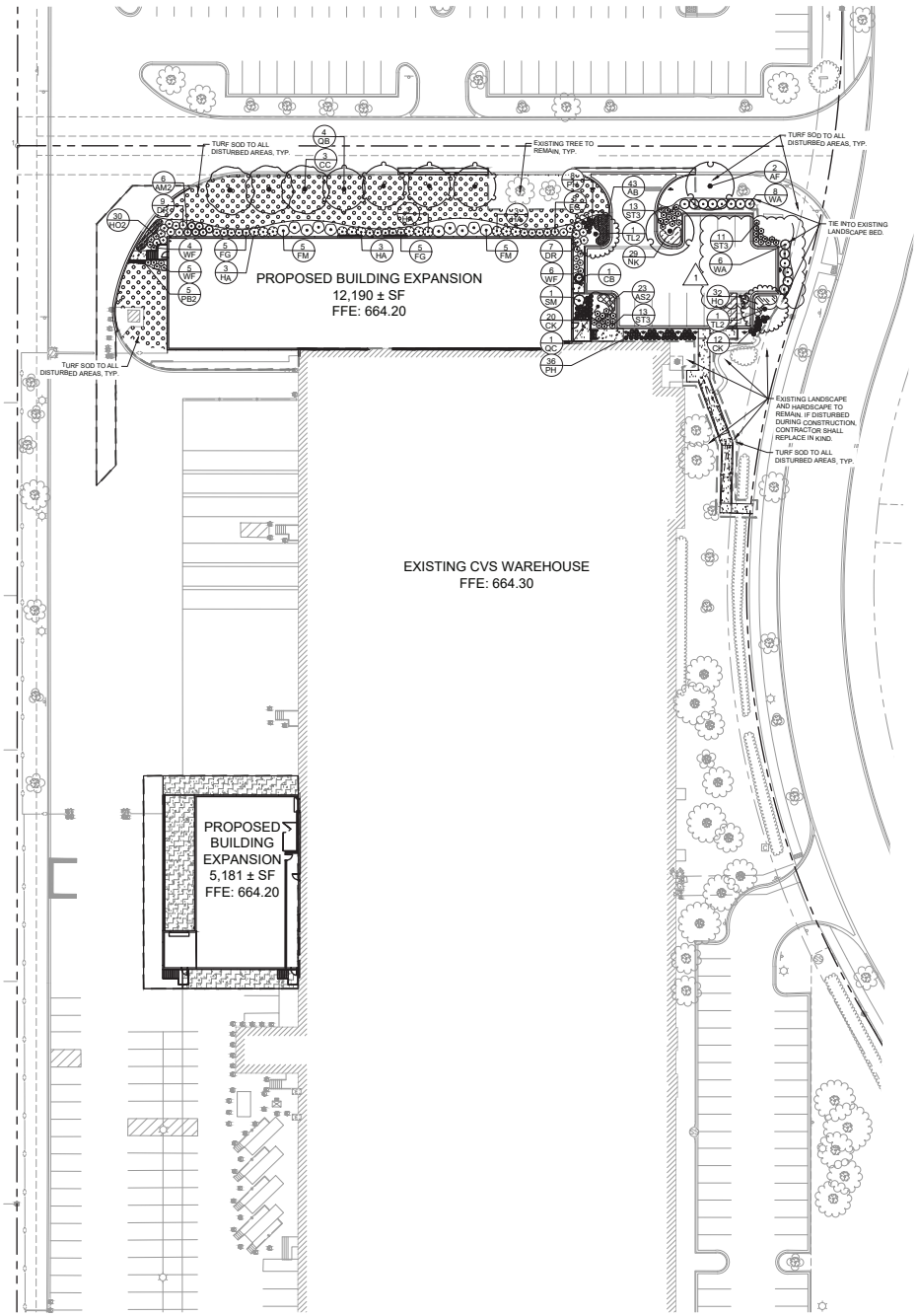
CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C3.0

Drawing name: G:\CIVIL\JDE\268465001_CVS_Mount Prospect_IL\3 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg Aug 23, 2024 - 8:44am by Juliette Strosser
This document, together with the concepts and designs presented herein, as an instrument of service is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT B

APPROVED LANDSCAPE PLAN



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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JULIE
1-800-892-0123

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AF	2	ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN	
	CC	3	CELTIS OCCIDENTALIS `CHICAGOLAND` / COMMON HACKBERRY	B & B	2.5" CAL MIN	
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL MIN	
	QC	1	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2.5" CAL MIN	
	TL2	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL MIN	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	AM2	6	ARONIA MELANOCARPA `MORTON` TM / IROQUIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT MIN
	DR	16	DIERVILLA RIVULARIS `MORTON` / SUMMER STARS GEORGIA BUSH-HONEYSUCKLE	-	SEE PLAN	18" HT MIN
	FM	10	FORSYTHIA X INTERMEDIA 'MINDOR' TM / SHOW OFF FORSYTHIA	-	SEE PLAN	18" HT MIN
	FG	15	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	18" HT MIN
	HA	12	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA	-	SEE PLAN	18" HT MIN
1	ST3	37	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	-	SEE PLAN	18" HT MIN
	SM	1	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	-	SEE PLAN	18" HT MIN
1	WA	14	WEIGELA FLORIDA `ALEXANDRA` TM / WINE & ROSES WEIGELA	-	SEE PLAN	18" HT MIN
	WF	15	WEIGELA X `DARK HORSE` / DARK HORSE WEIGELA	-	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS						
	CB	1	CHAMAECYPARIS PISIFERA `BOULEVARD` / BOULEVARD CYPRESS	-	SEE PLAN	18" HT MIN
GRASSES						
	CK	32	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL.	SEE PLAN	
	PH	44	PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS	1 GAL.	SEE PLAN	
	PB2	5	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	SEE PLAN	
PERENNIALS AND GRASSES						
	AS2	23	ALLIUM X `SUMMER BEAUTY` / SUMMER BEAUTY ALLIUM	1 GAL	18" OC	
	AB	43	AMSONIA TABERNAEMONTANA `BLUE ICE` / BLUE ICE STAR FLOWER	1 GAL	18" OC	
	HO	32	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	18" O.C.	
	HO2	30	HEUCHERA X 'OBSIDIAN' / OBSIDIAN CORAL BELLS	1 GAL	18" O.C.	
	NK	29	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	18" O.C.	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**			
GROUND COVERS						
			TURF SOD			

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: (630) 487-6500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RKG
DRAWN BY: RKG
CHECKED BY: TJS

CVS Health®

LANDSCAPE PLAN

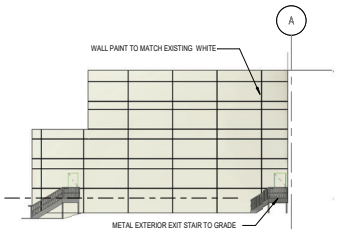
CVS SPC MOUNT PROSPECT
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ORIGINAL ISSUE: 07/26/2024
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SHEET NUMBER
L2.0

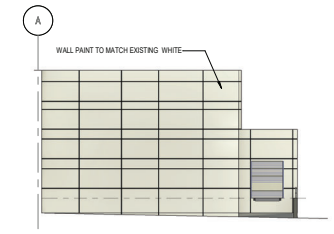
Drawing name: 6:\CHS_LIDEV\268465001_CVS_Mount Prospect_IL\3 Design\CAD\PlanSheets\L2.0 - LANDSCAPE PLAN.dwg L2.0_LANDSCAPE PLAN Aug 22, 2024 2:33pm by: ajletka.Strosser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT C

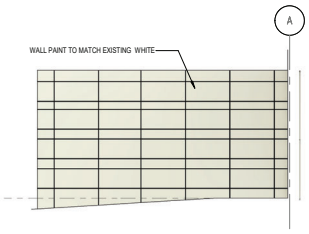
APPROVED EXTERIOR ELEVATIONS



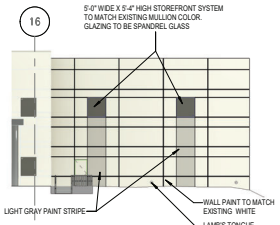
C1 SOUTH ELEVATION (WEST ADDITION)
1/16" = 1'-0"



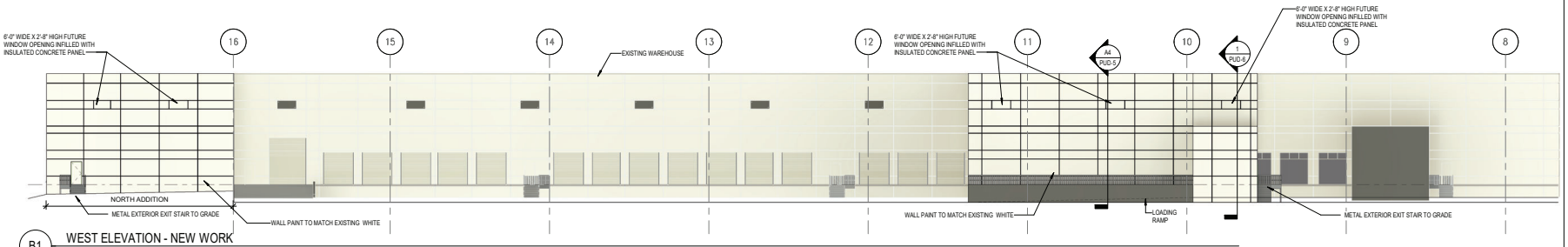
C2 NORTH ELEVATION (WEST ADDITION)
1/16" = 1'-0"



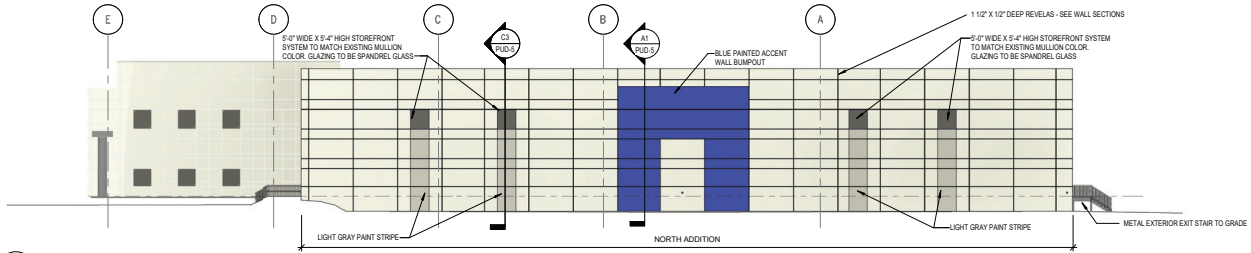
C3 SOUTH ELEVATION (NORTH ADDITION)
1/16" = 1'-0"



C4 EAST ELEVATION - NEW (NORTH ADDITION)
1/16" = 1'-0"



B1 WEST ELEVATION - NEW WORK
1/16" = 1'-0"



A1 NORTH ELEVATION (NORTH ADDITION)
1/16" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:
PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

REVISIONS:

DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

PUD-3

COMMENTS:

EXHIBIT D

VILLAGE REVIEW LETTER DATED AUGUST 29, 2024

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Agostino S. Filippone
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

Phone: 847/962-6000
Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

August 29, 2024

Thomas Szafranski
Kimley-Horn
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Via e-mail: tom.szafranski@kimley-horn.com

Re: 1780 Wall Street / PUD Amendment (Major Change) / Review #2

Dear Mr. Szafranski,

The Village of Mount Prospect has reviewed the revised submittal bearing the revision date of 08/23/2024 requesting a major change to a planned unit development for 1780 Wall Street and has the following review comments.

Planning Division:
The following comments from the planning division must be addressed at building permit submittal.

1. An irrigation plan will be required at time of building permit submittal.
2. A photometric plan will be required at time of building permit submittal.

Building Department:
3. No comments.

Public Works Department:
Eng/PW has no objections to the requested PUD amendment, subject to the following conditions:

4. No Code exceptions or variations are requested or approved, so the proposed site improvements must meet all Village Codes.

It should be noted that only a quick review was made of the preliminary site plans; a more detailed review will be made when the plans are submitted for Building Permit. The following comments need not be addressed prior to approval of the PUD; they are provided as a courtesy now as they must be addressed before a Building Permit may be issued.

5. Per MWRD requirements, the infiltration system for the volume control area must be located at least 10' from the foundation.

6. A soil boring should be made in the area of the proposed permeable brick infiltration system to determine the infiltration rate and the possible need for an underdrain. In addition, corrosive soils were encountered when the site was first developed. If corrosive soils are present in the area of the proposed infiltration system, confirm with the MWRD if installation of the infiltration system is appropriate.
7. The driveway and drive aisle width of 24' noted on Sheet C3.0 should be measured to the edge of pavement, and not the face of curb.
8. Because of the potential for corrosive soils on site, use PVC C-900 pipe instead of the DIP noted for the fire loop relocation on Sheet C6.0.
9. Sheet C7.0 contains the maintenance requirements associated with the permeable brick pavement to be installed to satisfy some of the MWRD's stormwater management requirements. To insure that the permeable pavers remain permeable, the Operation & Maintenance plan will be recorded with the County, so that the maintenance requirements detailed in the O&M plan shall remain in perpetuity. To insure that the maintenance is actually performed, the Village will require a summary of all maintenance activities (related to the Operations & Maintenance Plan) performed to be submitted to Public Works annually.

Fire Department:
The petitioner is advised that the following items must be included in the building/site plans submittal:

10. A fire sprinkler system in accordance with NFPA 13 will be required for this project. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review.

Village of Mount Prospect Fire Prevention Code, 24.20

11. A fire alarm system will be required for this project. Ensure fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
12. An egress plan must be provided for the entire building. This plan must include occupant loads, travel distances, egress widths, and common path of travel distances. An egress plan will be required when the building plans are submitted for review. Additional exits may be required.

Feel free to contact me at (847) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,



Ann Choi
Development Planner
Community Development

c: File

Item Cover Page

Subject	**Motion to accept the lowest-cost, responsive bid for the 2024 New Sidewalk Construction Project as submitted by Suburban Concrete, Inc., of Mundelein, Illinois, for an amount not to exceed $330,000.**
Meeting	October 1, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$330,000.00
Budget Source	General Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

This year's New Sidewalk Program includes installation of approximately 3,100 feet of sidewalk on the east side of Busse Road from south of Algonquin Road to just north of I-90. Completion of the sidewalk section on the east side of Busse Road will provide a continuous pedestrian route from Golf Road to the Village's southern boundary at I-90. A complete pedestrian route will be provided for the entire corridor once Cook County completes roadway improvements to Busse Road between Golf Road and Central Road.

A Notice to Bidders was posted on the Demandstar website and Village staff notified local sidewalk contractors.

The bid opening for the 2024 New Sidewalk Program was held on September 23, 2024, at 1:00 p.m. Ten contractors submitted bids for this project. The bids ranged from a low of $299,999.50 by Suburban Concrete, Inc. to a high of $448,729.75 by Alliance Contractors, Inc. Below is a summary of the bids:

Bidders	**Total Bid**
Suburban Concrete, Inc.	$299,999.50
D'Land Construction, LLC	$314,687.50
Schroeder & Schroeder, Inc.	$327,777.00
Martam Construction, Inc.	$328,766.00
Triggi Construction, Inc.	$341,337.50

A Lamp Concrete Contractors, Inc.	$347,145.50
Everlast Blacktop, Inc.	$377,962.00
Miller Pipeline, LLC	$390,790.66
Landmark Contractors, Inc.	$425,873.25
Alliance Contractors, Inc.	$448,729.75
Engineer's Estimate	$398,805.00

Ten bidders submitted a bid bond in the amount of 10% of the total bid, along with acknowledgment of Addendum No. 1, as required in the bid proposal packet. All bids were checked for accuracy and two minor errors were found. It did not affect the order of the bids. All bidders correctly signed their bids and bid bonds.

Discussion

The low bidder, Suburban Concrete, Inc. is qualified to complete the work involved with this project and meets the requirements of the contract documents. They are also prequalified to perform concrete work and have been vetted by the Illinois Department of Transportation. Suburban Concrete, Inc. has recently completed work for the Village of Palatine and Elk Grove Village. References have indicated their work has been acceptable.

The low bid from Suburban Concrete, Inc. is 24.8% below the engineer's cost estimate. This can be attributed to lower concrete prices compared to last year's program and the competitiveness of work at the moment. The result is a potential savings of approximately $100,000 to the Village.

Construction is expected to begin in late October and take approximately one month to complete.

Staff recommends including a 10% contingency in the project award to allow for quantity variances and unanticipated construction conflicts. Resulting in a total recommended award of $330,000.00 ($299,999.50 + $30,000.50).

Alternatives

1. Accept the lowest cost, responsive bid for construction of the 2024 New Sidewalk Program.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the lowest cost, responsive bidder, Suburban Concrete, Inc. of Mundelein, Illinois, be awarded the contract for the 2024 New Sidewalk Program in the amount not to exceed $330,000.

Attachments

1. Suburban Concrete Bid Documents
2. bid tab 9-23-24
3. Busse Rd Sidewalk Plans

BID FORM
2024 New Sidewalk Program
Village of Mount Prospect
Department of Public Works

FROM: SUBURBAN CONCRETE INC.

21227 W COMMERCIAL DR MUNDELEIN IL 60060
(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")

Bid For: **"2024 New Sidewalk Program"**

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

Notice to Bidders
Table of Contents
Instructions for Bidders
General Conditions and Special Provisions
Specifications
Bid Form
Affidavit – Bid Certification Form
Bid Security
Bid Sheet
Other materials or standards provided or noted by the Village
Contract Document
Performance Bond Form
Labor and Materials Payment Bond Form

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

Bidder agrees to perform all of the Work 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 items.

The Bidder acknowledges that it is responsible for verification of all pipe sizes and depths prior to the ordering of materials.

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

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

The Village of Mount Prospect 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) 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 Work 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 state and federal 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	9-9-24	JOHN LEVERICK	9-18-24

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 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) days. The Village will then issue a written Notice to Proceed, which starts the performance period, and the contractor then has ten (10) days to commence work. The contractor shall reach substantial completion within **thirty (30) consecutive** calendar days after the Notice to Proceed with **final completion ten (10) consecutive calendar days thereafter**. 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 ten (10%) percent of the amount bid 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
3) Bid Sheet (s)

Respectfully submitted:

Name of Firm/Bidder: SUBURBAN CONCRETE INC.

By: _____
(Signature)

Name & Title: JOHN LEVERICK PRESIDENT

Date: 9-20-24

Contact Information:

Official Address: 21227 W COMMERCIAL DR

MUNDELEIN IL 60060

Telephone: 847-837-8805

Email: SUBURBANCONCRETE@COMCAST.NET

VILLAGE OF MOUNT PROSPECT
AFFIDAVIT – BID CERTIFICATION FORM

Bidder:

Company/Firm Name: SUBURBAN CONCRETE INC.

Address: 21227 W COMMERCIAL DR MUNDELEIN IL 60060

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, JOHN LEVERICK, being first duly sworn on oath, deposes and states that he or she is PRESIDENT (sole owner, partner, joint ventured, President, Secretary, etc.) of SUBURBAN CONCRETE INC. 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 SUBURBAN CONCRETE INC.
(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 SUBURBAN CONCRETE INC.
(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 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 SUBURBAN CONCRETE INC. is
(Name of Company)
not delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 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.

Page 2 - AFFIDAVIT – BID CERTIFICATION FORM

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 mini-mum, 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 SUBURBAN CONCRETE INC 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: _____ Title: President
Signature

Name Printed: JOHN LEVERICH

Signed and sworn to before me this 20th day of September, 2024
My commission expires:

_____
Notary Public

OFFICIAL SEAL
KENNETH J KOSROW
Notary Public, State of Illinois
Commission No. 979637
My Commission Expires
October 17, 2027

ADDENDUM NO. 1

CONTRACT DOCUMENTS FOR THE
VILLAGE OF MOUNT PROSPECT, ILLINOIS

2024 New Sidewalk Program

DATE: September 9, 2024
BID OPENING: September 23, 2024
LOCATION: 50 South Emerson Street, 3rd Floor, Village Manager's Office

Please note the following revisions to 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.

1. Revise **CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD)** on page 31 of the Bid Specifications to read as follows:

   CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD)

   "An environmental assessment of the project areas has been performed and it was found that there is no reason to believe that these projects sites contain contaminated soils.

   Uncontaminated Soil Certification Forms LPC-663 and the full environmental data report can be provided upon request.

   The Contractor shall only be responsible for the disposal of clean construction debris.

   The Contractor shall prepare all bid pricing based on the assumption that all excavations and associated debris will comply with the clean construction debris disposal requirements and that the debris can and will be disposed of at any clean debris landfill.

   The Village or its CCDD consultant will prepare all Source Site Certification by Owner or Operator forms (or LPC-662 manifests) for each location and for each date of excavation during this project. These forms will be provided to the contractor by the engineering project representative or (EPR).

   The Contractor shall acquire one manifest for each load as outlined in the state regulations and shall be responsible for only the costs of disposal of clean construction debris."

2. Add **SUSPECT DEBRIS** on page 31 of the Bid Specifications to read as follows:

   SUSPECT DEBRIS

   "The Contractor shall only be responsible for the disposal of any and all clean construction debris.

   If the Contractor, for whatever reason, suspects that an excavation, debris load, or any portion thereof, may contain non-clean construction debris, then he shall immediately notify the Village or the EPR.

   The Public Works Department can be reached at 847-870-5640.

   If the Village or EPR agree that the material is suspect, then the Contractor shall set aside that suspect load or portion thereof on site or at a holding area identified by the Village. The Contractor shall at that time be no longer responsible for the disposal of that load or portion thereof.

   The Village and its CCDD consultant will become responsible for the testing and subsequent disposal of all suspect debris."

BIDDERS ACKNOWLEDGEMENT OF RECEIPT

CONTRACT DOCUMENTS FOR THE
VILLAGE OF MOUNT PROSPECT, ILLINOIS

2024 New Sidewalk Program

ADDENDUM NO. 1

BIDDER hereby acknowledges receipt of Addendum No. 1

Company Name: SUBURBAN Concrete Inc.

Signature: [signature]

Print Name: JOHN LOVERICH

Position/Title: President

Date: 9-20-24

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

"2024 New Sidewalk Program"

(TO BE FILLED OUT BY THE CONTRACTOR/BIDDER)

The Bidder will complete pricing for all items (# 1-17) to provide all labor, equipment, materials and mobilization (if applicable) to perform this work. The fixed item price given is to **be all inclusive**.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1.	SPECIAL EXCAVATION	CUYD	980	36.00	35280.00
2.	TREE ROOT PRUNING	FOOT	180	12.50	2250.00
3.	PCC SIDEWALK REMOVAL	SQFT	565	3.00	1695.00
4.	AGGREGATE BASE COURSE, TYPE B, 4"	SQYD	1,380	6.00	8280.00
5.	PCC SIDEWALK, 5"	SQFT	12,410	7.85	97,418.50
6.	PCC SIDEWALK, 8"	SQFT	1,570	9.00	14,130.00
7.	DETECTABLE WARNINGS	SQFT	90	35.00	3150.00
8.	CURB REMOVAL	FOOT	90	10.00	900.00
9.	COMB. CONC. CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	405	38.00	15,390.00
10.	HOT-MIX ASPHALT DRIVEWAY APRON REMOVAL AND REPLACEMENT	SQYD	310	70.00	21,700.00
11.	PCC DRIVEWAY APRON REMOVAL AND REPLACEMENT	SQYD	280	96.00	26,880.00
12.	CONCRETE CURE AND SEAL COMPOUND, SPECIAL	SQYD	1,560	2.00	3120.00
13.	MANHOLE TO BE ADJUSTED	EACH	3	400.00	1200.00
14.	TOPSOIL FURNISH AND PLACE, 4"	SQYD	3,900	1.00	3900.00
15.	SODDING	SQYD	3,900	15.00	58,500.00
16.	TRAFFIC CONTROL AND PROTECTION	L SUM	1	5456.00	5456.00
17.	MAINTENANCE BOND, 24-MONTH	L SUM	1	750.00	750.00
				TOTAL FOR ITEMS (1 – 17)	299,999.00

Illinois Department of Transportation

Certificate of Eligibility

Contractor No 5804

Suburban Concrete, Inc.
21227 W. Commercial Dr., Unit B MUNDELEIN, IL 60060

WHO HAS FILED WITH THE DEPARTMENT AN APPLICATION FOR PREQUALIFICATION STATEMENT OF EXPERIENCE, EQUIPMENT AND FINANCIAL CONDITION IS HEREBY QUALIFIED TO BID AT ANY OF DEPARTMENT OF TRANSPORTATION LETTINGS IN THE CLASSES OF WORK AND WITHIN THE AMOUNT AND OTHER LIMITATIONS OF EACH CLASSIFICATION, AS LISTED BELOW, FOR SUCH PERIOD AS THE UNCOMPLETED WORK FROM ALL SOURCES DOES NOT EXCEED $27,883,000.00

017	CONCRETE CONSTRUCTION	$6,325,000

THIS CERTIFICATE OF ELIGIBILITY IS VALID FROM 8/22/2024 TO 4/30/2025 INCLUSIVE, AND SUPERSEDES ANY CERTIFICATE PREVIOUSLY ISSUED, BUT IS SUBJECT TO REVISION OR REVOCATION, IF AND WHEN CHANGES IN THE FINANCIAL CONDITION OF THE CONTRACTING FIRM OR OTHER FACTS JUSTIFY SUCH REVISIONS OR REVOCATION.
ISSUED AT SPRINGFIELD, ILLINOIS ON 8/22/2024.

Engineer of Construction

IL 494-0645

EMC Insurance Companies® Document A310 - 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Suburban Concrete Inc.
21227 W. Commercial Dr. Unit B
Mundelein, IL 60060

SURETY:
(Name, legal status and principal place of business)
Employers Mutual Casualty Company
1815 S. Meyers Road, Suite 500
Oakbrook Terrace, IL 60181

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
Village of Mount Prospect
50 S. Emerson St.
Mount Prospect, IL 60056

BOND AMOUNT: Ten Percent of Accompanying Bid (10%)

PROJECT:
(Name, location or address, and Project number, if any)
2024 New Sidewalk Program
Various Locations

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 23rd day of September, 2024

	Suburban Concrete Inc. *(Principal)* *(Seal)*
(Witness)	*(Title)*
	Employers Mutual Casualty Company *(Surety)* *(Seal)*
(Witness)	*(Title)* Jaclyn Kopecky, Attorney in Fact

emc INSURANCE

P.O. Box 712 • Des Moines, Iowa 50306-0712

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation
4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

JACLYN KOPECKY

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

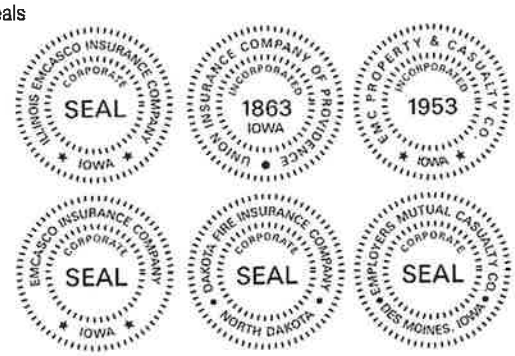
AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 22nd day of September , 2022 .

Seals



Scott R. Jean, President & CEO of Company 1; Chairman, President & CEO of Companies 2, 3, 4, 5 & 6

Todd Strother, Executive Vice President Chief Legal Officer & Secretary of Companies 1, 2, 3, 4, 5 & 6

KATHY LOVERIDGE
Commission Number 780769
My Commission Expires
October 10, 2025

On this 22nd day of September , 2022 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2025.

Kathy Loveridge
Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 22nd day of September , 2022 , are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 23rd day of September , 2024 .

Ryan J. Springer Vice President

BID OPENING: SEPTEMBER 23, 2024
VILLAGE OF MOUNT PROSPECT
2024 NEW SIDEWALK PROGRAM
BID TABULATION

	Item Description	Unit	Quantity	ENGINEER'S ESTIMATE Unit Cost	ENGINEER'S ESTIMATE Total Cost	SUBURBAN CONCRETE, INC. 21227 W. Commercial Dr., Unit B Mundelein, IL 60060 Unit Cost	SUBURBAN CONCRETE, INC. Total Cost	D'LAND CONSTRUCTION, LLC 1300 Chase St. Algonquin, IL 60102 Unit Cost	D'LAND CONSTRUCTION, LLC Total Cost	SCHROEDER & SCHROEDER, INC. 7306 Central Pk. Skokie, IL 60076 Unit Cost	SCHROEDER & SCHROEDER, INC. Total Cost	MARTAM CONSTRUCTION, INC. 1200 Gasket Dr. Elgin, IL 60120 Unit Cost	MARTAM CONSTRUCTION, INC. Total Cost
1	Special Excavation	CuYd	980	$ 60.00	$ 58,800.00	$ 36.00	$ 35,280.00	$ 44.00	$ 43,120.00	$ 52.50	$ 51,450.00	$ 36.00	$ 35,280.00
2	Tree Root Pruning	Foot	180	$ 50.00	$ 9,000.00	$ 12.50	$ 2,250.00	$ 12.00	$ 2,160.00	$ 8.00	$ 1,440.00	$ 10.00	$ 1,800.00
3	PCC Sidewalk Removal	SqFt	565	$ 10.00	$ 5,650.00	$ 3.00	$ 1,695.00	$ 1.50	$ 847.50	$ 2.50	$ 1,412.50	$ 3.00	$ 1,695.00
4	Aggregate Base Course, Type B, 4"	SqYd	1,380	$ 8.00	$ 11,040.00	$ 6.00	$ 8,280.00	$ 2.00	$ 2,760.00	$ 4.00	$ 5,520.00	$ 4.00	$ 5,520.00
5	PCC Sidewalk, 5"	SqFt	12,410	$ 9.00	$ 111,690.00	$ 7.85	$ 97,418.50	$ 8.50	$ 105,485.00	$ 10.25	$ 127,202.50	$ 8.20	$ 101,762.00
6	PCC Sidewalk, 8"	SqFt	1,570	$ 14.00	$ 21,980.00	$ 9.00	$ 14,130.00	$ 9.00	$ 14,130.00	$ 16.50	$ 25,905.00	$ 9.70	$ 15,229.00
7	Detectable Warnings	SqFt	90	$ 40.00	$ 3,600.00	$ 35.00	$ 3,150.00	$ 35.00	$ 3,150.00	$ 45.00	$ 4,050.00	$ 45.00	$ 4,050.00
8	Curb Removal	Foot	90	$ 6.50	$ 585.00	$ 10.00	$ 900.00	$ 7.00	$ 630.00	$ 10.00	$ 900.00	$ 5.00	$ 450.00
9	Comb. Concrete Curb and Gutter Removal and Replacement	Foot	405	$ 50.00	$ 20,250.00	$ 38.00	$ 15,390.00	$ 36.00	$ 14,580.00	$ 50.00	$ 20,250.00	$ 54.00	$ 21,870.00
10	Hot-Mix Asphalt Driveway Apron Removal and Replacement	SqYd	310	$ 80.00	$ 24,800.00	$ 70.00	$ 21,700.00	$ 56.00	$ 17,360.00	$ 42.00	$ 13,020.00	$ 55.00	$ 17,050.00
11	PCC Driveway Apron Removal and Replacement	SqYd	280	$ 120.00	$ 33,600.00	$ 96.00	$ 26,880.00	$ 85.00	$ 23,800.00	$ 125.00	$ 35,000.00	$ 95.00	$ 26,600.00
12	Concrete Cure and Seal Compound, Special	SqYd	1,560	$ 1.00	$ 1,560.00	$ 2.00	$ 3,120.00	$ 0.50	$ 780.00	$ 0.01	$ 15.60	$ 1.00	$ 1,560.00
13	Manholes To Be Adjusted	Each	3	$ 750.00	$ 2,250.00	$ 400.00	$ 1,200.00	$ 495.00	$ 1,485.00	$ 1,100.00	$ 3,300.00	$ 600.00	$ 1,800.00
14	Topsoil Furnish and Place, 4"	SqYd	3,900	$ 5.00	$ 19,500.00	$ 1.00	$ 3,900.00	$ 7.00	$ 27,300.00	$ 1.00	$ 3,900.00	$ 4.00	$ 15,600.00
15	Sodding	SqYd	3,900	$ 15.00	$ 58,500.00	$ 15.00	$ 58,500.00	$ 11.50	$ 44,850.00	$ 7.50	$ 29,250.00	$ 12.00	$ 46,800.00
16	Traffic Control and Protection	L Sum	1	$ 15,000.00	$ 15,000.00	$ 5,456.00	$ 5,456.00	$ 9,750.00	$ 9,750.00	$ 4,811.40	$ 4,811.40	$ 30,200.00	$ 30,200.00
17	Maintenance Bond, 24-Month	L Sum	1	$ 1,000.00	$ 1,000.00	$ 750.00	$ 750.00	$ 2,500.00	$ 2,500.00	$ 350.00	$ 350.00	$ 1,500.00	$ 1,500.00
					$398,805.00		**$299,999.50**		**$314,687.50**		**$327,777.00**		**$328,766.00**

BID OPENING: SEPTEMBER 23, 2024
VILLAGE OF MOUNT PROSPECT
2024 NEW SIDEWALK PROGRAM
BID TABULATION

	Item Description	Unit	Quantity	TRIGGI CONSTRUCTION, INC. 1975 Powis Rd., PO Box 235 West Chicago, IL 60186-0235		ALAMP CONCRETE CONTR., INC. 1900 Wright Blvd. Schaumburg, IL 60193		EVERLAST BLACKTOP 7N540 IL Rt. 25 Elgin, IL 60120		MILLER PIPELINE, LLC 301 Arthur Ave. Mount Prospect, IL 60056		LANDMARK CONTRACTORS, INC. 11916 W. Main St. Huntley, IL 60142		ALLIANCE CONTRACTORS, INC. 1166 Lake Ave. Woodstock, IL 60098	
				Unit Cost	Total Cost	Unit Cost	Total Cost							Unit Cost	Total Cost
1	Special Excavation	CuYd	980	$ 51.25	$ 50,225.00	$ 10.00	$ 9,800.00	$ 42.00	$ 41,160.00	$ 54.00	$ 52,920.00	$ 71.50	$ 70,070.00	$ 10.00	$ 9,800.00
2	Tree Root Pruning	Foot	180	$ 15.00	$ 2,700.00	$ 1.00	$ 180.00	$ 4.00	$ 720.00	$ 10.00	$ 1,800.00	$ 12.00	$ 2,160.00	$ 12.00	$ 2,160.00
3	PCC Sidewalk Removal	SqFt	565	$ 2.50	$ 1,412.50	$ 2.40	$ 1,356.00	$ 2.00	$ 1,130.00	$ 1.00	$ 565.00	$ 2.20	$ 1,243.00	$ 2.00	$ 1,130.00
4	Aggregate Base Course, Type B, 4"	SqYd	1,380	$ 10.00	$ 13,800.00	$ 7.75	$ 10,695.00	$ 4.00	$ 5,520.00	$ 1.50	$ 2,070.00	$ 13.50	$ 18,630.00	$ 20.00	$ 27,600.00
5	PCC Sidewalk, 5"	SqFt	12,410	$ 8.00	$ 99,280.00	$ 7.95	$ 98,659.50	$ 10.90	$ 135,269.00	$ 9.70	$ 120,377.00	$ 7.15	$ 88,731.50	$ 16.50	$ 204,765.00
6	PCC Sidewalk, 8"	SqFt	1,570	$ 10.50	$ 16,485.00	$ 11.00	$ 17,270.00	$ 12.90	$ 20,253.00	$ 12.00	$ 18,840.00	$ 11.65	$ 18,290.50	$ 19.30	$ 30,301.00
7	Detectable Warnings	SqFt	90	$ 35.00	$ 3,150.00	$ 30.00	$ 2,700.00	$ 60.00	$ 5,400.00	$ 30.00	$ 2,700.00	$ 25.00	$ 2,250.00	$ 30.00	$ 2,700.00
8	Curb Removal	Foot	90	$ 7.50	$ 675.00	$ 8.00	$ 720.00	$ 11.00	$ 990.00	$ 1.50	$ 135.00	$ 26.75	$ 2,407.50	$ 15.00	$ 1,350.00
9	Comb. Concrete Curb and Gutter Removal and Replacement	Foot	405	$ 50.00	$ 20,250.00	$ 41.00	$ 16,605.00	$ 54.00	$ 21,870.00	$ 52.50	$ 21,262.50	$ 59.25	$ 23,996.25	$ 46.95	$ 19,014.75
10	Hot-Mix Asphalt Driveway Apron Removal and Replacement	SqYd	310	$ 75.00	$ 23,250.00	$ 46.00	$ 14,260.00	$ 54.00	$ 16,740.00	$ 40.00	$ 12,400.00	$ 75.35	$ 23,358.50	$ 107.20	$ 33,232.00
11	PCC Driveway Apron Removal and Replacement	SqYd	280	$ 100.00	$ 28,000.00	$ 123.00	$ 34,440.00	$ 130.50	$ 36,540.00	$ 105.00	$ 29,400.00	$ 122.50	$ 34,300.00	$ 143.70	$ 40,236.00
12	Concrete Cure and Seal Compound, Special	SqYd	1,560	$ 1.00	$ 1,560.00	$ 1.00	$ 1,560.00	$ 7.00	$ 10,920.00	$ 1.00	$ 1,560.00	$ 1.60	$ 2,496.00	$ 2.50	$ 3,900.00
13	Manholes To Be Adjusted	Each	3	$ 500.00	$ 1,500.00	$ 700.00	$ 2,100.00	$ 450.00	$ 1,350.00	$ 1,250.00	$ 3,750.00	$ 1,670.00	$ 5,010.00	$ 250.00	$ 750.00
14	Topsoil Furnish and Place, 4"	SqYd	3,900	$ 2.00	$ 7,800.00	$ 2.00	$ 7,800.00	$ 4.00	$ 15,600.00	$ 9.54	$ 37,206.00	$ 0.10	$ 390.00	$ 0.10	$ 390.00
15	Sodding	SqYd	3,900	$ 15.00	$ 58,500.00	$ 5.00	$ 19,500.00	$ 10.00	$ 39,000.00	$ 17.25	$ 67,275.00	$ 25.00	$ 97,500.00	$ 10.00	$ 39,000.00
16	Traffic Control and Protection	L Sum	1	$ 10,250.00	$ 10,250.00	$ 107,000.00	$ 107,000.00	$ 24,000.00	$ 24,000.00	$ 12,050.00	$ 12,050.00	$ 33,990.00	$ 33,990.00	$ 32,400.00	$ 32,400.00
17	Maintenance Bond, 24-Month	L Sum	1	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 1,500.00	$ 1,500.00	$ 6,480.16	$ 6,480.16	$ 1,050.00	$ 1,050.00	$ 1.00	$ 1.00
					$341,337.50		**$347,145.50**		**$377,962.00**		**$390,790.66**		**$425,873.25**		**$448,729.75**

VILLAGE OF MOUNT PROSPECT
IL ROUTE 83 (S BUSSE ROAD) SIDEWALK
(IMPERIAL CT - US-90)

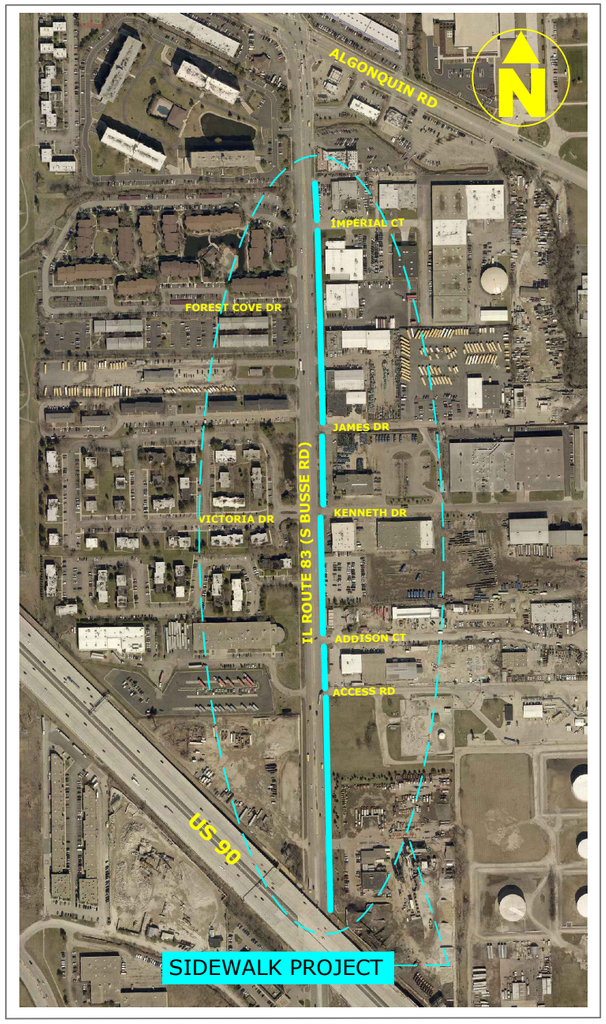
INDEX OF SHEETS

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2	PLAN & PROFILE - STA 0+00 TO STA 1+50
3	PLAN & PROFILE - STA 1+50 TO STA 4+00
4	PLAN & PROFILE - STA 4+00 TO STA 6+50
5	PLAN & PROFILE - STA 6+50 TO STA 9+00
6	PLAN & PROFILE - STA 9+00 TO STA 11+50
7	PLAN & PROFILE - STA 11+50 TO STA 14+50
8	PLAN & PROFILE - STA 14+50 TO STA 17+00
9	PLAN & PROFILE - STA 17+00 TO STA 19+75
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11	PLAN & PROFILE - STA 22+50 TO STA 25+30
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20	IMPERIAL CT INTERSECTION DETAIL
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29	CROSS-SECTIONS - STA 23+00 TO STA 25+50
30	CROSS-SECTIONS - STA 26+00 TO STA 30+50
31-32	DETAILS

IDOT STANDARDS:

424001-11, 606001-08, 701606-10, 701901-09

LOCATION MAP

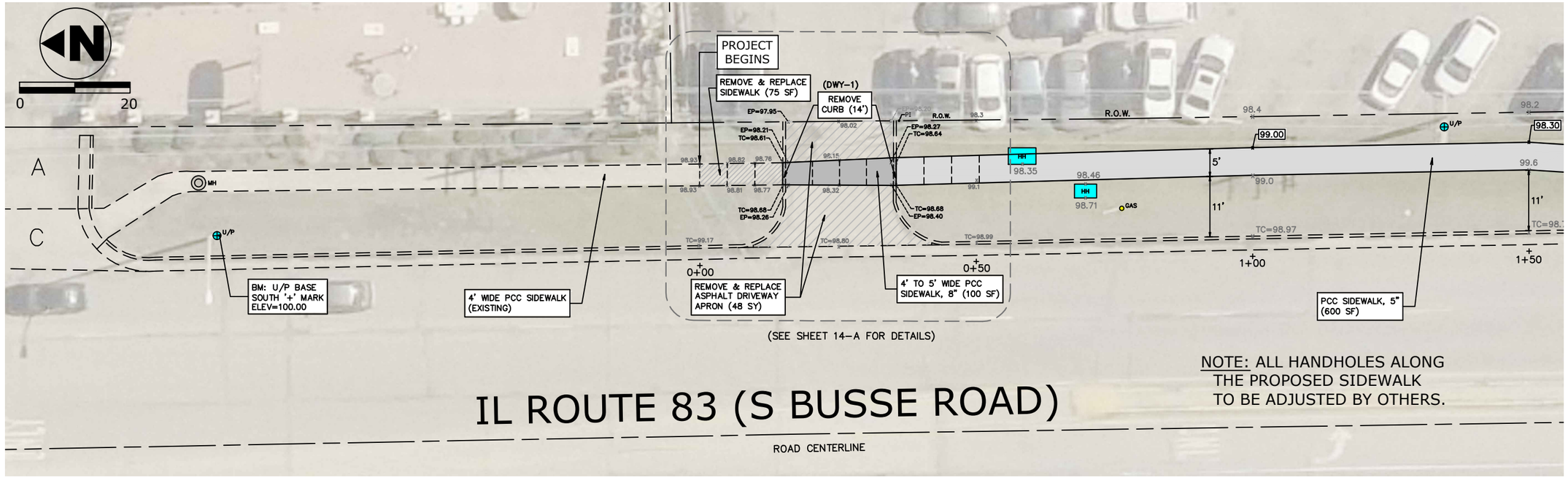


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VILLAGE OF Mount Prospect • Public Works Department • Engineering Division	IL ROUTE 83 (S BUSSE ROAD) SIDEWALK TITLE SHEET	Design : DMB Drawing: RLH	Date: 5-6-24 Revised: 8-26-24	Scale: None	Sheet: 1 of 32

H:\Engineering\Sidewalk\2024\New\Busse Rd Sidewalk - Imperial-Tollway.dwg

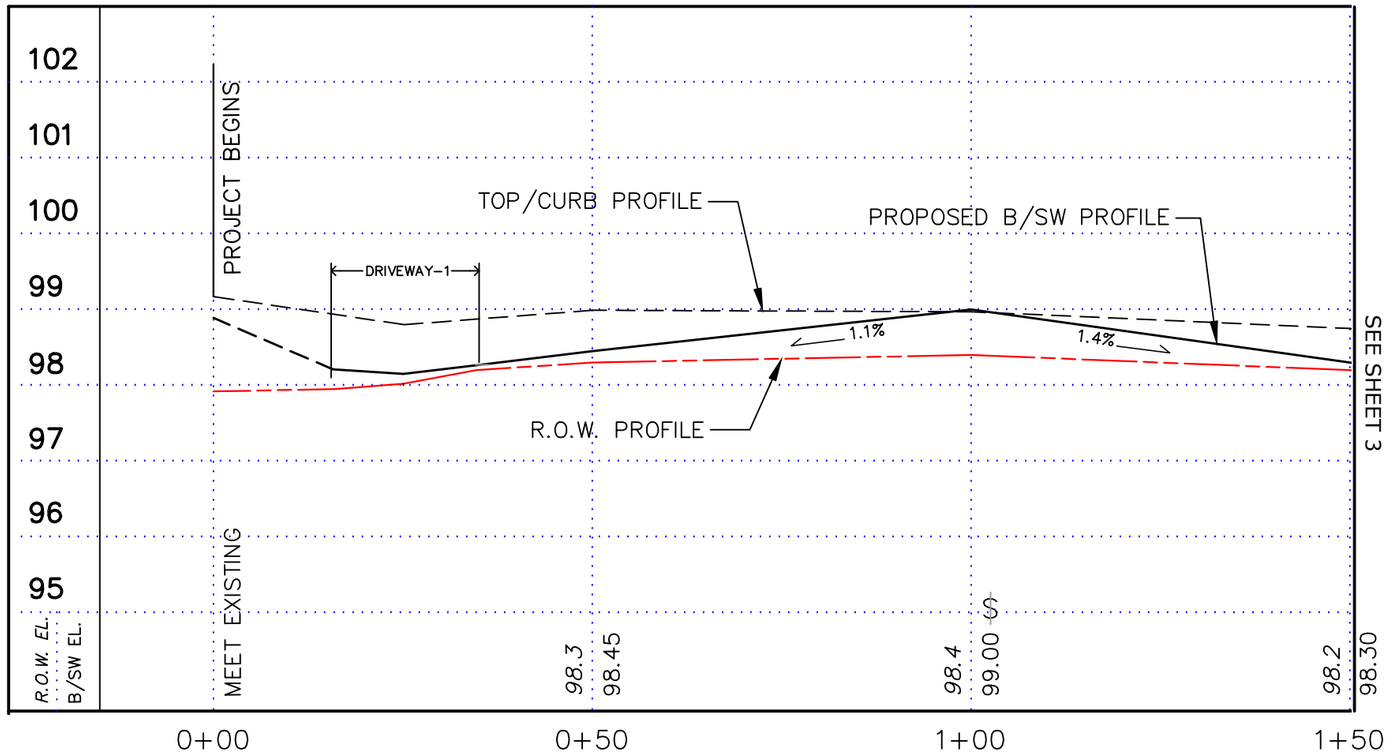


(SEE SHEET 14-A FOR DETAILS)

NOTE: ALL HANDHOLES ALONG THE PROPOSED SIDEWALK TO BE ADJUSTED BY OTHERS.

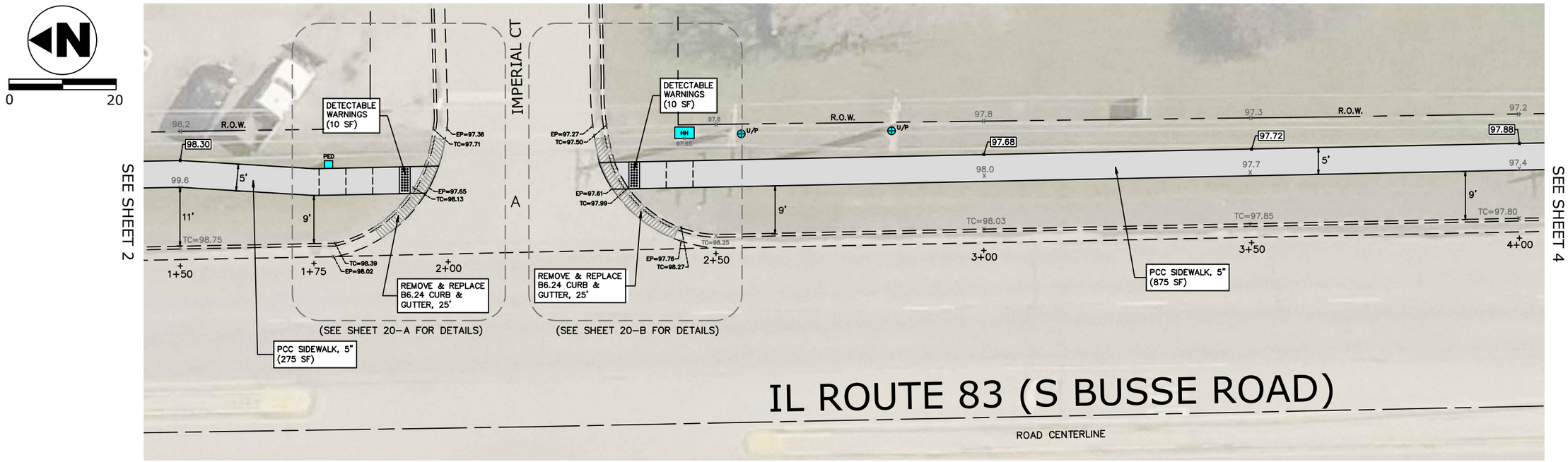
IL ROUTE 83 (S BUSSE ROAD)

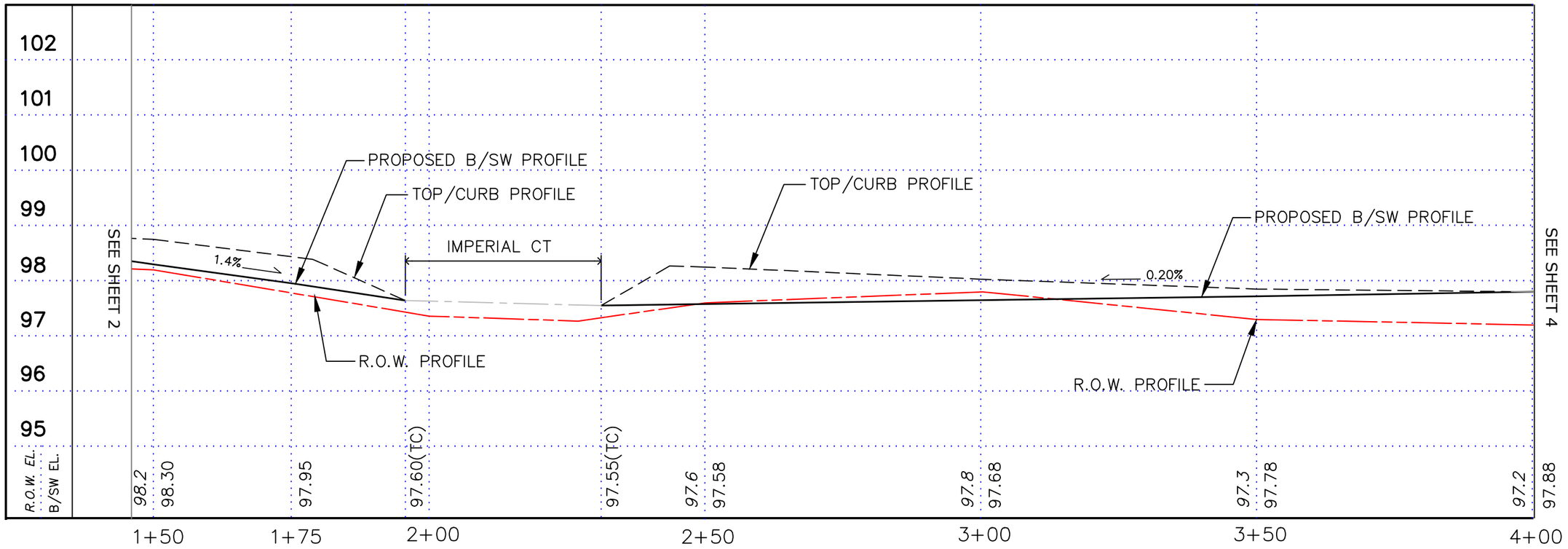
ROAD CENTERLINE



VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**	**IL ROUTE 83 (S BUSSE ROAD) SIDEWALK** **PLAN & PROFILE (STA 0+00 - STA 1+50)**	Design : DMB Drawing: RLH	Date: 5-6-24 Revised: 8-26-24	Scale: 1:20	Sheet: 2 of 32

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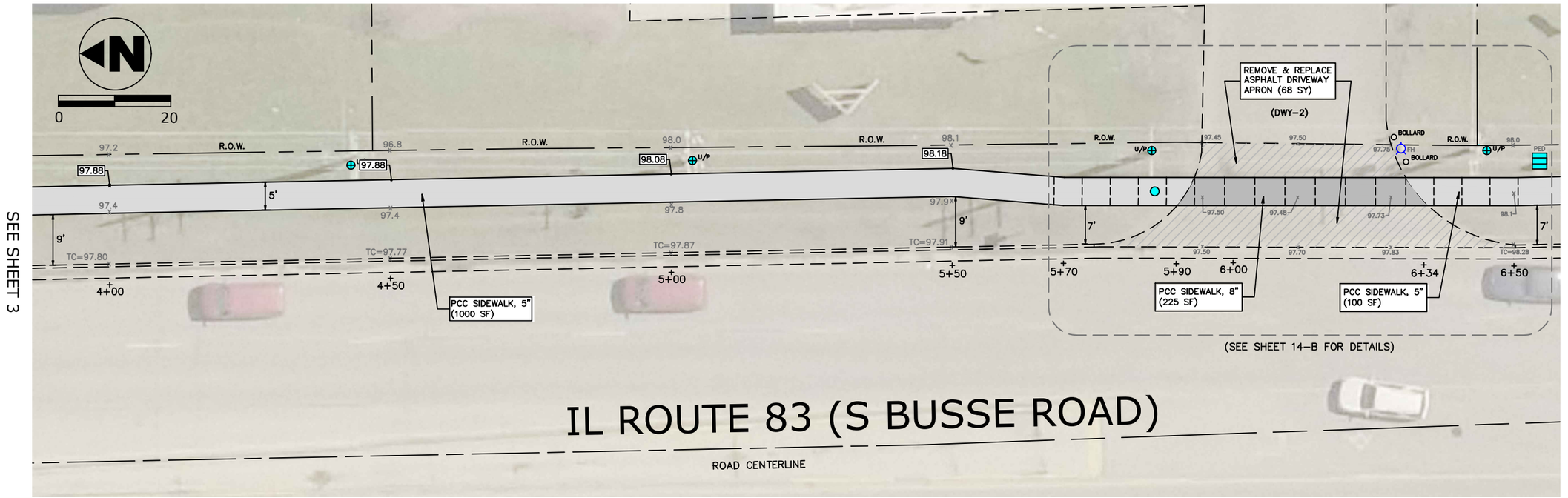


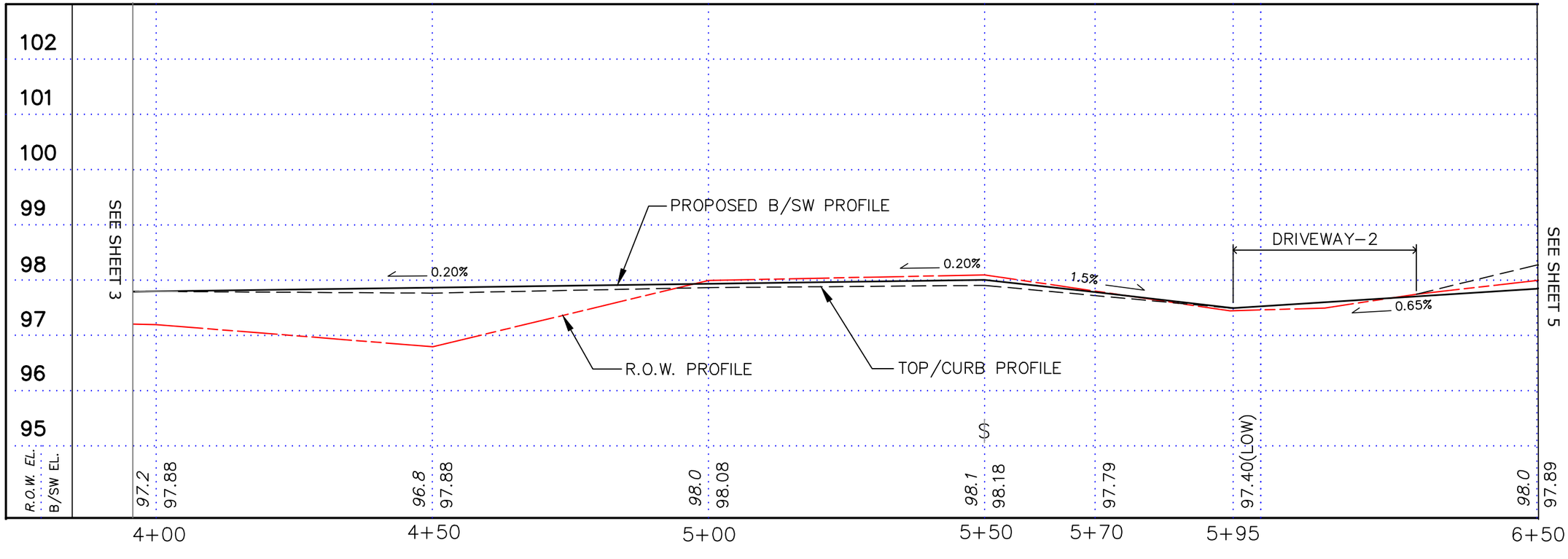


VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**

IL ROUTE 83 (S BUSSE ROAD) SIDEWALK	Design : DMB	Date: 5-6-24	Scale: 1:20	Sheet: 3 of 32
PLAN & PROFILE (STA 1+50 - STA 4+00)	Drawing: RLH	Revised: 8-26-24		

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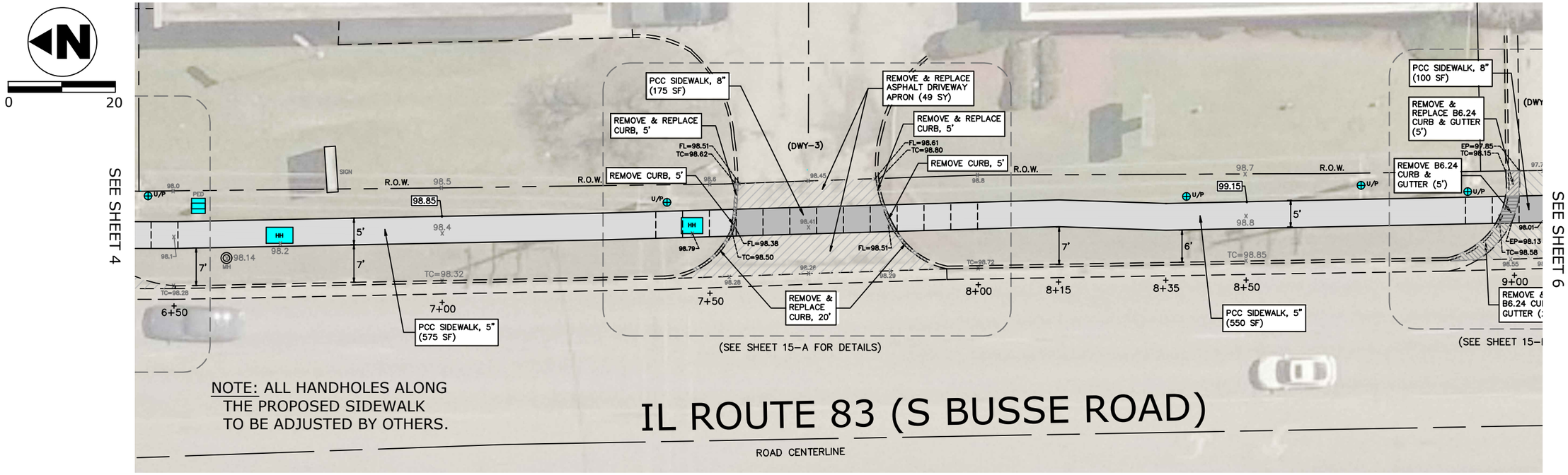
VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**

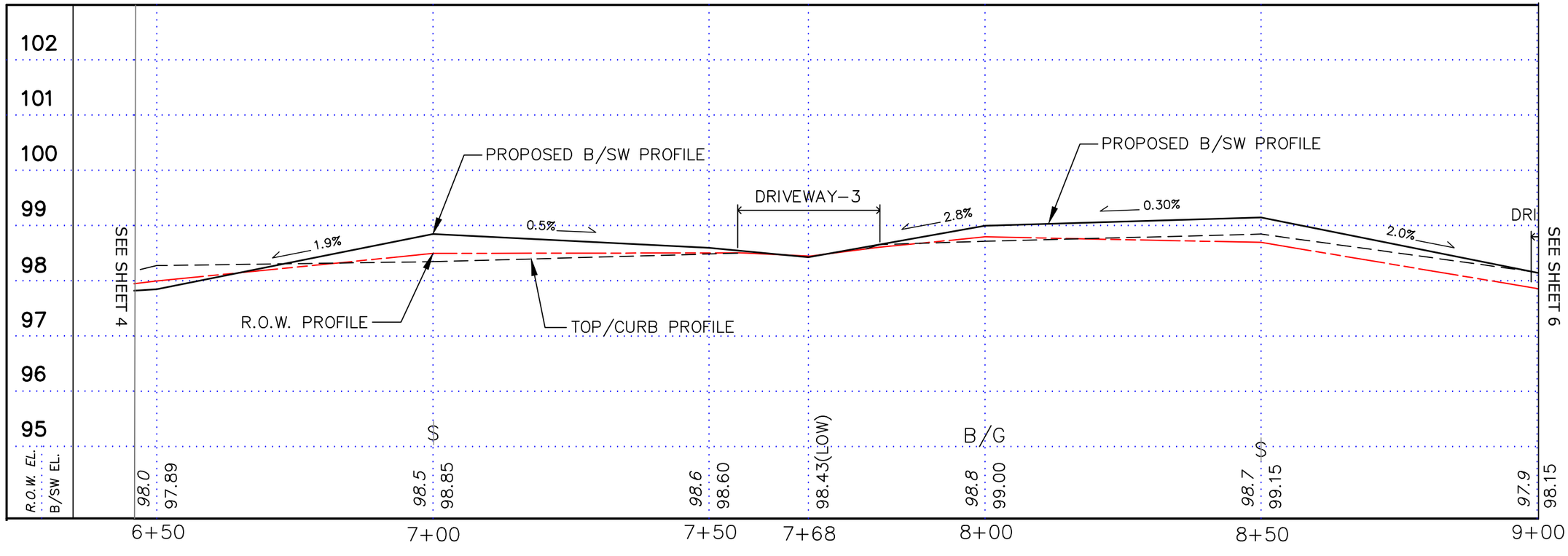
IL ROUTE 83 (S BUSSE ROAD) SIDEWALK

PLAN & PROFILE (STA 4+00 - STA 6+50)

Design : DMB | Drawing: RLH | Date: 5-6-24 | Revised: 8-26-24 | Scale: 1:20 | Sheet: 4 of 32

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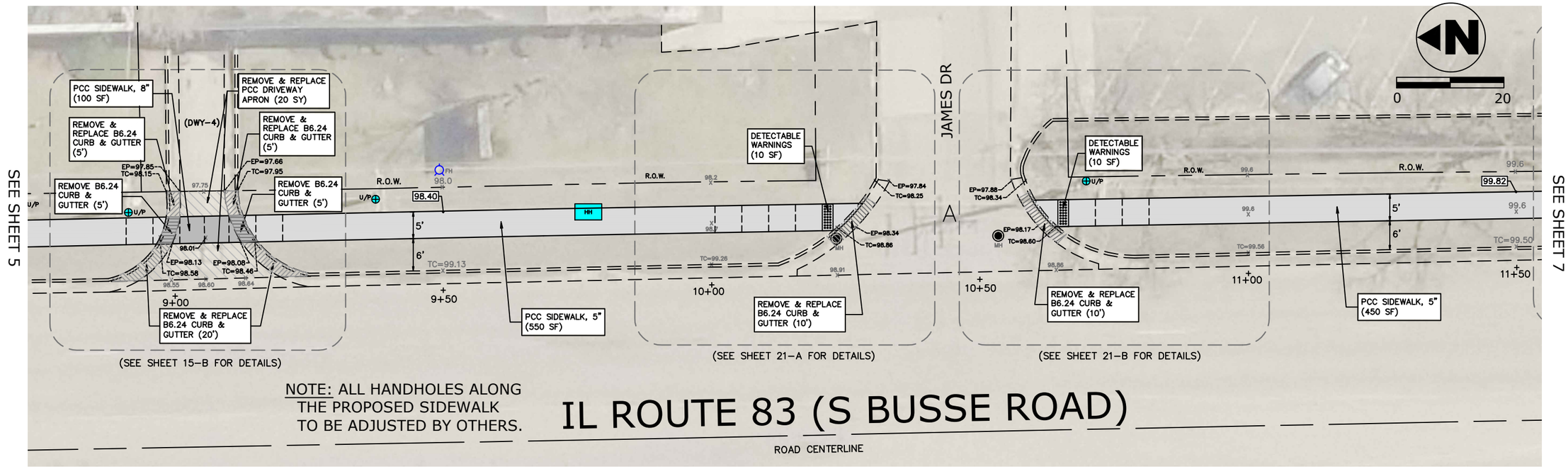
VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**

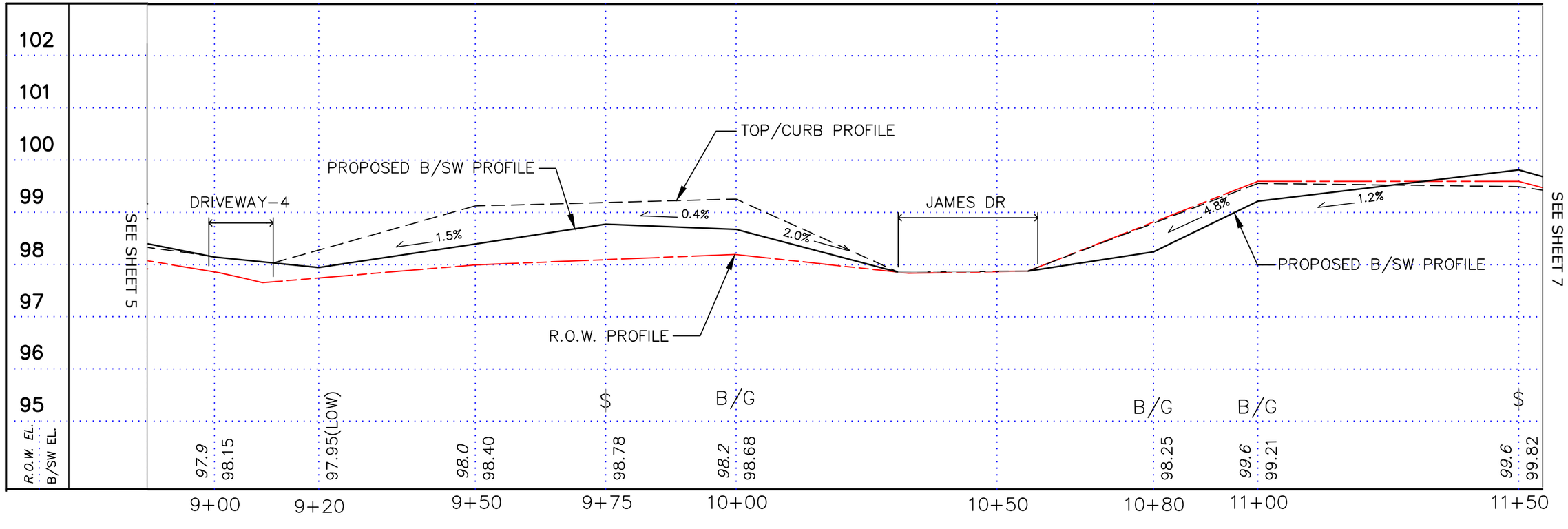
IL ROUTE 83 (S BUSSE ROAD) SIDEWALK

PLAN & PROFILE (STA 6+50 - STA 9+00)

Design : DMB | Drawing: RLH | Date: 5-6-24 | Revised: 8-26-24 | Scale: 1:20 | Sheet: 5 of 32

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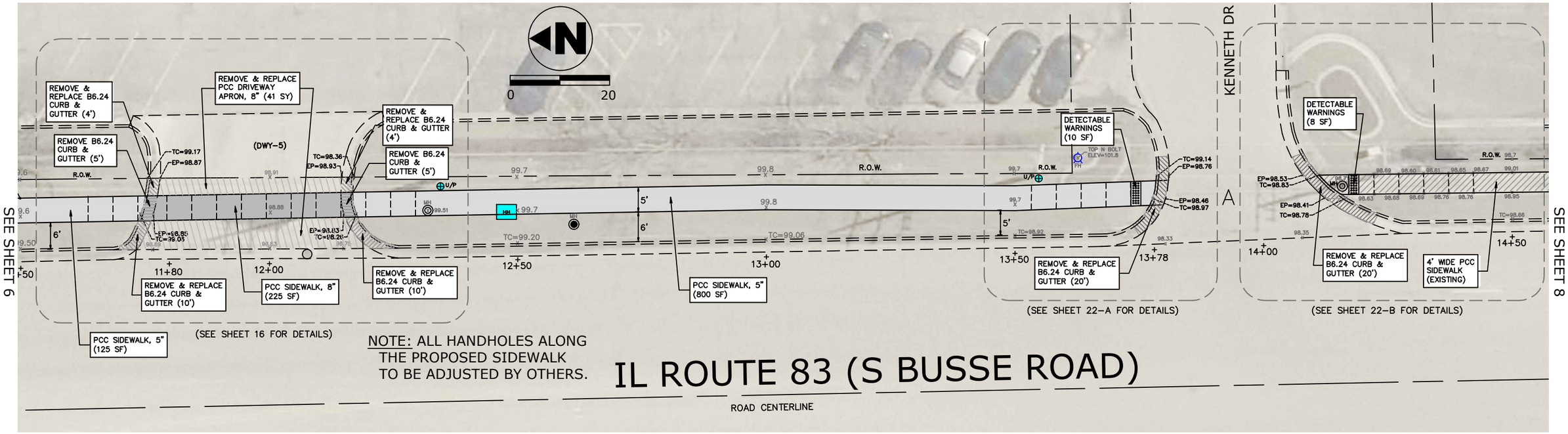
VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**

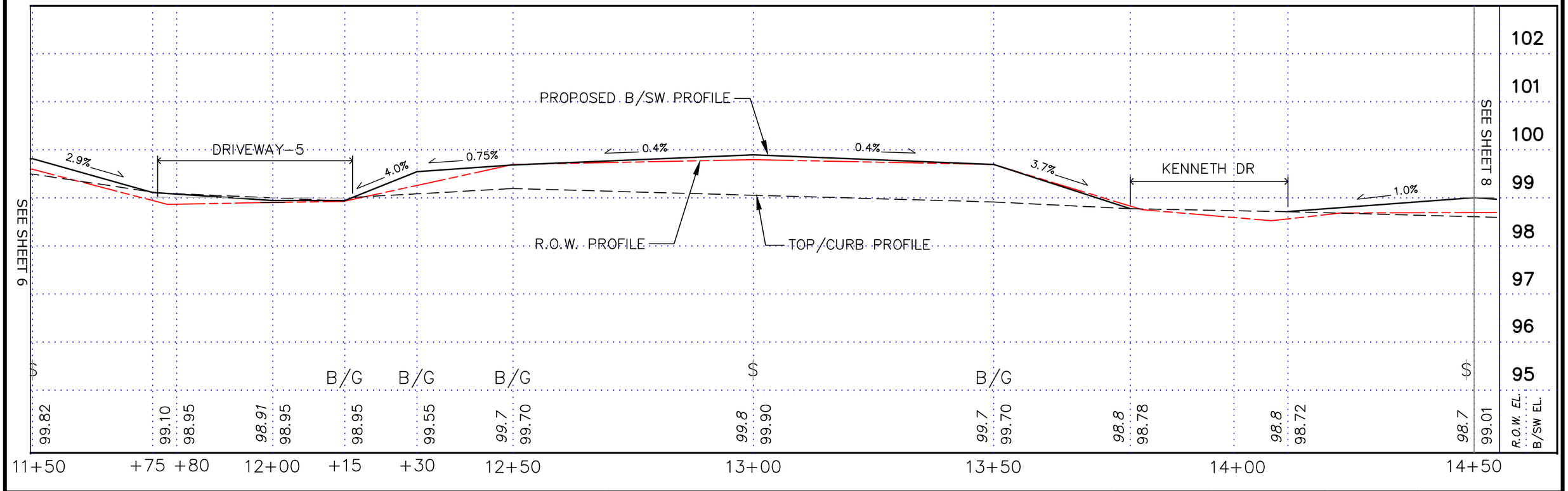
IL ROUTE 83 (S BUSSE ROAD) SIDEWALK

PLAN & PROFILE (STA 9+00 - STA 11+50)

Design : DMB	Date: 5-6-24	Scale: 1:20	Sheet: 6 of 32
Drawing: RLH	Revised: 8-26-24		

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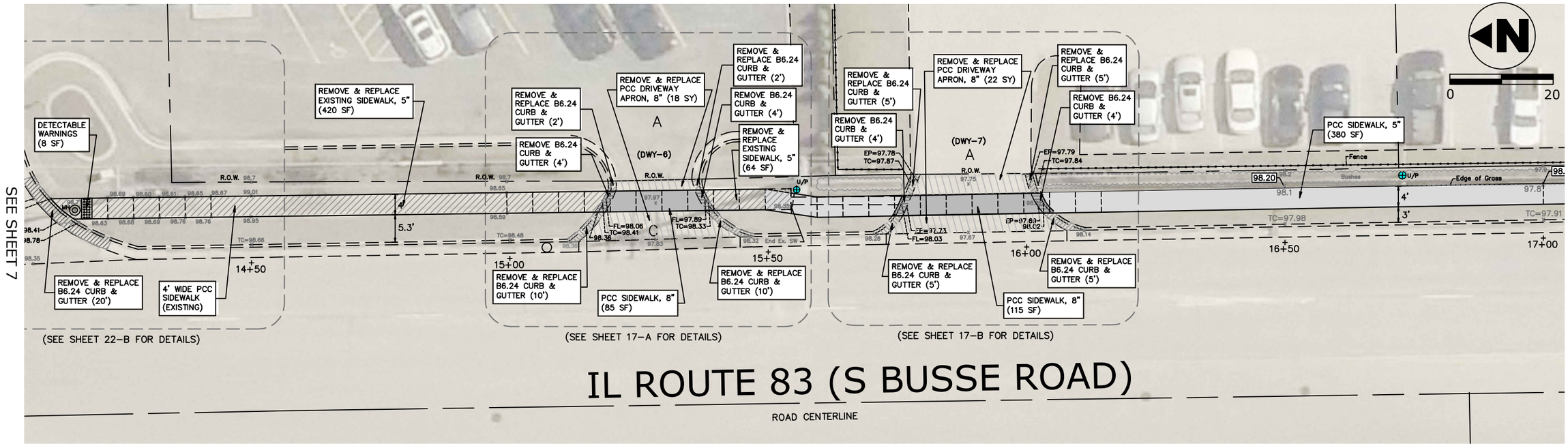


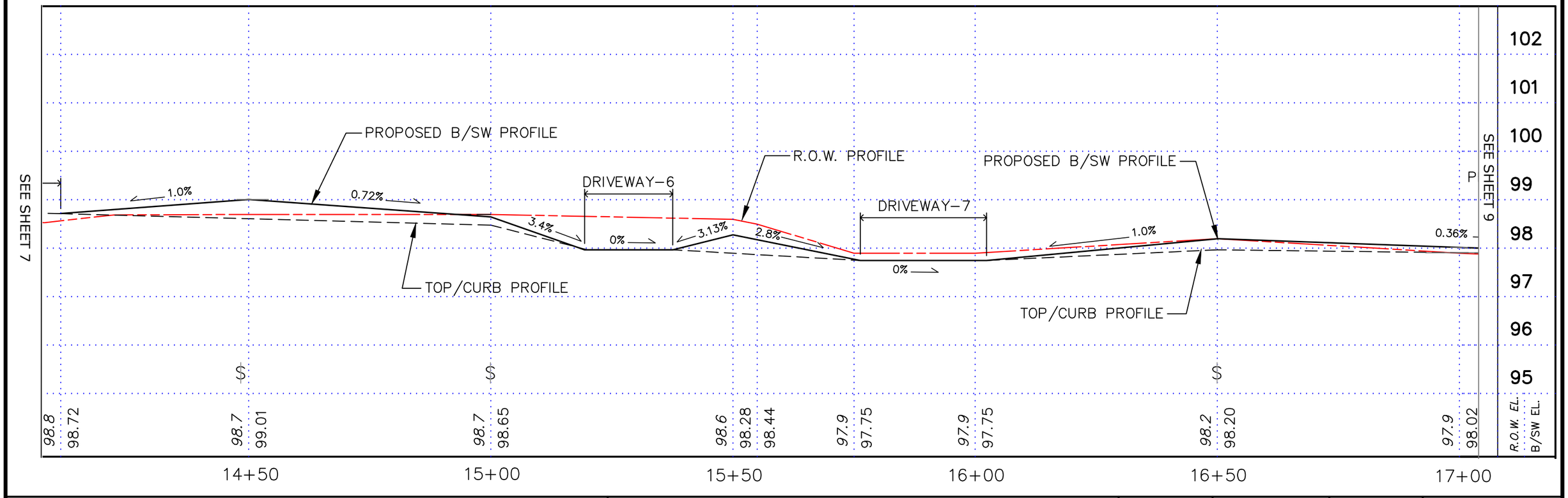


VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**

IL ROUTE 83 (S BUSSE RD) SIDEWALK	Design : DMB	Date: 5-6-24	Scale: 1:20	Sheet: 7 of 32
PLAN & PROFILE (STA 11+50 - STA 14+50)	Drawing: RLH	Revised: 8-26-24		

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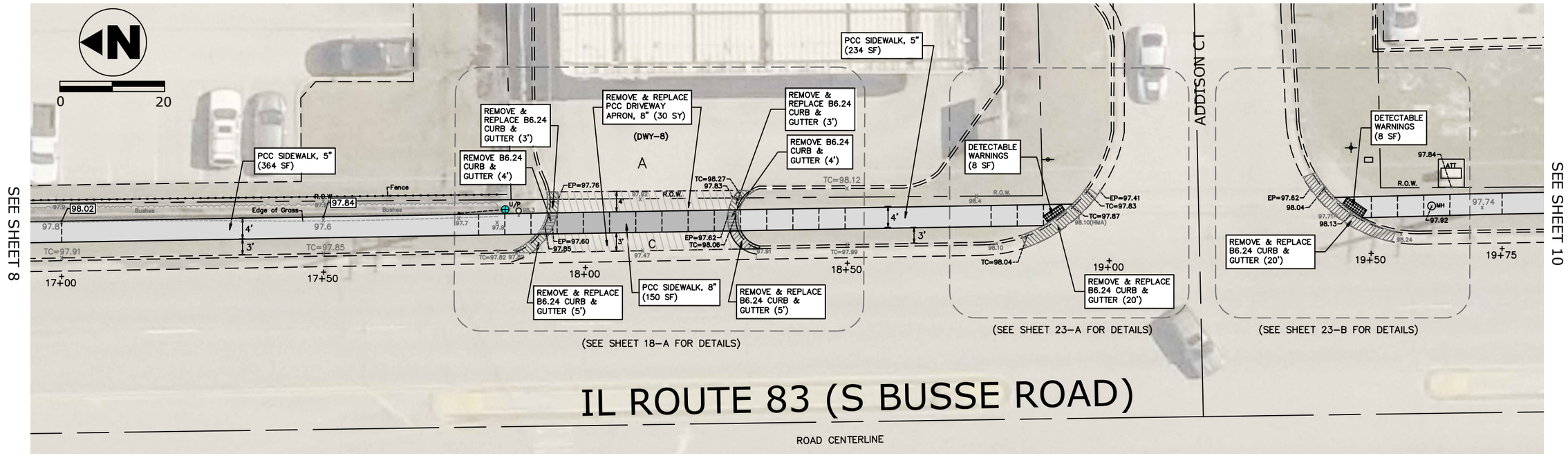


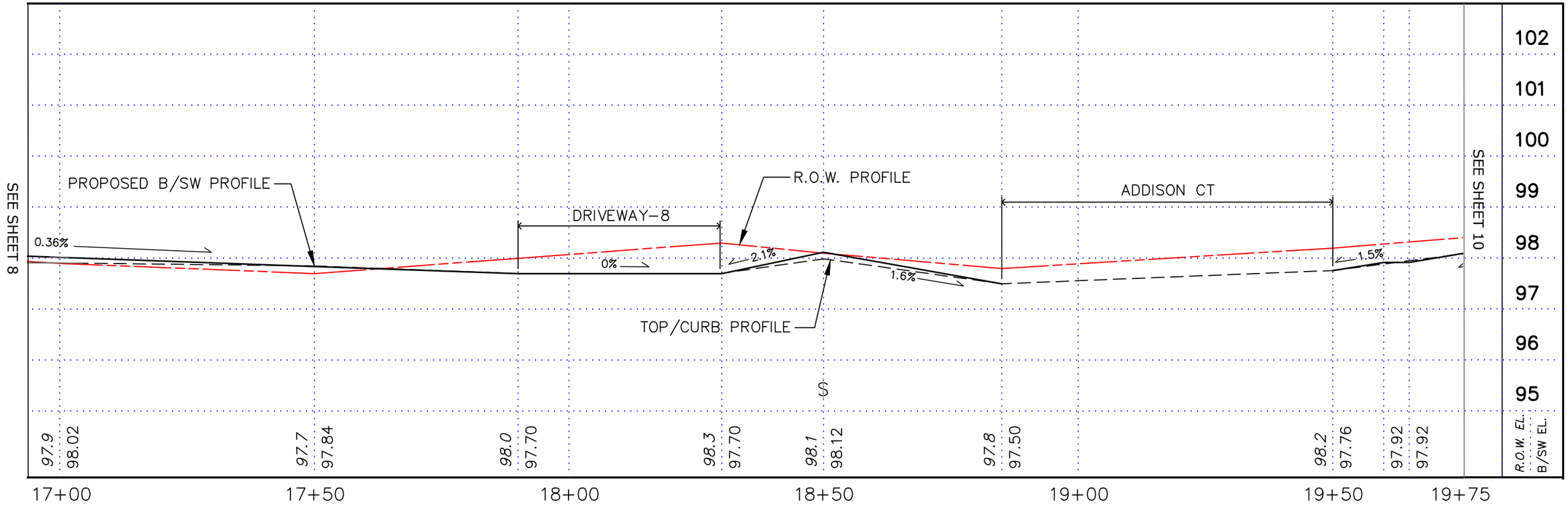


VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**

IL ROUTE 83 (S BUSSE RD) SIDEWALK	Design : DMB	Date: 7-17-24	Scale: 1:20	Sheet: 8 of 32
PLAN & PROFILE (STA 14+50 - STA 17+00)	Drawing: RLH	Revised: 8-26-24		

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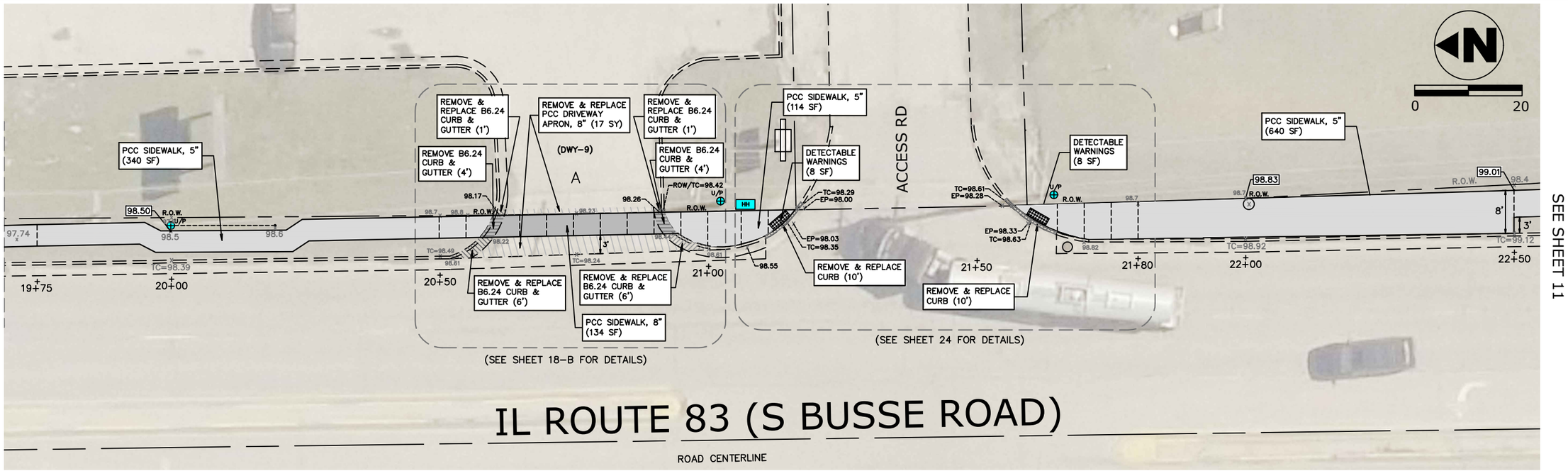
VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**

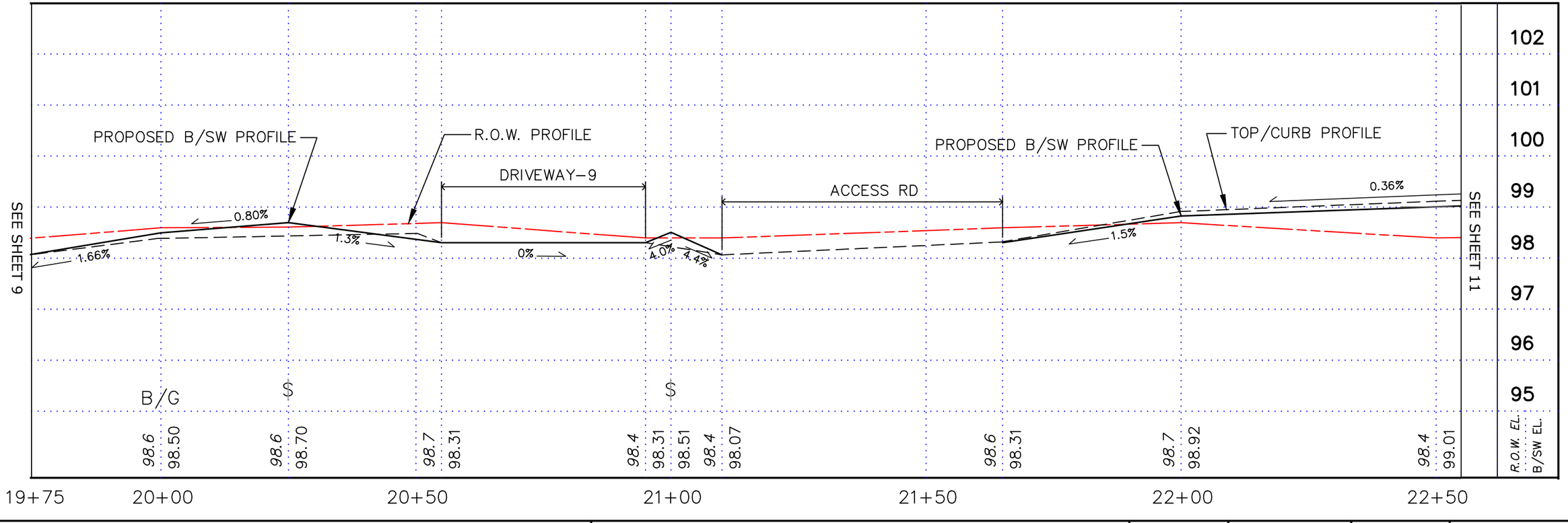
IL ROUTE 83 (S BUSSE RD) SIDEWALK

PLAN & PROFILE (STA 17+00 - STA 19+75)

Design : DMB	Date: 7-17-24	Scale: 1:20	Sheet: 9 of 32
Drawing: RLH	Revised: 8-26-24		

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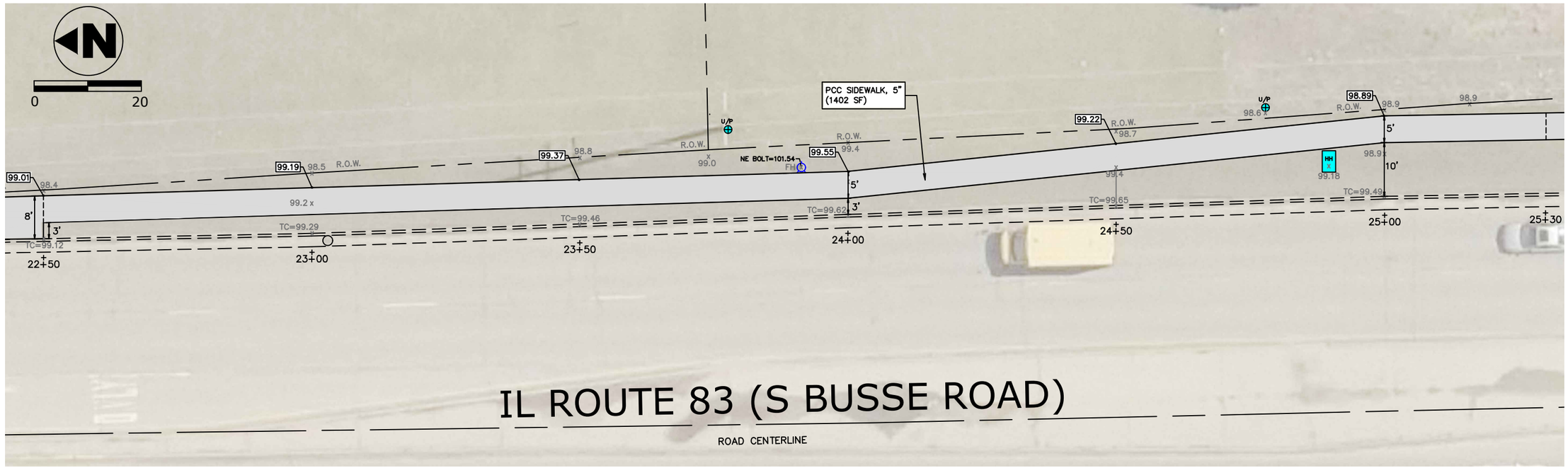


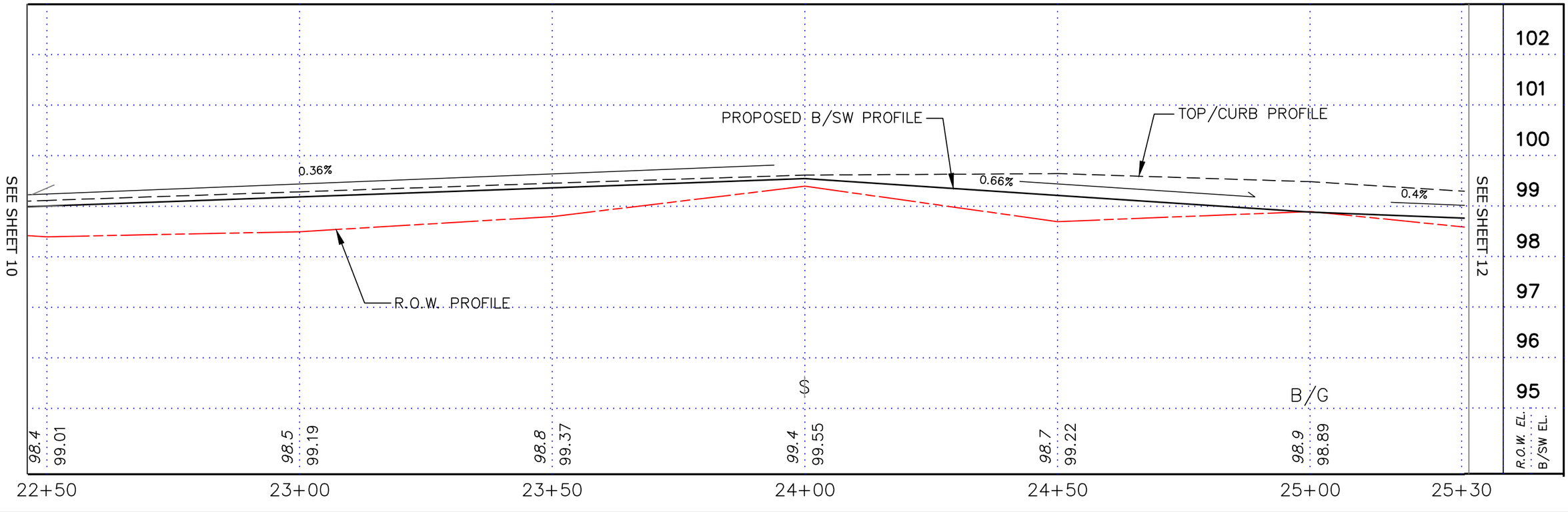


VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**

IL ROUTE 83 (S BUSSE RD) SIDEWALK	Design : DMB	Date: 7-17-24	Scale: 1:20	Sheet: 10 of 32
PLAN & PROFILE (STA 19+75 - STA 22+50)	Drawing: RLH	Revised: 8-26-24		

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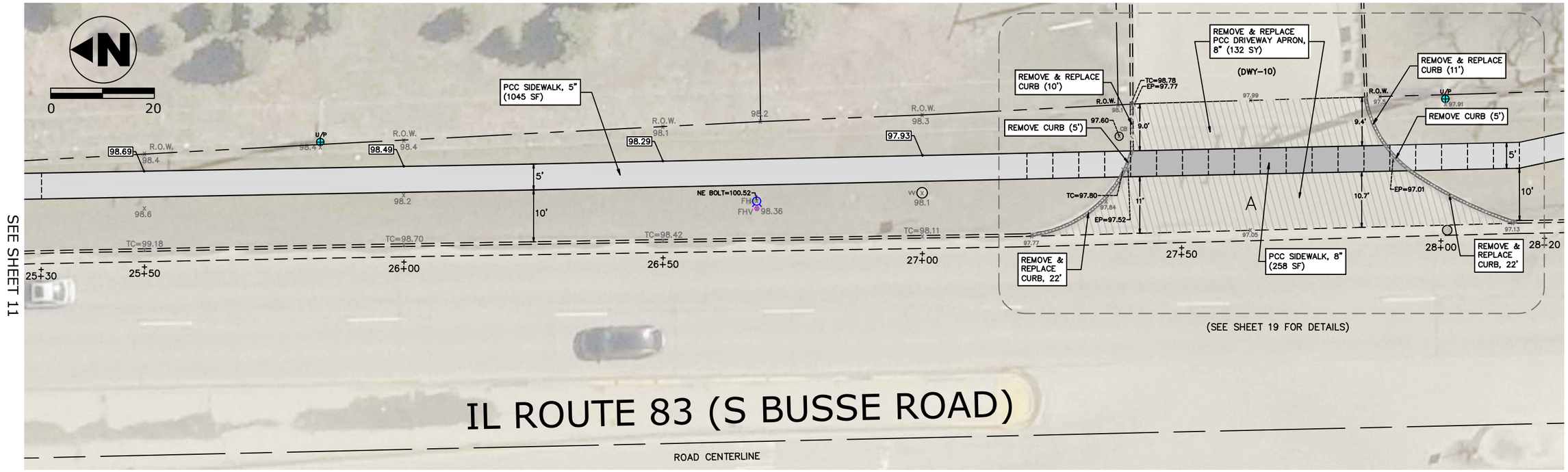


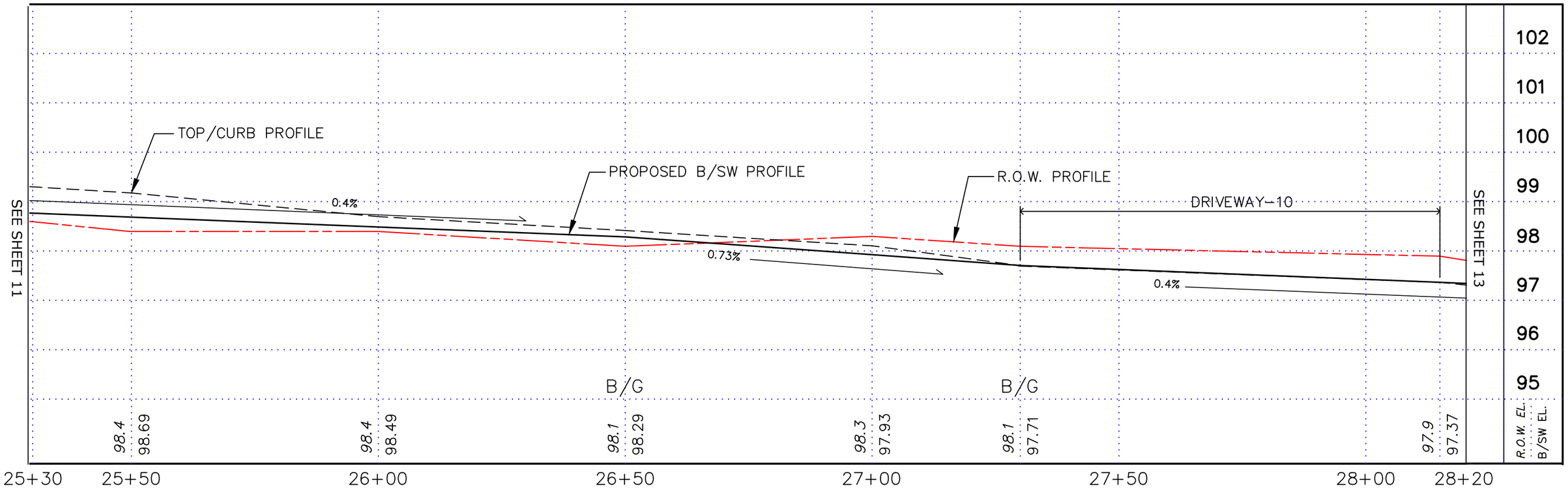


VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**

IL ROUTE 83 (S BUSSE RD) SIDEWALK	Design : DMB	Date: 7-17-24	Scale: 1:20	Sheet: 11 of 32
PLAN & PROFILE (STA 22+50 - STA 25+30)	Drawing: RLH	Revised: 8-26-24		

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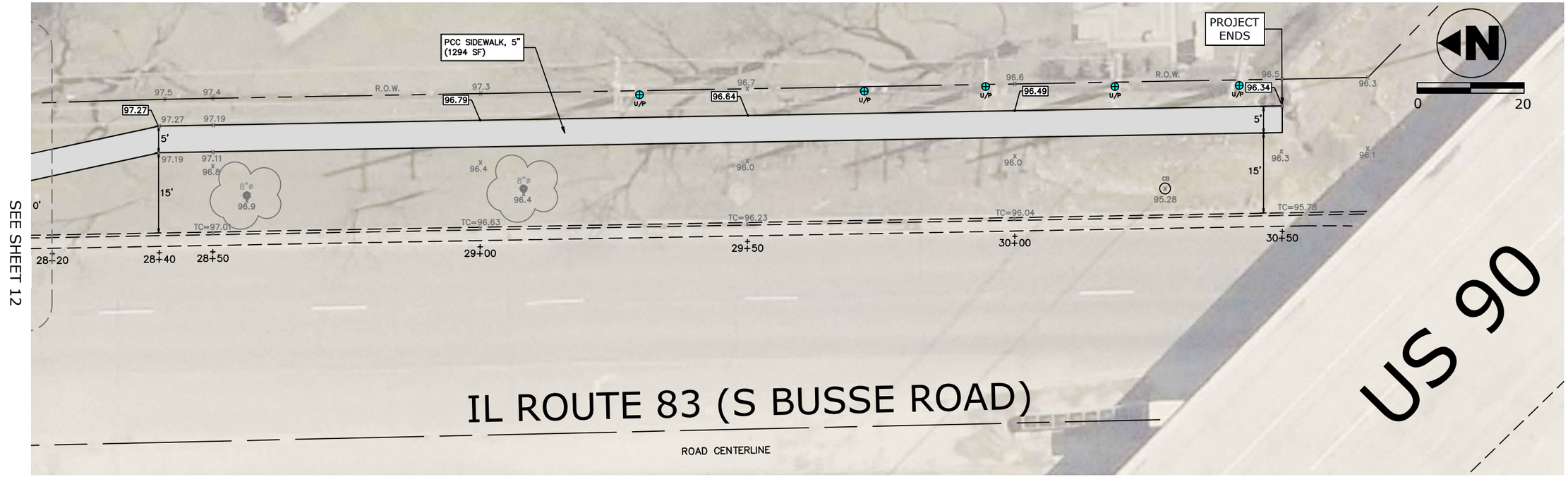
VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**

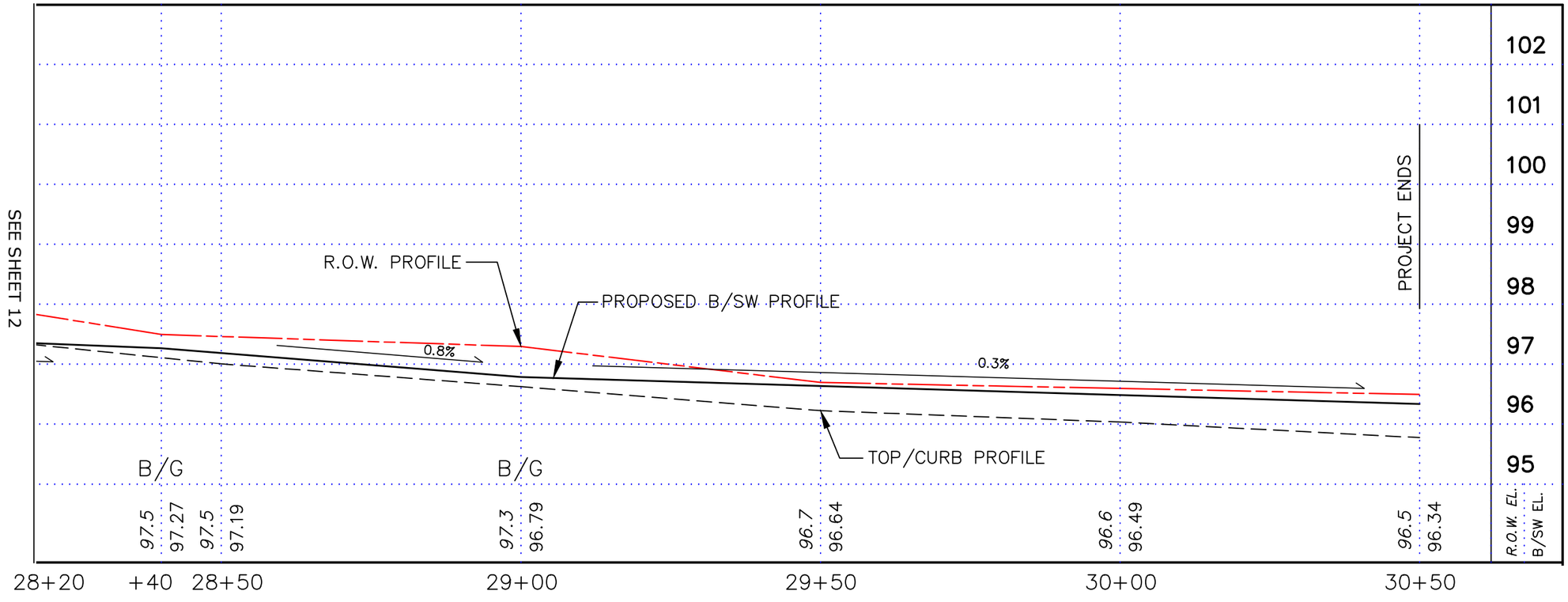
IL ROUTE 83 (S BUSSE RD) SIDEWALK

PLAN & PROFILE (STA 25+30 - STA 28+20)

Design : DMB	Date: 7-17-24	Scale: 1:20	Sheet: 12 of 32
Drawing: RLH	Revised: 8-26-24		

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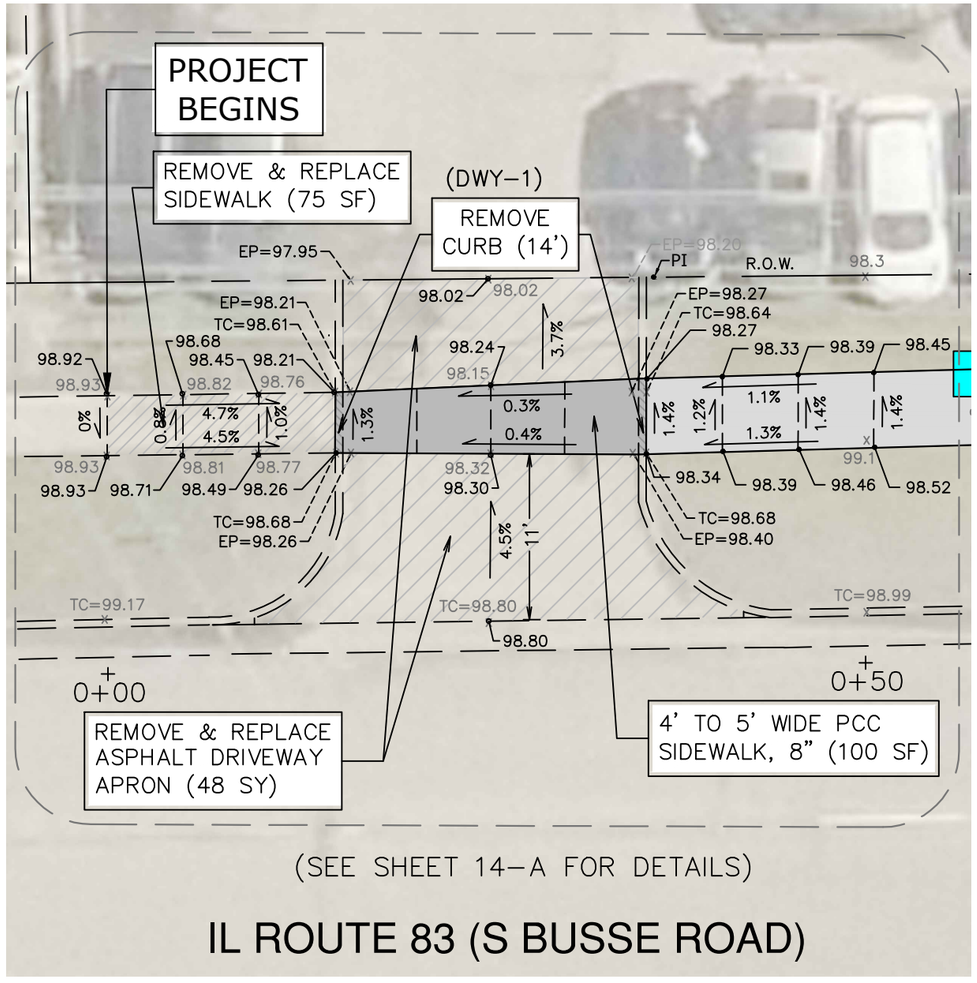
IL ROUTE 83 (S BUSSE RD) SIDEWALK

PLAN & PROFILE (STA 28+20 - STA 30+50)

Design : DMB | Drawing: RLH | Date: 7-17-24 | Revised: 8-26-24 | Scale: 1:20 | Sheet: 13 of 32

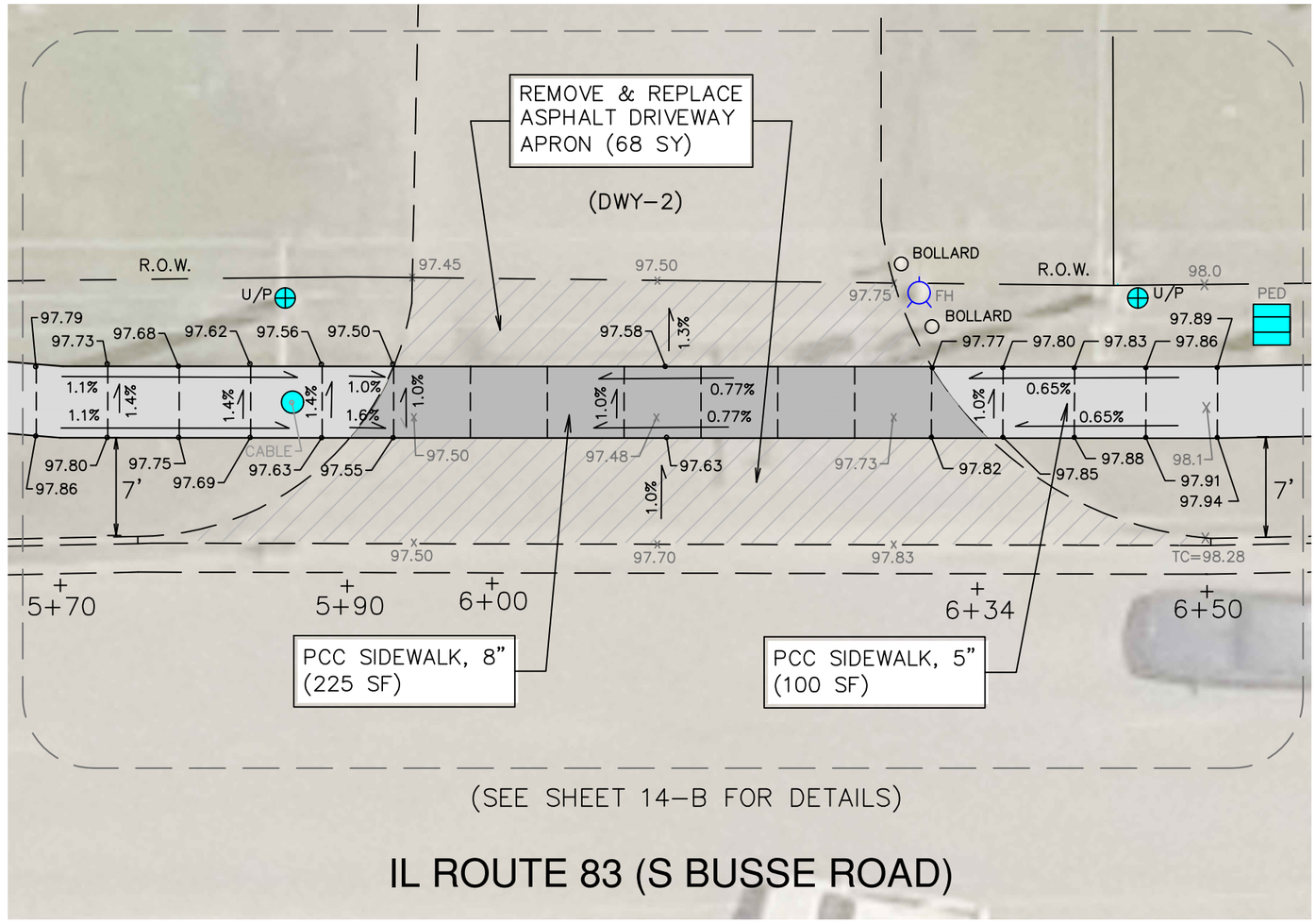
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DRIVEWAY-1



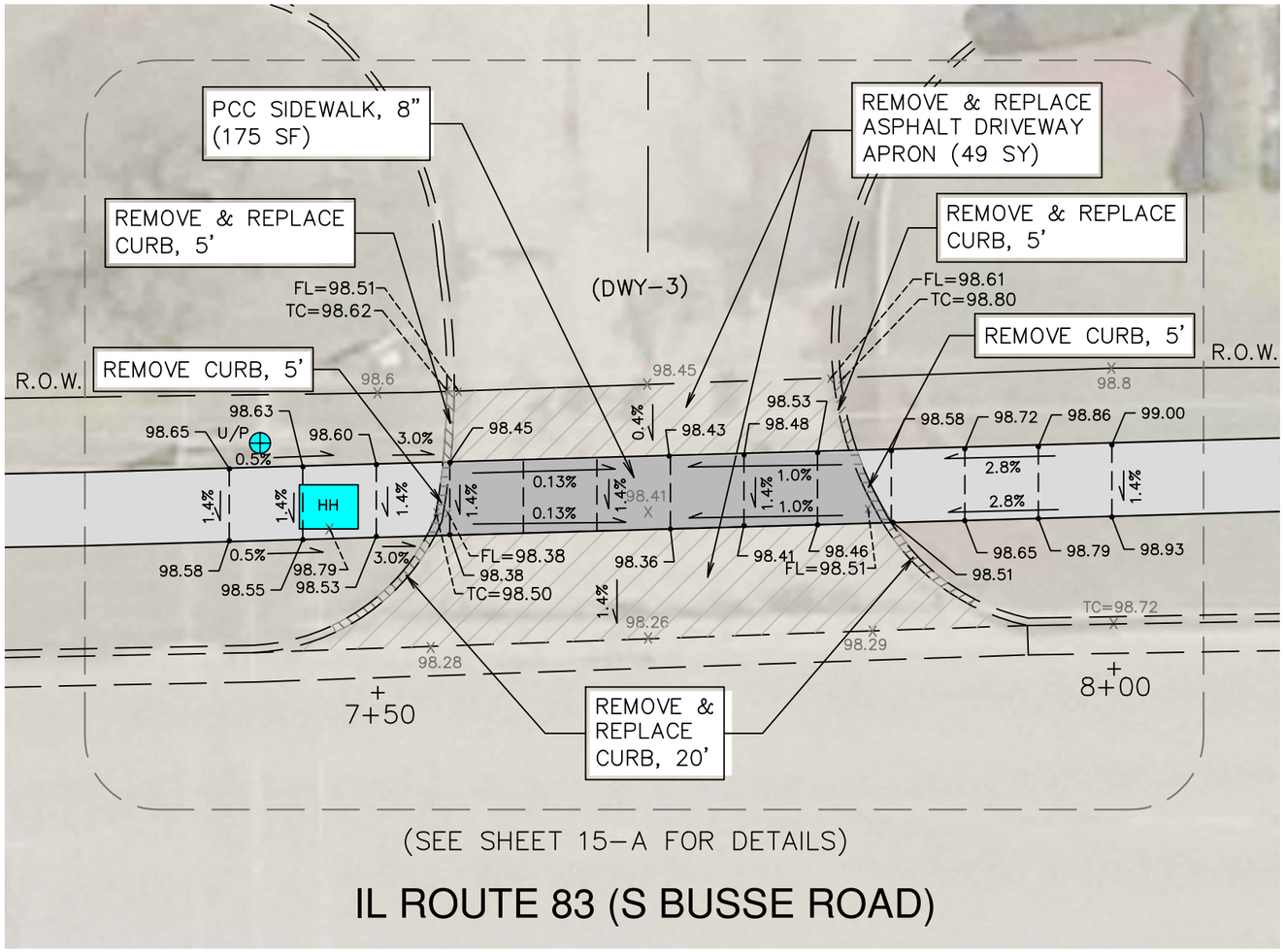
14-A

DRIVEWAY-2



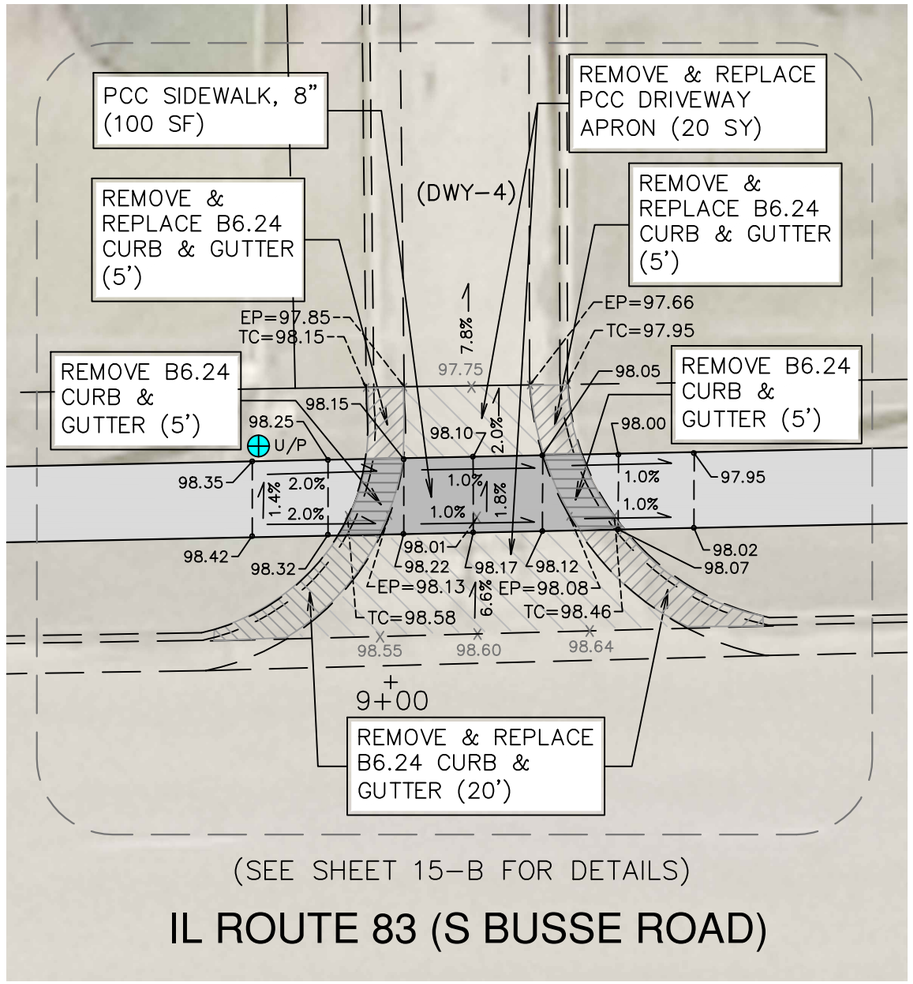
14-B

DRIVEWAY-3



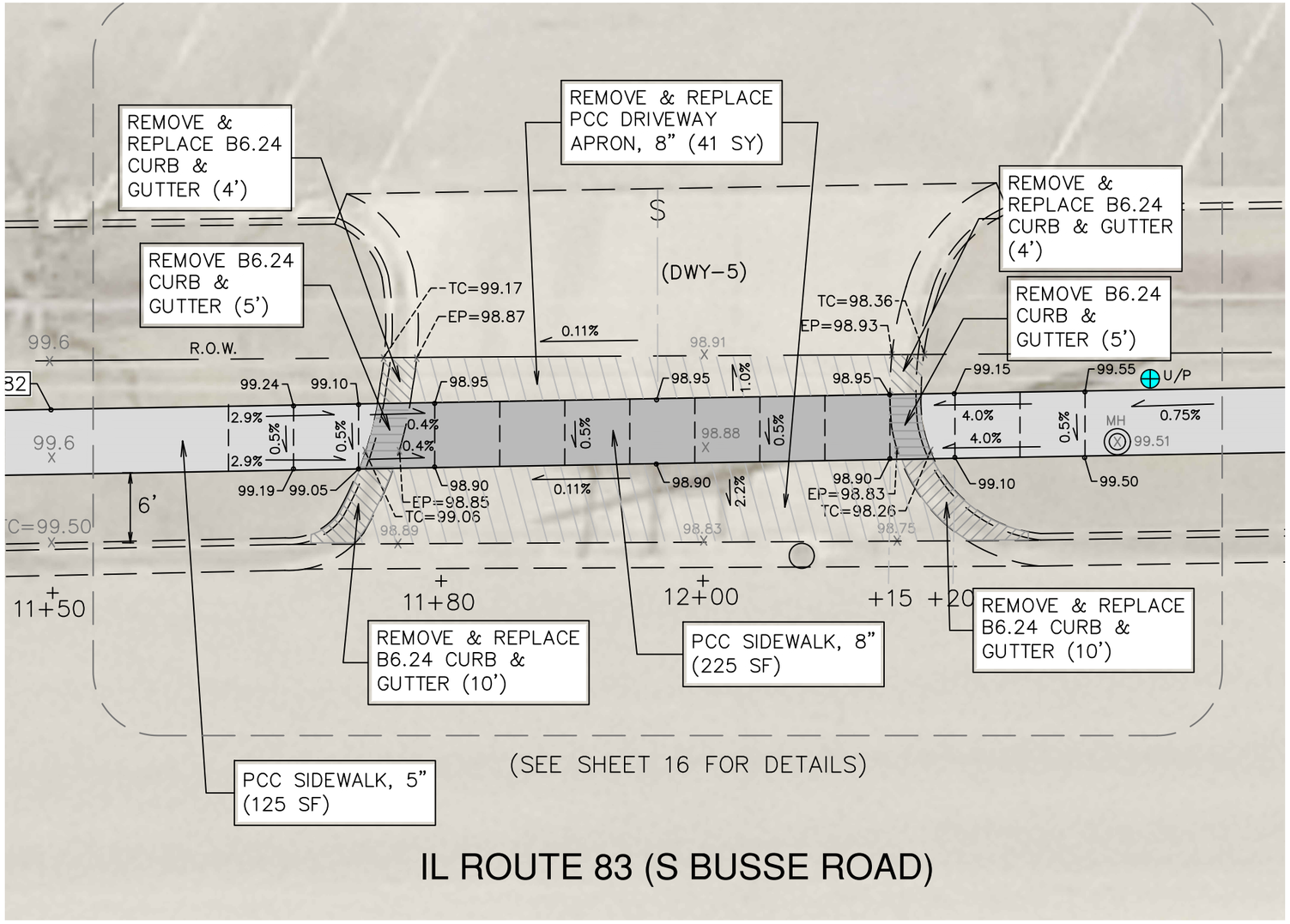
15-A

DRIVEWAY-4



15-B

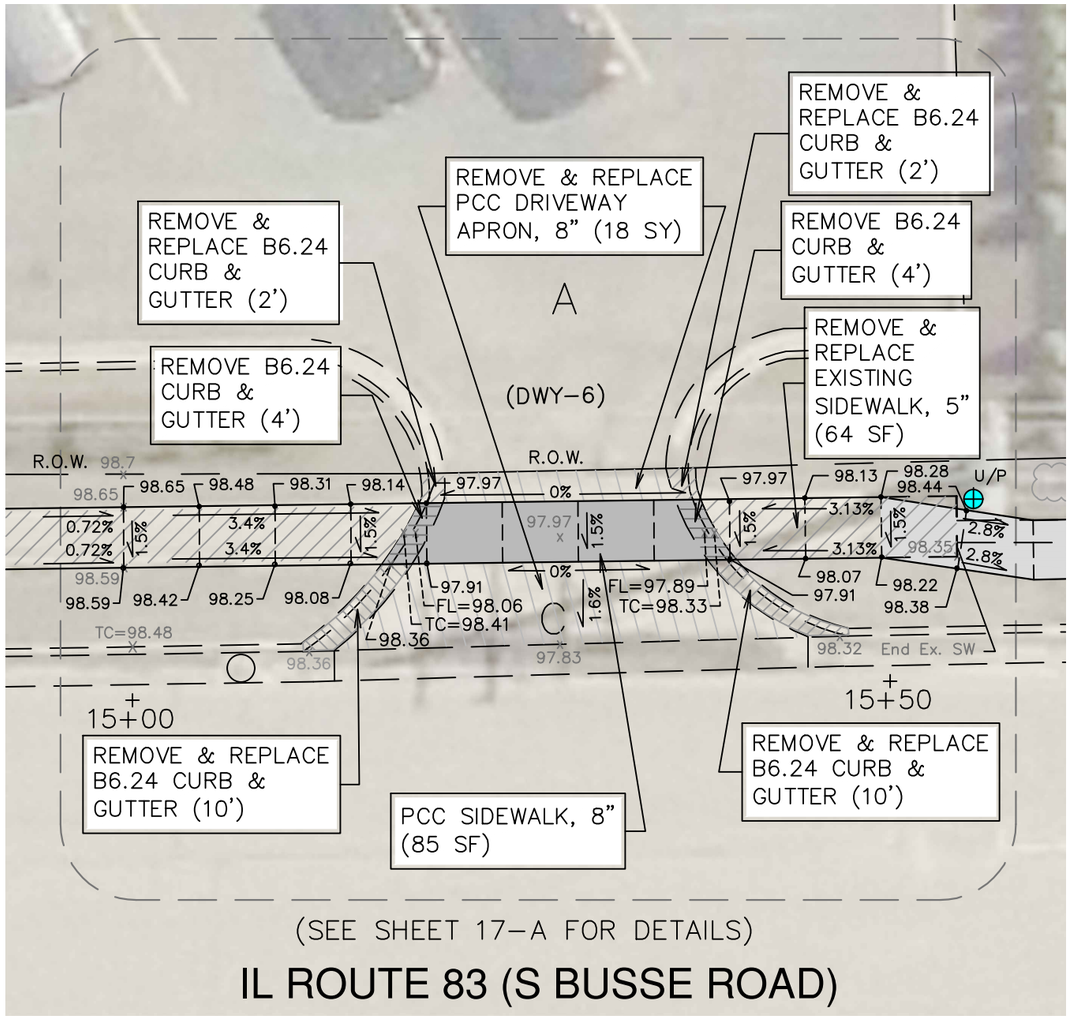
DRIVEWAY-5



VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**	**IL ROUTE 83 (S BUSSE ROAD) SIDEWALK**	Design : DMB	Date: 5-6-24	Scale: 1:10	Sheet: 16 of 32
	DRIVEWAY-5 DETAIL	Drawing: RLH	Revised:		

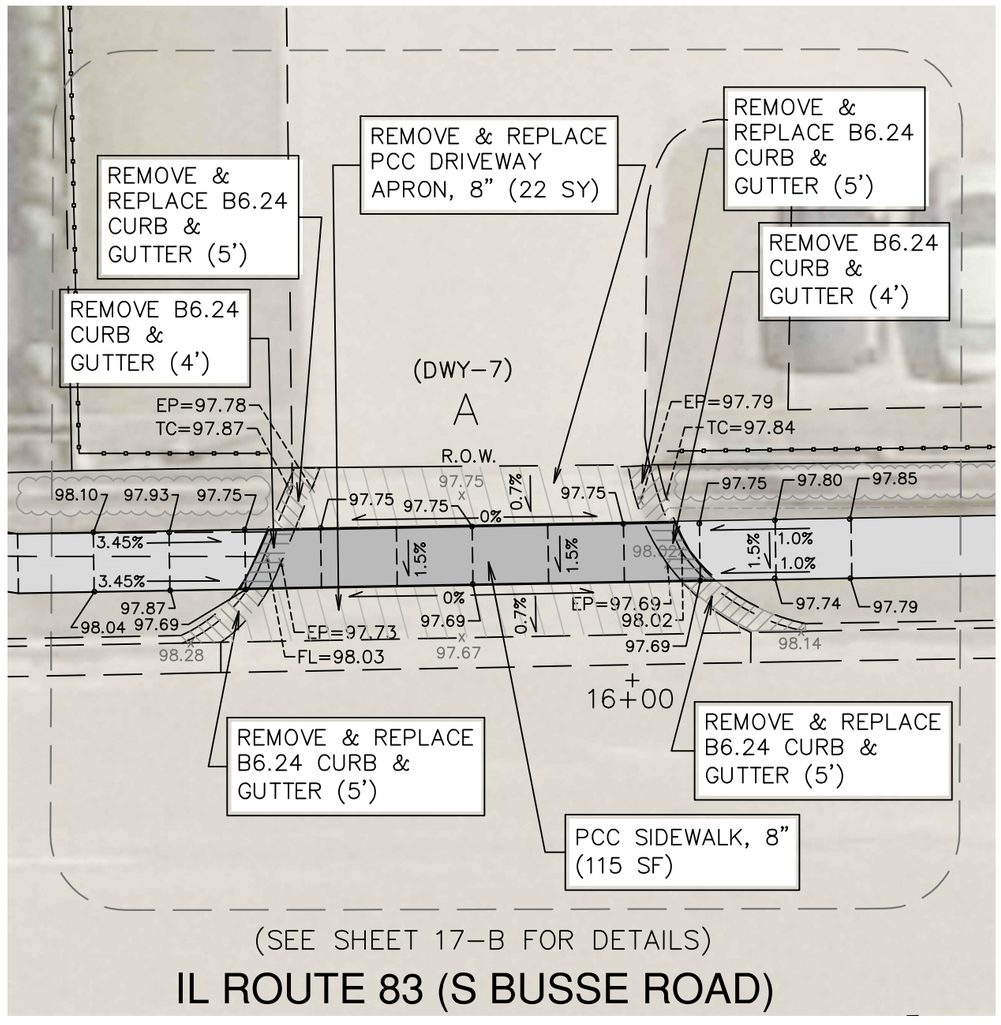
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DRIVEWAY-6



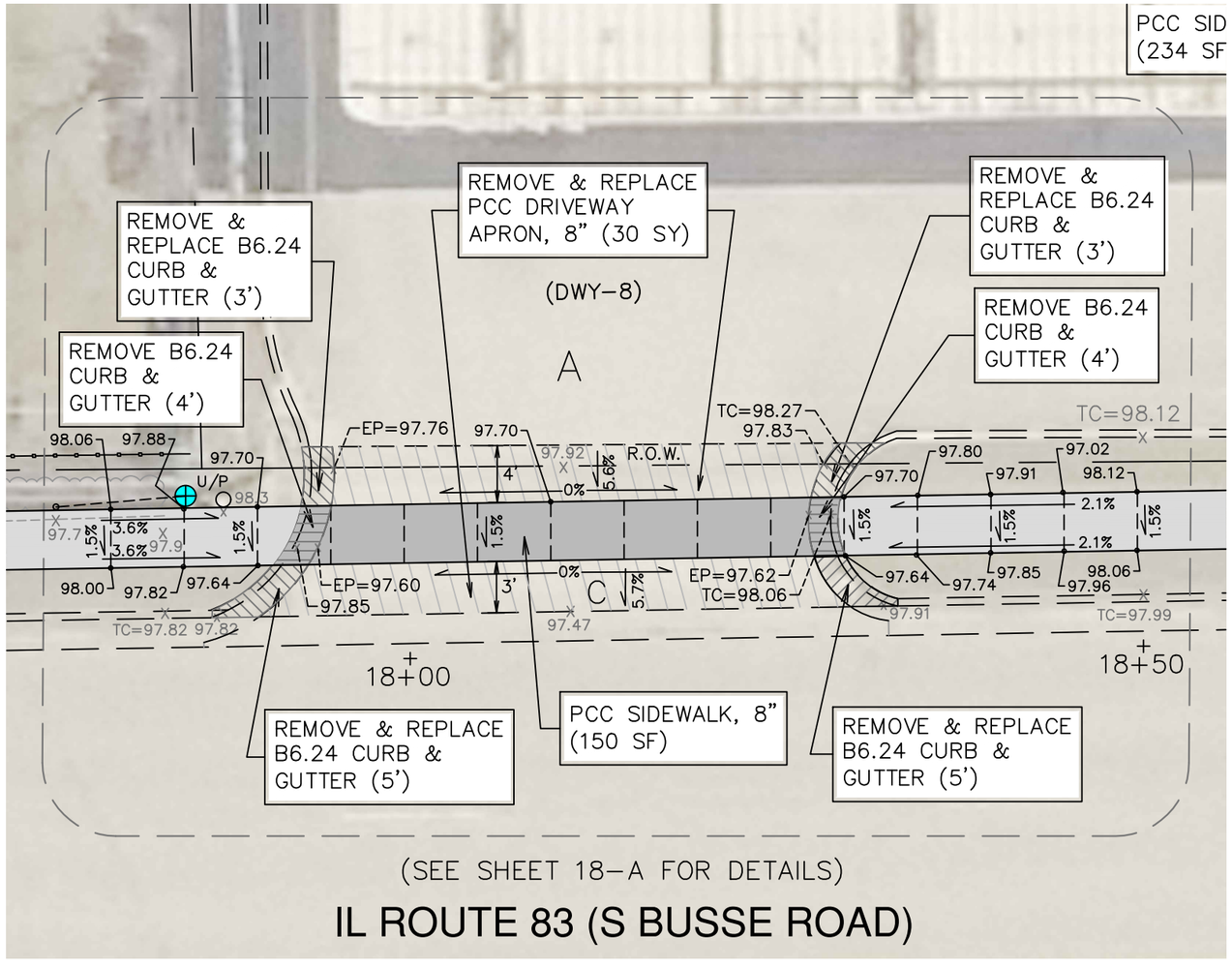
17-A

DRIVEWAY-7



17-B

DRIVEWAY-8

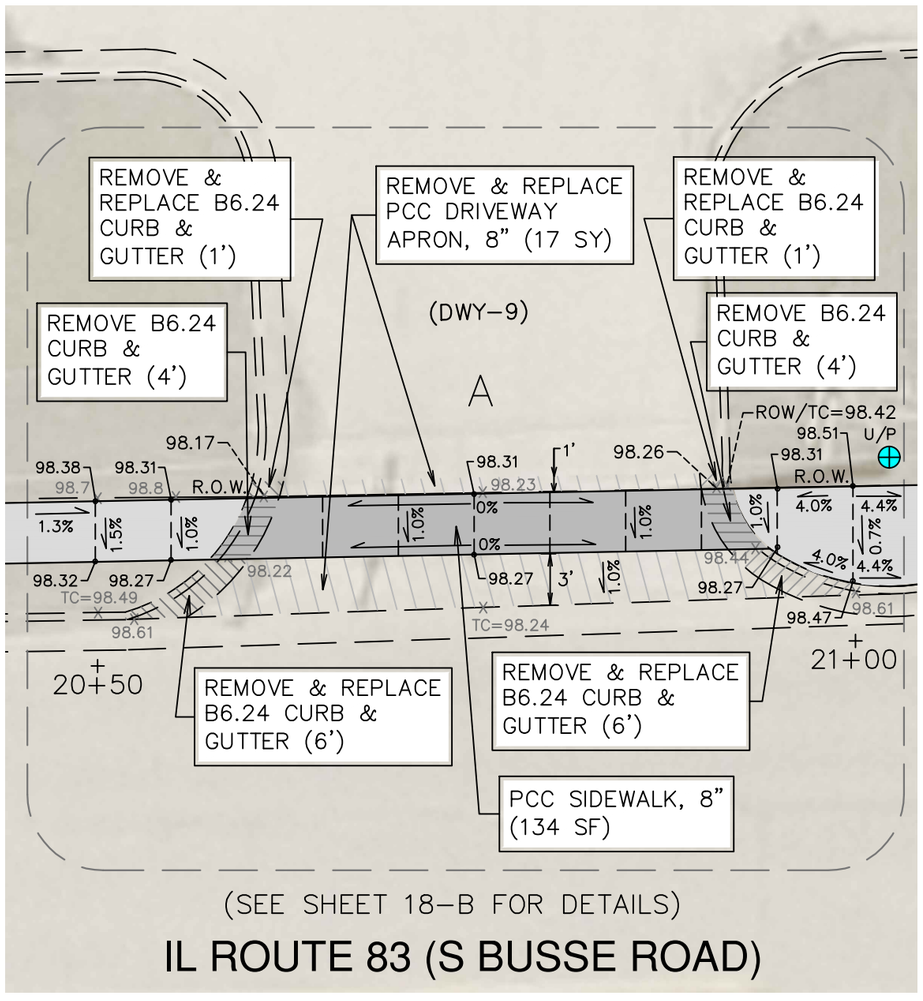


(SEE SHEET 18-A FOR DETAILS)

IL ROUTE 83 (S BUSSE ROAD)

18-A

DRIVEWAY-9

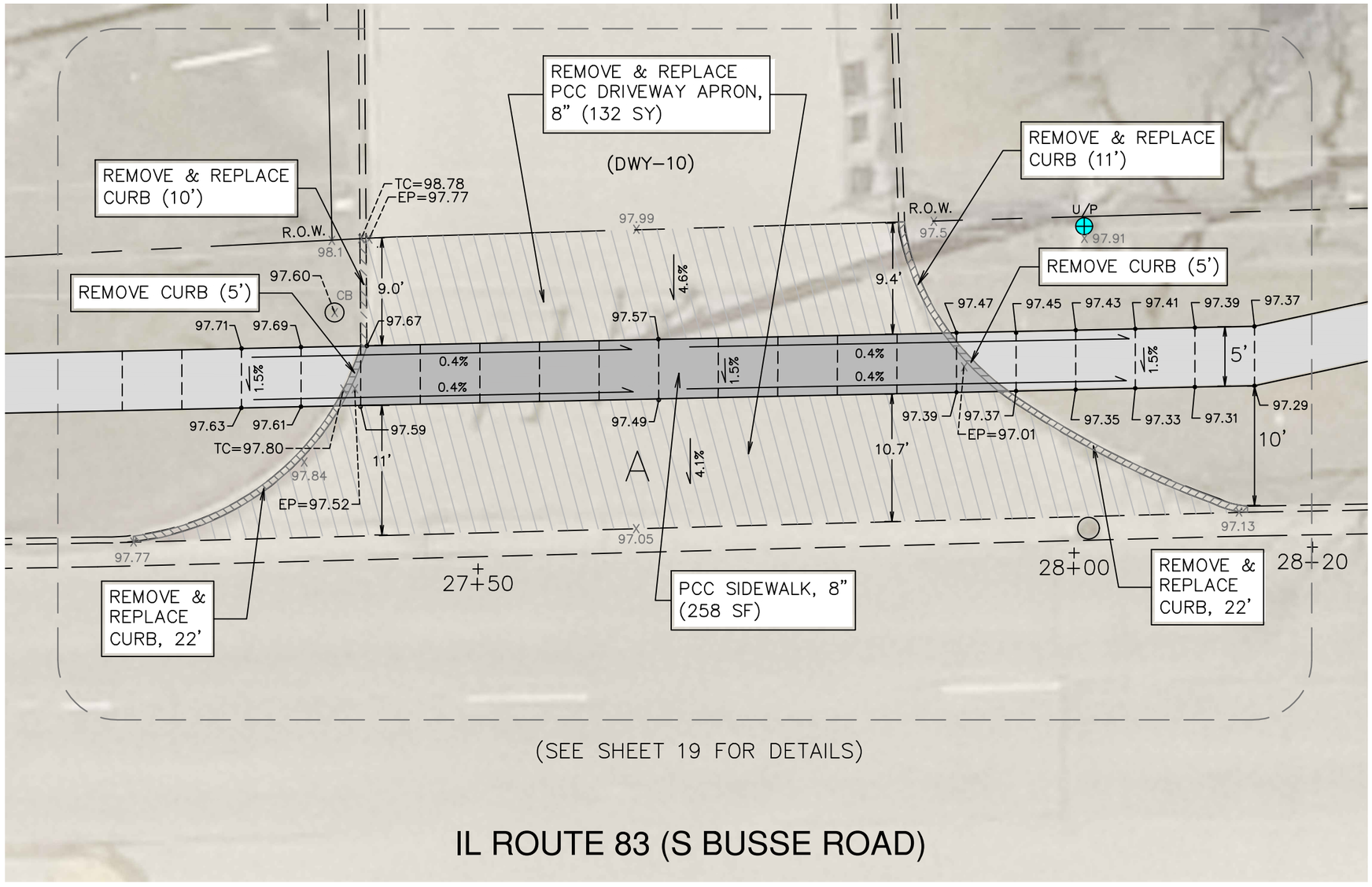


(SEE SHEET 18-B FOR DETAILS)

IL ROUTE 83 (S BUSSE ROAD)

18-B

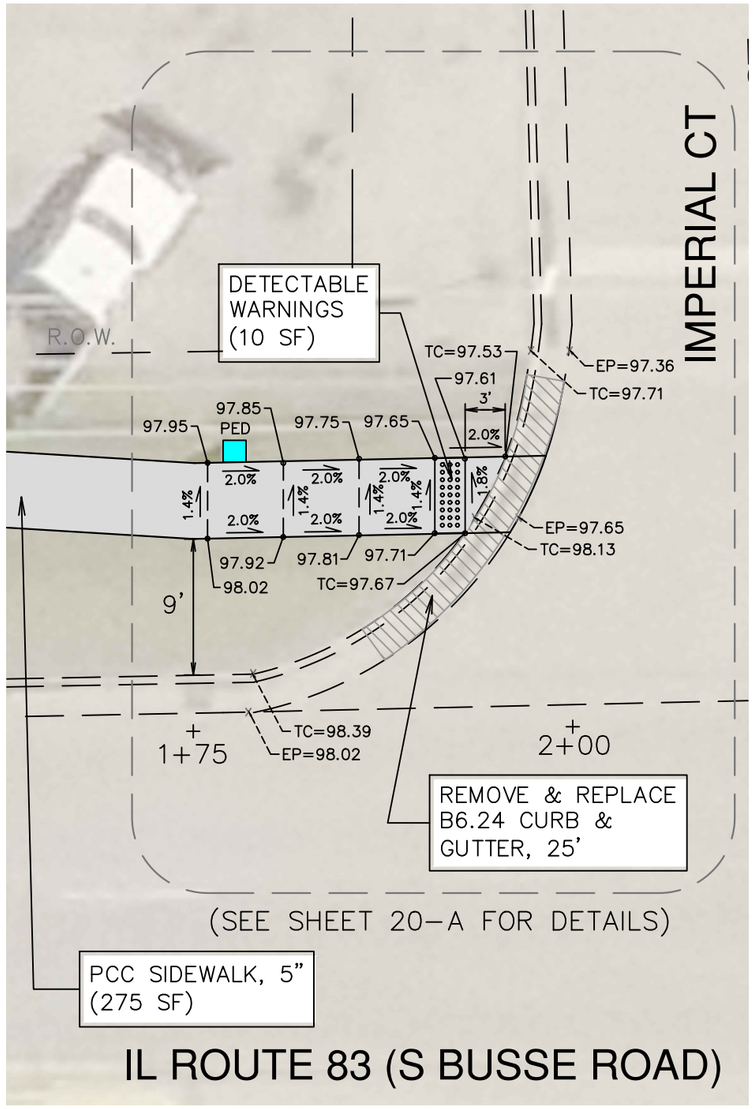
DRIVEWAY-10



(SEE SHEET 19 FOR DETAILS)

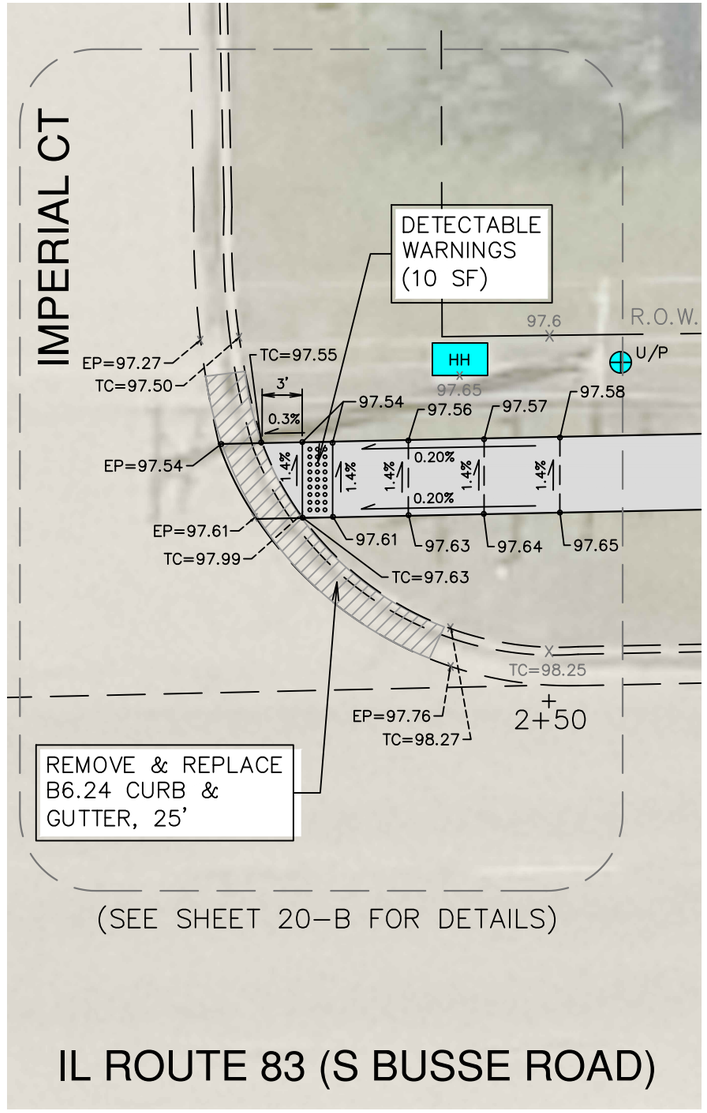
IL ROUTE 83 (S BUSSE ROAD)

NORTH INTERSECTION



20-A

SOUTH INTERSECTION

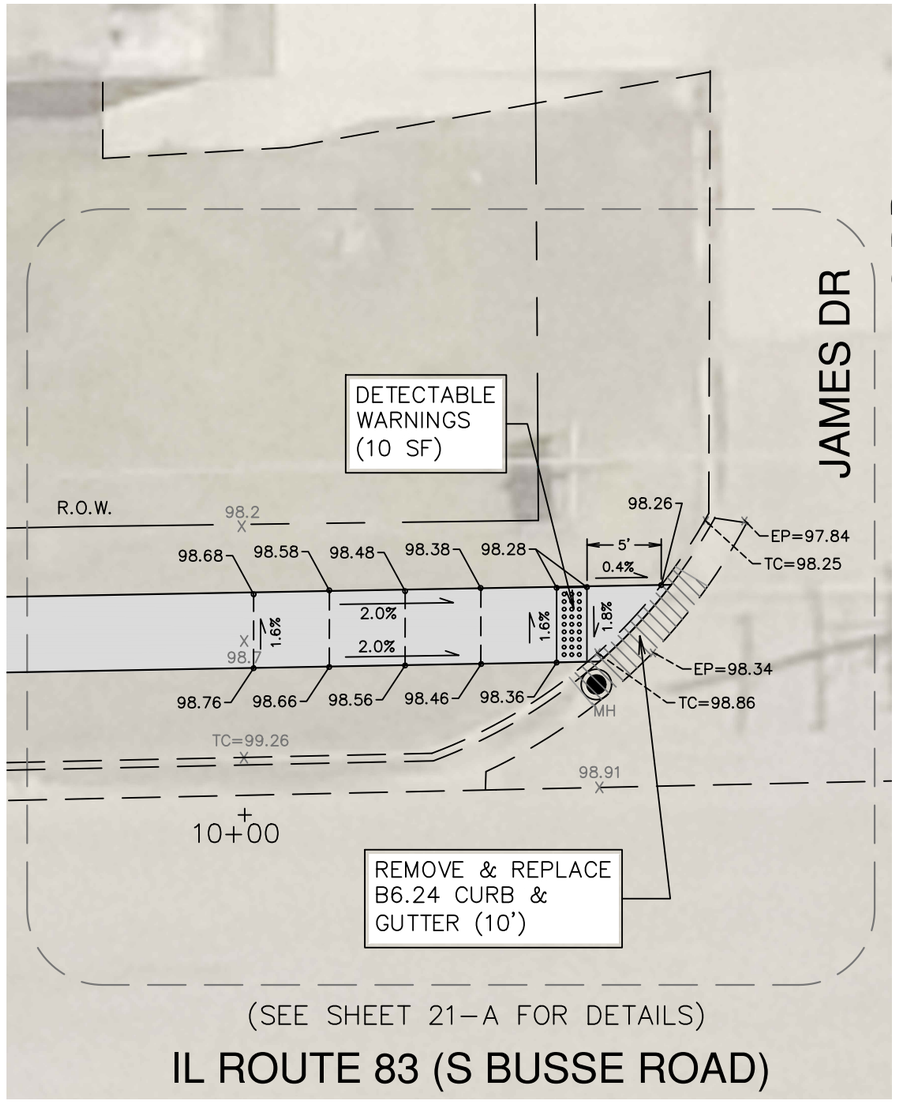


20-B

VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**	**IL ROUTE 83 (S BUSSE ROAD) SIDEWALK** **IMPERIAL CT INTERSECTION DETAILS**	Design : DMB Drawing: RLH	Date: 5-6-24 Revised: 8-26-24	Scale: 1:10	Sheet: 20 of 32

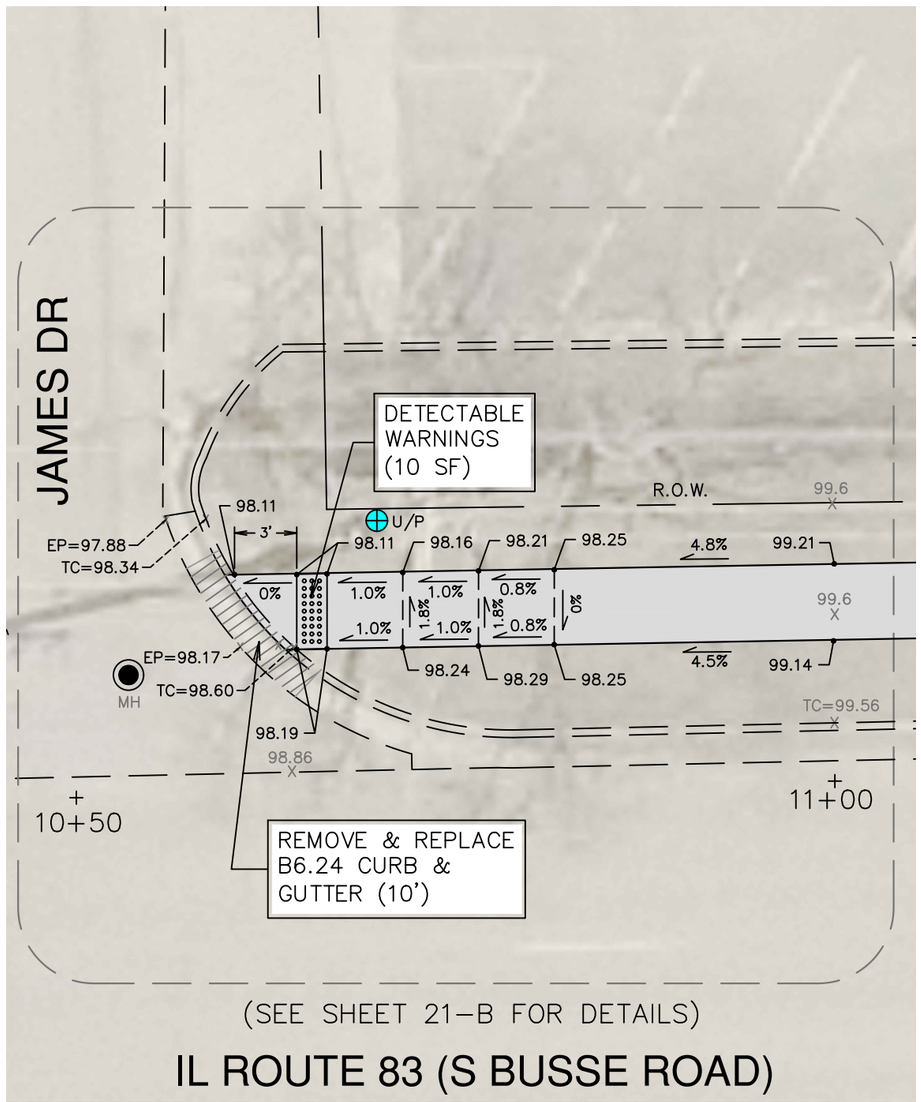
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NORTH INTERSECTION



21-A

SOUTH INTERSECTION

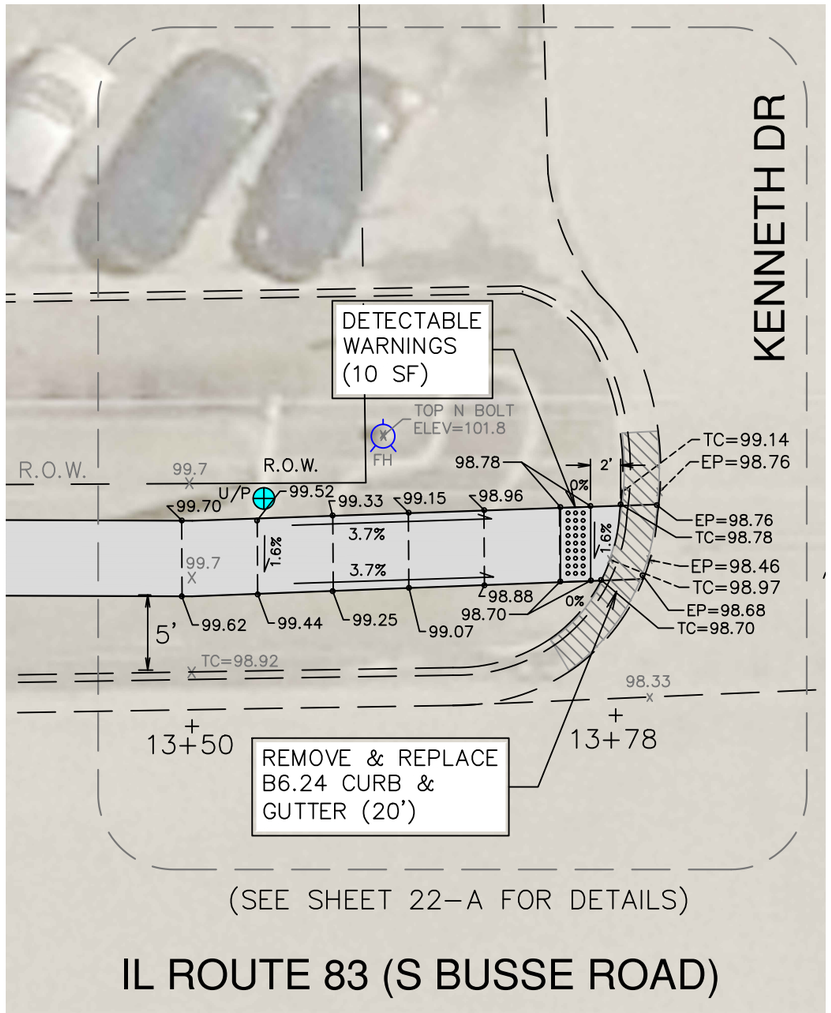


21-B

VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**	**IL ROUTE 83 (S BUSSE ROAD) SIDEWALK** **JAMES DR INTERSECTION DETAILS**	Design : DMB Drawing: RLH	Date: 5-6-24 Revised:	Scale: 1:10	Sheet: 21 of 32

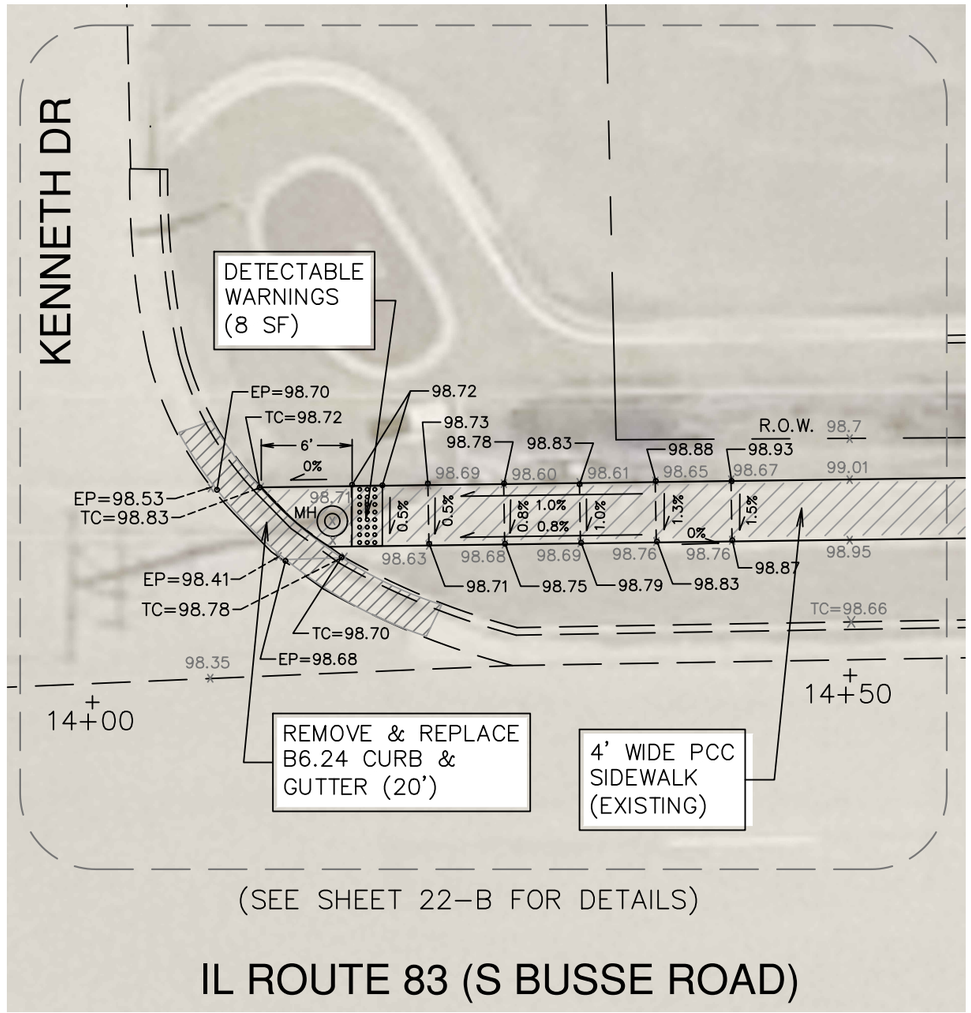
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NORTH INTERSECTION



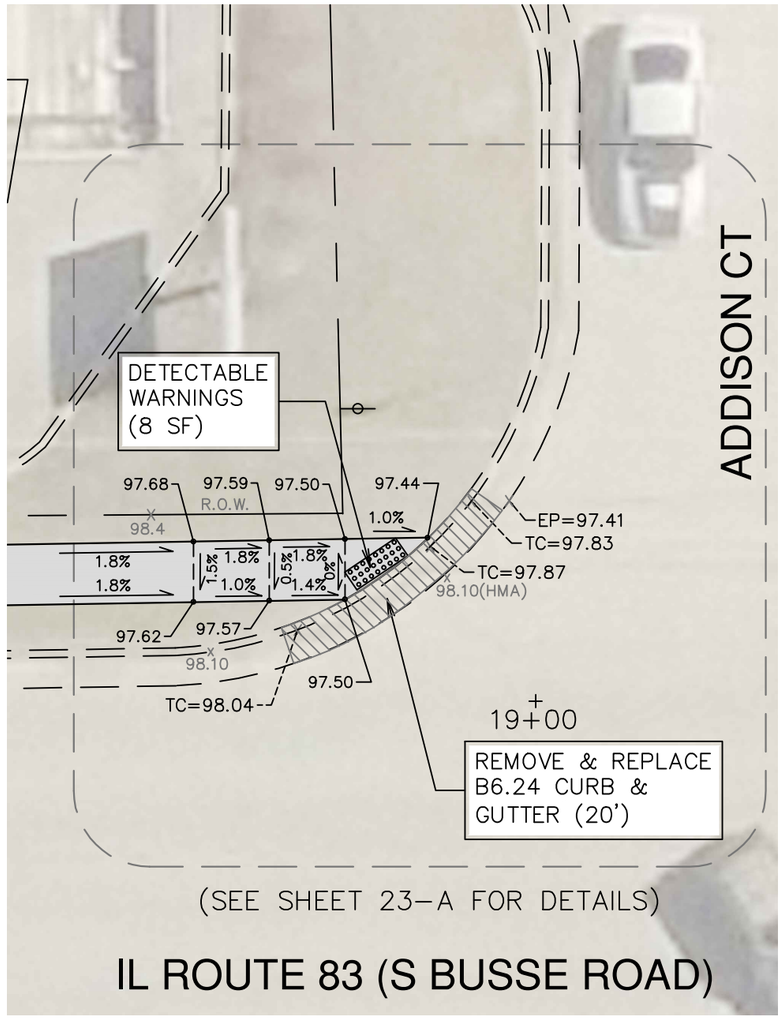
22-A

SOUTH INTERSECTION



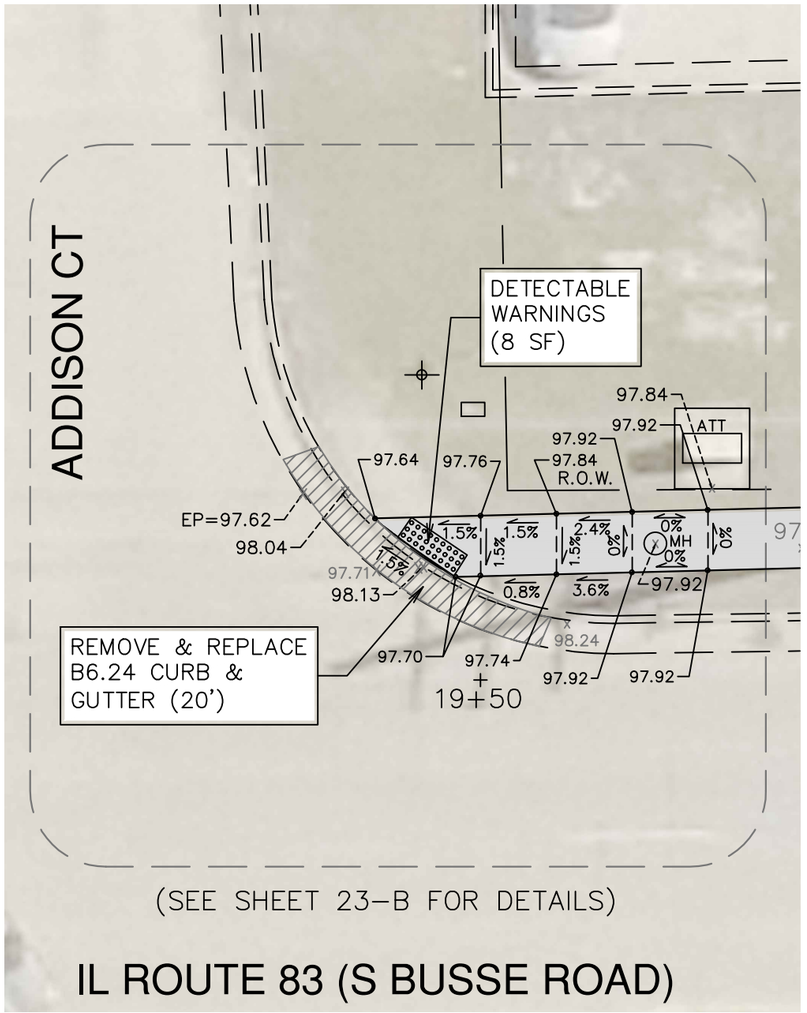
22-B

NORTH INTERSECTION



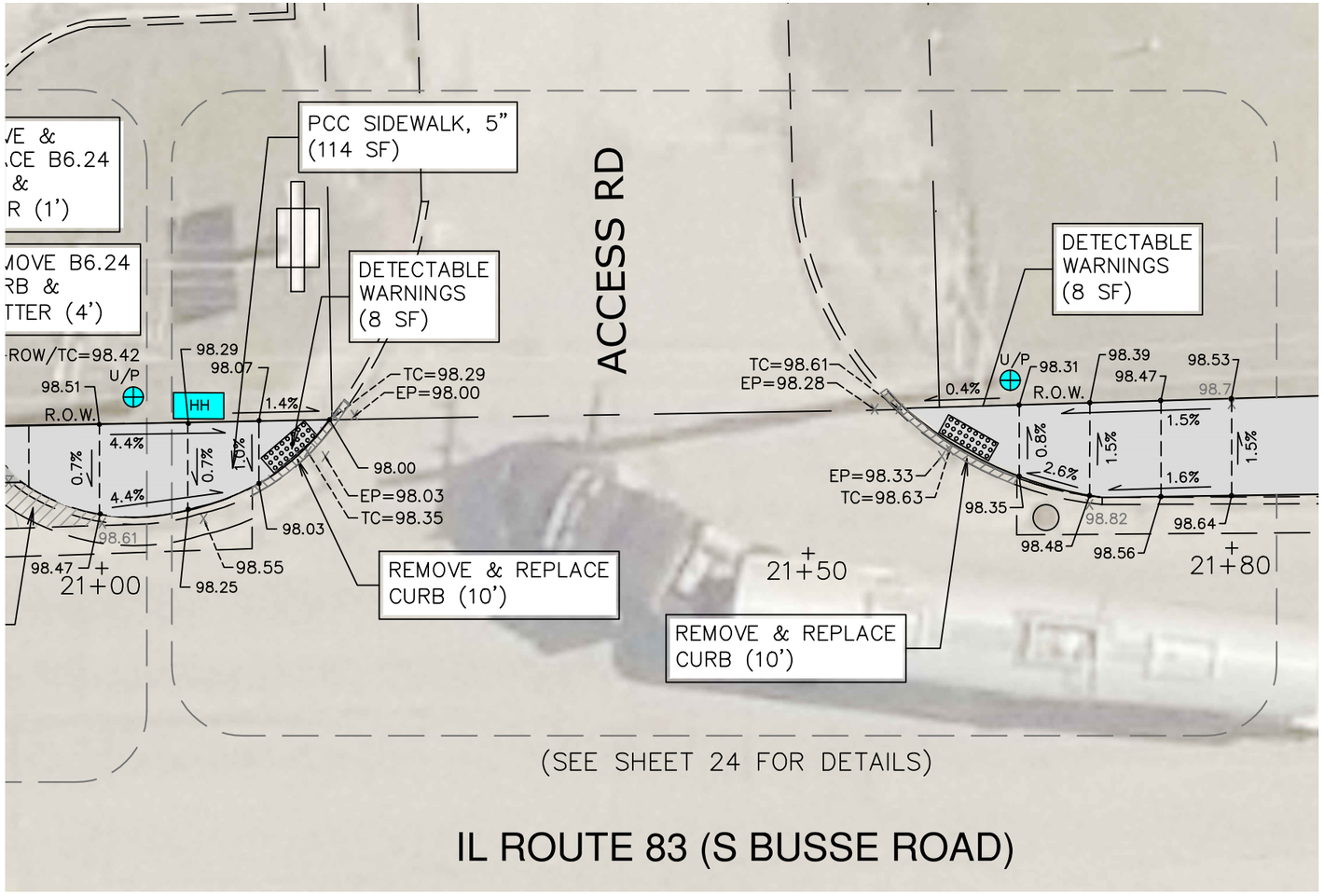
23-A

SOUTH INTERSECTION



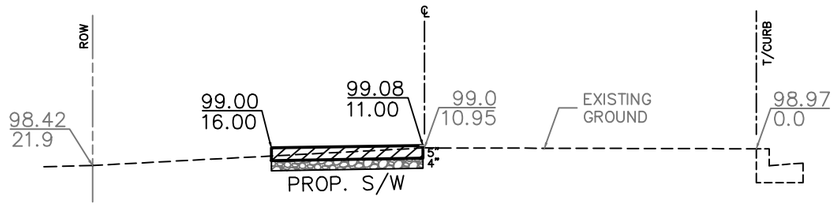
23-B

ACCESS ROAD INTERSECTION

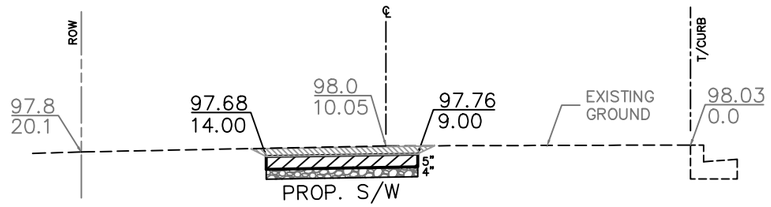


VILLAGE OF Mount Prospect • Public Works Department • Engineering Division	IL ROUTE 83 (S BUSSE ROAD) SIDEWALK ACCESS RD INTERSECTION DETAILS	Design : DMB Drawing: RLH	Date: 7-17-24 Revised:	Scale: 1:10	Sheet: 24 of 32

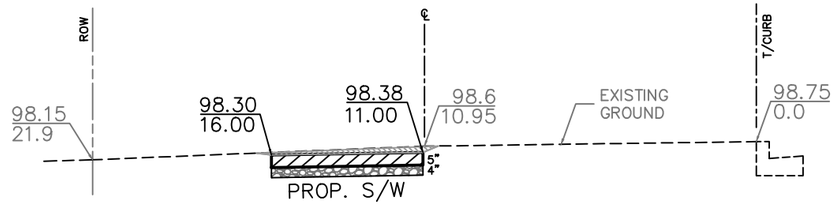
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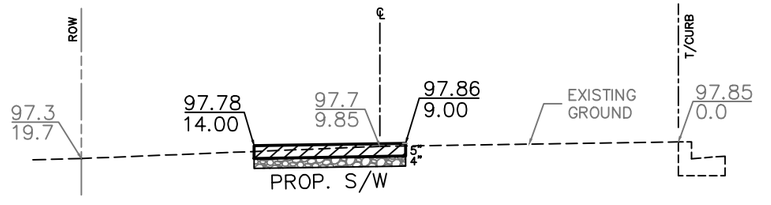
STA 1+00



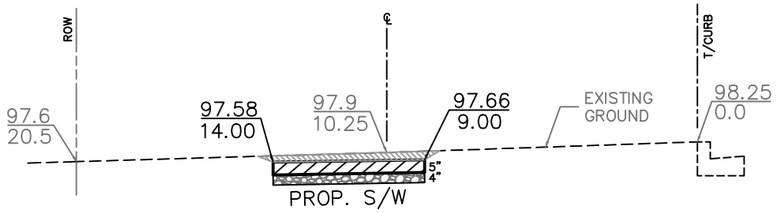
STA 3+00



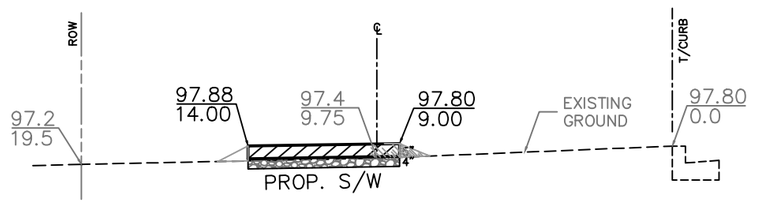
STA 1+50



STA 3+50



STA 2+50



STA 4+00

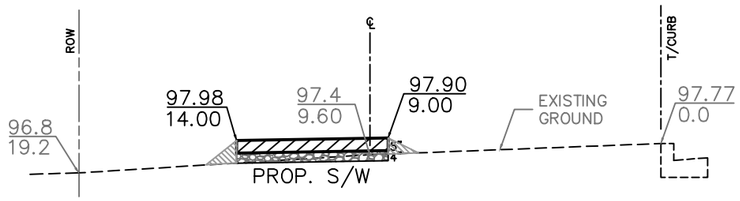
LEGEND:

PCC SIDEWALK

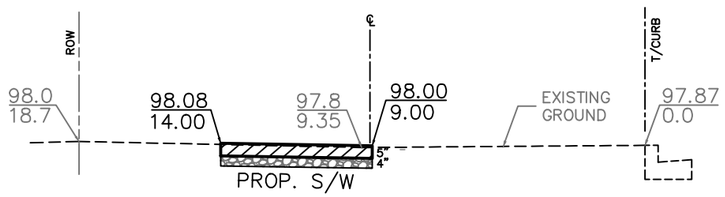
AGGREGATE BASE COURSE, TYPE B

VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**	**IL ROUTE 83 (S BUSSE ROAD) SIDEWALK** **CROSS-SECTIONS (STA 1+00-STA 4+00)**	Design : DMB Drawing: RLH	Date: 5-6-24 Revised: 8-26-24	Scale: 1:5	Sheet: 25 of 32

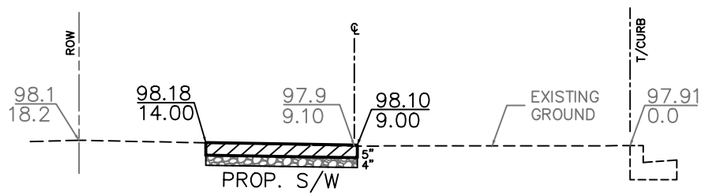
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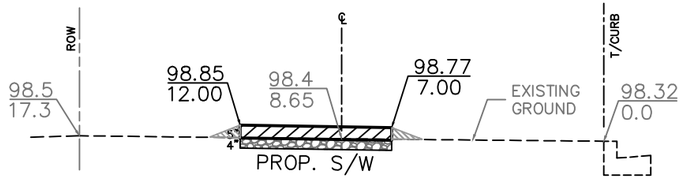
STA 4+50



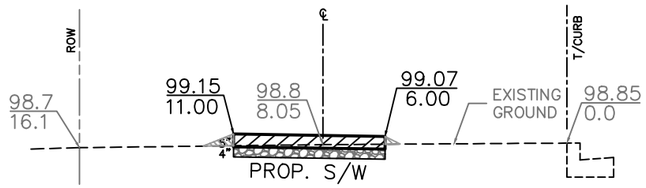
STA 5+00



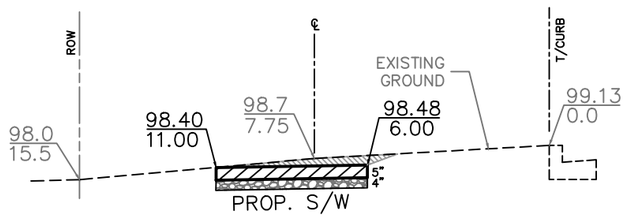
STA 5+50



STA 7+00



STA 8+50



STA 9+50

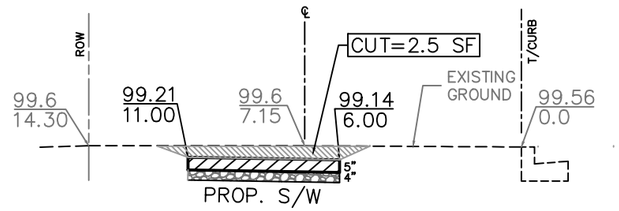
LEGEND:

PCC SIDEWALK

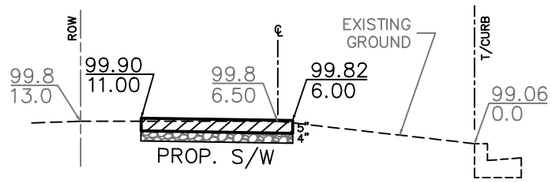
AGGREGATE BASE COURSE, TYPE B

VILLAGE OF **Mount Prospect** • **Public Works Department** • **Engineering Division**	**IL ROUTE 83 (S BUSSE ROAD) SIDEWALK**	Design : DMB	Date: 5-6-24	Scale: 1:5	Sheet: 26 of 32
	CROSS-SECTIONS (STA 4+50-STA 9+50)	Drawing: RLH	Revised: 8-26-24		

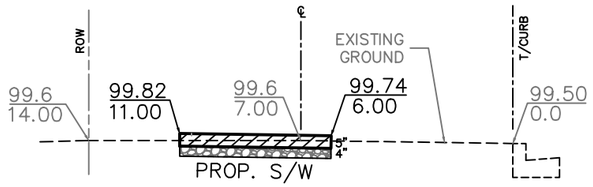
H:\Engineering\Sidewalk\2024\New\Busse Rd Sidewalk - Imperial-Tollway.dwg



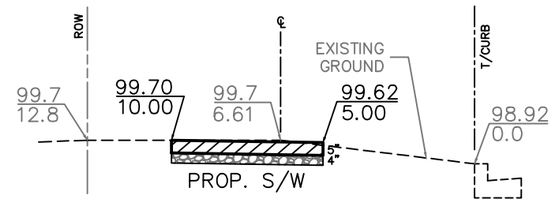
STA 11+00



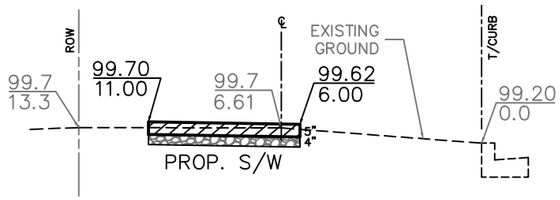
STA 13+00



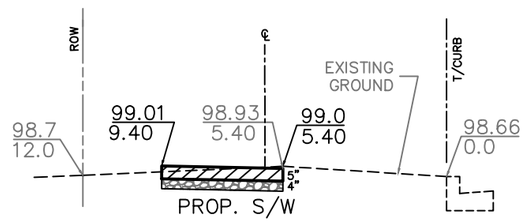
STA 11+50



STA 13+50



STA 12+50

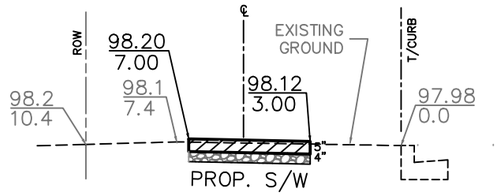


STA 14+50

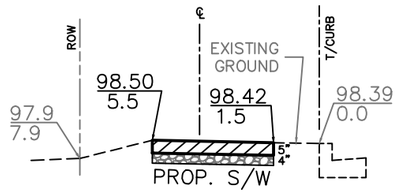
LEGEND:

PCC SIDEWALK

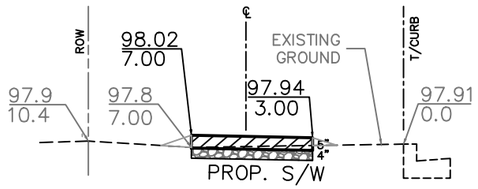
AGGREGATE BASE COURSE, TYPE B



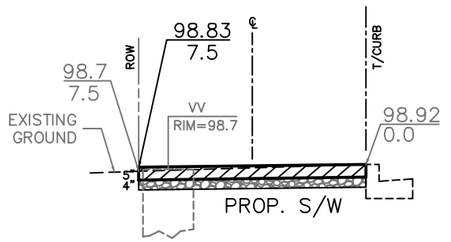
STA 16+50



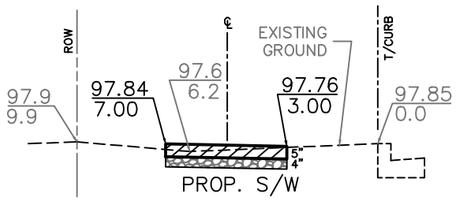
STA 20+00



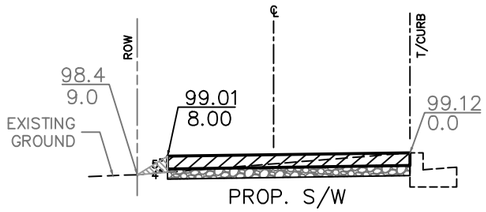
STA 17+00



STA 22+00



STA 17+50

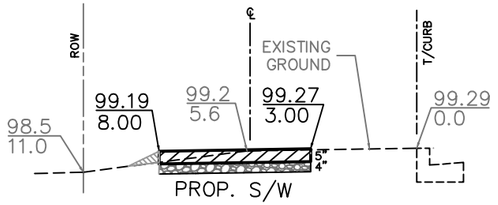


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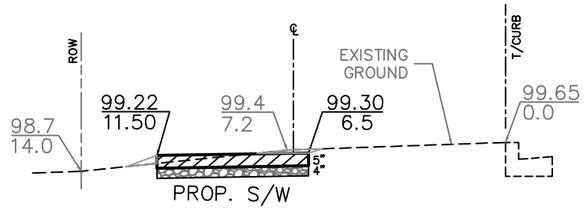
LEGEND:

PCC SIDEWALK

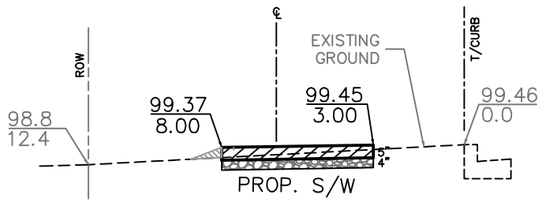
AGGREGATE BASE COURSE, TYPE B



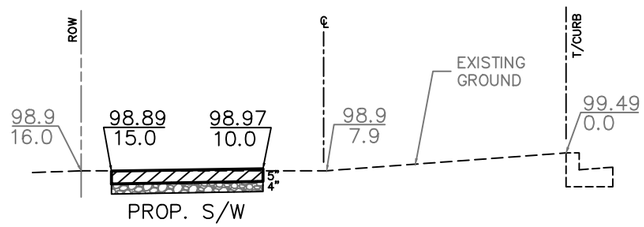
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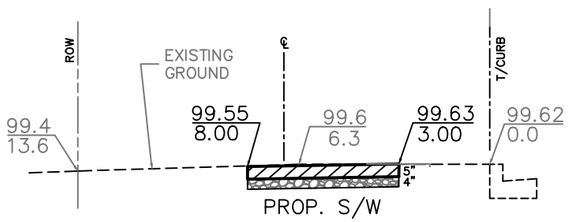
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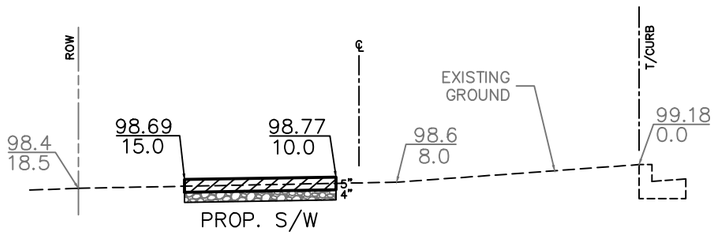
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STA 25+00



STA 24+00

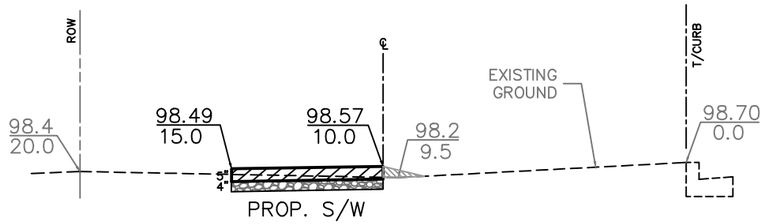


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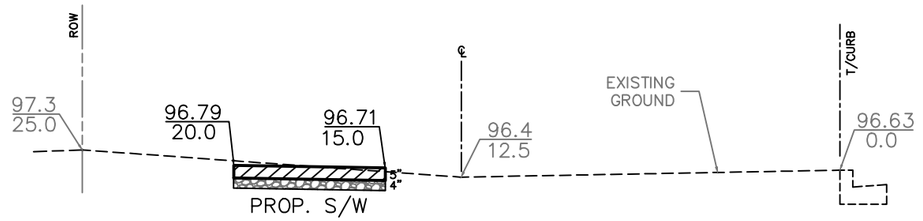
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PCC SIDEWALK

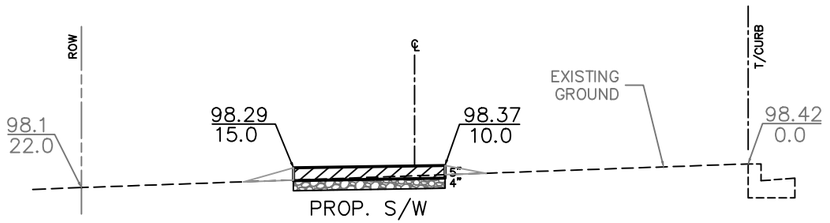
AGGREGATE BASE COURSE, TYPE B



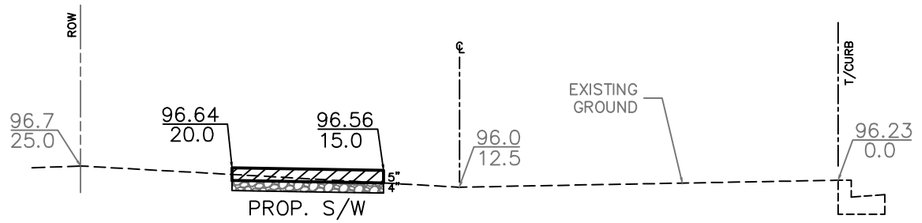
STA 26+00



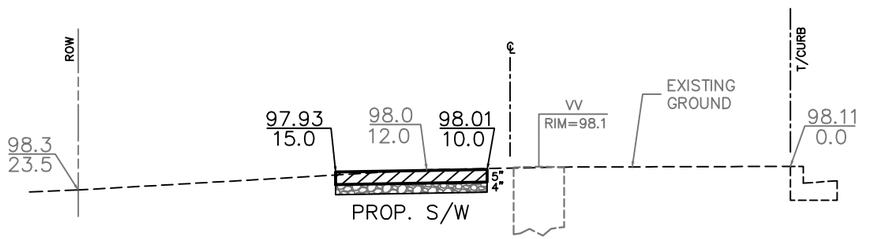
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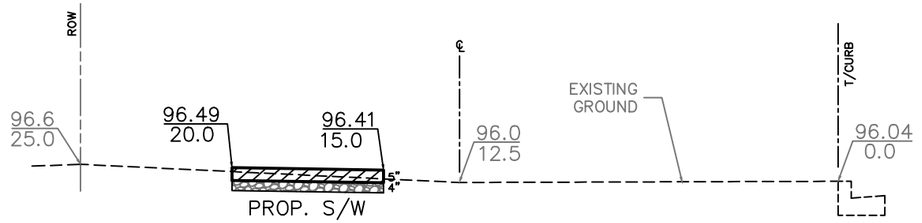
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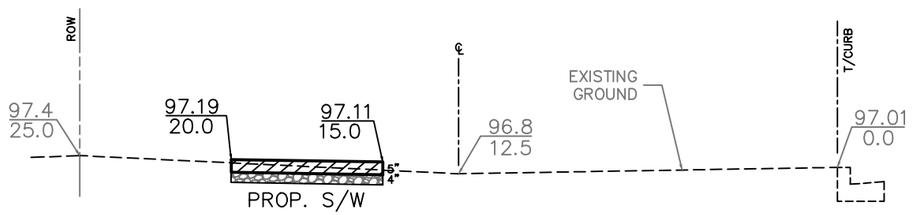
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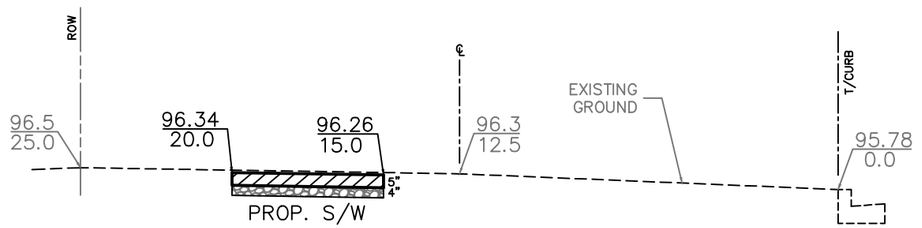
STA 27+00



STA 30+00



STA 28+50

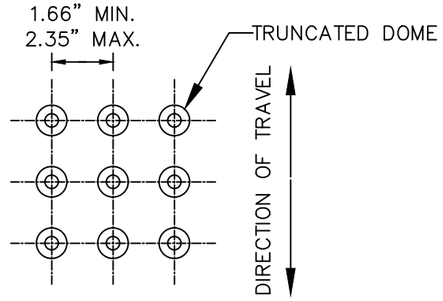


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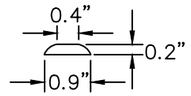
LEGEND:

PCC SIDEWALK

AGGREGATE BASE COURSE, TYPE B



SQUARE PATTERN



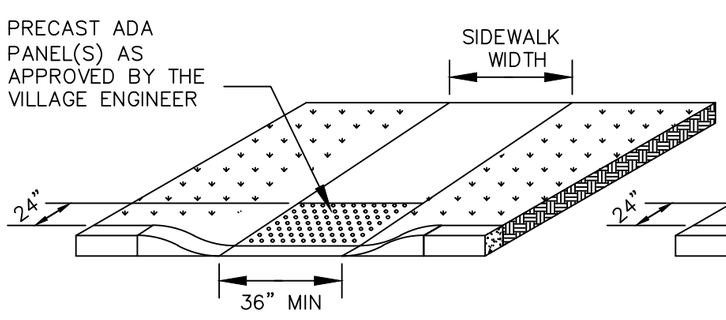
TRUNCATED DOME DETAIL

DETECTABLE WARNING DETAIL
N.T.S.

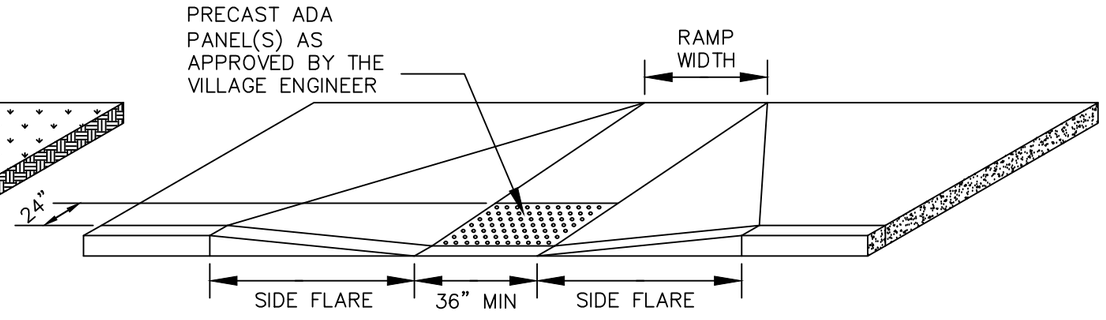
NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10. HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN 4'–0" THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNIT OF HORIZONTAL DISPLACEMENT (V:H).

* IF STANDARD 6" CURB IS USED:
SIDE FLARES WILL BE 5' IN WIDTH
AND RAMP WILL BE 6' IN DEPTH

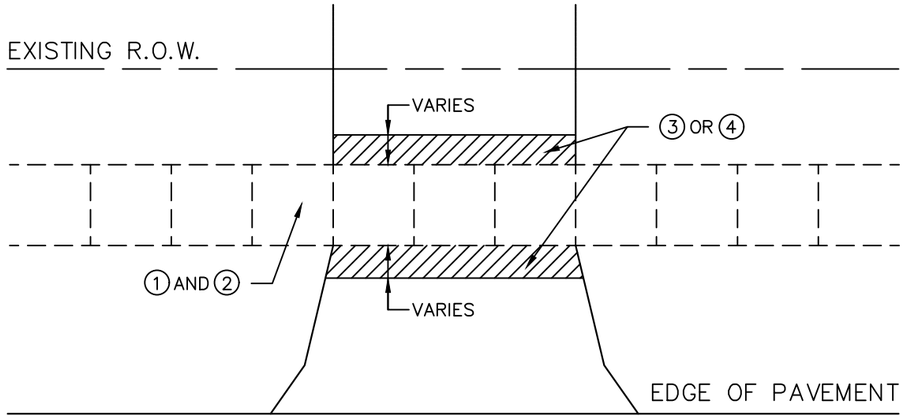


TYPE A



TYPE B

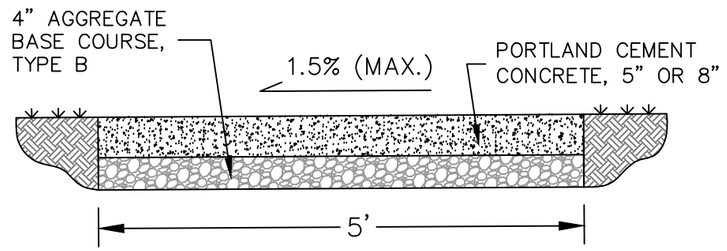
ADA RAMP DETAIL
N.T.S.



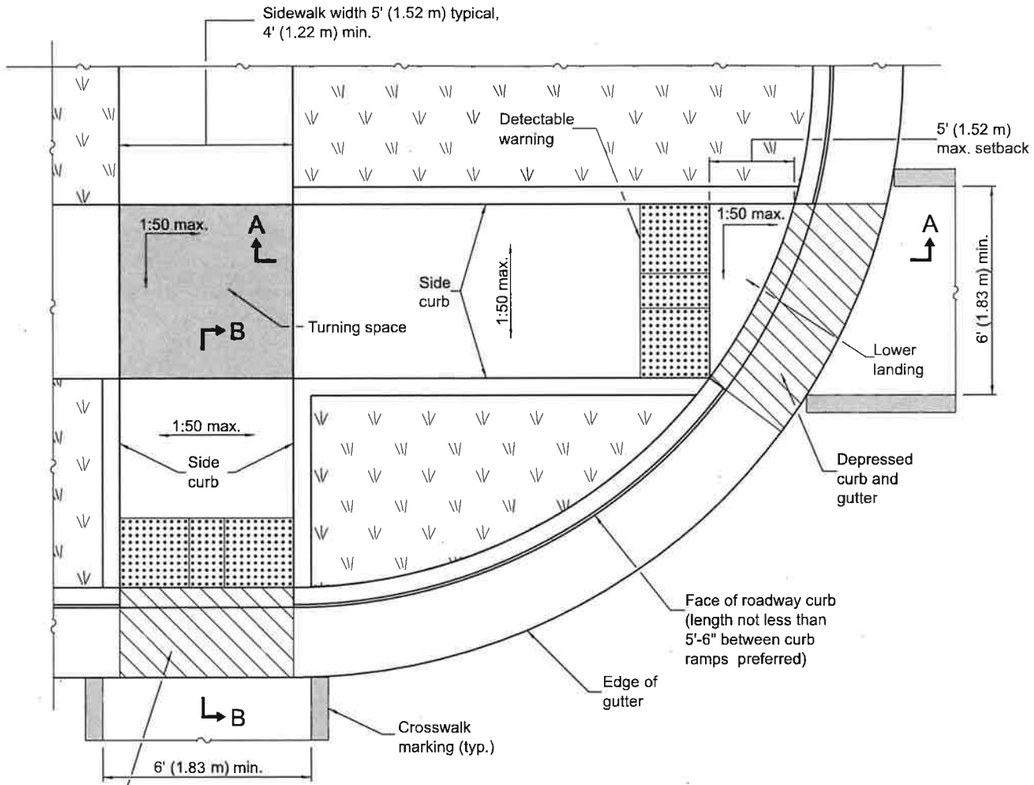
TYPICAL DRIVEWAY DETAIL
N.T.S.

NOTES:

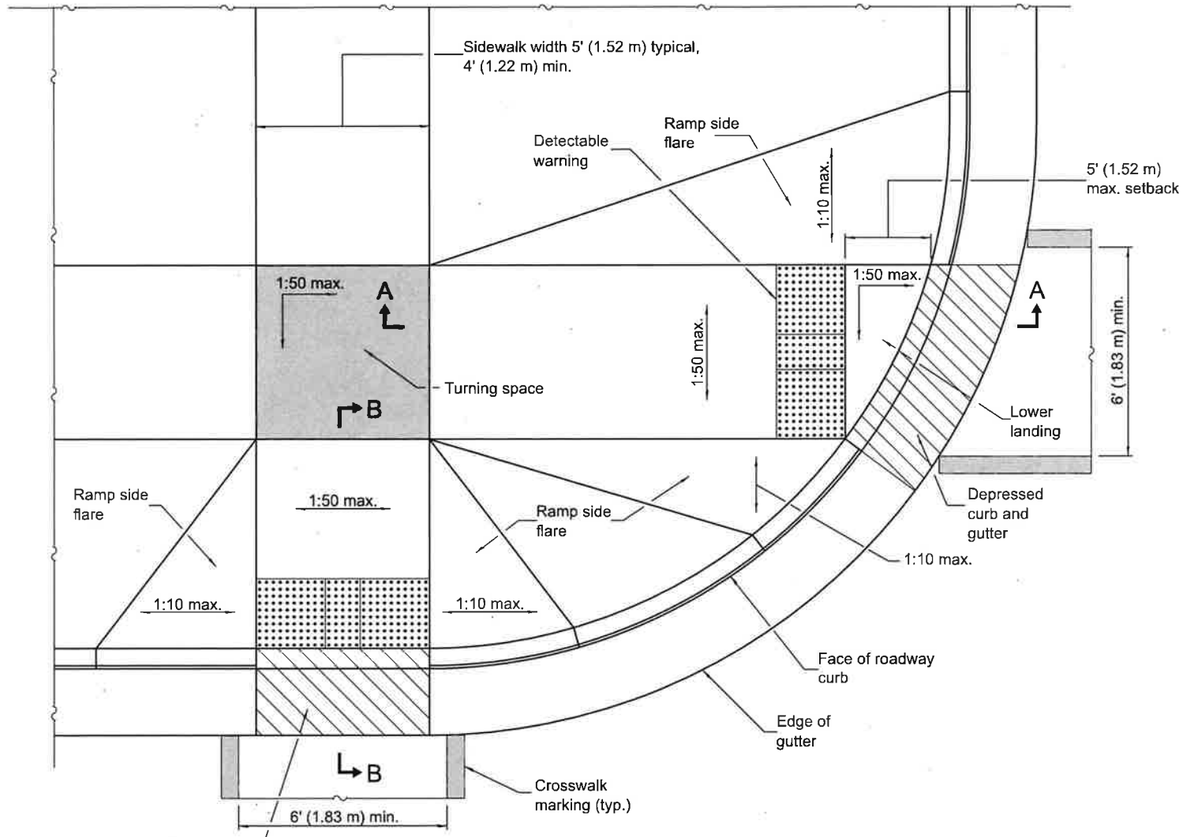
1. PORTLAND CEMENT CONCRETE SIDEWALK, 5" OR 8" THRU DRIVEWAY
2. AGGREGATE BASE COURSE, TYPE B, 4", CA–6
3. HOT–MIX ASPHALT SURFACE COURSE, MIX 'D', N50, 3", N70 IN IDOT R.O.W.
4. PORTLAND CEMENT CONCRETE DRIVEWAY, 8"



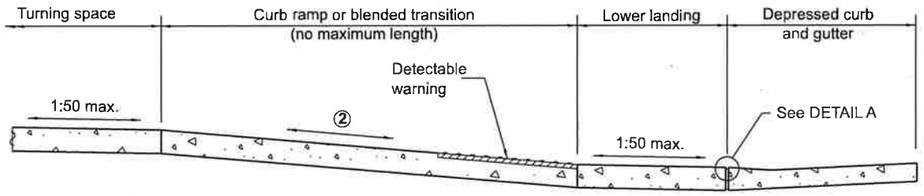
PCC SIDEWALK DETAIL
N.T.S.



RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'

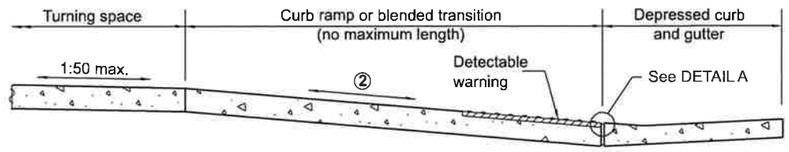


RAMPS IN PAVED AREA SETBACK ≤ 5'



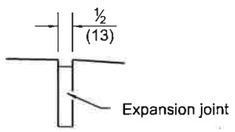
SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

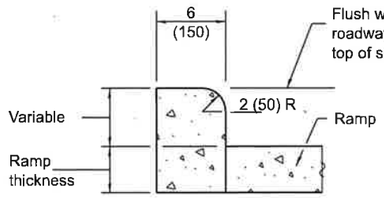


SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



DETAIL A



SIDE CURB DETAIL

Illinois Department of Transportation

APPROVED January 1, 2019
ENGINEER OF POLICY AND PROCEDURES

APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

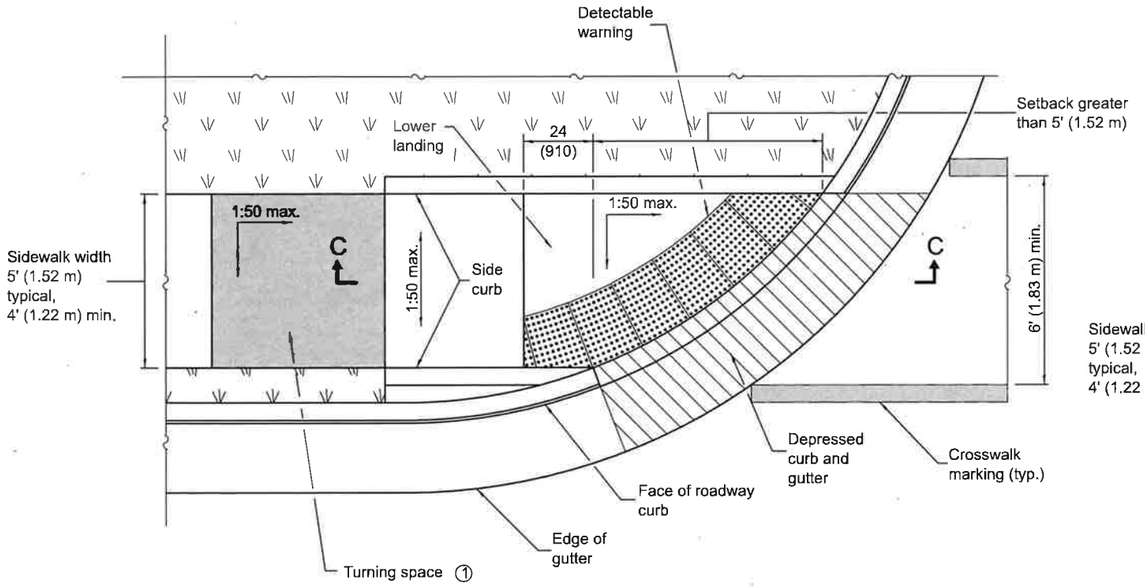
See Sheet 2 for GENERAL NOTES.

DATE	REVISIONS
1-1-19	Removed "15-foot rule', added
	"Blended transitions" and placement
	tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning
	spaces and lower landings.

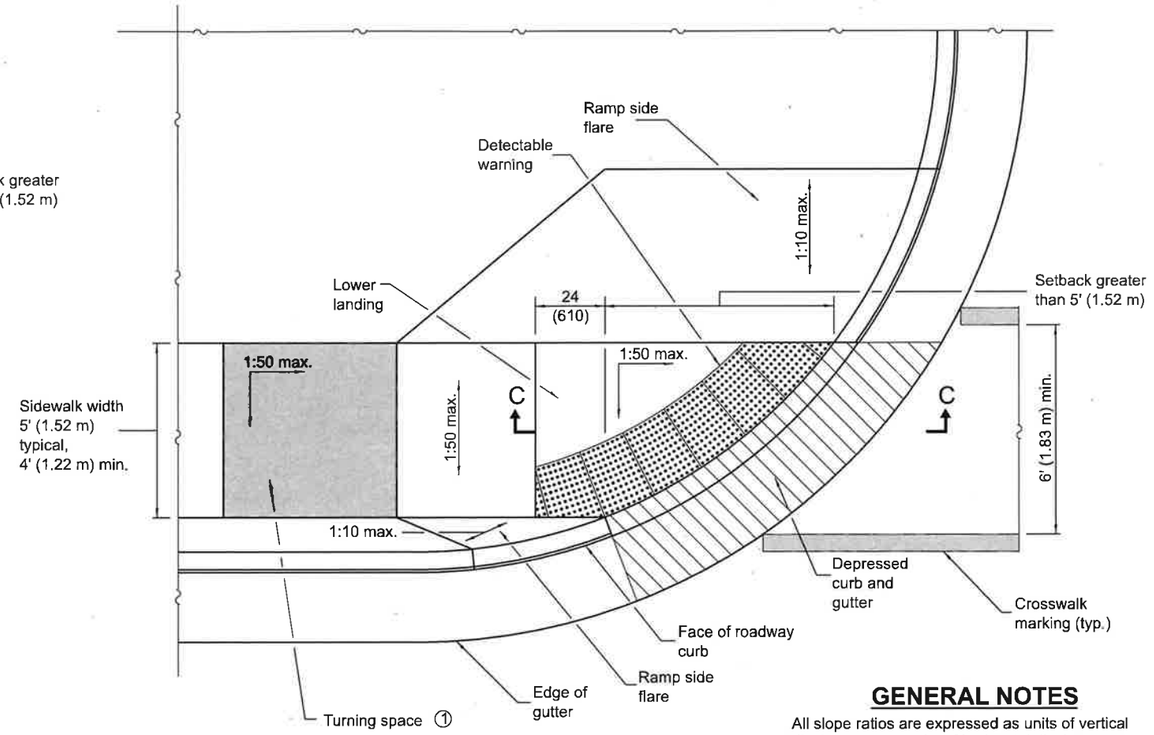
PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

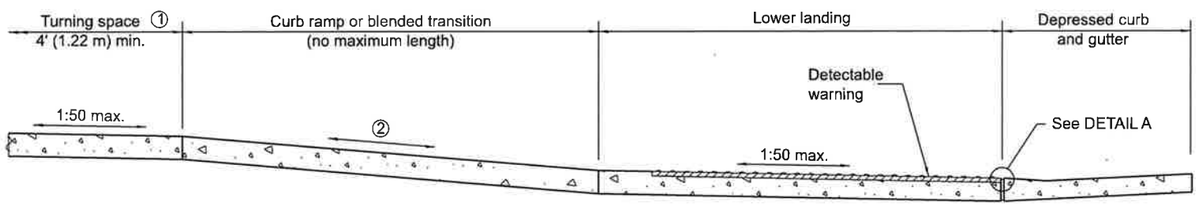
STANDARD 424001-11



RAMP IN LANDSCAPED AREA SETBACK > 5'



RAMP IN PAVED AREA SETBACK > 5'



SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2019
ENGINEER OF POLICY AND PROCEDURES

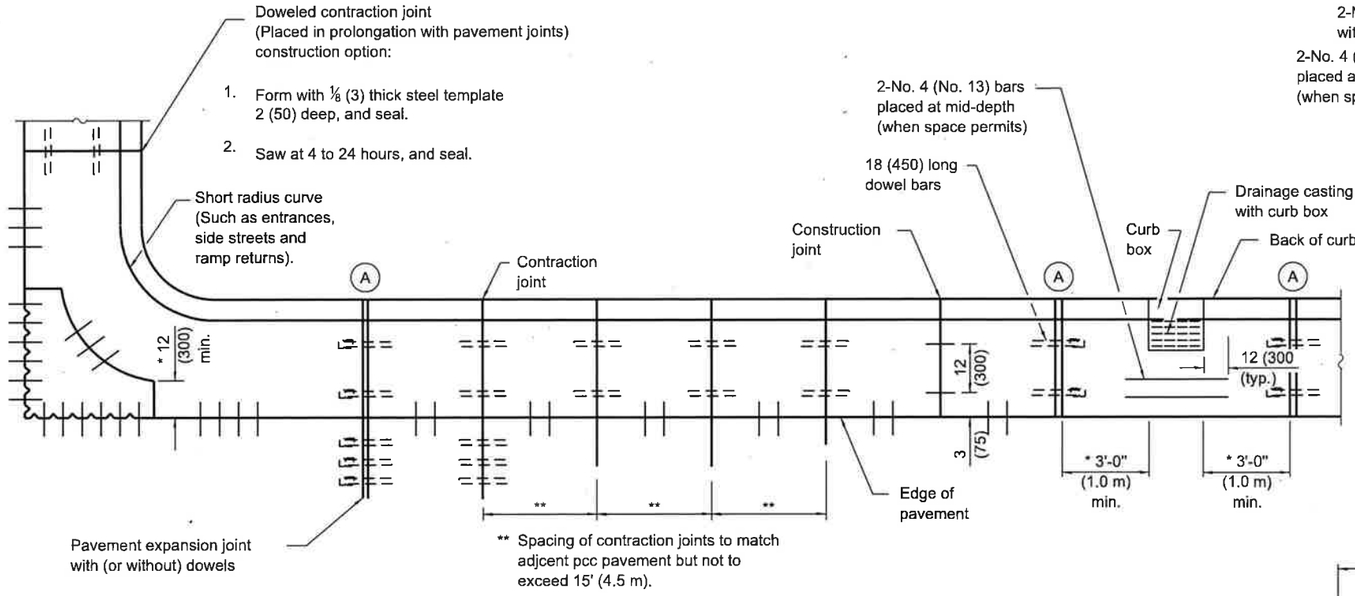
APPROVED January 1, 2019
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

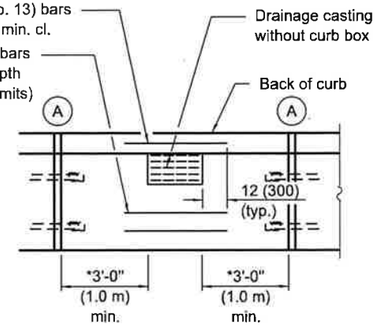
(Sheet 2 of 2)

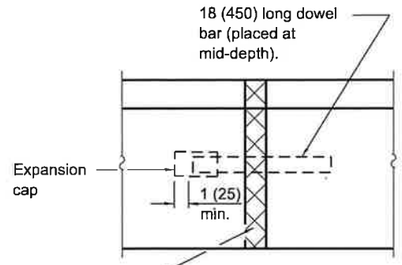
STANDARD 424001-11



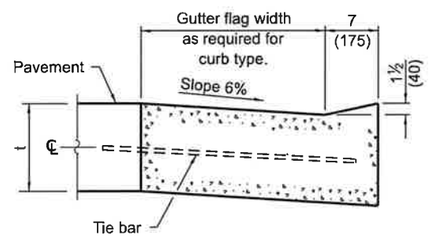
PLAN
ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

* This dimension shall be adjusted to align with joint on the adjacent pavement

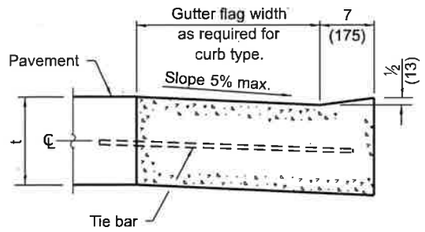




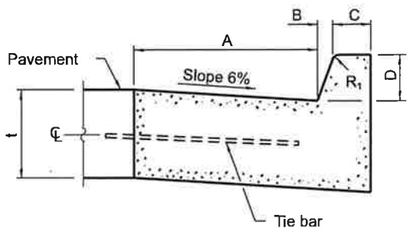
DETAIL Ⓐ
EXPANSION JOINT



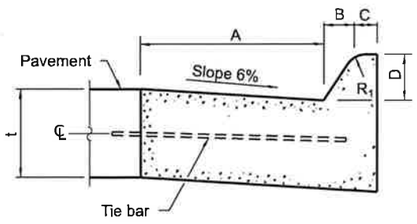
DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED



BARRIER CURB



MOUNTABLE CURB

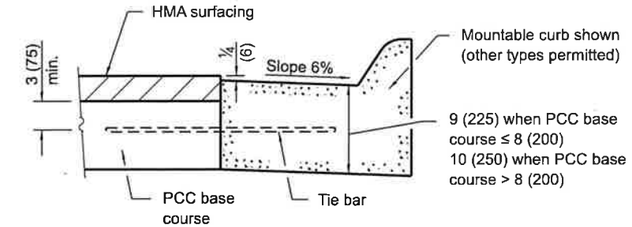
TABLE OF DIMENSIONS
BARRIER CURB

TYPE	A	B	C	D	R_1
B-6.06 * (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

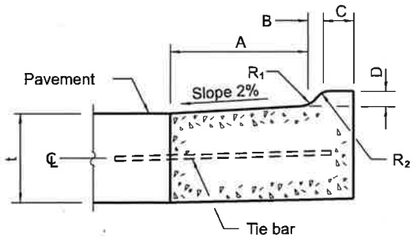
* For corner islands only.

TABLE OF DIMENSIONS
MOUNTABLE CURB

TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2022
Michael Brand
ENGINEER OF POLICY AND PROCEDURES

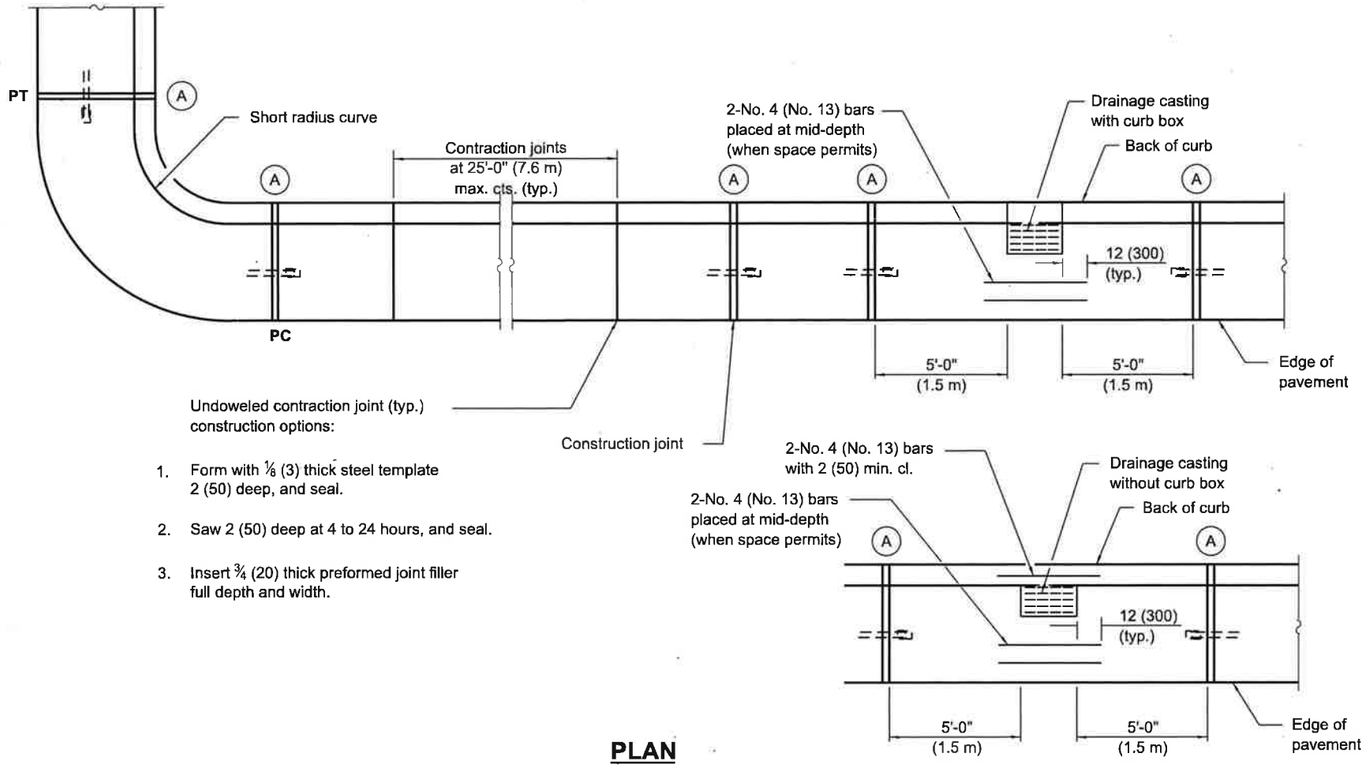
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

DATE	REVISIONS
1-1-22	Revised contract joint spacing
	adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar
	spacing to 36 (900) cts.

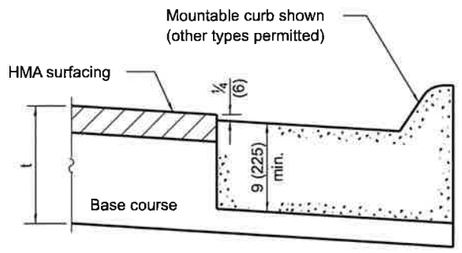
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-08

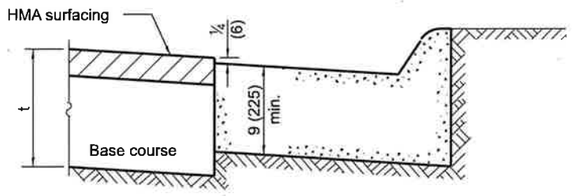


1. Form with ⅛ (3) thick steel template 2 (50) deep, and seal.
2. Saw 2 (50) deep at 4 to 24 hours, and seal.
3. Insert ¾ (20) thick preformed joint filler full depth and width.

PLAN

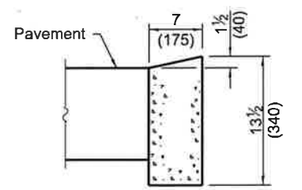


ON DISTURBED SUBGRADE

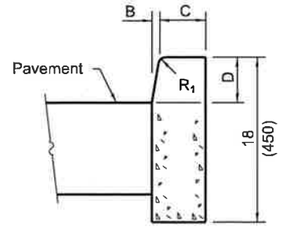


ON UNDISTURBED SUBGRADE

ADJACENT TO FLEXIBLE PAVEMENT

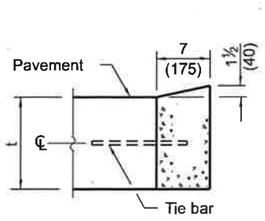


DEPRESSED CURB

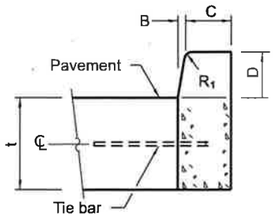


BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB



BARRIER CURB

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

Illinois Department of Transportation

APPROVED January 1, 2022
ENGINEER OF POLICY AND PROCEDURES

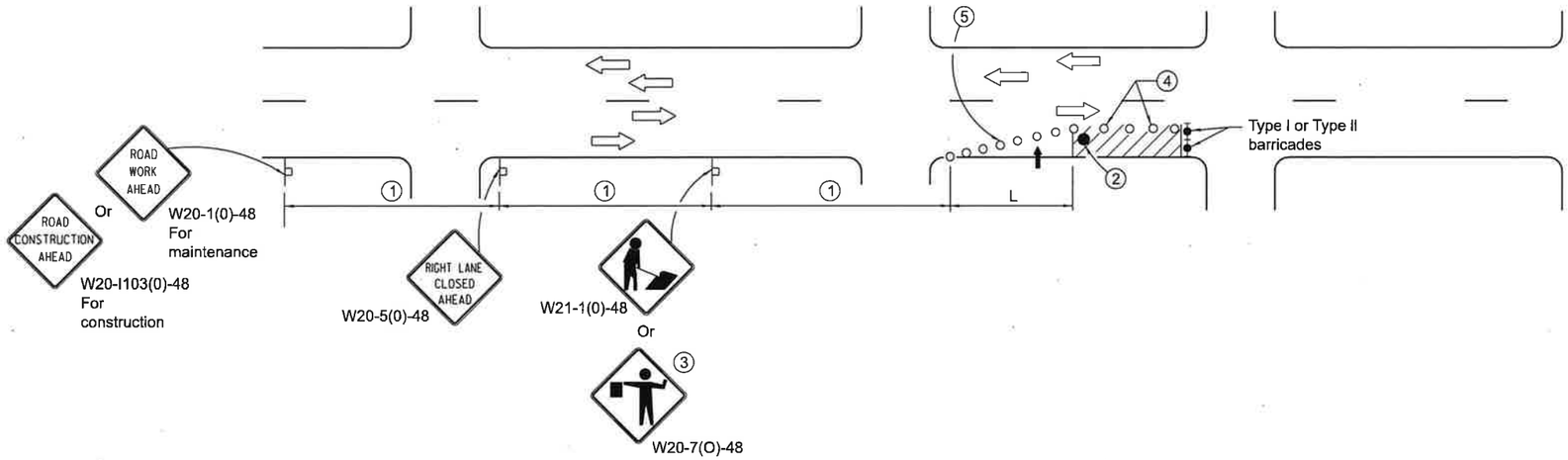
APPROVED January 1, 2022
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 2 of 2)

STANDARD 606001-08



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Flagger with traffic control sign.

(1) Refer to SIGN SPACING TABLE for distances.

(2) Required for speeds > 40 mph.

(3) Use flagger sign only when flagger is present.

(4) Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.

(5) Cones, drums or barricades at 20' (6 m) centers in taper.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS	
	English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

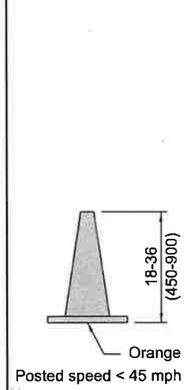
APPROVED January 1, 2015
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2015
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-97

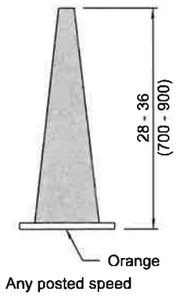
DATE	REVISIONS
1-1-15	Renamed standard. Moved case on
	Sheet 2 to new Highway Standard.
1-1-14	Revised workers sign number to
	agree with current MUTCD.

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10

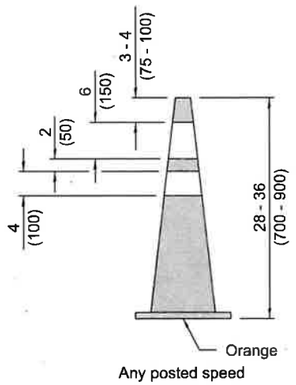


Posted speed < 45 mph

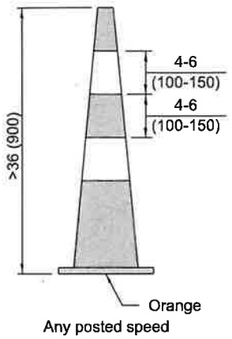


Any posted speed

DAYTIME USE



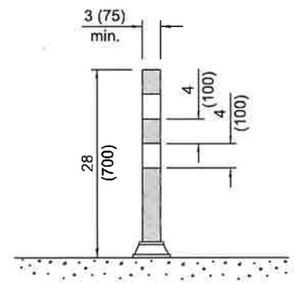
Any posted speed



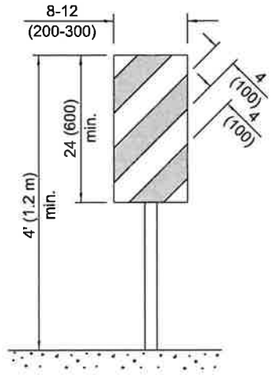
Any posted speed

DAY OR NIGHTTIME USE

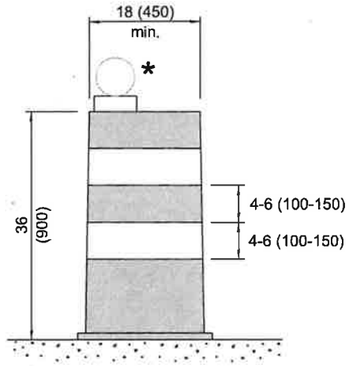
CONES



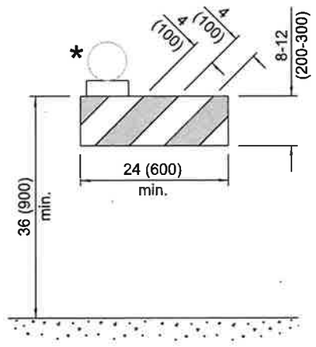
TUBULAR MARKER



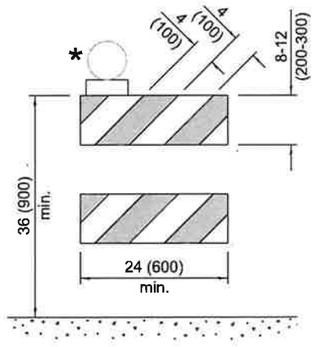
VERTICAL PANEL
POST MOUNTED



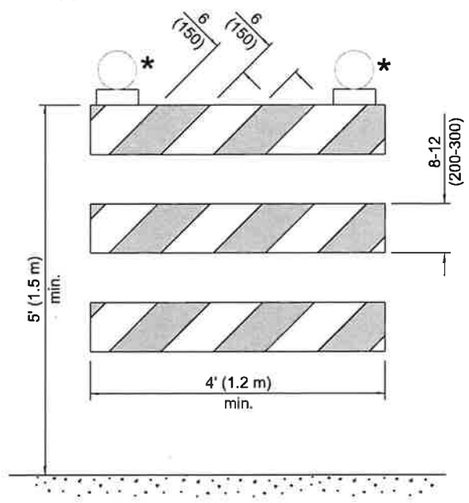
DRUM



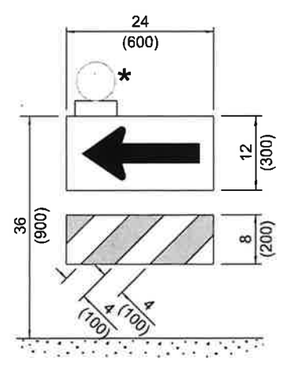
TYPE I BARRICADE



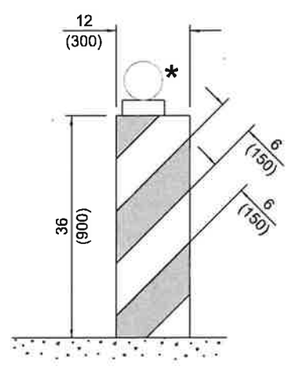
TYPE II BARRICADE



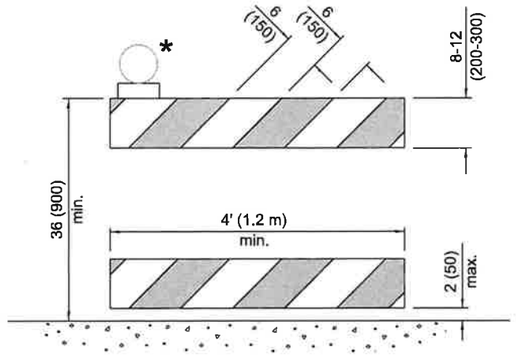
TYPE III BARRICADE



DIRECTION INDICATOR BARRICADE



VERTICAL BARRICADE



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

* Warning lights (if required)

GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED January 1, 2024
ENGINEER OF SAFETY PROG. AND ENGINEERING

APPROVED January 1, 2024
ENGINEER OF DESIGN AND ENVIRONMENT

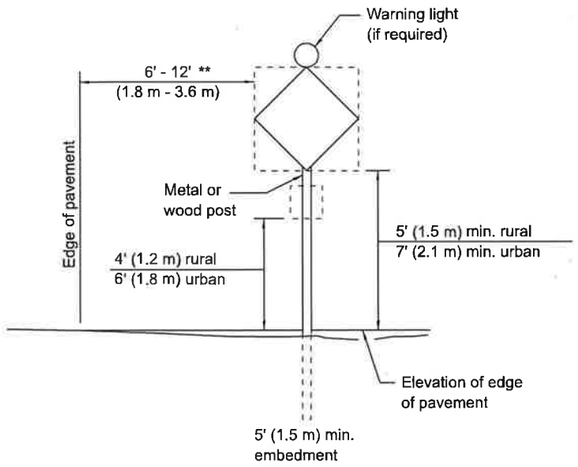
ISSUED 1-1-13

DATE	REVISIONS
1-1-24	Revised Type III Barricade notes
	(sht. 3) & moved warning light on
	post mounted signs to top center.
1-1-19	Revised conces usage and added
	cones > 36" (900 mm) height.

TRAFFIC CONTROL DEVICES

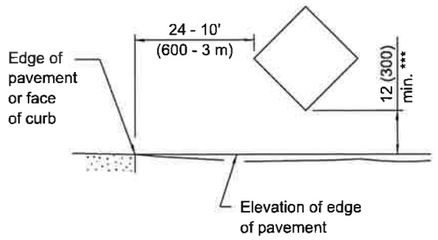
(Sheet 1 of 3)

STANDARD 701901-09



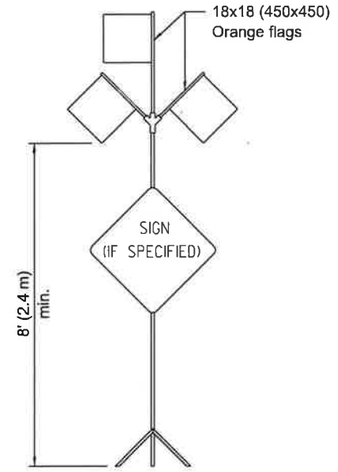
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.

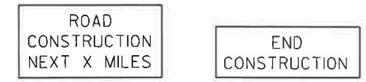


SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices..



HIGH LEVEL WARNING DEVICE



G20-I104(0)-6036 G20-I105(0)-6024

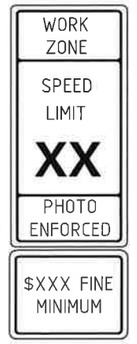
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



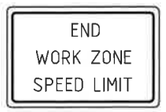
W21-III5(0)-3618

R2-I-3648

R10-I108p-3618 ****

R2-I106p-3618

Sign assembly as shown on Standards or as allowed by District Operations.



G20-I103-6036

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

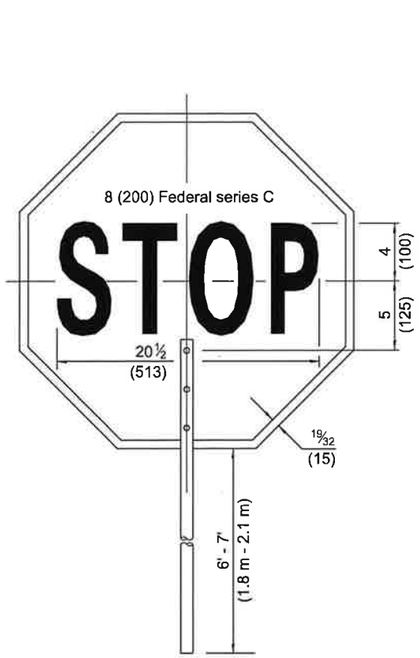
**** R10-I108p shall only be used along roadways under the juristiction of the State.

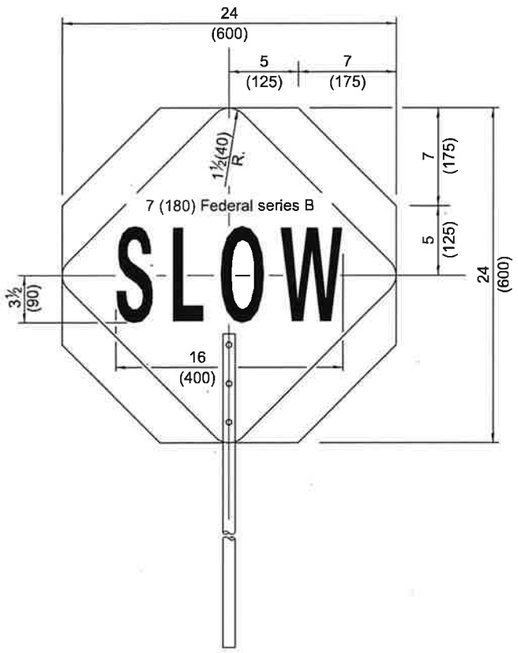


W12-I103-4848

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.





FLAGGER TRAFFIC CONTROL SIGN

Illinois Department of Transportation

APPROVED January 1, 2024
ENGINEER OF SAFETY PROG AND ENGINEERING

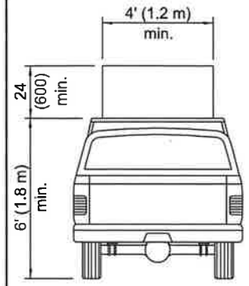
APPROVED January 1, 2024
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-13

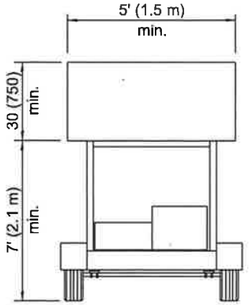
TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

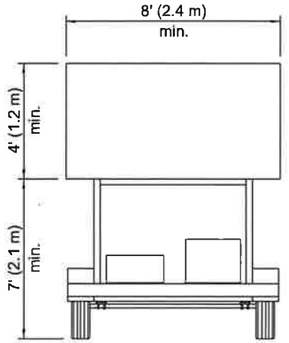
STANDARD 701901-09



TYPE A
ROOF
MOUNTED

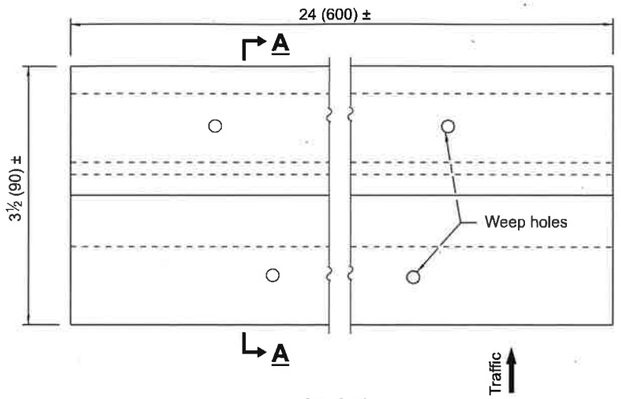


TYPE B
ROOF OR TRAILER
MOUNTED

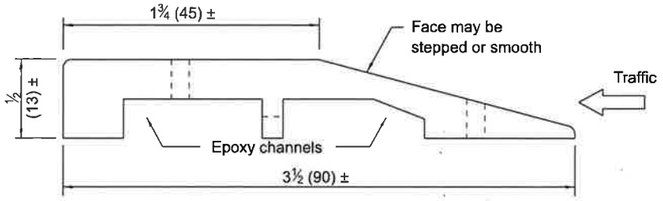


TYPE C
TRAILER
MOUNTED

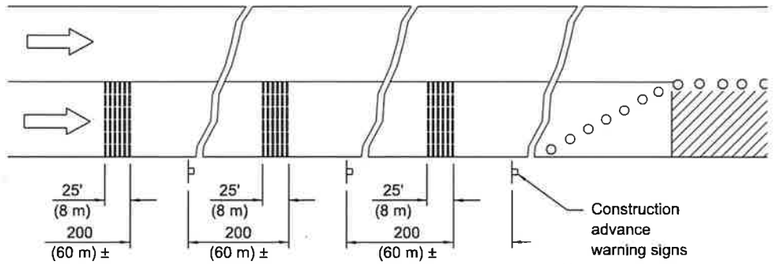
ARROW BOARDS

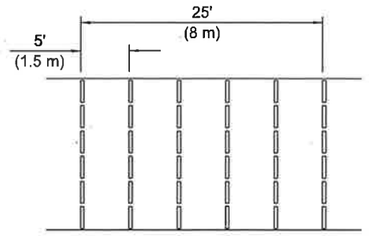


PLAN



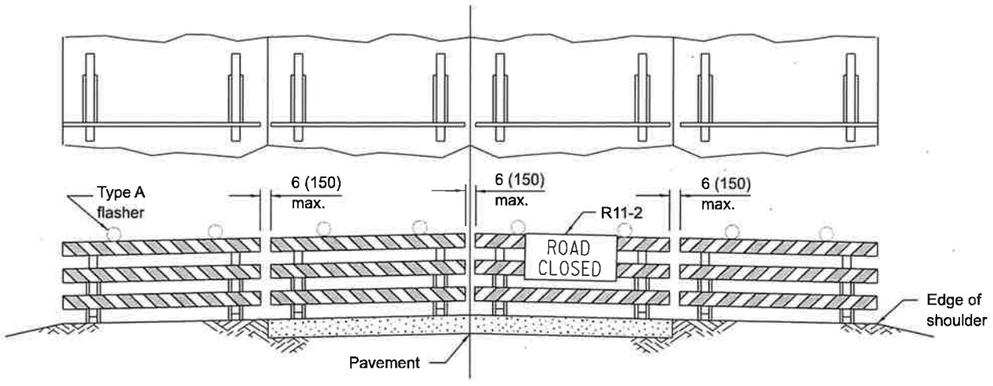
SECTION A-A





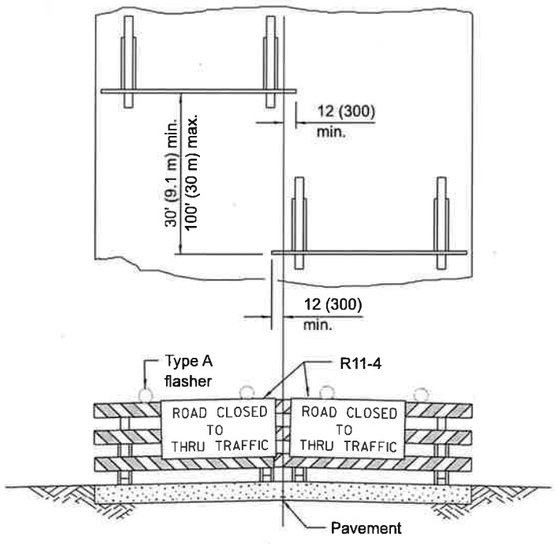
TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS



ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades.



ROAD CLOSED TO THRU TRAFFIC

Reflectorized striping shall appear on both sides of the barricades.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

If a Type III barricade with an attached sign panel which meets NCHRP 350 or MASH is not available, the sign may be mounted on an NCHRP 350 or MASH temporary sign support directly in front of the barricade.

Illinois Department of Transportation

APPROVED January 1, 2024
ENGINEER OF SAFETY PROG. AND ENGINEERING

APPROVED January 1, 2024
ENGINEER OF DESIGN AND ENVIRONMENT

ISSUED 1-1-13

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-09

Item Cover Page

Subject	**As submitted**
Meeting	October 1, 2024 - 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