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

November 6, 2024	Village Hall - 3rd Floor Board Room	7:00 PM

1. CALL TO ORDER

2. ROLL CALL

2.1. Pledge of Allegiance - Posting of Colors by the Mount Prospect Police and Fire Department Honor Guard with the Pledge of Allegiance led by Trustee Vincent Dante

2.2. Special Invocation - Mark Bechtold, Mount Prospect Police Department

3. APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - October 15, 2024

4. MAYORS REPORT

4.1. PROCLAMATION: Veterans Day - November 11, 2024

4.2. PROCLAMATION: Diwali Day - A Festival of Lights, November 1, 2024

4.3. PRESENTATION: Halloween Decoration Contest Winners awarded by the Special Events Commission

4.4. REAPPOINTMENT TO BOARDS AND COMMISSIONS - Mark Busse, Brian Lambel, Vicki Chung, and Patti Quill

5. COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

6. CONSENT AGENDA

6.1. Monthly Financial Report - August 2024

6.2. Monthly Financial Report - September 2024

6.3. List of Bills - October 9, 2024, to October 29, 2024 - $4,127,760.08

6.4. Motion to waive the rule requiring two readings and adopt AN ORDINANCE GRANTING A CONDITIONAL USE (DRIVE-THROUGH LANES) FOR THE PROPERTY LOCATED AT
950 EAST RAND ROAD, MOUNT PROSPECT, ILLINOIS

6.5. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A MASSAGE THERAPY ESTABLISHMENT AT THE PROPERTY 1052 CENTER DRIVE, MOUNT PROSPECT, ILLINOIS

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

ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance increases the number of Class "P-2" Liquor Licenses by one (1) AMERICAN DRUG STORES LLC d/b/a/ OSCO DRUG #3476 located at 333 E. Euclid Avenue, Mount Prospect IL and deleting the current "P-2" liquor license by one (1) AMERICAN DRUG STORES LLC d/b/a/ OSCO DRUG #3476 located at 333 E. Euclid Avenue, Mount Prospect IL.

6.7. 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 both sides of Wa Pella Avenue for the first 140' north of Council Trail.

6.8. A RESOLUTION AUTHORIZING A THIRD AMENDMENT AND EXTENSION TO THE CONTRACT FOR SALE OF WATER BY THE VILLAGE OF MOUNT PROSPECT TO THE CITY OF PROSPECT HEIGHTS. (Extending the contract for a term of 10 years and updating the billing formulae to match the Village's current rate structure.)

7. PUBLIC HEARING

7.1. Proposed Property Tax Levy for the Village of Mount Prospect for the fiscal year beginning January 1,2024 and ending December 31, 2024. This public hearing, called pursuant to proper legal notice having been published in the Daily Herald on October 25, 2024, is for the purpose of presenting the proposed tax levy for the fiscal year beginning January 1, 2024 and ending December 31, 2024.

7.2. Proposed 2025 Budget for the Village of Mount Prospect for the fiscal year beginning January 1, 2025 and ending December 31, 2025. This public hearing, called pursuant to proper legal notice having been published in the Daily Herald on October 3, 2024, is for the purpose of presenting the 2025 Budget for the Village of Mount Prospect for the fiscal year beginning January 1, 2025 and ending December 31, 2025.

8. OLD BUSINESS

8.1. Second Reading and Approval of AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF MOUNT PROSPECT FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024

8.2. Second Reading and Approval of AN ORDINANCE TO ABATE A PART OF THE TAXES LEVIED FOR CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024.

8.3. Second Reading and Approval of AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE VILLAGE OF MOUNT PROSPECT FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025 IN LIEU OF PASSAGE OF AN APPROPRIATION ORDINANCE

9. NEW BUSINESS

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

ORDINANCE CONVENING THE JOINT REVIEW BOARD AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING FOR THE APPROVAL OF AMENDMENTS TO THE REDEVELOPMENT PROJECT AREA AND TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE SOUTH MOUNT PROSPECT TAX INCREMENT FINANCING DISTRICT

9.2. 1st reading of AN ORDINANCE AMENDING CHAPTER 11 “MERCHANTS, BUSINESSES AND OCCUPATIONS”, CHAPTER 14 “ZONING”, AND APPENDIX A OF THE VILLAGE CODE OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS

10. VILLAGE MANAGER'S REPORT

10.1. As submitted

11. ANY OTHER BUSINESS

12. ADJOURNMENT

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

DRAFT

Village of Mount Prospect
Regular Meeting of the Village Board
Tuesday, October 15, 2024 / 7:00 PM

CALL TO ORDER

Mayor Hoefert called the Regular Meeting of the Village Board to order at 7:10 p.m. in the Board Room at Village Hall, 50 S. Emerson St.

ROLL CALL

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

2.1. Pledge of Allegiance - Trustee Colleen Saccotelli

APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - October 1, 2024

Motion by Vincent Dante, second by Terri Gens to approve the minutes of October 1, 2024:
Yea: Vincent Dante, Agostino Filippone, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None
Final Resolution: Motion Passed

MAYORS REPORT

4.1. PROCLAMATION: Italian-American Heritage Month - October 2024

Mayor Hoefert read the proclamation honoring Italian American Heritage Month. Frank Concialdi and members of the Joint Civic Committee of Italian Americans accepted the proclamation and expressed their gratitude to the Board for this recognition.

COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

None.

CONSENT AGENDA

Trustee Filippone announced his decision to abstain from voting on item 6.1 of the consent agenda due to a professional conflict.

6.1. List of Bills - September 25, 2024, to October 8, 2024 - $3,378,467.57

Abstain: Trustee Filippone

6.2. Motion to accept State of Illinois joint bid results for road salt in an amount not to exceed $359,844.

6.3. Motion to renew Master Services Agreement (MSA) with OpenGov (Cartegraph) for an amount not to exceed $101,846.87.

OLD BUSINESS - None

NEW BUSINESS

8.1. First Reading of AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF MOUNT PROSPECT FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024

8.2. First Reading of AN ORDINANCE TO ABATE A PART OF THE TAXES LEVIED FOR CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024.

8.3. First Reading of AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE VILLAGE OF MOUNT PROSPECT FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025, IN LIEU OF PASSAGE OF AN APPROPRIATION ORDINANCE

Director of Finance Amit Thakkar presented a summary presentation of agenda items 8.1, 8.2 and 8.3. Mr. Thakkar stated that the 2025 Budget was presented and discussed at the Committee of the Whole meeting on October 8, 2024. Mr. Thakkar presented a snapshot of the 2025 Budget, Levy, and Abatement for the Village of Mount Prospect.

- The 2025 Budget is a balanced budget
- Total revenues: $160.9 million
- Total expenditures: $165.4 million
- Planned use of previously issued bonds - $4.5 million
- Reduction in property taxes by 6.34 percent; the new levy amount will be the lowest in the last ten years
- 2024 levy payable in 2025 - $18.2 million
- Pension abatements: $2 million
- Debt Service Levy Abatements: $3.1.million; pension levels are going up by $803,926. The Village is finding the actuarial amount to get 100% funding by 2040.

- Two new programs for 2025: Technology Replacement and Building Improvement Funds; these programs were added without raising or adding any new taxes or fees.
- Water/Sewer rates to increase by 6.75% (average increase $6.92 per month); increase in refuse rates by 3.5% ($0.83 per month) and ambulance billing fees to increase to $3,000 (no balance billing for Mount Prospect residents).

The 2025 Revenue Budget totals $160,943,865, representing a 2.42% decrease over 2024. The American Rescue Plan ends in 2024, reducing intergovernmental revenues and transfer-ins by $5.3 million. Other financing sources present in 2024 that are not in the 2025 budget include $6.5 million in Economic Emergency Funding.

The proposed 2024 property tax levy for the Village (payable in 2025) is $18.2 million, reflecting a reduction of $1.2 million or 6.3 percent from the 2023 level. The Police Protection levy is $4,346,500. The Fire Protection levy is $4,049,574, reflecting a reduction of $1.0 million compared to last year's amount. This reduction is the result of a new abatement of $1.0 million, provided by the special service area taxes payable by the unincorporated area residents and businesses, previously served by the Elk Grove Rural Fire Protection District. The Police Pension levy will be $5,126,944. This amount is after an abatement of $1.0 million from the Pension Stabilization Fund. The annual police pension cost is increasing by $497,877 or 8.8 percent. The Fire Pension levy will be $4,133,242. Similar to the Police Pension levy, the Fire Pension levy is also after an abatement of $1.0 million from the Pension Stabilization Fund. The annual fire pension cost is increasing by $306,049 or 6.3 percent.

The Village also approves and reports the Mount Prospect Public Library's annual levy to Cook County. The levy will be $11,292,085, a 2.0 percent increase over the 2023 extended taxes payable in 2024.

The Village's $18.2 million levy will be the lowest in the last ten years. To achieve this levy, the Village is abating $6.4 million from various sources.

This will be the second consecutive year the Village has reduced its property tax levy. The 2023 tax levy payable in 2024 was reduced by 4.8 percent. Between the 2023 and 2024 tax levies, the Village has reduced its property tax levy by $2.2 million or 11 percent compared to the 2022 tax levy. Mr. Thakkar shared that the Village of Mount Prospect has the lowest tax rate, 0.883%, among our neighboring communities of Palatine, Buffalo Grove, Des Plaines, Wheeling, and Arlington Heights.

With the above abatements and levy amounts, the village portion of the property tax bill for an average home valued at $367,900 will be reduced by $65.00.

The 2025 Expenditure Budget totals $165.4 million, a decrease of $22.7 million over 2024 due to decreases in inter-fund transfers to fund the Economic Emergency Fund and the completion of projects funded by the American Rescue Plan.

The 2025 Operating Budget totals $97.6 million. The General Fund is the main operating fund, with $74.0 million, representing 76% of the Village's Operating Budget. The personnel budget totals $63 million, which includes three new firefighter-

paramedics for Station 11 and accounts for all collective bargaining wages and step increases. Contractual Services account for $31 million of the operating budget, including two new charges, $1.6 million in the Building Improvements Fund and $783,943 in the Technology Replacement Fund.

Mr. Thakkar provided the following in response to questions from the Board:

- Clarified the meaning of abatement, which means reduction; abatement indicates a levy is in place.
- Water and Sewer is an enterprise fund. Enterprise funds are self-sustaining and are designed for a specific purpose; they are not intended to make a profit or for use other than their designated purpose.
- The average home value of $367,000 is determined from Census data.

Mr. Thakkar concluded his presentation by announcing that the Finance Commission will review the proposed budget on October 24, 2024, during their regular meeting. The proposed 2025 Budget and Levy public hearing will take place at the Village Board's regular meeting on November 6, 2024. The second reading of the three budget ordinances will also occur during the same meeting on November 6.

VILLAGE MANAGER'S REPORT

9.1. Motion to waive the bid process and accept a proposal from Equipment Management Company for the purchase of Extrication Equipment (two S49 SL-I spreaders, two S44 SL-I spreaders, four C240 Cutters, and one SL-I 22/54 Telescopic Ram) for an amount not to exceed $134,728.

Deputy Fire Chief Tom Wang presented a request to purchase extrication equipment from Equipment Management Company to replace existing equipment that is due to be replaced based on a 10-year replacement schedule. The proposed purchase includes two S49 SL-I Spreaders, two S44 SL-I Spreaders, four C240 Cutters, and one SL-I 22/54 Telescopic Ram.

In 2014, after testing tools from three different manufacturers, the department purchased three sets of battery-operated spreaders and cutters and one set of hydraulic power tools from Genesis. Genesis's extrication tools were selected because they were lighter, more powerful, had easily replaceable parts, and had a more efficient design. This purchase enabled the Department to place a set of equipment on all four fire apparatus.

Deputy Chief Wang stated there are many benefits to battery-operated tools from Genesis. Genesis uses non-propriety batteries that can be purchased from most hardware stores and are less expensive than propriety batteries. Battery-operated extrication tools can be used in several scenarios because they are more portable. He stated the proposed purchase includes all battery-operated tools. With improved technology, battery-powered tools have as much power and force as hydraulic-powered tools. The proposed purchase includes a $15,000 trade-in on cutters/spreaders, a one-year warranty, a 10-year manufacture defect warranty, a 3-year battery warranty, on-

site repair and loaners, and in-service training.

Deputy Chief Wang answered questions from the Board. In response to a question from the Board, the bid process is being waived because Equipment Management Company is the sole provider of Genesis Tools in our area. He added that Genesis tools have been very reliable and repair costs have been minimal.

Public Comment:
Louis Goodman
310 N. School St.

- Asked if spreaders are the same as "jaws of life"

Deputy Chief Wang responded, stating cutters are more often referred to as "jaws of life," but both are important tools in extrication.

Motion by Colleen Saccotelli, second by Vincent Dante, to accept the proposal from Equipment Management Company for the purchase of Extrication equipment:
Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli, Agostino Filippone
Nay: None
Final Resolution: Motion

9.2. Motion to accept a proposal from the IMEG Group to provide design and construction engineering services for the 2025 Water Main Replacement Project for a fee not to exceed $205,588.

Director of Public Works Sean Dorsey presented a proposal from the IMEG Group to provide design and construction engineering services for the 2025 Water Main Replacement Project.

Mr. Dorsey stated that the 2025 project will replace approximately 15,000 feet of water main along Prospect Avenue, South Albert Street, South Lewis Street, South Pine Street, Can Dota Avenue, Robert Drive, and Palm Drive.

Staff received ten (10) proposals in response to the Request for Proposals. Each firm was required to submit both cost and technical proposals. Staff evaluated all proposals and determined that IMEG Group submitted the highest-rated proposal and was well-qualified to complete the project. Mr. Dorsey stated that IMEG Group was previously awarded the contract for the Village in 2021, 2023 and 2024. Their work was commendable, and they successfully managed several unique challenges. Mr. Dorsey noted that IMEG also submitted the lowest-cost proposal. Staff is confident that IMEG has the experience and skills to do this work. Mr. Dorsey stated staff recommends adding a 10% contingency to the cost of the project and recommends Board approval of the IMEG Group's proposal for an amount not to exceed $205,588.

Mr. Dorsey provided the following in response to questions from the Board:

- The project's large scope of work likely influenced the robust response to the RFP.
- IMEG will provide on-site supervision and support during the project.
- Project areas are determined mostly by water main break analysis.

- Increasing the pipe size improves volume more than the water pressure.

Motion by John Matuszak, second by Vincent Dante to approve the proposal from IMEG Group for an amount not to exceed $205,588:

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

Final Resolution: Motion Passed

9.3. As submitted

No report.

ANY OTHER BUSINESS

Mayor Hoefert announced the ribbon cutting for HQ Residences will take place on Wednesday, October 16th at 3:00 p.m.

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 October 15, 2024 Regular Meeting of the Village Board of Trustees adjourned at 8:09 p.m.

Respectfully submitted,

Karen M. Agoranos
Village Clerk

Item Cover Page

Subject	**PROCLAMATION: Veterans Day - November 11, 2024**
Meeting	November 6, 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. Vets day

PROCLAMATION

Veterans Day
November 11, 2024

WHEREAS, in 1954, President Dwight D. Eisenhower signed the first Veterans Day proclamation calling on our nation to "pay appropriate homage to the veterans of all its wars who have contributed so much to the preservation of this nation;" and

WHEREAS, the words of that first proclamation still ring true: "Let us solemnly remember the sacrifice of all those who fought so valiantly on the sea, in the air and on foreign shores, to preserve our heritage of freedom, and let us reconsecrate ourselves to the task of promoting and enduring peace so that their efforts shall not have been in vain;" and

WHEREAS, "A Legacy of Loyalty and Service," the theme for this year's Veterans Day, highlights the dedication to honoring those who made personal sacrifices in the commitment to serve; and

WHEREAS, the men and women of our armed forces continue to be an inspiration to all of us through their determination of courage, leadership and devotion in service to our community and country; and

WHEREAS, the citizens of the Village of Mount Prospect will always remember and pay homage to our military community, both active and inactive, for their contributions, dedication, and commitment to the cause of our freedom.

NOW THEREFORE, I, Paul Wm. Hoefert, Mayor of the Village of Mount Prospect, do hereby proclaim November 11, 2024 as

Veterans Day

in the Village of Mount Prospect and we proudly join the rest of our nation to salute and give special honor and recognition to the men and women who served us in our armed forces.

_____
Paul Wm. Hoefert
Mayor

ATTEST:

_____
Karen M. Agoranos
Village Clerk

Dated this 6th day of November 7, 2024

Item Cover Page

Subject	**PROCLAMATION: Diwali Day - A Festival of Lights, November 1, 2024**
Meeting	November 6, 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. VOMP Diwali Proclamation final

PROCLAMATION

Diwali – The Festival of Lights

November 1, 2024

WHEREAS, Diwali, known as the "Festival of Lights", is a holiday of religious and cultural importance to Hindus, Sikhs, Jains, and Buddhists, celebrated by more than one billion people worldwide every Fall; and

WHEREAS, the Hindu, Sikh, Jain, and Buddhist communities which are comprised of mostly Indian and South Asian Americans, as well as other diverse races and ethnicities, constitute a vital part of the Village of Mount Prospect's diverse ethnic and social fabric, and whose cultures have enriched our community; and

WHEREAS, the word "Diwali", is a shortened version of the Sanskrit word "Deepavali," which means a "row of lamps". The flame of the lamps signify the triumph of light over darkness, knowledge over ignorance, good over evil, and hope over fear;

WHEREAS, Diwali is celebrated over five days, during which oil lamps, or *diyas*, are lit and placed around the home, while celebrants reflect and pray for knowledge, peace, and universal well-being; and

WHEREAS, Diwali also marks the beginning of the Hindu new year, which is celebrated with gatherings, gifts, sweets, and traditions, such as decorating floors with colorful *rangoli* art; and

WHEREAS, on November 1st, our Indian and South Asian American neighbors will come together and celebrate their rich heritage and traditions, which promote inclusivity and cultural connectedness throughout our Village; and

WHEREAS, the Village of Mount Prospect recognizes the significance of the historic holiday of Diwali, and its message of tolerance, compassion, and the victory of good over evil, which resonates with the American spirit.

NOW, THEREFORE, I, Paul Wm. Hoefert, Mayor of the Village of Mount Prospect, do hereby recognize

DIWALI

as an important holiday in the Village of Mount Prospect and encourage residents of all faiths to join our Hindu, Sikh, Jain, and Buddhist communities in a day of global observance of Diwali, the Festival of Lights.

_____
Paul Wm. Hoefert
Mayor

ATTEST:

_____
Karen M. Agoranos
Village Clerk

Item Cover Page

Subject	**PRESENTATION: Halloween Decoration Contest Winners awarded by the Special Events Commission**
Meeting	November 6, 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

None

Item Cover Page

Subject	**REAPPOINTMENT TO BOARDS AND COMMISSIONS - Mark Busse, Brian Lambel, Vicki Chung, and Patti Quill**
Meeting	November 6, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Action Item

Information

Board of Fire and Police Commission
Reappointment

Mark Busse 1608 Ironwood Drive	Term to expire November 2027

Special Events Commission
Reappointment

Brian Lambel -CHAIR 1702 West Myrtle Drive	Term to expire November 2028
Patti Quill 705 N. Windsor	Term to expire November 2028
Vicki Chung 219 S. Wille	Term to expire November 2028

Discussion

Alternatives

1. Motion to approve reappointments.
2. Action at the discretion of the Village Board.

Staff Recommendation

Mayor Hoefert recommends the above listed individuals for reappointment and believes all will continue to represent the Village fairly and objectively.

Attachments

1. November reappointments

Village of Mount Prospect
Mount Prospect, Illinois

INTEROFFICE MEMORANDUM

TO: BOARD OF TRUSTEES
VILLAGE MANAGER MICHAEL CASSADY
POLICE CHIEF MICHAEL ETERNO
SPECIAL EVENTS CHAIR BRIAN LAMBEL

FROM: MAYOR PAUL WM. HOEFERT

DATE: OCTOBER 21, 2024

SUBJECT: APPOINTMENT/REAPPOINTMENT TO BOARDS AND COMMISSIONS

I hereby nominate the following individuals for reappointment to the following Board & Commissions:

Board of Fire and Police Commission

Reappointment

Mark Busse — Term to expire November 2027
1608 Ironwood Drive

Special Events Commission

Reappointment

Brian Lambel-CHAIR — Term to expire November 2028
1702 West Myrtle Drive

Patti Quill — Term to expire November 2028
705 N. Windsor

Vicki Chung — Term to expire November 2028
219 S. Wille

I recommend the above-listed individuals for reappointment and believe all will represent the Village fairly and objectively.

PAUL WM. HOEFERT
Mayor PH/dj

Item Cover Page

Subject	**Monthly Financial Report - August 2024**
Meeting	November 6, 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 Monthly Financial Report for August 2024.

Discussion

Alternatives

1. Accept the Monthly Financial Report for August 2024.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends accepting the Monthly Financial Report for August 2024.

Attachments

1. Monthly Financial Report August 2024
2. 08 August Board Reports for Upload

VILLAGE OF MOUNT PROSPECT

MONTHLY FINANCIAL REPORT

August 31, 2024

Prepared By

Amit Thakkar, CPA
Director of Finance

TO: **VILLAGE PRESIDENT, BOARD OF TRUSTEES, AND FINANCE COMMISSION**

FROM: **AMIT THAKKAR, DIRECTOR OF FINANCE**

DATE: **OCTOBER 18, 2024**

SUBJECT: **MONTHLY FINANCIAL REPORT FOR THE MONTH OF AUGUST 2024**

In an effort to provide the most transparent and relevant financial information in a timely manner, we are submitting this report herewith. The report contains relevant data and analytical information for the Village's financial affairs. The report is prepared based on the most recent available financial information (internal and external). The report is divided into five sections, including a) Cash and Investments, b) Revenues, c) Expenses, d) Fund Balance Analysis, and e) Other Items that may contain relevant new issues and items representing and impacting the Village's financial interest and well-being.

a) Cash and Investments

The Village of Mount Prospect maintains a sufficient liquid cash balance at various banking and investment institutions for the smooth operation of the Village's day-to-day activities. The remainder of the cash assets are invested in multiple interest-earning accounts and investment options in accordance with the Village's Investment Policy. As of August 1, 2024, the beginning Cash and Cash Equivalents totaled $123.1 million. During the month, the Village collected cash receipts totaling $12.1 million. The investment income for the month totaled $494,003. The monthly payroll cost was $2.9 million, and accounts payable were paid in the amount of $10.4 million. The inter-fund activity increased the cash position by $8,170, while other disbursements totaled $16,546. During the month under review, the Village invested $10.3 million from its liquid cash and cash equivalents in certain qualified long-term investments. As of August 31, 2024, the Village's Cash and Cash Equivalents totaled $112.1 million.

GOVERNMENTAL AND ENTERPRISE FUNDS

	Cash and Cash Equivalents	Investments	Total Cash and Investments
Balance at August 1, 2024	$ 123,100,245	$ 12,833,980	$ 135,934,225
Cash receipts	12,109,779	-	12,109,779
Investment income	494,003	76,950	570,953
Transfers from investments to cash	(10,324,100)	-	(10,324,100)
Transfers to investments from cash	-	10,324,100	10,324,100
Interfund activity	8,170	-	8,170
Disbursements:			
Accounts payable	(10,407,653)	-	(10,407,653)
Payroll	(2,912,734)	-	(2,912,734)
Other	(16,546)	-	(16,546)
Balance at August 31, 2024	$ 112,051,162	$ 23,235,030	$ 135,286,192

As of August 31, 2024, the Village has $23.2 million invested in long-term investments, including U.S. Treasury, AAA+ rated money-market funds, and FDIC-insured CDs. The Cash, Cash Equivalents, and Investments totaled $135.3 million as of August 31, 2024.

The table below summarizes the cash, cash equivalents, and investments by fund type as of August 31, 2024.

Fund Details		Amount
General Fund	$	55,061,698
Special Revenue Funds		28,279,287
Debt Service Funds		2,618,139
Capital Projects Funds		16,480,767
Enterprise Funds		14,928,522
Internal Service Funds		17,917,779
Total Cash and Cash Equivalents	$	135,286,192

In addition to the funds summarized above, the Village of Mount Prospect has $1,259,747 in escrow accounts under the umbrella of Other Trust and Agency Funds.

b) Revenues

The data below summarizes the revenue recognized by the Village through August 2024.

Revenue Category	Budget 2024	Actual YTD August 2024	% of Annual Budget	Actual YTD August 2023	Actual 2024 Vs. Actual 2023	% Change
Property Taxes	22,022,359	24,152,627	109.7%	11,374,561	12,778,066	112.3%
Other Taxes	14,689,000	7,477,828	50.9%	7,183,532	294,296	4.1%
Intergovernmental Revenue	57,179,236	25,667,778	44.9%	25,027,502	640,276	2.6%
Licenses, Permits & Fees	2,037,000	1,390,689	68.3%	1,719,204	(328,515)	-19.1%
Charges For Services	42,255,770	27,302,003	64.6%	27,845,010	(543,007)	-2.0%
Fines & Forfeits	470,955	390,251	82.9%	358,054	32,198	9.0%
Investment Income	1,818,245	4,559,434	250.8%	3,468,553	1,090,881	31.5%
Other Financing Sources	21,279,000	8,500,000	39.9%	6,543,301	1,956,699	29.9%
Other Revenue	2,854,944	2,849,510	99.8%	1,725,480	1,124,030	65.1%
Reimbursements	337,000	699,559	207.6%	441,018	258,541	58.6%
Total Revenues	**164,943,509**	**102,989,679**	**62.4%**	**85,686,215**	**17,303,464**	**20.2%**

The above amounts do not represent all the revenues to be recognized for the period under review. Certain state taxes, such as sales tax, home rule sales tax, and a few other taxes, will be received by the Village in September 2024 and later. Additionally, during August 2024, the Village received the following revenues from the State, which relate to a period prior to August 2024. These amounts are distributed after the State administrative fee deductions of $11,110.

Revenues	Original Revenue Month	Revenue Recognition Month	Received by the Village	Amounts
State Sales Tax	May-24	Aug-24	Aug-24	2,963,964
Home Rule Sales Tax	May-24	Aug-24	Aug-24	660,588
Business District Tax	May-24	Aug-24	Aug-24	30,488
Auto Rental Tax	May-24	Aug-24	Aug-24	2,764
Telecom Tax	May-24	Aug-24	Aug-24	85,786
Total Revenues				**$ 3,743,590**

The actual revenue recognized by the Village totaled $103.0 million through August 2024, representing 62.4 percent of the annual budget. The overall recognized revenues are trending higher compared to the 2023 collection for the same period, except for the license and permit fees and charges for services. The revenue collection is on track with an overall expected annual revenue cycle.

Property Taxes: The Village's total levy for the year is $19,469,004. The total property tax budget, including TIF increments, is $22.0 million. The Village collected $24.2 million in property taxes through August 2024. The property taxes are due in two installments, one in March and one in August. This year, the Village received its second installment on time from Cook County Treasurer's Office. Last year, the County significantly delayed the second installment. The collected property taxes include higher-than-expected TIF increments for the Prospect & Main TIF district.

Other Taxes: The category of Other Taxes includes all the taxes enacted per local ordinances, including Home Rule Sales Tax, Hotel/Motel, Food and Beverage, Municipal Motor Fuel Tax, Utility Taxes, etc. As the State collects some of these taxes, there is a three-month lag between the actual sales and the tax remittance. In addition, all the local economic activities for August are reported in September or later. The YTD tax collection under this category totals $7.5 million, an increase of $294,296 or 4.1 percent compared to last year's collection. The Village collected $1,119,106 in Food & Beverage Taxes and $750,316 in Real Estate Transfer Taxes through August 2024. The same was $986,339 and $558,353 last year, respectively. The Food & Beverage Tax reflects an increase of 13.4 percent over last year's collection, while the Real Estate Transfer Tax reflects an increase of 34.5 percent over last year's collection.

Intergovernmental Revenue: This category includes all the State shared taxes, including State Sales Tax, Income Tax, Use Tax, Motor Fuel Tax, and Grants. The Village is vigilantly tracking all intergovernmental revenues. As most of these taxes are collected by the State, there is a three-month lag between the actual sales and the tax remittance. The Village recognized $25.7 million in intergovernmental revenues through August 2024. The amount does not represent the total revenues to be recognized during the month, as significant revenues will be reported and collected after August 2024. The overall recognized revenues are trending higher by $640,276 compared to the amount recognized last year for the same period. Overall, the YTD state taxes collected are trending higher by $1.5 million or 6.6 percent compared to the 2023 collection for the same period. Due to the recent legislative changes, some portions of the State Use Tax are now collected as the State Sales Tax (from out-of-state online retailers). This shift is responsible for a reduction in the State Use Tax. The State sales tax reflects actual sales tax accrued from January through May, collected with a three-month lag between April and August. The State income tax revenue is recognized on a cash basis in the month of receipt and represents an 8.7 percent growth compared to the 2023 collections.

Major State Taxes	FY 2024	FY 2023	2024 vs. 2023	% Change
State Sales Tax	14,938,783	13,933,792	1,004,991	7.2%
State Income Tax	6,958,781	6,400,481	558,299	8.7%
State Use Tax	1,267,828	1,380,341	(112,513)	-8.2%
State Motor Fuel Tax	1,414,597	1,360,317	54,281	4.0%
Video Gaming Tax	192,654	167,710	24,943	14.9%
Cannabis Education Fund	55,213	51,101	4,112	8.0%
Municipal Cannabis Tax	37,031	30,242	6,789	22.5%
Total	24,864,886	23,323,984	1,540,902	6.6%

Licenses & Permits: The Village collected $1.4 million in license and permit fees through August 2024. This amount is trending lower by $328,515, or 19.1 percent, compared to last year's

collection. Business licenses and permits are trending higher by $29,000, while non-business licenses, including building permits and impact fees, are trending lower by $245,887 and $116,300, respectively.

	FY 2024	FY 2023	2024 vs. 2023	% Change
Business Licenses & Permits	621,106	592,106	29,000	4.9%
Liquor Licenses	184,075	176,860	7,215	4.1%
Business Licenses	159,438	149,844	9,594	6.4%
Contractor Licenses	110,800	100,200	10,600	10.6%
Gaming Terminal Fees	97,500	90,000	7,500	8.3%
Alarm Licenses	41,813	43,491	(1,679)	-3.9%
Elevator Licenses	24,930	25,860	(930)	-3.6%
Utility Permit Fee	2,550	5,550	(3,000)	-54.1%
Gaming Applications	-	300	(300)	-100.0%
Nonbusiness Licenses & Permits	769,583	1,127,098	(357,515)	-31.7%
Building Permit	477,731	723,618	(245,887)	-34.0%
Landlord/Rental Permit	271,722	267,050	4,672	1.7%
Village Impact Fees	20,130	136,430	(116,300)	-85.2%
Total Licenses & Permit Fees	1,390,689	1,719,204	(328,515)	-19.1%

Charges for Services: The Village collected $27.3 million in charges for services through August 2024. The amount represents 64.6 percent of the annual budget for the category, and it is trending lower by $543,007, or 2.0 percent, compared to last year's collection. This is mainly due to reduced Ground Emergency Medical Transport collections (ambulance fees) compared to the previous year. The reduction appears to be a timing issue from the Federal Government and is expected to be resolved before the end of the current fiscal year.

Investment Income: The Village earned $4.5 million in investment income through August 2024, which represents 250.8 percent of the category's annual budget. The recognized revenue is trending higher by $1.1 million, or 31.5 percent, compared to last year's amount.

Other Categories: All other revenue categories have collectively generated $12.4 million through August 2024. The amount mainly includes $390,251 in fines and forfeitures, $2.8 million in other revenues, $699,559 in reimbursements, and $8.5 million in Other Finance Sources (inter-fund transfers).

c) <u>Expenditures</u>

The data below recaps the expenditures incurred through August 2024.

Departments	Amended Budget 2024	Actual Expenditure YTD August 2024	% of Total Budget Used	Actual Expenditure YTD August 2023	Actual 2024 Vs. Actual 2023	% Change
10 Public Representation	708,940	446,982	63.0%	390,309	56,673	14.5%
20 Village Administration	6,206,145	3,167,855	51.0%	2,953,740	214,115	7.2%
30 Finance	2,574,094	2,093,090	81.3%	1,502,085	591,004	39.3%
40 Community Development	5,428,453	2,797,844	51.5%	2,547,136	250,708	9.8%
50 Human Services	1,902,802	1,002,642	52.7%	903,422	99,219	11.0%
60 Police	25,156,755	17,740,434	70.5%	13,866,755	3,873,679	27.9%
70 Fire	24,802,876	15,614,997	63.0%	12,296,484	3,318,513	27.0%
80 Public Works	79,218,309	39,836,218	50.3%	33,256,547	6,579,671	19.8%
00 Non-Departmental	42,177,797	19,265,674	45.7%	16,035,509	3,230,165	20.1%
Total Expenditures	**188,176,171**	**101,965,735**	**54.2%**	**83,751,988**	**18,213,748**	**21.7%**

The above amounts do not include the expenditures for the Pension Funds, as they are separate entities. The above amounts are unaudited and subject to change with accrual/audit adjustments.

Category	Amended Budget 2024	Actual Expenditure YTD August 2024	% of Total Budget Used	Actual Expenditure YTD August 2023	Actual 2024 Vs. Actual 2023	% Change
Personnel	60,983,765	42,625,411	69.9%	34,902,292	7,723,118	22.1%
Contractual Services	40,366,506	24,037,512	59.5%	22,937,129	1,100,382	4.8%
Commodities & Supplies	2,686,860	1,475,467	54.9%	1,445,776	29,691	2.1%
Capital Improvements	49,840,850	20,490,266	41.1%	14,875,222	5,615,044	37.7%
Debt Service	9,392,309	2,437,485	26.0%	2,457,189	(19,704)	-0.8%
Other Expenditures	24,905,881	10,899,594	43.8%	7,134,379	3,765,215	52.8%
Total Expenditures	**188,176,171**	**101,965,735**	**54.2%**	**83,751,988**	**18,213,748**	**21.7%**

Personnel Costs: The year-to-date expenditures for Personnel Costs, including benefits, are $42.6 million, or 69.9 percent of the annual budget for the category. The amount is trending higher by $7.7 million compared to last year's amount, mainly due to early recognition of pension contribution for the year and cost-of-living adjustments for the wages. The Village received the second installment of property tax earlier than last year, resulting in a higher portion of pension levy revenue. The exact amount is also recognized as pension contributions to the Police and Fire Pension Funds, resulting in higher reported personnel costs compared to the last year. The overtime expense through August 2024 totaled $2.0 million, while at the same time last year, it totaled $1.7 million.

Contractual Services: This category covers most contractual services, including some large line items, such as JAWA water purchases, budgeted and grant-funded engineering studies, and other contracts. The Village incurred $24.0 million in contractual services, equating to 59.5 percent of the annual budgeted amount for the category. The expenditure amount is trending higher by $1.1 million, mainly due to inflationary and timing issues.

Supplies: Through August 2024, the Village spent $1.48 million on supplies, which totaled 54.9 percent of the annual budget. At the same time last year, the Village had spent $1.45 million in supplies. The spending on supplies is on track with the budget and the previous year's amount.

Capital Improvements: The Village initially had $36.0 million in approved capital improvement projects for 2024. In March 2024, the Village Board approved a budget amendment to carry over $13.8 million in unfinished projects from 2023 to 2024. The Village has spent $20.5 million on capital improvement projects

through August 2024. The Village conducts major projects during the summer and concludes most projects in the fall and early winter.

Debt Service: Per the established debt service schedules, the Village's bond payments are due on June 1 and December 1. The Village processes these debt service payments a few days before due dates and keeps sufficient funds to execute them. The Village has paid $2.4 million in debt service expenditures through August 2024.

Other Expenditure: The Other Expenditure category includes expenditures not categorized above. The budget for this category includes $21.3 million in inter-fund transfers and $3.6 million in other expenditures. The Village has incurred $10.9 in expenditures under this category through August 2024. The expenditures include $8.5 million in inter-fund transfers and $2.4 million in other expenditures.

d) Fund Balance Analysis:

The fund balance is an essential tool to check the fiscal health of any governmental organization. The data below summarizes the Village's monthly unassigned/unrestricted general fund reserves. The fund balance data is unaudited.

Items/Details	FY 2023	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	YTD 2024
Revenues - Unaudited	82,613,435	2,186,312	3,907,856	9,293,882	5,499,376	6,281,137	5,056,722	8,945,461	9,616,648	50,787,394
Expenses - Unaudited	(78,299,452)	(3,003,826)	(6,926,423)	(7,474,896)	(4,432,961)	(4,639,685)	(5,208,321)	(15,076,477)	(7,734,650)	(54,497,239)
Net Monthly Surplus/(Deficit)	**4,313,983**	**(817,514)**	**(3,018,567)**	**1,818,987**	**1,066,415**	**1,641,451**	**(151,599)**	**(6,131,016)**	**1,881,998**	**(3,709,845)**
Ending Unrestricted Reserves	**43,700,864**	**42,883,350**	**39,864,783**	**41,683,769**	**42,750,185**	**44,391,636**	**44,240,037**	**38,109,021**	**39,991,019**	**39,991,019**
As % of General Fund Budget	48%	47%	43%	45%	47%	48%	48%	42%	44%	44%
Unencumbered Cash Balance	**32,347,539**	**34,917,995**	**36,517,114**	**41,683,769**	**42,750,185**	**44,391,636**	**44,240,037**	**38,109,021**	**39,991,019**	**39,991,019**
As % of General Fund Budget	35%	38%	40%	45%	47%	48%	48%	42%	44%	44%

(Unaudited and Subject to Change)

The above fund balance analysis is not audited and is subject to change. As of August 31, 2024, the unrestricted fund balance is estimated at $39.9 million, which equates to 44 percent of the annual budget. Not all revenues and expenditures for the fiscal period are recognized, and the above amount will change as and when yearend accruals and adjustments are added. The yearend accruals and adjustments will further improve the ending restricted fund balance. In 2023, the Village revised its Fund Balance Policy, and the new target is set to maintain the fund balance between 30 and 50 percent. Besides that, an Economic Emergency Fund was established in 2023, and a transfer of $6.5 million was executed as initial funding from the General Fund reserves. The Village funded the second installment of $6.5 million for the Economic Emergency Fund in July 2024 from the 2023 surplus (General Fund), resulting in a reduction in the overall fund balance in July 2024. During August 2024, the financial activities resulted in a net surplus of $1.9 million for the General Fund. The year-to-date financial activities have resulted in a deficit of $3.7 million. The overall fund balance is expected to increase between September and December.

Economic Emergency Fund

The Village Board authorized the creation of a new Economic Emergency Fund in May 2023 and approved a budget amendment funding $6.5 million from the General Fund reserves as an initial funding amount. This transfer was executed in May 2023 and invested in June 2023 in a AAA-rated I-prime account. The table below summarizes the Economic Emergency Fund activities for the month. During July 2024, the Village funded the second installment of $6.5 million. Also, the Economic Emergency Fund earned an interest income of $58,253 during August 2024. As of August 31, 2024, the Economic Emergency Fund reported an ending fund balance of $13.47 million, which comprises $13.0 million in the Village Contributions from the General Fund and $474,238 in the interest income.

Economic Emergency Fund	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Jul-24	Aug-24	Total (Since
Funding from the General Fund	6,500,000	-	-	-	-	6,500,000	-	13,000,000
Interest Income	21,524	85,792	88,374	87,879	88,401	44,015	58,253	474,238
	6,521,524	85,792	88,374	87,879	88,401	6,544,015	58,253	13,474,238
Expenditures	-	-	-	-	-	-	-	-
Net Monthly Surplus/Deficit	**6,521,524**	**85,792**	**88,374**	**87,879**	**88,401**	**6,544,015**	**58,253**	**13,474,238**
Beginning Fund Balance	-	**6,521,524**	**6,607,316**	**6,695,690**	**6,783,570**	**6,871,970**	**13,415,985**	-
Ending Fund Balance	**6,521,524**	**6,607,316**	**6,695,690**	**6,783,570**	**6,871,970**	**13,415,985**	**13,474,238**	**13,474,238**

e) **Other Items:**

a. During August 2024, the Village issued 112 real estate transfer tax stamps, of which 46 were exempt and 66 were non-exempt. During the month under review, the Village collected $85,479 in real estate transfer taxes. The average selling price for real estate was $431,667. At the same time last year (August 2023), the Village sold 115 transfer tax stamps, of which 41 were exempt and 74 were non-exempt. In the same month last year, the Village collected real estate transfer tax totaling $86,118, and the average selling price was $352,846.

b. The Village presented its 2025 budget to the Finance Commission on September 26, 2024, and the Village Board on October 8, 2024. The first reading of the levy, budget, and abatement ordinances was on October 15, 2024. The public hearing, second reading, and final approval of these ordinances will be on November 6, 2024.

Respectfully Submitted,
Amit Thakkar
Director of Finance

VILLAGE OF MOUNT PROSPECT

BUDGET REVENUE
&
EXPENDITURE SUMMARIES

August 1 – August 31, 2024

Revenue Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **001 - General Fund**									
REVENUE									
Property Taxes	17,977,334.00	.00	17,977,334.00	4,402,554.01	.00	17,757,986.27	219,347.73	99	9,371,341.73
Other Taxes	12,922,000.00	.00	12,922,000.00	1,143,301.74	.00	6,385,174.21	6,536,825.79	49	6,132,274.35
Licenses, Permits & Fees	2,036,000.00	.00	2,036,000.00	198,617.28	.00	1,390,688.58	645,311.42	68	1,718,933.56
Intergovernmental Revenue	43,574,002.00	.00	43,574,002.00	3,341,842.12	.00	20,932,847.60	22,641,154.40	48	19,243,806.19
Charges For Services	3,067,617.00	.00	3,067,617.00	134,219.69	.00	1,249,422.35	1,818,194.65	41	1,856,222.89
Fines & Forfeits	285,200.00	.00	285,200.00		.00	212,170.95	73,029.05	74	208,532.69
Investment Income	1,193,000.00	.00	1,193,000.00	294,969.09	.00	2,275,724.83	(1,082,724.83)	191	1,793,607.50
Reimbursements	112,000.00	.00	112,000.00	54,611.27	.00	208,997.63	(96,997.63)	187	190,504.80
Other Revenue	252,600.00	.00	252,600.00	24,562.25	.00	374,381.42	(121,781.42)	148	307,785.11
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$81,419,753.00	$0.00	$81,419,753.00	$9,616,648.30	$0.00	$50,787,393.84	$30,632,359.16	62%	$40,823,008.82
Fund **001 - General Fund** Totals	$81,419,753.00	$0.00	$81,419,753.00	$9,616,648.30	$0.00	$50,787,393.84	$30,632,359.16		$40,823,008.82

Revenue Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **002 - Debt Service Fund**									
REVENUE									
Property Taxes	1,234,925.00	.00	1,234,925.00	306,801.26	.00	1,220,146.87	14,778.13	99	1,288,621.64
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	1,117,240.00	.00	1,117,240.00	107,219.59	.00	1,074,893.50	42,346.50	96	1,091,366.06
Investment Income	9,125.00	.00	9,125.00	6,801.55	.00	38,020.82	(28,895.82)	417	37,341.02
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	2,171,000.00	.00	2,171,000.00	.00	.00	.00	2,171,000.00	0	.00
REVENUE TOTALS	$4,532,290.00	$0.00	$4,532,290.00	$420,822.40	$0.00	$2,333,061.19	$2,199,228.81	51%	$2,417,328.72
Fund **002 - Debt Service Fund** Totals	$4,532,290.00	$0.00	$4,532,290.00	$420,822.40	$0.00	$2,333,061.19	$2,199,228.81		$2,417,328.72

Revenue Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **020 - Capital Improvement Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	3,604,052.00	580,573.00	4,184,625.00	200,000.00	.00	1,000,000.00	3,184,625.00	24	1,000,000.00
Investment Income	95,200.00	.00	95,200.00	32,190.09	.00	228,266.24	(133,066.24)	240	159,417.89
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	2,118,000.00	750,000.00	2,868,000.00	.00	.00	.00	2,868,000.00	0	.00
REVENUE TOTALS	$5,817,252.00	$1,330,573.00	$7,147,825.00	$232,190.09	$0.00	$1,228,266.24	$5,919,558.76	17%	$1,159,417.89
Fund **020 - Capital Improvement Fund** Totals	$5,817,252.00	$1,330,573.00	$7,147,825.00	$232,190.09	$0.00	$1,228,266.24	$5,919,558.76		$1,159,417.89

Revenue Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **023 - Street Improvement Construc Fund**									
REVENUE									
Other Taxes	700,000.00	.00	700,000.00	59,269.28	.00	439,246.58	260,753.42	63	421,723.52
Licenses, Permits & Fees	.00	.00	.00	.00	.00	.00	.00	+++	270.00
Intergovernmental Revenue	2,200,000.00	.00	2,200,000.00	200,000.00	.00	1,000,000.00	1,200,000.00	45	1,421,840.00
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	63,020.00	.00	63,020.00	22,497.63	.00	158,994.39	(95,974.39)	252	90,540.74
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	50,000.00	.00	50,000.00	885.50	.00	20,020.54	29,979.46	40	24,752.65
Other Financing Sources	2,000,000.00	.00	2,000,000.00	.00	.00	.00	2,000,000.00	0	.00
REVENUE TOTALS	$5,013,020.00	$0.00	$5,013,020.00	$282,652.41	$0.00	$1,618,261.51	$3,394,758.49	32%	$1,959,126.91
Fund **023 - Street Improvement Construc Fund** Totals	$5,013,020.00	$0.00	$5,013,020.00	$282,652.41	$0.00	$1,618,261.51	$3,394,758.49		$1,959,126.91

Revenue Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **024 - Flood Control Construction Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	1,905,760.00	.00	1,905,760.00	.00	.00	.00	1,905,760.00	0	538,171.60
Charges For Services	10,000.00	.00	10,000.00	968.00	.00	5,135.00	4,865.00	51	9,630.00
Investment Income	5,000.00	.00	5,000.00	11,180.66	.00	86,962.11	(81,962.11)	1739	25,948.30
Reimbursements	15,000.00	.00	15,000.00	8,500.00	.00	8,500.00	6,500.00	57	112,002.95
Other Financing Sources	265,000.00	.00	265,000.00	.00	.00	.00	265,000.00	0	.00
REVENUE TOTALS	$2,200,760.00	$0.00	$2,200,760.00	$20,648.66	$0.00	$100,597.11	$2,100,162.89	5%	$685,752.85
Fund **024 - Flood Control Construction Fund** Totals	$2,200,760.00	$0.00	$2,200,760.00	$20,648.66	$0.00	$100,597.11	$2,100,162.89		$685,752.85

Revenue Budget by Account Classification Report

Through 08/31/24
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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **036 - Rural Special Service Area Fund**									
REVENUE									
Property Taxes	160,000.00	.00	160,000.00	.00	.00	.00	160,000.00	0	.00
REVENUE TOTALS	$160,000.00	$0.00	$160,000.00	$0.00	$0.00	$0.00	$160,000.00	0%	$0.00
Fund **036 - Rural Special Service Area Fund** Totals	$160,000.00	$0.00	$160,000.00	$0.00	$0.00	$0.00	$160,000.00		$0.00

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **037 - SMP TIF Fund**									
REVENUE									
Property Taxes	150,100.00	.00	150,100.00	224,590.36	.00	801,397.78	(651,297.78)	534	.00
Investment Income	.00	.00	.00	3,025.37	.00	6,614.55	(6,614.55)	+++	.00
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$150,100.00	$0.00	$150,100.00	$227,615.73	$0.00	$808,012.33	($657,912.33)	538%	$0.00
Fund **037 - SMP TIF Fund** Totals	$150,100.00	$0.00	$150,100.00	$227,615.73	$0.00	$808,012.33	($657,912.33)		$0.00

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **038 - Economic Emergency Fund**									
REVENUE									
Investment Income	100,000.00	.00	100,000.00	58,252.60	.00	278,547.27	(178,547.27)	279	78,834.10
Other Financing Sources	.00	6,500,000.00	6,500,000.00	.00	.00	6,500,000.00	.00	100	6,500,000.00
REVENUE TOTALS	$100,000.00	$6,500,000.00	$6,600,000.00	$58,252.60	$0.00	$6,778,547.27	($178,547.27)	103%	$6,578,834.10
Fund **038 - Economic Emergency Fund** Totals	$100,000.00	$6,500,000.00	$6,600,000.00	$58,252.60	$0.00	$6,778,547.27	($178,547.27)		$6,578,834.10

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **039 - Pension Stabilization Fund**									
REVENUE									
Investment Income	.00	.00	.00	804.45	.00	804.45	(804.45)	+++	.00
Other Financing Sources	2,000,000.00	.00	2,000,000.00	.00	.00	2,000,000.00	.00	100	.00
REVENUE TOTALS	$2,000,000.00	$0.00	$2,000,000.00	$804.45	$0.00	$2,000,804.45	($804.45)	100%	$0.00
Fund **039 - Pension Stabilization Fund** Totals	$2,000,000.00	$0.00	$2,000,000.00	$804.45	$0.00	$2,000,804.45	($804.45)		$0.00

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **040 - Refuse Disposal Fund**									
REVENUE									
Property Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	5,097,325.00	.00	5,097,325.00	347,552.43	.00	3,280,301.13	1,817,023.87	64	3,162,886.40
Fines & Forfeits	37,183.00	.00	37,183.00	2,582.90	.00	29,538.71	7,644.29	79	26,555.70
Investment Income	15,000.00	.00	15,000.00	3,792.19	.00	31,151.08	(16,151.08)	208	20,288.09
Reimbursements	200,000.00	.00	200,000.00	60,119.58	.00	60,476.18	139,523.82	30	75,518.02
Other Revenue	153,058.00	.00	153,058.00	16,509.20	.00	95,189.15	57,868.85	62	83,201.88
REVENUE TOTALS	$5,502,566.00	$0.00	$5,502,566.00	$430,556.30	$0.00	$3,496,656.25	$2,005,909.75	64%	$3,368,450.09
Fund **040 - Refuse Disposal Fund** Totals	$5,502,566.00	$0.00	$5,502,566.00	$430,556.30	$0.00	$3,496,656.25	$2,005,909.75		$3,368,450.09

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **041 - Motor Fuel Tax Fund**									
REVENUE									
Intergovernmental Revenue	2,416,210.00	.00	2,416,210.00	215,763.77	.00	1,414,597.34	1,001,612.66	59	1,360,316.67
Investment Income	75,000.00	.00	75,000.00	15,092.29	.00	105,382.86	(30,382.86)	141	79,448.49
Reimbursements	10,000.00	.00	10,000.00	.00	.00	2,583.21	7,416.79	26	15,477.02
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,501,210.00	$0.00	$2,501,210.00	$230,856.06	$0.00	$1,522,563.41	$978,646.59	61%	$1,455,242.18
Fund **041 - Motor Fuel Tax Fund** Totals	$2,501,210.00	$0.00	$2,501,210.00	$230,856.06	$0.00	$1,522,563.41	$978,646.59		$1,455,242.18

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **042 - CDBG**									
REVENUE									
Intergovernmental Revenue	446,399.00	.00	446,399.00	.00	.00	54,946.75	391,452.25	12	221,537.22
Investment Income	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	50,000.00	.00	50,000.00	.00	.00	15,219.00	34,781.00	30	61,615.00
REVENUE TOTALS	$496,399.00	$0.00	$496,399.00	$0.00	$0.00	$70,165.75	$426,233.25	14%	$283,152.22
Fund **042 - CDBG** Totals	$496,399.00	$0.00	$496,399.00	$0.00	$0.00	$70,165.75	$426,233.25		$283,152.22

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **043 - Asset Seizure Fund**									
REVENUE									
Fines & Forfeits	1,000.00	.00	1,000.00	1,800.00	.00	32,851.68	(31,851.68)	3285	2,125.50
Investment Income	500.00	.00	500.00	292.21	.00	2,007.23	(1,507.23)	401	1,612.55
REVENUE TOTALS	$1,500.00	$0.00	$1,500.00	$2,092.21	$0.00	$34,858.91	($33,358.91)	2324%	$3,738.05
Fund **043 - Asset Seizure Fund** Totals	$1,500.00	$0.00	$1,500.00	$2,092.21	$0.00	$34,858.91	($33,358.91)		$3,738.05

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **044 - Federal Equitable Share Funds**									
REVENUE									
Fines & Forfeits	5,500.00	.00	5,500.00	.00	.00	13,958.70	(8,458.70)	254	20,966.11
Investment Income	300.00	.00	300.00	605.20	.00	4,672.58	(4,372.58)	1558	4,519.40
REVENUE TOTALS	$5,800.00	$0.00	$5,800.00	$605.20	$0.00	$18,631.28	($12,831.28)	321%	$25,485.51
Fund **044 - Federal Equitable Share Funds** Totals	$5,800.00	$0.00	$5,800.00	$605.20	$0.00	$18,631.28	($12,831.28)		$25,485.51

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **045 - DUI Fine Fund**									
REVENUE									
Fines & Forfeits	3,000.00	.00	3,000.00	.00	.00	.00	3,000.00	0	275.80
Investment Income	100.00	.00	100.00	139.81	.00	1,881.43	(1,781.43)	1881	1,240.70
REVENUE TOTALS	$3,100.00	$0.00	$3,100.00	$139.81	$0.00	$1,881.43	$1,218.57	61%	$1,516.50
Fund **045 - DUI Fine Fund** Totals	$3,100.00	$0.00	$3,100.00	$139.81	$0.00	$1,881.43	$1,218.57		$1,516.50

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **046 - Foreign Fire Tax Board Fund**									
REVENUE									
Other Taxes	120,000.00	.00	120,000.00	33,938.13	.00	142,199.22	(22,199.22)	118	115,210.01
Investment Income	5,000.00	.00	5,000.00	1,700.57	.00	12,796.75	(7,796.75)	256	10,193.27
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$125,000.00	$0.00	$125,000.00	$35,638.70	$0.00	$154,995.97	($29,995.97)	124%	$125,403.28
Fund **046 - Foreign Fire Tax Board Fund** Totals	$125,000.00	$0.00	$125,000.00	$35,638.70	$0.00	$154,995.97	($29,995.97)		$125,403.28

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **048 - Business District Fund**									
REVENUE									
Other Taxes	947,000.00	.00	947,000.00	96,690.11	.00	511,207.99	435,792.01	54	514,324.16
Intergovernmental Revenue	800,000.00	.00	800,000.00	.00	.00	190,492.80	609,507.20	24	150,464.33
Investment Income	3,000.00	.00	3,000.00	1,077.78	.00	24,014.02	(21,014.02)	800	12,469.69
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$1,750,000.00	$0.00	$1,750,000.00	$97,767.89	$0.00	$725,714.81	$1,024,285.19	41%	$677,258.18
Fund **048 - Business District Fund** Totals	$1,750,000.00	$0.00	$1,750,000.00	$97,767.89	$0.00	$725,714.81	$1,024,285.19		$677,258.18

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **049 - Prospect and Main TIF District**									
REVENUE									
Property Taxes	2,500,000.00	.00	2,500,000.00	916,962.43	.00	4,373,328.29	(1,873,328.29)	175	715,472.59
Investment Income	5,000.00	.00	5,000.00	4,995.83	.00	43,072.38	(38,072.38)	861	23,151.67
Other Revenue	5,000.00	.00	5,000.00	.00	.00	.00	5,000.00	0	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,510,000.00	$0.00	$2,510,000.00	$921,958.26	$0.00	$4,416,400.67	($1,906,400.67)	176%	$738,624.26
Fund **049 - Prospect and Main TIF District** Totals	$2,510,000.00	$0.00	$2,510,000.00	$921,958.26	$0.00	$4,416,400.67	($1,906,400.67)		$738,624.26

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **050 - Water and Sewer Fund**									
REVENUE									
Property Taxes	.00	.00	.00	(54.57)	.00	(232.41)	232.41	+++	(875.40)
Licenses, Permits & Fees	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Intergovernmental Revenue	535,000.00	.00	535,000.00	.00	.00	.00	535,000.00	0	.00
Charges For Services	20,610,376.00	15,366.00	20,625,742.00	1,753,339.93	.00	13,878,049.61	6,747,692.39	67	13,741,536.58
Fines & Forfeits	139,072.00	.00	139,072.00	13,639.26	.00	101,731.13	37,340.87	73	99,597.80
Investment Income	120,000.00	.00	120,000.00	83,819.58	.00	726,517.63	(606,517.63)	605	765,144.79
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	50,000.00	.00	50,000.00	139,562.64	.00	1,040,599.90	(990,599.90)	2081	49,142.29
Other Financing Sources	5,300,000.00	.00	5,300,000.00	.00	.00	.00	5,300,000.00	0	.00
REVENUE TOTALS	$26,755,448.00	$15,366.00	$26,770,814.00	$1,990,306.84	$0.00	$15,746,665.86	$11,024,148.14	59%	$14,654,546.06
Fund **050 - Water and Sewer Fund** Totals	$26,755,448.00	$15,366.00	$26,770,814.00	$1,990,306.84	$0.00	$15,746,665.86	$11,024,148.14		$14,654,546.06

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **051 - Village Parking System Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	27,500.00	.00	27,500.00	4,202.59	.00	31,998.82	(4,498.82)	116	20,895.57
Investment Income	1,500.00	.00	1,500.00	166.16	.00	1,420.59	79.41	95	2,619.91
Other Revenue	500.00	.00	500.00	118.30	.00	1,116.85	(616.85)	223	595.35
Other Financing Sources	175,000.00	.00	175,000.00	.00	.00	.00	175,000.00	0	.00
REVENUE TOTALS	$204,500.00	$0.00	$204,500.00	$4,487.05	$0.00	$34,536.26	$169,963.74	17%	$24,110.83
Fund **051 - Village Parking System Fund** Totals	$204,500.00	$0.00	$204,500.00	$4,487.05	$0.00	$34,536.26	$169,963.74		$24,110.83

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **052 - Parking System Revenue Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	117,000.00	.00	117,000.00	9,959.75	.00	85,739.00	31,261.00	73	81,769.05
Investment Income	500.00	.00	500.00	692.20	.00	5,269.31	(4,769.31)	1054	3,765.45
Other Revenue	3,500.00	.00	3,500.00	593.25	.00	5,491.85	(1,991.85)	157	4,523.05
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$121,000.00	$0.00	$121,000.00	$11,245.20	$0.00	$96,500.16	$24,499.84	80%	$90,057.55
Fund **052 - Parking System Revenue Fund** Totals	$121,000.00	$0.00	$121,000.00	$11,245.20	$0.00	$96,500.16	$24,499.84		$90,057.55

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **060 - Vehicle Maintenance Fund**									
REVENUE									
Charges For Services	2,601,273.00	.00	2,601,273.00	216,772.76	.00	1,734,182.08	867,090.92	67	1,718,528.08
Investment Income	2,000.00	.00	2,000.00	4,083.27	.00	31,478.39	(29,478.39)	1574	20,170.21
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,603,273.00	$0.00	$2,603,273.00	$220,856.03	$0.00	$1,765,660.47	$837,612.53	68%	$1,738,698.29
Fund **060 - Vehicle Maintenance Fund** Totals	$2,603,273.00	$0.00	$2,603,273.00	$220,856.03	$0.00	$1,765,660.47	$837,612.53		$1,738,698.29

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **061 - Vehicle Replacement Fund**									
REVENUE									
Charges For Services	1,642,870.00	.00	1,642,870.00	136,905.83	.00	1,095,246.64	547,623.36	67	1,550,886.64
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	100,000.00	.00	100,000.00	66,761.87	.00	473,519.35	(373,519.35)	474	324,735.09
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	.00	.00	.00	4,712.00	.00	43,862.00	(43,862.00)	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	43,301.01
REVENUE TOTALS	$1,742,870.00	$0.00	$1,742,870.00	$208,379.70	$0.00	$1,612,627.99	$130,242.01	93%	$1,918,922.74
Fund **061 - Vehicle Replacement Fund** Totals	$1,742,870.00	$0.00	$1,742,870.00	$208,379.70	$0.00	$1,612,627.99	$130,242.01		$1,918,922.74

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **062 - Computer Replacement Fund**									
REVENUE									
Charges For Services	229,000.00	.00	229,000.00	19,083.34	.00	152,666.72	76,333.28	67	120,666.72
Investment Income	.00	.00	.00	1,404.15	.00	10,870.17	(10,870.17)	+++	7,152.97
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$229,000.00	$0.00	$229,000.00	$20,487.49	$0.00	$163,536.89	$65,463.11	71%	$127,819.69
Fund **062 - Computer Replacement Fund** Totals	$229,000.00	$0.00	$229,000.00	$20,487.49	$0.00	$163,536.89	$65,463.11		$127,819.69

Revenue Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **063 - Risk Management Fund**									
REVENUE									
Charges For Services	8,837,443.00	.00	8,837,443.00	721,833.78	.00	5,789,261.86	3,048,181.14	66	5,581,988.34
Investment Income	25,000.00	.00	25,000.00	546.04	.00	11,445.70	13,554.30	46	6,351.55
Reimbursements	.00	.00	.00	4,372.48	.00	419,001.86	(419,001.86)	+++	47,515.03
Other Revenue	2,290,286.00	.00	2,290,286.00	163,198.25	.00	1,253,629.46	1,036,656.54	55	1,193,865.00
REVENUE TOTALS	$11,152,729.00	$0.00	$11,152,729.00	$889,950.55	$0.00	$7,473,338.88	$3,679,390.12	67%	$6,829,719.92
Fund **063 - Risk Management Fund** Totals	$11,152,729.00	$0.00	$11,152,729.00	$889,950.55	$0.00	$7,473,338.88	$3,679,390.12		$6,829,719.92

Revenue Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **073 - Escrow Deposit Fund**									
REVENUE									
Investment Income	.00	.00	.00	103.62	.00	2,532.75	(2,532.75)	+++	2,635.55
REVENUE TOTALS	$0.00	$0.00	$0.00	$103.62	$0.00	$2,532.75	($2,532.75)	+++	$2,635.55
Fund **073 - Escrow Deposit Fund** Totals	$0.00	$0.00	$0.00	$103.62	$0.00	$2,532.75	($2,532.75)		$2,635.55
Grand Totals	$157,097,570.00	$7,845,939.00	$164,943,509.00	$15,925,065.55	$0.00	$102,992,211.68	$61,951,297.32		$85,688,850.19

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **001 - General Fund**									
EXPENSE									
Personal Services, Salaries & Wages	35,186,113.00	10,469.00	35,196,582.00	3,999,185.03	.00	22,494,619.14	12,701,962.86	64	20,985,551.53
Employee Benefits	17,283,060.00	13,838.00	17,296,898.00	2,801,908.21	.00	14,240,012.10	3,056,885.90	82	9,228,852.87
Other Employee Costs	595,564.00	3,000.00	598,564.00	8,589.51	30,748.39	344,462.28	223,353.33	63	484,937.51
Pension Benefits	6,948.00	.00	6,948.00	578.98	.00	4,631.84	2,316.16	67	4,496.96
Contractual Services	10,569,124.00	55,200.00	10,624,324.00	771,944.18	547,996.86	6,093,937.41	3,982,389.73	63	5,728,532.73
Utilities	158,478.00	3,767.00	162,245.00	3,987.49	.00	61,220.50	101,024.50	38	64,689.86
Insurance	811,875.00	.00	811,875.00	67,692.46	.00	541,646.18	270,228.82	67	520,432.19
Commodities & Supplies	1,078,084.00	(5,413.56)	1,072,670.44	52,140.97	43,005.63	481,305.56	548,359.25	49	446,120.92
Other Expenditures	333,326.00	775,000.00	1,108,326.00	.00	.00	961,588.49	146,737.51	87	69,085.46
Building Improvements	2,500.00	.00	2,500.00	828.57	.00	1,805.49	694.51	72	535.45
Office Equipment	51,562.00	.00	51,562.00	4,220.19	3,105.45	9,854.53	38,602.02	25	14,482.29
Other Equipment	259,769.00	10,185.56	269,954.56	9,896.07	21,765.91	188,793.11	59,395.54	78	155,315.97
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	1,054,350.00	2,187,668.19	3,242,018.19	13,678.58	789,945.96	573,362.11	1,878,710.12	42	297,605.96
Interfund Transfers	14,029,000.00	7,250,000.00	21,279,000.00	.00	.00	8,500,000.00	12,779,000.00	40	6,500,000.00
EXPENSE TOTALS	$81,419,753.00	$10,303,714.19	$91,723,467.19	$7,734,650.24	$1,436,568.20	$54,497,238.74	$35,789,660.25	61%	$44,500,639.70
Fund **001 - General Fund** Totals	$81,419,753.00	$10,303,714.19	$91,723,467.19	$7,734,650.24	$1,436,568.20	$54,497,238.74	$35,789,660.25		$44,500,639.70

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **002 - Debt Service Fund**									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	2,500,000.00	.00	2,500,000.00	.00	.00	.00	2,500,000.00	0	.00
Interest Expense	2,031,340.00	.00	2,031,340.00	.00	.00	1,015,568.89	1,015,771.11	50	1,051,470.00
Bank & Fiscal Fees	950.00	.00	950.00	.00	.00	900.00	50.00	95	1,328.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Uses	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$4,532,290.00	$0.00	$4,532,290.00	$0.00	$0.00	$1,016,468.89	$3,515,821.11	22%	$1,052,798.00
Fund **002 - Debt Service Fund** Totals	$4,532,290.00	$0.00	$4,532,290.00	$0.00	$0.00	$1,016,468.89	$3,515,821.11		$1,052,798.00

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **020 - Capital Improvement Fund**									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	1,065,000.00	72,554.92	1,137,554.92	156,713.64	650,755.46	186,794.91	300,004.55	74	30,819.14
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	631,925.00	2,363,899.45	2,995,824.45	46,447.46	637,547.61	1,387,983.58	970,293.26	68	598,620.27
Office Equipment	.00	100,000.00	100,000.00	.00	.00	86,569.00	13,431.00	87	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	1,050,000.00	.00	1,050,000.00	5,597.92	20,513.16	5,597.92	1,023,888.92	2	73,048.00
Infrastructure	3,070,327.00	1,124,179.86	4,194,506.86	33,114.78	1,752,630.00	505,008.38	1,936,868.48	54	229,295.46
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$5,817,252.00	$3,660,634.23	$9,477,886.23	$241,873.80	$3,061,446.23	$2,171,953.79	$4,244,486.21	55%	$931,782.87
Fund **020 - Capital Improvement Fund** Totals	$5,817,252.00	$3,660,634.23	$9,477,886.23	$241,873.80	$3,061,446.23	$2,171,953.79	$4,244,486.21		$931,782.87

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **023 - Street Improvement Construc Fund**									
EXPENSE									
Contractual Services	40,000.00	.00	40,000.00	.00	40,000.00	.00	.00	100	21,915.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	4,973,020.00	2,261,757.82	7,234,777.82	1,726,277.85	2,921,554.77	2,028,104.96	2,285,118.09	68	1,981,339.23
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$5,013,020.00	$2,261,757.82	$7,274,777.82	$1,726,277.85	$2,961,554.77	$2,028,104.96	$2,285,118.09	69%	$2,003,254.23
Fund **023 - Street Improvement Construc Fund** Totals	$5,013,020.00	$2,261,757.82	$7,274,777.82	$1,726,277.85	$2,961,554.77	$2,028,104.96	$2,285,118.09		$2,003,254.23

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **024 - Flood Control Construction Fund**									
EXPENSE									
Contractual Services	398,735.00	81,237.00	479,972.00	2,990.00	371,654.84	68,132.50	40,184.66	92	25,310.11
Utilities	6,983.00	.00	6,983.00	.00	.00	4,337.93	2,645.07	62	214.24
Commodities & Supplies	5,572.00	.00	5,572.00	.00	.00	.00	5,572.00	0	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	1,766,000.00	530,000.00	2,296,000.00	7,483.03	1,066,972.17	11,887.95	1,217,139.88	47	4,635.00
EXPENSE TOTALS	$2,177,290.00	$611,237.00	$2,788,527.00	$10,473.03	$1,438,627.01	$84,358.38	$1,265,541.61	55%	$30,159.35
Fund **024 - Flood Control Construction Fund** Totals	$2,177,290.00	$611,237.00	$2,788,527.00	$10,473.03	$1,438,627.01	$84,358.38	$1,265,541.61		$30,159.35

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **037 - SMP TIF Fund**									
EXPENSE									
Other Employee Costs	5,000.00	.00	5,000.00	.00	.00	.00	5,000.00	0	.00
Contractual Services	95,000.00	.00	95,000.00	18,735.00	.00	20,346.00	74,654.00	21	168.00
Commodities & Supplies	100.00	.00	100.00	.00	.00	.00	100.00	0	.00
Other Expenditures	50,000.00	.00	50,000.00	.00	.00	.00	50,000.00	0	.00
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$150,100.00	$0.00	$150,100.00	$18,735.00	$0.00	$20,346.00	$129,754.00	14%	$168.00
Fund **037 - SMP TIF Fund** Totals	$150,100.00	$0.00	$150,100.00	$18,735.00	$0.00	$20,346.00	$129,754.00		$168.00

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **039 - Pension Stabilization Fund**									
EXPENSE									
Employee Benefits	2,000,000.00	.00	2,000,000.00	.00	.00	2,000,000.00	.00	100	750,000.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$2,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00	$2,000,000.00	$0.00	100%	$750,000.00
Fund **039 - Pension Stabilization Fund** Totals	$2,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00	$2,000,000.00	$0.00		$750,000.00

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **040 - Refuse Disposal Fund**									
EXPENSE									
Personal Services, Salaries & Wages	369,945.00	.00	369,945.00	40,029.39	.00	215,756.30	154,188.70	58	210,289.96
Employee Benefits	142,783.00	.00	142,783.00	11,378.10	.00	84,051.89	58,731.11	59	87,123.13
Other Employee Costs	1,636.00	.00	1,636.00	.00	.00	28.34	1,607.66	2	1,442.67
Contractual Services	4,941,640.00	.00	4,941,640.00	387,030.69	950.00	2,942,122.78	1,998,567.22	60	2,706,481.03
Utilities	.00	.00	.00	.00	.00	.00	.00	+++	.00
Insurance	18,629.00	.00	18,629.00	1,552.42	.00	12,419.36	6,209.64	67	10,776.00
Commodities & Supplies	27,932.00	.00	27,932.00	.00	.01	6,076.99	21,855.00	22	23,511.18
EXPENSE TOTALS	$5,502,565.00	$0.00	$5,502,565.00	$439,990.60	$950.01	$3,260,455.66	$2,241,159.33	59%	$3,039,623.97
Fund **040 - Refuse Disposal Fund** Totals	$5,502,565.00	$0.00	$5,502,565.00	$439,990.60	$950.01	$3,260,455.66	$2,241,159.33		$3,039,623.97

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **041 - Motor Fuel Tax Fund**									
EXPENSE									
Contractual Services	401,403.00	.00	401,403.00	1,923.00	81,662.40	265,274.09	54,466.51	86	259,960.64
Utilities	225,000.00	.00	225,000.00	22,065.64	.00	130,020.08	94,979.92	58	110,266.48
Commodities & Supplies	415,197.00	.00	415,197.00	.00	65,939.72	274,060.28	75,197.00	82	212,426.97
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	1,550,000.00	.00	1,550,000.00	.00	41,127.84	1,408,872.16	100,000.00	94	2,100,000.00
EXPENSE TOTALS	$2,591,600.00	$0.00	$2,591,600.00	$23,988.64	$188,729.96	$2,078,226.61	$324,643.43	87%	$2,682,654.09
Fund **041 - Motor Fuel Tax Fund** Totals	$2,591,600.00	$0.00	$2,591,600.00	$23,988.64	$188,729.96	$2,078,226.61	$324,643.43		$2,682,654.09

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **042 - CDBG**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	487,723.00	84,885.00	572,608.00	9,375.67	.00	99,828.56	472,779.44	17	261,490.73
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$487,723.00	$84,885.00	$572,608.00	$9,375.67	$0.00	$99,828.56	$472,779.44	17%	$261,490.73
Fund **042 - CDBG** Totals	$487,723.00	$84,885.00	$572,608.00	$9,375.67	$0.00	$99,828.56	$472,779.44		$261,490.73

Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **043 - Asset Seizure Fund**									
EXPENSE									
Other Employee Costs	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Contractual Services	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	3,000.00	.00	3,000.00	539.21	.00	539.21	2,460.79	18	19,726.94
EXPENSE TOTALS	$5,000.00	$0.00	$5,000.00	$539.21	$0.00	$539.21	$4,460.79	11%	$19,726.94
Fund **043 - Asset Seizure Fund** Totals	$5,000.00	$0.00	$5,000.00	$539.21	$0.00	$539.21	$4,460.79		$19,726.94

Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **044 - Federal Equitable Share Funds**									
EXPENSE									
Contractual Services	500.00	.00	500.00	.00	.00	.00	500.00	0	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	62,000.00	.00	62,000.00	1,111.86	.00	31,584.18	30,415.82	51	73,219.60
EXPENSE TOTALS	$62,500.00	$0.00	$62,500.00	$1,111.86	$0.00	$31,584.18	$30,915.82	51%	$73,219.60
Fund **044 - Federal Equitable Share Funds** Totals	$62,500.00	$0.00	$62,500.00	$1,111.86	$0.00	$31,584.18	$30,915.82		$73,219.60

Expense Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **045 - DUI Fine Fund**									
EXPENSE									
Other Employee Costs	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	1,000.00	.00	1,000.00	.00	.00	12,800.00	(11,800.00)	1280	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$2,000.00	$0.00	$2,000.00	$0.00	$0.00	$12,800.00	($10,800.00)	640%	$0.00
Fund **045 - DUI Fine Fund** Totals	$2,000.00	$0.00	$2,000.00	$0.00	$0.00	$12,800.00	($10,800.00)		$0.00

Expense Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **046 - Foreign Fire Tax Board Fund**									
EXPENSE									
Other Employee Costs	10,000.00	.00	10,000.00	.00	.00	10,957.89	(957.89)	110	1,302.86
Contractual Services	16,000.00	.00	16,000.00	469.53	.00	7,507.42	8,492.58	47	10,197.38
Insurance	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	.00	.00	.00	.00	.00	47,960.95	(47,960.95)	+++	39,361.24
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	115,000.00	.00	115,000.00	3,964.20	8,402.46	55,446.79	51,150.75	56	13,265.75
EXPENSE TOTALS	$141,000.00	$0.00	$141,000.00	$4,433.73	$8,402.46	$121,873.05	$10,724.49	92%	$64,127.23
Fund **046 - Foreign Fire Tax Board Fund** Totals	$141,000.00	$0.00	$141,000.00	$4,433.73	$8,402.46	$121,873.05	$10,724.49		$64,127.23

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **048 - Business District Fund**									
EXPENSE									
Bond Principal	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interest Expense	1,750,000.00	.00	1,750,000.00	62,935.08	.00	658,931.84	1,091,068.16	38	608,334.72
EXPENSE TOTALS	$1,750,000.00	$0.00	$1,750,000.00	$62,935.08	$0.00	$658,931.84	$1,091,068.16	38%	$608,334.72
Fund **048 - Business District Fund** Totals	$1,750,000.00	$0.00	$1,750,000.00	$62,935.08	$0.00	$658,931.84	$1,091,068.16		$608,334.72

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **049 - Prospect and Main TIF District**									
EXPENSE									
Other Employee Costs	1,500.00	.00	1,500.00	.00	.00	.00	1,500.00	0	.00
Contractual Services	165,000.00	.00	165,000.00	11,801.60	.00	45,563.00	119,437.00	28	48,415.31
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	1,331,000.00	.00	1,331,000.00	.00	.00	1,251,210.66	79,789.34	94	534,474.18
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	670,000.00	.00	670,000.00	.00	.00	.00	670,000.00	0	.00
Interest Expense	638,488.00	.00	638,488.00	.00	.00	319,243.88	319,244.12	50	333,518.88
Bank & Fiscal Fees	900.00	.00	900.00	.00	.00	900.00	.00	100	900.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$2,806,888.00	$0.00	$2,806,888.00	$11,801.60	$0.00	$1,616,917.54	$1,189,970.46	58%	$917,308.37
Fund **049 - Prospect and Main TIF District** Totals	$2,806,888.00	$0.00	$2,806,888.00	$11,801.60	$0.00	$1,616,917.54	$1,189,970.46		$917,308.37

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **050 - Water and Sewer Fund**									
EXPENSE									
Personal Services, Salaries & Wages	2,797,033.00	(45,900.00)	2,751,133.00	284,331.51	.00	1,658,756.42	1,092,376.58	60	1,578,885.26
Employee Benefits	938,352.00	.00	938,352.00	77,308.86	.00	553,334.23	385,017.77	59	611,268.08
Other Employee Costs	47,963.00	.00	47,963.00	3,001.52	3,384.84	28,527.32	16,050.84	67	40,088.49
Contractual Services	10,312,170.00	50,900.00	10,363,070.00	934,111.58	363,255.98	5,800,385.92	4,199,428.10	59	5,759,014.81
Utilities	135,738.00	.00	135,738.00	7,729.07	.00	71,818.77	63,919.23	53	64,133.65
Insurance	235,114.00	.00	235,114.00	19,592.83	.00	156,742.64	78,371.36	67	138,893.36
Commodities & Supplies	321,521.00	.00	321,521.00	10,907.73	39,292.07	156,275.92	125,953.01	61	252,555.04
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	4,530,733.64	4,530,733.64	897,648.47	1,581,460.70	4,759,817.45	(1,810,544.51)	140	91,350.00
Office Equipment	1,205.00	.00	1,205.00	.00	.00	.00	1,205.00	0	.00
Other Equipment	337,441.00	15,365.60	352,806.60	20,333.62	61,229.11	135,852.07	155,725.42	56	74,091.14
Distribution Systems	13,836,912.00	1,365,172.91	15,202,084.91	1,809,021.87	3,504,612.74	8,785,048.73	2,912,423.44	81	8,355,307.93
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	915,000.00	.00	915,000.00	.00	.00	.00	915,000.00	0	.00
Interest Expense	887,481.00	.00	887,481.00	.00	.00	443,740.51	443,740.49	50	463,865.50
Bank & Fiscal Fees	1,575.00	.00	1,575.00	.00	.00	1,350.00	225.00	86	1,350.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
Long Term Debt	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$30,767,505.00	$5,916,272.15	$36,683,777.15	$4,063,987.06	$5,553,235.44	$22,551,649.98	$8,578,891.73	77%	$17,430,803.26
Fund **050 - Water and Sewer Fund** Totals	$30,767,505.00	$5,916,272.15	$36,683,777.15	$4,063,987.06	$5,553,235.44	$22,551,649.98	$8,578,891.73		$17,430,803.26

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **051 - Village Parking System Fund**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	53,756.00	.00	53,756.00	3,000.42	4,567.20	24,673.92	24,514.88	54	22,814.25
Utilities	10,712.00	.00	10,712.00	.00	.00	5,748.25	4,963.75	54	9,126.62
Insurance	5,243.00	.00	5,243.00	436.92	.00	3,495.36	1,747.64	67	3,910.00
Commodities & Supplies	626.00	.00	626.00	.00	.00	625.97	.03	100	607.88
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	127,000.00	.00	127,000.00	20,605.00	37,327.47	44,178.36	45,494.17	64	23,048.88
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$197,337.00	$0.00	$197,337.00	$24,042.34	$41,894.67	$78,721.86	$76,720.47	61%	$59,507.63
Fund **051 - Village Parking System Fund** Totals	$197,337.00	$0.00	$197,337.00	$24,042.34	$41,894.67	$78,721.86	$76,720.47		$59,507.63

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **052 - Parking System Revenue Fund**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	66,299.00	.00	66,299.00	16,615.14	1,522.40	40,437.16	24,339.44	63	38,163.76
Utilities	11,087.00	.00	11,087.00	.00	.00	1,069.85	10,017.15	10	1,783.68
Insurance	1,337.00	.00	1,337.00	111.42	.00	891.36	445.64	67	1,001.36
Commodities & Supplies	12,033.00	.00	12,033.00	2,485.89	789.72	7,015.52	4,227.76	65	6,207.29
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$90,756.00	$0.00	$90,756.00	$19,212.45	$2,312.12	$49,413.89	$39,029.99	57%	$47,156.09
Fund **052 - Parking System Revenue Fund** Totals	$90,756.00	$0.00	$90,756.00	$19,212.45	$2,312.12	$49,413.89	$39,029.99		$47,156.09

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **060 - Vehicle Maintenance Fund**									
EXPENSE									
Personal Services, Salaries & Wages	1,208,790.00	.00	1,208,790.00	122,139.85	.00	727,467.84	481,322.16	60	670,689.44
Employee Benefits	395,480.00	.00	395,480.00	43,728.74	.00	257,093.50	138,386.50	65	237,807.53
Other Employee Costs	7,395.00	5,045.10	12,440.10	854.10	1,395.00	5,711.60	5,333.50	57	9,556.00
Contractual Services	136,791.00	(8,103.10)	128,687.90	2,345.32	24,206.53	66,719.90	37,761.47	71	44,375.67
Utilities	4,916.00	.00	4,916.00	.00	.00	1,775.91	3,140.09	36	2,027.33
Insurance	55,383.00	.00	55,383.00	4,615.25	.00	36,922.00	18,461.00	67	9,212.64
Commodities & Supplies	791,184.00	(1,992.00)	789,192.00	57,316.21	233,300.88	486,189.55	69,701.57	91	448,862.71
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	684.00	.00	684.00	.00	.00	.00	684.00	0	556.27
Other Equipment	2,606.00	24,620.00	27,226.00	.00	.00	24,941.00	2,285.00	92	1,452.33
EXPENSE TOTALS	$2,603,229.00	$19,570.00	$2,622,799.00	$230,999.47	$258,902.41	$1,606,821.30	$757,075.29	71%	$1,424,539.92
Fund **060 - Vehicle Maintenance Fund** Totals	$2,603,229.00	$19,570.00	$2,622,799.00	$230,999.47	$258,902.41	$1,606,821.30	$757,075.29		$1,424,539.92

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **061 - Vehicle Replacement Fund**									
EXPENSE									
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	5,182,000.00	669,966.00	5,851,966.00	90,437.03	1,506,162.94	386,664.26	3,959,138.80	32	692,779.19
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$5,182,000.00	$669,966.00	$5,851,966.00	$90,437.03	$1,506,162.94	$386,664.26	$3,959,138.80	32%	$692,779.19
Fund **061 - Vehicle Replacement Fund** Totals	$5,182,000.00	$669,966.00	$5,851,966.00	$90,437.03	$1,506,162.94	$386,664.26	$3,959,138.80		$692,779.19

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **062 - Computer Replacement Fund**									
EXPENSE									
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	229,000.00	.00	229,000.00	.00	.00	45,555.06	183,444.94	20	75,546.48
EXPENSE TOTALS	$229,000.00	$0.00	$229,000.00	$0.00	$0.00	$45,555.06	$183,444.94	20%	$75,546.48
Fund **062 - Computer Replacement Fund** Totals	$229,000.00	$0.00	$229,000.00	$0.00	$0.00	$45,555.06	$183,444.94		$75,546.48

Expense Budget by Account Classification Report

Through 08/31/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **063 - Risk Management Fund**									
EXPENSE									
Contractual Services	10,712.00	.00	10,712.00	.00	.00	9,750.00	962.00	91	.00
Insurance	10,721,115.00	.00	10,721,115.00	798,642.37	.00	7,521,575.01	3,199,539.99	70	7,070,244.65
Commodities & Supplies	37,500.00	.00	37,500.00	.00	.00	15,956.46	21,543.54	43	16,122.67
Building Improvements	350,000.00	.00	350,000.00	.00	.00	.00	350,000.00	0	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$11,119,327.00	$0.00	$11,119,327.00	$798,642.37	$0.00	$7,547,281.47	$3,572,045.53	68%	$7,086,367.32
Fund **063 - Risk Management Fund** Totals	$11,119,327.00	$0.00	$11,119,327.00	$798,642.37	$0.00	$7,547,281.47	$3,572,045.53		$7,086,367.32
Grand Totals	$164,648,135.00	$23,528,036.39	$188,176,171.39	$15,513,507.03	$16,458,786.22	$101,965,735.23	$69,751,649.94		$83,751,987.69

Item Cover Page

Subject	**Monthly Financial Report - September 2024**
Meeting	November 6, 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 Monthly Financial Report for September 2024.

Discussion

Alternatives

1. Accept the Monthly Financial Report for September 2024.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends accepting the Monthly Financial Report for September 2024.

Attachments

1. Monthly Financial Report September 2024
2. 09 September Board Reports for Upload

VILLAGE OF MOUNT PROSPECT

MONTHLY FINANCIAL REPORT

September 30, 2024

Prepared By

Amit Thakkar, CPA
Director of Finance

TO: **VILLAGE PRESIDENT, BOARD OF TRUSTEES, AND FINANCE COMMISSION**

FROM: **AMIT THAKKAR, DIRECTOR OF FINANCE**

DATE: **OCTOBER 29, 2024**

SUBJECT: **MONTHLY FINANCIAL REPORT FOR THE MONTH OF SEPTEMBER 2024**

In an effort to provide the most transparent and relevant financial information in a timely manner, we are submitting this report herewith. The report contains relevant data and analytical information for the Village's financial affairs. The report is prepared based on the most recent available financial information (internal and external). The report is divided into five sections, including a) Cash and Investments, b) Revenues, c) Expenses, d) Fund Balance Analysis, and e) Other Items that may contain relevant new issues and items representing and impacting the Village's financial interest and well-being.

a) Cash and Investments

The Village of Mount Prospect maintains a sufficient liquid cash balance at various banking and investment institutions for the smooth operation of the Village's day-to-day activities. The remainder of the cash assets are invested in multiple interest-earning accounts and investment options in accordance with the Village's Investment Policy. As of September 1, 2024, the beginning Cash and Cash Equivalents totaled $112.1 million. During the month, the Village collected cash receipts totaling $8.9 million. The investment income for the month totaled $459,264. The monthly payroll cost was $2.0 million, and accounts payable were paid in the amount of $7.7 million. The inter-fund activity increased the cash position by $11,428, while other disbursements totaled $23,875. During the month under review, investments totaling $1.2 million matured, and the Village invested $5.0 million from its liquid cash and cash equivalents in certain qualified long-term investments. As of September 30, 2024, the Village's Cash and Cash Equivalents totaled $107.8 million.

GOVERNMENTAL AND ENTERPRISE FUNDS

	Cash and Cash Equivalents	Investments	Total Cash and Investments
Balance at September 1, 2024	$ 112,051,162	$ 23,235,030	$ 135,286,192
Cash receipts	8,866,727	-	8,866,727
Investment income	459,264	70,610	529,874
Transfers from investments to cash	1,200,000	(1,200,000)	-
Transfers to investments from cash	(5,000,000)	5,000,000	-
Interfund activity	11,428	-	11,428
Disbursements:			
Accounts payable	(7,699,078)	-	(7,699,078)
Payroll	(2,028,126)	-	(2,028,126)
Other	(23,875)	-	(23,875)
Balance at September 30, 2024	$ 107,837,503	$ 27,105,640	$ 134,943,143

As of September 30, 2024, the Village has $27.1 million invested in long-term investments, including U.S. Treasury, AAA+ rated money-market funds, and FDIC-insured CDs. The Cash, Cash Equivalents, and Investments totaled $134.9 million as of September 30, 2024.

The table below summarizes the cash, cash equivalents, and investments by fund type as of September 30, 2024.

Fund Details		Amount
General Fund	$	55,356,941
Special Revenue Funds		28,737,076
Debt Service Funds		2,654,523
Capital Projects Funds		15,462,303
Enterprise Funds		15,505,959
Internal Service Funds		17,226,340
Total Cash and Cash Equivalents	$	134,943,143

In addition to the funds summarized above, the Village of Mount Prospect has $1,314,097 in escrow accounts under the umbrella of Other Trust and Agency Funds.

b) Revenues

The data below summarizes the revenue recognized by the Village through September 2024.

Revenue Category	Budget 2024	Actual YTD September 2024	% of Annual Budget	Actual YTD September 2023	Actual 2024 Vs. Actual 2023	% Change
Property Taxes	22,022,359	24,152,627	109.7%	11,374,561	12,778,066	112.3%
Other Taxes	14,689,000	8,766,255	59.7%	8,429,179	337,076	4.0%
Intergovernmental Revenue	57,179,236	29,603,336	51.8%	28,941,640	661,696	2.3%
Licenses, Permits & Fees	2,037,000	1,867,408	91.7%	1,837,260	30,148	1.6%
Charges For Services	42,255,770	31,350,352	74.2%	31,629,244	(278,893)	-0.9%
Fines & Forfeits	470,955	437,284	92.9%	412,262	25,022	6.1%
Investment Income	1,818,245	5,130,889	282.2%	3,958,352	1,172,537	29.6%
Other Financing Sources	21,279,000	8,505,059	40.0%	6,555,449	1,949,610	29.7%
Other Revenue	2,854,944	3,267,161	114.4%	1,854,396	1,412,765	76.2%
Reimbursements	337,000	722,067	214.3%	668,553	53,514	8.0%
Total Revenues	**164,943,509**	**113,802,436**	**69.0%**	**95,660,895**	**18,141,542**	**19.0%**

The above amounts do not represent all the revenues to be recognized for the period under review. Certain state taxes, such as sales tax, home rule sales tax, and a few other taxes, will be received by the Village in October 2024 and later. Additionally, during September 2024, the Village received the following revenues from the State, which relate to a period prior to September 2024. These amounts are distributed after the State administrative fee deductions of $11,185.

Revenues	Original Revenue Month	Revenue Recognition Month	Received by the Village	Amounts
State Sales Tax	Jun-24	Sep-24	Sep-24	2,902,841
Home Rule Sales Tax	Jun-24	Sep-24	Sep-24	669,152
Business District Tax	Jun-24	Sep-24	Sep-24	27,450
Auto Rental Tax	Jun-24	Sep-24	Sep-24	3,090
Telecom Tax	Jun-24	Sep-24	Sep-24	86,991
Total Revenues				**$ 3,689,524**

The actual revenue recognized by the Village totaled $113.8 million through September 2024, representing 69.0 percent of the annual budget. The overall recognized revenues are trending higher compared to the 2024 collection for the same period, except for the charges for services. The revenue collection is on track with an overall expected annual revenue cycle.

Property Taxes: The Village's total levy for the year is $19,469,004. The total property tax budget, including TIF increments, is $22.0 million. The Village collected $24.2 million in property taxes through September 2024. The property taxes are due in two installments, one in March and one in August. This year, the Village received its second installment on time from Cook County Treasurer's Office. Last year, the County significantly delayed the second installment. The collected property taxes include higher-than-expected TIF increments for the Prospect & Main TIF district.

Other Taxes: The category of Other Taxes includes all the taxes enacted per local ordinances, including Home Rule Sales Tax, Hotel/Motel, Food and Beverage, Municipal Motor Fuel Tax, Utility Taxes, etc. As the State collects some of these taxes, there is a three-month lag between the actual sales and the tax remittance. In addition, all the local economic activities for September are reported in October or later. The YTD tax collection under this category totals $8.8 million, an increase of $337,076 or 4.0 percent compared to last year's collection. The Village collected $1,270,925 in Food & Beverage Taxes and $841,687 in Real Estate Transfer Taxes through September 2024. The same was $1,152,286 and $606,389 last year, respectively. The Food & Beverage Tax reflects an increase of 10.3 percent over last year's collection, while the Real Estate Transfer Tax reflects an increase of 38.8 percent over last year's collection.

Intergovernmental Revenue: This category includes all the State shared taxes, including State Sales Tax, Income Tax, Use Tax, Motor Fuel Tax, and Grants. The Village is vigilantly tracking all intergovernmental revenues. As most of these taxes are collected by the State, there is a three-month lag between the actual sales and the tax remittance. The Village recognized $29.6 million in intergovernmental revenues through September 2024. The amount does not represent the total revenues to be recognized during the month, as significant revenues will be reported and collected after September 2024. The overall recognized revenues are trending higher by $661,696 compared to the amount recognized last year for the same period. Overall, the YTD state taxes collected are trending higher by $1.5 million or 5.5 percent compared to the 2024 collection for the same period. Due to the recent legislative changes, some portions of the State Use Tax are now collected as the State Sales Tax (from out-of-state online retailers). This shift is responsible for a reduction in the State Use Tax. The State sales tax reflects actual sales tax accrued from January through June, collected with a three-month lag between April and September. The State income tax revenue is recognized on a cash basis in the month of receipt and represents a 7.9 percent growth compared to the 2023 collections.

Major State Taxes	FY 2024	FY 2023	2024 vs. 2023	% Change
State Sales Tax	17,841,623	16,930,348	911,275	5.4%
State Income Tax	7,456,364	6,910,153	546,211	7.9%
State Motor Fuel Tax	1,644,116	1,571,531	72,585	4.6%
State Use Tax	1,427,342	1,509,490	(82,148)	-5.4%
Video Gaming Tax	221,615	191,027	30,588	16.0%
Cannabis Education Fund	62,213	57,864	4,349	7.5%
Municipal Cannabis Tax	44,491	37,696	6,795	18.0%
Total	28,697,764	27,208,109	1,489,654	5.5%

Licenses & Permits: The Village collected $1.9 million in license and permit fees through

September 2024. This amount is trending higher by $30,148, or 1.6 percent, compared to last year's collection.

	FY 2024	FY 2023	2024 vs. 2023	% Change
Business Licenses & Permits	647,151	602,481	44,670	7.4%
Liquor Licenses	190,700	176,860	13,840	7.8%
Business Licenses	160,158	150,819	9,339	6.2%
Contractor Licenses	124,600	109,000	15,600	14.3%
Gaming Terminal Fees	100,000	90,000	10,000	11.1%
Alarm Licenses	42,113	43,791	(1,679)	-3.8%
Elevator Licenses	25,980	25,860	120	0.5%
Utility Permit Fee	3,000	5,850	(2,850)	-48.7%
Gaming Applications	600	300	300	100.0%
Nonbusiness Licenses & Permits	1,220,257	1,234,779	(14,522)	-1.2%
Building Permit	888,302	795,265	93,037	11.7%
Landlord/Rental Permit	311,825	303,085	8,740	2.9%
Village Impact Fees	20,130	136,160	(116,030)	-85.2%
Total Licenses & Permit Fees	1,867,408	1,837,260	30,148	1.6%

Charges for Services: The Village collected $31.4 million in charges for services through September 2024. The amount represents 74.2 percent of the annual budget for the category, and it is trending lower by $278,893, or 0.9 percent, compared to last year's collection. This is mainly due to reduced Ground Emergency Medical Transport collections (ambulance fees) compared to the previous year. The reduction appears to be a timing issue from the Federal Government and is expected to be resolved before the end of the current fiscal year.

Investment Income: The Village earned $5.1 million in investment income through September 2024, which represents 282.2 percent of the category's annual budget. The recognized revenue is trending higher by $1.2 million, or 29.6 percent, compared to last year's amount.

Other Categories: All other revenue categories have collectively generated $12.9 million through September 2024. The amount mainly includes $437,284 in fines and forfeitures, $3.3 million in other revenues, $722,067 in reimbursements, and $8.5 million in Other Finance Sources (inter-fund transfers).

c) Expenditures

The data below recaps the expenditures incurred through September 2024.

Departments	Amended Budget 2024	Actual Expenditure YTD September	% of Total Budget Used	Actual Expenditure YTD September 2023	Actual 2024 Vs. Actual 2023	% Change
10 Public Representation	708,940	521,863	73.6%	438,711	83,151	19.0%
20 Village Administration	6,206,145	3,526,881	56.8%	3,342,470	184,410	5.5%
30 Finance	2,574,094	2,243,221	87.1%	1,655,561	587,660	35.5%
40 Community Development	5,428,453	3,052,748	56.2%	2,769,410	283,338	10.2%
50 Human Services	1,902,802	1,111,565	58.4%	1,017,011	94,554	9.3%
60 Police	25,156,755	19,184,757	76.3%	15,204,681	3,980,076	26.2%
70 Fire	24,802,876	17,871,248	72.1%	13,555,806	4,315,442	31.8%
80 Public Works	79,218,309	46,082,866	58.2%	39,710,487	6,372,378	16.0%
00 Non-Departmental	42,177,797	20,189,868	47.9%	17,192,411	2,997,457	17.4%
Total Expenditures	**188,176,171**	**113,785,016**	**60.5%**	**94,886,550**	**18,898,467**	**19.9%**

The above amounts do not include the expenditures for the Pension Funds, as they are separate entities. The above amounts are unaudited and subject to change with accrual/audit adjustments.

Category	Amended Budget 2024	Actual Expenditure YTD September 2024	% of Total Budget Used	Actual Expenditure YTD September 2023	Actual 2024 Vs. Actual 2023	% Change
Personnel	60,983,765	46,604,716	76.4%	38,531,171	8,073,545	21.0%
Contractual Services	40,366,506	28,310,158	70.1%	25,698,164	2,611,994	10.2%
Commodities & Supplies	2,686,860	1,661,276	61.8%	1,666,147	(4,871)	-0.3%
Capital Improvements	49,840,850	23,517,079	47.2%	18,834,582	4,682,497	24.9%
Debt Service	9,392,309	2,504,245	26.7%	2,528,685	(24,440)	-1.0%
Other Expenditures	24,905,881	11,187,542	44.9%	7,627,800	3,559,742	46.7%
Total Expenditures	**188,176,171**	**113,785,016**	**60.5%**	**94,886,550**	**18,898,467**	**19.9%**

Personnel Costs: The year-to-date expenditures for Personnel Costs, including benefits, are $46.6 million, or 76.4 percent of the annual budget for the category. The amount is trending higher by $8.1 million compared to last year's amount, mainly due to early recognition of pension contribution for the year and cost-of-living adjustments for wages. The Village received the second installment of property tax earlier than last year, resulting in a higher portion of pension levy revenue. The exact amount is also recognized as pension contributions to the Police and Fire Pension Funds, resulting in higher reported personnel costs compared to the last year. The overtime expense through September 2024 totaled $2.4 million, while at the same time last year, it totaled $1.9 million.

Contractual Services: This category covers most contractual services, including some large line items, such as JAWA water purchases, budgeted and grant-funded engineering studies, and other contracts. The Village incurred $28.3 million in contractual services, equating to 70.1 percent of the annual budgeted amount for the category. The expenditure amount is trending higher by $2.6 million, mainly due to inflationary and timing issues.

Supplies: Through September 2024, the Village spent $1.6 million on supplies, which totaled 61.8 percent of the annual budget. The commodities and supplies are on track as expected and are in line with the reported expenditures for the last year.

Capital Improvements: The Village initially had $36.0 million in approved capital improvement projects for 2024. In March 2024, the Village Board approved a budget amendment to carry over $13.8 million in unfinished projects from 2023 to 2024. The Village has spent $23.5 million on capital improvement projects through September 2024. The Village conducts major projects during the summer and concludes most projects in the fall and early winter.

Debt Service: Per the established debt service schedules, the Village's bond payments are due on June 1 and December 1. The Village processes these debt service payments a few days before due dates and keeps sufficient funds to execute them. The Village has paid $2.5 million in debt service expenditures through September 2024.

Other Expenditure: The Other Expenditure category includes expenditures not categorized above. The budget for this category includes $21.3 million in inter-fund transfers and $3.6 million in other expenditures. The Village has incurred $11.2 in expenditures under this category through July 2024. The expenditures include $8.5 million in inter-fund transfers and $2.7 million in other expenditures.

d) Fund Balance Analysis:

The fund balance is an essential tool to check the fiscal health of any governmental organization. The data below summarizes the Village's monthly unassigned/unrestricted general fund reserves. The fund balance

data is unaudited.

Items/Details	FY 2023	Q1-2024	Q2-2024	Jul-24	Aug-24	Sep-24	YTD 2024
Revenues - Unaudited	82,613,435	15,388,050	16,837,235	8,945,461	9,616,648	5,267,858	56,055,251
Expenses - Unaudited	(78,299,452)	(17,405,144)	(14,280,967)	(15,076,477)	(7,734,650)	(5,007,413)	(59,504,652)
Net Monthly Surplus/(Deficit)	**4,313,983**	**(2,017,095)**	**2,556,268**	**(6,131,016)**	**1,881,998**	**260,444**	**(3,449,401)**
Ending Unrestricted Reserves	**43,700,864**	**41,683,769**	**44,240,037**	**38,109,021**	**39,991,019**	**40,251,463**	**40,251,463**
As % of General Fund Budget	48%	45%	48%	42%	44%	44%	44%
Unencumbered Cash Balance	**32,347,539**	**41,683,769**	**44,240,037**	**38,109,021**	**39,991,019**	**40,251,463**	**40,251,463**
As % of General Fund Budget	35%	45%	48%	42%	44%	44%	44%

(Unaudited and Subject to Change)

The above fund balance analysis is not audited and is subject to change. As of September 30, 2024, the unrestricted fund balance is estimated at $40.3 million, which equates to 44 percent of the annual budget. Not all revenues and expenditures for the fiscal period are recognized, and the above amount will change as and when yearend accruals and adjustments are added. The yearend accruals and adjustments will further improve the ending restricted fund balance. In 2023, the Village revised its Fund Balance Policy, and the new target is set to maintain the fund balance between 30 and 50 percent. Besides that, an Economic Emergency Fund was established in 2023, and a transfer of $6.5 million was executed as initial funding from the General Fund reserves. The Village funded the second installment of $6.5 million for the Economic Emergency Fund in July 2024 from the 2023 audited surplus (General Fund), resulting in a reduction in the overall fund balance in July 2024. During September 2024, the financial activities resulted in a net surplus of $260,444 for the General Fund. The year-to-date financial activities have resulted in a deficit of $3.4 million. The overall fund balance is expected to increase between October and December.

Economic Emergency Fund

The Village Board authorized the creation of a new Economic Emergency Fund in May 2023 and approved a budget amendment funding $6.5 million from the General Fund reserves as an initial funding amount. This transfer was executed in May 2023 and invested in June 2023 in a AAA-rated I-prime account. The table below summarizes the Economic Emergency Fund activities for the month. During July 2024, the Village funded the second installment of $6.5 million. Also, the Economic Emergency Fund earned an interest income of $56,861 during September 2024. As of September 30, 2024, the Economic Emergency Fund reported an ending fund balance of $13.5 million, which comprises $13.0 million in the Village Contributions from the General Fund and $531,098 in the interest income.

Economic Emergency Fund	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Jul-24	Aug-24	Sep-24	Total (Since
Funding from the General Fund	6,500,000	-	-	-	-	6,500,000	-	-	13,000,000
Interest Income	21,524	85,792	88,374	87,879	88,401	44,015	58,253	56,861	531,098
	6,521,524	85,792	88,374	87,879	88,401	6,544,015	58,253	56,861	13,531,098
Expenditures	-	-	-	-	-	-	-	-	-
Net Monthly Surplus/Deficit	**6,521,524**	**85,792**	**88,374**	**87,879**	**88,401**	**6,544,015**	**58,253**	**56,861**	**13,531,098**
Beginning Fund Balance	**-**	**6,521,524**	**6,607,316**	**6,695,690**	**6,783,570**	**6,871,970**	**13,415,985**	**13,474,238**	**-**
Ending Fund Balance	**6,521,524**	**6,607,316**	**6,695,690**	**6,783,570**	**6,871,970**	**13,415,985**	**13,474,238**	**13,531,098**	**13,531,098**

e) **Other Items:**

a. During September 2024, the Village issued 93 real estate transfer tax stamps, of which 34 were exempt and 59 were non-exempt. During the month under review, the Village collected $90,861 in real estate transfer taxes. The average selling price for real estate was $513,282. At the same time last year (September 2023), the Village sold 84 transfer tax stamps, of which 37 were exempt and 47 were non-exempt. In the same month last year, the Village collected real estate transfer tax totaling $49,401, and the average selling price was $350,305.

b. The Village presented its 2025 budget to the Finance Commission on September 26, 2024, and the Village Board on October 8, 2024. The first reading of the levy, budget, and abatement ordinances was on October 15, 2024. The public hearing, second reading, and final approval of these ordinances will be on November 6, 2024.

Respectfully Submitted,
Amit Thakkar
Director of Finance

VILLAGE OF MOUNT PROSPECT

BUDGET REVENUE
&
EXPENDITURE SUMMARIES

September 1 – September 30, 2024

Revenue Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **001 - General Fund**									
REVENUE									
Property Taxes	17,977,334.00	.00	17,977,334.00	.00	.00	17,757,986.27	219,347.73	99	9,371,341.73
Other Taxes	12,922,000.00	.00	12,922,000.00	1,120,650.81	.00	7,505,825.02	5,416,174.98	58	7,201,941.21
Licenses, Permits & Fees	2,036,000.00	.00	2,036,000.00	476,719.02	.00	1,867,407.60	168,592.40	92	1,836,989.69
Intergovernmental Revenue	43,574,002.00	.00	43,574,002.00	3,174,397.46	.00	24,107,245.06	19,466,756.94	55	22,415,777.96
Charges For Services	3,067,617.00	.00	3,067,617.00	161,601.62	.00	1,411,023.97	1,656,593.03	46	2,121,281.34
Fines & Forfeits	285,200.00	.00	285,200.00	33,471.62	.00	245,642.57	39,557.43	86	245,188.77
Investment Income	1,193,000.00	.00	1,193,000.00	260,835.67	.00	2,536,560.50	(1,343,560.50)	213	2,047,139.43
Reimbursements	112,000.00	.00	112,000.00	18,569.05	.00	227,566.68	(115,566.68)	203	217,491.12
Other Revenue	252,600.00	.00	252,600.00	21,612.26	.00	395,993.68	(143,393.68)	157	328,015.17
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$81,419,753.00	$0.00	$81,419,753.00	$5,267,857.51	$0.00	$56,055,251.35	$25,364,501.65	69%	$45,785,166.42
Fund **001 - General Fund** Totals	$81,419,753.00	$0.00	$81,419,753.00	$5,267,857.51	$0.00	$56,055,251.35	$25,364,501.65		$45,785,166.42

Revenue Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **002 - Debt Service Fund**									
REVENUE									
Property Taxes	1,234,925.00	.00	1,234,925.00	.00	.00	1,220,146.87	14,778.13	99	1,288,621.64
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	1,117,240.00	.00	1,117,240.00	28,961.79	.00	1,103,855.29	13,384.71	99	1,114,683.36
Investment Income	9,125.00	.00	9,125.00	7,421.98	.00	45,442.80	(36,317.80)	498	46,226.42
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	2,171,000.00	.00	2,171,000.00	.00	.00	.00	2,171,000.00	0	.00
REVENUE TOTALS	$4,532,290.00	$0.00	$4,532,290.00	$36,383.77	$0.00	$2,369,444.96	$2,162,845.04	52%	$2,449,531.42
Fund **002 - Debt Service Fund** Totals	$4,532,290.00	$0.00	$4,532,290.00	$36,383.77	$0.00	$2,369,444.96	$2,162,845.04		$2,449,531.42

Revenue Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **020 - Capital Improvement Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	3,604,052.00	580,573.00	4,184,625.00	200,000.00	.00	1,200,000.00	2,984,625.00	29	1,200,000.00
Investment Income	95,200.00	.00	95,200.00	33,385.86	.00	261,652.10	(166,452.10)	275	186,392.34
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	2,118,000.00	750,000.00	2,868,000.00	.00	.00	.00	2,868,000.00	0	.00
REVENUE TOTALS	$5,817,252.00	$1,330,573.00	$7,147,825.00	$233,385.86	$0.00	$1,461,652.10	$5,686,172.90	20%	$1,386,392.34
Fund **020 - Capital Improvement Fund** Totals	$5,817,252.00	$1,330,573.00	$7,147,825.00	$233,385.86	$0.00	$1,461,652.10	$5,686,172.90		$1,386,392.34

Revenue Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **023 - Street Improvement Construc Fund**									
REVENUE									
Other Taxes	700,000.00	.00	700,000.00	67,322.24	.00	506,568.82	193,431.18	72	491,232.39
Licenses, Permits & Fees	.00	.00	.00	.00	.00	.00	.00	+++	270.00
Intergovernmental Revenue	2,200,000.00	.00	2,200,000.00	200,000.00	.00	1,200,000.00	1,000,000.00	55	1,621,840.00
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	63,020.00	.00	63,020.00	22,456.00	.00	181,450.39	(118,430.39)	288	106,615.92
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	50,000.00	.00	50,000.00	1,312.50	.00	21,333.04	28,666.96	43	24,752.65
Other Financing Sources	2,000,000.00	.00	2,000,000.00	.00	.00	.00	2,000,000.00	0	.00
REVENUE TOTALS	$5,013,020.00	$0.00	$5,013,020.00	$291,090.74	$0.00	$1,909,352.25	$3,103,667.75	38%	$2,244,710.96
Fund **023 - Street Improvement Construc Fund** Totals	$5,013,020.00	$0.00	$5,013,020.00	$291,090.74	$0.00	$1,909,352.25	$3,103,667.75		$2,244,710.96

Revenue Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **024 - Flood Control Construction Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	1,905,760.00	.00	1,905,760.00	.00	.00	.00	1,905,760.00	0	645,805.60
Charges For Services	10,000.00	.00	10,000.00	1,340.00	.00	6,475.00	3,525.00	65	10,914.00
Investment Income	5,000.00	.00	5,000.00	11,021.79	.00	97,983.90	(92,983.90)	1960	32,915.45
Reimbursements	15,000.00	.00	15,000.00	.00	.00	8,500.00	6,500.00	57	312,002.95
Other Financing Sources	265,000.00	.00	265,000.00	.00	.00	.00	265,000.00	0	.00
REVENUE TOTALS	$2,200,760.00	$0.00	$2,200,760.00	$12,361.79	$0.00	$112,958.90	$2,087,801.10	5%	$1,001,638.00
Fund **024 - Flood Control Construction Fund** Totals	$2,200,760.00	$0.00	$2,200,760.00	$12,361.79	$0.00	$112,958.90	$2,087,801.10		$1,001,638.00

Revenue Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **036 - Rural Special Service Area Fund**									
REVENUE									
Property Taxes	160,000.00	.00	160,000.00	.00	.00	.00	160,000.00	0	.00
REVENUE TOTALS	$160,000.00	$0.00	$160,000.00	$0.00	$0.00	$0.00	$160,000.00	0%	$0.00
Fund **036 - Rural Special Service Area Fund** Totals	$160,000.00	$0.00	$160,000.00	$0.00	$0.00	$0.00	$160,000.00		$0.00

Revenue Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **037 - SMP TIF Fund**									
REVENUE									
Property Taxes	150,100.00	.00	150,100.00	.00	.00	801,397.78	(651,297.78)	534	.00
Investment Income	.00	.00	.00	2,705.80	.00	9,320.35	(9,320.35)	+++	.00
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$150,100.00	$0.00	$150,100.00	$2,705.80	$0.00	$810,718.13	($660,618.13)	540%	$0.00
Fund **037 - SMP TIF Fund** Totals	$150,100.00	$0.00	$150,100.00	$2,705.80	$0.00	$810,718.13	($660,618.13)		$0.00

Revenue Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **038 - Economic Emergency Fund**									
REVENUE									
Investment Income	100,000.00	.00	100,000.00	56,860.77	.00	335,408.04	(235,408.04)	335	107,316.28
Other Financing Sources	.00	6,500,000.00	6,500,000.00	.00	.00	6,500,000.00	.00	100	6,500,000.00
REVENUE TOTALS	$100,000.00	$6,500,000.00	$6,600,000.00	$56,860.77	$0.00	$6,835,408.04	($235,408.04)	104%	$6,607,316.28
Fund **038 - Economic Emergency Fund** Totals	$100,000.00	$6,500,000.00	$6,600,000.00	$56,860.77	$0.00	$6,835,408.04	($235,408.04)		$6,607,316.28

Revenue Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **039 - Pension Stabilization Fund**									
REVENUE									
Investment Income	.00	.00	.00	721.20	.00	1,525.65	(1,525.65)	+++	.00
Other Financing Sources	2,000,000.00	.00	2,000,000.00	.00	.00	2,000,000.00	.00	100	.00
REVENUE TOTALS	$2,000,000.00	$0.00	$2,000,000.00	$721.20	$0.00	$2,001,525.65	($1,525.65)	100%	$0.00
Fund **039 - Pension Stabilization Fund** Totals	$2,000,000.00	$0.00	$2,000,000.00	$721.20	$0.00	$2,001,525.65	($1,525.65)		$0.00

Revenue Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **040 - Refuse Disposal Fund**									
REVENUE									
Property Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	5,097,325.00	.00	5,097,325.00	597,979.48	.00	3,878,280.61	1,219,044.39	76	3,738,580.04
Fines & Forfeits	37,183.00	.00	37,183.00	2,454.02	.00	31,992.73	5,190.27	86	28,299.78
Investment Income	15,000.00	.00	15,000.00	3,669.06	.00	34,820.14	(19,820.14)	232	23,480.78
Reimbursements	200,000.00	.00	200,000.00	.00	.00	60,476.18	139,523.82	30	75,866.78
Other Revenue	153,058.00	.00	153,058.00	12,260.96	.00	107,450.11	45,607.89	70	(7,896.77)
REVENUE TOTALS	$5,502,566.00	$0.00	$5,502,566.00	$616,363.52	$0.00	$4,113,019.77	$1,389,546.23	75%	$3,858,330.61
Fund **040 - Refuse Disposal Fund** Totals	$5,502,566.00	$0.00	$5,502,566.00	$616,363.52	$0.00	$4,113,019.77	$1,389,546.23		$3,858,330.61

Revenue Budget by Account Classification Report

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Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **041 - Motor Fuel Tax Fund**									
REVENUE									
Intergovernmental Revenue	2,416,210.00	.00	2,416,210.00	302,241.78	.00	1,716,839.12	699,370.88	71	1,571,531.05
Investment Income	75,000.00	.00	75,000.00	16,108.42	.00	121,491.28	(46,491.28)	162	89,808.09
Reimbursements	10,000.00	.00	10,000.00	.00	.00	2,583.21	7,416.79	26	15,477.02
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,501,210.00	$0.00	$2,501,210.00	$318,350.20	$0.00	$1,840,913.61	$660,296.39	74%	$1,676,816.16
Fund **041 - Motor Fuel Tax Fund** Totals	$2,501,210.00	$0.00	$2,501,210.00	$318,350.20	$0.00	$1,840,913.61	$660,296.39		$1,676,816.16

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **042 - CDBG**									
REVENUE									
Intergovernmental Revenue	446,399.00	.00	446,399.00	29,956.58	.00	84,903.33	361,495.67	19	221,537.22
Investment Income	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	50,000.00	.00	50,000.00	25,000.00	.00	40,219.00	9,781.00	80	81,866.00
REVENUE TOTALS	$496,399.00	$0.00	$496,399.00	$54,956.58	$0.00	$125,122.33	$371,276.67	25%	$303,403.22
Fund **042 - CDBG** Totals	$496,399.00	$0.00	$496,399.00	$54,956.58	$0.00	$125,122.33	$371,276.67		$303,403.22

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **043 - Asset Seizure Fund**									
REVENUE									
Fines & Forfeits	1,000.00	.00	1,000.00	.00	.00	32,851.68	(31,851.68)	3285	2,125.50
Investment Income	500.00	.00	500.00	298.06	.00	2,305.29	(1,805.29)	461	1,846.85
REVENUE TOTALS	$1,500.00	$0.00	$1,500.00	$298.06	$0.00	$35,156.97	($33,656.97)	2344%	$3,972.35
Fund **043 - Asset Seizure Fund** Totals	$1,500.00	$0.00	$1,500.00	$298.06	$0.00	$35,156.97	($33,656.97)		$3,972.35

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **044 - Federal Equitable Share Funds**									
REVENUE									
Fines & Forfeits	5,500.00	.00	5,500.00	955.50	.00	14,914.20	(9,414.20)	271	20,966.11
Investment Income	300.00	.00	300.00	557.14	.00	5,229.72	(4,929.72)	1743	5,174.28
REVENUE TOTALS	$5,800.00	$0.00	$5,800.00	$1,512.64	$0.00	$20,143.92	($14,343.92)	347%	$26,140.39
Fund **044 - Federal Equitable Share Funds** Totals	$5,800.00	$0.00	$5,800.00	$1,512.64	$0.00	$20,143.92	($14,343.92)		$26,140.39

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **045 - DUI Fine Fund**									
REVENUE									
Fines & Forfeits	3,000.00	.00	3,000.00	.00	.00	.00	3,000.00	0	275.80
Investment Income	100.00	.00	100.00	125.40	.00	2,006.83	(1,906.83)	2007	1,407.50
REVENUE TOTALS	$3,100.00	$0.00	$3,100.00	$125.40	$0.00	$2,006.83	$1,093.17	65%	$1,683.30
Fund **045 - DUI Fine Fund** Totals	$3,100.00	$0.00	$3,100.00	$125.40	$0.00	$2,006.83	$1,093.17		$1,683.30

Revenue Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **046 - Foreign Fire Tax Board Fund**									
REVENUE									
Other Taxes	120,000.00	.00	120,000.00	1,160.99	.00	143,360.21	(23,360.21)	119	120,131.62
Investment Income	5,000.00	.00	5,000.00	1,688.86	.00	14,485.61	(9,485.61)	290	11,782.47
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$125,000.00	$0.00	$125,000.00	$2,849.85	$0.00	$157,845.82	($32,845.82)	126%	$131,914.09
Fund **046 - Foreign Fire Tax Board Fund** Totals	$125,000.00	$0.00	$125,000.00	$2,849.85	$0.00	$157,845.82	($32,845.82)		$131,914.09

Revenue Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **048 - Business District Fund**									
REVENUE									
Other Taxes	947,000.00	.00	947,000.00	99,292.80	.00	610,500.79	336,499.21	64	615,873.55
Intergovernmental Revenue	800,000.00	.00	800,000.00	.00	.00	190,492.80	609,507.20	24	150,464.33
Investment Income	3,000.00	.00	3,000.00	1,208.38	.00	25,222.40	(22,222.40)	841	13,677.43
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$1,750,000.00	$0.00	$1,750,000.00	$100,501.18	$0.00	$826,215.99	$923,784.01	47%	$780,015.31
Fund **048 - Business District Fund** Totals	$1,750,000.00	$0.00	$1,750,000.00	$100,501.18	$0.00	$826,215.99	$923,784.01		$780,015.31

Revenue Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **049 - Prospect and Main TIF District**									
REVENUE									
Property Taxes	2,500,000.00	.00	2,500,000.00	.00	.00	4,373,328.29	(1,873,328.29)	175	715,472.59
Investment Income	5,000.00	.00	5,000.00	4,859.41	.00	47,931.79	(42,931.79)	959	25,510.75
Other Revenue	5,000.00	.00	5,000.00	.00	.00	.00	5,000.00	0	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,510,000.00	$0.00	$2,510,000.00	$4,859.41	$0.00	$4,421,260.08	($1,911,260.08)	176%	$740,983.34
Fund **049 - Prospect and Main TIF District** Totals	$2,510,000.00	$0.00	$2,510,000.00	$4,859.41	$0.00	$4,421,260.08	($1,911,260.08)		$740,983.34

Revenue Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **050 - Water and Sewer Fund**									
REVENUE									
Property Taxes	.00	.00	.00	.00	.00	(232.41)	232.41	+++	(875.40)
Licenses, Permits & Fees	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Intergovernmental Revenue	535,000.00	.00	535,000.00	.00	.00	.00	535,000.00	0	.00
Charges For Services	20,610,376.00	15,366.00	20,625,742.00	2,175,071.93	.00	16,053,121.54	4,572,620.46	78	15,648,514.68
Fines & Forfeits	139,072.00	.00	139,072.00	10,151.30	.00	111,882.43	27,189.57	80	115,405.84
Investment Income	120,000.00	.00	120,000.00	78,053.41	.00	804,571.04	(684,571.04)	670	868,824.47
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	50,000.00	.00	50,000.00	191,536.37	.00	1,232,136.27	(1,182,136.27)	2464	55,562.29
Other Financing Sources	5,300,000.00	.00	5,300,000.00	.00	.00	.00	5,300,000.00	0	.00
REVENUE TOTALS	$26,755,448.00	$15,366.00	$26,770,814.00	$2,454,813.01	$0.00	$18,201,478.87	$8,569,335.13	68%	$16,687,431.88
Fund **050 - Water and Sewer Fund** Totals	$26,755,448.00	$15,366.00	$26,770,814.00	$2,454,813.01	$0.00	$18,201,478.87	$8,569,335.13		$16,687,431.88

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **051 - Village Parking System Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	27,500.00	.00	27,500.00	5,184.34	.00	37,183.16	(9,683.16)	135	23,956.67
Investment Income	1,500.00	.00	1,500.00	165.51	.00	1,586.10	(86.10)	106	2,992.20
Other Revenue	500.00	.00	500.00	188.65	.00	1,305.50	(805.50)	261	702.45
Other Financing Sources	175,000.00	.00	175,000.00	.00	.00	.00	175,000.00	0	.00
REVENUE TOTALS	$204,500.00	$0.00	$204,500.00	$5,538.50	$0.00	$40,074.76	$164,425.24	20%	$27,651.32
Fund **051 - Village Parking System Fund** Totals	$204,500.00	$0.00	$204,500.00	$5,538.50	$0.00	$40,074.76	$164,425.24		$27,651.32

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **052 - Parking System Revenue Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	117,000.00	.00	117,000.00	11,177.50	.00	96,916.50	20,083.50	83	92,082.70
Investment Income	500.00	.00	500.00	668.85	.00	5,938.16	(5,438.16)	1188	4,320.31
Other Revenue	3,500.00	.00	3,500.00	715.75	.00	6,207.60	(2,707.60)	177	5,094.95
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$121,000.00	$0.00	$121,000.00	$12,562.10	$0.00	$109,062.26	$11,937.74	90%	$101,497.96
Fund **052 - Parking System Revenue Fund** Totals	$121,000.00	$0.00	$121,000.00	$12,562.10	$0.00	$109,062.26	$11,937.74		$101,497.96

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **060 - Vehicle Maintenance Fund**									
REVENUE									
Charges For Services	2,601,273.00	.00	2,601,273.00	216,772.76	.00	1,950,954.84	650,318.16	75	1,933,344.09
Investment Income	2,000.00	.00	2,000.00	3,841.80	.00	35,320.19	(33,320.19)	1766	23,268.76
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,603,273.00	$0.00	$2,603,273.00	$220,614.56	$0.00	$1,986,275.03	$616,997.97	76%	$1,956,612.85
Fund **060 - Vehicle Maintenance Fund** Totals	$2,603,273.00	$0.00	$2,603,273.00	$220,614.56	$0.00	$1,986,275.03	$616,997.97		$1,956,612.85

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **061 - Vehicle Replacement Fund**									
REVENUE									
Charges For Services	1,642,870.00	.00	1,642,870.00	136,905.83	.00	1,232,152.47	410,717.53	75	1,744,747.47
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	100,000.00	.00	100,000.00	62,887.84	.00	536,407.19	(436,407.19)	536	344,490.50
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	.00	.00	.00	.00	.00	43,862.00	(43,862.00)	+++	.00
Other Financing Sources	.00	.00	.00	5,059.00	.00	5,059.00	(5,059.00)	+++	55,448.51
REVENUE TOTALS	$1,742,870.00	$0.00	$1,742,870.00	$204,852.67	$0.00	$1,817,480.66	($74,610.66)	104%	$2,144,686.48
Fund **061 - Vehicle Replacement Fund** Totals	$1,742,870.00	$0.00	$1,742,870.00	$204,852.67	$0.00	$1,817,480.66	($74,610.66)		$2,144,686.48

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **062 - Computer Replacement Fund**									
REVENUE									
Charges For Services	229,000.00	.00	229,000.00	19,083.34	.00	171,750.06	57,249.94	75	135,750.06
Investment Income	.00	.00	.00	1,376.16	.00	12,246.33	(12,246.33)	+++	8,266.39
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$229,000.00	$0.00	$229,000.00	$20,459.50	$0.00	$183,996.39	$45,003.61	80%	$144,016.45
Fund **062 - Computer Replacement Fund** Totals	$229,000.00	$0.00	$229,000.00	$20,459.50	$0.00	$183,996.39	$45,003.61		$144,016.45

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **063 - Risk Management Fund**									
REVENUE									
Charges For Services	8,837,443.00	.00	8,837,443.00	723,231.60	.00	6,512,493.46	2,324,949.54	74	6,180,073.41
Investment Income	25,000.00	.00	25,000.00	537.61	.00	11,983.31	13,016.69	48	6,895.49
Reimbursements	.00	.00	.00	3,938.91	.00	422,940.77	(422,940.77)	+++	47,715.15
Other Revenue	2,290,286.00	.00	2,290,286.00	165,024.72	.00	1,418,654.18	871,631.82	62	1,366,299.36
REVENUE TOTALS	$11,152,729.00	$0.00	$11,152,729.00	$892,732.84	$0.00	$8,366,071.72	$2,786,657.28	75%	$7,600,983.41
Fund **063 - Risk Management Fund** Totals	$11,152,729.00	$0.00	$11,152,729.00	$892,732.84	$0.00	$8,366,071.72	$2,786,657.28		$7,600,983.41

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **073 - Escrow Deposit Fund**									
REVENUE									
Investment Income	.00	.00	.00	150.19	.00	2,682.94	(2,682.94)	+++	2,960.35
REVENUE TOTALS	$0.00	$0.00	$0.00	$150.19	$0.00	$2,682.94	($2,682.94)	+++	$2,960.35
Fund **073 - Escrow Deposit Fund** Totals	$0.00	$0.00	$0.00	$150.19	$0.00	$2,682.94	($2,682.94)		$2,960.35
Grand Totals	$157,097,570.00	$7,845,939.00	$164,943,509.00	$10,812,907.65	$0.00	$113,805,119.33	$51,138,389.67		$95,663,854.89

Expense Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **001 - General Fund**									
EXPENSE									
Personal Services, Salaries & Wages	35,186,113.00	10,469.00	35,196,582.00	2,788,531.37	.00	25,283,150.51	9,913,431.49	72	23,500,812.63
Employee Benefits	17,283,060.00	13,838.00	17,296,898.00	693,888.36	.00	14,933,900.46	2,362,997.54	86	9,903,678.73
Other Employee Costs	595,564.00	3,000.00	598,564.00	49,298.28	23,376.55	393,760.56	181,426.89	70	510,475.59
Pension Benefits	6,948.00	.00	6,948.00	578.98	.00	5,210.82	1,737.18	75	5,059.08
Contractual Services	10,569,124.00	55,200.00	10,624,324.00	1,272,508.20	400,964.61	7,366,445.61	2,856,913.78	73	6,414,966.82
Utilities	158,478.00	3,767.00	162,245.00	9,676.85	.00	70,897.35	91,347.65	44	68,090.02
Insurance	811,875.00	.00	811,875.00	67,689.50	.00	609,335.68	202,539.32	75	585,478.43
Commodities & Supplies	1,078,084.00	(5,413.56)	1,072,670.44	90,611.12	62,299.19	571,916.68	438,454.57	59	533,784.67
Other Expenditures	333,326.00	775,000.00	1,108,326.00	10,266.70	.00	971,855.19	136,470.81	88	384,085.46
Building Improvements	2,500.00	.00	2,500.00	.00	.00	1,805.49	694.51	72	535.45
Office Equipment	51,562.00	.00	51,562.00	4,634.93	2,917.31	14,489.46	34,155.23	34	18,226.68
Other Equipment	259,769.00	10,185.56	269,954.56	13,975.00	17,816.83	202,768.11	49,369.62	82	164,340.18
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	1,054,350.00	2,187,668.19	3,242,018.19	5,753.90	784,839.56	579,116.01	1,878,062.62	42	370,249.84
Interfund Transfers	14,029,000.00	7,250,000.00	21,279,000.00	.00	.00	8,500,000.00	12,779,000.00	40	6,500,000.00
EXPENSE TOTALS	$81,419,753.00	$10,303,714.19	$91,723,467.19	$5,007,413.19	$1,292,214.05	$59,504,651.93	$30,926,601.21	66%	$48,959,783.58
Fund **001 - General Fund** Totals	$81,419,753.00	$10,303,714.19	$91,723,467.19	$5,007,413.19	$1,292,214.05	$59,504,651.93	$30,926,601.21		$48,959,783.58

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **002 - Debt Service Fund**									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	2,500,000.00	.00	2,500,000.00	.00	.00	.00	2,500,000.00	0	.00
Interest Expense	2,031,340.00	.00	2,031,340.00	.00	.00	1,015,568.89	1,015,771.11	50	1,051,470.00
Bank & Fiscal Fees	950.00	.00	950.00	.00	.00	900.00	50.00	95	1,328.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Uses	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$4,532,290.00	$0.00	$4,532,290.00	$0.00	$0.00	$1,016,468.89	$3,515,821.11	22%	$1,052,798.00
Fund **002 - Debt Service Fund** Totals	$4,532,290.00	$0.00	$4,532,290.00	$0.00	$0.00	$1,016,468.89	$3,515,821.11		$1,052,798.00

Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **020 - Capital Improvement Fund**									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	1,065,000.00	72,554.92	1,137,554.92	277,681.17	400,845.37	464,476.08	272,233.47	76	209,240.69
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	631,925.00	2,363,899.45	2,995,824.45	285,242.84	362,852.23	1,673,226.42	959,745.80	68	816,187.77
Office Equipment	.00	100,000.00	100,000.00	.00	.00	86,569.00	13,431.00	87	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	1,050,000.00	.00	1,050,000.00	.00	254,595.07	5,597.92	789,807.01	25	126,988.00
Infrastructure	3,070,327.00	1,124,179.86	4,194,506.86	214,151.39	1,538,478.61	719,159.77	1,936,868.48	54	1,062,557.96
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$5,817,252.00	$3,660,634.23	$9,477,886.23	$777,075.40	$2,556,771.28	$2,949,029.19	$3,972,085.76	58%	$2,214,974.42
Fund **020 - Capital Improvement Fund** Totals	$5,817,252.00	$3,660,634.23	$9,477,886.23	$777,075.40	$2,556,771.28	$2,949,029.19	$3,972,085.76		$2,214,974.42

Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **023 - Street Improvement Construc Fund**									
EXPENSE									
Contractual Services	40,000.00	.00	40,000.00	6,942.50	33,057.50	6,942.50	.00	100	23,415.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	4,973,020.00	2,261,757.82	7,234,777.82	758,561.78	2,162,992.99	2,786,666.74	2,285,118.09	68	3,309,032.46
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$5,013,020.00	$2,261,757.82	$7,274,777.82	$765,504.28	$2,196,050.49	$2,793,609.24	$2,285,118.09	69%	$3,332,447.46
Fund **023 - Street Improvement Construc Fund** Totals	$5,013,020.00	$2,261,757.82	$7,274,777.82	$765,504.28	$2,196,050.49	$2,793,609.24	$2,285,118.09		$3,332,447.46

Expense Budget by Account Classification Report

Through 09/30/24
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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **024 - Flood Control Construction Fund**									
EXPENSE									
Contractual Services	398,735.00	81,237.00	479,972.00	54,121.32	317,533.52	122,253.82	40,184.66	92	36,384.75
Utilities	6,983.00	.00	6,983.00	.00	.00	4,337.93	2,645.07	62	1,328.18
Commodities & Supplies	5,572.00	.00	5,572.00	.00	.00	.00	5,572.00	0	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	1,766,000.00	530,000.00	2,296,000.00	29,251.96	1,037,720.21	41,139.91	1,217,139.88	47	4,635.00
EXPENSE TOTALS	$2,177,290.00	$611,237.00	$2,788,527.00	$83,373.28	$1,355,253.73	$167,731.66	$1,265,541.61	55%	$42,347.93
Fund **024 - Flood Control Construction Fund** Totals	$2,177,290.00	$611,237.00	$2,788,527.00	$83,373.28	$1,355,253.73	$167,731.66	$1,265,541.61		$42,347.93

Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **037 - SMP TIF Fund**									
EXPENSE									
Other Employee Costs	5,000.00	.00	5,000.00	.00	.00	.00	5,000.00	0	.00
Contractual Services	95,000.00	.00	95,000.00	13,649.59	.00	33,995.59	61,004.41	36	168.00
Commodities & Supplies	100.00	.00	100.00	.00	.00	.00	100.00	0	.00
Other Expenditures	50,000.00	.00	50,000.00	.00	.00	.00	50,000.00	0	.00
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$150,100.00	$0.00	$150,100.00	$13,649.59	$0.00	$33,995.59	$116,104.41	23%	$168.00
Fund **037 - SMP TIF Fund** Totals	$150,100.00	$0.00	$150,100.00	$13,649.59	$0.00	$33,995.59	$116,104.41		$168.00

Expense Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **039 - Pension Stabilization Fund**									
EXPENSE									
Employee Benefits	2,000,000.00	.00	2,000,000.00	.00	.00	2,000,000.00	.00	100	750,000.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$2,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00	$2,000,000.00	$0.00	100%	$750,000.00
Fund **039 - Pension Stabilization Fund** Totals	$2,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00	$2,000,000.00	$0.00		$750,000.00

Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **040 - Refuse Disposal Fund**									
EXPENSE									
Personal Services, Salaries & Wages	369,945.00	.00	369,945.00	26,796.86	.00	242,553.16	127,391.84	66	233,801.27
Employee Benefits	142,783.00	.00	142,783.00	12,503.08	.00	96,554.97	46,228.03	68	99,225.98
Other Employee Costs	1,636.00	.00	1,636.00	.00	.00	28.34	1,607.66	2	1,442.67
Contractual Services	4,941,640.00	.00	4,941,640.00	389,532.02	950.00	3,331,654.80	1,609,035.20	67	2,990,804.37
Utilities	.00	.00	.00	.00	.00	.00	.00	+++	.00
Insurance	18,629.00	.00	18,629.00	1,552.42	.00	13,971.78	4,657.22	75	12,123.00
Commodities & Supplies	27,932.00	.00	27,932.00	150.00	.01	6,226.99	21,705.00	22	29,745.42
EXPENSE TOTALS	$5,502,565.00	$0.00	$5,502,565.00	$430,534.38	$950.01	$3,690,990.04	$1,810,624.95	67%	$3,367,142.71
Fund **040 - Refuse Disposal Fund** Totals	$5,502,565.00	$0.00	$5,502,565.00	$430,534.38	$950.01	$3,690,990.04	$1,810,624.95		$3,367,142.71

Expense Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **041 - Motor Fuel Tax Fund**									
EXPENSE									
Contractual Services	401,403.00	.00	401,403.00	20,051.64	72,509.40	285,325.73	43,567.87	89	264,149.39
Utilities	225,000.00	.00	225,000.00	19,221.41	.00	149,241.49	75,758.51	66	127,569.41
Commodities & Supplies	415,197.00	.00	415,197.00	.00	65,939.72	274,060.28	75,197.00	82	212,426.97
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	1,550,000.00	.00	1,550,000.00	40,999.99	127.85	1,449,872.15	100,000.00	94	2,100,000.00
EXPENSE TOTALS	$2,591,600.00	$0.00	$2,591,600.00	$80,273.04	$138,576.97	$2,158,499.65	$294,523.38	89%	$2,704,145.77
Fund **041 - Motor Fuel Tax Fund** Totals	$2,591,600.00	$0.00	$2,591,600.00	$80,273.04	$138,576.97	$2,158,499.65	$294,523.38		$2,704,145.77

Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **042 - CDBG**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	487,723.00	84,885.00	572,608.00	7,970.25	.00	107,798.81	464,809.19	19	261,540.73
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$487,723.00	$84,885.00	$572,608.00	$7,970.25	$0.00	$107,798.81	$464,809.19	19%	$261,540.73
Fund **042 - CDBG** Totals	$487,723.00	$84,885.00	$572,608.00	$7,970.25	$0.00	$107,798.81	$464,809.19		$261,540.73

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **043 - Asset Seizure Fund**									
EXPENSE									
Other Employee Costs	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Contractual Services	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	3,000.00	.00	3,000.00	.00	.00	539.21	2,460.79	18	19,726.94
EXPENSE TOTALS	$5,000.00	$0.00	$5,000.00	$0.00	$0.00	$539.21	$4,460.79	11%	$19,726.94
Fund **043 - Asset Seizure Fund** Totals	$5,000.00	$0.00	$5,000.00	$0.00	$0.00	$539.21	$4,460.79		$19,726.94

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **044 - Federal Equitable Share Funds**									
EXPENSE									
Contractual Services	500.00	.00	500.00	.00	.00	.00	500.00	0	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	62,000.00	.00	62,000.00	.00	.00	31,584.18	30,415.82	51	73,219.60
EXPENSE TOTALS	$62,500.00	$0.00	$62,500.00	$0.00	$0.00	$31,584.18	$30,915.82	51%	$73,219.60
Fund **044 - Federal Equitable Share Funds** Totals	$62,500.00	$0.00	$62,500.00	$0.00	$0.00	$31,584.18	$30,915.82		$73,219.60

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **045 - DUI Fine Fund**									
EXPENSE									
Other Employee Costs	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	1,000.00	.00	1,000.00	.00	.00	12,800.00	(11,800.00)	1280	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$2,000.00	$0.00	$2,000.00	$0.00	$0.00	$12,800.00	($10,800.00)	640%	$0.00
Fund **045 - DUI Fine Fund** Totals	$2,000.00	$0.00	$2,000.00	$0.00	$0.00	$12,800.00	($10,800.00)		$0.00

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **046 - Foreign Fire Tax Board Fund**									
EXPENSE									
Other Employee Costs	10,000.00	.00	10,000.00	.00	.00	10,957.89	(957.89)	110	1,302.86
Contractual Services	16,000.00	.00	16,000.00	4,782.04	.00	12,289.46	3,710.54	77	11,076.58
Insurance	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	.00	.00	.00	.00	.00	47,960.95	(47,960.95)	+++	39,361.24
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	115,000.00	.00	115,000.00	5,513.75	7,688.71	60,960.54	46,350.75	60	13,265.75
EXPENSE TOTALS	$141,000.00	$0.00	$141,000.00	$10,295.79	$7,688.71	$132,168.84	$1,142.45	99%	$65,006.43
Fund **046 - Foreign Fire Tax Board Fund** Totals	$141,000.00	$0.00	$141,000.00	$10,295.79	$7,688.71	$132,168.84	$1,142.45		$65,006.43

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **048 - Business District Fund**									
EXPENSE									
Bond Principal	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interest Expense	1,750,000.00	.00	1,750,000.00	66,760.15	.00	725,691.99	1,024,308.01	41	679,830.96
EXPENSE TOTALS	$1,750,000.00	$0.00	$1,750,000.00	$66,760.15	$0.00	$725,691.99	$1,024,308.01	41%	$679,830.96
Fund **048 - Business District Fund** Totals	$1,750,000.00	$0.00	$1,750,000.00	$66,760.15	$0.00	$725,691.99	$1,024,308.01		$679,830.96

Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **049 - Prospect and Main TIF District**									
EXPENSE									
Other Employee Costs	1,500.00	.00	1,500.00	.00	.00	.00	1,500.00	0	.00
Contractual Services	165,000.00	.00	165,000.00	32,157.76	.00	77,720.76	87,279.24	47	69,616.64
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	1,331,000.00	.00	1,331,000.00	.00	.00	1,251,210.66	79,789.34	94	534,474.18
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	670,000.00	.00	670,000.00	.00	.00	.00	670,000.00	0	.00
Interest Expense	638,488.00	.00	638,488.00	.00	.00	319,243.88	319,244.12	50	333,518.88
Bank & Fiscal Fees	900.00	.00	900.00	.00	.00	900.00	.00	100	900.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$2,806,888.00	$0.00	$2,806,888.00	$32,157.76	$0.00	$1,649,075.30	$1,157,812.70	59%	$938,509.70
Fund **049 - Prospect and Main TIF District** Totals	$2,806,888.00	$0.00	$2,806,888.00	$32,157.76	$0.00	$1,649,075.30	$1,157,812.70		$938,509.70

Expense Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **050 - Water and Sewer Fund**									
EXPENSE									
Personal Services, Salaries & Wages	2,797,033.00	(45,900.00)	2,751,133.00	206,367.30	.00	1,865,123.72	886,009.28	68	1,766,574.88
Employee Benefits	938,352.00	.00	938,352.00	84,578.07	.00	637,912.30	300,439.70	68	689,938.83
Other Employee Costs	47,963.00	.00	47,963.00	4,475.91	400.00	33,003.23	14,559.77	70	47,123.47
Contractual Services	10,312,170.00	50,900.00	10,363,070.00	1,447,188.82	247,206.25	7,247,574.74	2,868,289.01	72	6,613,632.32
Utilities	135,738.00	.00	135,738.00	15,041.23	.00	86,860.00	48,878.00	64	72,299.02
Insurance	235,114.00	.00	235,114.00	19,592.83	.00	176,335.47	58,778.53	75	156,255.03
Commodities & Supplies	321,521.00	.00	321,521.00	18,543.98	31,772.48	174,819.90	114,928.62	64	265,157.43
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	4,530,733.64	4,530,733.64	32,953.09	1,548,507.61	4,792,770.54	(1,810,544.51)	140	91,350.00
Office Equipment	1,205.00	.00	1,205.00	.00	.00	.00	1,205.00	0	.00
Other Equipment	337,441.00	15,365.60	352,806.60	7,280.00	53,949.11	143,132.07	155,725.42	56	90,629.60
Distribution Systems	13,836,912.00	1,365,172.91	15,202,084.91	576,298.91	2,884,839.89	9,361,347.64	2,955,897.38	81	9,718,114.74
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	915,000.00	.00	915,000.00	.00	.00	.00	915,000.00	0	.00
Interest Expense	887,481.00	.00	887,481.00	.00	.00	443,740.51	443,740.49	50	463,865.50
Bank & Fiscal Fees	1,575.00	.00	1,575.00	.00	.00	1,350.00	225.00	86	1,350.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
Long Term Debt	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$30,767,505.00	$5,916,272.15	$36,683,777.15	$2,412,320.14	$4,766,675.34	$24,963,970.12	$6,953,131.69	81%	$19,976,290.82
Fund **050 - Water and Sewer Fund** Totals	$30,767,505.00	$5,916,272.15	$36,683,777.15	$2,412,320.14	$4,766,675.34	$24,963,970.12	$6,953,131.69		$19,976,290.82

Expense Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **051 - Village Parking System Fund**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	53,756.00	.00	53,756.00	3,111.94	16,916.96	27,785.86	9,053.18	83	24,276.80
Utilities	10,712.00	.00	10,712.00	605.71	.00	6,353.96	4,358.04	59	9,784.22
Insurance	5,243.00	.00	5,243.00	436.92	.00	3,932.28	1,310.72	75	4,398.75
Commodities & Supplies	626.00	.00	626.00	.00	.00	625.97	.03	100	607.88
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	127,000.00	.00	127,000.00	.00	37,327.47	44,178.36	45,494.17	64	23,048.88
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$197,337.00	$0.00	$197,337.00	$4,154.57	$54,244.43	$82,876.43	$60,216.14	69%	$62,116.53
Fund **051 - Village Parking System Fund** Totals	$197,337.00	$0.00	$197,337.00	$4,154.57	$54,244.43	$82,876.43	$60,216.14		$62,116.53

Expense Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **052 - Parking System Revenue Fund**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	66,299.00	.00	66,299.00	2,267.00	16,204.32	42,704.16	7,390.52	89	39,693.24
Utilities	11,087.00	.00	11,087.00	84.87	.00	1,154.72	9,932.28	10	1,913.76
Insurance	1,337.00	.00	1,337.00	111.42	.00	1,002.78	334.22	75	1,126.53
Commodities & Supplies	12,033.00	.00	12,033.00	.00	2,066.72	7,015.52	2,950.76	75	7,435.09
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$90,756.00	$0.00	$90,756.00	$2,463.29	$18,271.04	$51,877.18	$20,607.78	77%	$50,168.62
Fund **052 - Parking System Revenue Fund** Totals	$90,756.00	$0.00	$90,756.00	$2,463.29	$18,271.04	$51,877.18	$20,607.78		$50,168.62

Expense Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **060 - Vehicle Maintenance Fund**									
EXPENSE									
Personal Services, Salaries & Wages	1,208,790.00	.00	1,208,790.00	83,177.78	.00	810,645.62	398,144.38	67	746,243.09
Employee Benefits	395,480.00	.00	395,480.00	27,714.53	.00	284,808.03	110,671.97	72	265,743.15
Other Employee Costs	7,395.00	5,045.10	12,440.10	1,395.00	.00	7,106.60	5,333.50	57	9,749.00
Contractual Services	136,791.00	(8,103.10)	128,687.90	25,111.67	9,159.59	91,831.57	27,696.74	78	52,015.25
Utilities	4,916.00	.00	4,916.00	267.78	.00	2,043.69	2,872.31	42	2,027.33
Insurance	55,383.00	.00	55,383.00	4,615.25	.00	41,537.25	13,845.75	75	10,364.22
Commodities & Supplies	791,184.00	(1,992.00)	789,192.00	76,314.87	153,299.21	562,504.42	73,388.37	91	561,505.32
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	684.00	.00	684.00	.00	.00	.00	684.00	0	658.19
Other Equipment	2,606.00	24,620.00	27,226.00	372.00	.00	25,313.00	1,913.00	93	1,452.33
EXPENSE TOTALS	$2,603,229.00	$19,570.00	$2,622,799.00	$218,968.88	$162,458.80	$1,825,790.18	$634,550.02	76%	$1,649,757.88
Fund **060 - Vehicle Maintenance Fund** Totals	$2,603,229.00	$19,570.00	$2,622,799.00	$218,968.88	$162,458.80	$1,825,790.18	$634,550.02		$1,649,757.88

Expense Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **061 - Vehicle Replacement Fund**									
EXPENSE									
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	5,182,000.00	669,966.00	5,851,966.00	1,051,516.31	938,487.21	1,438,180.57	3,475,298.22	41	729,284.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$5,182,000.00	$669,966.00	$5,851,966.00	$1,051,516.31	$938,487.21	$1,438,180.57	$3,475,298.22	41%	$729,284.00
Fund **061 - Vehicle Replacement Fund** Totals	$5,182,000.00	$669,966.00	$5,851,966.00	$1,051,516.31	$938,487.21	$1,438,180.57	$3,475,298.22		$729,284.00

Expense Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **062 - Computer Replacement Fund**									
EXPENSE									
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	229,000.00	.00	229,000.00	307.03	.00	45,862.09	183,137.91	20	101,078.70
EXPENSE TOTALS	$229,000.00	$0.00	$229,000.00	$307.03	$0.00	$45,862.09	$183,137.91	20%	$101,078.70
Fund **062 - Computer Replacement Fund** Totals	$229,000.00	$0.00	$229,000.00	$307.03	$0.00	$45,862.09	$183,137.91		$101,078.70

Expense Budget by Account Classification Report

Through 09/30/24
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **063 - Risk Management Fund**									
EXPENSE									
Contractual Services	10,712.00	.00	10,712.00	.00	.00	9,750.00	962.00	91	.00
Insurance	10,721,115.00	.00	10,721,115.00	854,354.72	.00	8,375,929.73	2,345,185.27	78	7,840,088.19
Commodities & Supplies	37,500.00	.00	37,500.00	188.89	.00	16,145.35	21,354.65	43	16,122.67
Building Improvements	350,000.00	.00	350,000.00	.00	.00	.00	350,000.00	0	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$11,119,327.00	$0.00	$11,119,327.00	$854,543.61	$0.00	$8,401,825.08	$2,717,501.92	76%	$7,856,210.86
Fund **063 - Risk Management Fund** Totals	$11,119,327.00	$0.00	$11,119,327.00	$854,543.61	$0.00	$8,401,825.08	$2,717,501.92		$7,856,210.86
Grand Totals	$164,648,135.00	$23,528,036.39	$188,176,171.39	$11,819,280.94	$13,487,642.06	$113,785,016.17	$60,903,513.16		$94,886,549.64

Item Cover Page

Subject	**List of Bills - October 9, 2024, to October 29, 2024 - $4,127,760.08**
Meeting	November 6, 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 October 9, 2024, to October 29, 2024 - $4,127,760.08.

Discussion

Alternatives

1. Approve the attached List of Bills for October 9, 2024, to October 29, 2024 - $4,127,760.08.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the attached List of Bills for October 9, 2024, to October 29, 2024 - $4,127,760.08

Attachments

1. List of Bills - October 9, 2024 to October 29, 2024

VILLAGE OF MOUNT PROSPECT
List of Bills
October 9, 2024 - October 29, 2024

Fund	Vendor Name	Invoice Description	Amount
001 General Fund			
	A & J Sewer Service	St 13 Ops Kitchen sink	$ 189.00
	Accurate Biometrics Inc	Fingerprinting Services - September 2024	124.50
	Acosta Fence Corporation	Fabricate new posts/fence rails to replace in various locations	3,700.00
	ACS State & Local Government Solutions	Illinois State Disbursement Unit	3,614.31
		Illinois State Disbursement Unit	3,614.31
	Advanced Tree Care	Removal of Parkway Trees 9/9-9/13/24	5,595.00
		Removal of Parkway Trees 9/10-9/20/24	4,214.00
		Removal of Parkway Trees 9/23-9/27/24	5,503.00
		Removal of Parkway Trees 10/1-10/7/24	7,263.00
	Aero Removals-Trisons Inc	Remains removals September 2024	850.00
	Affiliated Customer Service, Inc.	Annual fire alarm system testing/inspections 6/1/24-5/31/25	6,681.00
		Fire Alarm/Sprinkler Testing for PD 9/1/24-8/31/25	1,478.00
		Fire Alarm/Sprinkler Testing at Maple Garage 9/1/24-8/31/25	1,328.00
		Fire Alarm/Sprinkler Testing at St 13 9/1/24-8/31/25	980.00
	Air Vacuum Corporation	Filters and pre-filters St 13	2,326.00
	Allscape, Inc.	Turf Mowing throughout the Village 10/7/24	2,150.00
	Alpha Card Systems LLC	Printer ribbon and cleaning kit for new ID printer	83.19
		ID Printer Software	255.00
	Alpha Prime Communications	Radio equipment 10/21/24	46.00
		Trouble shoot cell BDA system at St 1	275.00
	Alvarez, Inc.	Parkway Restoration throughout the Village 10/4/24	551.75
	Amazon Capital Services	BIS office supplies 10/04/2024	380.50
		BIS Credit office supply 3in hole punch 09/06/24	(19.54)
		Office Supplies Building Inspectors 09/16/24	257.45
		Meeting Notebook	14.39
		Headset Battery, Post-It Notes	36.63
		Picture frames for Senior Hub	22.99
		DC Converter for ambulance cooler	45.88
		Giveaway Bags	21.99
		Replacement remotes for reused TVs for St 11	9.96
		Binders for the rigs	59.98
		Memorial bunting supplies for all stations	234.21
		Office equipment for Investigations 10/08/24	93.76
		Winch for the Squad	1,505.00
		Office Equipment Inspectors 09/23/24	433.45
		DC Converter for ambulance cooler	45.88
		Silverware for admin kitchen	89.67
		Door kick plates for St 11	58.00
		Ribbon for ribbon cuttings	66.18
		Keyboard and mouse	29.99
		Standing desk converter	246.99
		Credit Memo	(56.96)
		BIS office equipment 10/09/24	39.99
		Candy bags for public Halloween giveaway	18.66
		Water filters, paper plates	65.94
		Cue chalk for pool room	8.89
		Thermometer for reserve ambulance	47.25
		Funnels, Gallon Pitcher, Syringe, and Spoons for Hazmat Team	110.70
		Credit for returned item 10/05/24	(24.89)
		Replacement mouse and sugar for admin kitchen	52.20
		Bankers Storage Boxes	29.24
		Screen & Electronic Cleaning Wipes	9.95
	Andres Medical Billing, Ltd.	Ambulance Billing Fee - Elk Grove Fire District	22.95
	Applied Communication Group	New CCTV camera start up	950.00
	Aramark Refreshment Services	Services at Elk Grove Fire District - 1415 E Algonquin	361.60
	Avanti Cafe & Sandwich Bar, Inc.	2024 Website Improvement Grant 10/22/24	3,709.00
	Axon Enterprise, Inc.	Taser cartridges 10/03/24	402.50
	Back On Track Fitness Inc.	PW Work out Room Maintenance 4/23/24	210.00
	Baxter & Woodman, Inc.	GIS Migration Services through 09/20/24	2,625.00
	Beary Landscape Management Inc	Hanging Basket Maintenance Sept 2024	1,515.00
	Bechtold, Mark	Reimburse training expenses 09/25-27/24	100.00

VILLAGE OF MOUNT PROSPECT
List of Bills
October 9, 2024 - October 29, 2024

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Bedco Mechanical	Village Hall 2nd loop pipe repair 9/27/24	1,164.30
	Board of Trustees of the University of Illinois	Training registrations 10/07-11/24	1,050.00
	Bond, Dickson & Associates PC	Administrative adjudication services 09/19-25/24	450.00
	Builders Asphalt LLC	Patching Materials 10/2/24	128.70
		Various pot hole patching	131.34
	Carioti, Francis	Edit Mount Prospect update 9/20/2024	144.00
		Edit Mount Prospect update 10/04/2024	144.00
	Case Lots, Inc.	Custodial supplies, soap, trash bags, mops	1,999.60
		Custodial Supplies	1,993.70
	Cassidy, Tim	Reimbursement - Hotel 9/25/24 - 9/27/24	250.88
	CBS Awards Inc	Plaque	66.00
		2023 Whittenberg award 10/17/24	467.00
	CDS Office Systems, Inc.	Sierra Wireless AirLink Annual Renewal	675.00
	Chicagoland Agency Services Inc Title Company	Transfer Stamp Returned - 1411 Lowden Ln	1,290.00
	Choi, Ann	2024 APA-IL Conference 09/24/24-09/27/24	800.71
	Clerk of the Circuit Court of McHenry County	Garnishment	547.85
		Garnishment	547.85
	Cloud, James	Paramedic License Renewal	40.00
	Comcast	Internet Service 10/1/2024-10/31/2024	167.90
		Cable Service 9/18/2024-10/17/2024	41.91
		Comcast subscription for VMO 10/12/2024 - 11/11/2024	20.96
		Cable Service 10/12/2024-11/11/2024	21.01
		Comcast business services 10/04-11/03/24	146.72
		Comcast business services 10/04-11/03/24	450.72
		Comcast Fiber Services September 2024	1,797.98
		Comcast Fiber Services October 2024	1,797.98
	Constellation NewEnergy, Inc.	Electricity - 21 S Emerson - 8/9-9/10/24	54.20
	Costar Realty Information, Inc.	Monthly Commercial Real Estate Publication October 2024	978.93
	Crystal Court Shopping Center	Rent for the CCC - November 2024	7,648.56
	Damian, Jacquelyn	Parking and Meal reimbursement for conference	54.00
	de Wolfe Music USA Inc.	Music Library Annual Subscription 10/1/24-9/30/25	1,300.00
	Defranco Plumbing	Emergency Rod of Sewer at Historical Building 9/20/24	505.00
	Denisi, Rosie	Refund Permit Fee #RB24-001555 (118 Maple)	200.00
	Dennison Leafblad, Deborah	Camera operator & support for 2024 Block Party	800.00
	DLT Solutions, LLC	AutoCad Subscription CD and PW 12/5/24-12/4/25	6,620.72
	Dri-Stick Decal Corp.	Real Estate Transfer Stamp Decals	706.43
	Dupage Topsoil Inc.	Pulverized topsoil 9/26/24	718.20
	Elliott Auto Supply Co, Inc.	St 13 Zamboni batteries	149.99
		St 13 Zamboni batteries	149.99
		St 13 batteries	299.98
	EMS Management & Consultants Inc	Ambulance Billing Service - April 2024	4,589.77
		Ambulance Billing Service - May 2024	4,773.92
	Envisio Solutions Inc	Envisio Strategic Planning 10/22/24 - 10/21/25	18,573.93
	Federal Express Corp	Shipping fees 9/25/24	28.37
	Fire Pension Fund	Fire Pension	32,693.65
		Fire Pension	32,693.65
	Flexicare Inc	ProVu stylets, large	140.00
	Gilkey Window Company	Refund Permit Fee #RB24-001621 (1702 Burning Bush)	100.00
	Gold & Oak LLC	2024 Website Improvement Grant 10/17/24	5,000.00
	Gordon Flesch Company, Inc.	Leasing Contract M204292 10/22/24-11/21/24	3,186.49
		Print Usage 09/22/24-10/21/24 Contract M204292	1,759.26
	Hi-Line Acquisition Company, LLC	Electrical Gloves	276.05
	Hogan, Charles	2024 APA-IL Conference 09/24/24-09/27/24	772.71
	Holiday Radiance Lights	Warm White 50L LED mini light strands with plugs	6,804.00
	Huntley & Associates Inc	St #13 safety edge on Tower 13 10/15/2024	470.00
	ICMA Retirement Trust - 457	MissionSquare 457	52,060.09
		MissionSquare 457	70,818.66
	Illinois American Water Company	Sewer Services Only 1415 E Algonquin Rd 1/3/24-10/1/24	8.80
		Burning Bush Irrigation Meter Water 09/11-10/10/24	2,073.25
		Water Service 2000 E Kensington Rd 9/11-10/8/24	568.72
	Illinois Assn of Chiefs of Police	2025 Membership renewal 01/01-12/31/25	325.00

VILLAGE OF MOUNT PROSPECT
List of Bills
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Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Illinois Assn of Chiefs of Police (continued)	2025 Membership 01/01-12/31/25	325.00
	Illinois City Management	Job Ad Posting For Winter Seasonal Maintenance & Civil Engineer	100.00
		Job Ad Posting For Director of Human Resources	50.00
	Illinois Department of Revenue	IL State Withholding	59,451.69
		IL State Withholding	57,082.29
		IL State Withholding	20.74
	Illinois Municipal League	Job Ad Posting For Winter Seasonal Maintenance & Civil Engineer	70.00
		Job Ad Posting For Director of Human Resources	35.00
	Illinois Phlebotomy Services LLC	Phlebotomy services 09/01/24	425.00
	Illinois State Police	Candidate Background Check 6/13/24	28.25
		Candidate Background Check 9/24/24	28.25
	Illinois State Toll Hwy Authority	Tolls 7/1/24 - 9/30/24 Act #3407	15.55
	Illinois Truck Enforcement Association Ltd.	Registration for Midwest Traffic Safety Conference 11/13-15/24	600.00
	IMRF	IMRF EFT September 2024	166,404.88
	Internal Revenue Service	Federal Withholding	275,805.21
		Federal Withholding	257,463.96
		Federal Withholding	104.34
	International Union of Operating Engineers	IUOE PW Membership Dues	1,863.20
		IUOE PW Membership Dues	1,863.20
	ITOA	Conference registration 11/24-26/24	1,400.00
		Conference registration 11/24-26/24	350.00
	JD Pro Electric	Refund Permit Fee #RB24-001559 (407 Go Wando)	100.00
	Klein, Thorpe and Jenkins, LTD	KTJ Legal Services through 8/31/2024	51,881.26
	Kowalczyk, Michele	Conference Reimbursement 9/24/24 - 9/26/24 - 6th Bugles	88.00
	Emergency Assistance	Emergency Assistance	108.00
		Emergency Assistance	108.00
		Emergency Assistance	216.00
		Emergency Assistance	108.00
		Emergency Assistance	108.00
	Lands' End Business Outfitters	Clothing for VB and PIO	197.13
	Laner Muchin, LTD	Legal Services through 9/20/24	3,885.15
	Langton Snow Solutions Inc	Stump Removal Throughout The Village 9/23/24	10,170.61
	Language Line Services, Inc.	Phone Interpretation - September 2024	35.70
		Over the phone interpretation - September 2024	65.51
	Lee Jensen Sales Co Inc	Generator for Oktoberfest 9/20-9/21/24	445.00
	Legacy Shore Group	2023 Audit Fee - Elk Grove Fire District	5,000.00
	Lemons of Love Inc	2024 Website Improvement Grant 10/17/24	5,000.00
	LexisNexis Risk Data Management Inc.	Background checks September 2024	200.00
	Liu, Saiyun	Refund Permit Fee #PZZ24-09 (1772 Golf Rd)	250.00
	Lps Pavement Co.	Brick Maintenance at various locations 10/8/24	3,598.56
		Brick Maintenance at various locations	691.05
	Mac Strategies Group Inc	Consulting Services legislative and lobbying October 2024	5,000.00
	Matrix Systems Group Inc	NAS Annual Support Contract 09/20/23 – 09/19/25	14,688.00
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 10/1/24	218.13
		Debris Hauling and Aggregate Material Delivery 10/2/24	54.35
		Debris Hauling and Aggregate Material Delivery 10/4/24	130.89
	Megyan Corporation	Refund Permit Fee #RB24-001718 (1766 Wood)	200.00
	Meltzer, Purtill, & Stelle LLC	Legal Services for Prestige for period ending 9/30/24	44,039.10
	Menard Inc.	Supplies for Beat meeting 09/17/24	26.60
		Supplies for Halloween community engagement events 10/18/24	64.96
	Metro Federal Credit Union	MP Fire Local 4119 Dues	3,073.00
		MP Fire Local 4119 Dues	3,073.00
	Metropolitan Alliance - Police	MP Police Association Dues	1,732.50
		MP Police Association Dues	1,732.50
	Meyer Laboratory Inc	Cleaning Supplies	1,387.19
		Cleaning Supplies	299.10
	Michigan West Shore Nursery LLC	Mums for PW entrance beds and Village Hall urns	524.00
	Midtown Home Improvements	Refund Permit Fee #CB24-000260 (413 Emerson)	80.00
	Midwest 911 Inc	K-9 Kennel, safety inspection and certification for P-5 10/14/24	225.00
	Midwest Leadership Institute	Seminar Event Registration - Fall 2024	750.00
		Seminar Event Registration - Fall 2024	750.00

VILLAGE OF MOUNT PROSPECT
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Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Mobile Health Solutions Corp	DOT Required Drug/Alcohol Screening for PW Employees 10/3/24	916.04
	Montrose Market LLC	2024 Website Improvement Grant 10/17/24	2,250.00
	Morton Suggestion Co.	Supplies for community policing 10/09/24	1,185.02
		Officer Friendly program supplies 10/22/24	1,001.76
	Mount Prospect Paint, Inc.	PW boiler paint	102.98
	Mount Prospect Park District	Supplies for community engagement event 10/10/24	554.70
	Nationwide Mutual Insurance Company	Nationwide 457	21,454.27
		Nationwide 457	21,283.22
	NCPERS Group Life Insurance	NCPERS Group Life Insurance November 2024	409.60
	Neopost USA Inc.	Postage Machine Replenishment 10/2/24	3,000.00
	Netherland Bulbs Company LLC	Tulips to be planted Fall 2024	1,634.40
	NICOR	Natural Gas 1709 Algonquin 9/19/24-10/21/24	56.46
		Natural Gas 1711 Algonquin 9/19/24-10/21/24	58.30
		Natural Gas 1709 Algonquin 9/19/24-10/21/24	52.80
	Niedziela, David	CDL Reimbursement	30.00
	North Suburban Association of Chiefs of Police	General meeting and Admin Professionals luncheon 05/02/24	90.00
	Northern Tool & Equipment Company, Inc.	Irrigation Parts	61.74
	Northwest Central 9-1-1 System	WAVE Devices for 3 additional users - July - Sept 2024	135.00
		WAVE devices July, August, September 2024	180.00
	Nova Fire Protection, Inc.	State/Local Annual Fire Pump Test VH/PW 10/03/2024	1,400.00
		State/Local Annual Fire Pump Test VH/PW 10/03/2024	1,400.00
	Odelson, Murphey, Frazier & McGrath LTD	2024 Professional Services thru 8/20/24- Elk Grove Fire District	13,625.00
		Professional Services thru 9/30/23 - Elk Grove Fire District	9,200.00
	Ozinga Materials, Inc.	Slabs for street light cabinets	905.00
	Paddock Publications, Inc.	Public Hearing Notice PZ13-24 & PZ11-24 09/20/24	194.40
		Budget Hearing Notice10/01/24	67.50
	Patrick Engineering Inc.	Rand/IL-83/Kensington Ph II Design ROW Acquisition 08/24-09/27/24	9,954.53
	Paylocity Corporation	Recruiting Subscription - October 2024	540.00
	Peerless Network Inc	Phone Service 10/15/24 - 11/14/24	1,997.74
	Penn Care Inc	Drug Lock Pull-tight Tags	249.60
		Drug Lock Pull-tight Tags	124.80
	Pete the Painter, Inc.	School House cupploa painting with Lift	4,267.50
	Petty Cash	VMO Petty Cash Replenishment August - October 2024	261.32
	Physicians Immediate Care	Pre-Employment Testing - September 2024	355.00
	Police Pension Fund	Police Pension	40,038.52
		Police Pension	44,050.12
	Polit, Steven	Reimbursement for holiday lights	543.68
	Pritchard, John	Relief Plumber 09/20/24	175.00
	Quadient Leasing USA Inc	Folder/Inserter Lease N21061836 11/4/24-2/3/25	996.09
	Ramel, Andrew	Travel expenses from attending IPSI 10/6-10/11/24	855.27
	Ray O'Herron Co Inc	Body armor 10/11/24	842.00
		Body armor 10/14/24	842.00
		Uniforms supplies 10/17/24	648.13
	Reliance Standard Life Insurance Co.	Short Term Disability - October 2024	3,834.36
	Rentokil North America, Inc.	Pest control for the CCC - October 2024	53.50
	Roe, Alexander	Reimb supplies and medical services for K-9 Nova 10/14	927.19
	Route 12 Rental Co., Inc.	Lawn aerator rental 9/25/24	71.65
	Royal Refrigeration, Inc.	Repairs to ET temporary refrigerator 10/18/24	767.58
	RST Inc.	Safety Shoe Purchase	225.00
		Safety Shoe Purchase	157.49
		Safety Shoe Purchase	178.49
	Schnittker, John	Safety shoe reimbursement	156.96
	Secretary of State	License plate registration 2006 Toyota I-64	151.00
		Municipal Plates for Vehicle 311	8.00
		Title and Registration 2737	173.00
	Sequium Asset Solutions LLC	Comcast Charges - Elk Grove Fire District Act #934494124	1,359.25
	Shallcross, Jason	2024 APA- Il Conference 09/24/24-09/27/24	472.56
	Skorob, Natalia	Zumba Gold 10/11/24 and 10/4/2024	80.00
	Staples Contract & Commercial, Inc.	Office supplies 09/25/24	512.40
	Steiner Electric Company	Heater parts	67.80
	Terrace Supply Company	Oxygen	114.91

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Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	The Prospect Restaurant LLC	2024 Website Improvement Grant 10/17/24	5,000.00
	The Stevens Group LLC	Printing for October 2024 Newsletter	8,670.00
		Business cards and notepads 10/15/24	105.00
		Business cards 10/15/24	90.00
		Business cards 10/15/24	55.00
		Dept. case cards 10/15/24	168.00
	Thompson Elevator Inspections Service Inc	Elevator Plan Review 1500 Bishop 09/24/24	75.00
		Permit Inspection 1380 S Elmhurst 09/25/24	75.00
		2 Elevator Plan Reviews 1101 Hunt Club 09/26/24	150.00
		2 Elevator Plan Reviews 1103 Hunt Club 09/26/24	150.00
		Elevator Permit Inspection 551 Huntington 09/26/24	75.00
		1 Elevator plan review 10/01/2024 259 Rand	75.00
		2 Demo permit inspections 915 E Rand 112 E NW Hwy 09/30/24	150.00
		18 Elevator inspects 4 code reinspects 09/24/4-10/07/24	814.00
		Elevator permit inspection 10/04/24 502 Huntington	75.00
		Elevator permit inspection 10/3/24 1800 W Central	75.00
	T-Mobile USA Inc	Tower search for case 24-19207 10/01/24	50.00
	Traffic Control & Protection Inc	Clear digital overlay	585.00
	Trugreen Limited Partnership	Turf weed control Golfview - 10 E Golf 9/30/24	30.81
		Turf weed control and fertilizer 901 E Kensington 9/30/24	178.50
		Turf weed control and fertilizer 9/30/24	1,900.25
	Tyco Fire & Security US Management Inc	Fire Alarm Monitoring of Maple St Garage 11/1/24-1/31/25	78.00
	TZ Hospitality Inc	2024 Quinquennial luncheon celebration at Trezeros	1,606.80
	Uline Inc.	Squad emergency supplies 09/18/24	73.97
		ET supplies 10/01/24	77.15
		Maintenance and repair supplies	2,620.36
	UMB Card Services	Credit Card 9/1/24 - 9/30/24 (EFT 10/25/24)	28,919.39
	UniFirst Corporation	Uniform Rental Services 10/04/24	249.28
		Uniform Rental Services 10/11/24	251.66
		Uniform Rental Services 10/18/24	261.02
	Verizon Wireless Services LLC	Cellular Service & Equipment Charges 9/20/24-10/19/24	5,652.82
	Village of Mount Prospect	Flex - Mass Transit, Medical, and Dependent Care	10,369.44
		Fringe Benefit - Auto	410.45
		Flex - Mass Transit, Medical, and Dependent Care	10,365.12
		Fringe Benefit - Auto	410.45
		Water 9/9/24 - 10/8/24 (Meter #40928)	31.86
		Water 9/9/24 - 10/8/24 (Meter #21758)	14.19
	Vision Marketing Passport System, LTD.	Vehicle ID tags for BC Vehicle placement Board In BC Office	136.35
	W. W. Grainger, Inc.	Heater part	16.93
		Cleaning supplies and vacuum repairs	498.19
		VH Heater replacement	2,233.43
		VH heater parts	82.34
		VH heater parts	164.68
	Wolf, Lisa	On camera announcer for MP Update 09/20/2024	200.00
		On camera announcer for MP Update 10/04/2024	200.00
		On camera announcer for MP Update 10/18/2024	200.00
	Zavala, Raul	Transfer Stamp Rebate - 909 S Hi Lusi	885.00
	ZBP Enterprises Inc	2024 Business License Envelopes 10/15/2024	657.00
	Zoll Medical Corporation	Peds defib pads, monitor paper	351.00
		Peds defib pads, monitor paper	98.40
001 General Fund Total			**$ 1,605,643.19**
020 Capital Improvement Fund			
	Civiltech Engineering Inc	Arterial Bike Network Study 8/31-9/27/24	$ 25,933.50
	Futurity 19 Inc	Fire Station 11 Tuck Point Exterior Walls- 8/14/2024	14,540.00
	Gewalt Hamilton Assoc.	IL 83/Busse Av Crosswalk - 9/1-9/29/24	3,869.55
	Integral Construction	Fire Station 11 Installation of Interior Doors- 6/25-6/27/2024	11,661.00
	Integrated Control Technologies, LLC	Fire Station 11 Install Building Automation System 10/09/2024	12,000.00
	Lps Pavement Co.	Brick Maintenance at various locations 10/8/24	71,685.12
		Brick Maintenance at various locations	13,766.12

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Fund	Vendor Name	Invoice Description	Amount
020 Capital Improvement Fund (continued)			
	Menard Inc.	Wood and misc hardware for PW fence	8,331.57
		Wood and misc hardware for PW fence	30.58
		Wood and misc hardware for PW fence	53.13
		Wood and misc hardware for PW fence	47.51
	Midwest Commercial Fitness	Fire Station 11 Fitness Equipment	16,528.00
	Mount Prospect Paint, Inc.	St #11 touch paint	153.94
	Union Pacific Railroad	Preliminary Engineering Pedestrian Bridge 2/13-5/7/23	170.50
	Utility Dynamics Corp.	Schoenbeck Rd Lighting Project - Construction 1/25-9/5/24	67,523.40
		Schoenbeck Rd Lighting Project - Construction 9/23-10/2/24	18,440.20
020 Capital Improvement Fund Total			**$ 264,734.12**
023 Street Improvement Construction Fund			
	Bowman Consulting Group	Central Rd Resurfacing/Construction Eng Services 9/1-9/30/24	$ 17,524.18
	Builders Paving LLC	2024 Street Resurfacing - St Improvement Construction Fund	260,310.83
023 Street Improvement Construction Fund Total			**$ 277,835.01**
024 Flood Control Construction Fund			
	Christopher B. Burke Engineering Ltd	Stormwater Management Master Plan 9/1-9/28/24	$ 15,660.00
	DeVinci Construction Inc	Catch basin/inlet repairs//storm pipe repairs 8/26-10/8/24	32,938.05
	Spaceco Inc	2024 Drainage Improvements 9/1-9/28/24	18,415.00
024 Flood Control Construction Fund Total			**$ 67,013.05**
037 SMP TIF Fund			
	SB Friedman Development Advisors LLC	Professional Services- South TIF Amendment 08/17/24-09/27/24	$ 21,790.00
037 SMP TIF Fund Total			**$ 21,790.00**
040 Refuse Disposal Fund			
	Beilstein Enterprise	Utility Refund - 1743 Tano Ln	$ 300.00
	ICMA Retirement Trust - 457	MissionSquare 457	123.43
		MissionSquare 457	123.53
	Illinois Department of Revenue	IL State Withholding	692.42
		IL State Withholding	514.69
	IMRF	IMRF EFT September 2024	4,215.26
	Internal Revenue Service	Federal Withholding	4,580.37
		Federal Withholding	2,982.51
	International Union of Operating Engineers	IUOE PW Membership Dues	154.55
		IUOE PW Membership Dues	154.53
	Nationwide Mutual Insurance Company	Nationwide 457	762.96
		Nationwide 457	418.56
	NCPERS Group Life Insurance	NCPERS Group Life Insurance November 2024	16.00
	Solid Waste Agency of Northern Cook County	SWANCC - November 2024	106,243.00
	Third Millennium Associates Inc	E-Bill Server & Transaction Fees September 2024	59.85
		Utility Billing 10/15/24	47.79
	UMB Card Services	Credit Card 9/1/24 - 9/30/24 (EFT 10/25/24)	107.27
	Village of Mount Prospect	Flex - Mass Transit, Medical, and Dependent Care	91.73
		Flex - Mass Transit, Medical, and Dependent Care	96.04
040 Refuse Disposal Fund Total			**$ 121,684.49**
041 Motor Fuel Tax Fund			
	ASTI Sawing Inc	Sidewalk saw cutting for mismatched squares 10/11/24	$ 18,993.00
	Constellation NewEnergy, Inc.	Electricity - Traffic lights - 1/12-9/13/24	18,637.12
		Electricity - 1901 1/2 Seminole - 8/13-9/12/24	48.32
	Lyons & Pinner Electric Companies	2024 Traffic Signal Maintenance 8/31/24	942.00
		2024 Traffic Signal Maintenance 9/30/24	1,140.00
		2024 Traffic Signal Maintenance 8/8/24	9,999.00
		2024 Traffic Signal Maintenance 8/27/24	5,631.00
041 Motor Fuel Tax Fund Total			**$ 55,390.44**

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Fund	Vendor Name	Invoice Description	Amount
043 Asset Seizure Fund			
	Midwest 911 Inc	Parts and labor for seized 2013 Lexus 10/08/24	$ 4,150.89
043 Asset Seizure Fund Total			**$ 4,150.89**
046 Foreign Fire Tax Board Fund			
	Cassidy, Tim	Reimbursement - conference registration & hotel 4/7/25-4/12/25	$ 1,245.72
	Comcast	Cable Service - 111 E Rand Rd, 10/03/24 - 11/02/24	239.98
		Cable Service - 1601 W Golf Rd, 10/15/24 - 11/14/24	91.98
	North Shore Towing	12 junk cars for responder training	4,800.00
	Novak, Todd	Reimbursement - conference registration 4/7/25-4/12/25	654.00
046 Foreign Fire Tax Board Fund Total			**$ 7,031.68**
049 Prospect and Main TIF District			
	Bern III Enterprises LLC	2024 Redevelopment Agreement - Khepri Cafe 106 S Emerson	$ 100,000.00
	Klein, Thorpe and Jenkins, LTD	KTJ Legal Services through 8/31/2024	3,040.10
049 Prospect and Main TIF District Total			**$ 103,040.10**
050 Water and Sewer Fund			
	ACS State & Local Government Solutions	Illinois State Disbursement Unit	$ 11.54
		Illinois State Disbursement Unit	11.54
	Airy's Inc	NW Water interconnect Project 8/16-10/14/24	371,273.05
	Alvarez, Inc.	Parkway Restoration throughout the Village 10/4/24	3,897.85
	Amazon Capital Services	Otterbox and screen protector	41.86
		Adapter	5.99
		Video Distribution Amplifier for TV Truck	75.74
		Extension connector and USB cord	12.98
		Office Supplies - Credit	(5.99)
	Badger Meter Inc	Meters for new townhomes on Lincoln/School	5,600.88
	Baxter & Woodman, Inc.	Deep Well operations SOP through 09/20/2024	742.50
		Water main condition assessment analysis through 09/30/2024	2,995.00
	Bonnell Industries Inc.	Carbide plow blades	2,699.72
	Burns & Mcdonnell Engineering Co.	Maple berkshire relief station rehab const insp through 09/30/24	5,000.00
		NW Water Interconnection Proj Ph III Construction 9/30/24	55,430.40
		Oakton Water Main Ext Project - Design/Eng Services thru 9/30/24	6,000.00
	Christian Life College	Utility Refund - 318 N Owen St	53.94
	Constellation NewEnergy, Inc.	Electricity - Pumping stations - 8/2-9/16/24	9,151.39
	DeVinci Construction Inc	Catch basin/inlet repairs/storm pipe repairs 8/26-10/8/24	37,532.75
	Dupage Topsoil Inc.	Pulverized topsoil 9/26/24	421.80
	Fehr-Graham & Associates LLC	Silica and PPE OSHA Required Training 9/27/24	935.35
	Fred Reichert	Utility Refund - 1119 W Prospect Ave 1ST/BSMNT	52.84
	Gordon Flesch Company, Inc.	Leasing Contract M204292 10/22/24-11/21/24	159.83
		Print Usage 09/22/24-10/21/24 Contract M204292	79.89
	HBK Water Meter Service	Meter exchange and clear water program 9/26-10/9/24	6,948.00
		Meter replacements and clear water inspections 10/10-10/23/24	14,029.00
	ICMA Retirement Trust - 457	MissionSquare 457	2,101.13
		MissionSquare 457	2,062.69
	Illinois Department of Revenue	IL State Withholding	4,474.43
		IL State Withholding	3,880.51
	Illinois State Toll Hwy Authority	Tolls 7/1/24 - 9/30/24 Act #3407	112.30
	IMRF	IMRF EFT September 2024	28,651.44
	Internal Revenue Service	Federal Withholding	27,103.92
		Federal Withholding	22,270.83
	International Union of Operating Engineers	IUOE PW Membership Dues	1,635.04
		IUOE PW Membership Dues	1,635.04
	Leo Leonardi	Utility Refund - 1108 Thomas More Ter	52.69
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 10/1/24	1,117.67
		Debris Hauling and Aggregate Material Delivery 10/2/24	278.45
		Debris Hauling and Aggregate Material Delivery 10/4/24	670.59
	Midwest Power Industry Inc	Replacement of oil sending unit Huntington generator 10/4/24	1,264.99

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Fund	Vendor Name	Invoice Description	Amount
050 Water and Sewer Fund (continued)			
	Nationwide Mutual Insurance Company	Nationwide 457	1,614.02
		Nationwide 457	1,428.64
	NCPERS Group Life Insurance	NCPERS Group Life Insurance November 2024	121.60
	NW Suburban Municipal Joint Action Water Agency	JAWA - September 2024	696,562.00
	Petro, Douglas	Safety Shoe Reimbursement	225.00
	Reliance Standard Life Insurance Co.	Short Term Disability - October 2024	254.64
	Rick's Sewer and Drainage	Drain tile disconnect 214 N Stratton 10/24/24	18,385.00
	RST Inc.	Safety shoe purchase	197.99
	SDS Holdings Inc	Safety shoe purchase	197.95
	Staples Contract & Commercial, Inc.	Clipboards, sharpie pens, post-it notes	122.47
	State Industrial Products Corporation	Waste water treatment program for Fats/oils/grease Sept 2024	869.47
	Suburban Laboratories, Inc.	Coliform samples 8/1/24	755.00
		Water samples 9/1/24	1,074.00
		UCMR5 Water samples 8/1/24	755.00
	Tank Industry Consultants, Inc.	Tank 5E Evaluation and report 9/27/24	7,210.00
		Water Reservoir Annual Vent Inspection 9/27/24	7,210.00
	Third Millennium Associates Inc	E-Bill Server & Transaction Fees September 2024	534.93
		Utility Billing 10/15/24	2,464.00
	UMB Card Services	Credit Card 9/1/24 - 9/30/24 (EFT 10/25/24)	984.62
	UniFirst Corporation	Uniform Rental Services 10/04/24	87.26
		Uniform Rental Services 10/11/24	88.10
		Uniform Rental Services 10/18/24	91.37
	Verizon Wireless Services LLC	Cellular Service & Equipment Charges 9/20/24-10/19/24	714.17
	Village of Mount Prospect	Flex - Mass Transit, Medical, and Dependent Care	568.77
		Flex - Mass Transit, Medical, and Dependent Care	568.77
	W. W. Grainger, Inc.	B-box lid sockets	187.20
050 Water and Sewer Fund Total			**$ 1,363,741.54**
051 Village Parking System Fund			
	Comcast	Internet Services 301 S Maple from 10/4-11/3/24	$ 222.91
	Constellation NewEnergy, Inc.	Electrical Services - Maple Garage 8/9/24-9/10/24	623.36
	Desman, Inc.	Engineering Services-Emerson Garage through 9/30/24	1,680.00
	Flowbird America Inc	Flowbird Transactions - August 2024	118.30
		Flowbird Transactions - July 2024	132.65
	Patriot Pavement Maintenance	Parking lot crack fill, sealing, striping	13,301.00
	TK Elevator Corporation	Maple Garage Elevator Maintenance 10/1-12/31/24	981.67
051 Village Parking System Fund Total			**$ 17,059.89**
052 Parking System Revenue Fund			
	Flowbird America Inc	Flowbird Transactions - August 2024	$ 593.25
		Refurbished Card Reader and Ticket Rolls	1,265.01
		Flowbird Transactions - July 2024	701.75
	Patriot Pavement Maintenance	Parking lot crack fill, sealing, striping	14,999.00
	Village of Mount Prospect	Water 9/9/24 - 10/8/24 (Meter #40215)	84.87
052 Parking System Revenue Fund Total			**$ 17,643.88**
060 Vehicle Maintenance Fund			
	1st Ayd Corp.	Brake Clean 55 Gallon Drum	$ 437.08
	Advance Stores Company, Inc.	611 Heater hoses	163.40
	Amazon Capital Services	Trailer wire end connector harness	57.53
		Supplies and Tools	2,572.77
		Supplies and Tools	1,174.98
	Arlington Heights Ford	609 Control arms	527.50
	Bristol Hose & Fitting Inc	Air brake fittings stock	20.67
	Busse Automotive Inc	P-5 Detail 10/1/24	280.00
	Chicago Parts & Sound LLC	640 Radiator fan motors	432.71
		640 Radiator fan	47.19
		549 Air filter	18.10

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Fund	Vendor Name	Invoice Description	Amount
060 Vehicle Maintenance Fund (continued)			
	Chicago Parts & Sound LLC (continued)	Stock wiper blades	39.95
		605 Battery	127.49
	Elliott Auto Supply Co, Inc.	612 Brake pads	43.99
		605 Rear shocks	124.50
	Fehr-Graham & Associates LLC	Silica and PPE OSHA Required Training 9/27/24	986.15
	ICMA Retirement Trust - 457	MissionSquare 457	1,545.35
		MissionSquare 457	1,391.52
	Illinois Department of Revenue	IL State Withholding	1,798.67
		IL State Withholding	1,581.05
	IMRF	IMRF EFT September 2024	9,114.08
	Internal Revenue Service	Federal Withholding	11,096.83
		Federal Withholding	9,456.39
	International Union of Operating Engineers	IUOE PW Membership Dues	719.09
		IUOE PW Membership Dues	719.11
	Interstate Power Systems, Inc.	Parts And Supplies - Credit	(575.00)
		515 Repairs for emissions nox sensors	4,035.86
	Just Tires	Police Pursuit Tires and Trailer Tires	4,002.30
		662 Tire	134.81
	Lawson Products, Inc.	Drill bits for stock	189.54
	Leach Enterprises, Inc.	Compression fittings for stock	46.64
		Glad hands for stock	21.24
	MacQueen Equipment LLC	515 Pump Thermal relief valve	525.15
	McMaster-Carr Supply Co	Shop Supplies	361.20
		525 Drawer slides	93.73
		Stainless hardware for new ambulance stock	37.92
		Stainless hardware	25.61
	NAPA Auto Parts	640 Coolant Bottle	76.04
	Nationwide Mutual Insurance Company	Nationwide 457	22.50
		Nationwide 457	22.50
	NCPERS Group Life Insurance	NCPERS Group Life Insurance November 2024	28.80
	Northwest Trucks, Inc.	525 Seat cushion and vent	184.14
		525 Seat cushion	139.57
	O'Learys Contractors Equipment & Supply	Parts And Supplies - Credit	(133.12)
		2766 Fuel filters	84.77
		Stock oil filters	58.04
	Pomp's Tire Service, Inc.	2733a tires	2,399.36
		2760 tires	605.38
		525 Tires	900.36
		300 New tires	761.08
	Professional Finish Inc.	Wash bay supplies	493.92
		Car Wash Supplies	273.38
	Reliance Standard Life Insurance Co.	Short Term Disability - October 2024	324.92
	Rush Truck Centers of Illinois, Inc.	Parts And Supplies - Credit	(95.76)
		Torque rod for rear suspension 2728	270.95
		2728 Circuit breakers	51.02
		Fuel filter kit for stock	195.90
		4523 Fuel injector	750.90
		Wheel studs for stock	30.00
		4517 Visor clip horn	72.88
		4518 Brakes	632.05
		Credit for injector core	(266.00)
		4517 New key	14.11
		Tensioner idler belt 4550 fuel filter 4513	764.21
		Credit for part return	(205.32)
		Credit for core return	(106.40)
		Credit for 546 ECM and injection module	(1,745.74)
	Sid Tool Co., Inc.	Shop hardware for stock	450.31
	Verizon Wireless Services LLC	Cellular Service & Equipment Charges 9/20/24-10/19/24	268.02
	Village of Mount Prospect	Flex - Mass Transit, Medical, and Dependent Care	230.66
		Flex - Mass Transit, Medical, and Dependent Care	230.67
	W. W. Grainger, Inc.	Half respirator	53.13

VILLAGE OF MOUNT PROSPECT
List of Bills
October 9, 2024 - October 29, 2024

Fund	Vendor Name	Invoice Description	Amount
060	**Vehicle Maintenance Fund (continued)**		
	Waytek Inc	Electrical supplies stock	484.52
	Wentworth Tire Service	4548 Tire	164.34
	Wickstrom Ford Lincoln Mercury	638 Intermediate shaft	680.96
	Zarnoth Brush Works, Inc.	Sweeper brooms for stock	885.00
060	**Vehicle Maintenance Fund Total**		**$ 63,427.15**
061	**Vehicle Replacement Fund**		
	72 Hour LLC	Replacement vehicle 2737 TV van	$ 56,670.85
	Douglas Truck Parts	BP100A Pintle Hitch for new truck builds	1,184.70
	JX Enterprises Inc.	Fenders for new 2753	721.99
	MPC Communications & Lighting	PW Emergency Lighting for new Trucks	9,270.00
	Suburban Accents Inc	Decals for new 509 2024 F-250	1,350.00
061	**Vehicle Replacement Fund Total**		**$ 69,197.54**
062	**Computer Replacement Fund**		
	Dell Marketing LP	20 Replacement Laptops	$ 18,937.80
062	**Computer Replacement Fund Total**		**$ 18,937.80**
063	**Risk Management Fund**		
	Favia, Joseph	PSEBA Reimbursement - November 2024	$ 1,174.84
	Intergovernmental Risk Management Agency	Deductible - September 2024	23,453.01
	Ricker, Jeffrey	PSEBA Reimbursement - September 2024	466.00
	UMB Card Services	Credit Card 9/1/24 - 9/30/24 (EFT 10/25/24)	2,433.53
063	**Risk Management Fund Total**		**$ 27,527.38**
073	**Escrow Deposit Fund**		
	A&N Outdoor Services	Refund Escrow Permit #RB241182 (1724 Robbie)	$ 100.00
	ABC Plumbing Heating Cooling	Refund Escrow Permit #RB241150 (619 Maple)	100.00
		Refund Escrow Permit #RB241375 (500 Huntington Com)	100.00
	ABT Home Services	Refund Escrow Permit #RB237709 (114 Stevenson)	100.00
	Affrunti Design & Management	Refund Escrow Permit #CB231220 (401 Prospect)	300.00
	Amazon Capital Services	Mens Club pool room supplies - Block party donation	58.11
	America Energy Systems	Refund Escrow Permit #RB240919 (1802 Bonita)	50.00
	Andes General Contractors Corp	Refund Escrow Permit #RB241529 (1825 Magnolia)	600.00
	Arnoldo Concrete Inc	Refund Escrow Permit #RB240548 (1932 Wood)	100.00
	Auchana, Naomi	Refund Escrow Permit #RB241309 (1819 Buckthorn)	100.00
	Avanti Cafe	Refund Escrow Permit #CB240217 (1900 Elmhurst)	100.00
	B&C Remodeling Inc	Refund Escrow Permit #RB241388 (19 Owen)	100.00
	Bright Planet Solar	Refund Escrow Permit #RB241217 (216 Elmhurst)	100.00
	BRS Field Ops LLC	Refund Escrow Permit #RB241241 (303 Autumn)	100.00
	Dempsey, Roberta	Refund Escrow Permit #RB241700 (408 Elm)	100.00
	Denisi, Rosie	Refund Escrow Permit #RB241555 (118 Maple)	100.00
	Digangi Plumbing Company	Refund Escrow Permit #RB240862 (122 Maple)	250.00
	Evans , Andrea	Refund Escrow Permit #RB241228 (802 Robert)	100.00
	Fago, Evan	Refund Escrow Permit #RB240385 (903 Country)	100.00
	Fairfield Electrical Services	Refund Escrow Permit #RB240590 (201 Lonnquist)	150.00
	Fiserv/Bastogne Inc	Refund Water Utility Act 893-005 - Julie Hild	179.00
	Fortis Ground Werks	Refund Escrow Permit #RB241395 (1405 Sauk)	100.00
	Four Seasons Heating and Air	Refund Escrow Permit #RB241585 (400 Emerson)	100.00
	Fox, Jeannine	Refund Escrow Permit #RB241253 (1410 Fern)	100.00
	Freedom Forever Illinois	Refund Escrow Permit #RB241581 (1103 Ardyce)	100.00
	From Start to Finish Electrical	Refund Escrow Permit #RB240413 (1822 Park)	100.00
	Galanis, Angelo	Refund Escrow Permit #CB240226 (400 Kensington)	1,000.00
	Gilkey Window Company	Refund Escrow Permit #RB241621 (1702 Burning Bush)	100.00
	Green Blossom Landscaping	Refund Escrow Permit #RB241537 (506 Owen)	100.00
	Hi-Lite Electric	Refund Escrow Permit #RB241468 (307 Maple)	100.00
	Illinois State Treasurer	Unclaimed Property 10/22/24	4,299.82

VILLAGE OF MOUNT PROSPECT
List of Bills
October 9, 2024 - October 29, 2024

Fund	Vendor Name	Invoice Description	Amount
073 Escrow Deposit Fund (continued)			
	Independent Remodeling	Refund Escrow Permit #RB241095 (613 Central Rd B2)	250.00
	J&J Pavement Repairs	Refund Escrow Permit #RB240345 (210 Bobby)	100.00
	James Martin Associates	Refund Escrow Permit #RB241225 (407 We Go Trl)	100.00
	JD Pro Electric	Refund Escrow Permit #RB241499 (505 Man A Wa)	100.00
		Refund Escrow Permit #RB241559 (407 Go Wando)	100.00
	JE Construction	Refund Escrow Permit #RB241546 (11 Wa Pella)	100.00
	Johnny Concrete	Refund Escrow Permit #RB241057 (406 Wa Pella)	100.00
	JPG Construction and Builders	Refund Escrow Permit #RB241052 (1704 Robbie)	100.00
	JRC Design Build	Refund Escrow Permit #RB240554 (309 Russel)	250.00
	Kerr Mechanical Corp	Refund Escrow Permit #RB241484 (222 Audrey)	100.00
		Refund Escrow Permit #RB241454 (1206 Robin)	100.00
		Refund Escrow Permit #RB241723 (113 Emerson)	100.00
	Kitchen Village Inc	Refund Escrow Permit #RB241190 (740 Creekside)	150.00
	Kowalkowski, Jacek	Refund Escrow Permit #RB239073 (1421 Lowden)	125.00
		Refund Escrow Permit #RB239096 (1421 Lowden)	100.00
	Kubsik, Robert	Refund Escrow Permit #RB241682 (2014 Hopi)	100.00
	Lopez Concrete Inc	Refund Escrow Permit #RB241192 (111 Prospect Manor)	100.00
	M&J Electric & General Contracting	Refund Escrow Permit #CB240233 (1 E Rand)	100.00
	Magyan Corporation	Refund Escrow Permit #RB241718 (1766 Wood)	100.00
	McNallys Heating and Cooling	Refund Escrow Permit #RB241618 (1705 Willow)	100.00
	Mercor Development LLC	Refund Escrow Permit #RB240927 (1410 Lowden)	100.00
	Miller, Mitch	Refund Escrow Permit #RB241616 (100 Emerson)	100.00
	Murphy Construction Services	Refund Escrow Permit #CB231172 (1000 Elmhurst)	1,000.00
	Nemeti, Ramona	Refund Escrow Permit #RB240196 (14 Marcella)	600.00
	Newline Kitchen and Bath	Refund Escrow Permit #RB240151 (720 Creekside)	100.00
	One Hour Heating and AC	Refund Escrow Permit #RB241637 (303 Hiawatha)	100.00
	Palmisciano, Gabriel	Refund Escrow Permit #RB241592 (5 Westgate)	100.00
	Pavestone Brick Paving Inc	Refund Escrow Permit #RB241350 (1400 Hickory Dr)	100.00
	Perma-Seal Basement Systems	Refund Escrow Permit #RB241248 (607 Maple)	100.00
	Powerhouse Construction LLC	Refund Escrow Permit #RB241184 (415 Elmhurst)	100.00
	Prax Concrete LLC	Refund Contractor License CL21-949	200.00
		Refund Escrow and Permit Fee #RB21-3214 (2009 Ivy Ln)	200.00
	Precision Homes LLC	Refund Escrow Permit #RB240600 (1004 Alder)	150.00
	Prueser, Rebeka	Refund Escrow Permit #RB241687 (2012 Hopi)	100.00
	Quality Residential Electrical Inc	Refund Escrow Permit #RB241418 (401 Eastwood)	100.00
	R3 Contracting LLC	Refund Escrow Permit #RB239164 (15 Hatlen)	500.00
	Ricks Sewer and Drain	Refund Escrow Permit #RB238667 (7 William)	300.00
		Refund Escrow Permit #RB239122 (210 Elmhurst)	600.00
		Refund Escrow Permit #RB240033 (707 I Oka)	100.00
		Refund Escrow Permit #RB240256 (721 Busse)	100.00
		Refund Escrow Permit #RB240356 (220 Main)	400.00
		Refund Escrow Permit #RB240710 (515 Emerson)	100.00
		Refund Escrow Permit #RB240776 (241 Hatlen)	100.00
		Refund Escrow Permit #RB240806 (208 Louis)	100.00
		Refund Escrow Permit #RB240888 (1604 Oneida)	100.00
		Refund Escrow Permit #RB240896 (905 Westgate)	100.00
		Refund Escrow Permit #RB241356 (200 William)	100.00
		Refund Escrow Permit #RB241380 (517 S Pine)	100.00
		Refund Escrow Permit #RB241503 (301 Albert)	100.00
		Refund Escrow Permit #RB241603 (206 Prospect Manor)	100.00
	RJ Concrete Inc	Refund Escrow Permit #RB240946 (205 George)	100.00
	RREF III-P Randhurst Village LLC	Refund Escrow Permit #CB240038 (1023 Center Dr)	500.00
	Sherlock Properties	Refund Escrow Permit #RB240804 (718 E Sha Bonee Trl)	1,000.00
	Skor Construction Inc	Refund Escrow Permit #RB241320 (1826 Sitka)	150.00
	Special Graphics and Maintenance	Refund Escrow Permit #CB240167 (606 Northwest Hwy)	100.00
	Stages Construction Inc	Refund Escrow Permit #CB240040 (151 Euclid)	300.00
	Sunrun Installation Services	Refund Escrow Permit #RB241305 (117 Bobby)	100.00
		Refund Escrow Permit #RB241433 (410 Eastwood)	100.00
	Surkin Contracting	Refund Escrow Permit #RB241259 (16 Edward)	100.00
	Szafarz, David	Refund Escrow Permit #RB239235 (407 We Go Trl)	850.00
	TMW Enterprises Paving & Maintenance	Refund Escrow Permit #RB241169 (317 Elmhurst)	100.00

VILLAGE OF MOUNT PROSPECT
List of Bills
October 9, 2024 - October 29, 2024

Fund	Vendor Name	Invoice Description	Amount
073 Escrow Deposit Fund (continued)			
	TruHome Pros	Refund Escrow Permit #RB241378 (816 Na Wa Ta)	100.00
	US Waterproofing Inc	Refund Escrow Permit #RB241387 (346 Maple)	100.00
	We-Permit	Refund Escrow Permit #CB240118 (1023 Center)	300.00
	Xclusive Concrete & Brick Paving	Refund Escrow Permit #RB241002 (106 Russel)	100.00
		Refund Escrow Permit #RB241018 (1 E Henry)	100.00
		Refund Escrow Permit #RB241294 (1415 Hickory)	100.00
		Refund Escrow Permit #RB241543 (7 Maple)	100.00
	X-Pert Landscaping	Refund Escrow Permit #RB241374 (609 School)	100.00
073 Escrow Deposit Fund Total			**$ 21,911.93**
Grand Total			**$ 4,127,760.08**

Item Cover Page

Subject	**Motion to waive the rule requiring two readings and adopt AN ORDINANCE GRANTING A CONDITIONAL USE (DRIVE-THROUGH LANES) FOR THE PROPERTY LOCATED AT 950 EAST RAND ROAD, MOUNT PROSPECT, ILLINOIS**
Meeting	November 6, 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

Lakeside Bank is requesting conditional use approval to re-establish a drive-through associated with a bank and other relief from the Village of Mount Prospect Village Code as required for this project. The subject property is located at 950 E Rand Road.

The Village Zoning Code designates the Subject Property as B-3 Community Shopping. The proposal requires Village Board approval for the conditional use. The proposal meets the requirements and standards related to the Village Code.

Discussion

BACKGROUND/PROPERTY HISTORY

The Subject Property was annexed by the Village in 1957 and first developed in 1988 as "Brown's Chicken," which operated until 2009. The property was then developed as a drive-through Chase Bank in 2011, operating until December 2020, when Chase opened a new location in Downtown Mount Prospect. The property became part of a Planned Unit Development (PUD) via Ord. No. 6148 in 2014.

Conditional Use History: The Village Board passed Ordinance No. 5820 granting a conditional use for a four-lane drive-through when Chase Bank opened in 2011. A hearing to re-establish the conditional use is necessary as the property has been vacant for nearly four years, section 14.203 (F) of the Village Code of Ordinances states: *"The conditional use shall expire if the conditional use shall cease for more than twelve (12) months for any reason."*

Rand Road Expansion: A widening of Rand Road was completed in 2023, causing the removal of mature landscaping and several trees, as depicted in the diagram below:

\

PROPOSAL

The Petitioner proposes to re-establish the existing commercial building as a bank, maintaining all exterior improvements made to the property by Chase in 2011. The project requires conditional use approval to re-establish the use of the existing drive-through lanes. The various elements of the proposal are outlined below.

Site Plan: The proposed site plan indicates that the existing 4,229 square foot building will be maintained on the subject property along with the four existing drive-through lanes.

The subject property is currently accessed from two entrances along the Mount Prospect Plaza parking lot access drive. The project proposes maintaining these existing access points. As the existing site layout is maintained, bank patrons can enter the bank parking lot from the two-way northwest access point. Patrons entering here can park or proceed to the drive-through. There are fourteen parking spots, including two accessible spots. For drive-through patrons, the two-lane drive continues along the southern frontage of the lot and wraps around the eastern frontage. There are four existing drive-through lanes on the eastern frontage which will be maintained. After patrons utilize the banking services, they may continue north to the Mount Prospect Plaza frontage road. Additionally, there is an exit to a plaza parking lot next to the drive-through area, as well

as seven additional on-site parking spaces.

As the existing property is being opened as another bank with no major alterations to the exterior of the site, all bulk requirements of the building still conform to Village codes.

Hours of Operation: Other Lakeside Bank locations in the region operate at normal business hours and this location at 950 E Rand is expected to follow the same. The proposed hours of operation are: Monday – Friday 8:00 AM to 5:00 PM, Saturday from 9:00 AM to 1:00 PM, and closed on Sunday.

Parking: No changes to the existing parking lot are proposed as part of this application. Village Code requires three parking spaces per 1,000 square feet of gross floor area for banking facilities. The proposed 4,299 square foot bank requires thirteen parking spaces. The site exceeds the required parking spaces by providing a total of twenty-one parking spaces.

Traffic: This site was previously used as a bank, so a traffic impact study was not required by staff. No significant traffic challenges are anticipated by the proposed use, based on observed traffic impacts created by the previous bank user.

Drive-Through Stacking and Service Vehicle Staging: Per the Drive-Through Stacking & Service requirements, four stacking spaces are required for each window. The site provides adequate space for four or more cars to stack at each of the four drive-through windows. The stacking layout is shown on Site Plan A1.0 allowing a 10’-0” maneuvering lane.

Building Elevations: The attached elevations indicate the existing building will be maintained. It is composed of a mix of stone and brick.

Signage: Proposed sign illustrations for the subject property are attached. Signage shall be allowed as presented on the drawings dated 10/10/2024 from Stratus Unlimited with some minor revisions. The sign package includes wall signs, canopy signs, a freestanding sign, and on-site directional signs. All are typical of a drive-through bank and will replace signs that previously existed and will be required to meet code.

Landscaping: The proposed site landscaping meets code. The landscaping is an improvement over the existing conditions with the new user maintaining existing planting beds and improving them with additional plantings. Notably, the proposed landscape plan indicates a continuous row of permanent peripheral landscaping in the form of Feather Reed Grass (decorative tall grass) along the Rand Road Frontage. This replaces landscaping that was removed in 2023 during the Rand Road widening project.

Lighting Plan: The existing lighting system was last updated in 2011 and will be maintained.

COMPREHENSIVE PLAN DESIGNATION

The Comprehensive Plan’s Future Land Use Map designates the subject property as Corridor Commercial, which includes developments on predominantly large sites with stand-alone commercial uses and auto-oriented commercial uses such as gas stations or drive-through establishments. Key characteristics of the district include providing a mix of uses that serve the needs of residents, encouraging infill and redevelopment opportunities to provide a broader mix of uses. Corridor commercial uses are typically

located in high visibility areas along major corridors. The proposed use is located at one of the most prominent intersections and gateways into the Village. It is an auto-oriented commercial use that will provide banking services to residents from within and around the Mount Prospect; the Petitioner's proposal is consistent with the long-range goals of the Comprehensive Plan.

CONDITIONAL USE STANDARDS
The standards for conditional uses are listed in Section 14.203.F.8 of the Village Zoning Ordinance and include seven specific findings that must be made in order to approve a conditional use. The following list is a summary of these findings:

- The conditional use will not have a detrimental impact on the public health, safety, morals, comfort, or general welfare;
- The conditional use will not be injurious to the use, enjoyment, or value of other properties in the vicinity or impede the orderly development of those properties;
- There is adequate provision for utilities, drainage, and design of access and egress to minimize congestion on Village streets; and
- The request is in compliance of the conditional use with the provisions of the Comprehensive Plan, Zoning Code, and other Village Ordinances

The Petitioner's request to re-establish a drive-through bank meets the standards for a conditional use. The drive-through lanes would be maintained from the previous user on the east side of the Subject property.

Staff is supportive of the Petitioner's conditional use request as the request meets the standards for a conditional use. The site was previously used as a drive-through bank for nine years and no adverse impacts are expected upon the reopening of the drive-through. The proposed use complies with the Comprehensive Plan and conforms with Village code.

PUBLIC COMMENT
As of this writing, staff has not received public comment pertaining to the proposal.

PUBLIC HEARING
The proposed conditional use was presented to the Planning and Zoning (P&Z) Commission on October 10, 2024, as case PZ-11-24. Staff provided an overview of the Conditional Use Request. Commissioners asked questions about safety, landscaping, and signage, which were addressed by staff and the petitioner. The P&Z Commission gave a positive recommendation (5-0) to approve the conditional use to allow four drive-through lanes at the property commonly known as 950 Rand Road, subject to the conditions of the staff report. The Village Board has final authority on conditional uses for drive-throughs.

Alternatives

1. To approve a conditional use to allow four drive-through lanes at the property commonly known as 950 East Rand Road, subject to the conditions outlined in the staff report.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff and the Planning and Zoning Commission find that the standards for conditional use have been met. Based on these findings, staff and the P&Z Commission recommend that the Village Board make a motion to adopt their's findings as the findings of the Village Board and recommend **approval** of the following motion:

"To approve a conditional use to allow four drive-through lanes at the property commonly known as 950 East Rand Road, subject to the following conditions:

1. The site shall be developed in strict conformance with the following plan sets:
    a. The "Lakeside Bank – Mount Prospect Plaza" plan set prepared by JRB Group Architects, dated 5/17/2023, with latest revision date of 10/10/2024.
    b. The "Lakeside Bank Landscape Plan" prepared by Craig M. Patten Landscape Architecture, dated 9/06/2024, with latest revision date of 09/16/2024.

Attachments

1. PZ-11-24 Staff Report
2. PZ-11-24 Administrative Content
3. PZ-11-24 Plans - Site Plan, Elevations, Landscaping, Photometric, Signs
4. PZ-11-24_Waive Second Reading Letter
5. PZ-11-24 (950 E Rand Rd) Minutes
6. Ord. XXXX An Ordinance Granting A Conditional Use (Drive-Through Lanes) For The Property Located At 950 East Rand Road

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

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason Shallcross, AICP, CEcD
Director of Community Development

Charlie Hogan, AICP
Development Planner

DATE: September 30, 2024

CASE NUMBER
PZ-11-24

APPLICANT/PROPERTY OWNER
Lakeside Bank/ LBX Mount Prospect TH LLC

PUBLIC HEARING DATE
October 10, 2024

PROPERTY ADDRESS/LOCATION
950 East Rand Road

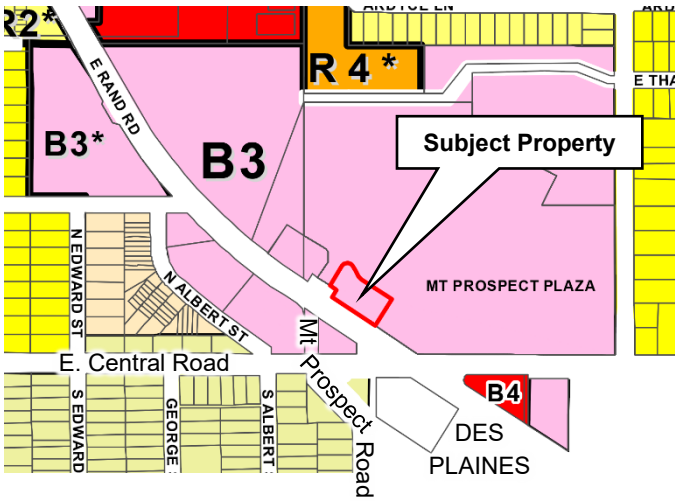
BRIEF SUMMARY OF REQUEST

The Petitioner, Lakeside Bank, is requesting conditional use approval to re-establish a drive-through associated with a bank, and other relief from the Village of Mount Prospect Village Code as may be required for this project. The subject property is commonly known as 950 E Rand.

The Village Zoning Code designates the Subject Property as B-3 Community Shopping. The proposal requires Village Board approval for the conditional use. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2024 Aerial Image

2022 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
B-3* Community Shopping PUD	Vacant commercial building	North: B-3* Community Shopping PUD (Mount Prospect Plaza) East: B-3* Community Shopping PUD (Mount Prospect Plaza) South: B-3 Community Shopping (Mattress Firm) West: B-3* Community Shopping PUD (U.S. Bank and Mount Prospect Plaza)	0.73 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

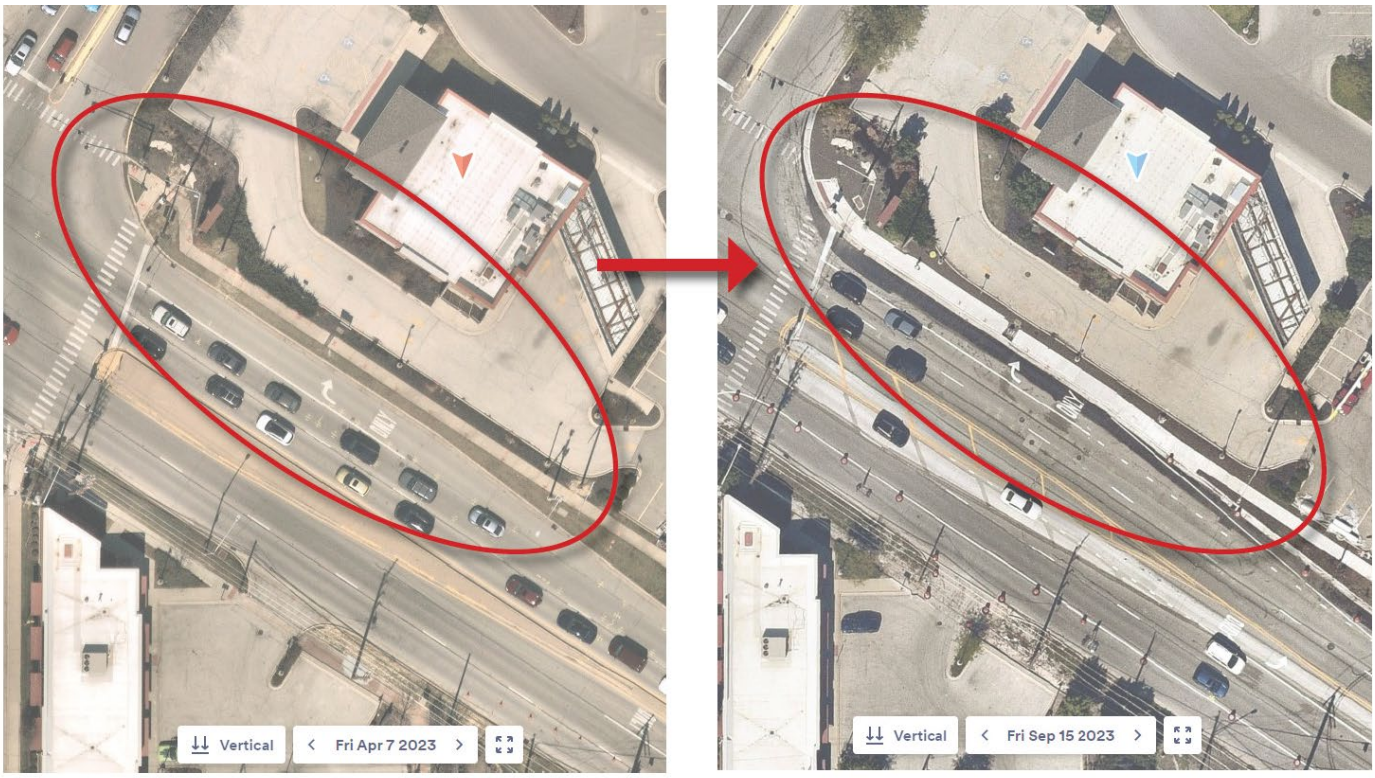
DENY

BACKGROUND/PROPERTY HISTORY

The Subject Property was annexed by the Village in 1957 and first developed in 1988 as "Brown's Chicken," which operated until 2009. The property was then developed as a drive-through Chase Bank in 2011 which operated until December 2020, when Chase opened a new location in Downtown Mount Prospect. The property became part of a Planned Unit Development (PUD) via Ord. No. 6148 in 2014.

Conditional Use History: When Chase Bank opened in 2011, the Village Board passed Ordinance No. 5820, granting a conditional use for a four-lane drive-through. However, a hearing to re-establish the conditional use is necessary because the property has been vacant for nearly four years and section 14.203 (F) of the Village Code of Ordinances states: *"The conditional use shall expire if the conditional use shall cease for more than twelve (12) months for any reason."*

Rand Road Expansion: Additionally, a widening of Rand Road was completed in 2023, which caused the removal of mature landscaping and several trees, as depicted in the diagram below:



PROPOSAL

The Petitioner proposes to re-establish the existing commercial building as a bank, maintaining all exterior improvements made to the property by Chase in 2011. As proposed, the project requires conditional use approval to re-establish the use of the existing drive-through lanes. The various elements of the proposal are outlined below.

Site Plan: The proposed site plan indicates that the existing 4,229 square foot building will be maintained on the Subject Property along with the four existing drive-through lanes.

The Subject Property is currently accessed from two entrances along the Mount Prospect Plaza parking lot access drive. The project proposes maintaining these existing access points. As the existing site layout is maintained, bank patrons can enter the bank parking lot via the two-way northwest access point. They can either park or proceed to the drive-through. For drive-through patrons, the two-lane drive continues along the southern frontage of the lot and wraps around the eastern frontage. On the eastern frontage, there are four existing drive-through lanes which will be maintained. After patrons utilize the banking services, they may continue north to the Mount Prospect Plaza frontage road. Additionally, there is an exit to a plaza parking lot next to the drive-through area, as well as a 7 additional on-site parking spaces.

As the existing property is simply being opened as another bank with no major alterations to the exterior of the site, all bulk requirements of the building still conform to Village codes.

Hours of Operation: Other Lakeside Bank locations in the region operate at normal business hours and this location at 950 E Rand is expected to follow the same. The proposed hours of operation are as follows: Monday – Friday 8:00 AM to 5:00 PM, Saturday from 9:00 AM to 1:00 PM, and closed on Sunday.

Parking: No changes to the existing parking lot are proposed as part of this application. The Village Code requires three (3) parking spaces per 1,000 square feet of gross floor area for banking facilities. The proposed 4,299 square foot bank requires thirteen (13) parking spaces. The site exceeds the required parking spaces by providing a total of twenty-one (21) parking spaces.

Traffic: This site was previously used as a bank, so a traffic impact study was not required by staff. No significant traffic challenges are anticipated to be created by the proposed use, based on observed traffic impacts created by the previous bank user.

Drive-Through Stacking and Service Vehicle Staging: Per the Drive-Through Stacking & Service requirements, four (4) stacking spaces are required for each window. The site provides adequate space for four (4) or more cars to stack at each of the four (4) drive-through windows. The stacking layout is shown on Site Plan A1.0 allowing a 10’-0” maneuvering lane.

Building Elevations: The attached elevations indicate the existing building will be maintained. It is composed of a mix of stone and brick.

Signage: The attached sign package illustrates the proposed signs for the Subject Property. With some minor revisions, signage shall be allowed as presented on the drawings dated 08/05/2024 from Stratus Unlimited. The sign package includes wall signs, canopy signs, a freestanding sign, and on-site directional signs. All are typical of a drive-through bank and will replace signs that previously existed and will be required to meet code

Landscaping: The proposed site landscaping meets code. The landscaping is an improvement over the existing conditions with the new user maintaining existing planting beds and, in many cases, improving them with additional plantings.

Notably, the proposed landscape plan indicates a continuous row of permanent peripheral landscaping in the form of Feather Reed Grass (decorative tall grass) along the Rand Road Frontage. This replaces landscaping that was removed in 2023 during the Rand Road widening project.

Lighting Plan: The existing lighting system was last updated in 2011 and will be maintained.

COMPREHENSIVE PLAN DESIGNATION

The Comprehensive Plan's Future Land Use Map designates the Subject Property as Corridor Commercial which includes developments on predominantly large sites with stand-alone type commercial uses and auto-oriented commercial uses such as gas stations or drive-through establishments. Key characteristics of the district include providing a mix of uses that serve the needs of residents, encouraging infill and redevelopment opportunities to provide a broader mix of uses. Corridor commercial uses are typically located in high visibility areas along major corridors. The proposed use is located at one of the most prominent intersections and gateways into the Village. It is an auto-oriented commercial use that will provide banking services to residents from within and around the Mount Prospect; therefore, the Petitioner's proposal is consistent with the long-range goals of the Comprehensive Plan.

CONDITIONAL USE STANDARDS

The standards for conditional uses are listed in Section 14.203.F.8 of the Village Zoning Ordinance and include seven specific findings that must be made in order to approve a conditional use. The following list is a summary of these findings:

- The conditional use will not have a detrimental impact on the public health, safety, morals, comfort, or general welfare;
- The conditional use will not be injurious to the use, enjoyment, or value of other properties in the vicinity or impede the orderly development of those properties;
- There is adequate provision for utilities, drainage, and design of access and egress to minimize congestion on Village streets; and
- The request is in compliance of the conditional use with the provisions of the Comprehensive Plan, Zoning Code, and other Village Ordinances

The Petitioner's request to re-establish a drive-through bank meets the standards for a conditional use. The drive-through lanes would be maintained from the previous user on the east side of the Subject property.

It is an auto-oriented commercial use that will provide banking services to residents from within and around the Mount Prospect; therefore, the Petitioner's proposal is consistent with the long-range goals of the Comprehensive Plan.

STAFF RECOMMENDATION

Staff finds that the standards for conditional use 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:

"To approve:

1. A conditional use to allow four drive-through lanes at the property commonly known as 950 East Rand Road, subject to the following conditions:
    a. The site shall be developed in strict conformance with the following plan sets:
        I. The "Lakeside Bank – Mount Prospect Plaza" plan set prepared by JRB Group Architects, dated 5/17/2023, with latest revision date of 09/16/2024.
        II. The "Lakeside Bank Landscape Plan" prepared by Craig M. Patten Landscape Architecture, dated 9/06/2024, with latest revision date of 09/16/2024.

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 Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

CONDITIONAL USE STANDARDS
Section 14.203.F.8 of the Village of Mount Prospect Zoning Ordinance provides that a Conditional Use shall conform to the following requirements:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission.

Petitioner's Findings: The Petitioner 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. They state the addition of more banking service to the neighborhood will be a positive and helpful addition to the community. They state they are a well-seasoned financial institution business owner, who currently owns and operates ten (10) other Lakeside Bank branches in the region. The Petitioner has stated that the improvements will be made in compliance with Village standards and will not affect the use, enjoyment, or value of other properties in the vicinity. Additionally, the Petitioner has noted that the scope of the development is compatible with the existing character of the area and will not impede the normal and orderly development of neighboring properties. Further, they have indicated that adequate public utilities, access roads, drainage, and other necessary facilities have been or will be provided. The property will continue to maintain existing utility connections, and improvements will be made in accordance with applicable standards to ensure proper drainage and functionality. The site will remain accessible via the internal access road, and no significant increase in traffic congestion is anticipated as a result of the proposed development. Lastly, the Petitioner states that the drive-through complies with all zoning regulations and with the objectives of the current Comprehensive Plan for the Village.

Staff's Findings: Staff has reviewed the Petitioner's request for conditional use approval for a drive-through 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 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.

PERMIT PROJECT

FILE #: 24-004363
950 E RAND RD MOUNT PROSPECT IL 60056
FEE OUTSTANDING ON PARCEL - CALL BUILDING TO SEE IF IT SHOULD HOLD UP THE TRANSFER
CONDITIONAL USE PERMIT REQUEST TO ACCOMMODATE DRIVE THRU LANES

PERMIT #: PZZ24-000013

Permit Type
Zoning Request Application

Subtype
Zoning Request

Work Description:
PZ-11-24: CU-Drive Thru for Bank

Applicant
Kolpak Law Group - Colleen Doherty

Status
Under Review

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

Enclosed please find the application for a Conditional Use to establish drive through lanes that will service the financial institution Lakeside Bank at the above referenced property. The property in question is Zoned B3 and currently improved with a commercial office building consisting of 4,200 square feet and four (4) drive through lanes. The property was previously occupied by Chase Bank

This application is meant to allow Lakeside Bank to use the property as a financial institution with drive through lanes. The services will be those customary included at a full-service retail banking operation, including drive through banking services. The applicant will make no physical changes to the exterior of the building, height, elevations, number of drive through lanes, or landscaping. Any construction planned at this

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

Submission Requirements

Proof of Ownership

LDOR 2022.pdf

For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

Affidavit of Ownership exec 8.6.24.pdf

Paid Receipt of the most recent tax bill

Paid tax bill PIN - 056.pdf

Responses to applicable standards

Conditional Use Standards 950 Rand.docx

Plans

Site plans interior renovation.pdf

Legal Description

LEGAL DESCRIPTION.docx

Document indicating intent to buy or lease

LOI - JPMC - Lakeside Bank - Fully Executed.pdf

Legal Notice

Address Labels

Buffer Map

Other

LOI - JPMC - Lakeside Bank - Fully Executed.pdf

Owner Applicant signature page exec.pdf

Survey 2022.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
Drive Thru

Type of Conditional Use
Other properties less than 1 acre

- [ ] 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	DESC	QUANTITY	AMOUNT	TOTAL	
Conditional Use Less than 1 acre 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	
09/09/2024	Amex	806187498:	PZZ2	48834	Kolpak La	250.00	
					Amount Paid	**250.00**	
					Balance Due	**0.00**	

Affidavit of Ownership

COUNTY OF ~~COOK~~ Fulton)
STATE OF ~~ILLINOIS~~ Georgia)

I, Philip Block, 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 950 E. Rand Road, Mount Prospect, IL.
(property address and PIN) 03-35-301-056-0000

and that such property is owned by LBX Mount Prospect TH LLC as of this date.
(print name)

X [signature]
Signature

Subscribed and sworn to before
me this 27th day of
August, 2024.

[signature]
Notary Public

GREGORY S PAULETTE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 09, 2028
FULTON COUNTY, GEORGIA

THIS AFFIDAVIT OF OWNERSHIP IS DELIVERED IN CONNECTION WITH LAKESIDE BANK'S REQUEST FOR RELEASE OF CERTAIN PLANS/DRAWINGS RELATING TO PROPERTY AT 940-1100 E. RAND RD, MT. PROSPECT, IL, AND IS SUBJECT TO STIPULATIONS IN LETTER DATED 8/19/2024 (ATTACHED).

August 19, 2024

The Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois, 60056

RE: Authorization for the following site location in Mount Prospect, Illinois:

Shopping Center known as Mount Prospect Plaza located at 940-1100 E. Rand Road, Mount Prospect, IL 60056

To Whom It May Concern:

The undersigned LBX Mount Prospect TH LLC ("Owner") is the owner of the property located at 940-1100 E. Rand Road, Mount Prospect, IL 60056 (the "Property"). In contemplation of a proposed sublease transaction between JPMorgan Chase Bank, National Association, a national banking association ("Tenant") and Lakeside Bank, an Illinois banking corporation ("Subtenant") concerning a portion of said Property known as Suite OPB, containing approximately 4,300 square feet ("Leased Premises"), for the operation of a retail bank branch at the Leased Premises, Owner acknowledges, consents to, and supports Subtenant submitting to the The Village of Mount Prospect, Community Development Department a request for the release of certain plans/drawings that were submitted for the Leased Premises in approximately 2008 to 2011 in furtherance of Subtenant's zoning/land use application ("Application"); *provided*, *however*, that Owner's acknowledgment, consent to, and support of said Application is conditioned upon the following stipulations:

(1) Owner makes no representations, warranties, covenants or certifications in connection with the Application.

(2) Owner does not agree to incur any cost or expense in connection with the Application.

(3) In the event that a sublease agreement between Tenant and Subtenant is not executed, the Application and the approval(s) granted in connection therewith shall be null and void and Owner and the Property shall not be bound by, or liable in any way under, the Application or such approvals.

Please direct all future correspondence regarding this matter to the asset manager for the Shopping Center, Mike Allison, at mike@lbxinvestments.com, or (803) 622-2256.

Sincerely,

LBX Mount Prospect TH LLC

By: _____
Name: Philip Block
Title: Authorized Signatory

CC: Mike Allison

2

Doc# 2223610080 Fee $88.00

RHSP FEE:$9.00 RPRF FEE: $1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 08/24/2022 02:50 PM PG: 1 OF 14

This instrument was prepared by:
Simone Randolph
Thompson Hine LLP
20 North Clark Street, Suite 800
Chicago, Illinois 60602-4101

Name and Address of Taxpayer:
LBX Mount Prospect TH LLC
11054 Ventura Boulevard, #173
Studio City, California 91604

The above space for Recorder's use only

SPECIAL WARRANTY DEED

RPT REALTY, L.P., a Delaware limited partnership, whose address is 19 W. 44th Street, Suite 1002, New York, New York 10036 ("Grantor"), formerly known as Ramco-Gershenson Properties, L.P., a Delaware limited partnership, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid by LBX MOUNT PROSPECT TH LLC, a Delaware limited liability company, whose address is 11054 Ventura Boulevard, #173, Studio City, California 91604 ("Grantee"), receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto Grantee, and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"): TO HAVE AND TO HOLD the Property, unto Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done; or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the following: (i) real estate taxes and assessments, both general and special, not yet due and payable, (ii) those matters described in Exhibit B attached hereto and those items shown on the subdivision plat of the Property, (iii) zoning and building ordinances, (iv) those restrictions set forth in that certain Memorandum of Lease dated as of February 7, 2012 and recorded at Document # 1206919033 with the Cook County Recorder of Deeds, as described in

Copy provided by Cook County Clerk

Exhibit C attached hereto (the "Ross Restrictions") and (v) the rights of tenants in possession as tenants only. Grantor makes no other warranties or covenants.

[Signature on following page]

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Copy provided by cook county clerk

Copy provided by Cook County Clerk

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 27TH day of July, 2022, made effective as of August 18, 2022.

GRANTOR

RPT REALTY, L.P.,
a Delaware limited partnership

By: RPT Realty, a Maryland real estate investment trust, its general partner

By: _____
Brian Harper, President & CEO

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

This instrument was acknowledged before me on July 27, 2022, by Brian Harper, as President & CEO of RPT Realty, a Maryland real estate investment trust, the general partner of RPT Realty, L.P., a Delaware limited partnership, on behalf of the limited partnership.

_____
Notary Public

(Notarial Seal)

My commission expires: 5/23/2026

JILLIAN CATHERINE SULESKI
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York City
01SU6433854
MY COMMISSION EXPIRES 05/23/2026

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
52236 $ 103,800.00

Once recorded, return to:
First American Title Insurance Company
Skylight Office Tower
1660 West Second Street, Suite 650
Cleveland, Ohio 44113
Attn: Ms. Rebecca S. Groetsch

RPT (Mount Prospect) – Special Warranty Deed Signature Page

Copy provided by Cook County Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT 1 (EXCEPTING THEREFROM THOSE PARTS THEREOF TAKEN FOR THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION REGISTERED AS DOCUMENT NUMBER LR3201616, AND ALSO EXCEPTING THEREFROM THAT PART THEREOF TAKEN FOR CENTENNIAL SUBDIVISION BY PLAT REGISTERED AS DOCUMENT NUMBER LR3202476) IN PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 16, 1979 AS DOCUMENT NUMBER LR3104778;

ALSO EXCEPTING THEREFROM THAT PART OF LOT 1 IN PLAZA SUBDIVISION AFORESAID DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 29 DEGREES 46 MINUTES 10 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, BEING ALSO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RAND ROAD-AS DEDICATED BY DOCUMENT NUMBER LR3104778, A DISTANCE OF 296.41 (RECORD 297.66) FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE ON A TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2,072.46 FEET, FOR AN ARC DISTANCE OF 730 FEET; THENCE NORTH 20 DEGREES 56 MINUTES 31 SECONDS EAST, 615.26 FEET TO THE SOUTHWEST CORNER OF CENTENNIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 11, 1981 AS DOCUMENT NUMBER LR3202476; THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF CENTENNIAL SUBDIVISION AFORESAID, 234.66 FEET TO A POINT ON TUE NORTH LINE OF SAID LOT IN PLAZA SUBDIVISION; THENCE NORTH 89 DEGREES 39 MINUTES 13 SECONDS WEST ALONG SAID NORTH LINE, 832.35 (RECORD 832.55) FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM:

PART OF LOT 1, PLAZA SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST, EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF WEST GATE ROAD AND THE NORTH LINE OF EAST CENTRAL ROAD, THENCE ALONG SAID WEST LINE, NORTH 617.80 FEET TO THE POINT OF BEGINNING; THENCE N 89 DEGREES 58

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MINUTES 31 SECONDS WEST, 294.97 FEET; THENCE NORTH 26 DEGREES 41 MINUTES 42 SECONDS EAST, 135.60 FEET; THENCE NORTH 63 DEGREES 15 MINUTES 52 SECONDS WEST, 389.30 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST, 250.91 FEET TO THE SOUTH LINE OF CENTENNIAL DRIVE; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR COURSES AND DISTANCES: 1) NORTH 89 DEGREES 39 MINUTES 43 SECONDS EAST, 416.97 FEET TO A POINT OF CURVATURE; 2) 16.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 14 MINUTES 20 SECONDS, AND A CHORD THAT BEARS SOUTH 78 DEGREES 43 MINUTES 34 SECONDS EAST, 16.11 FEET; 3) SOUTH 67 DEGREES 05 MINUTES 57 SECONDS EAST, 135.16 FEET; AND 4) S 89 DEGREES 26 MINUTES 43 SECONDS EAST, 24.37 FEET TO THE WEST LINE OF WEST GATE ROAD; THENCE ALONG SAID WEST LINE, SOUTH 493.79 FEET TO THE POINT OF BEGINNING.

PARCEL 1 ABOVE ALSO MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

PART OF LOT 1, PLAZA SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF WEST GATE ROAD AND EAST CENTRAL ROAD; THENCE NORTH 89 DEGREES 37 MINUTES 28 SECONDS WEST, 813.32 FEET; THENCE NORTH 56 DEGREES 54 MINUTES 28 SECONDS WEST, 419.41 FEET; THENCE NORTH 33 DEGREES 05 MINUTES 32 SECONDS EAST, 35.00 FEET; THENCE NORTH 56 DEGREES 54 MINUTES 28 SECONDS WEST, 120.0 FEET; THENCE SOUTH 33 DEGREES 05 MINUTES 32 SECONDS WEST, 35.00 FEET; THENCE NORTH 56 DEGREES 54 MINUTES 28 SECONDS WEST, 38.52 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,072.46 FEET AND ALONG A CHORD SUBTENDED BEARING OF NORTH 53 DEGREES 26 MINUTES 08 SECONDS WEST, 252.15 FEET; THENCE NORTH 20 DEGREES 57 MINUTES 12 SECONDS EAST, 615.30 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 28 SECONDS EAST, 698.30 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 21 SECONDS EAST, 123.99 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 43 SECONDS EAST, 416.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A LONG CHORD SUBTENDED BEARING OF SOUTH 78 DEGREES 43 MINUTES 34 SECONDS EAST, 16.11 FEET; THENCE SOUTH 67 DEGREES 05 MINUTES 57 SECONDS EAST, 235.16 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 43 SECONDS EAST, 24.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 1,111.59 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PART OF LOT 1, PLAZA SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST, EAST OF THE THIRD PRINCIPAL

Copy provided by Cook County Clerk

MERIDIAN, CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF WEST GATE ROAD AND THE NORTH LINE OF EAST CENTRAL ROAD, THENCE ALONG SAID WEST LINE, NORTH 617.80 FEET TO THE POINT OF BEGINNING; THENCE N 89 DEGREES 58 MINUTES 31 SECONDS WEST, 294.97 FEET; THENCE NORTH 26 DEGREES 41 MINUTES 42 SECONDS EAST, 135.60 FEET; THENCE NORTH 63 DEGREES 15 MINUTES 52 SECONDS WEST, 389.30 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST, 250.91 FEET TO THE SOUTH LINE OF CENTENNIAL DRIVE; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR COURSES AND DISTANCES: 1) NORTH 89 DEGREES 39 MINUTES 43 SECONDS EAST, 416.97 FEET TO A POINT OF CURVATURE; 2) 16.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 14 MINUTES 20 SECONDS, AND A CHORD THAT BEARS SOUTH 78 DEGREES 43 MINUTES 34 SECONDS EAST, 16.11 FEET; 3) SOUTH 67 DEGREES 05 MINUTES 57 SECONDS EAST, 135.16 FEET; AND 4) S 89 DEGREES 26 MINUTES 43 SECONDS EAST, 24.37 FEET TO THE WEST LINE OF WEST GATE ROAD; THENCE ALONG SAID WEST LINE, SOUTH 493.79 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PORTION DEEDED TO THE VILLAGE OF MOUNT PROSPECT, A MUNICIPAL CORPORATION FOR PUBLIC ROAD PURPOSES BY WARRANTY DEED RECORDED MAY 26, 2022 AS DOCUMENT NO. 2214619024.

Permanent Real Estate Index Number(s):

03-35-301-055-0000
03-35-301-056-0000
03-35-301-058-0000
03-35-302-014-0000
03-35-302-015-0000

Address of real estate:

940-1100 East Rand Road, Mount Prospect, Illinois 60056

REAL ESTATE TRANSFER TAX		19-Aug-2022
	COUNTY:	17,300.00
	ILLINOIS:	34,600.00
	TOTAL:	51,900.00
03-35-301-055-0000	20220801601662	1-341-616-720

Exhibit A-3

Copy provided by Cook County Clerk

EXHIBIT B

PERMITTED EXCEPTIONS

1. Terms, provisions and conditions contained in Lease by and between Mount Prospect Plaza Owner, LLC, Lessor, and JPMorgan Chase Bank, N.A., Lessee, dated October 27, 2010 as disclosed by a Memorandum of Lease recorded April 15, 2011 as document 1110529024, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

2. Terms, provisions and conditions contained in Lease by and between Mount Prospect Plaza Owner, LLC, Lessor, and Ross Dress for Less, Inc., Lessee, as disclosed by a Memorandum of Lease recorded March 9, 2012 as document 1206919033, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

3. Terms, provisions, restrictions and conditions contained in Lease by and between Mt. Prospect Plaza Owner, LLC, Lessor, and Fitness International, LLC, Lessee, dated July 25, 2012 as disclosed by a Memorandum of Lease recorded October 22, 2012 as document 1229619013, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

4. Terms, provisions, conditions, easements and restrictions contained in Lease by and between Mount Prospect Plaza Owner, LLC, Lessor, and Aldi Inc., Lessee, dated August 22, 2012 as disclosed by a Memorandum of Lease recorded March 28, 2013 as document 1308719004, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

5. Lease made by Cermak Plaza, Inc., Mt. Prospect Plaza Division, Lessor, to Marshall's of Mt. Prospect, Inc., Lessee, for a term of years, and the covenants and conditions as therein contained and of all persons claiming thereunder, including judgement creditors, as disclosed by memorandum dated November 30, 1976, and filed April 1, 1977 as document LR2929296.

6. Ground Lease made between Cermak Plaza, Inc., Mt. Prospect Plaza Division, Lessor, and St. Paul Federal Savings and Loan Association, Lessee, dated October 27, 1975, and filed March 5, 1980 as document LR3148567, demising the land for a term of years, together with provisions contained therein and of all persons claiming thereunder, including judgement creditors.

   Lease Modification Agreement dated March 6, 1979 and filed March 5, 1980 as document LR3148568.

7. Sublease Lease made by Maisel & Associates of Michigan, Lessor, to K Mart Corporation, Lessee, for a term of years, and the covenants and conditions as therein

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contained and of all persons claiming thereunder, including judgement creditors, as disclosed by memorandum dated June 15, 1978, and filed December 3, 1980 as document LR3191752.

First Amendment to Sublease dated April 9, 1980.

Second Amendment to Sublease dated May 22, 1980.

Third Amendment to Sublease dated March 25, 1981.

Fourth Amendment to Sublease dated April 3, 1985 and filed December 26, 1985 as document LR3486210.

Assignment of Lease from K Mart Corporation to Walgreen Co., dated April 3, 1985 and filed December 26, 1985 as document LR3486211.

Assignment and Assumption Agreement Relating to Sublease made by and between Maisel & Associates of Michigan limited partnership ("Assignor") and Mount Prospect Plaza limited partnership ("Assignee") filed November 2, 1987 as document LR3664122 and recorded November 2, 1987 as document 87590509.

Fifth Amendment to Sublease dated August 31, 1987 and filed January 19, 1988 as document LR3681903.

8. Terms, provisions and conditions of the Agreement made by and between Mount Prospect Plaza Limited Partnership and Walgreen Co., dated July 21, 1988 and filed November 21, 1988 as document LR3754847.

9. Terms and provisions of Hold Harmless Agreement executed by Mount Prospect Plaza Limited Partnership in favor of the Village of Mount Prospect dated March 9, 1993 and recorded April 13, 1993 as document 93269218.

10. Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property recorded February 1, 1996 as document 96086396.

11. The fact, as disclosed by that certain document or documents recorded February 1, 1996 as document 96086396 of Official Records, that some violation of environmental protection laws may have occurred which may affect the Property.

12. Easement in favor of Public Service Company of Northern Illinois, its successors and assigns, for the purpose of laying, maintaining and operating an 18 inch gas main and appurtenances filed April 4, 1946 as document LR1092376.

13. Easement in favor of Public Service Company of Northern Illinois, its successors and assigns, for the purpose of laying, maintaining and operating gas utility equipment filed June 4, 1947 as document LR1152244.

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14. Fifteen foot easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by document LR1952274, filed on November 16, 1960, and the terms and conditions thereof, also shown on the plat of subdivision filed July 16, 1979 as document LR3104778.

15. Grant of Easement in favor of the Village of Mount Prospect, 10 foot wide, for water lines and fire hydrants as shown on the plat attached to the instrument recorded July 9, 1962 as document 18526539.

16. Easement in favor of Illinois Bell Telephone Company and Commonwealth Edison Company for the purpose of installation, maintenance, relocation, etc., of telephone and electrical utility equipment dated October 1, 1964 recorded December 23, 1964 as document 19340603.

17. Grant of Easement in favor of the Village of Mount Prospect, 10 foot wide, for the right, privilege and easement to construct and maintain underground water mains as shown on the plat attached to the instrument recorded February 19, 1969 as document 20761400.

18. Easement in favor of the Commonwealth Edison Company, the Illinois Bell Telephone Company and Northern Illinois Gas Company, Village of Mount Prospect for the purpose of maintenance of electric, telephone and gas systems appurtenances, maintenance of water mains etc., as shown on the plat filed July 16, 1979 as document LR3104778 as amended by Easement Agreement executed by Cermak Plaza, Inc., Village of Mount Prospect and Maisel and Associates of Michigan, filed August 19, 1980 as document LR3173793 for the purpose of constructing, maintaining, replacing and renewing water main etc., said agreement vacated certain limited portions of easement areas granted in the Plat of Plaza Subdivision to the Village of Mount Prospect and granted compensating easement areas.

19. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for underground transmission and distribution of electricity, sounds and signals and incidental purposes recorded September 14, 1987 as document 87502336 and filed January 11, 1988 as document LR3680217.

20. Ten foot easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company for underground transmission and distribution of electricity, sounds and signals, and incidental purposes filed March 2, 1988 as document LR3691163.

21. Ten foot easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company for underground transmission and distribution of electricity, sounds and signals, and incidental purposes filed September 19, 1988 as document LR3740125.

22. Ten foot easement in favor of Northern Illinois Gas Company for the installation, relocation, renewal and removal of gas mains and appurtenances dated June 10, 1988 and recorded September 30, 1988 as document 88450089.

23. Twenty foot easement in favor of the Village of Mount Prospect for water service, valves and hydrants affecting the Property and other property as shown on the Plat of Easements recorded May 11, 1989 as document 89214371.

24. Easements, covenants, conditions, and restrictions contained in Easements With Covenants, Conditions and Restrictions Affecting Land dated September 28, 1990 and recorded September 28, 1990 as document 90474272 for parking, access, ingress, and egress, etc., and the further provisions contained therein.

    First Amendment to Easements with Covenants, Conditions and Restrictions Affecting Land recorded February 24, 2009 as Document No. 0905556000, and the terms and conditions therein contained.

    Easement Holder's Partial Release, Subordination to Permanent Easement and Consent to Temporary Construction Easement recorded May 26, 2022 as Document No. 2214619027, and the terms and conditions therein contained.

25. Easements for water main and sanitary sewer and incidental purposes affecting portions of the Property as shown and described on the Easement Plat recorded June 25, 1992 as document 92461457.

26. Terms, conditions and provisions of Ordinance No. 5246 entitled An Ordinance Granting a Conditional Use Permit for Property Commonly Known as 1018 Mount Prospect Plaza recorded as document 0020583327.

27. Terms, conditions and provisions of Ordinance No. 5820 entitled An Ordinance Granting a Conditional Use Permit for Property Located at 950 East Rand Road, Mount Prospect, Illinois recorded as document 1034931120.

28. Terms, conditions and provisions of Resolution No. R27SR-01 (Variation) for property at 1008 Mount Prospect Plaza, Rand Road, Mount Prospect, Illinois for conditional use permit recorded as document 0011210691.

29. Terms, provisions, conditions and limitations of Environmental No Further Remediation Letter recorded March 14, 2002 as document 0020292186.

30. The fact, as disclosed by that certain document or documents recorded March 14, 2002 as document 0020292186 of Official Records, that some violation of environmental protection laws may have occurred which may affect the Property.

31. Terms, provisions, conditions and limitations of Environmental No Further Remediation Letter recorded April 6, 2011 as document 1109631066.

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32. The fact, as disclosed by that certain document or documents recorded April 6, 2011 as document 1109631066 of Official Records, that some violation of environmental protection laws may have occurred which may affect the Property.

33. Terms, conditions and provisions of Ordinance No. 6148 entitled An Ordinance Granting a Conditional Use Permit for a Final Planned Unit Development, Conditional Use for a Drive- Through Establishment & Variation for Property Located at Mount Prospect Plaza. (990-1145 Mt. Prospect Plaza, 940-950 East Rand Road and 1200-1220 East Central Road, Mount Prospect, IL) recorded July 21, 2014 as document 1420234072.

34. Terms, conditions and provisions of Ordinance No. 6205 entitled An Ordinance Amending Ordinance No. 6148 Granting a Conditional Use Permit for a Final Planned Unit Development, Conditional Use for a Drive-Through Establishment & Variation for Property Located at 990-1145 Mt. Prospect Plaza, 940-950 East Rand Road and 1200-1220 East Central Road, Mount Prospect, Illinois recorded August 18, 2015 as document 1523034052.

35. Terms, conditions and provisions of Resolution No. R-05-15, Resolution Approving Findings of Fact, recorded August 11, 2015 as document 1522329105.

36. Terms, provisions and conditions contained in Lease by and between Ramco-Gershenson Properties, L.P., Lessor, and AutoZone Parts, Inc., Lessee, dated February 6, 2016 as disclosed by a Short Form Lease recorded March 10, 2017 as document 1706929046, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

37. Reciprocal Easement Agreement recorded July 13, 2017 as document 1719439138, and the terms, provisions and conditions contained therein.

38. Terms, provisions and conditions contained in Lease by and between RPT Realty, L.P., Lessor, and Burlington Coat Factory of Texas, Inc., Lessee, dated February 28, 2019 as disclosed by a Memorandum of Lease recorded February 24, 2020 as document 2005515213, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

39. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

40. Map survey recorded on February 08, 2021 as document no. 2103916089.
41. Permanent Easement recorded May 26, 2022 as Document No. 2214619025, and the terms and conditions therein contained.

42. Temporary Construction Easement recorded May 26, 2022 as Document No. 2214619026, and the terms and conditions therein contained.

43. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Robert J. Winnicki, on behalf of

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Blew & Associates, P.A. on June 22, 2022, last revised August 17, 2022, designated 22-4709:

a. Signs located southeast of the Property, ownership unknown;
b. Signs located north of the Property, ownership unknown; and
c. Utilities located on the Property without the benefit of a recorded easement.

44. Unrecorded Easement Agreement (Comcast 990-1141), dated October 24, 2014, entered into by Comcast Cable Communications Company, a Delaware limited liability company, itself and on behalf of its affiliates, and Grantor, as successor to Ramco-Gershenson Properties, L.P., a Delaware limited partnership.

45. Unrecorded Easement Agreement (Comcast – Panda Express A100), dated March 5, 2015, entered into by Comcast Cable Communications Company, a Delaware limited liability company, itself and on behalf of its affiliates, and Grantor, as successor to Ramco-Gershenson Properties, L.P., a Delaware limited partnership.

46. Unrecorded Access Agreement (US Bank), dated October 6, 2020, entered into by Comcast Cable Communications Management, LLC, a Delaware limited liability company, itself and on behalf of its affiliates, and Grantor.

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EXHIBIT C

THE ROSS RESTRICTIONS

"3.2.1. Retail Use. Tenant has entered into this Lease in reliance upon representations by Landlord that Landlord's Parcel is and shall remain retail in character, and, further (except as provided herein), no part of Landlord's Parcel shall be used for office or residential purposes or as a theater, auditorium, meeting hall, school, church or other place of public assembly, "flea market," mortuary, gymnasium (within one hundred fifty (150) feet of the front and side perimeter walls of the Store), veterinary services or pet vaccination clinic or overnight stay pet facilities (except as an incidental use in conjunction with the operation of a national or regional pet store retailer, provided such pet store retailer is not located within one hundred fifty (150) feet of the front and side perimeter walls of the Store), health club (within one hundred fifty (150) feet of the front and side perimeter walls of the Store), dance hall, billiard or pool hall, massage parlor (except massage services in connection with a full service spa shall be permissible), video game arcade, bowling alley, skating rink, car wash, facility for the sale, display, leasing or repair of motor vehicles, night club, Internet café, the sale of adult products or adult bookstores or adult audio/video products stores (which are defined as stores in which at least ten percent (10%) of the inventory is not available for sale or rental to children under the age of majority in the state in which the Store is located because such inventory explicitly deals with or depicts human sexuality). No ATM or similar machine shall be permitted in Landlord's Parcel within one hundred (100) feet of the front and side perimeter walls of the Store, except if located wholly within the interior of another tenant's or occupant's premises or is used as a drive up ATM facility in connection with a banking institution. Landlord shall not lease space nor allow space to be occupied in Landlord's Parcel by a national specialty coffee retailer with over five hundred (500) stores occupying three thousand (3,000) square feet of Leasable Floor Area or less, except for Dunkin' Donuts. Further, no restaurant or other "High Intensity Parking User" (as hereinafter defined) shall be permitted in Landlord's Parcel within one hundred fifty (150) feet of the front and side perimeter walls of the Store. Notwithstanding the preceding sentence, the restriction on a restaurant use shall not prohibit a quick serve type restaurant such as Subway, Jimmy Johns or a yogurt shop, provided no such quick serve type restaurant exceeds one thousand two hundred (1,200) square feet of Leasable Floor Area and, provided further, that no more than two (2) such quick serve type restaurants shall be permitted within one hundred fifty (150) feet of the front and side perimeter walls of the Store. A "High Intensity Parking User" is a tenant or occupant whose use requires more than five (5) parking spaces per one thousand (1,000) square feet of Leasable Floor Area in accordance with either customary shopping center practices or governmental regulations, whichever has a higher parking requirement. Notwithstanding the prohibition on offices set forth above, retail service offices such as, but not limited

to, full service banks, real estate brokers, title companies and insurance offices shall be permitted, provided that (a) no retail service office is located within one hundred fifty (150) feet of the Store, and (b) retail service offices in the aggregate do not exceed ten percent (10%) of the Leasable Floor Area of Landlord's Parcel. Notwithstanding the precedence sentence, Landlord shall be permitted to replace the existing retail service offices in Spaces 7, 8, 11, 14, 16, 18, 28, 34 and 35 designated on **Exhibit B** with retail office uses and Spaces 28, 34 and 35 may be replaced with another office use. In addition, Landlord shall be permitted to lease one (1) additional space for a retail service office use in either Space 9, 10, 12 or 13 designated on **Exhibit B**, provided that no retail service office use in Space 9, 10, 12 or 13 shall exceed one thousand five hundred (1,500) square feet of Leasable Floor Area. The foregoing use restrictions are referred to herein as the Ross Prohibited Uses. The Ross Prohibited Uses set forth in this Section 3.2.1 shall not apply to those tenants or occupants of Landlord's Parcel who, in accordance with the terms of existing leases or occupancy agreements in effect on the Effective Date ("Existing Tenants"), cannot be prohibited from so operating, but only for the balance of the term(s) of such existing lease(s) or occupancy agreement(s). Landlord covenants and agrees that if Landlord has the right to consent to a change in use of the premises occupied by any such Existing Tenant, Landlord shall not consent to a change in use of the premises which violates the Ross Prohibited Uses."

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Exhibit C-2

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property:	**$145,040**
Property Value:	**$1,285,832**
Total Debt % Attributed to Your Property Value:	**11.3%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.

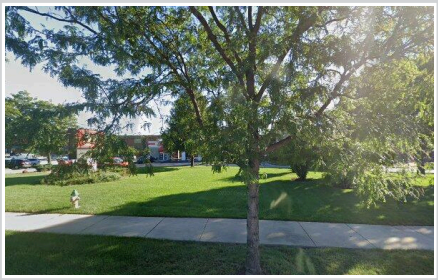
See Details Here

OVERVIEW - PAYMENTS

Property Index Number (PIN): **03-35-301-056-0000**

BEGIN A NEW SEARCH

Scroll down for more information.



Incorrect Image? Click Here.

Property Location:
802 E RAND RD
MOUNT PROSPECT, IL 60056-2565

Volume: 235

Mailing Information:
MOUNT PROSPECT PLAZA
802 E RAND RD
MT PROSPECT, IL 00000-0000

Update Your Information

Are Your Taxes Paid?

Tax Year 2022 (billed in 2023) Total Amount Billed: $91,672.68

1st INSTALLMENT - Tax Year 2022		2nd INSTALLMENT - Tax Year 2022	
Original Billed Amount:	$57,680.40	**Original Billed Amount:**	$33,992.28
Due Date:	04/03/2023	**Due Date:**	12/01/2023
Tax:	$0.00	**Tax:**	$0.00
Interest:	$0.00	**Interest:**	$0.00
Current Amount Due:	**$0.00**	**Current Amount Due:**	**$0.00**

Total Amount Due: **$0.00**

Expand Payment Details

Tax Year 2023 (billed in 2024) Total Amount Billed: $95,555.46

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	$50,419.97	**Original Billed Amount:**	$45,135.49
Due Date:	03/01/2024	**Due Date:**	08/01/2024
Tax:	$0.00	**Tax:**	$0.00
Interest:	$0.00	**Interest:**	$0.00
Current Amount Due:	**$0.00**	**Current Amount Due:**	**$0.00**

Total Amount Due: **$0.00**

Expand Payment Details

About payments:

- Payments are recorded the date they are received. They appear on the website about three business days later.
- To find out if taxes for this PIN were sold or are delinquent for Tax Year 2020 and earlier, search the Cook County Clerk's records.

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

Tax Year 2022 Second Installment **Due Friday, December 1, 2023**

Tax Year 2023 Second Installment **Due Thursday, August 1, 2024**

Stop receiving your tax bill by mail.

Sign up for eBilling to receive future tax bills via email.

Are There Any Overpayments on Your PIN?

Our records do not indicate a refund available on the PIN you have entered.

Have You Received Your Exemptions in These Tax Years?

	2023	2022	2021	2020	2019	2018
Homeowner Exemption:	NO	NO	NO	NO	NO	NO
Senior Citizen Exemption:	NO	NO	NO	NO	NO	NO
Senior Freeze Exemption:	NO	NO	NO	NO	NO	NO
Returning Veteran Exemption:	NO	NO	NO	NO	NO	NO

Disabled Person Exemption:	NO	NO	NO	NO	NO	NO
Disabled Veteran Exemption:	NO	NO	NO	NO	NO	NO

Apply for a missing exemption

20-Year Property Tax Bill History

Tax Year 2011:	$25,683.19
Tax Year 2023:	$95,555.46
Difference:	**+ $69,872.27**
Percent Change:	**+ 272.05%**

See your complete property tax history.

- Read "The Pappas Study" 20-Year Property Tax History
- See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb
- Voter Turnout 2011-2020 Chicago and Cook County Suburbs
- Cook County Suburbs - Interactive Map
- Chicago by Ward - Interactive Map

Taxing District Debt Attributed to Your Property

Total Taxing District Debt Attributed to Your Property:	**$145,040**
Property Value:	**$1,285,832**
Total Debt % Attributed to Your Property Value:	**11.3%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.

Select a taxing district name for detailed financial data.

Your Taxing Districts	Total Debts and Liabilities	District Property Value	Property Value	% of Taxing District Debt	Estimated Total Debts and Liabilities to Property
Northwest Mosquito Abatement Wheeling	$965,682	$99,462,645,968	$1,285,832	0.0012928%	$12
Metro Water Reclamation Dist of Chicago	$4,487,886,000	$615,525,376,003	$1,285,832	0.0002089%	$9,375
Mt Prospect Park District	$38,053,108	$7,010,442,703	$1,285,832	0.0183417%	$6,980
Harper Coll Comm College 512 (Palatine)	$322,598,943	$68,478,657,852	$1,285,832	0.0018777%	$6,057
Township HS District 214 (Arlington Hts)	$161,378,783	$34,503,061,344	$1,285,832	0.0037267%	$6,014
River Trails Elementary SD 26 (Mt Pros)	$25,946,938	$2,015,008,826	$1,285,832	0.0638127%	$16,557

Village of Mount Prospect	$301,363,362	$6,961,556,410	$1,285,832	0.0184705%	$55,663
Town of Wheeling	$16,237	$20,576,624,667	$1,285,832	0.0062490%	$1
Cook County Forest Preserve District	$548,552,253	$627,061,316,173	$1,285,832	0.0002051%	$1,125
County of Cook	$21,094,656,928	$627,061,316,173	$1,285,832	0.0002051%	$43,256
				Total Taxing District Debt Attributed to Your Property:	$145,040

To read Treasurer Pappas' Debt Study and use the interactive map, click here.

Highlights of Your Taxing Districts' Debt and Pension

Select a taxing district name for detailed financial data.

Your Taxing Districts	Money Owed by Your Taxing Districts (minus Total Net Pension Liability)	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	Employees	Retirees	Difference
Northwest Mosquito Abatement Wheeling	$183,732	$8,266,766	$863,125	21	8	13
Metro Water Reclamation Dist of Chicago	$4,169,629,820	$3,082,006,000	$1,046,664,000	1,957	2,485	-528
Mt Prospect Park District	$18,433,548	$33,278,233	$388,084	59	122	-63
Harper Coll Comm College 512 (Palatine)	$365,024,944	$67,129,060	$67,129,060	898	0	898
Township HS District 214 (Arlington Hts)	$151,145,161	$278,285,863	($48,859,038)	1,684	1,205	479
River Trails Elementary SD 26 (Mt Pros)	$24,881,230	$26,572,812	$7,085,785	252	143	109
Village of Mount Prospect	$173,460,847	$376,516,187	$125,260,376	329	474	-145
Town of Wheeling	$16,237	$5,441,297	$465,311	21	43	-22
Cook County Forest Preserve District	$214,441,242	$617,834,550	$382,643,760	625	536	89
County of Cook	$8,693,862,550	$27,096,852,844	$12,815,325,282	23,760	20,138	3,622

Reports and Data for All Taxing Districts

View the financial reports filed by 547 local Taxing Districts across Cook County pursuant to the Debt Disclosure Ordinance authored by Treasurer Maria Pappas.

- Read the Executive Summary
- Read the Debt Report
- Cook County Debt Map
- Correlation Chart Between Debt and Higher Taxes
- Search your property to find out what portion of local government debt is attributed to your property
- Debt to Property Value by Municipality - Residential and Commercial
- Debt and Disclosure Data
- Browse all financial reports filed by a specific local government

BEGIN A NEW SEARCH

DISCLAIMER: The information on this screen comes from many sources, few of which are in the control of the Cook County Treasurer's Office. Taxpayers are advised to take personal responsibility for their PIN, property location, taxpayer address, and payment amounts posted due or paid, to be sure of their accuracy.

BrowseAloud

Docusign Envelope ID: C9CEE82E-C7D4-4708-A163-354C25398BBF

JPMORGAN CHASE & CO.

April 24, 2024

Mr. Shamus Conneely
John Greene Real Estate
shamusconneely@johngreenecommercial.com

RE: Letter of Intent to Sublease - 950 E. Rand Road, Mount Prospect, IL

Dear Shamus,

On behalf of JPMorgan Chase Bank, N.A. ("JPMC"), the following are terms and conditions on which Corporate Real Estate will present to JPMC Real Estate Committee for the sublease of the above property:

Premises:	Approximately 4,300 square feet of retail space located at 950 E. Rand Road, Mount Prospect, IL as outlined in the attached Exhibit A.
Landlord:	JPMorgan Chase Bank, National Association
Subtenant:	Lakeside Bank
Master Lease:	Subtenant acknowledges, that the Sublease is contingent upon receipt of Master Landlord's consent and that this Sublease shall be subject to the terms of the Master Lease between Sublandlord (as Tenant) and the Master Landlord.
Use:	Bank, all in compliance with applicable laws, regulations, statutes, and the Master Lease.
Hours of Operation:	
Term:	Seven (7) Years (lease expires 9/30/2031)
Common Area Maintenance:	Included in gross rent
Site Maintenance:	The Tenant shall be responsible for all required site maintenance during the lease term. This shall include but not limited to snow plowing and landscaping.
Taxes:	Included in gross rent
Gross Rent:	Years 1: $25.00 PSF Years 2-7: Two (2%) percent annual increases

Docusign Envelope ID: C9CEE82E-C7D4-4708-A163-354C25398BBF

	First months' rent is due upon Due Diligence expiration. At Sublandlord's option rent shall be paid via ACH electronic payments.
Tenant Improvement Allowance:	None
Lease Effective Date:	The Sublease shall become effective and in full force on the date of execution- subject to Master Landlord's consent.
Delivery of Premises:	Sublandlord shall deliver the Premises in As-Is condition as of the date hereof.
Delivery Date:	**Sublandlord shall deliver premises following the expiration of the Due Diligence period. To be further defined in Sublease.**
Rent Commencement:	Rent shall commence on the earlier of (i): the date Subtenant opens for business or (ii): ninety (90) days after Sublandlord has delivered the Premises to the Subtenant.
Utilities:	Subtenant shall be responsible for payment for its usage of all utilities which shall be paid directly to the service provider.
Alterations/ Subtenant Work:	Subtenant reserves the right to retain its own contractor to make alterations to the premises, and with no overhead charges paid to Sublandlord. Subtenant shall obtain Sublandlord's prior approval for any alterations; provided, however, that Subtenant shall have the right to make, without Sublandlord's approval, alterations that are cosmetic in nature and that do not impact the building structure or systems. Subtenant shall be responsible for the permitting of any and all improvements, including but not limited to all improvements, furnishings, fixtures and equipment typically found in Sublessee's space. All plans and specifications shall be subject to Sublandlord's written approval, such approval not to be unreasonably withheld or delayed. Subject to Tenant's Allowance, Subtenant's Work shall be performed at Subtenant's sole cost and expense. Sublandlord also reserves the right to approve the Subtenant's General Contractor.
Permits:	Subtenant shall apply for permits during the Due Diligence period and provide copies of all applications prepared by Subtenant simultaneously with their delivery or submittal.
Signage:	At the Subtenant's sole cost and expense, the Subtenant shall construct the Subtenant's signage, in accordance with Landlord's signage criteria and subject to all necessary permits and approvals. Subtenant shall be responsible for obtaining all permits and approvals required for Subtenant's building signage. To be further defined in the Sublease.

JPMORGAN CHASE & CO.

Parking:	Per existing Master Lease
Security Deposit/ Letter of Credit:	**Equal to 1 months' rent ($8,958.33)due upon Sublease execution. Security Deposit shall be refunded should Subtenant be unable to obtain the necessary approvals during Due Diligence.**
Holdover:	If the Premise is not surrendered upon the termination of this Sublease, Subtenant shall indemnify Sublandlord against any liability resulting therefrom and Subtenant, at the option of Sublandlord, shall be deemed to be occupying the Premises month to month at a rental rate equal to 150% of the Base Rent for the first 3 months of the month to month tenancy. The monthly rental rate will increase to 200% of the Base Rent rate and continue until the termination of the tenancy.
Sublandlord Termination:	None
Sublease and Assignment:	Subtenant shall not sublet or assign any or all of the Premises or transfer possession or occupancy thereof without the prior written consent of the Sublandlord, which consent will not be unreasonably withheld. Subtenant shall not assign or sublet the Premises to any financial institution.
OFAC:	Subtenant represents and warrants that neither it nor any of its affiliates or agent(s) acting on behalf of it with respect to this Sublease is listed on the Specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Asset Control, Department of the Treasury (to be further negotiated in the lease/sublease.
Insurance:	Subtenant shall carry insurance as required under the Master Lease, or at minimum levels of commercial liability insurance and property insurance- naming Sublandlord (and any Master Landlord) as additional insureds- - and containing a waiver of subrogation (to be further negotiated in the sublease). Subtenant shall submit a Certificate of insurance at Sublease execution.
Surrender:	At the expiration (or earlier termination) of the Sublease term, Subtenant shall surrender the Premises in the condition required under the Master Lease; and Subtenant agrees to surrender the space in broom clean condition and in good working order, normal wear and tear excepted, with all of Subtenant's personal property removed

Docusign Envelope ID: C9CEE82E-C7D4-4708-A163-354C25398BBF

Brokers:	Sublandlord is represented by Peter Graham with CBRE, Inc and Subtenant is represented by Shamus Conneely with John Greene Real Estate. Commissions shall be paid per a separate agreement.
Contingencies:	Subject to approval of JPMC's Real Estate Committee and Master Landlord.
ADA and Asbestos Disclosures:	Subtenant acknowledges Sublandlord has made no representations or warranties regarding compliance with the Americans with Disabilities Act or related state and local laws (the "ADA") with the Premises or building/common areas. Subtenant hereby waives, and shall indemnify Sublandlord against any claim arising under the ADA as a result of Subtenant's occupancy and use of the Premises and the Building. Sublandlord shall have the right to terminate the Sublease in its sole and absolute discretion without liability if Subtenant's occupancy triggers any ADA upgrades or otherwise requires Sublandlord to make improvements to the Building or Premises to comply with the ADA. Subtenant further agrees that it shall be responsible for complying with all code compliance required within the Premises in connection with any performed improvements, including but not limited to the Americans with Disabilities Act.
Lease Documentation:	Sublandlord shall prepare its form Sublease for review by Subtenant.
Repair and Maintenance:	Subtenant at its own expense shall repair and maintain the Premise in good operating condition. Subtenant's maintenance, repair, and replacement responsibilities include, but are not limited to, responsibility for the HVAC unit which is solely serving the Suite.
Due Diligence:	**Subtenant shall have a 60 day contingency period to obtain any regulatory approvals, submit for use/special use of the premises, and to submit for permitting. Should Subtenant require additional time due to delays out of their control, Subtenant shall have the option to extend the Due Diligence period for an additional 30 days.**

Docusign Envelope ID: C9CEE82E-C7D4-4708-A163-354C25398BBF

JPMORGAN CHASE & CO.

The parties agree that the information set forth herein is intended to be private and confidential between the parties executing this Letter of Intent and shall not be disclosed to third parties without the consent of each party to this transaction; provided, however, that the terms of this Letter of Intent may be disclosed in confidence to prospective lenders, current or prospective business partners or joint ventures, legal counsel and other consultants to and contractors for said parties for purposes incidental to this agreement or to the conduct of business by said parties.

This Letter of Intent is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this Letter of Intent is not intended to create any agreement or obligation by either party to negotiate a definitive lease agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.

If the foregoing is acceptable, please sign a copy of this letter in the space provided below and return an executed copy to me. Upon receipt of this signed Letter of Intent, we will submit the terms to JPMC Real Estate Committee for their approval. Subject to approval, JPMC will draft a lease agreement and submit it for your review.

Sincerely,

Peter J Graham
CBRE, Inc

AGREED AND ACCEPTED *this* 30TH
day of APRIL, *2024.*
Subtenant - LAKESIDE BANK
By: [signature]
Name: DAVID V. PINKERTON
Its: PRESIDENT

JP Morgan Chase & Co.

DocuSigned by:
Matthew Dipietrantonio
2142D88DE53B467...
Matthew Dipietrantonio

GRE Transactions Management
Aug 7, 2024 | 11:58 PDT

Responses to Conditional Use Standards
950 E. Rand Road

Section 14.203(F)(8) of the Mount Prospect Village Code

8(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;

The Applicant's proposal is to establish drive through lanes to service a financial institution at the subject property. The addition of the banking service to the neighborhood will be a positive and helpful addition to the community. The Applicant is also a well-seasoned financial institution business owner, who currently owns and operates ten (10) other Lakeside Bank branches throughout the Chicagoland area. Lakeside Bank anticipates to maintain its respectable reputation as an excellent neighbor to his community in Mount Prospect.

8(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;

The Applicant shall comply with all requirements pursuant to drive through use set by the Village. The Applicant will further keep the property in good working order, clean, and functioning orderly for all patrons, in order to be a positive addition to the municipality.

The use of a bank with drive through lanes is complementary with the commercial nature of the area, and will be a convenient fulfillment of the space, since it was recently vacated by a Chase Bank who also utilized drive through lanes. The proposed use will offer a convenience to the community as well as additional tax revenue to the Village, to be used for betterment of the Community at large.

8(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;

Proposed development will be in full compliance with all the requirements of ingress, egress, as well as any other required site planning and maintenance to the proposed facility. The Applicant will be hands on in the development process, and readily available if issues of any kind arise. The proposed bank with drive through lanes are further in line with the commercial corridor of Rand Road, and will be an appropriate addition for the convenience of the community.

8(d) That adequate public utilities, access roads, drainage, and/or necessary facilities have been or will be provided;

Applicant will provide all driveway, driveway permits, driveway access as needed to effectuate the proposed plan. He will also meet and or exceed all drainage facility and or water retention requirements of the Village of Mount Prospect It is the Applicant's full intention to cooperate fully to ensure the bank with drive through lanes are a smooth addition to the Village.

8(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;

To the extent further updates are necessary, Applicant will engage with the Village of Mount Prospect with full cooperation to ensure proper and safe ingress and egress to the subject property. This property has a history of utilizing drive through lanes for banking purposes without incident.

8(f) That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village;

The proposed drive through lanes conform with Village's comprehensive plan in the way of expanding business on Rand Road and thereby promoting public convenience. The additional business will be a betterment to the area over the currently vacant property.

8(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.

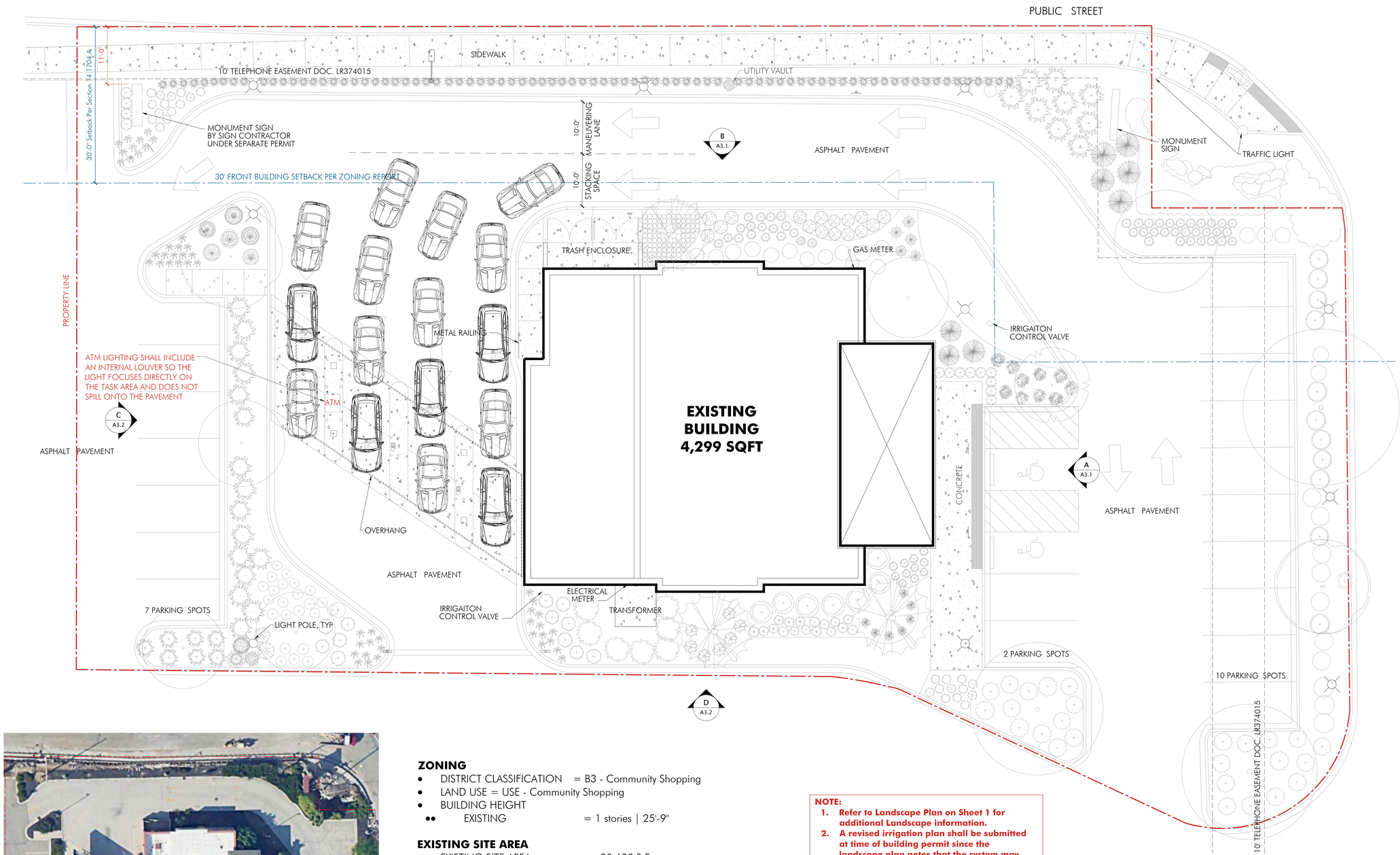
Applicant confirms that applicant shall otherwise comply with all remaining applicable regulations of the district in which it is located and any modifications made by the Villlage pursuant to the recommendations of the Planning and Zoning Commission.

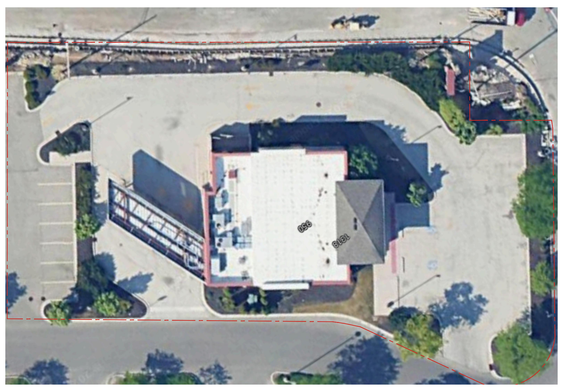
LEGAL DESCRIPTION

THAT PART OF LOT 1 IN PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 16, 1979 AS DOCUMENT NUMBER LR 3104778, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF A PARCEL TAKEN FOR THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION REGISTERED AS DOCUMENT NUMBER LR 3201616, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12) AS DEDICATED BY SAID PLAZA SUBDIVISION; THENCE NORTH 32 DEGREES 53 MINUTES 09 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 35.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 57 DEGREES 06 MINUTES 51 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 36.76 FEET TO A POINT ON A NON TANGENT CURVE; THENCE NORTHEASTERLY 6.82 FEET, ALONG THE ARC OF SAID NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET AND WHOSE CHORD BEARS NORTH 26 DEGREES 30 MINUTES 37 SECONDS EAST, 6.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 32 DEGREES 37 MINUTES 12 SECONDS EAST, 89.19 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 48.51 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET AND WHOSE CHORD BEARS SOUTH 89 DEGREES 28 MINUTES 38 SECONDS EAST, 40.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 31 DEGREES 34 MINUTES 28 SECONDS EAST, 51.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 21.81 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HA VINO A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 44 DEGREES 04 MINUTES 15 SECONDS EAST, 21.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 56 DEGREES 34 MINUTES 01 SECONDS EAST, 143.97 FEET; THENCE SOUTH 32 DEGREES 53 MINUTES 09 SECONDS WEST, 124.30 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12); THENCE NORTH 57 DEGREES 06 MINUTES 51 SECONDS WEST, ALONG SAID LINE, 207.85 FEET TO THE POINT OF BEGINNING; CONTAINING 31,093 SQUARE FEET OR 0.714 ACRES MORE OR LESS.

Commonly known as: 950 E. Rand Road, Mt. Prospect, IL 60056

E RAND ROAD





AERIAL VIEW
SCALE: NTS

ZONING

- DISTRICT CLASSIFICATION = B3 - Community Shopping
- LAND USE = USE - Community Shopping
- BUILDING HEIGHT
  - EXISTING = 1 stories | 25'-9"

EXISTING SITE AREA

- EXISTING SITE AREA = 30,680 S.F.

EXISTING BUILDING AREA

- EXISTING BLDG. AREA = 4,299 S.F.
- EXISTING HARDSCAPE AREA = 18,665 S.F.
- EXISTING LANDSCAPE AREA = 7,716 S.F.

EXISTING LOT COVERAGE AREA:

(Per Section 14.1704.C the maximum lot coverage for a B3 zoned lot is 75%)

- 4,299 S.F. + 18,665 S.F./ 30,680 S.F. x 100 = 74.8%

EXISTING PARKING

- EXISTING PROVIDED: 19 SPACES + 2 ADA SPACES

NOTE:

1. **Refer to Landscape Plan on Sheet 1 for additional Landscape information.**
2. **A revised irrigation plan shall be submitted at time of building permit since the landscape plan notes that the system may have to be adjusted by moving or replacing sprinkler heads to accommodate alterations to the existing planting areas.**

A Site Plan
Scale: 1/8" = 1'-0"

N

The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

INTERNATIONAL CONTRACTORS, INC
1 Mid America Plaza, 7th Floor
Oak Brook Terrace, IL 60181
630.834.8043

No.	Date	Comments
	10.18.24	CU Permit Resubmittal
	09.16.24	CU Permit Review
	09.09.24	CU Permit Review
	07.18.24	Issued for Permit/Bid
	07.08.24	Review Set

Revisions

Lakeside Bank

Lakeside Bank - Mount Prospect Plaza
950 E Rand Road
Mount Prospect, IL 60056

Project Number	E2094
Date	05/17/23
Drawn by	ICI

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Certification
I hereby certify that these drawings were prepared under my supervision and that they comply, to the best of my knowledge, with the codes and ordinances of,
Mt Prospect, Illinois

001010109
IL Registered Architect

07/18/2024
Date Signed

11/30/2024
Expiration Date

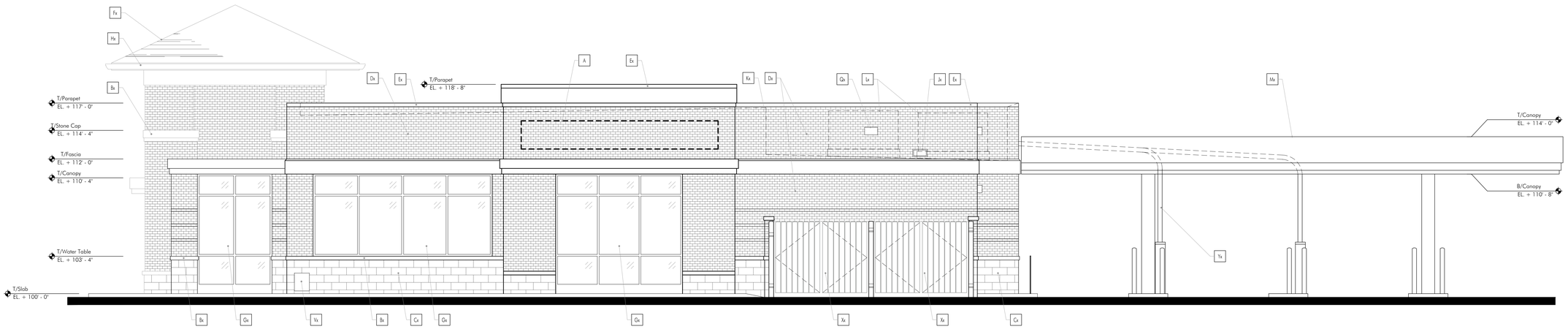
Seal: STATE OF ILLINOIS JEFFREY R. BROWN 001010109 LICENSED ARCHITECT

Sheet Title
Site Plan

Sheet No.
A1.0

Exterior Elevations Notes

A	Signage by Sign Contractor. Under a separate Permit.
Bx	Existing Cast Stone Trim.
Cx	Existing Cast Stone Veneer.
Dx	Existing Brick Veneer.
Ex	Existing Metal Coping.
Fx	Existing Roof Shingles.
Gx	Existing Clear Anodized Aluminum Storefront System
Hx	Existing Gutter System
Jx	Existing Pre-Finished Aluminum Overflow Scupper
Kx	Existing Line of Roof beyond shown dashed
Lx	Existing Line of Roof HVAC Equipment beyond shown dashed
Mx	Existing Pre-Fab Canopy at Drive-Up
Nx	Existing 1½" dia Pre-Finished Aluminum Guard Rail
Ox	Existing Hollow Metal Door & Frame
Px	Existing Knox Box
Qx	Existing Wall Mounted Light Fixture
Rx	Existing Roof Overflow Drain
Sx	Existing Hose Bibb
Tx	Existing Fire Department Connection
Ux	Existing Electrical Meter
Vx	Existing Gas Meter
Xx	Existing Trash Enclosure Gate
Yx	Existing Bank Equipment
Zx	Existing Drive-up canopy structure shown dashed for clarity.



B South Exterior Elevation
Scale: 1/4"= 1'-0"

A West Exterior Elevation
Scale: 1/4"= 1'-0"

JRB
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3115 N. Wilke Road Arlington Heights, Illinois 60004
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Seal: STATE OF ILLINOIS JEFFREY R. BROWN 001010109 LICENSED ARCHITECT

Sheet Title
Exterior Elevations

Sheet No.
A3.1

Exterior Elevations Notes

A	Signage by Sign Contractor. Under a separate Permit.
Bx	Existing Cast Stone Trim.
Cx	Existing Cast Stone Veneer.
Dx	Existing Brick Veneer.
Ex	Existing Metal Coping.
Fx	Existing Roof Shingles.
Gx	Existing Clear Anodized Aluminum Storefront System
Hx	Existing Gutter System
Jx	Existing Pre-Finished Aluminum Overflow Scupper
Kx	Existing Line of Roof beyond shown dashed
Lx	Existing Line of Roof HVAC Equipment beyond shown dashed
Mx	Existing Pre-Fab Canopy at Drive-Up
Nx	Existing 1½" dia Pre-Finished Aluminum Guard Rail
Ox	Existing Hollow Metal Door & Frame
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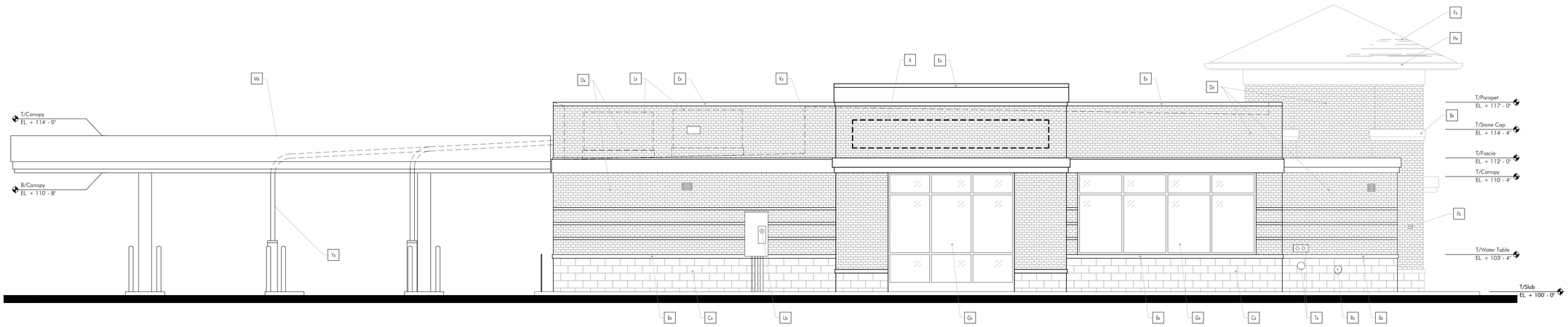
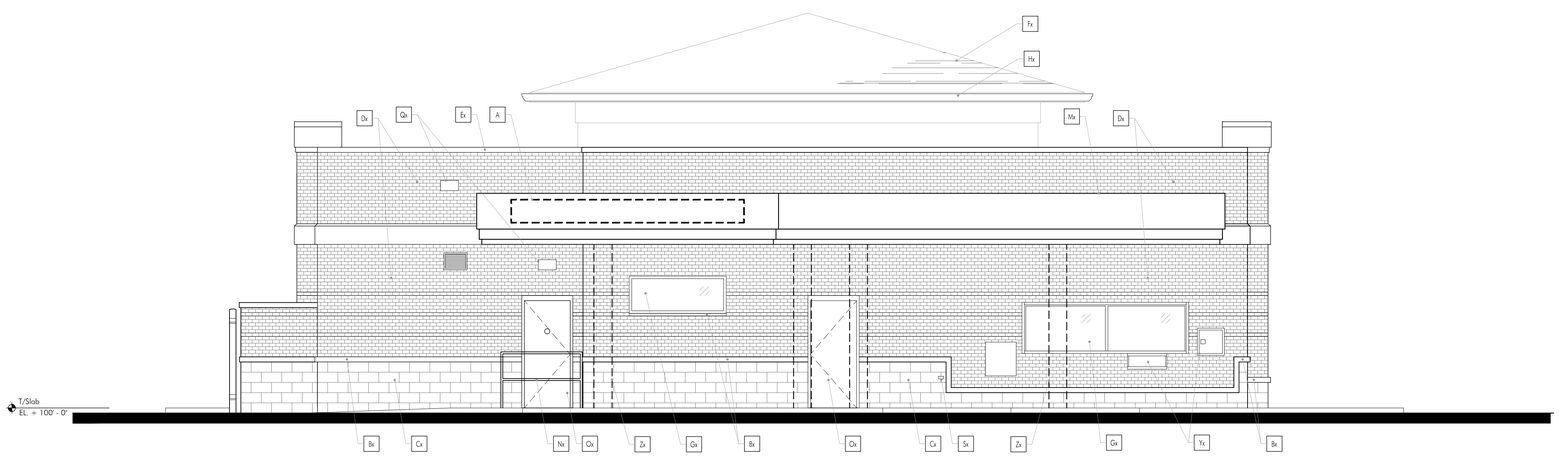


D North Exterior Elevation
Scale: 1/4"= 1'-0"



C East Exterior Elevation
Scale: 1/4"= 1'-0"

JRB
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Lakeside Bank
Lakeside Bank - Mount Prospect Plaza
950 E Rand Road
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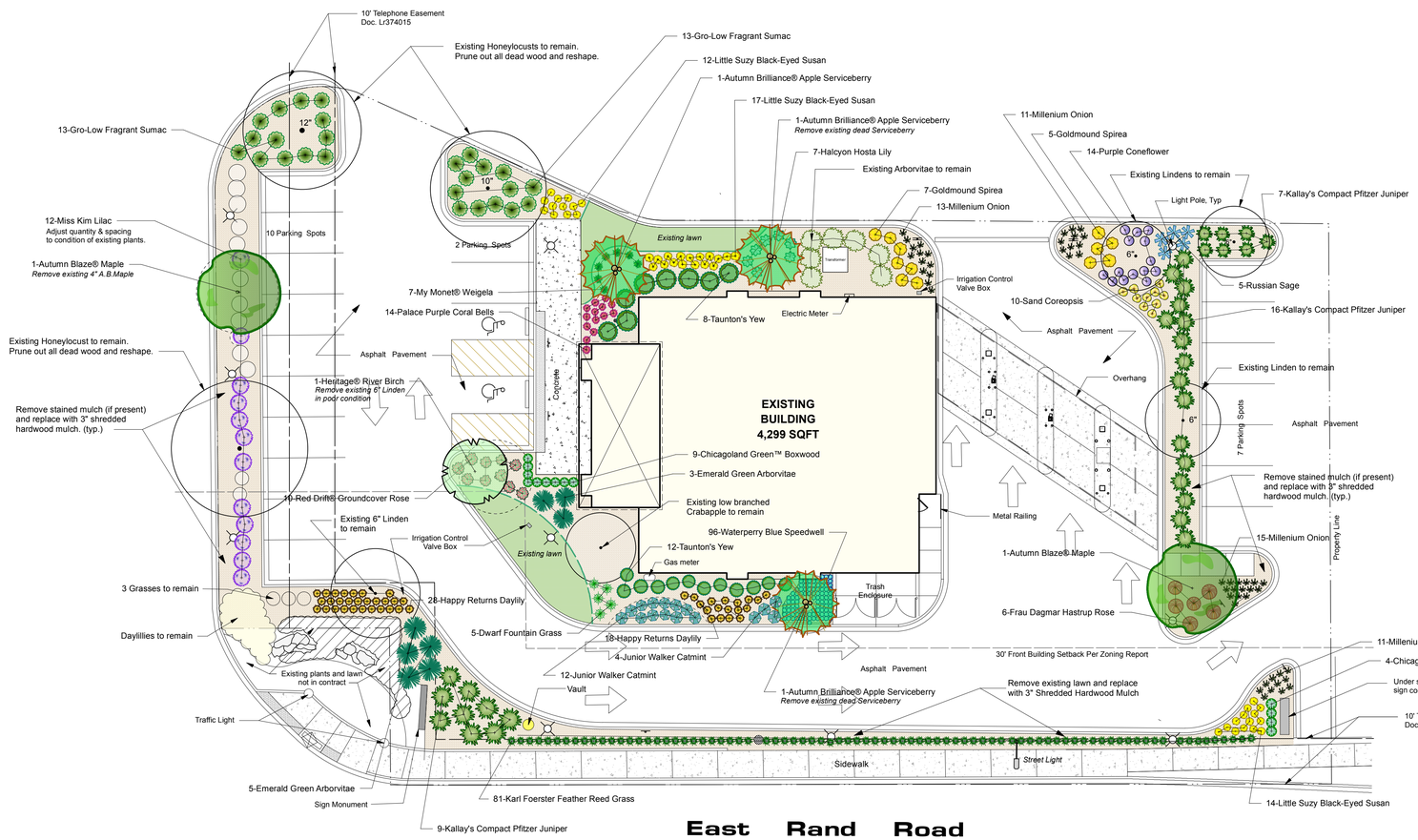
07/18/2024
Date Signed

11/30/2024
Expiration Date

Seal: STATE OF ILLINOIS JEFFREY R. BROWN 001010109 LICENSED ARCHITECT

Sheet Title
Exterior Elevations

Sheet No.
A3.2



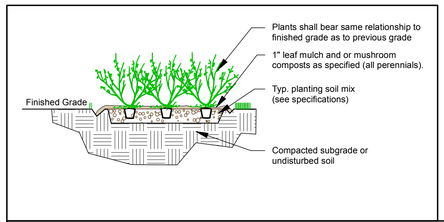
Plant List

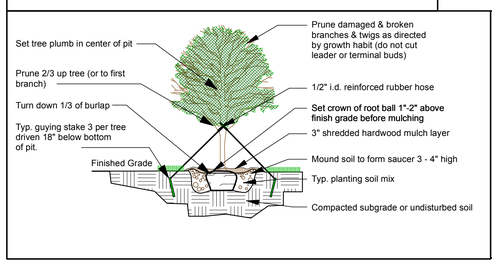
QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. INSTALL HT.	MATURE HT.	NOTES
Deciduous Trees						
2	Acer x freemanii 'Jeffsred'	Autumn Blaze® Maple	2 ½" cal.	2 ½" cal.	50 - 80 ft	
3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance® Apple Serviceberry	8' cl	5' cl	20 - 25 ft	
1	Betula nigra 'Cully'	Heritage® River Birch	10' cl	5' cl	40 - 60 ft	
Deciduous Shrubs						
26	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24"	24"	24 - 30 in	
6	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rose	3 gal		3 - 4 ft	not sold by plant size
10	Rosa 'Meigalpio'	Red Drift® Groundcover Rose	3 gal		12 - 18 in	not sold by plant size
12	Spiraea x bumalda 'Goldmound'	Goldmound Spirea	24"	24"	24 - 30 in	
12	Syringa patula 'Miss Kim'	Miss Kim Lilac	36"	36"	5 - 10 ft	
7	Weigela florida 'Verweig'	My Monet® Weigela	2 gal		12 - 18 in	not sold by plant size
Upright Evergreens						
8	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5'	5'	8 - 12 ft	
Evergreen Shrubs						
32	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	24"	24"	24 - 36 in	
20	Taxus x media 'Tauntonii'	Taunton's Yew	24"	24"	3 - 4 ft	
Broadleaf Evergreens						
13	Buxus x 'Glencoe'	Chicagoland Green™ Boxwood	24"	24"	3 - 4 ft	
Ornamental Grasses						
81	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal		4 - 6 ft	
5	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 gal		24 - 36 in	
Perennials						
50	Allium 'Millenium'	Millenium Onion	1 gal		12 - 18 in	
10	Coreopsis lanceolata	Sand Coreopsis	1 gal		18 - 24 in	
14	Echinacea purpurea	Purple Coneflower	1 gal		30 - 36 in	
46	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal		12 - 18 in	
14	Heuchera 'Palace Purple'	Palace Purple Coral Bells	1 gal		12 - 18 in	
7	Hosta 'Halcyon'	Halcyon Hosta Lily	1 gal		12 - 18 in	
16	Nepeta x faassenii 'Novanepjun'	Junior Walker Catmint	1 gal		12 - 18 in	
5	Perovskia atriplicifolia	Russian Sage	1 gal		3 - 4 ft	
43	Rudbeckia fulgida 'Viette's Little Suzy'	Little Suzy Black-Eyed Susan	1 gal		12 - 18 in	
Groundcovers						
96	Veronica 'Waterperry Blue'	Waterperry Blue Speedwell	2 ½"		3 - 6 in	24 per flat

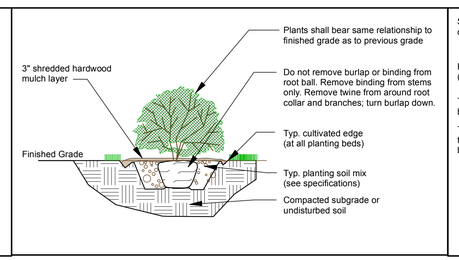
Section 14.2304 Requirements - 50% deciduous shrubs and 50% evergreen shrubs.
- 73 Deciduous Shrubs
- 8 Upright Evergreens, 52 Evergreen Shrubs, 13 Broadleaf Evergreens. Equals 73 Evergreen Shrubs

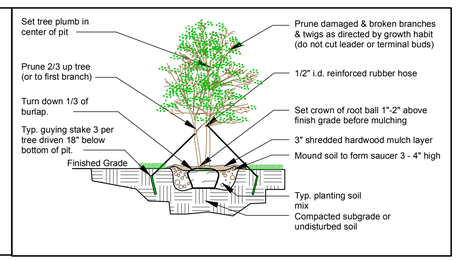
Landscape Notes

1. All existing plant materials including trees, shrubs, evergreens, perennials and groundcovers are to be removed unless otherwise noted on plans. Since most of the existing plant materials are dead, broken, overgrown and/or missing, creating an accurate schedule as to what is being removed would be useless. This landscape plan indicates what plant are being saved.
2. Remove existing stained mulch from all planting beds.
3. Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake, and drag lawn areas, remove ridges and fill depressions, as required to meet finish grades.
4. All lawn areas to be sodded.
5. All lawn areas shall not be higher than adjacent paved surfaces in order to maintain positive surface drainage.
6. Loosen subgrade of lawn areas to a minimum depth of 6 inches. Remove stones measuring over 1 inch. Remove sticks, roots, rubbish, and other extraneous matter, Limit preparation to areas which will be planted promptly after preparation.
7. There shall be a minimum 4" layer of topsoil for all all lawn areas. If there is not sufficient topsoil left on site from construction, topsoil shall be brought in from off site.
8. After a lawn section has been installed and rolled, watering shall commence immediately while installation continues on other sections of the job.
9. All areas disturbed by construction shall be fine graded and seeded. Blend into existing grade. Use erosion control blanket in all areas greater than 5:1.
10. All existing trees shall be protected during construction with fences and other barriers to prevent damage as necessary.
11. All off site restoration work shall be restored with 6" of topsoil, fine graded and sodded.
12. All plant material shall be nursery grown and be either balled and burlapped (B&B) or container grown according to the plant material list provided.
13. Mulch all tree, shrub and evergreen planting beds with a shredded hardwood bark mulch to a depth of 3" unless otherwise noted.
14. Ground cover, ornamental grass, and perennial plant beds shall be mulched with a leaf mulch not less than 2" thick. No shredded bark mulch is to be used in these beds.
15. Mulched beds shall encompass all groups of plant material and be generous enough to permit ease of landscape maintenance.
16. Where mulch beds meet lawn areas, provide a sharp vertical spade edge.
17. Deliver plant material after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees, evergreens and shrubs in shade, protect from weather and mechanical damage, and keep roots, moist by covering with mulch, burlap or other acceptable means of retaining moisture.
18. Dig holes large enough to allow for root ball and backfill with planting soil. Work soil around ball to eliminate air pockets and leave a slight saucer Indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.
19. Do not remove container grown stock from containers until planting time.
20. Plant trees and shrubs after final grades, are established and prior to planting of lawns. If planting of trees and occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
21. Plant handling and installation shall conform to accepted landscape practices. Protect all plants in leaf with acceptable coverings during transportation.
22. Provide freshly dug trees, evergreens and shrubs. Do not prune prior to delivery unless, otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Do not drop balled and burlapped stock during deliveries.
23. Provide healthy, vigorous nursery stock grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects.
24. Prune broken or cross branching before planting. Do not remove tree leader, but prune out double leaders.
25. All planting areas will require a topsoil mixture consisting of 1/4 topsoil, 1/2 mushroom compost and 1/4 sand. The groundcover beds shall have a 4" minimum of this mixture. Existing soil shall be removed.
26. During landscape work, keep pavements clean and work area in an orderly condition.
27. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during Installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.
28. All lawn areas disturbed by construction shall receive a minimum 6" layer of topsoil either from respread or off site locations.
29. Re-set settled plants to proper grade and position. restore planting saucer and adjacent material and remove dead material.
30. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
31. Contractor responsible for maintenance of plant materials until final acceptance of work. Work includes but not limited to weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain trees and shrubs free of insects and disease and pruning of all plants except trees.









Irrigation Note:

There is an existing, approved irrigation system in place and is operational. This landscape plan follows the planting bed layout of the original, approved landscape plan. This system may have to be adjusted by moving or replacing sprinkler heads to accommodate changes in the size and/or location of plants that have changed since the original installation over 13 years ago.
Since the irrigation system was approved, there should be a copy of the plan on file with the village.

Mulching Note:

ALL existing planting beds that contain a stained mulch shall be replaced with 3"shredded hardwood mulch. All other plantings beds shall receive the same, 3" shredded hardwood mulch.

ZONING

- District Classification = B3 - Community Shopping
- Land Use = Use - Community Shopping
- Building Height - Existing = 1 stories | 25'-9"

- Existing Site Area = 30,680 S.F.

- Existing Total Building Area E = 4,299 S.F.

- Existing Building Coverage Area
  4,299S.F. / 30,680 S.F. X 100 = 14%

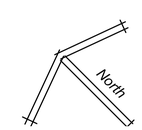
- Existing Parking Provided = 19 Spaces + 2 ADA Spaces

Landscape Plan

Scale: 1" = 15'-0"

Craig M. Patten
Landscape Architect

License # 157-000710 - Expires: August 31, 2025



Scale: 1" = 15'-0"

0 15 30 45 60 75 FT

Landscape Plan

Lakeside Bank
950 East Rand Road
Mount Prospect, IL

H Ph-
W Ph-
Mobile Ph. -

Date:	September 6, 2024
Drawn By:	C. M. Patten
Project No.:	24-0018

REVISIONS

No.	Date:	Description:
A	9/9/24	CU Permit Review
B	9/16/24	CU Permit Review

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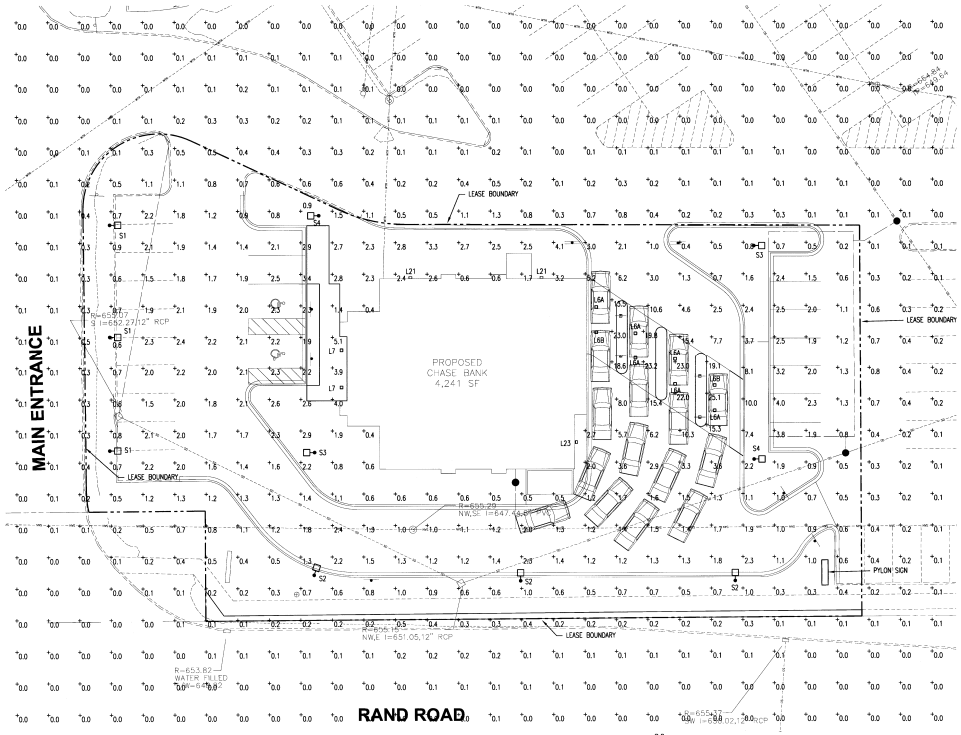
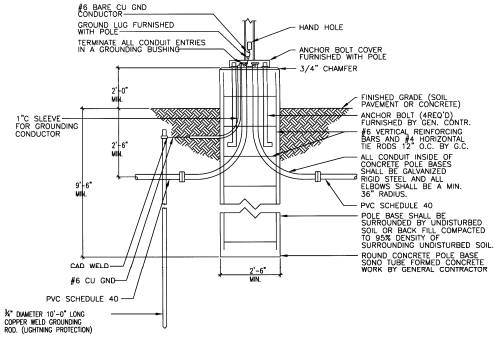
Craig M. Patten
Landscape Architecture
13375 Meyer Road
Hoffman Estates, IL 60169
630-649-3067
cmplandarch@sbcglobal.net

Sheet No. 1 / 1



SITE LIGHTING - PHOTOMETRICS

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



1 / E0.1 POLE MOUNTED FIXTURE

SCALE: N.T.S.

LUMEN CALCULATION

PER MT. PROSPECT OUTDOOR LIGHTING REGULATIONS 14.314.H.1:

THE TOTAL LIGHT OUTPUT FROM ALL LUMINAIRES USED FOR OUTDOOR LIGHTING ON ANY ZONING LOT, EXCEPT FOR STREET LIGHTING, OUTDOOR SALES DISPLAY AREAS, AND OUTDOOR LIGHTING OF PLAYING FIELDS, SHALL NOT EXCEED ONE HUNDRED TWENTY FIVE THOUSAND (125,000) LUMENS PER NET ACRE.

LOT SIZE = .71 ACRES.

ALLOWED LUMENS (.71 X 125,000) = 88,750

DESIGN LUMENS = 83,709

SITE LIGHTING STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY AREA	+	16.6 fc	26.4 fc	5.2 fc	5.1:1	3.2:1
EAST DRIVE	+	3.0 fc	5.7 fc	0.7 fc	8.1:1	4.3:1
EAST PARKING	+	2.3 fc	4.3 fc	1.1 fc	3.9:1	2.1:1
SOUTH DRIVE	+	1.4 fc	2.4 fc	0.8 fc	3.0:1	1.8:1
WEST PARKING	+	1.8 fc	2.4 fc	0.6 fc	4.2:1	3.0:1

SITE LIGHTING FIXTURE SCHEDULE

S1	KIM LIGHTING: 1SA-SAR-4-60-L5K-208-DB POLE: KRS20 5120 LED POLE MOUNTED LUMINAIRE WITH TYPE 4 DISTRIBUTION AND FLAT GLASS LENS. PROVIDE STANDARD MOUNTING ARM AND 20' ROUND STEEL POLE. POLE WILL BE MOUNTED ON A 2'-0" BASE, CUT POLE TO ACHIEVE A MOUNTING HEIGHT OF 20'-0". 3,467 LUMENS EACH.
S2	KIM LIGHTING: 1SA-SAR-3-60-L5K-208-DB POLE: KRS20 5120 LED POLE MOUNTED LUMINAIRE WITH TYPE 3 DISTRIBUTION AND FLAT GLASS LENS. PROVIDE STANDARD MOUNTING ARM AND 20' ROUND STEEL POLE. POLE WILL BE MOUNTED ON A 2'-0" BASE, CUT POLE TO ACHIEVE A MOUNTING HEIGHT OF 20'-0". 3,485 LUMENS EACH.
S3	KIM LIGHTING: 1SA-SAR-L-60-L5K-208-DB POLE: KRS20 5120 LED POLE MOUNTED LUMINAIRE WITH LEFT DISTRIBUTION AND FLAT GLASS LENS. PROVIDE STANDARD MOUNTING ARM AND 20' ROUND STEEL POLE. POLE WILL BE MOUNTED ON A 2'-0" BASE, CUT POLE TO ACHIEVE A MOUNTING HEIGHT OF 20'-0". 3,249 LUMENS EACH.
S4	KIM LIGHTING: 1SA-SAR-R-60-L5K-208-DB POLE: KRS20 5120 LED POLE MOUNTED LUMINAIRE WITH RIGHT DISTRIBUTION AND FLAT GLASS LENS. PROVIDE STANDARD MOUNTING ARM AND 20' ROUND STEEL POLE. POLE WILL BE MOUNTED ON A 2'-0" BASE, CUT POLE TO ACHIEVE A MOUNTING HEIGHT OF 20'-0". 3,249 LUMENS EACH.
L6A	LSI LIGHTING: CRO S LED 50 CW 120-240V WHT AMBIENT TYPE LED FIXTURE FURNISHED IN PRE-ENGINEERED CANOPY. 5,000 LUMENS EACH.
L6B	LSI LIGHTING: CRO-FQ-LED-30CW-120-240V-WHT FOCUS TYPE LED FIXTURE FURNISHED IN PRE-ENGINEERED CANOPY. 3,000 LUMENS EACH.
L7	PRESCOLITE LIGHTING: LF6CFH132EBR6CFH1PL RECESSED, LOW PROFILE WET LOCATION LISTED RECESSED DOWNLIGHT WITH (1) 26W CFL AND PRISMATIC LENS. 3,420 LUMENS EACH.
L21	KIM LIGHTING: WD14 D3 60 L5K 120 DB A30 FULL CUTOFF WALL MOUNTED LED FIXTURE WITH TYPE 3 DISTRIBUTION, FACTORY INSTALLED PHOTOCELL. SEE ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS. 3,485 LUMENS EACH.
L23	KIM LIGHTING: WD14 D4 60 L5K 120 DB A30 FULL CUTOFF WALL MOUNTED LED FIXTURE WITH TYPE 4 DISTRIBUTION, FACTORY INSTALLED PHOTOCELL. SEE ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS. 3,467 LUMENS EACH.

ALL LIGHTING FIXTURES SHALL BE ORDERED FROM THE NATIONAL ACCOUNT VENDOR, LOEB ELECTRIC:

DOUG HAMRICK
NATIONAL ACCOUNTS DIRECTOR
LOEB ELECTRIC
915 WILLIAMS AVENUE
COLUMBUS, OH 43212
614.421.3369 OR 888.563.2669

CHASE LIGHTING STANDARDS

STANDARDS FOR CHASE ATM AND ND LOCATIONS ARE DETAILED IN THE CHASE CORPORATION PHYSICAL SECURITY STANDARDS, WHICH HAVE BEEN ADOPTED BY EACH STATE'S BOARD OF DIRECTORS.

LIGHTING STANDARDS ARE SUMMARIZED AS FOLLOWS:

- CHASE WILL MEET ALL COUNTY/PARISH, CITY AND STATE REGULATIONS FOR ATM AND ND LOCATIONS.
- IN THOSE LOCATIONS WHERE STANDARDS ARE NOT MANDATED BY LOCAL OR STATE LEGISLATION, CHASE HAS ESTABLISHED THE FOLLOWING LIGHTING STANDARDS DURING THE HOURS OF DARKNESS (30 MINUTES AFTER SUNSET AND 30 MINUTES BEFORE SUNRISE):

SITE LOCATION	REQUIRED LIGHTING (IN FOOT-CANDLES)
AT THE FACE OF THE ATM AND ND, EXTENDING OUTWARD 5 FEET	10
WITHIN 50 FEET OF THE ATM AND ND	1
WITHIN THE ACCESS AREA	1
ALL PARKING AREAS WITHIN 50 FEET OF THE WALK-UP ATM AND THE WALK-UP ND	1
ALONG THE FIRST 40' UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING (IF THE ATM OR ND IS WITHIN 10 FEET OF THE CORNER OF THE BUILDING AND THE ATM OR ND IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE)	1

VISIBILITY AND ACCESS STANDARDS ARE SUMMARIZED AS FOLLOWS:

- CHASE WILL MEET ALL COUNTY/PARISH, CITY AND STATE REGULATIONS FOR ATM AND ND LOCATIONS.
- IN THOSE LOCATIONS WHERE STANDARDS ARE NOT MANDATED BY LOCAL OR STATE LEGISLATION, CHASE HAS ESTABLISHED THE FOLLOWING STANDARDS AS THEY PERTAIN TO VISIBILITY AND ACCESS:
  - ATMS AND NDS MUST BE LOCATED IN AREAS WITH HIGH VISIBILTY.
  - LANDSCAPING, LIGHTING, VEGETATION, AND OTHER OBSTRUCTIONS MUST BE CONSIDERED.

STATES REGULATING ATM LIGHTING INCLUDE FLORIDA, ILLINOIS, LOUISIANA, AND TEXAS. LOUISIANA ALSO REGULATES LIGHTING AT NIGHT DEPOSITORY.

NUDELL ARCHITECTS
307 North Michigan Avenue
Chicago, IL 60601
t 312 558 1144 f 312 558 1158
OFFICES IN
Dallas Texas 972 387 5900
Orlando Florida 407 740 8022
Farmington Hills, Michigan 248 324 8800

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CLARK TROMBLEY RANDERS
CONSULTING ENGINEERS
6105 West St. Joseph, Suite 200
Lansing, Michigan (517) 886-0550
www.ctrlansing.com
CTR Job No. 10509.00

project title

CHASE

Mt Prospect, IL

Rand and E Central Rd
Mount Prospect, IL 60056

sheet title

SITE LIGHTING PHOTOMETRICS

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

project number
2010-089

drawn	NRT
checked	GPH
approved	GPH

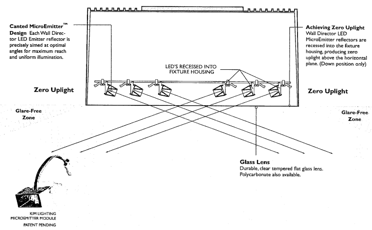
issued for	date
BIDS AND PERMITS	01.06.2011

sheet

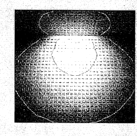
ESP.1

WALL DIRECTOR LED

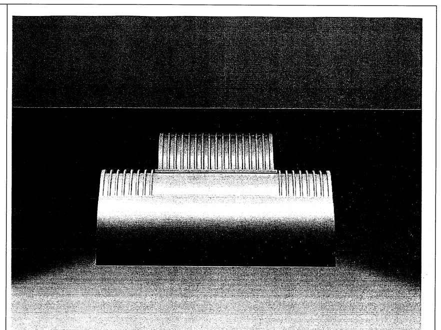
Exclusive Optical Technology



Utilizing the superior optical performance of Kim Lighting's MicroEmitter technology, the Wall Director LED is available in IES Type II, III, and IV distributions, and can be specified in the up or down orientation. The patent pending optical system provides superior glare control, uniformity of illumination, and elimination of nadir dump beneath the luminaire.



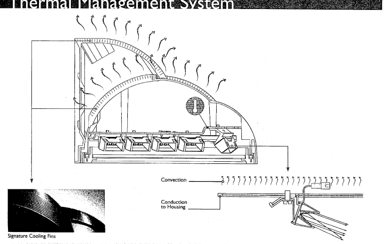
FIXTURE L21 & L23



FIXTURE L21 & L23

WALL DIRECTOR LED

Thermal Management System



Wall Director LED luminaires employs two distinct but complimentary methods to manage the life-limiting heat produced by the LED diode. Both conduction and convection are used to disperse heat, thereby maintaining diode performance and long life. Heat is drawn away from the housing chamber and dispersed into the free air around the luminaire. Additionally, each MicroEmitter module incorporates a solid aluminum heat sink, which is mechanically secured to the EmitterDeck™. The EmitterDeck is composed of a heavy gauge aluminum carrier plate and is affixed directly to the housing to dissipate heat to the outside environment.

Each EmitterDeck incorporates two temperature sensors located at the hottest locations of the back side of the deck. Each sensor sends temperature readings every 30 seconds to Kim Lighting's exclusive LifeShield Protection System. In extreme conditions, LifeShield detects above tolerance temperature and automatically lowers the current to the MicroEmitter to preserve diode life. Lumen output is restored to full capacity once the temperature is stabilized to within acceptable limits. The LifeShield Protection System provides consistent performance with minimal output reduction in extreme and fluctuating environmental conditions. See page 9 for further details.

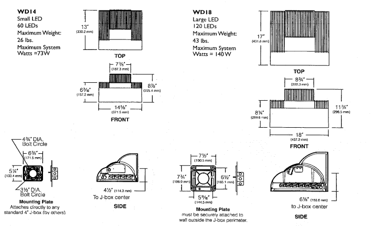
FIXTURE L21 & L23

WALL DIRECTOR LED

Specifications

WD14
Small LED
60 LEDs
Maximum Weight: 26 lbs.
Maximum System Watts =73W

WD18
Large LED
120 LEDs
Maximum Weight: 43 lbs.
Maximum System Watts = 140W



REFLECTOR HOUSING: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into the housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.

LENS FRAME: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral hinges and stainless steel pins. Two stainless steel screws secure lens frame to reflector housing with sealing provided by a one-piece extruded and vulcanized silicone gasket for WD18, and tool-less entry to reflector housing for the WD14. Lens is clear flat thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For up models, lens is mounted flush with frame for water run off, and is silicone sealed.

ELECTRONIC MODULE: All electrical components are UL recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Modules include a driver, thermal control device and surge protector. Drivers is rated for -40°F starting and has a 0-10V dimming interface. Electrical module attaches to housing with no-tool hinges and latches, accessible by removing the EmitterDeck.

OPTICAL MODULE: Precision, replaceable MicroEmitters are positioned to achieve directional control toward desired task. The entire EmitterDeck fastens to the housing as a one-piece module.

ELECTRICAL COMPONENTS: High power factor ballasts are rigidly mounted inside the housing and are factory prewired with a quick-disconnect plug for mating to the EmitterDeck.

MOUNTING PLATE: For WD14 the mounting plate attaches directly to any standard 4" junction box. For WD18 the standard mounting plate is attached to wall (by others) outside the junction box perimeter. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slots. Sealant must be applied (by others) between mounting plate and mounting surface to insure a dry junction box.

FINISH: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

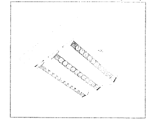
LISTINGS AND RATINGS		
ETL listed to UL 1598 standards[1]	IP66 Rated	25°C Ambient

[1] Suitable for wet locations
Kim Lighting reserves the right to change specifications without notice.

FIXTURE L21 & L23

LED FOCUS CANOPY LIGHT (CRO)

Crossover



U.S. Patent D574955 and other U.S. and international patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. 5000°K color temperature (nominal).

OPTICS / DISTRIBUTIONS – Ultra-High efficiency optics provide precise beam placement for optimal retail surface illumination. Each bank of LEDs in a light cartridge is independently adjustable between +/- 45° allowing targeted zone illumination. Regardless of light cartridge position luminaire provides cutoff.

OPTICAL UNIT – Featuring a slim 2" profile luminaire. Housing is die-formed aluminum with independently adjustable extruded aluminum light cartridges. Each light cartridge is provided with a gasketed clear tempered glass lens providing a water-resistant seal.

DRIVER HOUSING – Weather-tight aluminum driver/electrical enclosure is elevated above canopy deck to ensure no water entry and providing "knock-out" entry for primary wiring.

INSTALLATION – Installs in a 12" or 16" deck pan. Deck penetration consists of 5 drilled holes simplifying installation and water sealing.

ELECTRICAL - Universal voltage power supply 120-240V VAC, (50/60 Hz) input.

DRIVER – State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Input power is 50 watts. Components are fully encased in potting for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE – -40°C to +50°C (-40°F to +122°F)

FINISH – Standard color is white powder coat finish. Each fixture is finished with LSI's DuraGrip® polyester powder coat finish process. LSI's DuraGrip finishes withstand extreme weather changes without cracking or peeling and come with a 5-year guarantee.

WARRANTY - Limited 5-year warranty

PHOTOMETRICS – Application layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet location.

Crossover® LED Lighting

lighting facts℠ A Program of the U.S. DOE

Light Output (Lumens)	3000
Watts	40
Lumens per Watt (Efficacy)	75
Color Accuracy (Color Rendering Index (CRI))	69
Light Color (Correlated Color Temperature (CCT))	5100 (Daylight)

Warm White · Bright White · Daylight — 2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results. Products qualified under the DOE ENERGY STAR® program have the ENERGY STAR mark on this label.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: KGGN-EQT6XW
Model Number: CRO-FO-LED-30-CW-UE
Type: Surface-mounted fixtures with directional head(s)

This "Lighting Facts Label" represents LSI's commitment, through participation in the Department of Energy's SSL Quality Advocates program, to accurately report performance criteria of our LED fixtures. **This label represents a single test of a single fixture. Input power below represents rated values for the family.** Color temperature and lumen output for each variation of this Crossover® fixture can be found in the ordering information below as well as at www.lightingfacts.com.

American Innovation · American Made · Suitable for wet locations · IP67

LIGHT OUTPUT

Fixture	Distribution	Lumens (Nominal)
CRO	Type FO	1000 (for each of 3 banks - total 3000)
	Input Power of 40 watts	

11/03/09
© 2009
LSI INDUSTRIES INC.
Project Name ______ Fixture Type ______
Catalog # ______

FIXTURE L6B

LED FOCUS CANOPY LIGHT (CRO)

Crossover

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: CRO FO LED 30 CW 120-240V WHT

Luminaire Prefix	Distribution	Light Source	# of LEDs	Color Temperature	Input Voltage	Finish
CRO	FO - Focus	LED	30	CW - Cool White (5000° K nom)	120-240V	WHT - White

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

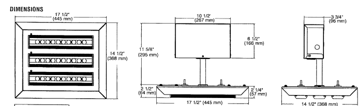
Description	Order Number
Retrofit Panel - SC / SCF / ECTA to CRO (Ambient or Focus)	353675
Retrofit Panels - EC to CRO (Ambient or Focus)	353684
Retrofit 2x2 Cover Panel (w/ centered hole pattern for CRO)	357283
Retrofit 2x2 Cover Panel Blank (without holes)	357282
Retrofit RIC Cover Panel Blank	354702
Kit - Hole Plugs and Silicone (enough for 25 retrofits)[1]	1320540

[1] Consists of (25) 7/8" plugs, (100) 5/16" plugs and (1) 10.3 oz tube of RTV

SUPERKITS® to Retrofit Crossover to Existing Housings (see separate spec sheets)

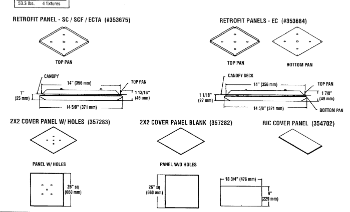
Description	Order Number
Universal 2x2 to Crossover Ambient 50	368402
Universal 2x2 to Crossover Ambient 100	368407
Universal 2x2 to Crossover Focus	368410
Universal Recessed (Richmond type) to Crossover Ambient 50	368491
Universal Recessed (Richmond type) to Crossover Ambient 100	368492
Universal Recessed (Richmond type) to Crossover Focus	368493

DIMENSIONS



SHIPPING WEIGHTS

12.2 lbs.	1 fixture
53.3 lbs.	4 fixtures



11/03/09
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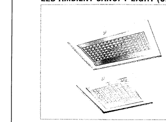
LSI INDUSTRIES INC.
Project Name ______ Fixture Type ______
Catalog # ______

FIXTURE L6B

LED AMBIENT CANOPY LIGHT (CRO2)

Crossover



U.S. Patent D574994, D590100 and other U.S. and international patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. 5000°K color temperature (nominal).

OPTICS / DISTRIBUTIONS – Ultra-High efficiency reflectors provide custom beam distribution for optimal surface illumination. Luminaire is rated Full Cutoff.

OPTICAL UNIT – Featuring an ultra slim 1" profile luminaire. Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Integral, single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

DRIVER HOUSING – Weather-tight aluminum driver/electrical enclosure is elevated above canopy deck to ensure no water entry and provide "knock-out" entry for primary wiring.

INSTALLATION – Installs in a 12" or 16" deck pan. Deck penetration consists of 5 drilled holes simplifying installation and water sealing.

ELECTRICAL - Universal voltage power supply 120-277 VAC, (50/60 Hz) input.

LIGHT OUTPUT – Two sizes of optical units are available to suit differing light level requirements.

DRIVER – State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH – Standard color is white powder coat finish. Each fixture is finished with LSI's DuraGrip® polyester powder coat finish process. LSI's DuraGrip finishes withstand extreme weather changes without cracking or peeling and come with a 5-year guarantee.

WARRANTY - Limited 5-year warranty

PHOTOMETRICS – Application layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet location.

Crossover® LED Lighting

lighting facts℠ A Program of the U.S. DOE

Light Output (Lumens)	4957
Watts	62.2
Lumens per Watt (Efficacy)	79
Color Accuracy (Color Rendering Index (CRI))	69
Light Color (Correlated Color Temperature (CCT))	5100 (Daylight)

Warm White · Bright White · Daylight — 2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results. Products qualified under the DOE ENERGY STAR® program have the ENERGY STAR mark on this label.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: KGGN-GCG1GH
Model Number: CRO2-S-LED-50-CW-UE
Type: Surface and pendant-mounted downlights

This "Lighting Facts Label" represents LSI's commitment, through participation in the Department of Energy's SSL Quality Advocates program, to accurately report performance criteria of our LED fixtures. **This label represents a single test of a single fixture. Input power below represents rated wattage for the family.** Color temperature and lumen output for each variation of this Crossover® fixture can be found in the ordering information below as well as at www.lightingfacts.com.

American Innovation · American Made · Suitable for wet locations · IP67

LIGHT OUTPUT

Fixture	Distribution	Lumens (Nominal)
CRO2 50	Type S	5000
	Input Power of 60 watts	
CRO2 100	Type S	9000
	Input Power of 115 watts	

11/03/09
© 2009
LSI INDUSTRIES INC.
Project Name ______ Fixture Type ______
Catalog # ______

FIXTURE L6A

LED AMBIENT CANOPY LIGHT (CRO2)

Crossover

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: CRO2 S LED 50 CW UE WHT

Luminaire Prefix	Distribution	Light Source	# of LEDs	Color Temperature	Input Voltage	Finish
CRO2	S-Symmetric	LED	50 100	CW - Cool White (5000° K nom)	UE - Universal Voltage (120-277 AC)	WHT - White

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

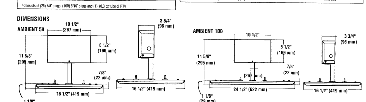
Description	Order Number
Retrofit Panel - SC / SCF / ECTA to CRO (Ambient or Focus)	353675
Retrofit Panels - EC to CRO (Ambient or Focus)	353684
Retrofit 2x2 Cover Panel (w/ centered hole pattern for CRO)	357283
Retrofit 2x2 Cover Panel Blank (without holes)	357282
Retrofit RIC Cover Panel Blank	354702
Kit - Hole Plugs and Silicone (enough for 25 retrofits)[1]	1320540

[1] Consists of (25) 7/8" plugs, (100) 5/16" plugs and (1) 10.3 oz tube of RTV

SUPERKITS® to Retrofit Crossover to Existing Housings (see separate spec sheets)

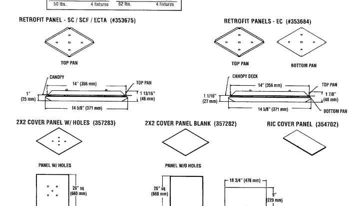
Description	Order Number
Universal 2x2 to Crossover Ambient 50	368402
Universal 2x2 to Crossover Ambient 100	368407
Universal 2x2 to Crossover Focus	368410
Universal Recessed (Richmond type) to Crossover Ambient 50	368491
Universal Recessed (Richmond type) to Crossover Ambient 100	368492
Universal Recessed (Richmond type) to Crossover Focus	368493

DIMENSIONS



SHIPPING WEIGHTS

CRO2 50		CRO2 100	
12.5 lbs.	1 fixture	15.5 lbs.	1 fixture
50 lbs.	4 fixtures	62 lbs.	4 fixtures



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LSI INDUSTRIES INC.
Project Name ______ Fixture Type ______
Catalog # ______

FIXTURE L6A

NUDELL ARCHITECTS
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Chicago, IL 60601
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CTR Job No. 10509.00

project title

CHASE
Mt Prospect, IL
Rand and E Central Rd
Mount Prospect, IL 60056

sheet title
SITE LIGHTING CUT SHEETS

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project number
2010-089

drawn	NRT
checked	GPH
approved	GPH

issued for — date
BIDS AND PERMITS — 01.06.2011

sheet
ESP.2

LiteFrame LF6CFH/LF8CFH

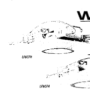
6" & 8" Horizontal Compact Fluorescent Downlights

Two 13W Twin Tube, or Two 32W or 42W Triple Tube, or One 26W, 32W, or 42W Triple Tube or 13W, 18W, or 26W Quad Tube Lamps

FEATURES
- Electronic ballast with end of life protection and 120-277V universal voltage
- Standard with Prescolite's exclusive Watt Per Square Foot Optics
- Iridescence suppressed, semi-diffuse, self-trim Alzak reflectors
- Baffle units standard with painted white self-trim
- J-box is accessible from below ceiling
- Shipped with pre-installed light commercial bar hangers (B6 and B24 bar hangers shipped separately)
- TWEB fixture requires Osram lamp (2GX7 Base)
- Non-IC rated
- UL listed or UL/CSA listed with CDN option for damp locations and through wiring (wet location listed with lensed reflectors)

W/FT² OPTICS

LITEFRAME



ORDERING INFORMATION EXAMPLE: LF6CFH226EB 6CFH LP26Q430K

LF6CFH226EB | | – | 6CFH | | | – | | LP26Q430K

HOUSING
- LF6CFH132EB 6" (1) 26/32/42W Triple tube, multi-volt electronic ballast (120-277V)
- LF6CFH213TWEB 6" (2) 13W Osram Twin tube, multi-volt electronic ballast (120-277V)
- LF6CFH213EB 6", (2) 13W Quad, multi-volt electronic ballast (120-277V)
- LF6CFH218EB 6", (2) 18W Quad, multi-volt electronic ballast (120-277V)
- LF6CFH226EB 6", (2) 26W Quad, multi-volt electronic ballast (120-277V)
- LF8CFH132EB 8" (1) 26/32/42W Triple tube, multi-volt electronic ballast (120-277V)
- LF8CFH213TWEB 8" (2) 13W Osram Twin tube, multi-volt electronic ballast (120-277V)
- LF8CFH213EB 8", (2) 13W Quad, multi-volt electronic ballast (120-277V)
- LF8CFH218EB 8", (2) 18W Quad, multi-volt electronic ballast (120-277V)
- LF8CFH226EB 8", (2) 26W Quad, multi-volt electronic ballast (120-277V)
- LF8CFH232EB 8" (2) 32/42W Triple tube, multi-volt electronic ballast (120-277V)

HOUSING OPTIONS
- CDN Canadian electrical code compliant ballast disconnect
- CDN 347V[9] Canadian electrical code compliant ballast disconnect
- EM[2,5,6] Emergency battery pack with integral test switch and indicator light
- EMR[6] Emergency battery pack with remote test switch and indicator light
- FSDFA Fuse Kit installed at factory
- RIF1[2] Radio interference filter (single circuit)
- DM[1] Electronic dimming ballast to 5%, 4-wire, 0-10V, (120V thru 277V)
- SDM[1] Lutron Compact SE™ Dimming Ballast to 5%, 3-wire (specify voltage/wattage)
- XDM[1] Advance Mark 10™ Dimming Ballast to 5%, 2-wire line voltage (specify voltage/wattage)
- HDM[1,7] Lutron Hi Lume Dimming Ballast to 1%, 3-wire (specify voltage/ wattage)
- 7DM Advance Mark 7™ Dimming Ballast to 5%, 4-wire 0-10V (specify voltage/ wattage)
- 2DM Lutron Tu-Wire® Dimming Ballast to 5%, 2-wire line voltage (120V only)
- MW26 Max Wattage Label, 26W
- MW32 Max Wattage Label, 32W
- SYL Osram Sylvania® Ballast
- CP Chicago Plenum

REFLECTOR COLORS
- BLANK Clear Alzak
- CG Champagne Gold Alzak
- PW Pewter Alzak
- WE Wheat Alzak
- LW Light Wheat Alzak

SPLAY COLORS [4]
- BLANK Painted White
- CR Clear Alzak
- CG Champagne Gold Alzak
- PW Pewter Alzak
- WE Wheat Alzak
- LW Light Wheat Alzak

REFLECTORS
- 6CFH 6" Alzak semi-diffuse reflector (2-lamp)
- 6CFH1 6" Alzak semi-diffuse reflector (1-lamp)
- 8CFH 8" Alzak semi-diffuse reflector (2-lamp Triple tube)
- 8CFH1 8" Alzak semi-diffuse reflector (1-lamp triple tube)
- 8CFHT 8" Alzak semi-diffuse reflector (2-lamp triple tube)

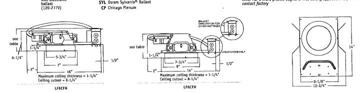
REFLECTOR OPTIONS
- CL[3] Regressed clear lens
- PL[3] Regressed prismatic lens
- DL[3] Regressed diffuse lens
- FL[3] Regressed fresnel lens
- WW[5,6,8] Wall Wash
- WT White flange (Alzak only)
- TRG Trim Ring Gasket (Factory installed)
- BB Black Baffle (with clear Alzak upper reflector)
- WB White Baffle (with clear Alzak upper reflector)

ACCESSORIES
- B24 Set of (2) 24" bar hangers for T-bar ceilings
- B6 Set of (2) bar hangers for ceiling joists up to 24" centers
- FSDFI Fuse kit for field installation
- SCA6_ Sloped ceiling adapter for 6" housings. Please specify degree of slope in 5° increments, max of 35°
- SCA8_ Sloped ceiling adapter for 8" housings. Please specify degree of slope in 5° increments, max of 35°

LAMP/ACCESSORIES
- LP__ -wattage=13, 18, 26, 32, 42 -type= T(Triple 4-pin) Q4 (Quad 4-pin) TW4 (Twin 4-pin) -temp= 27K, 30K, 35K, 41K (Kelvin)

NOTES
1. *Not Available for 13W Twin Tube Lamps*
2. *RIF1, EMR, EM, and CP options not offered in combination*
3. *Wet location listed*
4. *Lensed trims only*
5. *Not for use in lensed trims*
6. *Open trims only*
7. *Not available for 13W, 18W or 26W Quad lamp housings*
8. *Not available with 6CFH1*
9. *Dimming option not available for 347V*

Slope ceiling adapter and housing must be installed at the same time. For a more precise degree or wet ceiling applications, please contact factory



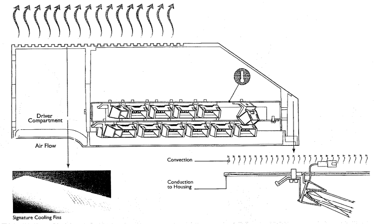
FIXTURE HEIGHT	6"	8"
OPEN	4-3/4"	6"
BAFFLE	5-3/4"	7-1/8"
LENS	5-3/4"	7-1/8"
WALL WASH	5-3/4"	7-1/8"

Prescolite

253

FIXTURE L7

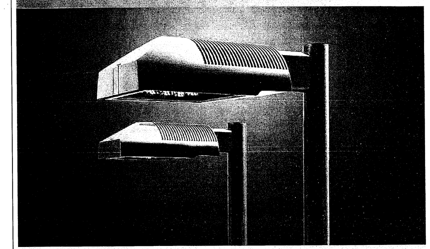
Thermal Management System



The Archetype LED luminaires employs two distinct but complimentary methods to manage the life-limiting heat produced by the LED diode. Both conduction and convection are used to disperse heat, thereby maintaining diode performance and long life. Heat is drawn away from the housing chamber and dispersed into the free air around the luminaire. Additionally, each MicroEmitter module incorporates a solid aluminum heat sink, which is mechanically secured to the EmitterDeck™. The EmitterDeck is composed of a heavy gauge aluminum carrier plate and is affixed directly to the housing to dissipate heat to the outside environment.

Each EmitterDeck incorporates two temperature sensors located at the hottest locations of the backside of the deck. Each sensor sends temperature readings every 30 seconds to Kim Lighting's exclusive LifeShield Protection System. In extreme conditions, LifeShield detects above tolerance temperature and automatically lowers the current to the system to preserve diode life. Lumen output is restored to full capacity once the temperature is stabilized to within acceptable limits. The LifeShield Protection System provides consistent performance with minimal output reduction in extreme and fluctuating environmental conditions. See page 9 for further details.

FIXTURE S1, S2, S3 & S4



The Archetype® LED

The eclectic shape of The Archetype LED readily adapts to and universally complements contemporary architectural design. Lighting performance, materials, innovative construction, and the latest solid state lighting technology combine to make The Archetype LED the state-of-the-art outdoor lighting luminaire for a broad range of applications. The Archetype LED comes in two sizes and is available for pole and wall mount configurations.

This is LED site lighting perfection. This is Kim Lighting.

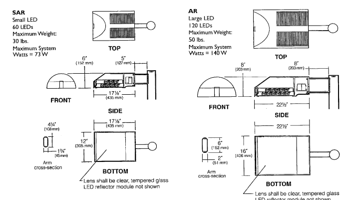
FIXTURE S1, S2, S3 & S4

THE ARCHETYPE LED

Specifications

SAR
Small LED
60 LEDs
Maximum Weight: 30 lbs.
Maximum System Watts = 73 W

AR
Large LED
120 LEDs
Maximum Weight: 50 lbs.
Maximum System Watts = 140 W



HOUSING: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling ribs over the optical chamber and electrical compartment. Solid barrier wall separates optical and electrical compartments. Double-thick wall with gussets on the support arm mounting end. Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-latch detail. All hardware is stainless steel or electro-zinc plated steel.

LENS FRAME: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange. Integral hinges with stainless steel pins provide no-tool mounting and removal from housing. Single die-cast aluminum cam-latch provides positive locking and sealing of the optical chamber by a one-piece extruded and vulcanized silicone gasket. Clear F" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimeter.

ELECTRONIC MODULE: All electrical components are UL recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Modules include a driver, thermal control device and surge protector. Drivers is rated for -40°F starting and has a 0-10V dimming interface. Electrical module attaches to housing with no-tool hinges and latches, accessible by opening the lens frame only.

OPTICAL MODULE: Precision, replaceable MicroEmitters are positioned to achieve directional control toward desired task. The entire EmitterDeck fastens to the housing as a one-piece module.

SUPPORT ARM: One-piece extruded aluminum with internal bolt guides and fully radiussed top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut for specified round pole.

OPTIONAL WALL MOUNTING: Fixture mounted to poured concrete walls only. A modified support arm is provided with side access to allow field splices within the arm. A wall embedment bracket is provided to accept draw bolts, and a trim plate covers the wall-embedded junction box. All wall mount components are finished to match the fixture.

FINISH: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

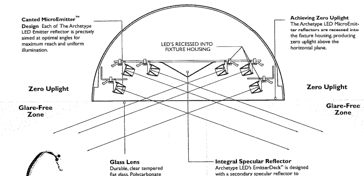
LISTINGS AND RATINGS		
ETL listed to UL 1598 standards[1]	IP66 Rated	25°C Ambient

[1]Suitable for wet locations
Kim Lighting reserves the right to change specifications without notice.

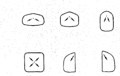
FIXTURE S1, S2, S3 & S4

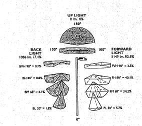
THE ARCHETYPE LED

Exclusive Optical Technology



Achieve any IES distribution, as well as new unique and custom distributions, with the incredible flexibility of Kim Lighting's MicroEmitter™ modules within each replaceable and upgradeable Archetype LED EmitterDeck assembly. Because each LED board is optically controlled separately, designers have the flexibility to specify distributions specific to their project's criteria.





FIXTURE S1, S2, S3 & S4

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www.ctrlansing.com
CTR Job No. 10509.00

project title

CHASE

Mt Prospect, IL

Rand and E Central Rd
Mount Prospect, IL 60056

sheet title

SITE LIGHTING CUT SHEETS

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

project number
2010-089

drawn NRT
checked GPH
approved GPH

issued for date
BIDS AND PERMITS 01.06.2011

sheet

ESP.3

Stratus®

stratusunlimited.com
888.503.1569

LOCATION NUMBER:

2

SITE ADDRESS:

950 East Rand Road
Mt. Prospect, IL 60056

View in Google Maps

SIGN CODE:

ALL SIGNAGE PROPOSED IS SUBJECT TO CODE REVIEW

Lakeside Bank

Infinite possibilities, ideal solutions.

SITE PLAN

For Reference - NTS

All signage, specs and sizes subject to change;
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PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

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Mentor, Ohio 44060
888.503.1569

CLIENT: Lakeside Bank

ADDRESS: 950 East Rand Road, Mt. Prospect, IL 60056

PAGE NO.: 2

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect_R4.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	488442	08/05/24 JT					
Rev 1	489457	08/14/24 JW					
Rev 2	492316	08/30/24 JG					
Rev 3	495381	09/25/24 JW					
Rev 4	496266	10/01/24 Z-SA					
Rev 5	497690	10/10/24 Z-SH	Updated site plan				

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E01.1 WEST (Entrance) ELEVATION

Scale: 1/8"=1'-0"

LB-FH-LL-18-W

EXISTING SIGN SF:	±65.1
PROPOSED SIGN SF:	44.1

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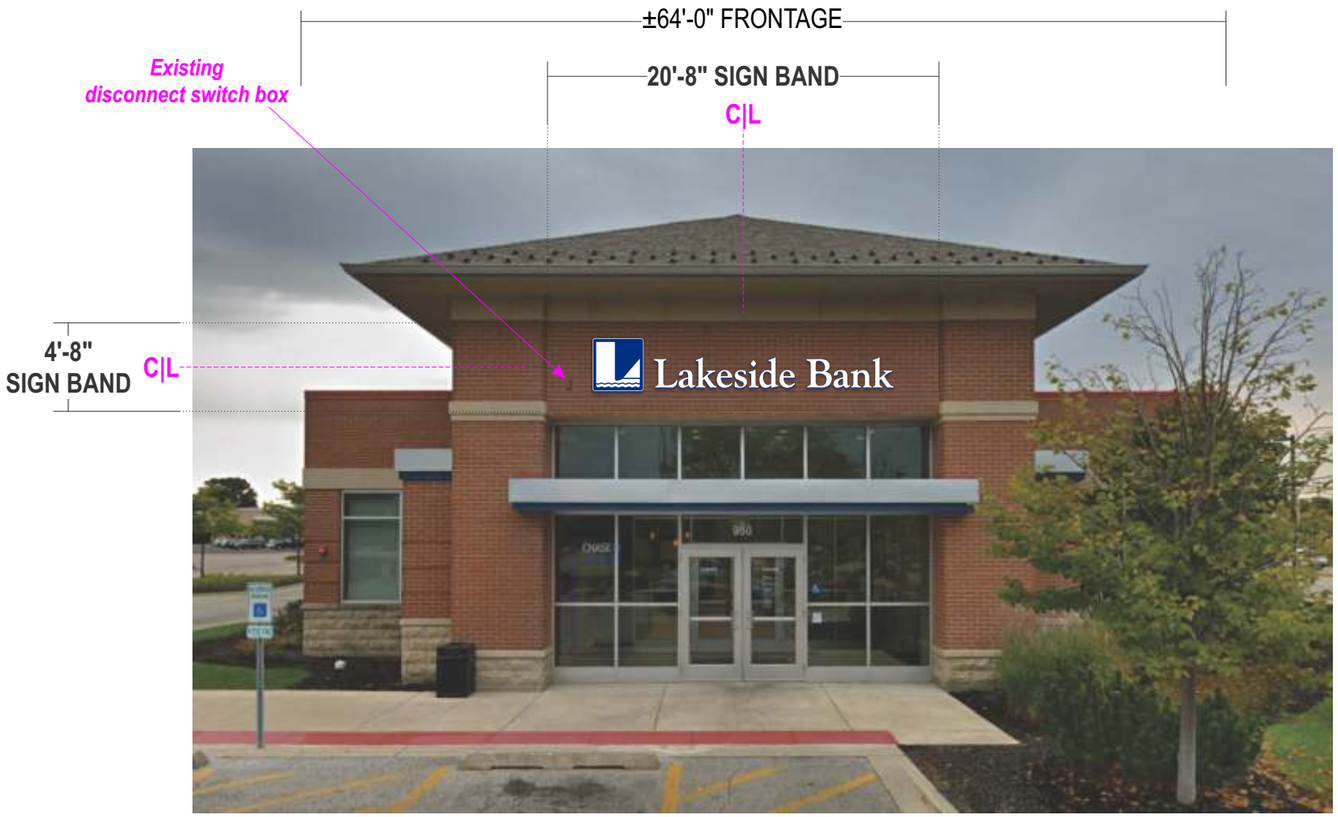

PREVIOUSLY EXISTING CONDITIONS

EXISTING ±31.5 "H "CHASE" ±3'-7-1/2 X 18'-2"
LETTERSET HAS BEEN REMOVED

EXISTING CONDITIONS

WALL TO BE REPAIRED AS REQUIRED; INSTALL NEW LETTERSET

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PAGE NO.: 3

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Rev 2	492316	08/30/24 JG	Deleted opt.				
Rev 3	495381	09/25/24 JW					
Rev 4	496266	10/01/24 Z-SA					
Rev 5	497690	10/10/24 Z-SH					

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E01.2 SOUTH (Right Side) ELEVATION

Scale: 1/8"=1'-0"

LB-FH-LL-18-W

EXISTING SIGN SF:	±58.8
PROPOSED SIGN SF:	44.1

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PRELIMINARY FOR DISCUSSION PURPOSES ONLY

PREVIOUSLY EXISTING CONDITIONS

EXISTING ±31.5 "H "CHASE" ±3'-4" X 17'-7-1/2"
LETTERSET HAS BEEN REMOVED

EXISTING CONDITIONS

WALL TO BE REPAIRED AS REQUIRED; INSTALL NEW LETTERSET

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ORDER NUMBER: 1221614

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SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

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Rev 4	496266	10/01/24 Z-SA					
Rev 5	497690	10/10/24 Z-SH					

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E01.3 NORTH (Left Side) ELEVATION

Scale: 1/8"=1'-0"

LB-FH-LL-18-W

EXISTING SIGN SF:	±58.8
PROPOSED SIGN SF:	44.1

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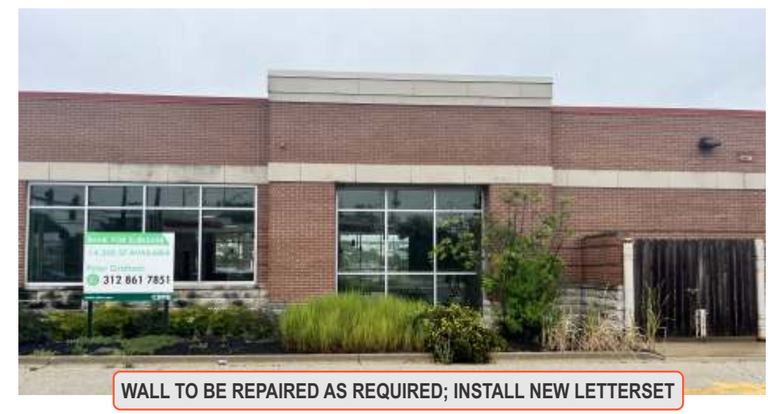
PRELIMINARY — FOR DISCUSSION PURPOSES ONLY

PREVIOUSLY EXISTING CONDITIONS

EXISTING ±31 "H "CHASE" ±3'-4" X 17'-7-1/2"
LETTERSET HAS BEEN REMOVED

EXISTING CONDITIONS



WALL TO BE REPAIRED AS REQUIRED; INSTALL NEW LETTERSET

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PAGE NO.: 5

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Rev 3	495381	09/25/24 JW					
Rev 4	496266	10/01/24 Z-SA					
Rev 5	497690	10/10/24 Z-SH					

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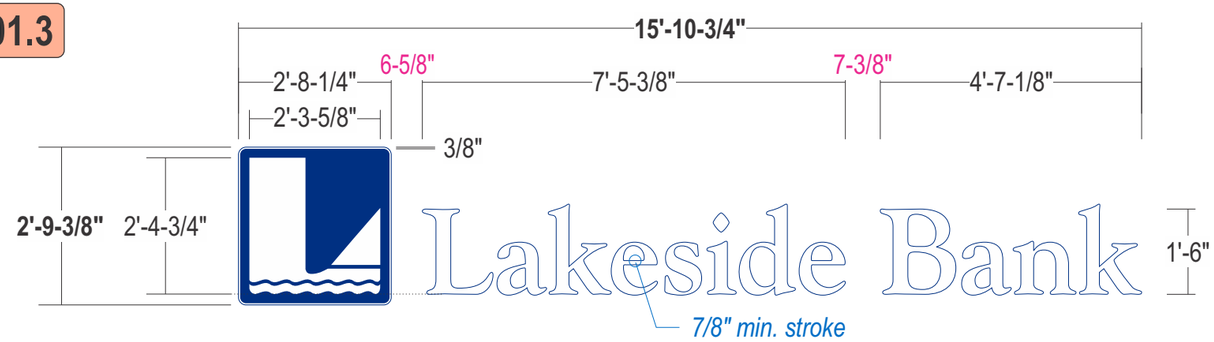
E01.1
E01.2
E01.3

ILLUMINATED LOGO/LETTERSET

LB-FH-LL-18-W

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

44.1 square feet



All signage, specs and sizes subject to change;
All signage shown is for presentation & quoting purposes only

FOR DISCUSSION PRELIMINARY PURPOSES ONLY

HALO LIT / FACE LIT REVERSE CHANNEL LOGO

FACES: .125 aluminum face painted Blue with masked and painted White border;
"L" portion of logo to be routed out from face and backed up with #7328 White acrylic
"L" will face illuminate White at night

RETURNS: 5" deep .063 aluminum returns; Returns welded to faces;
All welds sanded smooth; Painted Blue

BACKS: 1/4" clear polycarbonate

ILLUM.: FACE ILLUMINATION: White LED's as required by manufacturer;
HALO ILLUMINATION: ***Option A:*** White LED's or ***Option B:*** Blue LED's as required by manufacturer; **Remote Power Supplies**

WALL MAT.: Brick

INSTALL: Thru bolted using 2" standoffs & all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;
Standoffs painted to match wall surface

FACE LIT / HALO LIT CHANNELS

FACES: 3/16" #7328 White acrylic
Letters will illuminate White at night

TRIMCAP: 1" Jewelite painted Blue to match returns

RETURNS: 5" deep .063 aluminum returns - insides pre-finished White; Outsides painted Blue;
Aluminum baffle inside letters as required to allow for face and halo illumination

BACKS: 1/4" Clear polycarbonate

ILLUM.: FACE ILLUMINATION: White LED's as required by manufacturer;
HALO ILLUMINATION: Blue LED's as required by manufacturer;
Remote Power Supplies

WALL MAT.: Brick

INSTALL: Letters to stand off wall 1-1/2" to allow for halo illumination;
Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;
Spacers to be provided and painted to match wall

QUANTITY: **(3) THREE REQUIRED FOR NORTH, SOUTH & WEST ELEVATIONS**

SIMULATED NIGHT VIEW

OPTION A

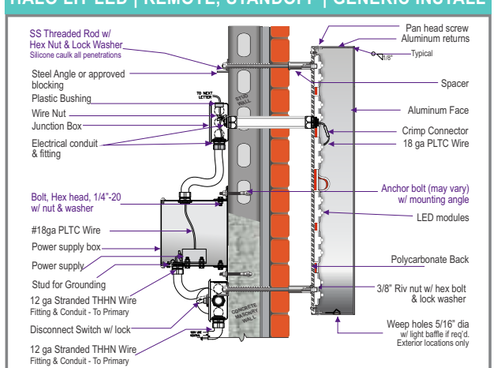
OPTION B

COLOR PALETTE

- PMS 288 C Blue
- White
- #7328 White acrylic
- **SPACERS** PMS 2319 C - **TBV**

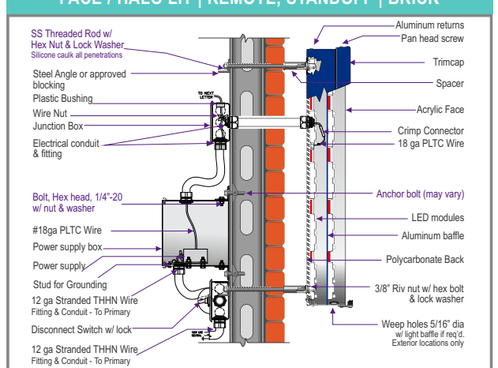
All paint finishes to be Satin unless otherwise specified

HALO LIT LED | REMOTE, STANDOFF | GENERIC INSTALL



***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete

FACE / HALO LIT | REMOTE, STANDOFF | BRICK



***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

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CLIENT: Lakeside Bank

ADDRESS: 950 East Rand Road, Mt. Prospect, IL 60056

PAGE NO.: 6

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect_R4.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	488442	08/05/24 JT					
Rev 1	489457	08/14/24 JW	Resized and added logo				
Rev 2	492316	08/30/24 JG	Deleted opt.				
Rev 3	495381	09/25/24 JW					
Rev 4	496266	10/01/24 Z-SA					
Rev 5	497690	10/10/24 Z-SH					

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E02 EAST (Drive-Thru) ELEVATION

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

LB-FH-LL-16-W

EXISTING SIGN SF:	±37.8
PROPOSED SIGN SF:	34.9

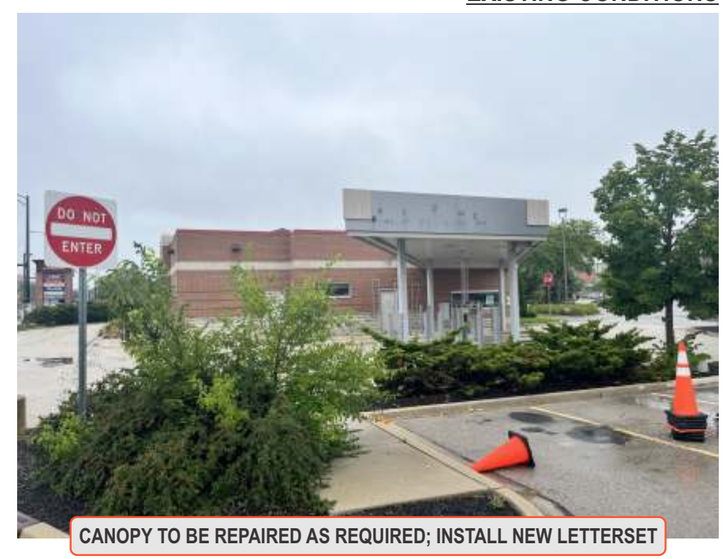
All signage, specs and sizes subject to change;
All signage shown is for presentation & quoting purposes only

PRELIMINARY — FOR DISCUSSION PURPOSES ONLY

PREVIOUSLY EXISTING CONDITIONS

EXISTING ±24" H "CHASE" ±2'-8" X 14'-2" LETTERSET HAS BEEN REMOVED

EXISTING CONDITIONS



CANOPY TO BE REPAIRED AS REQUIRED; INSTALL NEW LETTERSET

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PAGE NO.: 7

ORDER NUMBER: 1221614

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SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

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Rev 4	496266	10/01/24 Z-SA	
Rev 5	497690	10/10/24 Z-SH	

Rev #	Req #	Date/Artist	Description

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E02 ILLUMINATED LOGO/LETTERSET **LB-FH-LL-16-W**

Scale: 3/8"=1'-0" 34.9 square feet

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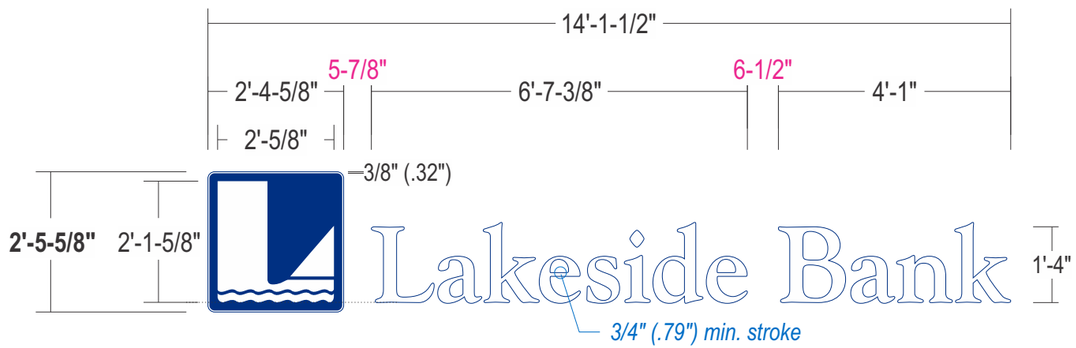
PRELIMINARY — FOR DISCUSSION PURPOSES ONLY



HALO LIT / FACE LIT REVERSE CHANNEL LOGO

FACES: .125 aluminum face painted Blue with masked and painted White border;
"L" portion of logo to be routed out from face and backed up with #7328 White acrylic
"L" will face illuminate White at night

RETURNS: 5" deep .063 aluminum returns; Returns welded to faces;
All welds sanded smooth; Painted Blue

BACKS: 1/4" clear polycarbonate

ILLUM.: FACE ILLUMINATION: White LED's as required by manufacturer;
HALO ILLUMINATION: ***Option A:*** White LED's or ***Option B:*** Blue LED's as required by manufacturer; **Remote Power Supplies**

WALL MAT.: Metal Canopy

INSTALL: Thru bolted using 2" standoffs & all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;
Standoffs painted to match wall surface

FACE LIT / HALO LIT CHANNELS

FACES: 3/16" #7328 White acrylic
Letters will illuminate White at night

TRIMCAP: 1" Jewelite painted Blue to match returns

RETURNS: 5" deep .063 aluminum returns - insides pre-finished White; Outsides painted Blue;
Aluminum baffle inside letters as required to allow for face and halo illumination

BACKS: 1/4" Clear polycarbonate

ILLUM.: FACE ILLUMINATION: White LED's as required by manufacturer;
HALO ILLUMINATION: Blue LED's as required by manufacturer;
Remote Power Supplies

WALL MAT.: Metal Canopy

INSTALL: Letters to stand off wall 1-1/2" to allow for halo illumination;
Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;
Spacers to be provided and painted to match wall

QUANTITY: **(1) ONE LETTERSET required for EAST DRIVE-THRU CANOPY elevation**

SIMULATED NIGHT VIEW

OPTION A

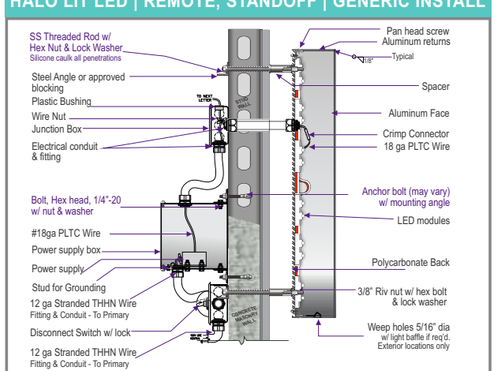
OPTION B

COLOR PALETTE

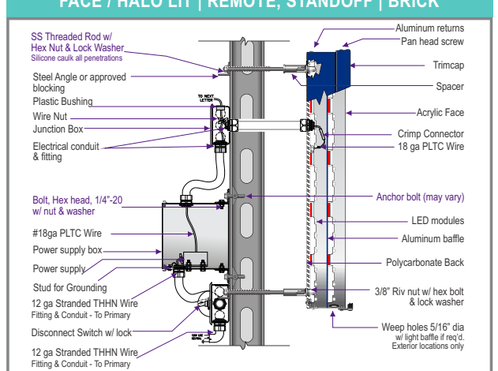
- PMS 288 C Blue
- White
- #7328 White acrylic
- **SPACERS** PMS 6108 C - **TBV**

All paint finishes to be Satin unless otherwise specified

HALO LIT LED | REMOTE, STANDOFF | GENERIC INSTALL



FACE / HALO LIT | REMOTE, STANDOFF | BRICK



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PAGE NO.: 8

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect_R4.cdr

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Rev 3	495381	09/25/24 JW					
Rev 4	496266	10/01/24 Z-SA					
Rev 5	497690	10/10/24 Z-SH					

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SOUTH (Drive-Thru Canopy) ELEVATION

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

EXISTING SIGN SF:	±5 TOTAL
PROPOSED SIGN SF:	5 TOTAL

All signage, specs and sizes subject to change;
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FOR DISCUSSION PRELIMINARY PURPOSES ONLY

PREVIOUSLY EXISTING CONDITIONS

(2) TWO EXISTING ±11" X 2'-9" PANEL SIGNS HAVE BEEN REMOVED AND REPLACED WITH NEW PANELS

EXISTING CONDITIONS

CANOPY TO BE REPAIRED AS REQUIRED; INSTALL 2 NEW PANELS

52'-10-1/8" GRAY SIGN BAND

Center E03 on column support

Center E03 on column support

11"

2'-4-1/8"

±1'-4" C|L

5"

E03

E03

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Original	488442	08/05/24 JT					
Rev 1	489457	08/14/24 JW	Updated with survey info, added new existing photo				
Rev 2	492316	08/30/24 JG					
Rev 3	495381	09/25/24 JW					
Rev 4	496266	10/01/24 Z-SA					
Rev 5	497690	10/10/24 Z-SH	Removed E03				

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E03 S/F ALUM. PANEL - Clearance

Scale: 3"=1'-0"

LB-PNL

2.5 square feet

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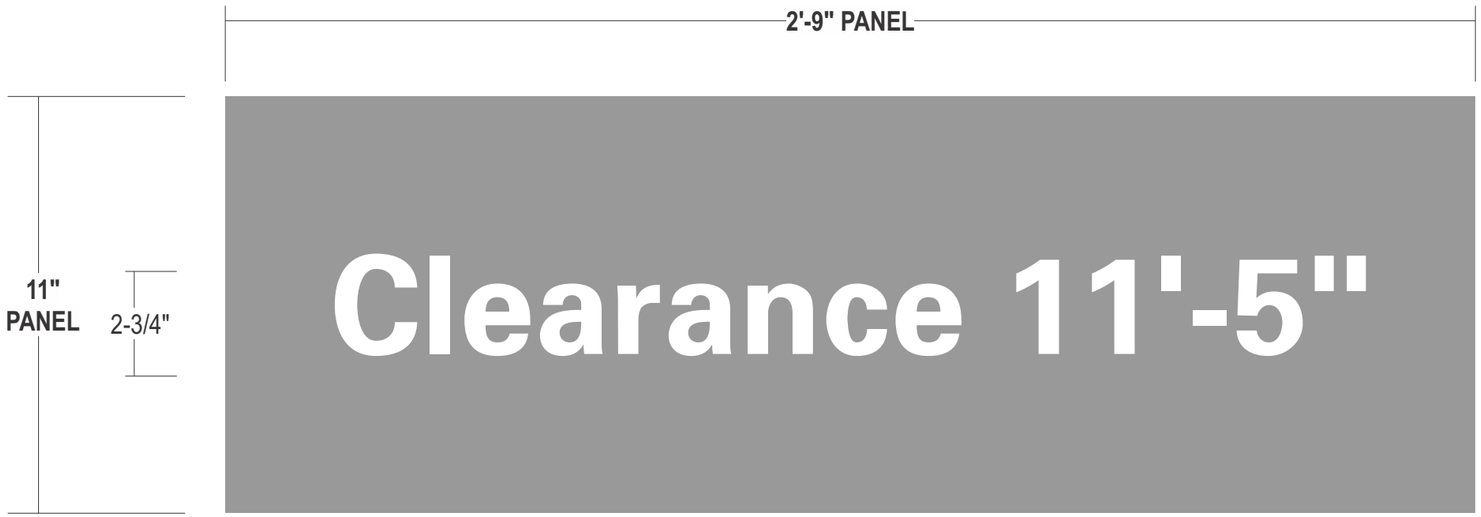
PRELIMINARY — FOR DISCUSSION PURPOSES ONLY



PANEL: .080 flat aluminum panel painted Gray - color TBV

GRAPHICS: Surface applied White die-cut vinyl

FONT: Universe 65 Bold

CANOPY: Not provided at this time

INSTALL: Panel flush mounted to canopy using fasteners thru face;
Fastener heads painted to match panel; Mounting method TBV

QUANTITY: **(2) TWO PANELS required for SOUTH DRIVE-THRU CANOPY elevation**

COLOR PALETTE

- Gray — Paint match to be provided
- White — 3M 7725-10 Opaque White vinyl

All paint finishes to be Satin unless otherwise specified

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PROJECT MANAGER: ROBERT SCHAEFFER

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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	488442	08/05/24 JT					
Rev 1	489457	08/14/24 JW	Updated height to 11" & width to 2'-9"				
Rev 2	492316	08/30/24 JG					
Rev 3	495381	09/25/24 JW					
Rev 4	496266	10/01/24 Z-SA					
Rev 5	497690	10/10/24 Z-SH					

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E04 D/F ILLUM. MONUMENT SIGN

Scale: 1/2"=1'-0"

LB-MON

20 square feet

OPTIONAL SIGNAGE

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FOR DISCUSSION PRELIMINARY PURPOSES ONLY

Stratus SHOP DRAWINGS REQUIRED

Customer to supply stacked logo or approval of shown required

ARTWORK REQUIRED — ARTWORK PROVIDED IS NOT SUITABLE FOR PRODUCTION

ALL MANUFACTURING AND INSTALL SPECS TBV PRIOR TO PRODUCTION

CABINET: 12" deep extruded alum. D/F cabinet w/ internal support pipe and aluminum framework; All painted Gray

FACES: .125" aluminum brake formed shoebox faces painted Gray

GRAPHICS: Routed out from aluminum faces and backed up with #7328 White acrylic w/ first surface Blue vinyl

ILLUM. : White LED's as required by manufacturer; ***Power supplies to be housed within cabinet***

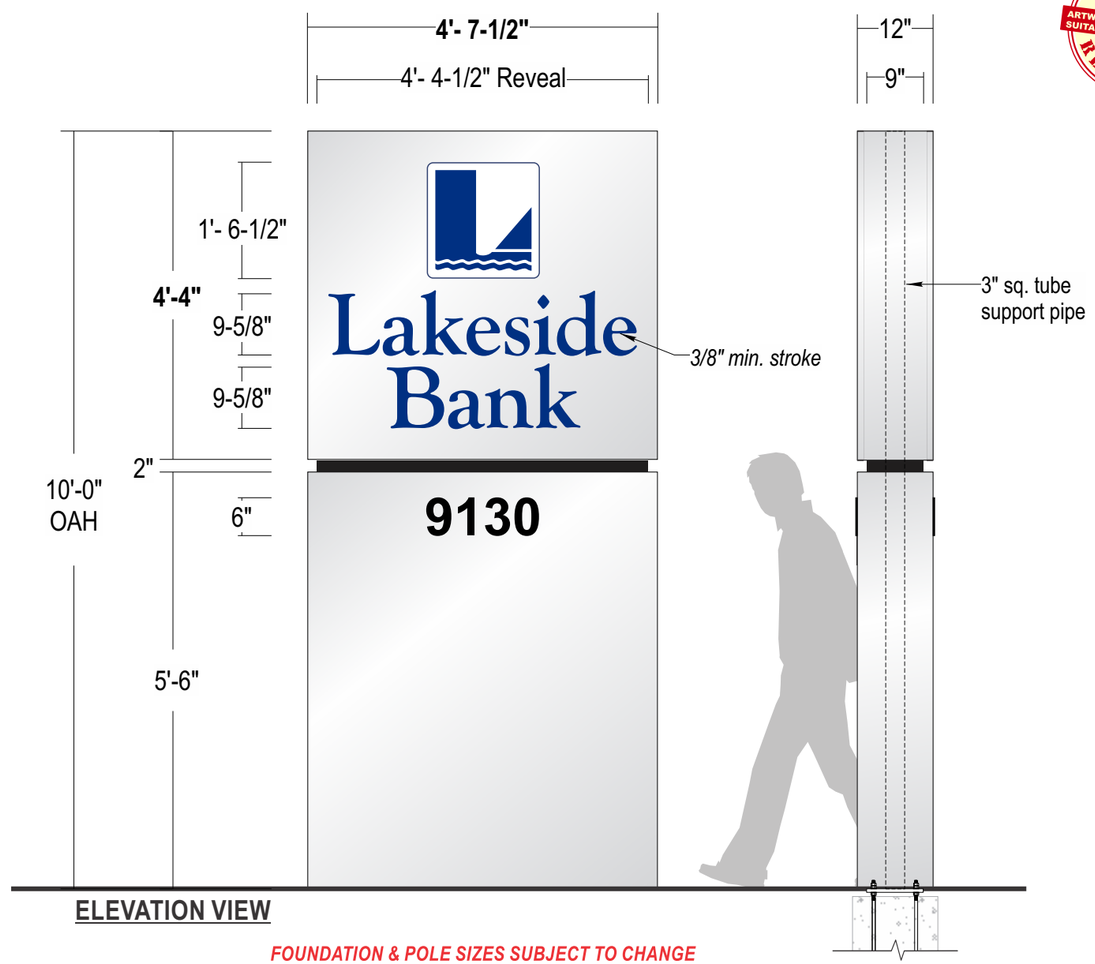
REVEAL: Fab'd min. .063 aluminum painted Black

POLE COVER: Fab'd min. .063 aluminum painted Gray

ADDRESS: 1/4" thick aluminum flat cut outs painted Black; Studs at backside for mounting

INSTALL: Internal support pipe to be welded to base plate and secured to min. 3/8" j-bolts embedded in concrete footing using locking nuts and washers

QUANTITY: **(1) ONE D/F ILLUM MONUMENT REQUIRED**

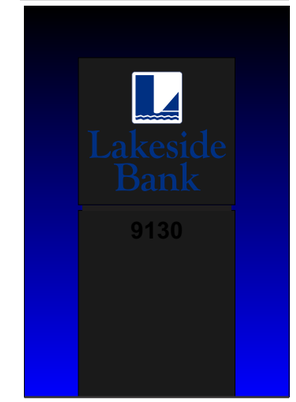


ELEVATION VIEW

END VIEW

FOUNDATION & POLE SIZES SUBJECT TO CHANGE ACCORDING TO ENGINEERING SPECS & CITY REQUIREMENTS!!

SIMULATED NIGHT VIEW



PREVIOUSLY EXISTING CONDITIONS

EXISTING "CHASE" MONUMENT HAS BEEN REMOVED

EXISTING CONDITIONS

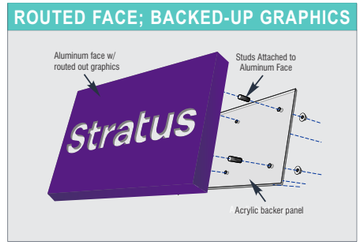
NEW SIGN TO BE INSTALLED FAR ENOUGH AWAY FROM EXISTING TO ALLOW FOR NEW FOOTING

COLOR PALETTE

- PMS 656 C Gray
- PMS 288 C Blue
  3M 3630-157 Sultan Blue
- Black

All paint finishes to be Satin unless otherwise specified

ROUTED FACE; BACKED-UP GRAPHICS



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PAGE NO.: 11

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect_R4.cdr

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Rev 3	495381	09/25/24 JW					
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E05 NON-ILLUMINATED DIRECTIONAL

LB-DIR-NI

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

TOTAL 7.5 square feet
LOGO .6 square feet

LOGO IS ONLY TO OCCUPY 10% OF SIGN FACE

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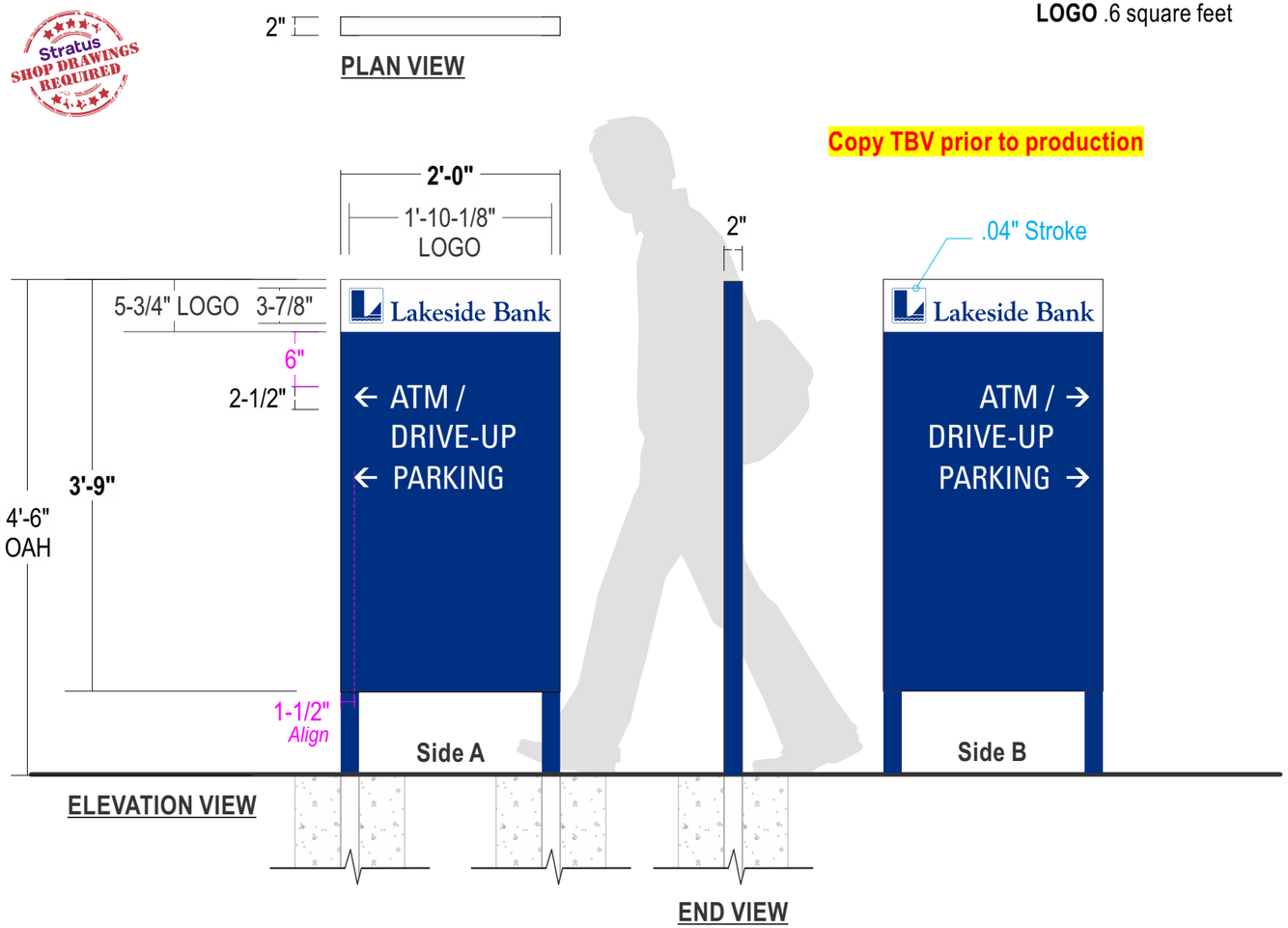
PRELIMINARY — FOR DISCUSSION PURPOSES ONLY

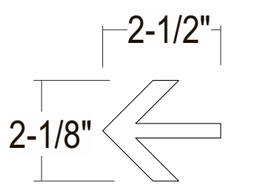
Stratus SHOP DRAWINGS REQUIRED



COLOR PALETTE

- White
  3M 7725-10 White
- PMS 288 C Blue

All paint finishes to be Satin unless otherwise specified



ARROW DETAIL

CONST.: 2" deep aluminum sq tube framing with 2" sq tube posts capped at top; All painted Blue

FACES: .090" flat aluminum painted Blue

RETURNS Top return to be painted White; all others to be painted Blue

LOGO GRAPHICS: Surface applied digitally printed White graphics on optically clear vinyl.

GRAPHICS: Surface applied White die-cut vinyl;
Font: Universe 57 Condensed Regular

INSTALL: Direct burial of posts into concrete pier footings in accordance with engineering requirements and city code

QUANTITY: **(1) ONE REQUIRED**

PREVIOUSLY EXISTING CONDITIONS

Side A

(1) ONE EXISTING DIRECTIONAL HAS BEEN REMOVED

Side B

EXISTING CONDITIONS

INSTALL NEW DIRECTIONAL IN SAME LOCATION

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PAGE NO.: 12

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Rev 2	492316	08/30/24 JG					
Rev 3	495381	09/25/24 JW	Option B				
Rev 4	496266	10/01/24 Z-SA	Removed option A				
Rev 5	497690	10/10/24 Z-SH					

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E06 D/F ALUMINUM PARKING PANEL - POST MOUNTED

Scale: Scaled Proportionally

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

EXISTING CONDITIONS

PROPOSED SIGNAGE

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Mt. Prospect, IL 60056

PAGE NO.: 13

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PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect_R4.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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Rev 2	492316	08/30/24 JG					
Rev 3	495381	09/25/24 JW					
Rev 4	496266	10/01/24 Z-SA	Added ADA sign				
Rev 5	497690	10/10/24 Z-SH					

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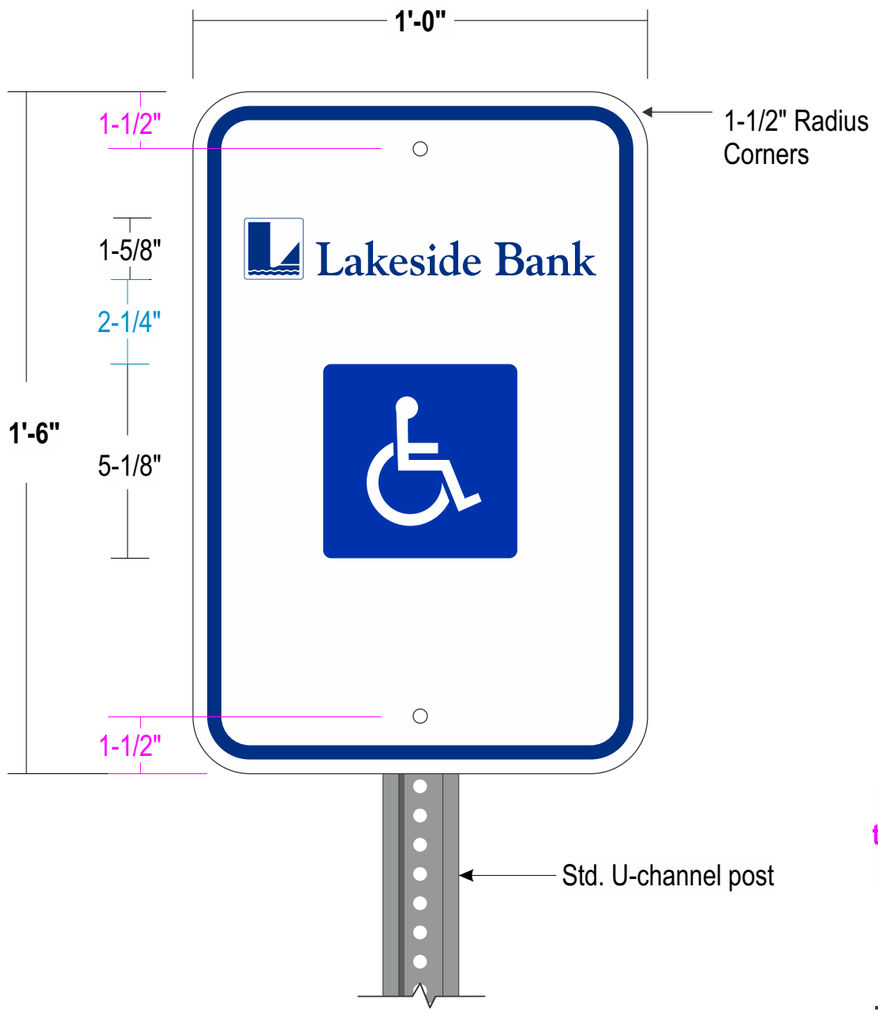
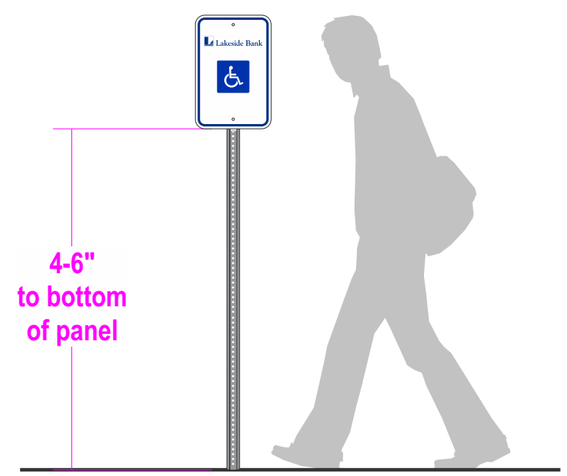
E06 S/F ALUMINUM PARKING PANEL - POST MOUNTED

LB-REG-HCAP

Scale: 3"=1'-0"

1.5 square feet





TYP. ELEVATION VIEW

Scale: 1/2" = 1'-0"

PANEL: .080 Aluminum panel w/ 1-1/2" radius corners & pre-drilled 3/8" holes centered top and bottom

GRAPHICS: Digitally printed graphics on engineer grade reflective sheeting w/ matte clear overlaminate

POST: U-Channel post as required

INSTALL: Panel fastened to posts thru face w/ fasteners as required; Screw heads painted to match background; Direct burial installation of posts as required by engineering & city code

QUANTITY: **(2) TWO S/F PANELS REQUIRED**
(2) TWO POSTS REQUIRED

COLOR PALETTE

- PMS 286 C Blue
- PMS 288 C Blue

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CLIENT: Lakeside Bank

ADDRESS: 950 East Rand Road, Mt. Prospect, IL 60056

PAGE NO.: 14

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

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E07

NIGHT DEPOSIT PANEL

For Reference - NTS

LEAVE AS IS

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FOR DISCUSSION PRELIMINARY PURPOSES ONLY

EXISTING NIGHT DEPOSIT PANEL TO REMAIN "AS IS";
NO STRATUS SCOPE OF WORK REQUIRED AT THIS TIME

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ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

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PROJECT MANAGER: ROBERT SCHAEFFER

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SCOPE OF WORK BY OTHERS

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PRELIMINARY — FOR DISCUSSION PURPOSES ONLY

PREVIOUSLY EXISTING CONDITIONS

REMOVAL COMPLETE

EXISTING CONDITIONS

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ORDER NUMBER: 1221614

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I01 ALUMINUM FLAT CUT OUTS

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

LB-FCO-LL-ALUM-8

8.7 square feet

EXISTING SIGN SF:	±11 TOTAL
PROPOSED SIGN SF:	8.7 TOTAL

CUSTOM

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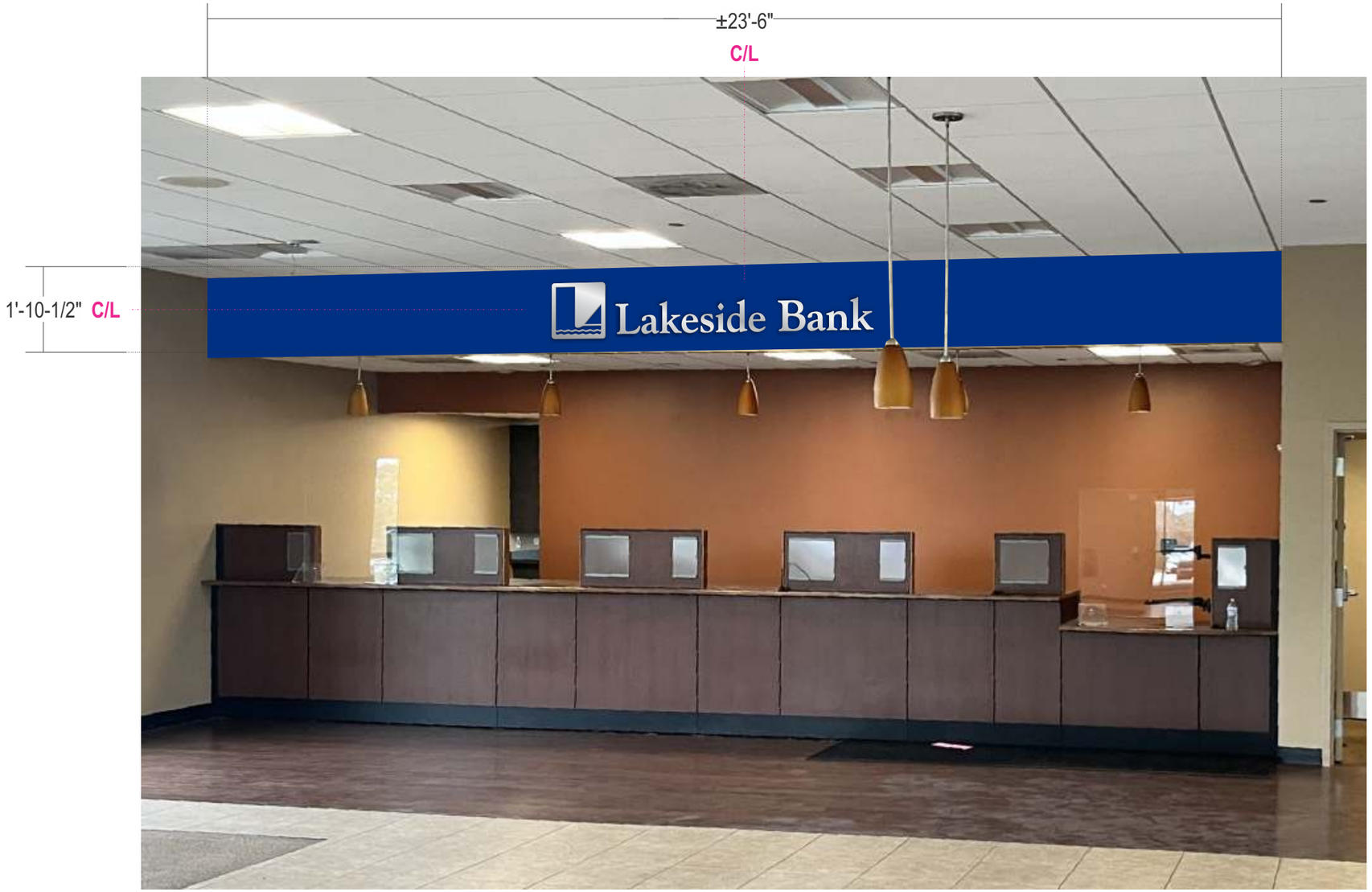
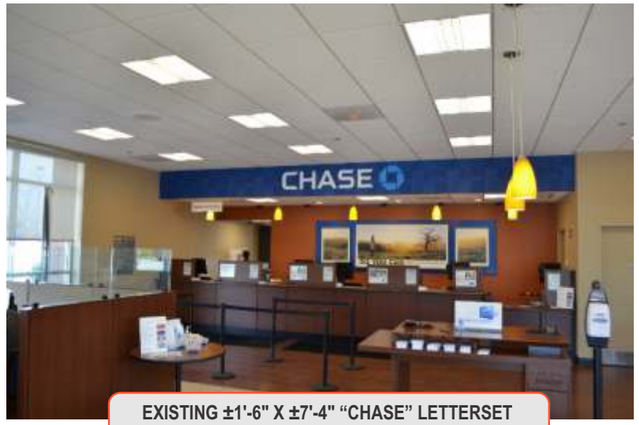
FOR DISCUSSION PRELIMINARY PURPOSES ONLY



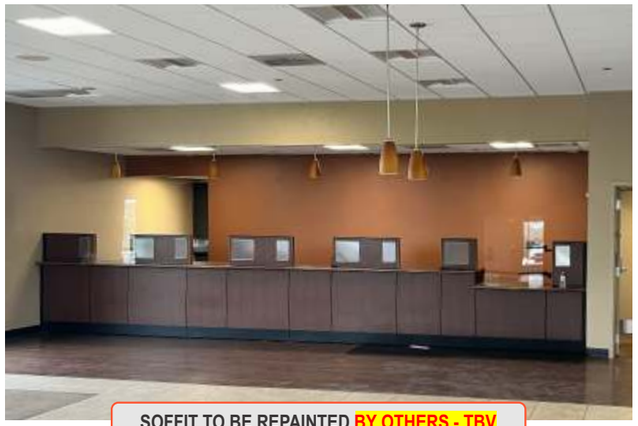
PROPOSED SIGNAGE

PREVIOUSLY EXISTING CONDITIONS



EXISTING ±1'-6" X ±7'-4" "CHASE" LETTERSET AND SOFFIT WALL GRAPHIC HAVE BEEN REMOVED

EXISTING CONDITIONS



SOFFIT TO BE REPAINTED BY OTHERS - TBV

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ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

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PROJECT MANAGER: ROBERT SCHAEFFER

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Rev 4	496266	10/01/24 Z-SA					
Rev 5	497690	10/10/24 Z-SH					

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I01 ALUMINUM FLAT CUT OUTS

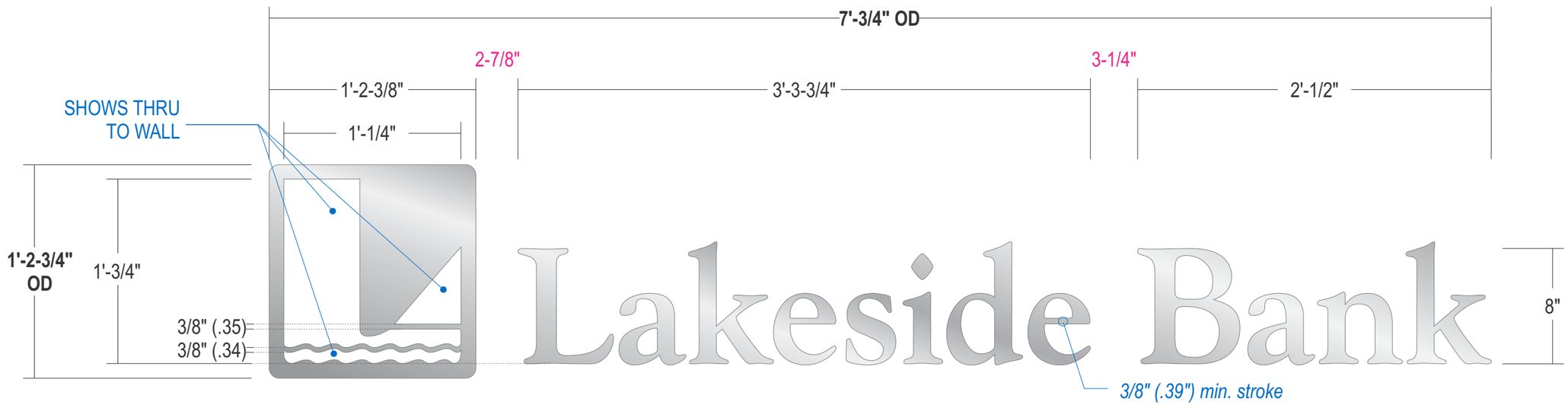
LB-FCO-LL-ALUM-8 **CUSTOM**

Scale: 1-1/2" = 1'-0"

8.7 square feet

All signage, specs and sizes subject to change;
All signage shown is for presentation & quoting purposes only

PRELIMINARY — FOR DISCUSSION PURPOSES ONLY



LETTERS: 1/4" thick flat cut out Brushed Aluminum letters w/ #4 horizontal grain finish; Studs at backside for mounting

WALL MAT'L: Drywall over studs presumed

INSTALL: Stud mounted flush to wall

QUANTITY: **(1) ONE LETTERSET REQUIRED**

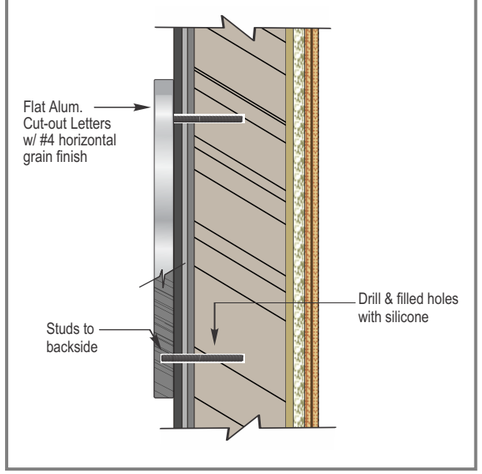
JOB NOTE: **Soffit to be painted Blue - Color TBV**

COLOR PALETTE

- Brushed Aluminum w/ #4 horizontal grain finish
- 288 C Blue

All paint finishes to be Satin unless otherwise specified

FLAT CUT-OUT LETTERS - STUD MOUNTED FLUSH



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Rev 3	495381	09/25/24 JW					
Rev 4	496266	10/01/24 Z-SA	Removed option B				
Rev 5	497690	10/10/24 Z-SH					

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I02 ALUMINUM FLAT CUT OUTS

Scale: 1/2" = 1'-0"

LB-FCO-LL-ALUM-6 **CUSTOM**

5 square feet

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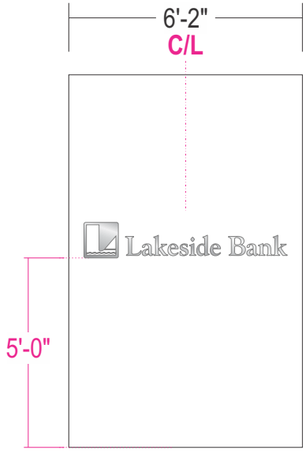
FOR DISCUSSION PRELIMINARY PURPOSES ONLY

PROPOSED SIGNAGE

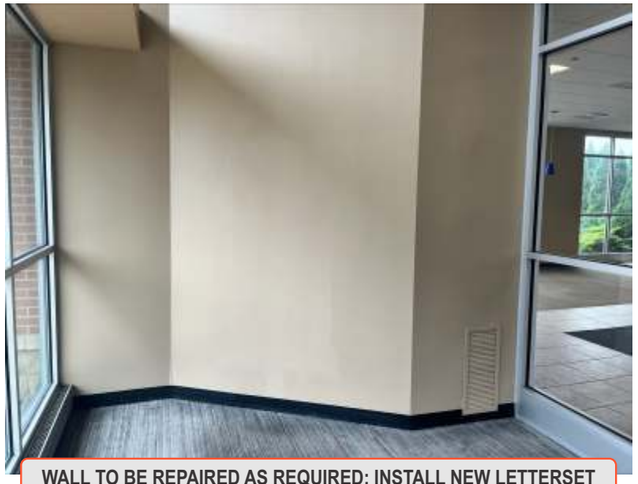
PREVIOUSLY EXISTING CONDITIONS

EXISTING ATM MACHINE HAS BEEN REMOVED



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

EXISTING CONDITIONS



WALL TO BE REPAIRED AS REQUIRED; INSTALL NEW LETTERSET

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I02 ALUMINUM FLAT CUT OUTS

Scale: 1" = 1'-0"

LB-FCO-LL-ALUM-6 **CUSTOM**

5 square feet

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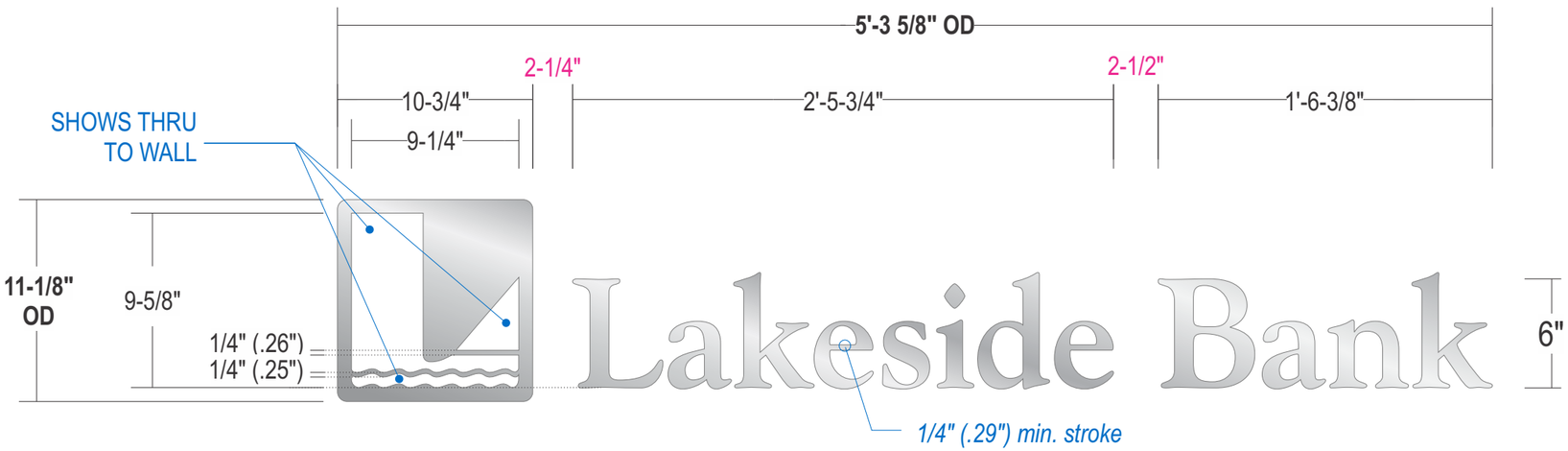
PRELIMINARY — FOR DISCUSSION PURPOSES ONLY



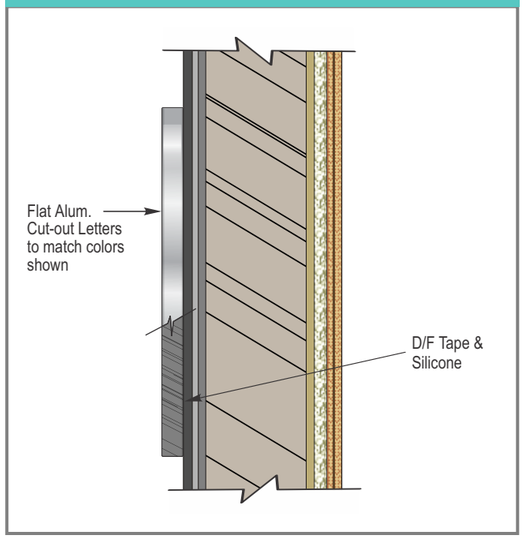
LOGO / LETTERS: 1/4" thick flat cut out Brushed Aluminum letters w/ #4 horizontal grain finish.

WALL MAT'L: Drywall over studs presumed

INSTALL: Flush mount to fascia with D/F VHB tape and silicone

QUANTITY: **(1) ONE LETTERSET REQUIRED FOR INTERIOR WALL**

FLAT CUT-OUT LETTERS - D/F TAPE & SILICONE



COLOR PALETTE

Brushed Aluminum w/ #4 horizontal grain finish

All paint finishes to be Satin unless otherwise specified

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ADDRESS: 950 East Rand Road, Mt. Prospect, IL 60056

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PROJECT NUMBER: 88040

SITE NUMBER: 2

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KOLPAK LAW GROUP
ATTORNEYS AT LAW
SUITE 202
6767 NORTH MILWAUKEE AVENUE
NILES, ILLINOIS 60714

TELEPHONE
(847) 647 - 0336
FACSIMILE
(847) 647 - 8107

October 30, 2024

50 S. Emerson Street
Mount Prospect, IL 60056
RE: PZ-11-24

950 E. Rand Road
Conditional Use approval at Planning and Zoning Commission.

Dear Mr. Hogan,

I represent the Petitioner in the above referenced matter. The Planning & Zoning Commission recommended approval for our Conditional Use Permit request (PZ-11-24) to establish four (4) drive through lanes at the address commonly known as 950 E. Rand Road by a unanimous vote.

Our request is scheduled to go before the Village Board for the ordinance's first reading on November 6, 2024. I would like to request that the Village Board waive the second reading and that final action is taken at the November 6th meeting. My clients are anxious to start the project as soon as possible due to upcoming cold weather as well as availability of materials in event of delay.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact me at 847-647-0336 or email colleen@klgesq.com.

Regards,

Paul A. Kolpak

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-11-24	Hearing Date: October 10, 2024
PROPERTY ADDRESS:	950 East Rand Road
PETITIONER:	Village of Mount Prospect
PUBLICATION DATE:	September 25, 2024
REQUEST:	Conditional Use for a Drive-Through 950 E. Rand Road
MEMBERS PRESENT:	William Beattie Ewa Weir Walter Szymczak Greg Miller Richard Rogers
MEMBERS ABSENT:	Joseph Donnelly Donald Olsen
STAFF MEMBERS PRESENT:	Charles Hogan – Development Planner Antonia Lalagos – Development Planner
INTERESTED PARTIES:	Lakeside Bank, Village of Mount Prospect

Chairman Beattie called the meeting to order at 7:06 PM. Commissioner Miller made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on September 12, 2024. The minutes were approved 3-0 (Commissioners Miller and Rogers abstained).

Chairman Beattie introduced case number PZ-11-24 for a drive-through at 950 East Rand Road.

Mr. Hogan stated that the petitioner, Lakeside Bank, is requesting conditional use approval to re-establish a drive-through at 950 East Rand Road, an outlot of Mount Prospect Plaza. He stated that the property, zoned B-3 Community Shopping, operated as a drive-through Chase Bank from 2011 to 2020. He stated the proposal requires Village Board approval, and staff supports the request, believing it meets the necessary requirements for a conditional use.

Mr. Hogan then reviewed the conditional use application, detailing the existing site conditions, the minimal proposed changes, as well as the landscape plan, and drive-through stacking plan. He stated that Lakeside Bank intends to reopen the bank in largely the same form as when it was occupied by Chase. Mr. Hogan stated the landscape plan was updated in response to 2023 changes to Rand Road, and he stated staff was satisfied with the landscape improvements proposed by the applicant. Regarding traffic, Mr. Hogan stated that the drive-through is not expected to create any issues, as none were observed when Chase operated the location.

Mr. Hogan asserted that the proposed conditional use meets the standards contained in Section 14.203(F) of the Zoning Ordinance and requested that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

"A conditional use to allow four drive-through lanes at the property commonly known as 950 East Rand Road, subject to the conditions detailed in the staff report."

Mr. Hogan stated that the Village Board's decision is final for this case.

After Mr. Hogan concluded his presentation, Chairman Beattie asked the commissioners to present any questions they have for Staff. Commissioner Weir stated she had some questions.

Commissioner Weir confirmed that the drive-through is existing.

Mr. Hogan responded in the affirmative, noting that it is existing but not in use.

Ms. Weir asked if any safety concerns were anticipated because of the two interior drives on the south side of the property, given that they are close to oncoming traffic on the widened Rand Road, and asked if one of the lanes could be restored as landscaping.

Mr. Hogan stated that staff did not request any changes because the site was previously functional.

Ms. Lalagos added that the two drive-through lanes were beneficial for stacking purposes, but stated the petitioner could respond if necessary.

Ms. Weir then asked if impervious surface had increased since Rand Road was widened.

Mr. Hogan stated that it had not.

No other commissioners asked questions of staff and the petitioner approached the podium.

The petitioner introduced himself as John Eilering, resident of 302 South Lancaster and manager of Lakeside Bank. His attorney, Colleen Doherty, also introduced herself.

Mr. Eilering provided details on his history with the banking business and stated his excitement to be operating a bank in Mount Prospect.

Chairman Beattie confirmed that no changes were proposed to the site when it is reactivated as a bank.

Mr. Eilering responded in the affirmative.

Commissioner Rogers asked for more details on Lakeside Bank.

Mr. Eilering explained the history of Lakeside Bank and why they decided to open a branch in Mount Prospect.

Commissioner Rogers responded by expressing his support for the opening of Lakeside Bank at this site.

Commissioner Weir then asked if the applicant could provide more details on the Landscape Plan.

Ms. Doherty explained the proposed planting mix and locations.

Commissioner Weir asked for more details on the signage plan, and specifically asked if all items were up to code.

Mr. Hogan explained that there was one concern with a directional sign that would be addressed by the applicant.

Hearing no further comments or questions, Chairman Beattie asked for a motion to approve the conditional use. Commissioner Miller made a motion seconded by Commissioner Szymczak to approve the following motion:

"A conditional use to allow four drive-through lanes at the property commonly known as 950 East Rand Road, subject to the conditions detailed in the staff report"

The Commission made a motion to adopt staff's findings.

UPON ROLL CALL AYES: Szymczak, Weir, Beattie, Miller, Rogers
NAYS: None

The Planning and Zoning Commission gave a positive recommendation (5-0) to the Village Board.

Commissioner Beattie then introduced a second item of new business which also received a positive recommendation (5-0).

Hearing no further discussion, Commissioner Miller made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 7:36 PM.

Charlie Hogan, Development Planner

ORDINANCE NO. XXXX

AN ORDINANCE GRANTING A CONDITIONAL USE (DRIVE-THROUGH LANES) FOR THE PROPERTY LOCATED AT 950 EAST RAND ROAD, MOUNT PROSPECT, ILLINOIS

WHEREAS, Lakeside Bank ("Petitioner"), has filed a petition for a Conditional Use permit to operate a drive-through bank on the property located at 950 East Rand Road (Property) and legally described as:

THAT PART OF LOT 1 IN PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 16, 1979 AS DOCUMENT NUMBER LR 3104778, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF A PARCEL TAKEN FOR THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION REGISTERED AS DOCUMENT NUMBER LR 3201616, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12) AS DEDICATED BY SAID PLAZA SUBDIVISION; THENCE NORTH 32 DEGREES 53 MINUTES 09 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 35.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 57 DEGREES 06 MINUTES 51 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 36.76 FEET TO A POINT ON A NON TANGENT CURVE; THENCE NORTHEASTERLY 6.82 FEET, ALONG THE ARC OF SAID NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET AND WHOSE CHORD BEARS NORTH 26 DEGREES 30 MINUTES 37 SECONDS EAST, 6.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 32 DEGREES 37 MINUTES 12 SECONDS EAST, 89.19 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 48.51 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET AND WHOSE CHORD BEARS SOUTH 89 DEGREES 28 MINUTES 38 SECONDS EAST, 40.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 31 DEGREES 34 MINUTES 28 SECONDS EAST, 51.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 21.81 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HA VINO A

RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 44 DEGREES 04 MINUTES 15 SECONDS EAST, 21.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 56 DEGREES 34 MINUTES 01 SECONDS EAST, 143.97 FEET; THENCE SOUTH 32 DEGREES 53 MINUTES 09 SECONDS WEST, 124.30 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12); THENCE NORTH 57 DEGREES 06 MINUTES 51 SECONDS WEST, ALONG SAID LINE, 207.85 FEET TO THE POINT OF BEGINNING; CONTAINING 31,093 SQUARE FEET OR 0.714 ACRES MORE OR LESS.

Commonly known as: 950 E. Rand Road, Mt. Prospect, IL 60056

PROPERTY INDEX NUMBER: 03-35-301-056-0000; and

WHEREAS, the Petitioner seeks a Conditional Use permit to allow for the use of four drive-through lanes at the property commonly known as 950 East Rand Road, as shown in the “Lakeside Bank – Mount Prospect Plaza” plan set prepared by JRB Group Architects, dated 5/17/2023, with the latest revision date of 10/18/2024, and the “Lakeside Bank Landscape Plan” prepared by Craig M. Patten Landscape Architecture, dated 9/06/2024, with the latest revision date of 09/16/2024.

WHEREAS, a Public Hearing was held on the request for a Conditional Use being the subject of PZ-11-24 before the Planning and Zoning Commission of the Village of Mount Prospect on the 10th day of October, 2024, pursuant to proper legal notice having been published in the Daily Herald on the 25th day of September, 2024 and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations to the President and Board of Trustees in support of the request being the subject of PZ-11-24; 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 request meets the standards of the Village and 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 allow four drive-through lanes at the property commonly known as 950 East Rand Road, subject to the following conditions:

1. The site shall be developed in strict conformance with the following plan sets:
    a. The "Lakeside Bank – Mount Prospect Plaza" plan set prepared by JRB Group Architects, dated 5/17/2023, with latest revision date of 09/16/2024.
    b. The "Lakeside Bank Landscape Plan" prepared by Craig M. Patten Landscape Architecture, dated 9/06/2024, with latest revision date of 09/16/2024.

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 6th day of November, 2024

_____

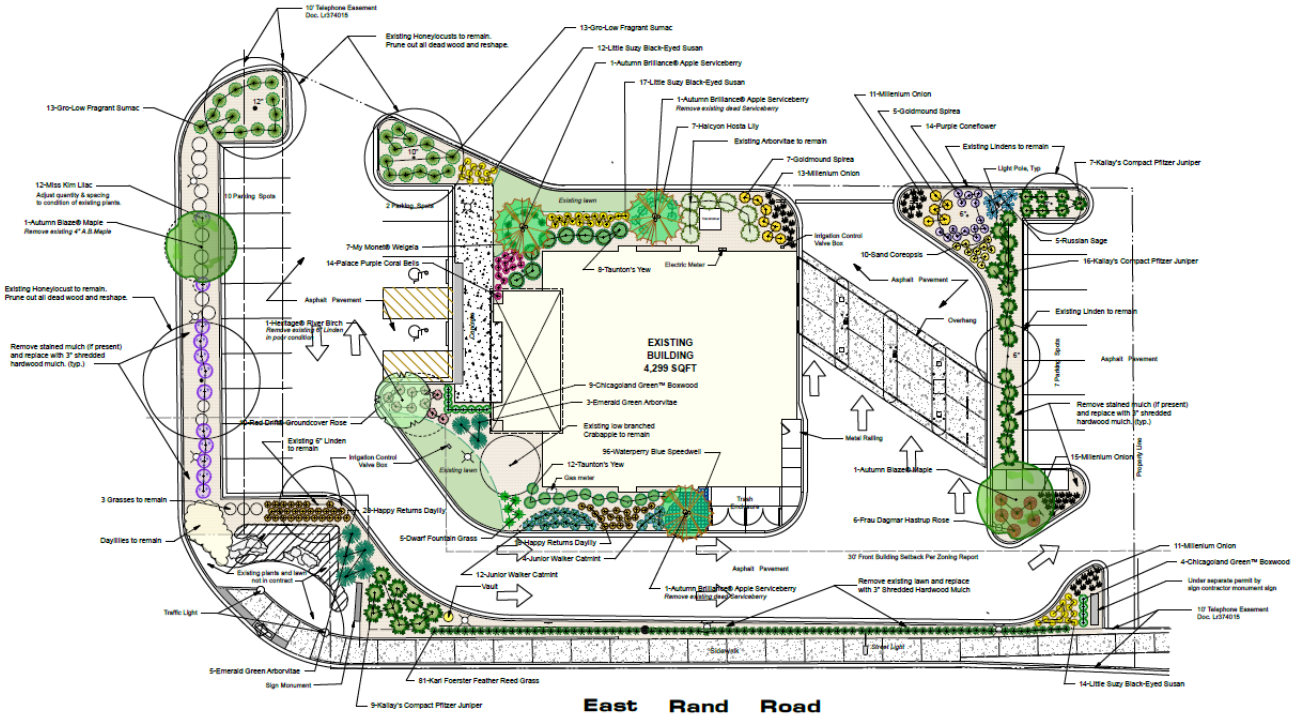
Paul Wm. Hoefert
Mayor

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 GRANTING A CONDITIONAL USE TO OPERATE A MASSAGE THERAPY ESTABLISHMENT AT THE PROPERTY 1052 CENTER DRIVE, MOUNT PROSPECT, ILLINOIS**
Meeting	November 6, 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 (AMC II Investments RM LLC) is proposing a massage therapy establishment at 1052 Center Drive (the subject property). The space was formerly occupied by a massage establishment (Massage Envy) from 2013 to 2023. The storefront has been vacant since 2023, when Massage Envy moved from Randhurst Village to Mt Prospect Plaza. Because the subject property has been vacant for over six months, the petitioner must request a new conditional use approval to operate a massage establishment in this location. The proposed business meets the standards for a conditional use and therefore staff is supportive of the request.

Discussion

Proposal

The petitioner, William Christy of AMC II Investments RM LLC, proposes to operate a 3,616 square foot "Hand & Stone" massage establishment at the subject property. The petitioner stated in the application that he currently operates four Hand & Stone franchise locations in the Chicago suburbs. The petitioner included a list of massage and facial services offered and stated that all service providers are required to pass Hand & Stone Code of Ethics training, provide a valid state license, and undergo a criminal record and employment reference check. The proposed Mount Prospect location will have twelve treatment rooms and will employ approximately twelve to twenty licensed providers, along with five to seven spa associates, and two spa managers. The proposed hours of operation are Monday – Friday 9AM to 10PM, Saturday 8AM to 9PM, and Sunday 8AM to 7PM.

The subject property is zoned B-3* Community Shopping Planned Unit Development (PUD). Sufficient parking is provided for this business use per the approved PUD. The petitioner proposes to use the existing floor plan with no interior or exterior renovations requiring a building permit. The Village will require a sign permit to install a new wall sign on the storefront.

The petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 39 for Massage Establishments. The Police Department confirmed that the petitioner has met standards to obtain a massage establishment business license.

Conditional Use Standards
Staff has reviewed the petitioner's request for a conditional use to operate a massage establishment and finds that the standards have been met. Staff finds that the proposal will not endanger public health, safety, morals, comfort, or general welfare. The proposed business will re-activate a vacant storefront that was previously approved for a massage therapy use.

Public Comment
As of this writing, staff has not received public comment pertaining to the case.

Alternatives

1. Approval of a conditional use to operate a massage therapy establishment at 1052 Center Drive, subject to the following conditions:
   a. The business shall hold a valid Mount Prospect business license;
   b. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
   c. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
   d. A new conditional use approval shall be required for:
      i. A change of ownership involving 50% or more of the officers or partners;
      ii. A change in legal entity; or
      iii. A change in location.

2. Action at the discretion of the Village Board.

Staff Recommendation

Approval of a conditional use to operate a massage therapy establishment at 1052 Center Drive, subject to the conditions listed in the staff report.

Attachments

1. PZ-16-24 Plans (2)
2. PZ-16-24 Staff Report
3. PZ-16-24 Administrative Content
4. PZ-16-24 Request to Waive Second Reading
5. PZ-16-24 (1052 Center Dr) Minutes
6. Ord. XXXX CU for Massage Therapy (1052 Center Dr)

Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
330.294.1077
www.amnational.net

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ALTA/NSPS Land Title Survey

RANDHURST VILLAGE

1 RANDHURST VILLAGE DRIVE
Mount Prospect, IL 60056
County of Cook

Surveyor Certification:

To: UBS AG, Stamford Branch, its successors and assigns, as their interest may appear; Chicago Title Insurance Company; Alpine Income Property OP, LP, a Delaware limited partnership, RREF III–P RANDHURST VILLAGE, LLC, a Delaware limited liability company, RREF III–P RANDHURST VILLAGE FINANCE, LLC, a Delaware limited liability company, RREF III–P RANDHURST VILLAGE TENANT, LLC, a Delaware limited liability company, PRIME FINANCE SHORT DURATION HOLDING COMPANY VIII, LLC, a Delaware limited liability company, its successors and/or assigns, and American National, LLC,

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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19, 20 of Table A thereof. The fieldwork was completed on June 21, 2024.

08/06/24

Brian J. Fischer

Land Surveyor Number 035–003283
In state of Illinois
License Expiration Date: NOVEMBER 30, 2024
Illinois Design Firm No. LS–184–007626
Date of Plat or Map: JUNE 24, 2024
Date of Last Revision: AUGUST 5, 2024

PROFESSIONAL LAND SURVEYOR BRIAN J. FISCHER 035.003283 CHESTERFIELD MISSOURI STATE OF ILLINOIS

Network Reference #20241147–001

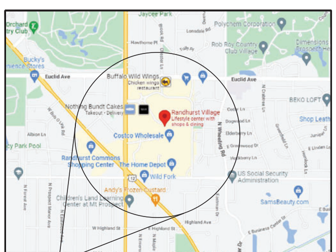
Survey Prepared By:
THD Design Group, Inc.
148 Chesterfield Industrial Parkway Suite E
Chesterfield, MO 63005
Survey Updates: surveys@amnational.net

Legal Description

LAND DESCRIPTION:

(SEE SHEETS 3 & 4 FOR RECORD LEGAL DESCRIPTION PER TITLE COMMITMENT)

N.T.S.



SITE LOCATION

LOCATION MAP

Legend of Symbols & Abbreviations

FOUND CROSS	ELECTRIC BOX	CABLE TV BOX
FOUND IRON PIPE	ELECTRIC METER	LIGHT STANDARD
SET IRON ROD	POWER POLE	CLEAN OUT
BENCHMARK	GUY WIRE	SANITARY MANHOLE (EXISTING)
TRAFFIC SIGNAL BOX	GAS METER	STORM SEWER MANHOLE (EXISTING)
PHONE BOX	GAS VALVE	STORM SEWER DRAIN (EXISTING)
UTILITY MANHOLE	WATER METER	GRATE INLET (EXISTING)
BOLLARD	WATER VALVE	AREA INLET (EXISTING)
MAILBOX	HYDRANT	GENERAL SURFACE DRAINAGE
SIGN	WATER SHUT OFF	EXISTING CONTOUR
POST	SPRINKLER HEAD	TREE LINE
EXISTING SHRUB	IRRIGATION VALVE BOX	SAN. SEWER (EXISTING)
EXISTING DECIDUOUS TREE	WELL	STORM DRAIN (EXISTING)
EXISTING EVERGREEN TREE	TEST HOLE	

General Survey Notes

1. SITE ADDRESS PER TAX INFORMATION AND POSTED IS AS FOLLOWS FOR THE PROPERTY:
999 NORTH ELMHURST ROAD, MOUNT PROSPECT, ILLINOIS. PARCEL ID FOR THE SUBJECT PROPERTY IS
03–27–401–040–0000, 304 KENSINGTON ROAD, MT. PROSEPECT, IL
03–27–401–265–0000, 350 EAST KENSINGTON ROAD, MT. PROSPECT, IL
03–27–401–267–0000, 300 EAST KENSINGTON ROAD, MT. PROSPECT, IL
03–27–401–275–0000, 999 NORTH ELMHURST ROAD, MT. PROSPECT, IL
03–27–401–277–0000, 333 EAST EUCLID AVENUE, MT. PROSPECT, IL
03–27–401–280–0000, 1033 NORTH ELMHURST ROAD, MT. PROSPECT, IL
03–27–401–281–0000, 1057 NORTH ELMHURST ROAD, MT. PROSPECT, IL
03–27–401–282–0000, 999 NORTH ELMHURST ROAD, MT. PROSPECT, IL
03–27–401–293–0000, 200 RANDHURST VILLAGE DRIVE, MT. PROSPECT, IL
03–27–401–305–0000, 1 RANDHURST VILLAGE DRIVE, MT. PROSPECT, IL
03–27–409–001–0000, 940 EAST KENSINGTON ROAD, MT. PROSPECT, IL
03–27–409–002–0000, 940 EAST KENSINGTON ROAD, MT. PROSPECT, IL
03–27–409–003–0000, 940 EAST KENSINGTON ROAD, MT. PROSPECT, IL
03–27–409–004–0000, 940 EAST KENSINGTON ROAD, MT. PROSPECT, IL
03–27–409–014–0000, 201 EAST EUCLID AVENUE, MT. PROSPECT, IL
IN VILLAGE OF MOUNT PROSPECT, ILLINOIS AS PER THE COOK COUNTY, ILLINOIS ASSESSOR.

2. THE CURRENT PROPERTY OWNER RREF III–P RANDHURST VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PER DEED RECORDED IN DOCUMENT NO. 00240019 OF THE VILLAGE OF MOUNT PROSPECT, IN COOK COUNTY, ILLINOIS RECORDS.

3. THE PROPERTY HAS DIRECT ACCESS TO AND FROM EAST KENSINGTON AVENUE, NORTH ELMHURST ROAD (IL 83), & EUCLID AVENUE, THREE DEDICATED AND ACCEPTED PUBLIC RIGHT–OF–WAYS, AT THE LOCATIONS LABELED HEREON. THE PROPERTY HAS DIRECT ACCESS & ACCESS PER INGRESS/EGRESS AND RECIPROCAL EASEMENT.

4. BASIS OF BEARINGS: BEARINGS BASED ON GRID NORTH, ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD'83, EAST ZONE, AS DETERMINED THROUGH GPS OBSERVATION USING THE VRS NOW VIRTUAL REFERENCE NETWORK.

5. THERE ARE 4,679 PARKING SPOTS ON THE SUBJECT PROPERTY, 123 OF WHICH ARE HANDICAPPED AS DENOTED BY H.C.

6. THIS SURVEY IS INTENDED FOR USE FOR REAL ESTATE TRANSACTION, AND IS NOT INTENDED FOR CONSTRUCTION OR IMPROVEMENT DESIGN PURPOSES.

7. BUILDING FOOTPRINT AREA AND DIMENSIONS TAKEN TO OUTSIDE FACE OF FOUNDATION OR SLAB EDGE.

8. EXTERIOR BUILDING HEIGHT MEASURED FROM FINISHED FLOOR OF BUILDING TO TOP OF BUILDING ROOF AT LOCATION AS SPECIFIED ON PLAT.

9. EXTERIOR BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED.

10. THIS PROFESSIONAL SERVICE MEETS THE REQUIREMENTS FOR A BOUNDARY SURVEY BASED ON ILLINOIS STANDARDS OF PRACTICE AS DEFINED BY THE ADMINISTRATIVE CODE.

11. SEE TABLE FOR AREA OF TRACTS.

12. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

13. THERE DOES NOT APPEAR TO BE RECENT CONSTRUCTION OF STREETS, PAVEMENT OR SIDEWALKS EVIDENCED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

14. THERE ARE NO PARTY WALLS LOCATED ON THE PREMISES, OR WALLS WHICH CROSS FROM BUILDING TO ANOTHER THROUGH A PROPERTY LINE, AS SHOWN ON THIS SURVEY.

15. THE PROPERTY'S NORTHWEST CORNER IS LOCATED AT THE INTERSECTION OF EUCLID AVENUE AND NORTH ELMHURST ROAD (IL 83).

16. THERE WAS NO EVIDENCE OF ANY CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS OBSERVED OR NOTED IN RECORDED DOCUMENTS OBTAINED OR PROVIDED BY CLIENT.

17. (R)–RECORD BEARING OR DISTANCE (S)–SURVEYED BEARING OR DISTANCE.

18. THERE ARE NO GAPS OR GORES ON THE SURVEYED PROPERTY IN RELATION TO ITS ADJOINERS.

19. UTILITIES ARE SHOWN AS PER ABOVE GROUND OBSERVATION ONLY.

20. THERE WAS NO EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT TRACT AT THE TIME OF THE SURVEY.

21. SET BACK, SIDE YARD AND REAR YARD LINES AS PER THE PROVIDED ZONING REPORT REFERENCING ZONING ORDINANCE(S) ARE AS SHOWN ON THE SURVEY.

22. THE SURVEY CORRECLTY SHOWS BUILDINGS, STRUCTURES AND IMPROVEMENTS AS OF THE DATE OF THE FIELD SURVEY.

23. THE SURVEY SHOWS ABOVE GROUND UTILITY LINES AND APPURTENANCES, AS PER INFORMATION AS SHOWN ON THE SURVEY.

24. THE EXTERIOR BOUNDARY OF THE AS–SURVEYED LAND DESCRIPTION FORMS A MATHMATICALLY CLOSED FIGURE.

25. PER THE ARCHITECTURAL PLANS PROVIDED FOR IN DOCUMENT NO. 1509141064, AND PER SAID DOCUMENT AND EXTERIOR INVESTIGATION BY SURVEYOR, A PARTY WALL BETWEEN PROPERTIES WAS NOT DETECTED OR LISTED IN SAID DOCUMENT.

Notes Corresponding to Schedule B

(13) 13. Assignment of Leases and Rents from RREF III – P RANDHURST VILLAGE, LLC, RREF III – P, RANDHURST VILLAGE FINANCE, LLC, and RREF III – P RANDHURST VILLAGE TENANT, LLC, each a Delaware limited liability company, Assignor, to PRIME FINANCE SHORT DURATION HOLDING COMPANY VIII, LLC, a Delaware limited liability company, Assignee, dated as of July 8, 2022, recorded July 25, 2022, as Document No. 2220647024 in the real estate land records of Cook County, Illinois.

Assignment of Assignment of Leases and Rents to PFP VIII Sub I, LLC, a Delaware limited liability company recorded October 3, 2022 as Document No. 2227613094.

Assignment of Assignment of Leases and Rents, to PFP 2022–9, Ltd., an exempted company incorporated with limited liability under the laws of Bermuda, recorded February 8, 2023 as Document No. 2303906004.

(Affects Land and other property)

(NOT OF A PLOTTABLE NATURE)

(17) 17. Rights of tenant as tenant only, under lease made by Rouse–Randhurst Shopping Center, Inc., as lessor, and Home Depot U.S.A., Inc., as Lessee, dated August 25, 1994, which lease was disclosed by a Memorandum of Lease recorded on March 21, 2000 as Document 00197324, which lease demises the land for a term of years beginning July 1, 1995 and ending fifteen years thereafter. And all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee, as amended by First Amendment to Lease recorded November 26, 2003 as Document 0333032144, and which lease contains no right of first refusal or option to purchase.

(NOT OF A PLOTTABLE NATURE)

(18) 18. Lease made by Rouse–Randhurst Shopping Center, Inc., a Maryland corporation to Steak N Shake, Inc., an Indiana corporation dated March 8, 1999, a short form lease of which was recorded May 17, 1999 as Document No.'s 99473356 and 99473357 demising the land as depicted on Exhibit "B" for a term of fifteen (15) years beginning on the date determined as set forth in Section 3.1 of the lease, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

Note: Option to extend the term for four (4) additional successive terms of five (5) years. Lease contains no right of first refusal or option to purchase.

(Affects Shopping Center)

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647033.

(NOT OF A PLOTTABLE NATURE)

(19) 19. Right of first refusal contained in the unrecorded lease evidenced by a Memorandum of Ground Lease made by Rouse–Randhurst Shopping Center, LLC., a Maryland limited liability company to Costco Wholesale Corporation, a Washington corporation dated October 31, 2003 and recorded November 26, 2003 as Document Number 0333032141, amended by First Amendment to Memorandum of Ground Lease recorded October 30, 2008 as Document 0830405002, demising the land for a term of years commencing on the date thereof and expiring 20 years later.

(NOT OF A PLOTTABLE NATURE)

(20) 20. Rights of tenant as tenant only, under lease made by Rouse–Randhurst Shopping Center, a Maryland Corporation to General Cinema Theatres of Illinois, Inc., an Illinois corporation dated August 29, 1996 a Memorandum of which was recorded November 21, 1996 as Document 96889111, demising the land for a term of years, and al rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

(Affects the Shopping Center)

First Amendment to Memorandum of Lease recorded October 28, 2009 as Document 0930145059. Lease contains no right of first refusal or option to purchase.
Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded July 22, 2022, as Document No. 2220647029.

(NOT OF A PLOTTABLE NATURE)

(21) 21. Rights of tenant as tenant only, under memorandum of Ground Lease made by Rouse–Randhurst Shopping Center, LLC., a Maryland limited liability company to Costco Wholesale Corporation, a Washington corporation dated October 31, 2003 and recorded November 26, 2003 as Document Number 0333032141, amended by First Amendment to Memorandum of Ground Lease recorded October 30, 2008 as Document 0830405002, demising the land for a term of years commencing on the date thereof and expiring 20 years later, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

Note: Said Lease contains a right of first refusal with respect to offers to purchase the leased premises. Said right of first refusal is not applicable to this transaction.

Terms, provisions and conditions of the consent, Lease Recognition, Attornment and Guaranty Agreement made by and between Costco Wholesale Corporation, a Washington corporation, and Rouse–Randhurst Shopping Center, LLC., a Maryland limited liability company and other recorded November 26, 2003 as Document 0333032143.

(Affects part of Lot 1)

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647028.

(NOT OF A PLOTTABLE NATURE)

(22) 22. Rights of Jewel Food Stores Inc., under lease dated April 19, 1995, a Memorandum of which was recorded April 25, 1995 as Document 95270450; and all parties claiming by thru or thereunder, and which lease contains no right of first refusal or option to purchase.

(Affects Shopping Center)

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2232622023.

(NOT OF A PLOTTABLE NATURE)

(23) 23. Lease made by Randhurst Shopping Center LLC to RVDC, LLC dated April 4, 2012, a Memorandum of which was recorded May 25, 2012 as Document Number 1214655072, demising the land for a term of years, and all rights thereunder of , and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2232622024.

(NOT OF A PLOTTABLE NATURE)

(24) 24. Lease made by Randhurst Shopping Center LLC to Petsmart Inc dated January 27, 2010, a Memorandum of which was recorded March 8, 2010 as Document Number 1006713043, demising the land for a term of years, and all rights thereunder of , and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2232622025.

(NOT OF A PLOTTABLE NATURE)

Notes Corresponding to Schedule B, Cont;

(25) 25. Lease made by Randhurst Shopping Center LLC to T.J. Max of IL, LLC dated April 27, 2011, a Memorandum of which was recorded November 16, 2011 as Document Number 1132055028, demising the land for a term of years, and all rights thereunder of , and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647034.

(NOT OF A PLOTTABLE NATURE)

(26) 26. Lease made by Randhurst Shopping Center LLC to Panera, LLC, a Memorandum of which was recorded July 11, 2012 as Document Number 1219315037, demising the land for a term of years, and all rights thereunder of , and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2232622022.

(NOT OF A PLOTTABLE NATURE)

(27) 27. Lease made by Randhurst Shopping Center, LLC to Outback Steakhouse of Florida, LLC, successors–in–interest to Carrabba's Italian Grill, LLC dated May 13, 2014 and recorded June 16, 2014 as Document Number 1416722016, demising the land for a term of years ending 126 months from date of commencement, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

Note: Lease provides for three successive renewal terms of five years each.

First Amendment to Memorandum of Lease dated January 26, 2015 and recorded February 18, 2015 as Document Number 1504915030.

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647032.

(NOT OF A PLOTTABLE NATURE)

(28) 28. Lease made by Randhurst Improvements, LLC to Michaels Stores, Inc. dated April 28, 2017 and recorded September 22, 2017 as Document Number 1726515113, demising the land for a term of years beginning on the "completion date" of the lease (as such term is defined in the lease) and ending on the last day of February, 2028, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

The lease grants to tenant successive options to extend the lease term from the date upon which the lease term would otherwise expire for three additional periods of five years each.

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2232622019.

(29) 29. Existing unrecorded lease in favor of DSW Shoe Warehouse, Inc., a Missouri corporation, dated July 20, 2018 and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees, disclosed by Subordination, Non–disturbance and Attornment Agreement dated July 19, 2018 and recorded July 11, 2019 as Document No. 1919213265.

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647030.

(NOT OF A PLOTTABLE NATURE)

(30) 30. Memorandum of Lease made by RREF III–P Randhurst Village Tenant, LLC and Home Goods, recorded July 30, 2021 as Document No. 2121116036.

Subordination, Non–Disturbance and Attornment Agreement made by Tuebor REIT Sub LLC, RREF III–P Randhurst Village, LLC and RREF III–P Randhurst Village Tenant, LLC and HomeGoods, Inc., recorded July 30, 2021 as Document No. 2121116037.

Non–Disturbance , Recognition and Attornment Agreement from Fee Owner/Parent Landlord made by RREF III–P Randhurst Village Tenant, LLC and HomeGoods, recorded July 30, 2021, as Document No. 2121116038.

(Affects underlying Land)

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647031.

(NOT OF A PLOTTABLE NATURE)

(31) 31. Existing unrecorded lease to RH Cakes of Mount Prospect LLC and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2232622021.

(NOT OF A PLOTTABLE NATURE)

(32) 32. Lease made by Randhurst Shopping Center LLC to Cost Plus, Inc dated August 8, 2011, a Memorandum of which was recorded March 29, 2012 as Document Number 1208919009, demising the land for a term of years, and all rights thereunder of , and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.

(NOT OF A PLOTTABLE NATURE)

(33) 33. Lease made by Randhurst Shopping Center, Realty Holding Company and Rand Office Realty Holding Company to Bed, Bath & Beyond Inc., a Memorandum of which was recorded July 1, 2005 as Document Number 0518212165, the restrictions, conditions and provisions therein, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee by any party claiming by, through, or under said lessee, and which lease contains no right of first refusal or option to purchase.

Subordination, Non–disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2232622020.

(NOT OF A PLOTTABLE NATURE)

CONTINUED ON PAGE 2 OF 19.

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Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
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330.294.1077
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PROFESSIONAL LAND SURVEYOR
BRIAN J. FISCHER
035.003283
CHESTERFIELD
MISSOURI
STATE OF ILLINOIS
08/06/24

Notes Corresponding to Schedule B, Cont;

(34) 34. Rights of tenant as tenant only, under unrecorded lease made by Randhurst Corporation, a corporation of Delaware to Webaldt Stores, Inc., a corporation of Illinois (now assigned to P.A. Bergner & Company of Illinois) dated May 26, 1961, demising part of the land for a term of thirty-nine (39) years disclosed by a Short Form Amendment to Lease , a Memorandum of which was dated June 25, 1981 and recorded June 30, 1981 as Document No. 25922896, and filed June 30, 1981 as Document No. LR3221722, which short form amendment extends the terms of the lease to June 30, 2001 and grants and option to renew up to twenty (20) additional years and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee, and which lease contains no right of first refusal or option to purchase.

Note: The lessor's interest in the above lease was assigned by Randhurst Corporation, a corporation of Delaware to LaSalle National Bank, a national banking association as trustee under Trust Agreement dated May 5, 1981 and known as Trust Number 103910 by an Assignment of Lessee dated May 12, 1981 and recorded June 30, 1981 as Document No. 25922895.

The following conveyance deeds have been recorded:

Document No. 25874609 Quit Claim Deed made by Randhurst Corporation to LaSalle National Bank Trust No. 103910.

Document No. 25922899 Trustee's Deed made by LaSalle National Bank as Trustee under trust agreement dated May 5, 1981 trust no. 103910 to Genevieve R. Cermak. (nominee deed)

Document No. 25922900 deed made by Genevieve R. Cermak to Morgan Guaranty Trust Company under trust dated Dec 9, 1960 for the Commingled Pension Trust Fund.

Document No. 0513819028 Special Warranty Deed made by Commingled Pension Trust Fund (Strategic Property) of JPMorgan Chase Bank, N. A. dated December 9, 1960 to Randhurst Shopping Center Realty Holding Company.

Document No. 0729003211 Quit Claim Deed made by Randhurst Shopping Center Realty Holding Company to CLP/SPF Randhurst LLC .

Document No. 0827626036 Quit Claim Deed made by CLP/SPF Randhurst LLC to Randhurst Shopping Center LLC.

Document No. 1517345041 Special Warranty Deed made by Randhurst Shopping Center LLC to Randhurst Improvements, LLC.

Assigned to P.A. Bergner and Company of Illinois, a short form memorandum of Lease recorded January 5, 1988 as Document No. 88003149.

and

Existing unrecorded lease in favor of Department Store Box, LLC and all rights thereunder of the lessee and of any person or party claiming by, through or under the lessee.

Assignment and Assumption of Lease Agreement dated September 3, 2019 made by and between Department Store Box, LLC (Assignor) to Redus One, LLC (Assignee).

Assignment and Assumption of Lease Agreement dated December 30, 2019 made by and between Redus One, LLC (Assignor) and RREF III-P RANDHURST VILLAGE TENANT, LLC, a Delaware limited liability company (Assignee), recorded January 2, 2020 as Document No. 2000240020.

As affected by Unrecorded Amended and Restated Lease evidenced by Short Form Memorandum of Lease by and between RREF III – P RANDHURST VILLAGE, LLC, a Delaware limited liability company, as Lessor and RREF III – P RANDHURST VILLAGE TENANT, LLC, a Delaware limited liability company, as Tenant dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647021.

(NOT OF A PLOTTABLE NATURE)

(44) 44. Perpetual easement created by grant from Randhurst Corporation, a Corporation of Delaware to the Village of Mount Prospect, an Illinois Municipal Corporation, dated September 5, 1972 and recorded September 21, 1972 as Document No. 22059609 and filed July 30, 1974 as LR2765826 to construct and to maintain underground sanitary sewers and underground water mains, with manholes, valve vaults, fire hydrants, and other appurtenances thereto, and with the right to construct and maintain underground water service pipes connecting therewith in and over the strip of land 10 feet in width.

Locations of which were further amended by Easement Abrogation Plat recorded July 27, 2015. See document for exact location easements.

(AS SHOWN ON SURVEY).

(45) 45. Right of Way for:

(A)) A 42-inch storm sewer located 20 feet east of the east line of Elmhurst road;

(B) For a 48-inch storm sewer approximately 20 feet south of and parallel to the south line of Euclid Road;

Shown on the Plat of Resubdivision files July 24, 1987 as Document No. LR3637429 and recorded July 24, 1987 as Document No. 87408581 and amended by Easement Abrogation Plat Recorded July 27, 2015.

(See Plat for exact locations and particulars)

(AS SHOWN ON SURVEY).

(46) 46. Terms of the Redevelopment Agreement by and between the Village of Mt. Prospect and Randhurst Shopping Center LLC, dated December 8, 2006, recorded May 3, 2010 as Document Number 1012329004.

(NOT OF A PLOTTABLE NATURE)

(47) 47. Terms, conditions, restrictions and easements as contained in the Declaration of Covenants, Conditions and Restrictions for 1 Randhurst Village Drive, Mount Prospect, Illinois dated March 31, 2015 and Recorded April 1, 2015 as Document Number 1509141054, together with rights of adjoining owner or owners to the concurrent use of said easement.

(AS SHOWN ON SURVEY).

(48) 48. Easement in favor of Commonwealth Edison Company, AT&T Illinois A.K.A. Illinois Bell Telephone Company, Northern Gas Company doing business as Nicor Gas Company, and Comcast Corporation 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 June 22, 2015 as Document Number 1517316058, affecting the land depicted on the Plat as easement, utility easement or public utility easement.

(See document for particulars)

(AS SHOWN ON SURVEY)

(49) 49. Terms, covenants, conditions and restrictions contained in the Notice of Watershed Management Permit Requirements and Obligations of Perpetual Maintenance & Operation for Michaels and retail buildings recorded June 12, 2018 as Document Number 1816317202.

(NOT OF A PLOTTABLE NATURE)

(51) 51. Traffic Signal Equipment and Loop Detector Easement as granted to the Illinois Department of Transportation (I.D.O.T) by Plat of Easement recorded October 4, 2019 as Document Number 1927713083, and the terms and provisions contained therein.

(For further particulars see plat) (Affects underlying Lot 1)

(AS SHOWN ON SURVEY)

Notes Corresponding to Schedule B, Cont;

(52) 52. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat; for purpose Public Utility Easement, affects the Land as Document No. 2211619042.

(Affects underlying Land, see document for particulars)

(AS SHOWN ON SURVEY)

(53) 53. Terms, covenants, conditions and restrictions contained in the Village of Mount Prospect Ordinance No. 6589 Approving a Final Plat of resubdivision for the Randhurst Resubdivision No. 2 recorded April 28, 2022 as Document No. 2211857001.

(PLAT AS REFERENECED ON SURVEY)

(54) 54. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on May 2, 2022 as Document No. 2212222033.

(AS SHOWN ON SURVEY)

(55) 55. Traffic Signal Equipment and Loop Detector Easement as granted to the Illinois Department of Transportation (I.D.O.T) by Plat of Easement recorded October 4, 2019 as Document No. 1927713083, and the terms and provisions contained therein.

(For further particulars see plat, Affects Parcel A1)

(AS SHOWN ON SURVEY)

(58) 58. Vehicular Access Notes on the plat Randhurst Center Resubdivision No. 2 recorded April 28, 2022 as Document 2211857002;

1. There shall be no vehicular access from Lots 1, 10, 12, 13, 14 & 15 to IL 83 (Elmhurst Road).
2. There shall be no vehicular access from Lots 8 or 9 to Kensington Road.
3. All vehicular access shall be via internal circulation.

(NO PLOTTABLE INFORMATION, NOT PLOTTED)

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Encroachment Statement

NONE ARE NOTED.

Land Areas:

OVERALL TRACT AREA (EXTERIOR) = 4,356,852 SQ. FT./ 100.01 ACRES

EXCEPTION PARCELS, 2022 SUBDIVISION = 606,745 SQ. FT./ 13.93 ACRES

EXCEPTION PARCEL, 1 RANDHURST (PARCEL 29**) = 68,273 SQ. FT./ 1.56 ACRES

TOTAL NET ACERAGE = 3,681,834 SQ. FT./ 84.52 ACRES

PROPERTY JURISDICTION: VILLAGE OF MT. PROSPECT, ILLINOIS
PROPERTY ZONING: "B3" COMMUNITY SHOPPING DISTRICT PLANNED UNIT DEVELOPMENT

ZONING REPORT AS PREPARED BY: GLOBAL ZONING
GLOBAL ZONING JOB NO. GZ 28130
REPORT DATE: JULY 23, 2024

Zoning Information

STATUS			STATUS
ITEM	REQUIRED	OBSERVED	Contact info:
PERMITTED USE	SHOPPING CENTER	SHOPPING CENTER	
MIN. LOT AREA	N/A	4,220,092.8 S.F.±	
MIN. FRONTAGE	N/A	1,451.6 FEET ±	
MAX. BLDG. COVERAGE	75% COVERAGE	19.7% COVERAGE	
MIN. SETBACKS FRONT	30 FEET (SEC. 14.1704) 20 FEET/15 FEET JEWEL OSCO (ORD 5705)	329 FEET N. ELMHURST 14.6 FEET JEWEL OSCO 55 FEET EUCLID	
MIN. SETBACKS SIDE (STREET)	30 FEET (SEC. 14.1704) 20 FEET (ORD 5705)	19.71 FEET ± EAST KENNSINGTON	Notes: CITY OF MOUNT PROSPECT, ILLINOIS JASON C. SHALLCROSS COMM./ECON. DEVELOPMENT DIR. VILLAGE OF MT. PROSPECT, IL 847-818-5328
MIN. SETBACKS SIDE (INTERIOR)	10 FEET (SEC. 14.1704)	63 FEET ±	
MIN. SETBACKS REAR	20 FEET (SEC. 14.1704)	N/A (CORNER LOT)	
MAX BUILDING HEIGHT	3 STORIES; 35 FEET (SEC. 14.1704) 60 FEET (ORD 5705)	62.63 FEET ± (LEGAL CONFORMING)	
PARKING SETBACK	10 FEET	GREATER THAN 10 FEET	
PARKING REGULAR	3,599#	3,611 PARKING SPACES^	
PARKING HANDICAP	N/A		
PARKING TOTAL	3,599#	3,611 PARKING SPACES^	

– SHOPPING CENTER OVER 150,000 SQUARE FEET: 4 PARKING SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA (SECTION 14.2207) (899,752 SQUARE FEET / 1,000 SQUARE FEET = 899.752 X 4 SPACES = 3,599 PARKING SPACES

^ – THERE ARE 3,611 SPACES WITHIN FEE SIMPLE BOUNDARY LOCATION, WITH 4,679 PARKING SPACES WITHIN THE DEVELOPMENT (RECIPROCAL PARKING)

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map,Community Panel No. 17031C0092J which bears an effective date of 8/19/2008 and is not in a Special Flood Hazard Area.

AMERICAN NATIONAL

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PROFESSIONAL LAND SURVEYOR
BRIAN J. FISCHER
035.003283
CHESTERFIELD MISSOURI
STATE OF ILLINOIS

LEGAL DESCRIPTION

PARCEL A:
LOTS 1, 2, 3, 4, AND 14, IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

PARCEL 1:
PORTIONS YET TO BE LEGALLY DESCRIBED OF PART OF LOTS 1, 2 AND 3 (EXCEPTING FROM SAID LOT ONE THAT PART TAKEN BY DEPARTMENT OF TRANSPORTATION STATE OF ILLINOIS IN CASE NO. 87L51078 AND ALSO EXCEPTING FROM SAID LOT ONE THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PURSUANT TO THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 29, 1995 AS DOCUMENT NO. 95664230) IN RANDHURST CENTER RESUBDIVISION – NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION – NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY AS DOCUMENT NO. LR3637429.

PARCEL 2:
NORTH 70 FEET OF THE WEST 70 FEET OF THE SOUTH 120 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
A NONEXCLUSIVE STAIR #3 EASEMENT, ELEVATORS EASEMENT, GROUND FLOOR EXIT PASSAGEWAY EASEMENT, SECOND FLOOR PASSAGEWAY EASEMENT, HOTEL LOBBY EASEMENT, BASEMENT GARAGE EASEMENT, UTILITY CHASES EASEMENT, FIRE PUMP EASEMENT, STRUCTURAL SUPPORT AND MAINTENANCE EASEMENT, UTILITIES EASEMENT, EASEMENT FOR REPAIR OF ADJOINING STRUCTURES, EASEMENT FOR ENCROACHMENTS AND EMERGENCY ACCESS EASEMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1 RANDHURST VILLAGE DRIVE, MOUNT PROSPECT, IL DATED MARCH 31, 2015 AND RECORDED APRIL 1, 2015 AS DOCUMENT NUMBER 1509141054 FOR THE PURPOSES SET FORTH IN SAID DOCUMENT.

LESS AND EXCEPT FROM PARCELS 1 AND 2 ABOVE THE FOLLOWING PARCELS OF LAND: LOTS 7, 9, 10, 12, 13 AND 15 IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2, AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

PARCEL 11:
LOT 11 IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF PARTS OF LOTS 1, 2 AND3 IN RANDHURST CENTER RESUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 AS DOCUMENT NO. 2211857002, IN COOK COUNTY, ILLINOIS

PARCEL 29(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION–NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION – NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING BELOW AN ELEVATION OF 670.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 1.94 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 298.50 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 26.50 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 161.50 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 165.50 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING,

PARCEL 30(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION – NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION– NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 670.55 AND BELOW AN ELEVATION OF 691.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 300.44 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 52.47 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 18.67 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 59 DEGREES 52 MINUTES 46 SECONDS WEST, A DISTANCE OF 104.42 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 34.56 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 23.35 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 29 AS DEPICTED ON THIS TAX DIVISION PLAT; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE OF PARCEL 29, A DISTANCE OF 9.45 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 82.59 FEET; THENCE NORTH 74 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 67.03 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 53.93 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 15.17 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 16.92 FEET TO THE POINT OF BEGINNING, .

PARCEL 31(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION– NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION – NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 691.55 AND BELOW AN ELEVATION OF 726.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET,

SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 244.70 FEET; THENCE NORTH 44 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 81.50 FEET; THENCE SOUTH 45 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 69.44 FEET; THENCE SOUTH 44 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 66.77 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 122.87 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 7.36 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 82.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.590 ACRES, MORE OR LESS.

PARCEL 32(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION– NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION – NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 726.55 AND BELOW AN ELEVATION OF 744.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 37.51 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 61.96 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.21 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
THAT PART OF LOT 1 IN RANDHURST CENTER NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED JULY 24, 1987 AS DOCUMENT 87408581, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF EUCLID AVENUE BEING THE MOST NORTHERLY NORTHEAST CORNER OF LOT 2; THENCE EASTERLY ALONG THE SOUTH LINE OF EUCLID BEING A CURVED LINE CONVEX TO THE NORTH AND HAVING
A RADIUS OF 24,505.35 FEET A DISTANCE OF 110.13 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 25.0 FEET A DISTANCE OF 39.78 FEET CHORD BEARING SOUTH 45 DEGREES 38 MINUTES 23 SECOND WEST 35.72 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 02 SECONDS WEST ALONG A LINE 60.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOT 2, 85.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 02 SECONDS WEST 224.07 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 219.90 FEET ALONG A CURVED LINE CONVEX TO SOUTHWEST HAVING A RADIUS OF 129.91 FEET CHORD BEARING SOUTH 44 DEGREES 58 MINUTES 29 SECOND EAST 197.96 FEET; THENCE EAST 18.28 FEET; THENCE NORTH 364.11 FEET; THENCE WEST 158.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF LOT 1 IN RANDHURST CENTER NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED JULY 24, 1987 AS DOCUMENT 87408581, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 10 MINUTES 50 SECONDS WEST, ALONG AN ASSUMED BEARING BEING THE EAST LINE OF SAID LOT 1, A DISTANCE OF 920.44 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 10 SECONDS WEST, 55.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 49 MINUTES 10 SECONDS WEST. 241.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY
10.53 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND WHOSE CHORD BEARS NORTH 75 DEGREES 06 MINUTES 00 SECONDS WEST, 10.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 60 DEGREES 01 MINUTES 10 SECONDS WEST, 43.77 FEET; THENCE NORTHEASTERLY 20.89 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF
20.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 54 MINUTES 00 SECONDS EAST, 19.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 49 MINUTES 10 SECONDS EAST, 149.81 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 31.42 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND WHOSE CHORD BEARS SOUTH 45 DEGREES 10 MINUTES 50 SECONDS EAST, 28.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 10 MINUTES 50 SECONDS EAST, 191.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 8:
THAT PART OF LOT 1 IN RANDHURST CENTER NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED JULY 24, 1987 AS DOCUMENT 87408581, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH ALONG THE EAST LINE 17 FEET; THENCE WEST ALONG THE NORTH LINE OF KENSINGTON AVE (AS WIDENED) 1272.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 291.15 FEET; THENCE EAST 135.5 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONVEX NORTHEASTERLY WITH A RADIUS OF 30 FEETAN ARC LENGTH OF 47.12 FEET AND CHORD BEARING SOUTH 45 DEGREES EAST TO A POINT OF TANGENCY; THENCE SOUTH 261.61 FEET; THENCE WEST ALONG THE NORTH LINE OF KENSINGTON AVE 165.5 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL A1:
NON–EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND VEHICULAR PARKING UPON, OVER AND ACROSS THAT PORTION OF THE COMMON AREA AS IS CONSTRUCTED AND DEDICATED FOR SUCH PURPOSE, FROM TIME–TO–TIME, EXCEPT FOR THOSE AREAS DEVOTED TO SERVICE FACILITIES OR DRIVE–UP OR DRIVE–THROUGH CUSTOMER SERVICE FACILITIES AND EXCEPT FOR THOSE EXCLUSIVE PARKING AREAS SHOWN ON EXHIBIT D; AND FOR UTILITY EASEMENTS UNDER, THROUGH AND ACROSS THE COMMON AREA, AS MORE FULLY SET FORTH AND DESCRIBED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENTS MADE BY RREF III–P RANDHURST VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED APRIL 28, 2022 AND RECORDED MAY 2, 2022 AS DOCUMENT NO. 2212222033

PARCEL B:
THE LEASEHOLD ESTATE, WHICH IS A PORTION OF THE FOLLOWING DESCRIBED LAND, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY RREF III – P RANDHURST VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSOR, AND RREF III – P RANDHURST VILLAGE TENANT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, DATED JULY 8, 2022 WHICH MEMORANDUM OF LEASE WAS RECORDED JULY 25, 2022 AS DOCUMENT NO. 2220647021 WHICH DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERMS OF YEARS BEGINNING FEBRUARY 20, 2009 AND ENDING JANUARY 30, 2027 WITH FIVE (5) FIVE YEAR EXTENSION OPTIONS.

LOTS 1, 2, 3, 4, AND 14, IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

PARCEL 1:
PORTIONS YET TO BE LEGALLY DESCRIBED OF PART OF LOTS 1, 2 AND 3 (EXCEPTING FROM SAID LOT ONE THAT PART TAKEN BY DEPARTMENT OF TRANSPORTATION STATE OF ILLINOIS IN CASE NO. 87L51078 AND ALSO EXCEPTING FROM SAID LOT ONE THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PURSUANT TO THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 29, 1995 AS DOCUMENT NO. 95664230) IN RANDHURST CENTER RESUBDIVISION – NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION – NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY AS DOCUMENT NO. LR3637429.

PARCEL 2:
NORTH 70 FEET OF THE WEST 70 FEET OF THE SOUTH 120 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
A NONEXCLUSIVE STAIR #3 EASEMENT, ELEVATORS EASEMENT, GROUND FLOOR EXIT PASSAGEWAY EASEMENT, SECOND FLOOR PASSAGEWAY EASEMENT, HOTEL LOBBY EASEMENT, BASEMENT GARAGE EASEMENT, UTILITY CHASES EASEMENT, FIRE PUMP EASEMENT, STRUCTURAL SUPPORT AND MAINTENANCE EASEMENT, UTILITIES EASEMENT, EASEMENT FOR REPAIR OF ADJOINING STRUCTURES, EASEMENT FOR ENCROACHMENTS AND EMERGENCY ACCESS EASEMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1 RANDHURST VILLAGE DRIVE, MOUNT PROSPECT, IL DATED MARCH 31, 2015 AND RECORDED APRIL 1, 2015 AS DOCUMENT NUMBER 1509141054 FOR THE PURPOSES SET FORTH IN SAID DOCUMENT.
LESS AND EXCEPT FROM PARCELS 1 AND 2 ABOVE THE FOLLOWING PARCELS OF LAND:

PARCEL 11:
LOT 11 IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF PARTS OF LOTS 1, 2 AND
3 IN RANDHURST CENTER RESUBDIVISION NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 AS DOCUMENT NO. 2211857002, IN COOK COUNTY, ILLINOIS.

PARCEL 29(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION–NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID
RANDHURST CENTER RESUBDIVISION – NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING BELOW AN ELEVATION OF 670.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
330.294.1077
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AMERICAN NATIONAL

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PROFESSIONAL LAND SURVEYOR
BRIAN J. FISCHER
035.003283
CHESTERFIELD, MISSOURI
STATE OF ILLINOIS

08/06/24

LEGAL DESCRIPTION CONT;

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 1.94 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 298.50 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 26.50 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 161.50 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 165.50 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING,

PARCEL 30(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION – NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION– NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 670.55 AND BELOW AN ELEVATION OF 691.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 300.44 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 52.47 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 18.67 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 59 DEGREES 52 MINUTES 46 SECONDS WEST, A DISTANCE OF 104.42 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 34.56 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 23.35 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 29 AS DEPICTED ON THIS TAX DIVISION PLAT; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE OF PARCEL 29, A DISTANCE OF 9.45 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 82.59 FEET; THENCE NORTH 74 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 67.03 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 53.93 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 15.17 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 16.92 FEET TO THE POINT OF BEGINNING, .

PARCEL 31(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION– NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION – NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 691.55 AND BELOW AN ELEVATION OF 726.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE;

THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 244.70 FEET; THENCE NORTH 44 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 81.50 FEET; THENCE SOUTH 45 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 69.44 FEET; THENCE SOUTH 44 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 66.77 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 122.87 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 7.36 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 82.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.590 ACRES, MORE OR LESS.

PARCEL 32(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION– NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION – NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 726.55 AND BELOW AN ELEVATION OF 744.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON–TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 37.51 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 61.96 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.21 FEET TO THE POINT OF BEGINNING .

PARCEL 5:
THAT PART OF LOT 1 IN RANDHURST CENTER NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED JULY 24, 1987 AS DOCUMENT 87408581, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF EUCLID AVENUE BEING THE MOST NORTHERLY NORTHEAST CORNER OF LOT 2; THENCE EASTERLY ALONG THE SOUTH LINE OF EUCLID BEING A CURVED LINE CONVEX TO THE NORTH AND HAVING
A RADIUS OF 24,505.35 FEET A DISTANCE OF 110.13 FEET; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 25.0 FEET A DISTANCE OF 39.78 FEET CHORD BEARING SOUTH 45 DEGREES 38 MINUTES 23 SECOND WEST 35.72 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 02 SECONDS WEST ALONG A LINE 60.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOT 2, 85.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 02 SECONDS WEST 224.07 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 219.90 FEET ALONG A CURVED LINE CONVEX TO SOUTHWEST HAVING A RADIUS OF 129.91 FEET CHORD BEARING SOUTH 44 DEGREES 58 MINUTES 29 SECOND EAST 197.96 FEET; THENCE EAST 18.28 FEET; THENCE NORTH 364.11 FEET; THENCE WEST 158.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF LOT 1 IN RANDHURST CENTER NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED JULY 24, 1987 AS DOCUMENT 87408581, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 10 MINUTES 50 SECONDS WEST, ALONG AN ASSUMED BEARING BEING THE EAST LINE OF SAID LOT 1, A DISTANCE OF 920.44 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 10 SECONDS WEST, 55.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 49 MINUTES 10 SECONDS WEST. 241.69 FEET TO A POINT OF CURVATURE; THENCE WESTERLY
10.53 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND WHOSE CHORD BEARS NORTH 75 DEGREES 06 MINUTES 00 SECONDS WEST, 10.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 60 DEGREES 01 MINUTES 10 SECONDS WEST, 43.77 FEET; THENCE NORTHEASTERLY 20.89 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF
20.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 54 MINUTES 00 SECONDS EAST, 19.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 49 MINUTES 10 SECONDS EAST, 149.81 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 31.42 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND WHOSE CHORD BEARS SOUTH 45 DEGREES 10 MINUTES 50 SECONDS EAST, 28.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 10 MINUTES 50 SECONDS EAST, 191.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 8:
THAT PART OF LOT 1 IN RANDHURST CENTER NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED JULY 24, 1987 AS DOCUMENT 87408581, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH ALONG THE EAST LINE 17 FEET; THENCE WEST ALONG THE NORTH LINE OF KENSINGTON AVE (AS WIDENED) 1272.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 291.15 FEET; THENCE EAST 135.5 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONVEX NORTHEASTERLY WITH A RADIUS OF 30 FEET AN ARC LENGTH OF 47.12 FEET AND CHORD BEARING SOUTH 45 DEGREES EAST TO A POINT OF TANGENCY; THENCE SOUTH 261.61 FEET; THENCE WEST ALONG THE NORTH LINE OF KENSINGTON AVE 165.5 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(ASSURANCE NOTE: THE PROPERTY SHOWN HEREON IS BASED UPON THE TITLE COMMITMENT AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCH1240220221, WITH AN EFFECTVE DATE OF MAY 17, 2024, BEING THE SAME PROPERTY AS SURVEYED. THE LEGAL DESCRIPTION CONTAINED IN CHICAGO TITLE COMMITMENT NO. CCHI2402202LI AND THE "AS SURVEYED" LEGAL DESCRIPTION IS THE SAME WITHOUT ANY GAPS OR GORES).

LAND DESCRIPTION (PER SURVEY):

A TRACT OF LAND BEING PART OF LOT 1 IN RANDHURST CENTER SUBDIVISION–NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581, AND LOTS 1, 2, 3, 4 AND 14, IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001, AND THE EXTERIOR BOUNDARY OF SAID TRACT AND LISTED EXCEPTIONS THERETO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND IRON PIPE WITH CAP AT THE INTERSECTION OF THE SOUTHERLY RIGHT–OF–WAY LINE OF EUCLID AVENUE, (VARIABLE WIDTH PUBLIC RIGHT–OF–WAY) AS PRESENTLY ESTABLISHED, WITH THE EASTERLY LINE OF SAID LOT ONE IN SAID RANDHURST CENTER;
THENCE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT ONE, A DISTANCE OF 2515.00 FEET TO A FOUND IRON PIPE WITH CAP ON THE NORTHERLY RIGHT–OF–WAY LINE OF EAST KENSINGTON AVENUE (VARIABLE WIDTH PUBLIC RIGHT–OF–WAY), AS PRESENTLY ESTABLISHED;
THENCE LEAVING SAID EASTERLY LINE, NORTH 89 DEGREES 58 MINUTES 10 SECONDS WEST, ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF EAST KENSINGTON AVENUE, A DISTANCE OF 1521.60 FEET TO A FOUND IRON PIPE WITH CAP ON THE NORTHEASTERLY RIGHT–OF–WAY LINE OF EAST RAND ROAD (US ROUTE 12)(VARIABLE WIDTH PUBLIC RIGHT–OF–WAY), AS PRESENTLY ESTABLISHED;
THENCE ALONG THE NORTHEASTERLY RIGHT–OF–WAY LINE OF EAST RAND ROAD, THE FOLLOWING COURSES AND DISTANCES:
NORTH 67 DEGREES 56 MINUTES 02 SECONDS WEST, A DISTANCE OF 29.21 FEET TO A FOUND IRON PIPE WITH CAP;
NORTH 45 DEGREES 36 MINUTES 08 SECONDS WEST, A DISTANCE OF 168.11 FEET TO A FOUND IRON PIPE WITH CAP;
THENCE NORTH 34 DEGREES 56 MINUTES 42 SECONDS WEST, A DISTANCE OF 99.76 FEET TO A SET REBAR WITH CAP ON THE EASTERLY RIGHT–OF–WAY LINE OF NORTH ELMHURST ROAD (ILLINOIS ROUTE 83)(100 FOOT WIDE PUBLIC RIGHT–OF–WAY), AS PRESENTLY ESTABLISHED);
THENCE NORTH 00 DEGREES 07 MINUTES 10 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID NORTH ELMHURST ROAD, A DISTANCE OF 2334.74 FEET TO A CUT CROSS ON THE FOREMENTIONED SOUTHERLY RIGHT–OF–WAY LINE OF EUCLID AVENUE;
THENCE ALONG THE SOUTHERLY LINE OF EUCLID AVENUE, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 89 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 499.93 FEET TO A SET REBARD WITH CAP;
ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 24505.35 FEET, THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 45 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 1026.36 FEET, AN ARC LENGTH OF 1026.44 FEET TO A FOUND IRON PIPE WITH CAP;
SOUTH 87 DEGREES 35 MINUTES 47 SECONDS EAST, A DISTANCE OF 165.03 FEET TO A SET COTTON PICKER SPINDLE;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 24505.35 FEET, THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 45 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 31.84 FEET, AN ARC LENGTH OF 31.84 FEET TO THE POINT OF BEGINNING.
SUBJECT TO ALL EASEMENTS COVERING THE RESULTING SUBJECT TRACT.
(BEARINGS BASED ON GRID NORTH, ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD'83, EAST ZONE).

EXCEPTING THE FOLLOWING FROM THE ABOVE–DESCRIBED PARCELS, PER RECORD:

LOT 5 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 6 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 7 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 8 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 9 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 10 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 11 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 12 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 13 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 15 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

AND ALSO EXCEPTING THE FOLLOWING:

PARCEL 29(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION–NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION – NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING BELOW AN ELEVATION OF 670.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
330.294.1077
www.amnational.net

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STATE OF ILLINOIS

LEGAL DESCRIPTION CONT;

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 1.94 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 298.50 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 26.50 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 161.50 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 165.50 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING,

PARCEL 30(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION – NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION– NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 670.55 AND BELOW AN ELEVATION OF 691.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 37.51 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 61.96 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.21 FEET TO THE POINT OF BEGINNING.

PARCEL 31(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION– NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION – NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 691.55 AND BELOW AN ELEVATION OF 726.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 37.51 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 61.96 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.21 FEET TO THE POINT OF BEGINNING.

(ASSURANCE NOTE: THE PROPERTY SHOWN HEREON IS BASED UPON THE TITLE COMMITMENT AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCH1240220221, WITH AN EFFECTIVE DATE OF MAY 17, 2024, BEING THE SAME PROPERTY AS SURVEYED. THE LEGAL DESCRIPTION CONTAINED IN CHICAGO TITLE COMMITMENT NO. CCH2402220J AND THE "AS SURVEYED" LEGAL DESCRIPTION IS THE SAME WITHOUT ANY GAPS OR GORES).

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EXCEPTION DIMENSIONS

LOT 5, RANDHURST SUBDIVISION NO. 2 (PARCEL 5 PER TITLE)
AREA=53,342 SQ. FT., 1.225 AC.

"F"–N00° 02' 42"W 224.37'(S)
N00° 03' 45"W 224.07'(R)

"G"–R=139.91'(R/S)
L=197.96'(R) 197.66'(S)
CB=S44°57'54"E(R), S44°59'13"E(S)
LC=242.76'(R/S)

"H"–N89° 55' 44"W 18.39'(S)
N89° 56' 47"W 18.28'(R)

"I"–S00° 02' 52"E 364.11'(S)
S00° 03' 55"E 364.11'(R)

"J"–S89° 58' 08"E 158.00'(S)
S89° 59' 11"E 158.00'(R)

"K"–S0° 02' 53"E 106.57'(S)

EXCEPTION DIMENSIONS

LOT 6, RANDHURST SUBDIVISION NO. 2 (PARCEL 6 PER TITLE)
AREA=50,382 SQ. FT., 1.157 AC.

"L"–S89° 49' 10"W 59.00'(S)
S89° 48' 53"W 59.00'(R)

"M"–S89° 48' 53"W 241.68'(S)
S89° 49' 10"W 241.69'(R)

"N"–R=20.00'(R/S)
L=10.53'(R/S)
CB=N75°06'00"W(R), N75°06'17"W(S)
LC=10.41'(R/S)

"O"–N60° 01' 27"W 43.77'(S)
N60° 01' 10"W 43.77'(R)

"P"–N29° 58' 33"E 203.96'(S)
N29° 58' 50"E 203.96'(R)

"Q"–R=20.00'(R/S)
L=20.89'(R/S)
CB=N59°54'00"E(R), N59°53'43"E(S)
LC=19.95'(R/S)

"R"–S89° 48' 53"E 149.81'(S)
N89° 49' 10"E 149.81'(R)

"S"–R=20.00'(R/S)
L=31.42'(R/S)
CB=S45°10'50"E(R), S45°11'07"E(S)
LC=28.28'(R/S)

"T"–S89° 11' 07"E 191.00'(S)
S00° 10' 50"E 191.00'(R)

EXCEPTION DIMENSIONS

LOT 7, RANDHURST SUBDIVISION NO. 2 (PARCEL 6 PER TITLE)
AREA=50,382 SQ. FT., 1.157 AC.

"L"–S89° 49' 10"W 59.00'(S)
S89° 48' 53"W 59.00'(R)

"M"–S89° 48' 53"W 241.68'(S)
S89° 49' 10"W 241.69'(R)

"N"–R=20.00'(R/S)
L=10.53'(R/S)
CB=N75°06'00"W(R), N75°06'17"W(S)
LC=10.41'(R/S)

"O"–N60° 01' 27"W 43.77'(S)
N60° 01' 10"W 43.77'(R)

"Z"–S00° 10' 05"E 220.50'(R)
S00° 11' 07"E 220.00'(S)

"AA"–R=7.50'(R/S)
L=11.78'(R/S)
CB=S44°49'10"W(R), S44°48'53"W(S)
LC=10.61'(R/S)

"BB"–S89° 48' 53"W 358.95'(S)
S89° 49' 10"W 358.95'(R)

"CC"–R=20.00'(R/S)
L=10.46'(R/S)
CB=N75°11'38"W(R), N75°11'55"W(S)
LC=10.34'(R/S)

"DD"–N60° 12' 43"W 29.40'(S)
N60° 12' 26"W 29.65'(R)

"EE"–R=15.00'(R/S)
L=23.56'(R/S)
CB=N15°12'26"W(R), N15°12'43"W(S)
LC=21.21'(R/S)

"FF"–N29° 47' 17"E 94.21'(S)
N29° 47' 34"E 94.63'(R)

"GG"–N23° 17' 16"E 47.31'(S)
N23° 17' 33"E 47.31'(R)

"HH"–N29° 58' 33"E 103.34'(S)
N29° 58' 50"E 103.34'(R)

EXCEPTION DIMENSIONS

LOT 8, RANDHURST SUBDIVISION NO. 2 (PARCEL 8 PER TITLE)
AREA=48,029 SQ. FT., 1.103 AC.

"U"–N00° 01' 45"W 291.36'(S)
N00° 02' 15"E 291.15'(R)

"V"–S89° 56' 18"E 135.52'(S)
S89° 57' 45"E 135.50'(R)

"W"–R=30.00'(R/S)
L=47.12'(R), 47.11'(S)
CB=S44°59"25"E(R), S45°02'33"E(S)
LC=42.42'(R/S)

"X"–S00° 03' 22"E 261.18'(S)
S00° 00' 38"W 261.17'(R)

"Y"–N89° 58' 10"W 165.64'(S)
N89° 57' 27"W 165.64'(R)

EXCEPTION DIMENSIONS

LOT 9, RANDHURST SUBDIVISION NO. 2 (PARCEL 9 PER TITLE)
AREA=65,542 SQ. FT., 1.500 AC.

"U"–N00° 01' 45"W 291.36'(S)
N00° 02' 15"E 291.15'(R)

EXCEPTION DIMENSIONS

LOT 10, RANDHURST SUBDIVISION NO. 2 (PARCEL 10 PER TITLE)
AREA=82,553 SQ. FT., 1.895 AC.

"D"–S05° 19' 59"E 160.96'(S)
S05° 15' 59"E 160.96'(R)

"E"–S43° 03' 59"E 17.95'(S)
S42° 59' 59"E 17.95'(R)

EXCEPTION DIMENSIONS

LOT 11, RANDHURST SUBDIVISION NO. 2 (PARCEL 11 PER TITLE)
AREA=32,330 SQ. FT., 0.742 AC.

"A"–S74° 44' 21"W 220.06'(S)
N74° 48' 21"E 220.06'(R)

"B"–R=282.20'(R/S)
L=250.94'(R/S)
CB=N23°20'42"E(R), S23°17'13"W(S)
LC=242.76'(R/S)

"C"–S84° 40' 01"W 89.50'(S)
S84° 44' 01"W 89.50'(R)

"D"–S05° 19' 59"E 160.96'(S)
S05° 15' 59"E 160.96'(R)

"E"–S43° 03' 59"E 17.95'(S)
S42° 59' 59"E 17.95'(R)

EXCEPTION DIMENSIONS

LOT 12, RANDHURST SUBDIVISION NO. 2 (PARCEL 12 PER TITLE)
AREA=41,405 SQ. FT., 0.951 AC.

"QQ"–N89° 53' 32"E 20.51'(S)
N89° 52' 44"E 20.51'(R)

"RR"–S16° 06' 45"E 23.06'(S)
S16° 07' 33"E 23.06'(R)

"SS"–S00° 06' 28"E 122.51'(S)
S00° 07' 16"E 122.51'(R)

"TT"–S12° 24' 16"E 111.25'(S)
S12° 25' 04"E 111.25'(R)

PARCEL A

"II"–R=25.00'(R/S)
L=10.46'(R/S)
CB=N75°11'38"W(R), N75°11'55"W(S)
LC=10.34'(R/S)

"KK"–R=225.00'(R/S)
L=207.25'(R/S)
CB=N85°47'01"E(R), N85°48'31"E(S)
LC=200.00'(R/S)

"JJ"–R=20.00'(R/S)
L=39.20'(R/S)
CB=S56°01'32"W(R), S56°02'47"W(S)
LC=33.22'(R/S)

"LL"–R=162.00'(R/S)
L=57.27'(R/S)
CB=S69°31'21"W(R), S69°32'23"W(S)
LC=56.97'(R/S)

"MM"–R=45.00'(R/S)
L=23.58'(R/S)
CB=N75°11'38"W(R), N75°11'55"W(S)
LC=10.34'(R/S)

"NN"–N70° 18' 55"W 18.41'(S)
N70° 19' 58"W 18.41'(R)

"OO"–R=85.00'(R/S)
L=62.88'(R/S)
CB=N49°08'20"W(R), N49°07'18"W(S)
LC=61.46'(R/S)

"PP"–N29° 35' 21"W 12.43'(S)
N27° 56' 23"W 13.16'(R)

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08/06/24

GRAPHIC SCALE
1"=100'
100' 0' 100' 200'
EAST KENSINGTON AVENUE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(ASPHALT PAVEMENT)
EAST RAND ROAD (US ROUTE 12)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(ASPHALT PAVEMENT)
NORTH ELMHURST ROAD (IL R3)
(100' PUBLIC RIGHT OF WAY)
(ASPHALT PAVEMENT)
PARCEL B (PER TITLE)
PARCEL A (PER TITLE)
BUILDING "A"
BUILDING "B"
BUILDING "C"
BUILDING "D"
BUILDING "E"
BUILDING "F"
BUILDING "G"
BUILDING "H"
BUILDING "I"
BUILDING "J"
BUILDING "K"
BUILDING "L"
BUILDING "M"
BUILDING "N"
BUILDING "O"
BUILDING "P"
BUILDING "Q"
BUILDING "R"
BUILDING "S"
BUILDING "T"
BUILDING "U"
BUILDING "V"
BUILDING "W"
BUILDING "X"
BUILDING "Y"
BUILDING "Z"
BRIAN J. FISCHER
035.003283
CHESTERFIELD
MISSOURI
STATE OF ILLINOIS
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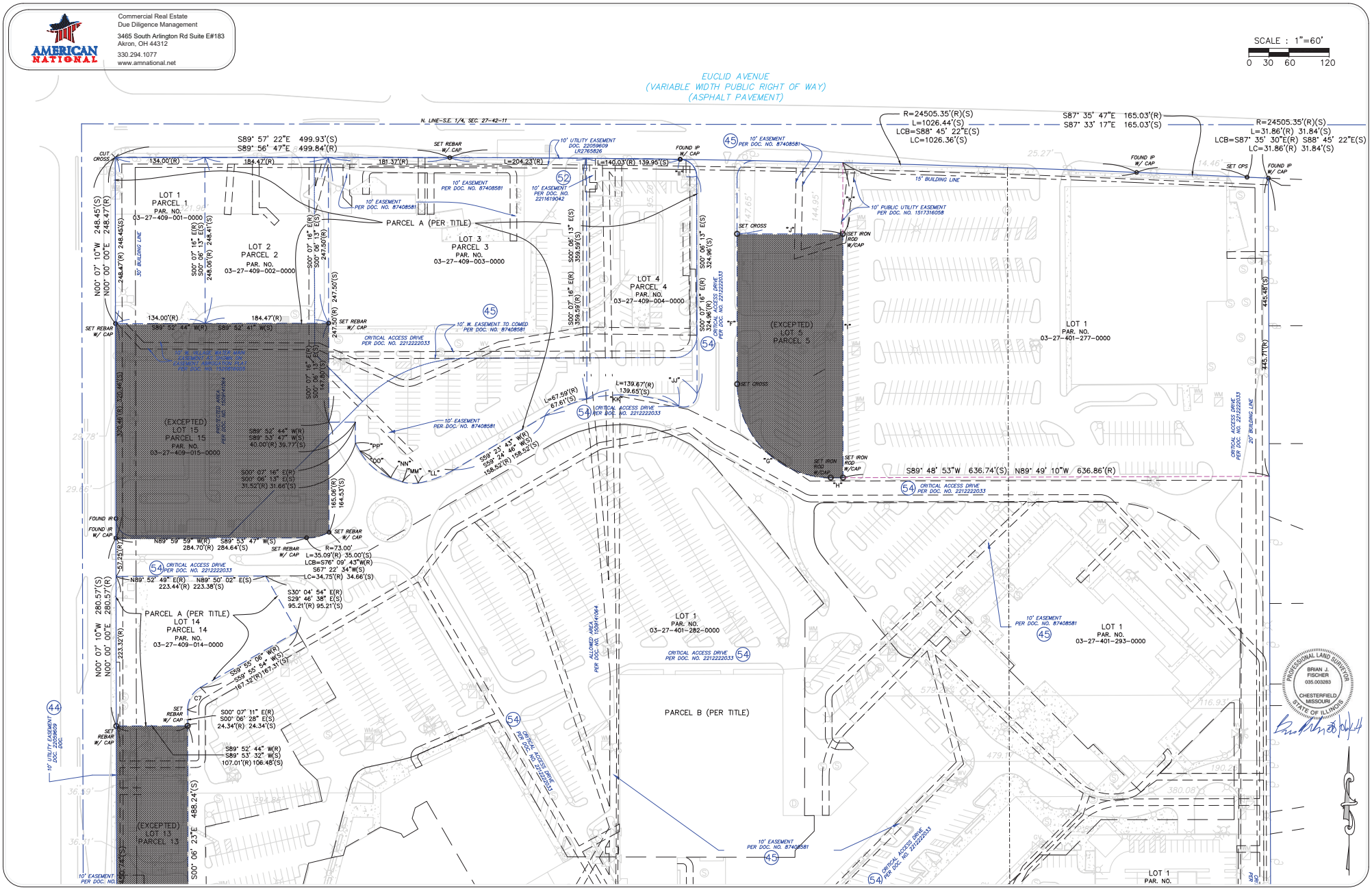
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SCALE : 1"=60'
0 30 60 120
EUCLID AVENUE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(ASPHALT PAVEMENT)
N. LINE-S.E. 1/4, SEC. 27-42-11
S89° 57' 22"E 499.93'(S)
S89° 56' 47"E 499.84'(R)
R=24505.35'(R)(S)
L=1026.44'(S)
LCB=S88° 45' 22"E(S)
LC=1026.36'(S)
S87° 35' 47"E 165.03'(R)
S87° 33' 17"E 165.03'(S)
R=24505.35'(R)(S)
L=31.86'(R) 31.84'(S)
LCB=S87° 35' 30"E(R) S88° 45' 22"E(S)
LC=31.86'(R) 31.84'(S)
LOT 1
PARCEL 1
PAR. NO.
03-27-409-001-0000
LOT 2
PARCEL 2
PAR. NO.
03-27-409-002-0000
PARCEL A (PER TITLE)
LOT 3
PARCEL 3
PAR. NO.
03-27-409-003-0000
LOT 4
PARCEL 4
PAR. NO.
03-27-409-004-0000
(EXCEPTED)
LOT 5
PARCEL 5
LOT 1
PAR. NO.
03-27-401-277-0000
(EXCEPTED)
LOT 15
PARCEL 15
PAR. NO.
03-27-409-015-0000
PARCEL A (PER TITLE)
LOT 14
PARCEL 14
PAR. NO.
03-27-409-014-0000
LOT 1
PAR. NO.
03-27-401-282-0000
PARCEL B (PER TITLE)
LOT 1
PAR. NO.
03-27-401-293-0000
(EXCEPTED)
LOT 13
PARCEL 13
LOT 1
PAR. NO.
S89° 48' 53"W 636.74'(S) N89° 49' 10"W 636.86'(R)
15' BUILDING LINE
30' BUILDING LINE
20' BUILDING LINE
10' EASEMENT PER DOC. NO. 87408581
10' UTILITY EASEMENT DOC. 2205909
10' PUBLIC UTILITY EASEMENT PER DOC. NO. 1517316058
10' W. EASEMENT TO COMED PER DOC. NO. 87408581
CRITICAL ACCESS DRIVE PER DOC. NO. 2212222033
ALLOWED AREA PER DOC. NO. 1508141064
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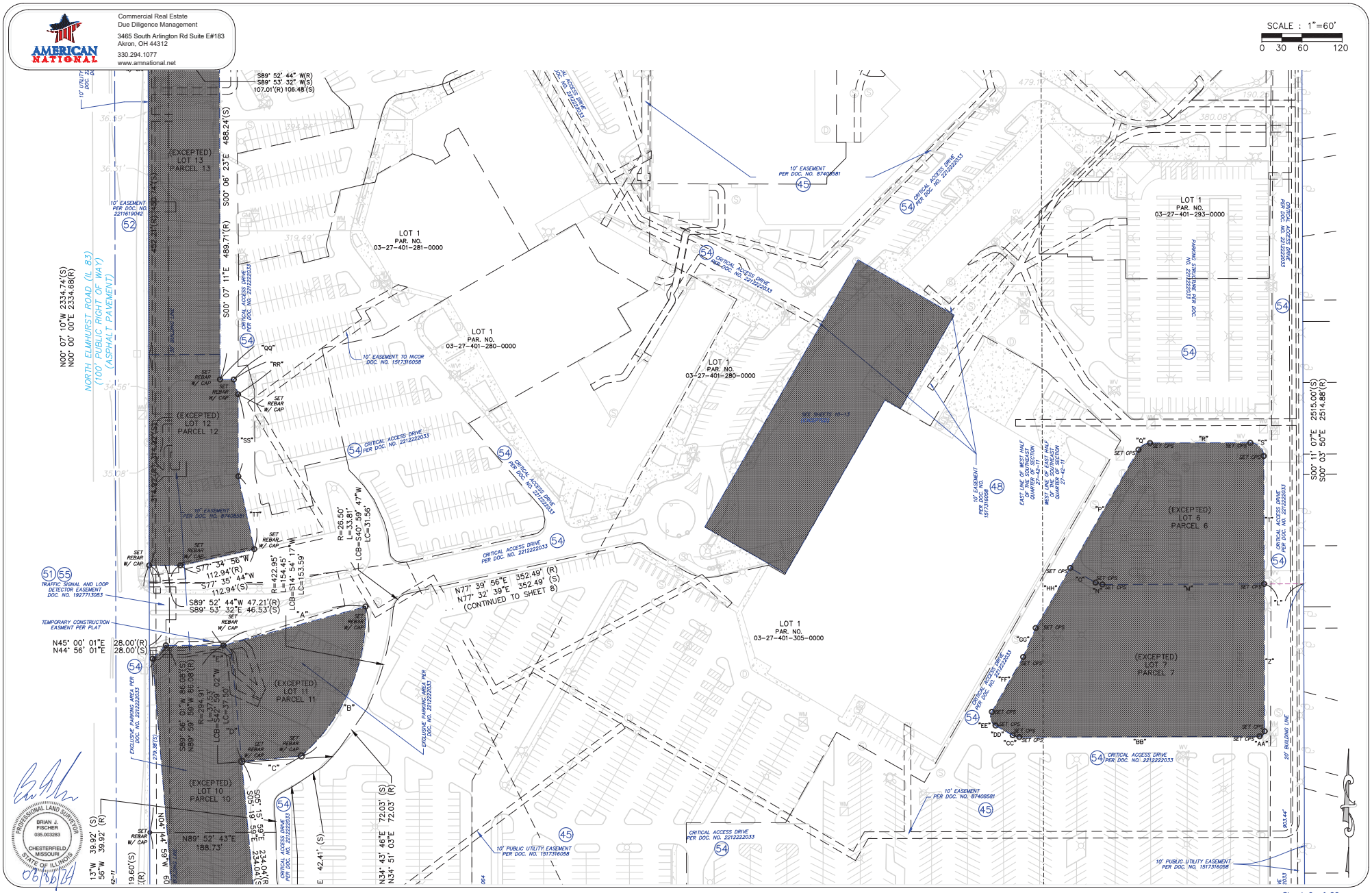
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SCALE : 1"=60'
0 30 60 120
NORTH ELMHURST ROAD (IL 83)
(100 PUBLIC RIGHT OF WAY)
(ASPHALT PAVEMENT)
N00° 07' 10"W 2334.74'(S)
N00° 00' 00"E 2334.68'(R)
S00° 11' 07"E 2515.00'(S)
S00° 03' 50"E 2514.88'(R)
LOT 1
PAR. NO.
03-27-401-281-0000
LOT 1
PAR. NO.
03-27-401-280-0000
LOT 1
PAR. NO.
03-27-401-305-0000
LOT 1
PAR. NO.
03-27-401-293-0000
(EXCEPTED)
LOT 13
PARCEL 13
(EXCEPTED)
LOT 12
PARCEL 12
(EXCEPTED)
LOT 11
PARCEL 11
(EXCEPTED)
LOT 10
PARCEL 10
(EXCEPTED)
LOT 6
PARCEL 6
(EXCEPTED)
LOT 7
PARCEL 7
S89° 52' 44" W(R)
S89° 53' 32" W(S)
107.01'(R) 106.48'(S)
S00° 06' 23"E 488.24'(S)
S00° 07' 11"E 489.71'(R)
S77° 34' 56"W
112.94'(R)
S77° 35' 44"W
112.94'(S)
S89° 52' 44"W 47.21'(R)
S89° 53' 32"E 46.53'(S)
N45° 00' 01"E
N44° 56' 01"E
28.00'(R)
28.00'(S)
N89° 52' 43"E
188.73'
N77° 39' 56"E 352.49' (R)
N77° 32' 39"E 352.49' (S)
(CONTINUED TO SHEET 8)
N34° 43' 46"E 72.03' (S)
N34° 51' 03"E 72.03' (R)
S05° 15' 59"E 234.04'(R)
S05° 19' 59"E 234.04'(S)
R=26.50'
L=33.81'
LCB=S40° 59' 47"W
LC=31.56'
R=422.95'
L=154.45'
LCB=S14° 54' 17"W
LC=153.59'
R=294.91'
L=37.53'
LCB=S42° 37' 02"W
LC=37.50'
42.41' (S)
"A"
"B"
"C"
"D"
"E"
"F"
"G"
"H"
"I"
"L"
"O"
"P"
"R"
"S"
"Z"
"AA"
"BB"
"CC"
"DD"
"EE"
"FF"
"GG"
"HH"
"QQ"
"RR"
"SS"
"TT"
SET REBAR W/ CAP
SET OPS
10' EASEMENT PER DOC. NO. 2211619042
10' EASEMENT PER DOC. NO. 87408581
10' EASEMENT TO MCDR DOC. NO. 1517316058
CRITICAL ACCESS DRIVE PER DOC. NO. 2212222033
TRAFFIC SIGNAL AND LOOP DETECTOR EASEMENT DOC. NO. 1922713083
TEMPORARY CONSTRUCTION EASMENT PER PLAT
EXCLUSIVE PARKING AREA PER DOC. NO. 2212222033
10' PUBLIC UTILITY EASEMENT PER DOC. NO. 1517316058
20' BUILDING LINE
PARKING STRUCTURE PER DOC. NO. 2212222033
EAST LINE OF WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27-42-11
WEST LINE OF EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 27-42-11
SEE SHEETS 10-12
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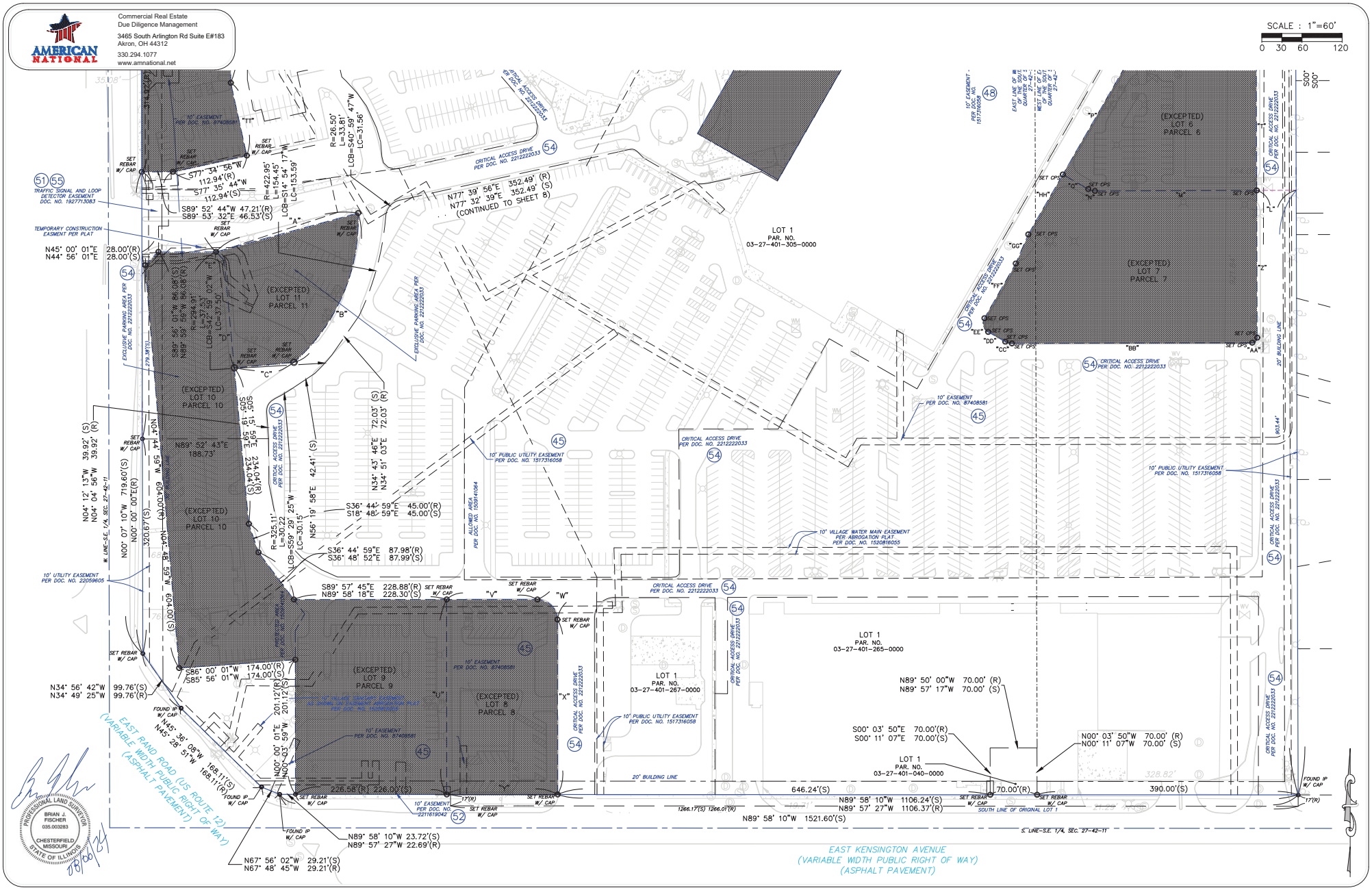
06/06/24

Sheet 9 of 20



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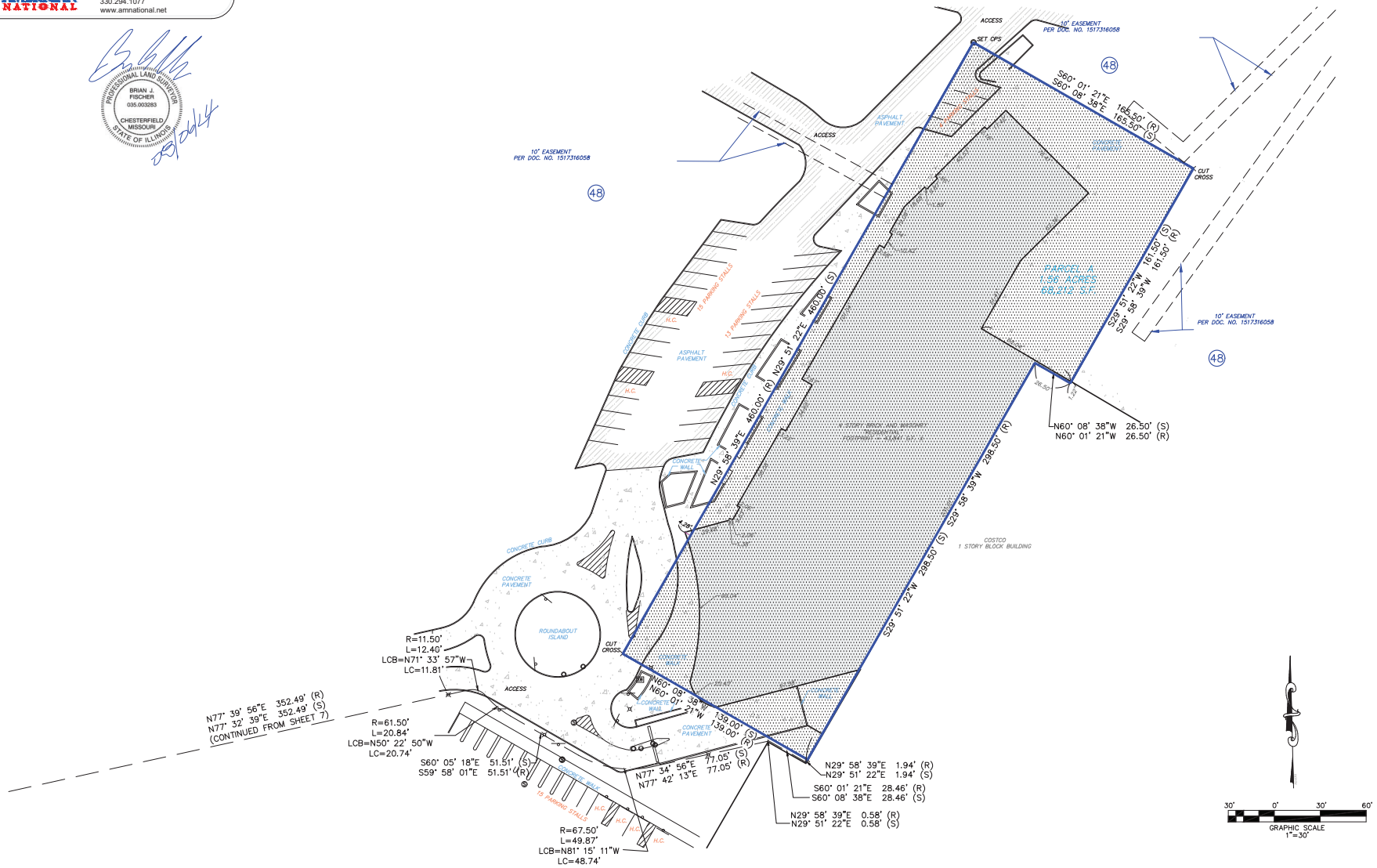

PARCEL 29 (BASEMENT)

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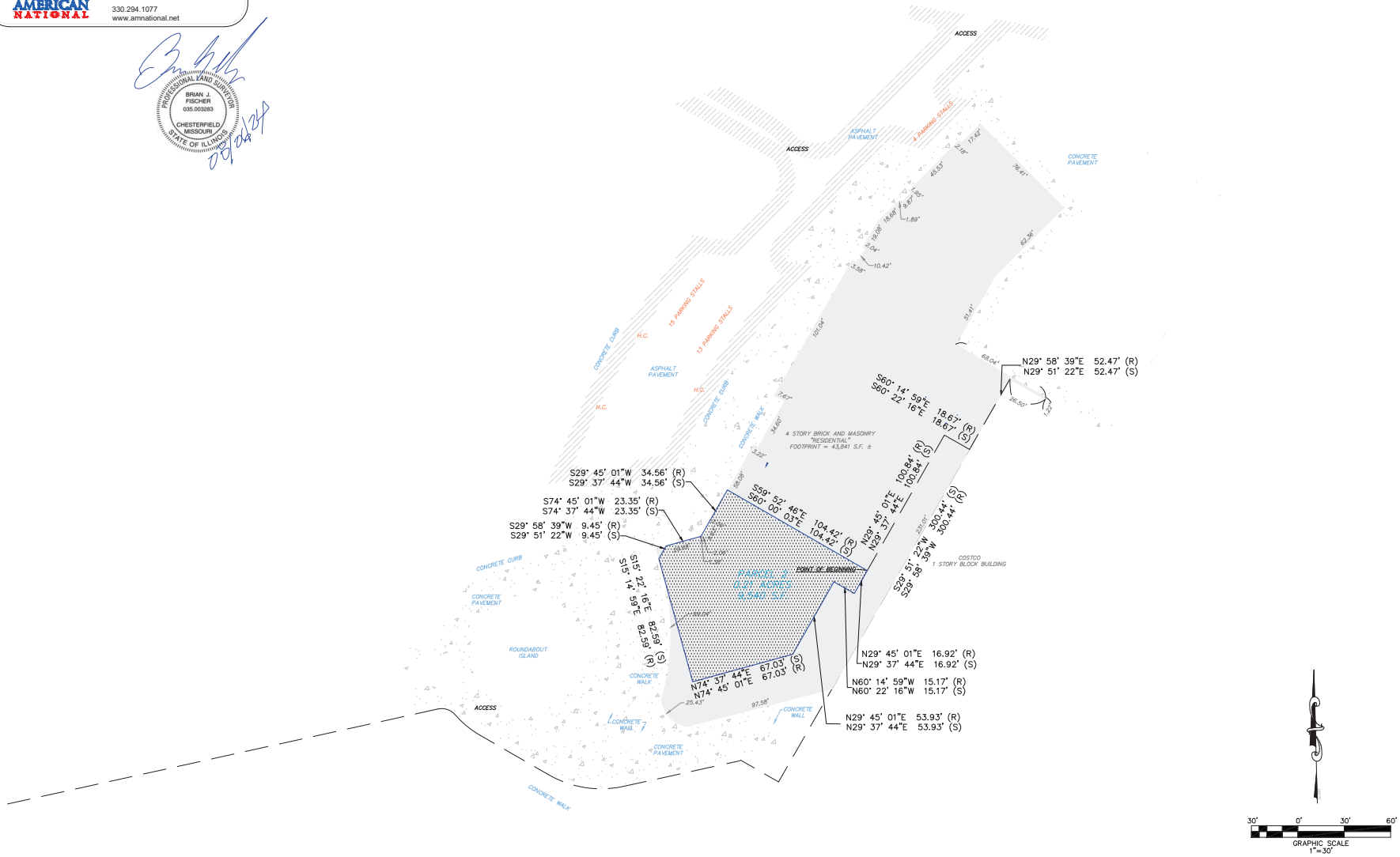
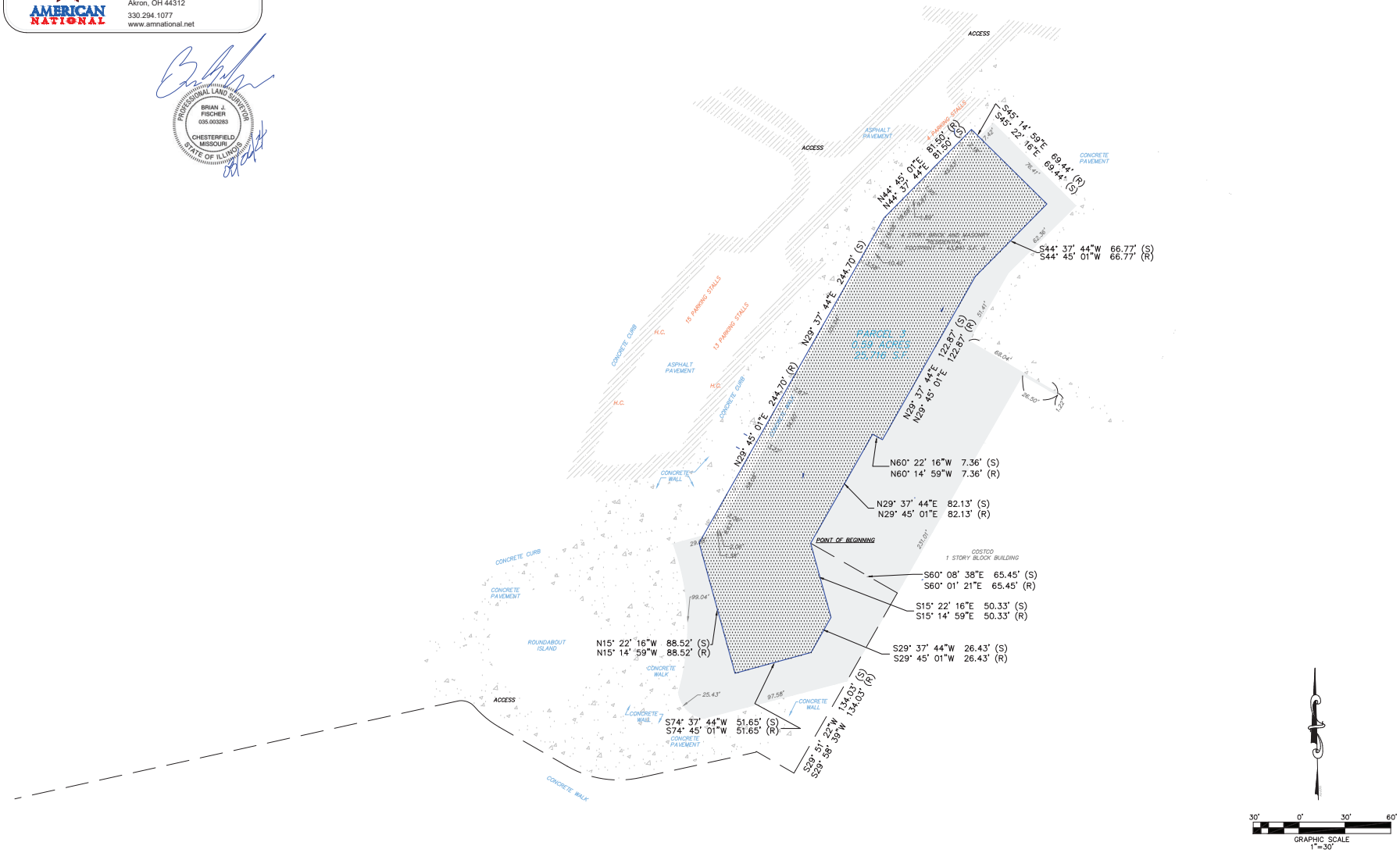


PARCEL 30 (LEVEL 1)

Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
330.294.1077
www.amnational.net

PROFESSIONAL LAND SURVEYOR
BRIAN J. FISCHER
035-003283
CHESTERFIELD, MISSOURI
STATE OF ILLINOIS



PARCEL 31 (LEVELS 2–4)

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Due Diligence Management
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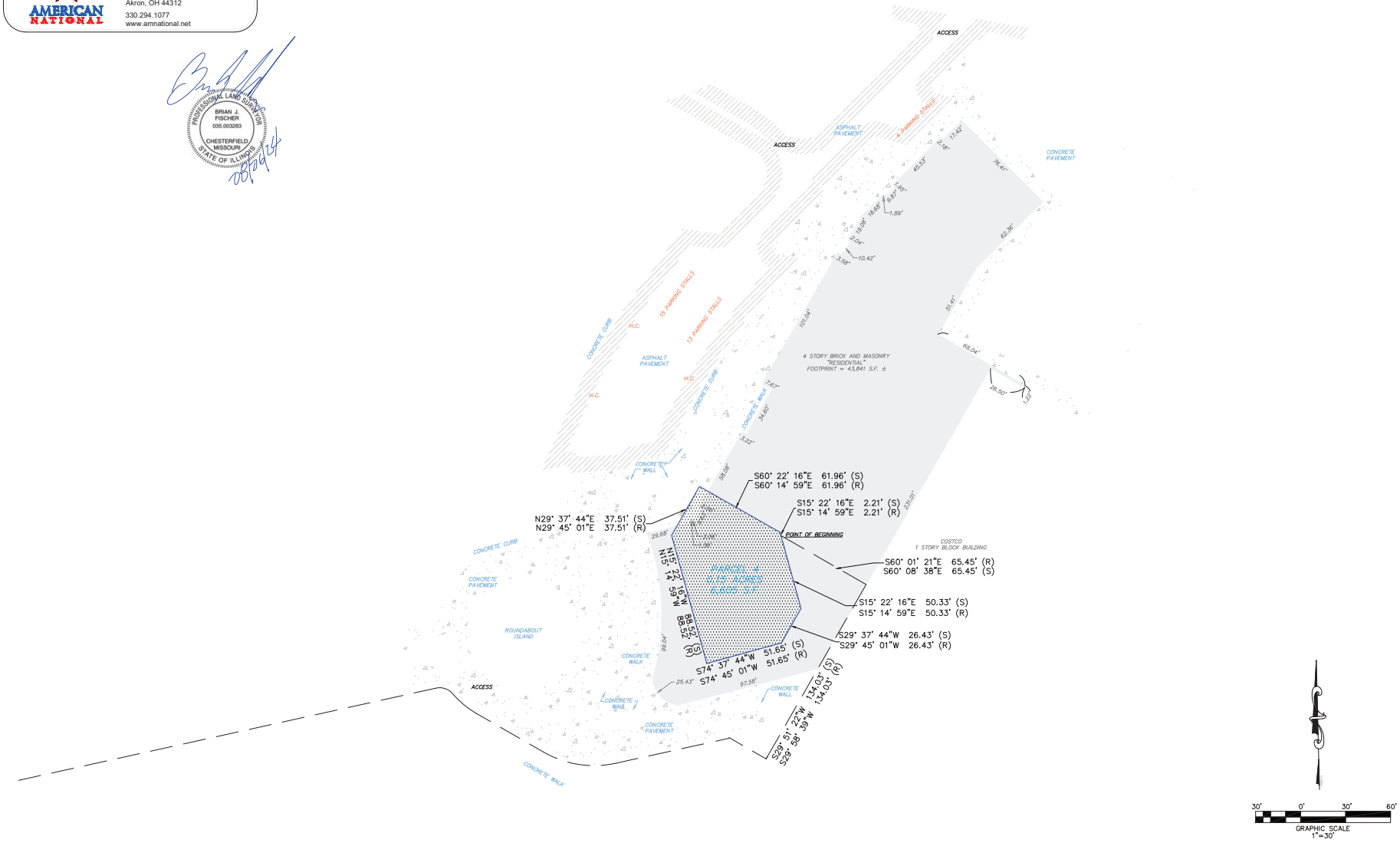
PROFESSIONAL LAND SURVEYOR
BRIAN J. FISCHER
035.003283
CHESTERFIELD, MISSOURI
STATE OF ILLINOIS



PARCEL 32 (LEVEL 5)

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Commercial Real Estate
Due Diligence Management
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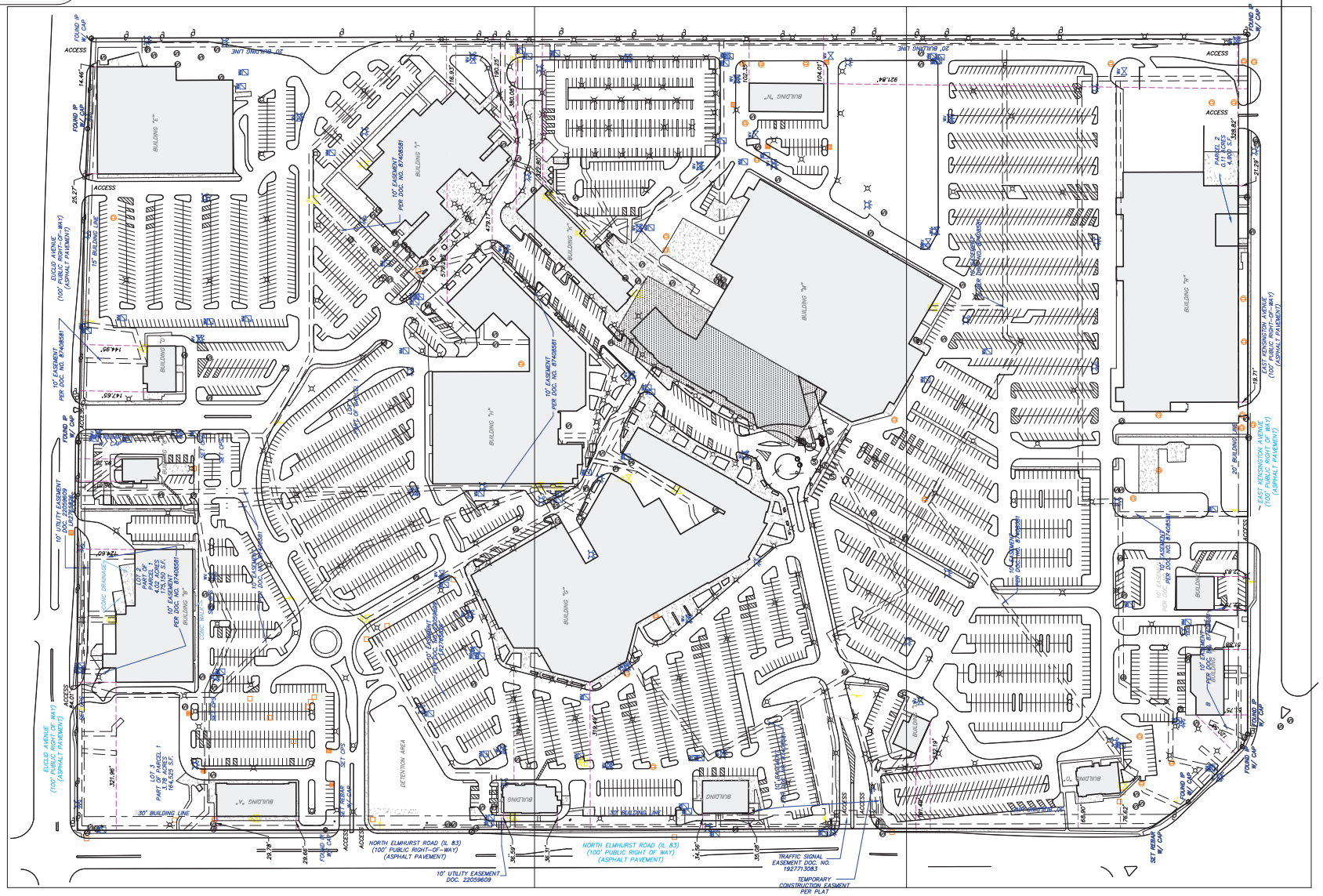

BRIAN J. FISCHER
PROFESSIONAL LAND SURVEYOR
035.003283
CHESTERFIELD
MISSOURI
STATE OF ILLINOIS
08/06/24

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PROFESSIONAL LAND SURVEYOR
BRIAN J. FISCHER
035.003283
CHESTERFIELD
MISSOURI
STATE OF ILLINOIS

08/06/24

GRAPHIC SCALE
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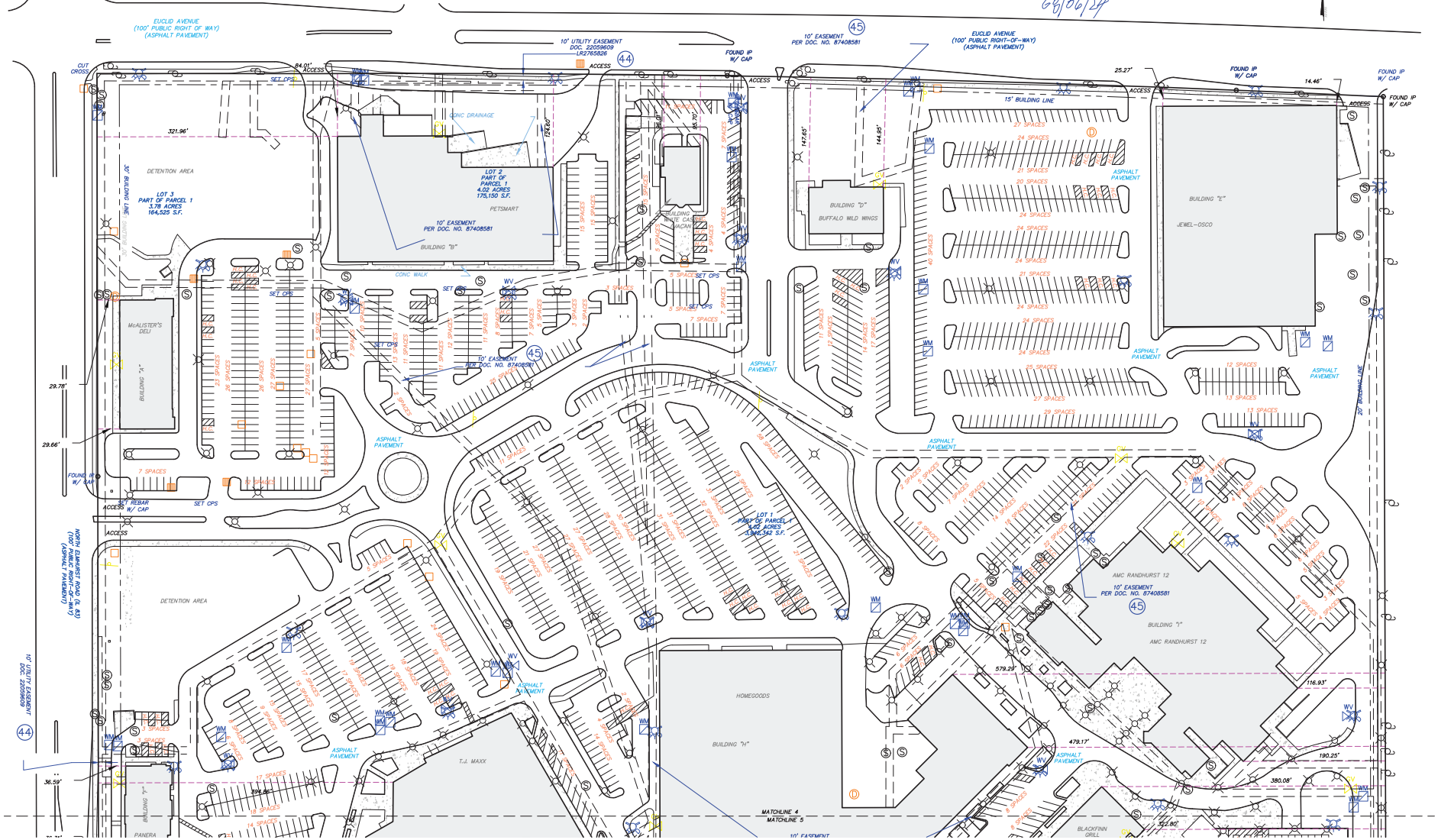

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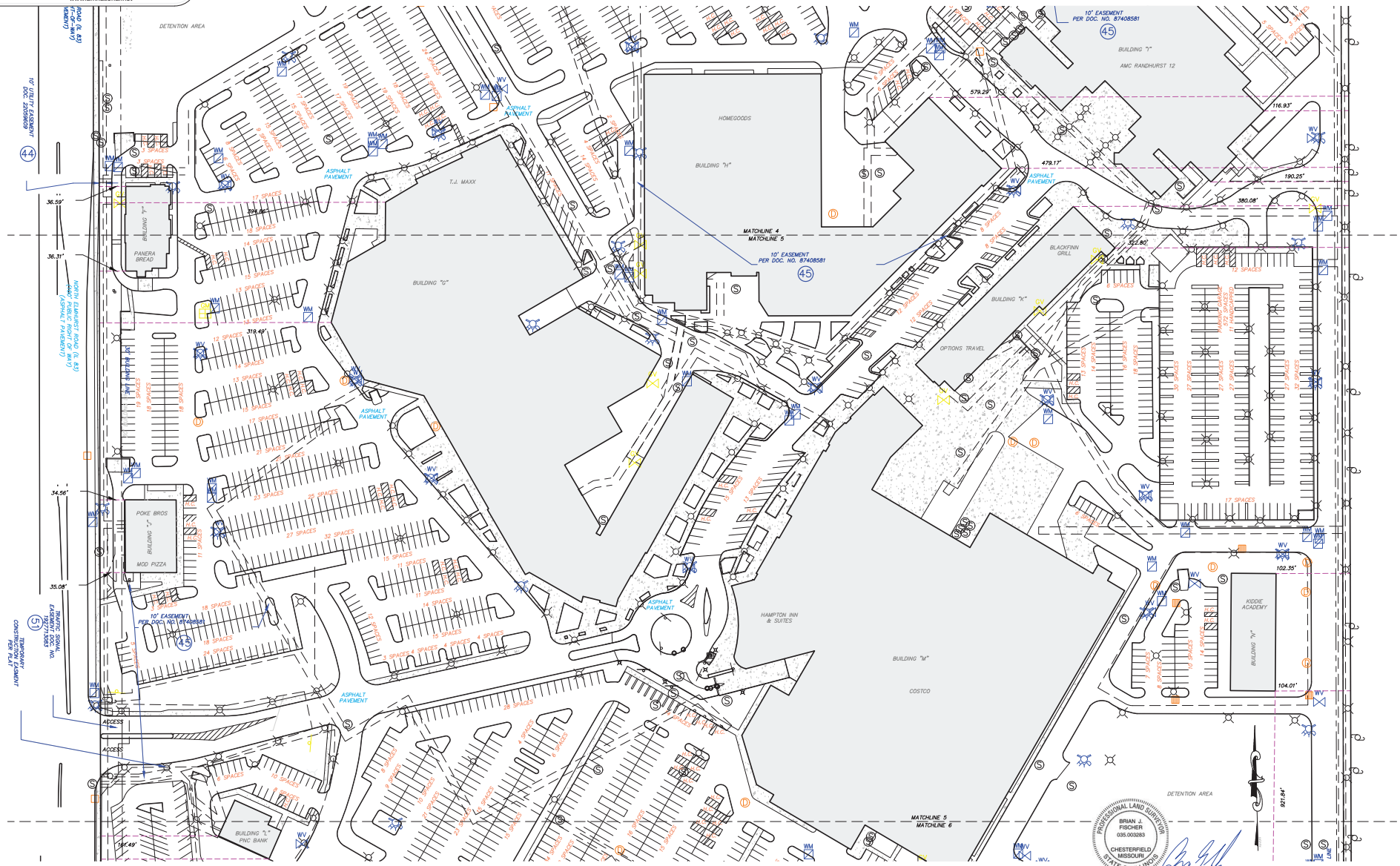

Sheet 17 of 20

AMERICAN NATIONAL
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Due Diligence Management
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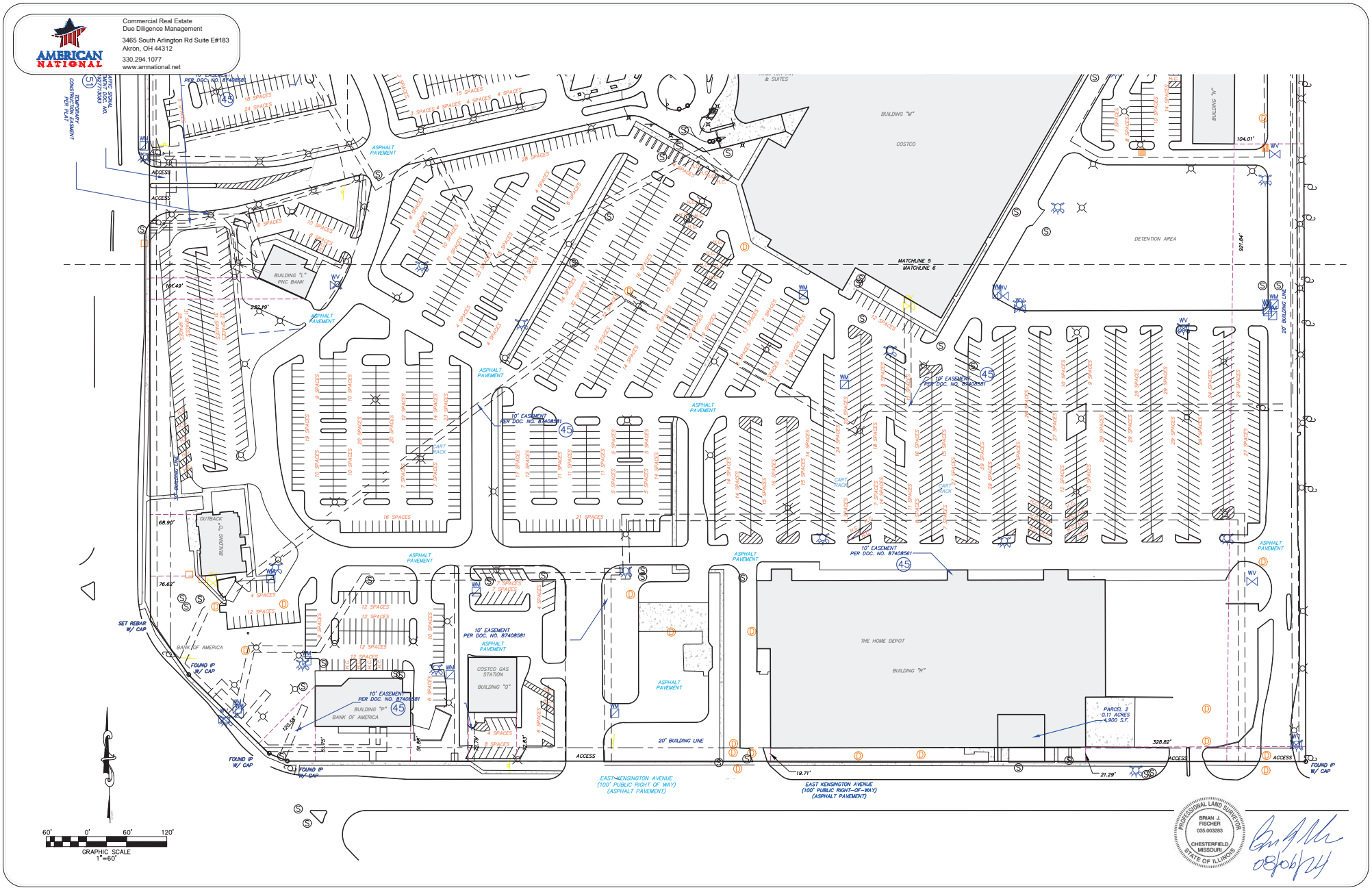

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Commercial Real Estate
Due Diligence Management
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Akron, OH 44312
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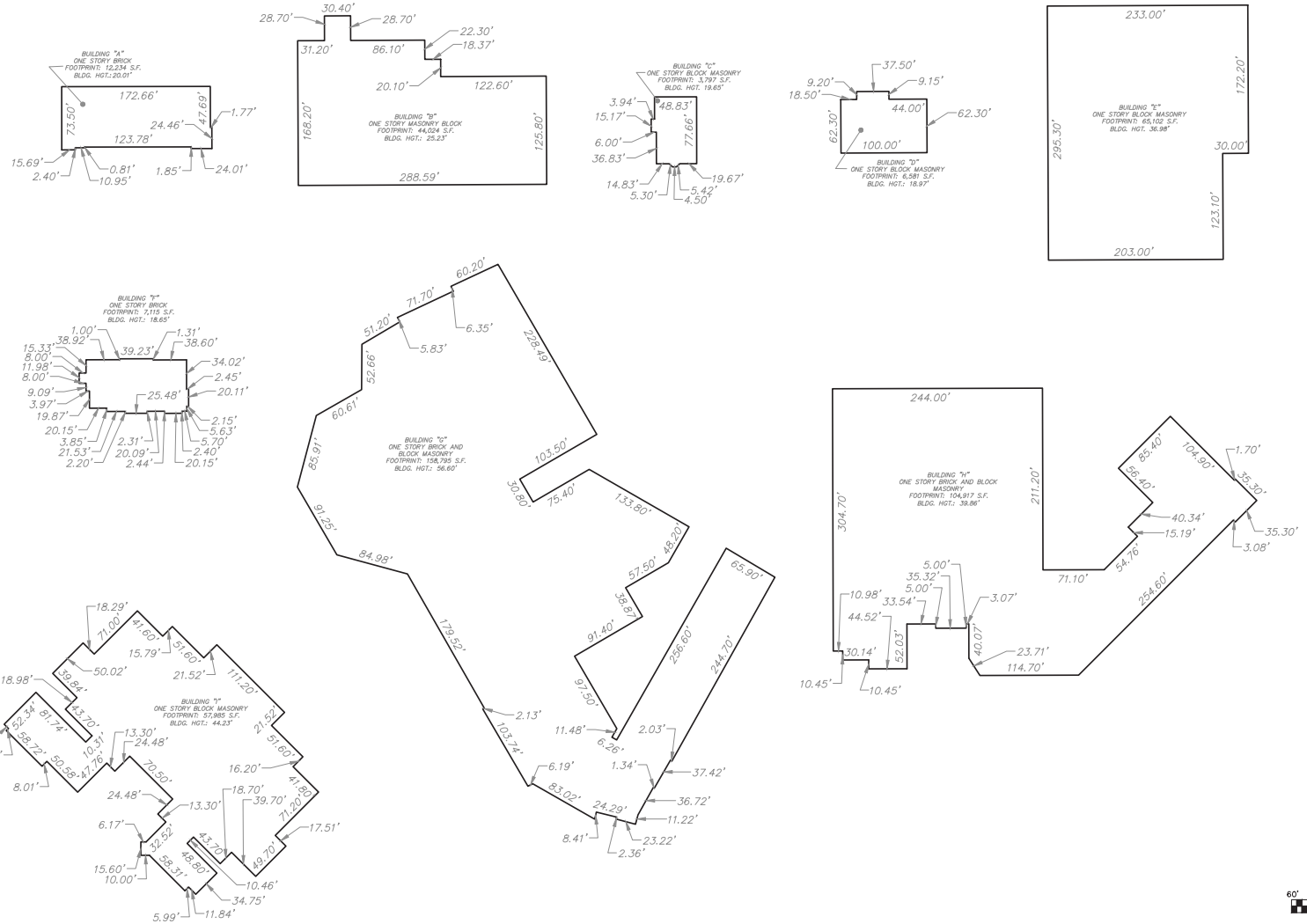

BRIAN J. FISCHER
035.003283
CHESTERFIELD, MISSOURI
STATE OF ILLINOIS
PROFESSIONAL LAND SURVEYOR
08/28/24

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Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
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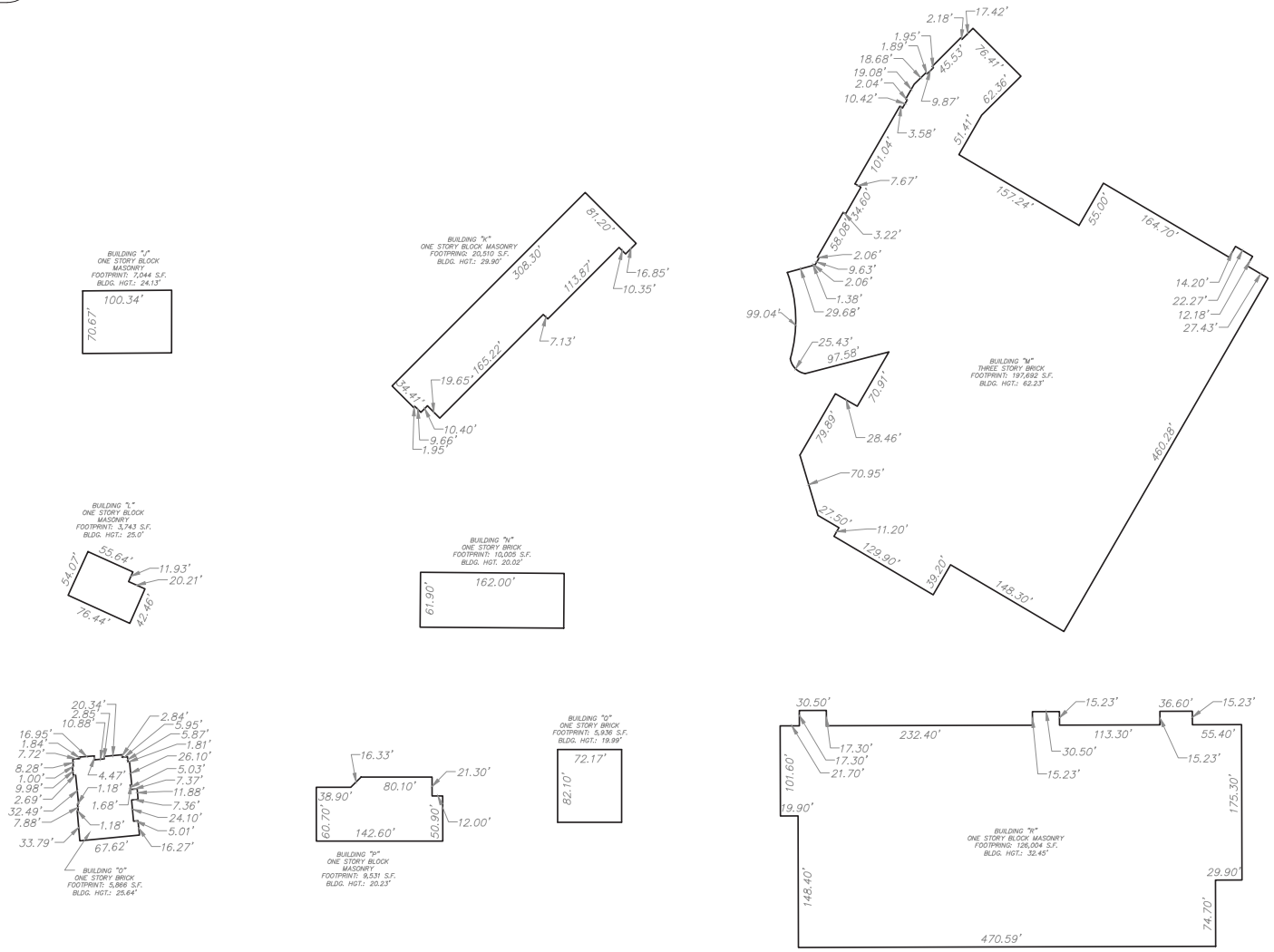
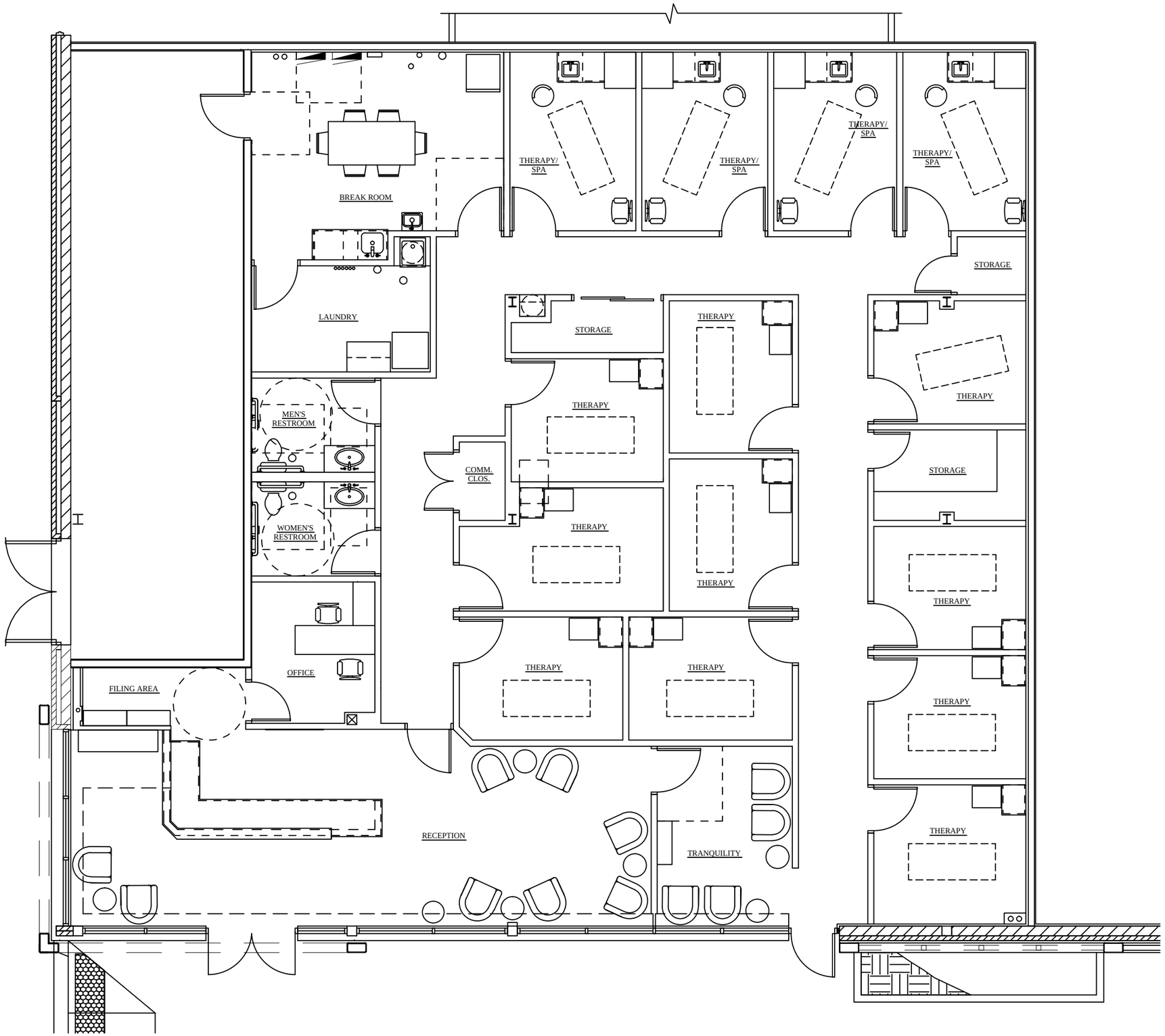


PROFESSIONAL LAND SURVEYOR
BRIAN J. FISCHER
035.003283
CHESTERFIELD, MISSOURI
STATE OF ILLINOIS
2/16/24


BREAK ROOM
LAUNDRY
THERAPY/ SPA
THERAPY/ SPA
THERAPY/ SPA
THERAPY/ SPA
STORAGE
STORAGE
THERAPY
THERAPY
THERAPY
MEN'S RESTROOM
WOMEN'S RESTROOM
COMM. CLOS.
THERAPY
THERAPY
STORAGE
THERAPY
THERAPY
THERAPY
THERAPY
THERAPY
OFFICE
FILING AREA
RECEPTION
TRANQUILITY

DRAWING : Front Elevation - Front-Lit Channels Flush Mount

REVISION :

DATE : 9 - 26 - 24

41 SF, QTY. 1

LETTERS	FACES:	Light Blue #2051	3/16" Acrylic	BACKS: White	.125 Pre-Finished ACM
	TRIM:	Blue	1" Jewelite Trim	ILLUMINATION: White	Principal LED's (Quick Mod 2 Typical)
	RETURNS:	Chevron Blue	.040 Pre-Finished Aluminum		
TAGLINE	FACES:	White #7328	3/16" Acrylic		
	VINYL:	Opaque Black	Applied to Face		
	TRIM:	White	1" Metal Molding		
	RETURNS:	Black	.040 Pre-Finished Aluminum		

CLIENT

Hand & Stone

ADDRESS

PROJECT

SIGNAGE

ACCOUNT REP

VERONICA W.
631-446-1121 x.209

FILE NAME

DESIGNER

KAITLYN P.

COMMENTS

APPROVAL

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN

Client's Approval

DATE:____/____/_____

SIGNED:_____

Landlord's Approval

DATE:____/____/_____

SIGNED:_____

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ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

www.UNIVERSALSIGNSNY.com
631-446-1121
435 Brook Ave, Deer Park, NY 11729

universal SIGNS & SERVICE

Space	Tenant	Square Footage
A125	La Novia Bridal	3503
A118	Vacant	6262
A107	Vacant	5000
A102b	Milano Nail Salon	6102
A102a	America's Best	4159
A101	Old Navy	12500
E101A	Orange Theory	3200
E101B	Vacant	1881
E101C	DSW	16614
E101D	Michael's	23944
T100	Vacant	32500
T102	TJ Maxx	26129
T101	Hand & Stone	3613

The proposed new Hand And Stone Mount Prospect will bw owned solely by William (Bill) Christy. Bill has numerous years and a variety of different business experience. Bill started his career in retail as the Brand Manager for Montgomery Ward - Electric Avenue. Bill quickly became a Store Manager, Regional Manager and then District Manager. Bill then transitioned to Sears where he started as a District Sales Manager, then became a Store Manager and quickly became a Regional Manager. Upon leaving the retail industry, Bill entered the Wireless Industry. Bills first job in the Wireless Industry was a Product Marketing Manager for Ameritech. Bill was recognized for his accomplishments and was asked to join the executive team by Ameritech's President Jack Rooney. Bill was given the opportunity to head up the Dealer Stores across the Ameritech network. Bill was then recruited by Motorola where he became The Director of Marketing for the USA, Latin America as well as Canada. Bill was then recruited by Andrew Wireless Products where he became Business Unit Director overseeing the entire Wireless Products division. Andrew then decided to divest itself of the wireless products division so Bill gathered a few investors and they decided to purchase the entity. Xentris Wireless was then formed by Bill where he not only was an owner he became President and CEO. Bill held that position for 14 years growing the business fro $1MM in sales in 2004 to over $400MM upon his resignation in 2018. Bill then considered retirement but was too young for that so he decided to enter the franchise industry. Bill opened his first Hand And Stone in 2018 by taking over an existing business in Rolling Meadows. This struggling business quickly turned around and is still growing. Bill then acquired his second location in Carol Stream a few months later. In October of 2018 Bill opened his third location in South Elgin. In 2021 Bill opened his forth location in Hoffman Estates / South Barrington. All four locations are typically top performers within the Illinois market.

The Typical hours of operation for Hand And Stone are as follows.
Monday - Friday. 9:00 AM - 10:00 PM
Saturday 8:00 AM - 9:00 PM
Sunday 8:00 AM - 7:00 PM

We offer a wide variety of services (See Attached) offered only by highly trained, licensed and vetted service providers. Hand & Stone is the industry leader in ensuring our customers enjoy their services in a safe and professional environment. All of our service providers are required to pass Hand & Stone Code of Ethics training, provide a valid state license, and undergo a criminal record and employment reference check.

The proposed Mount Prospect location will have 12 treatment rooms. We will employ approximately 12-20 Licensed service providers. 5-7 Spa associates. A Spa Maager and Assistant Manager. This location will also receive support from the organizations Owner, Regional Operations Manager, Regional Sales Manager and Corporate Support.

handandstone.com

Spa | Hand and Stone Massage and Facial Spa | South Elgin, IL 60177

Spa Menu - Hand & Stone Massage and Facial Spa | Relaxing Massages & Rejuvenating Facials Near You

HAND & STONE MASSAGE AND FACIAL SPA

Spa Services | Locations | Memberships | Gift Cards | Careers | Own a Franchise | Book an Appointment

Non-Member | Member

Introductory

Intro Classic Facial Dermalogica	$89.95
Intro Image Classic Facial	$89.95
Intro Men's Facial Clarity	$89.95
Intro Men's Facial Dermalogica	$89.95
Intro Teen Facial Clarity	$89.95
Intro Teen Facial Dermalogica	$89.95
Introductory Swedish Massage 1 Hour	$89.95
Introductory Classic Facial	$89.95

Massage

Swedish Massage 1 Hour	$129.95

Facial Enhancements

	Add
LED Hands Forearms Upgrade	$30
Dermalogica Pro Bright	$30
Dermalogica Pro Calm	$30
Dermalogica Pro Clear	$30
Dermalogica Pro Firm	$30
DiamondGlow	$100
Facial Toning by NEVESKIN Add On + Extended Coupler	$125
Facial Toning by NEVESKIN Add-On 10 min	$80
Facial Toning by Neveskin Add-On	$100
Image Eye Gel Masks	$10
Image MD Power C Peel	$70
Image Organic Lift Facial	$30
Image Oxygenating Facial	$30
Microdermabrasion - Clarity	$50
Microdermabrasion - Dermalogica	$50
Microdermabrasion Image	$50
NuFACE Microcurrent - Clarity	$25

Facials

Glow & Go LED Facial 30 Min	$120
Classic Facial - Clarity	$129.95
Classic Facial - Dermalogica	$129.95
Classic Facial Image	$129.95
Men's Facial - Dermalogica	$129.95
Men's Facial - Clarity	$129.95
Teen Facial - Clarity	$129.95
Teen Facial - Dermalogica	$129.95

Massage Enhancements

	Add
Lymphatic Drainage Massage Upgrade	$10
Restorative Stretch Therapy Upgrade	$10
Shiatsu Massage Upgrade	$10
CBD Oil Upgrade	$30

Microdermabrasion - Dermalogica	$50
Microdermabrasion Image	$50
NuFACE Microcurrent - Clarity	$25
NuFACE Microcurrent - Dermalogica	$25
NuFACE Microcurrent Image	$25
NuFACE Neck Lift	$10
Pro Bright - Dermalogica	$90
Pro Firm Neck Upgrade - Dermalogica	$30
Pro Pen Nanoinfusion Upgrade	$130
Hydrating Facial - Clarity	$30
Hydrating Facial - Dermalogica	$30
Image MD Power C Peel LED	$90
Image Organic Lift LED Facial	$50
Image Oxygenating LED Facial	$50
LED Brightening Facial Upgrade	$50
LED ClarityRx C-Results Antioxidant Facial Upgrade	$60
LED Detox Facial Upgrade	$50
LED Hydrating Facial Upgrade	$50
LED Rejuvenating Facial Upgrade	$50
LED Return to Calm CBD Upgrade	$60
LED Rosacea Facial Upgrade	$50

Massage Enhancements

	Add
Lymphatic Drainage Massage Upgrade	$10
Restorative Stretch Therapy Upgrade	$10
Shiatsu Massage Upgrade	$10
CBD Oil Upgrade	$30
Contrast Therapy	$30
Gliding Cupping Massage Upgrade	$30
Himalayan Salt Stone Upgrade	$35
Hot Stone Massage Upgrade	$25
Menthol Soothing Therapy	$15
Targeted Hot Stone Foot Massage	$10
Mini Gliding Cupping Massage	$15
Mini Himalayan Salt Stone	$20
Mini Hot Stone	$15
Upgrade 30 Minutes	$40
Cranial Sacral Massage Upgrade	$10
Deep Tissue Massage Upgrade	$10
Myofascial Release Massage Upgrade	$10
Neuromuscular Therapy Massage Upgrade	$10
Oncology Massage Upgrade	$10

LED ClarityRx C-Results Antioxidant Facial Upgrade	$60
LED Detox Facial Upgrade	$50
LED Hydrating Facial Upgrade	$50
LED Rejuvenating Facial Upgrade	$50
LED Return to Calm CBD Upgrade	$60
LED Rosacea Facial Upgrade	$50
LED Sensitive Skin Facial Upgrade	$50
LED Well Being Facial Upgrade	$50
NuFACE Brow Lift	$10
Pro Power Eye Peel - Dermalogica	$50
Rejuvenating Facial - Clarity	$30
Return to Calm CBD Upgrade - Clarity	$40
Age Reversal Peel - Dermalogica	$50
Brightening Facial - Clarity	$30
Dermalogica Advanced Renewal Peel	$50
Dermalogica Power Clear Peel	$50
Dermalogica Ultra Bright Peel	$50
Glycolic Peel - Clarity	$50
Lactic Acid Peel - Clarity	$50
Salicyclic Peel - Clarity	$50

handandstone.com

Spa | Hand and Stone Massage and Facial Spa | South Elgin, IL 60177

Spa Menu - Hand & Stone Massage and Facial Spa | Relaxing Massages & Rejuvenating Facials Near You

HAND & STONE MASSAGE AND FACIAL SPA

Spa Services | Locations | Memberships | Gift Cards | Careers | Own a Franchise | Book an Appointment

Neuromuscular Therapy Massage Upgrade	$10
Oncology Massage Upgrade	$10
Prenatal Massage Upgrade	$10
Reflexology Massage Upgrade	$10
Reiki Healing Upgrade	$10
Sports Massage Upgrade	$10
Trigger Point Massage Upgrade	$10
Foot treatment	$20
Hand Therapy	$20
Mini Cold Stone Face Massage	$20
Aromatherapy - Eucalyptus	$10
Aromatherapy - Lavender	$10
Aromatherapy - Peppermint	$10
Aromatherapy Scalp Massage	$15
Theragun	$20

Salicyclic Peel - Clarity	$50
Seasonal Facial - Clarity	$30
Seasonal Facial - Dermalogica	$30
Well Being Facial - Clarity	$30
Collagen Upgrade - Clarity	$30
Detox Facial - Clarity	$30
Foot treatment	$20
Hand Therapy	$20
Lip and Eye Treatment	$20
Mini Cold Stone Face Massage	$20
Rosacea Facial - Clarity	$30
Rosacea Facial - Dermalogica	$20
Sensitive Skin Facial - Clarity	$30
Aromatherapy - Eucalyptus	$10
Aromatherapy - Lavender	$10
Aromatherapy - Peppermint	$10
Aromatherapy Scalp Massage	$15
Decollete Facial Upgrade Clarity	$30
Image Decollete Facial Upgrade	$30
NuBODY Arms - Clarity	$20
NuBODY Arms - Dermalogica	$20

handandstone.com

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Spa Menu - Hand & Stone Massage and Facial Spa | Relaxing Massages & Rejuvenating Facials Near You

HAND & STONE MASSAGE AND FACIAL SPA

Spa Services | Locations | Memberships | Gift Cards | Careers | Own a Franchise | Book an Appointment

Aromatherapy - Eucalyptus	$10
Aromatherapy - Lavender	$10
Aromatherapy - Peppermint	$10
Aromatherapy Scalp Massage	$15
Theragun	$20

Rosacea Facial - Clarity	$30
Rosacea Facial - Dermalogica	$20
Sensitive Skin Facial - Clarity	$30
Aromatherapy - Eucalyptus	$10
Aromatherapy - Lavender	$10
Aromatherapy - Peppermint	$10
Aromatherapy Scalp Massage	$15
Decollete Facial Upgrade Clarity	$30
Image Decollete Facial Upgrade	$30
NuBODY Arms - Clarity	$20
NuBODY Arms - Dermalogica	$20
NuBODY Thighs - Clarity	$40
NuBODY Thighs - Dermalogica	$40
LED ClarityRx Anti-Gravity Facial	$80
LED Dermalogica Clear Start	$50

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

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C Shallcross, AICP, CEcD
Director of Community Development

Antonia Lalagos
Development Planner

DATE: October 17, 2024

CASE NUMBER
PZ-16-24

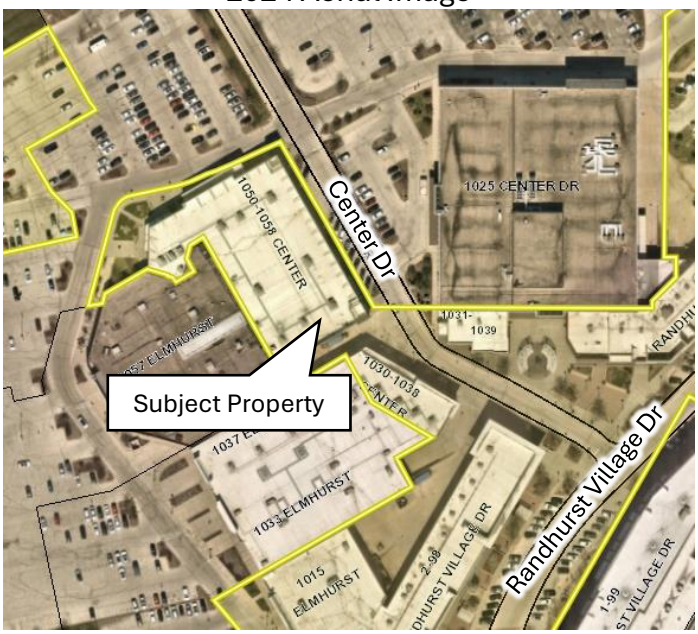
APPLICANT/PROPERTY OWNER
AMC II Investments RM LLC /
RREF III-P Randhurst Village LLC

PUBLIC HEARING DATE
October 24, 2024

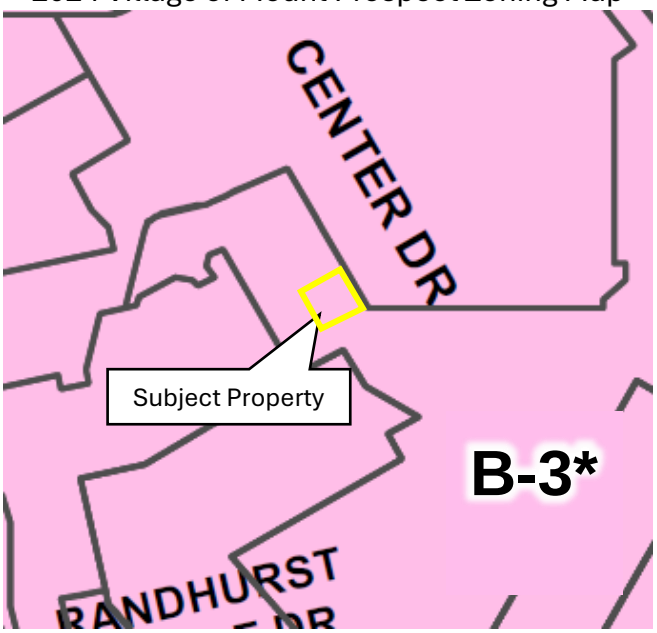
PROPERTY ADDRESS/LOCATION
1052 Center Dr

BRIEF SUMMARY OF REQUEST
The petitioner (AMC II Investments RM LLC) is proposing a massage therapy establishment at 1052 Center Drive (the subject property). Massage therapy businesses require conditional use approval to operate. The subject property is zoned B-3* Community Shopping PUD. The proposed business meets the standards for a conditional use and therefore staff is supportive of the request.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
B-3* Community Shopping PUD	Shopping Center	North: B-3* Community Shopping PUD East: B-3* Community Shopping PUD South: B-3* Community Shopping PUD West: B-3* Community Shopping PUD	3616 SF (Tenant)

STAFF RECOMMENDATION APPROVE **APPROVE WITH CONDITIONS** DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property is a 3,616 square foot tenant space in Randhurst Village, a 1.2 million square foot lifestyle shopping center. The space was formerly occupied by a massage establishment (Massage Envy) from 2013 to 2023. The storefront has been vacant since 2023, when Massage Envy moved from Randhurst Village to Mt Prospect Plaza. Because the subject property has been vacant for over six months, the petitioner must request a new conditional use approval to operate a massage establishment in this location.

PROPOSAL

The petitioner, William Christy of AMC II Investments RM LLC, proposes to operate a 3,616 square foot "Hand & Stone" massage establishment at the subject property. According to the company website, Hand & Stone has over 550 franchise locations across the US and Canada. The petitioner stated in the application that he currently operates four Hand & Stone franchise locations in the Chicago suburbs. The petitioner included a list of massage and facial services offered and stated that all service providers are required to pass Hand & Stone Code of Ethics training, provide a valid state license, and undergo a criminal record and employment reference check. The proposed Mount Prospect location will have 12 treatment rooms and will employ approximately 12 to 20 licensed providers, along with five to seven spa associates, and two spa managers. The proposed hours of operation are Monday – Friday 9AM to10PM, Saturday 8AM to 9PM, and Sunday 8AM to 7PM.

The subject property is zoned B-3* Community Shopping Planned Unit Development (PUD). Sufficient parking is provided for this business use per the approved PUD. The petitioner proposes to use the existing floor plan with no interior or exterior renovations requiring a building permit. The Village will require a sign permit to install a new wall sign on the storefront.

The petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 39 for Massage Establishments.

STANDARDS AND FINDINGS

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

STAFF RECOMMENDATION

Staff finds that the proposed conditional use meets the standards contained in Section 14.203(F) of the Mount Prospect Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. "A conditional use to operate a massage therapy establishment at 1052 Center Drive, subject to the following conditions:
    a. The business shall hold a valid Mount Prospect business license;
    b. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;

c. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
d. A new conditional use approval shall be required for:
    i. A change of ownership involving 50% or more of the officers or partners;
    ii. A change in legal entity; or
    iii. A change in location.

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

Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

Section 14.203(F) – Conditional Use Standards

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

1) That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2) That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;
3) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4) That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6) That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and
7) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission.

Petitioner's Findings:
The petitioner states in their application that all service providers are required to pass Hand & Stone Code of Ethics training, provide a valid state license, and undergo a criminal record and employment reference check. The petitioner asserts that the Hand & Stone location in Randhurst Village will enhance property values. The petitioner notes that the site is an existing vacant tenant space with adequate resources and ingress / egress. The petitioner states that the proposed use is not contrary to the objectives of the Comprehensive Plan, and that the business will conform to all other applicable regulations of the zoning district.

Staff's Findings:
Staff has reviewed the petitioner's request for a conditional use to operate a massage establishment and finds that the standards have been met. The Police Department confirmed that the petitioner has met standards to obtain a massage establishment business license. Staff finds that the proposal will not endanger public health, safety, morals, comfort, or general welfare. The proposed business will re-activate a vacant storefront that was previously approved for a massage therapy use. No changes are proposed for the interior or exterior that would impede improvement of the surrounding properties or cause traffic congestion in the public streets. Randhurst Village is designated "Corridor Commercial" in the future land use plan and the proposed personal services use is complimentary to the retail, restaurant, and entertainment uses in a lifestyle center.

PERMIT PROJECT

FILE #: 24-005414
1052 CENTER DR MOUNT PROSPECT IL 60056
THIS ADDRESS HAS AN OPEN FILE WITH AN EXPIRED PERMIT ON IT.,FEE OUTSTANDING ON PARCEL - CALL BUILDING TO SEE IF IT SHOULD HOLD UP THE TRANSFER
PZ-16-24: CU MASSAGE THERAPY

PERMIT #: PZZ24-000020

Permit Type
Zoning Request Application

Subtype
Zoning Request

Work Description:
PZ-16-24: CU Massage Therapy

Applicant
AMC II Investments RM LLC, DBA Hand And Stone - William Christy

Status
Under Review

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
09/23/2024

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

Multi- Unit owner looking to open A Hand And Stone Massage And Facial spa in the old Massage Envy

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

Submission Requirements

Proof of Ownership

3_Owners Affidavit.pdf

For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

2_Owners Affidavit.pdf

Paid Receipt of the most recent tax bill

4_Cook County Treasurer's Office - Chicago, Illinois.pdf

Responses to applicable standards

6_Conditional Use Standards[99].pdf

Plans

8c_Randhurst Village As-Built Floor Plan.pdf

Legal Description

9_Legal Description.docx

Document indicating intent to buy or lease

Legal Notice

Address Labels

Buffer Map

Other

7_Randhurst - FINAL SURVEY - 8.6.24.pdf

8i_Current Stores In Building.pdf

Business License Application Mount Prospect.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
Other properties less than 1 acre

- [ ] 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	DESC	QUANTITY	AMOUNT	TOTAL
Conditional Use Less than 1 acre 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
09/26/2024	Credi	806423407(	PZZ2	49118	AMC II Inv	250.00
					Amount Paid	**250.00**
					Balance Due	**0.00**

AFFIDAVIT

THIS AFFIANT, RREF III-P Randhurst Village, LLC, a Delaware limited liability company, being duly cautioned and sworn, deposes and says that:

1. Affiant is the record owner of the premises more fully described on Exhibit A attached hereto (the "Property").

2. Affiant has no knowledge of any unrecorded easement, or claim of easement, affecting the Property.

3. No person other than Affiant is in possession or has a right to possession of the Property other than tenants under those leases set forth on Exhibit B and Exhibit C attached hereto (each, a "Lease" and collectively, the "Leases"). Each Lease is subordinate to the mortgage being insured by the Lender's Policy Title Commitment No. CCHI2402202LI of Chicago Title Insurance Company (the "Commitment") by its terms or pursuant to a Subordination, Non-Disturbance and Attornment Agreement other than Home Depot, Old Navy, Bath & Body Works, Petsmart LLC, Michaels Stores, Inc. and DSW Shoe Warehouse, Inc. None of the tenants under the Leases has any right to purchase all or any portion of the Property other than Costco Wholesale Corporation, a Washington corporation, which has a right of first refusal with respect to its leased premises.

4. The Affiant is the landlord under the lease described on Exhibit C ("Tenant Lease"). There has been no default by RREF III-P Randhurst Village, LLC ("Village Tenant"), as tenant, under the Tenant Lease.

5. Any repair or improvement of the Property by Affiant within the last 180 days was completed and paid for, or will be paid for, in the ordinary course of business.

6. To Affiant's knowledge, there are no unpaid real estate taxes or assessments affecting the Property except those currently due and payable.

7. Affiant has not executed and delivered an unrecorded mortgage or other lien affecting the Property.

8. Other than the Leases, Affiant has not executed and delivered any unrecorded option to purchase, right of first refusal, contract of sale, agreement, covenant, trust or other document creating any unrecorded right, title, interest in, or encumbrance on, the Property.

9. No proceedings in bankruptcy or receivership have been instituted by or against the Affiant (or any of its constituent entities involved in the authorization of the loan from UBS AG, Stamford Branch to Affiant, RREF III-P Randhurst Village Tenant, LLC and RREF III-P Randhurst Village Finance, LLC (the "Loan")) which are now pending, nor has the Affiant (or any of its constituent entities involved in the authorization of the Loan) made any assignment for the benefit of creditors which is in effect as to the Property.

10. To Affiant's knowledge, Affiant has not received any written notice of violation of and is not aware of any violation(s) of any Covenants, Conditions, Restrictions, Grants or Easements, recorded or unrecorded, which affects the Property, in all cases which has not been resolved.

11. To Affiant's knowledge, any assessments, fees or private charges due and payable pursuant to any instrument referred to in Schedule B of the Commitment are paid in full as of the date hereof.

That in consideration of Chicago Title Insurance Company's willingness to insure the "Gap" (that period of time between the last search of the public records and the recording of the insured instruments) the undersigned agrees to indemnify and hold harmless said company against all loss or expense due to any lien or other encumbrance affecting title to the Property and caused by Affiant which first appears in the public records after the date and time of funding, the date of which is agreed to be August 6, 2024 (the "Funding") and the earlier to occur of (A) the date and time the documents creating the interest being insured have been filed for recording or (B) fifteen (15) days from the Funding.

THIS AFFIDAVIT is made for the purpose of inducing Chicago Title Insurance Company to issue a title insurance policy or policies, title policy endorsement or other title evidence, and if acting as escrow or closing agent, then to disburse any funds held as escrow or closing agent. Affiant hereby indemnifies and agrees to save harmless Chicago Title Insurance Company against any damages or expense, including reasonable attorney's fees, sustained as a result of any of the foregoing matters not being true and accurate in all material respects.

IN WITNESS WHEREOF, Affiant has executed and delivered this Affidavit as of the 6th day of August, 2024.

RREF III-P RANDHURST VILLAGE, LLC,
a Delaware limited liability company

By: _____
Adam Ifshin
President

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

The foregoing instrument was acknowledged before me on the 3 day of July, 2024 by Adam Ifshin, who being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name.

WITNESS my hand and official seal this 3 day of July, 2024.

_____
Notary Public

My Commission Expires: 8.8.26

CAROLYN C. WHITSETT
Notary Public - State of New York
No. 01WH6437904
Qualified in Westchester County
My Commission Expires 08/08/2026

[SIGNATURE PAGE TO OWNER'S AFFIDAVIT]
S-1

Exhibit A

Legal Description

A TRACT OF LAND BEING PART OF LOT 1 IN RANDHURST CENTER SUBDIVISION-NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION – NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581, AND LOTS 1, 2, 3, 4 AND 14, IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001, AND THE EXTERIOR BOUNDARY OF SAID TRACT AND LISTED EXCEPTIONS THERETO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE WITH CAP AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE, (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS PRESENTLY ESTABLISHED, WITH THE EASTERLY LINE OF SAID LOT ONE IN SAID RANDHURST CENTER;

THENCE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT ONE, A DISTANCE OF 2515.00 FEET TO A FOUND IRON PIPE WITH CAP ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST KENSINGTON AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AS PRESENTLY ESTABLISHED;

THENCE LEAVING SAID EASTERLY LINE, NORTH 89 DEGREES 58 MINUTES 10 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST KENSINGTON AVENUE, A DISTANCE OF 1521.60 FEET TO A FOUND IRON PIPE WITH CAP ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EAST RAND ROAD (US ROUTE 12)(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AS PRESENTLY ESTABLISHED;

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EAST RAND ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 67 DEGREES 56 MINUTES 02 SECONDS WEST, A DISTANCE OF 29.21 FEET TO A FOUND IRON PIPE WITH CAP;

NORTH 45 DEGREES 36 MINUTES 08 SECONDS WEST, A DISTANCE OF 168.11 FEET TO A FOUND IRON PIPE WITH CAP;

THENCE NORTH 34 DEGREES 56 MINUTES 42 SECONDS WEST, A DISTANCE OF 99.76 FEET TO A SET REBAR WITH CAP ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ELMHURST ROAD (ILLINOIS ROUTE 83)(100 FOOT WIDE PUBLIC RIGHT-OF-WAY), AS PRESENTLY ESTABLISHED);

THENCE NORTH 00 DEGREES 07 MINUTES 10 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID NORTH ELMHURST ROAD, A DISTANCE OF 2334.74 FEET

TO A CUT CROSS ON THE FOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE;
THENCE ALONG THE SOUTHERLY LINE OF EUCLID AVENUE, THE FOLLOWING COURSES AND DISTANCES:
SOUTH 89 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 499.93 FEET TO A SET REBARD WITH CAP;
ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 24505.35 FEET, THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 45 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 1026.36 FEET, AN ARC LENGTH OF 1026.44 FEET TO A FOUND IRON PIPE WITH CAP;
SOUTH 87 DEGREES 35 MINUTES 47 SECONDS EAST, A DISTANCE OF 165.03 FEET TO A SET COTTON PICKER SPINDLE;
THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 24505.35 FEET, THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 45 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 31.84 FEET, AN ARC LENGTH OF 31.84 FEET TO THE POINT OF BEGINNING.
SUBJECT TO ALL EASEMENTS COVERING THE RESULTING SUBJECT TRACT.
(BEARINGS BASED ON GRID NORTH, ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD'83, EAST ZONE).
EXCEPTING THE FOLLOWING FROM THE ABOVE-DESCRIBED PARCELS:
LOT 5 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.
LOT 6 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.
LOT 7 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.
LOT 8 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.
LOT 9 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART

OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 10 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 11 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 12 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 13 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 15 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

AND ALSO EXCEPTING THE FOLLOWING:

PARCEL 29(**):

THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION-NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION - NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING BELOW AN ELEVATION OF 670.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST,

ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 1.94 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 298.50 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A

DISTANCE OF 26.50 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 161.50 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 165.50 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING,

PARCEL 30(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION - NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION- NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 670.55 AND BELOW AN ELEVATION OF 691.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS

OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 300.44 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 52.47 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 18.67 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 59 DEGREES 52 MINUTES 46 SECONDS WEST, A DISTANCE OF 104.42 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 34.56 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 23.35 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 29 AS DEPICTED ON THIS TAX DIVISION PLAT; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE OF PARCEL 29, A DISTANCE OF 9.45 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 82.59 FEET; THENCE NORTH 74 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 67.03 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 53.93 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 15.17 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 16.92 FEET TO THE POINT OF BEGINNING,

PARCEL 31(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION- NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION - NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 691.55 AND BELOW AN ELEVATION OF 726.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET;

THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01

SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 244.70 FEET; THENCE NORTH 44 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 81.50 FEET; THENCE SOUTH 45 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 69.44 FEET; THENCE SOUTH 44 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 66.77 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 122.87 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 7.36 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 82.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.590 ACRES, MORE OR LESS.

PARCEL 32(**):
THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION- NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION - NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 726.55 AND BELOW AN ELEVATION OF 744.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET,

SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 37.51 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 61.96 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.21 FEET TO THE POINT OF BEGINNING.

Exhibit B

Lease List

Altea LLC d/b/a Altea Vietnamese Coffee and Bobba Tea
Lease dated 12.13.23
Guaranty dated 12.13.23

National Vision Inc. d/b/a America's Best Contacts and Eyeglasses
Start Date Agreement dated 6.6.23
Lease dated 12.6.22

America Multi-Cinema, Inc.
Sixth Amendment to Amended and Restated Lease dated 9.18.20
Fifth Amendment to Amended and Restated Lease dated 8.7.13
Fourth Amendment to Amended and Restated Lease dated 5.30.12
Third Amendment to Amended and Restated Lease dated 12.1.11
Consent Waiver dated 8.29.11
Second Amendment to Amended and Restated Lease dated 3.17.11
Letter Agreement dated 2.22.11
Letter Agreement dated 5.28.10
First Amendment to Memorandum of Lease dated 9.25.09
Amended and Restated Lease dated 9.25.09

AT&T Wireless PCS, Inc.
Change of Address Notice dated 9.29.19
First Amendment to Antenna/Equipment License Agreement dated 10.12.16
Notice of Month-to-Month Tenancy Letter dated 6.14.13
Notice of Intent to Extend Lease Term dated 4.1.07
Antenna/Equipment License Agreement dated 5.28.97

Bath and Body Works, LLC
Lease dated 9.6.23

RVDC, LLC d/b/a BlackFinn American Grille
Fourth Amendment to Lease dated 8.11.23
Third Amendment to Lease dated 9.10.20
Second Amendment to Lease and Consent to Transfer dated 1.23.19
Escrow Agreement and Waiver of Rent Arrears dated 1.23.19
Guaranty dated 1.23.19

Rent Commencement Letter dated 8.9.12
First Amendment to Lease Agreement dated 4.4.12
Lease Agreement dated 10.13.11
Guaranty of Lease dated 9.30.11

Costco Wholesale Corporation

Fifth Amendment dated 8.24.23
Fourth Amendment dated 10.13.22
Rent Commencement Letter dated 7.23.14
Termination Agreement dated 1.21.10
Third Amendment to Ground Lease dated 11.24.09
Second Amendment to Memorandum of Ground Lease dated 11.2.09
Second Amendment to Ground Lease dated 8.28.09
Rent Commencement Letter dated 7.29.09
First Amendment to Memorandum of Ground Lease dated 10.17.08
Memorandum of Ground Lease dated 10.31.03
Ground Lease dated 10.31.03

DSW Shoe Warehouse, Inc.

Notice of Co-T Violation dated 12.19.21
Second Amendment to Lease dated 12.8.21
Amendment to Lease dated 6.16.20
Lease Agreement dated 7.20.18

Eggsperience Pancakes & Café

Assignment dated 5.31.23
Sixth Amendment to Lease and Consent to Transfer dated 9.17.20
Guaranty dated 9.17.20
Assignment and Assumption and Amendment of Lease Agreement dated 12.31.17
Guaranty dated 12.31.17
Assignment and Assumption and Amendment of Lease Agreement dated 1.1.17
Third Amendment of Lease Agreement dated 4.29.15
Second Amendment of Lease Agreement dated 4.10.14
Rent Commencement Letter dated 7.2.13
Letter, Square Footage Verification dated 12.13.12
Lease Modification Agreement No. 1 dated 10.3.12
Lease Agreement dated 3.29.12
Guaranty of Lease dated 3.21.12

Golf Factory

Change of Address Letter dated 6.20.23
Rent Commencement Letter dated 6.15.23
LL's Waiver and Consent dated 4.25.23
Lease dated 9.2.22

Home Depot U.S.A., Inc.

Change of Tenant Notice Address dated 1.29.20
Renewal Option Notice Agreement dated 1.16.20
Renewal Option Notice Agreement dated 3.29.18
Fourth Amendment to Lease dated 1.25.17
Change of Tenant Notice Address dated 7.16.15
Change of Tenant Notice Address dated 6.22.10
Third Amendment to Lease dated 5.13.10
Renewal Option Notice Agreement dated 4.27.10
Renewal Option Notice Agreement dated 3.18.10
Renewal Option Notice Agreement dated 1.12.10
Second Amendment to Lease dated 3.28.08
First Amendment to Lease dated 9.24.03
Settlement Agreement dated 8.13.02
Lease dated 8.25.94

Home Goods, Inc.

Commencement Date Agreement dated 3.23.22
Second Amendment to Sublease dated 2.14.22
First Amendment to Sublease dated 3.31.21
Non-Disturbance, Recognition and Attornment Agreement dated 1.20.21
Sublease Agreement dated 1.7.21

HongDae Korean Bar & Grill

Guaranty dated 7.23.24
Lease Agreement dated 7.23.24

Jewel Food Stores, Inc.

Renewal Option Notice dated 4.23.20
Renewal Option Notice dated 4.3.15
Third Amendment to Lease Agreement dated 1.10.11
Second Amendment to Lease Agreement dated 8.7.08
First Amendment to Lease Agreement dated 3.25.02

Lease Agreement dated 4.15.95

La Novia Bridal Boutique, LLC
Lease and Guaranty dated 3.8.24

Macy's
First Amendment to Sublease dated 6.27.24
Lease dated 12.14.23

Michael's Stores, Inc.
Letter Agreement dated 6.22.20
First Amendment to Shopping Center Lease dated 5.29.18
Letter Agreement dated 11.14.17
Shopping Center Lease dated 4.28.17

NOA-MNS Development, LLC d/b/a Milano Nails
Guaranty dated 3.25.24
Leases Amendment dated 3.25.24

Mr. Kimchi Korean BBQ
Pylon Agreement dated 2.14.23
Mr. Kimchi Korean BBQ Lease dated 6.22.22

Old Navy
2nd Amendment to Lease dated 1.28.22
First Amendment to Lease dated 9.30.16
Term Commencement Agreement dated 7.8.14
Commencement Letter dated 7.15.11
Lease dated 8.17.10

Options Travel Services
First Amendment to Lease dated 6.13.22
Rent Commencement Letter dated 3.16.18
Guaranty dated 12.11.17
Lease Agreement dated 12.11.17

Orange Theory
First Amendment to Lease dated 11.1.21
Amendment to Lease dated 4.28.20
Rent Commencement Letter dated 10.22.14

Lease Agreement dated 6.26.14

Organic Nails

First Amendment dated 6.11.20
Rent Commencement Letter dated 7.20.16
Lease dated 7.15.16

PetSmart

Third Amendment to Lease dated 4.18.24
Commencement Date Certificate and Second Amendment to Shopping Center Lease Agreement dated 4.27.12
First Amendment to Shopping Center Lease Agreement dated 3.25.11
Memorandum of Lease dated 1.27.10
Lease Agreement dated 1.27.10

Phenix Salon Suites

Fourth Amendment to Lease and Third Amendment to Guaranty dated 8.4.20
Third Amendment to Lease dated 12.4.17
Second Amendment to Guaranty dated 12.4.17
Letter Agreement dated 6.6.16
Second Amendment to Lease dated 4.25.16
First Amendment to Lease Agreement dated 6.20.12
Guaranty dated 10.21.11
Lease Agreement dated 10.21.11

Planet Fitness

Letter Agreement date 4.15.24
Lease and Guaranty dated 1.12.24

Playroom Café

Assignment and Assumption and Amendment of Lease Agreement dated 5.27.20
Spousal Waiver dated 9.12.17
Guaranty dated 9.28.17
Shopping Center lease dated 9.28.17

Salsa Street

Second Amendment to Lease dated 7.27.22
First Amendment to Lease dated 9.10.20
Rent Commencement Letter dated 12.5.18
Lease Agreement dated 10.12.18

Guaranty dated 10.12.18

William A. Taylor Insurance d/b/a State Farm

Third Amendment to Lease dated 10.3.23
Second Amendment dated 12.6.19
Amendment to Lease dated 6.23.17
Commencement Letter dated 11.8.12
Office Lease Agreement dated 8.15.12

Surf's Up

Lease dated 2.24.22
Guaranty dated 2.24.22

TJ Maxx

Option to Renew Letter dated 5.17.21
This Omnibus Amendment to Lease dated 7.20.20
Letter Agreement dated 6.18.18
Certified Square Footage CAD Drawing dated 10.10.11
Memorandum of Lease dated 4.27.11
Letter Agreement dated 4.27.11
Lease Agreement dated 4.27.11

Weiss & Thompson

Commencement letter dated 6.20.23
Letter Terminating License Agreement dated 6.8.23
License Agreement dated 9.13.22
Lease Agreement dated 9.6.22

Exhibit C

Lease List

1. Amended and Restated Lease between Randhurst Shopping Center LLC, as landlord ("Original Landlord"), and McRIL, LLC, as tenant ("Original Tenant"), dated February 20, 2009;

2. First Amendment to Amended and Restated Lease dated August 2, 2011, by and between Original Landlord and Original Tenant;

3. Assignment and Assumption of Leases and Contracts dated June 18, 2015 by and between Original Landlord and Randhurst Improvements, LLC ("Second Landlord");

4. Assumption and Assignment Agreement dated December 10, 2018, by and between the purchaser defined therein, Original Tenant and Department Store Box, LLC ("Second Tenant");

5. Second Amendment to Amended and Restated Lease dated December 12, 2018 between Second Landlord and Second Tenant;

6. General Assignment dated September 3, 2019 by Second Landlord and Randhurst Finance, LLC to Redus EL, LLC ("Third Landlord");

7. Assignment and Assumption of Lease Agreement dated September 3, 2019, by and between Second Tenant and Redus One, LLC ("Third Tenant");

8. Assignment and Assumption of Leases dated December 30, 2019 between Third Landlord and Affiant

9. Assignment and Assumption of Lease Agreement dated December 30, 2019, by and between Third Tenant to Village Tenant;

10. Third Amendment to Amended and Restated Lease dated December 22, 2020 by and between Affiant and Village Tenant; and

11. Fourth Amendment to Amended and Restated Lease dated July 8, 2022 between Affiant and Village Tenant.

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property:	$2,284,847
Property Value:	$20,376,788
Total Debt % Attributed to Your Property Value:	11.2%

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.

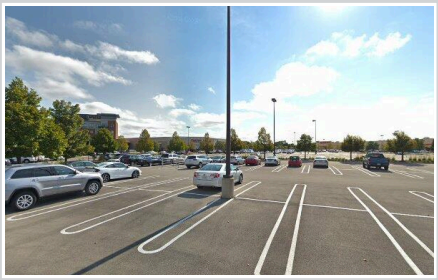
See Details Here

OVERVIEW - PAYMENTS

Property Index Number (PIN): **03-27-401-305-0000**

BEGIN A NEW SEARCH

Scroll down for more information.



Incorrect Image? Click Here.

Property Location:
1 RANDHURST VILLA DR
MOUNT PROSPECT, IL 60056-1146

Volume: 233

Mailing Information:
DLC MANAGEMENT CORP
565 TAXTER ROAD
ELMSFORD, NY 10523-2300

Update Your Information

Are Your Taxes Paid?

Tax Year 2022 (billed in 2023) Total Amount Billed: $1,467,269.89

1st INSTALLMENT - Tax Year 2022		2nd INSTALLMENT - Tax Year 2022	
Original Billed Amount:	$959,387.98	**Original Billed Amount:**	$507,881.91
Due Date:	04/03/2023	**Due Date:**	12/01/2023
Tax:	$0.00	**Tax:**	$0.00
Interest:	$0.00	**Interest:**	$0.00
Current Amount Due:	**$0.00**	**Current Amount Due:**	**$0.00**

PAID PAID

Total Amount Due: $0.00

Expand Payment Details

Tax Year 2023 (billed in 2024) Total Amount Billed: $1,529,340.76

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	$806,998.44	**Original Billed Amount:**	$722,342.32
Due Date:	03/01/2024	**Due Date:**	08/01/2024
Tax:	$0.00	**Tax:**	$0.00
Interest:	$0.00	**Interest:**	$0.00
Current Amount Due:	**$0.00**	**Current Amount Due:**	**$0.00**

PAID PAID

Total Amount Due: **$0.00**

Expand Payment Details

About payments:

- Payments are recorded the date they are received. They appear on the website about three business days later.
- To find out if taxes for this PIN were sold or are delinquent for Tax Year 2020 and earlier, search the Cook County Clerk's records.

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

Tax Year 2022 Second Installment **Due Friday, December 1, 2023**

Tax Year 2023 Second Installment **Due Thursday, August 1, 2024**

Stop receiving your tax bill by mail.

Sign up for eBilling to receive future tax bills via email.

Are There Any Overpayments on Your PIN?

Our records do not indicate a refund available on the PIN you have entered.

Have You Received Your Exemptions in These Tax Years?

	2023	2022	2021	2020	2019	2018
Homeowner Exemption:	NO	NO	NO	NO	NO	-
Senior Citizen Exemption:	NO	NO	NO	NO	NO	-
Senior Freeze Exemption:	NO	NO	NO	NO	NO	-
Returning Veteran Exemption:	NO	NO	NO	NO	NO	-

Disabled Person Exemption:	NO	NO	NO	NO	NO	-
Disabled Veteran Exemption:	NO	NO	NO	NO	NO	-

Note: Fewer than six tax years of data are displayed when the PIN did not exist in all six years.
Contact the Cook County Assessor's Office for more information.

Apply for a missing exemption

20-Year Property Tax Bill History

Tax Year 2019:	$1,516,006.45
Tax Year 2023:	$1,529,340.76
Difference:	**+ $13,334.31**
Percent Change:	**+ 0.88%**

See your complete property tax history.

- Read "The Pappas Study" 20-Year Property Tax History
- See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb
- Voter Turnout 2011-2020 Chicago and Cook County Suburbs
- Cook County Suburbs - Interactive Map
- Chicago by Ward - Interactive Map

Taxing District Debt Attributed to Your Property

Total Taxing District Debt Attributed to Your Property:	**$2,284,847**
Property Value:	**$20,376,788**
Total Debt % Attributed to Your Property Value:	**11.2%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.

Select a taxing district name for detailed financial data.

Your Taxing Districts	Total Debts and Liabilities	District Property Value	Property Value	% of Taxing District Debt	Estimated Total Debts and Liabilities to Property
Northwest Mosquito Abatement Wheeling	$965,682	$99,462,645,968	$20,376,788	0.0204869%	$198
Metro Water Reclamation Dist of Chicago	$4,487,886,000	$615,525,376,003	$20,376,788	0.0033105%	$148,570
River Trails Park Dist Prospect Heights	$8,901,670	$1,870,777,692	$20,376,788	1.0892148%	$96,958
Harper Coll Comm College 512 (Palatine)	$322,598,943	$68,478,657,852	$20,376,788	0.0297564%	$95,994

Township HS District 214 (Arlington Hts)	$161,378,783	$34,503,061,344	$20,376,788	0.0590579%	$95,307
River Trails Elementary SD 26 (Mt Pros)	$25,946,938	$2,015,008,826	$20,376,788	1.0112506%	$262,389
Village of Mount Prospect	$301,363,362	$6,961,556,410	$20,376,788	0.2927045%	$882,104
Town of Wheeling	$16,237	$20,576,624,667	$20,376,788	0.0990288%	$16
Cook County Forest Preserve District	$548,552,253	$627,061,316,173	$20,376,788	0.0032496%	$17,826
County of Cook	$21,094,656,928	$627,061,316,173	$20,376,788	0.0032496%	$685,485

Total Taxing District Debt Attributed to Your Property: $2,284,847

To read Treasurer Pappas' Debt Study and use the interactive map, click here.

Highlights of Your Taxing Districts' Debt and Pension

Select a taxing district name for detailed financial data.

Your Taxing Districts	Money Owed by Your Taxing Districts (minus Total Net Pension Liability)	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	Employees	Retirees	Difference
Northwest Mosquito Abatement Wheeling	$183,732	$8,266,766	$863,125	21	8	13
Metro Water Reclamation Dist of Chicago	$4,169,629,820	$3,082,006,000	$1,046,664,000	1,957	2,485	-528
River Trails Park Dist Prospect Heights	$9,992,525	$9,344,992	($346,837)	26	29	-3
Harper Coll Comm College 512 (Palatine)	$365,024,944	$67,129,060	$67,129,060	898	0	898
Township HS District 214 (Arlington Hts)	$151,145,161	$278,285,863	($48,859,038)	1,684	1,205	479
River Trails Elementary SD 26 (Mt Pros)	$24,881,230	$26,572,812	$7,085,785	252	143	109
Village of Mount Prospect	$173,460,847	$376,516,187	$125,260,376	329	474	-145
Town of Wheeling	$16,237	$5,441,297	$465,311	21	43	-22
Cook County Forest Preserve District	$214,441,242	$617,834,550	$382,643,760	625	536	89
County of Cook	$8,693,862,550	$27,096,852,844	$12,815,325,282	23,760	20,138	3,622

Reports and Data for All Taxing Districts

View the financial reports filed by 547 local Taxing Districts across Cook County pursuant to the Debt Disclosure Ordinance authored by Treasurer Maria Pappas.

- Read the Executive Summary
- Read the Debt Report
- Cook County Debt Map
- Correlation Chart Between Debt and Higher Taxes
- Search your property to find out what portion of local government debt is attributed to your property
- Debt to Property Value by Municipality - Residential and Commercial
- Debt and Disclosure Data
- Browse all financial reports filed by a specific local government

BEGIN A NEW SEARCH

DISCLAIMER: The information on this screen comes from many sources, few of which are in the control of the Cook County Treasurer's Office. Taxpayers are advised to take personal responsibility for their PIN, property location, taxpayer address, and payment amounts posted due or paid, to be sure of their accuracy.

BrowseAloud

SHOPPING CENTER LEASE

for

RANDHURST VILLAGE

by and between

RREF III-P Randhurst Village, LLC

"Landlord"

and

AMC II INVESTMENTS - RM, LLC,

an Illinois limited liability company,

d/b/a Hand & Stone

"Tenant"

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SHOPPING CENTER LEASE

In consideration of the rents and covenants hereinafter set forth, Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the following described Premises upon the following terms and conditions:

1.

FUNDAMENTAL LEASE PROVISIONS

1.	**Landlord:**	RREF III-P Randhurst Village, LLC	
2.	**Tenant:**	AMC II INVESTMENTS - RM, LLC	(§7.1)
3.	**Tenant's Trade Name:**	Hand & Stone	(§7.1)
4.	**Effective Date:**	The date on which this Lease has been fully executed as reflected on the signature page.	(§4.1)
5.	**Premises:**	That certain space presently known as Space #T101, in the shopping center known as Randhurst Village located in Mt. Prospect, Illinois, as depicted on Exhibit "A" attached hereto, and which is deemed to be 3,613 square feet.	(Art. 3)
6.	**Permitted Use of Premises:**	Tenant shall use the Premises solely for the purpose of conducting therein the business of a first-class massage and facial spa offering spa services, which shall include massages, facials, skin care, hair removal, non-surgical body contouring/slimming, the incidental sale of related spa accessories and spa products, including such other services and products as may hereinafter offered by Hand & Stone Franchise Corp franchisees as part of franchisor's standard offering and for no other purpose; provided, however, that Tenant shall not use the Premises in any manner that would violate any of the restrictions set forth in Exhibit "G."	(§7.1)
7.	**Lease Term:**	Ten (10) Lease Years following the Rent Commencement Date, unless extended or terminated pursuant to the terms and conditions contained in this Lease.	(§4.1)
8.	**Rent Commencement Date:**	The later of (i) May 29, 2025 or (ii) forty-five (45) days following the Delivery Date (as defined in Section 4.1).	(§5.1)

9. **Minimum Annual Rental:** (§5.2)

Years of Lease Term	Dollars Per Month	Dollars Per Annum
1 - 5	$4,967.88	$59,614.56
6 - 10	$5,464.66	$65,575.92

10. **Percentage Rental:** N/A (§5.5)

11. **Addresses for Notices:** (Art. 27)

To Landlord:
For Payment: RREF III-P Randhurst Village, LLC
c/o DLC Management Corporation
P.O. Box 5122
White Plains, New York 10602-5122

For Notices: RREF III-P Randhurst Village, LLC
c/o DLC Management Corporation
565 Taxter Road
Elmsford, New York 10523
Attn: General Counsel

Tel: 914-631-3131

To Tenant: At the address of the Premises

and: AMC II INVESTMENTS - RM, LLC
39W220 Long Meadow Lane
St. Charles, Illinois 60175

Tel: 630-370-0006

12.	**Security Deposit:**	Eight Thousand Three Hundred Twenty-Five and 05/100 Dollars ($8,325.05)	(Art. 28)
13.	**Radius Restriction:**	Two (2) miles	(§5.9)
14.	**Broker:**	CBRE, Inc. (Sean McCourt) ("Landlord's Broker") and CBRE, Inc. (Joe Parrot) ("Tenant's Broker")	(§29.19)
15.	**Guarantor:**	William Christy, an individual	
16.	**Tenant Improvement Allowance:**	Subject to and as established by the Substantiating Documentation (as defined in Exhibit "F"), the reasonable, actual, out-of-pocket costs incurred by Tenant to complete Tenant's Work (as defined in Article 3) up to One Hundred Forty-Four Thousand Five Hundred Twenty and 00/100 Dollars ($144,520.00).	(Exhibit "F")
17.	**Major Store(s):**	All tenants in the Shopping Center operating under a lease for premises of at least 20,000 SF.	

The foregoing provisions of this Article 1 summarize for convenience only certain key terms of this Lease delineated more fully in the Articles and Sections referenced therein. In the event of a conflict between the provisions of this Article 1 and the balance of this Lease, the balance of this Lease shall control.

2.

EXHIBITS

The following drawings and special provisions are attached hereto as Exhibits and made a part of this Lease:

1. **EXHIBIT A – Premises and the Shopping Center**
2. **EXHIBIT B – Statement of Gross Sales**
3. **EXHIBIT C – Landlord's Work Completion Letter**
4. **EXHIBIT D – Rent Commencement Letter**
5. **EXHIBIT E – Sign Criteria**
6. **EXHIBIT E-1 – Tenant's Pylon Panel**
7. **EXHIBIT F – Landlord's Work and Tenant's Work**
8. **EXHIBIT G – Restrictions**
9. **EXHIBIT H – Authorization Agreement for Versapay Automatic Payment**

3.

LEASE OF PREMISES

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, as of the Effective Date as defined in Section 1.4 above, at the rental and upon the covenants and conditions hereinafter set forth, the commercial space referred to herein as the "Premises" as described in Section 1.5 hereof; provided, however, such commercial space shall not include such conduits, facilities, and structures as may be located in the Premises for the common use and benefit of Landlord and other tenants. The Premises are located in the shopping center depicted on Exhibit "A" hereto (the "Shopping Center").

Landlord shall at its expense construct the Premises incorporating in such construction all work described in Exhibit "F" hereto as being required of Landlord, if any (herein called "Landlord Work"). All work not provided herein to be done by Landlord and required for Tenant's occupancy of the Premises for the Permitted Use described in Section 1.6 of this Lease (including without limitation the installation of a sign on the store front of the Premises in accordance with Section 13.1 of this Lease) shall be performed by Tenant (hereinafter called "Tenant's Work") in accordance with Tenant's Plans (as hereinafter defined) as approved by Landlord as provided below, and Tenant shall do and perform at Tenant's expense all Tenant's Work diligently and promptly and in accordance with the laws, ordinances, regulations, rules, codes, orders and requirements of (a) the United States of America; (b) the state, county and city where the Shopping Center is located and (c) other lawful authorities having jurisdiction thereof (collectively, the "Requirements"), and upon the conclusion thereof, shall obtain a certificate of occupancy for the Premises. Within thirty (30) days after Tenant has obtained the Variance, Tenant shall submit to Landlord, (x) in ".pdf" form, plans and specifications, prepared by a registered architect or engineer, of all Tenant's Work to be done within the Premises (hereinafter called "Tenant's Plans"), prepared in conformity with Exhibit "F," and (y) a copy of Tenant's construction schedule. Within thirty (30) days after receipt of Tenant's Plans, Landlord shall notify Tenant of any failures of Tenant's Plans to conform to Exhibit "F," or otherwise to meet with Landlord's approval. Tenant shall within fifteen (15) days after receipt of any such notice cause Tenant's Plans to be revised to the extent necessary to obtain Landlord's approval and resubmitted for Landlord's approval. When Landlord has approved the original or revised Tenant's Plans, Landlord shall initial and return one (1) set of approved Tenant's Plans to Tenant and the same shall become a part hereof by this reference. Approval of plans and specifications by Landlord shall

not constitute the assumption of any responsibility by Landlord for their accuracy or sufficiency or conformity with the Requirements, and Tenant shall be solely responsible for such plans and specifications. Tenant shall not commence any of Tenant's Work until Landlord approval of the plans and specifications has been obtained in writing. In the event of any conflict between Tenant's Plans as approved by Landlord and Landlord's Work as set forth in Exhibit "F," Landlord's Work as set forth in Exhibit "F" shall control.

Tenant shall exercise diligent and good faith efforts to obtain any required municipal permits from the applicable government agency for Tenant to alter the Premises pursuant to Tenant's Work (the "Permit") and shall apply for such permit to the applicable government agency within five (5) days following Landlord's approval of Tenant's Plans. Landlord agrees to reasonably cooperate with Tenant's efforts to obtain the Permit, which shall be at no cost or expense to Landlord. Tenant hereby agrees to notify Landlord promptly upon the date the Permit is available to be picked up from the applicable governmental agency (the "Permit Date").

Notwithstanding anything to the contrary herein, this Lease and its effectiveness are subject to Tenant obtaining a conditional or special use permit to permit Tenant to operate the Premises for the Permitted Use set forth in Section 1.6. (the "Variance"). Within five (5) days after the Effective Date, Tenant shall apply to the applicable governmental agency for the Variance, and thereafter Tenant shall use commercially reasonable diligent efforts to obtain same. Tenant shall provide Landlord with copies of the applications for the Permits and all correspondence in connection therewith, and a copy of such paperwork acknowledging the Variance in the event Tenant receives the Variance. In the event Tenant is unable to obtain the Variance within nine (9) months after Tenant's application for same, Tenant shall notify Landlord in writing within three (3) days of the expiration of such nine (9) period, and thereafter Landlord may (a) obtain the Variance at Tenant's sole cost and expense, in which event Tenant shall reasonably cooperate with Landlord; (b) grant Tenant a thirty (30) day extension to obtain the Variance; or (c) terminate this Lease. In the event neither Landlord nor Tenant is unable to obtain the Variance within ten (10) months after Tenant's application for same, either party may terminate this Lease upon thirty (30) days' written notice to the other party, and thereafter neither party hereto shall have any further obligations or liability hereunder except Landlord shall return the Security Deposit and pre-payment of any Rent to Tenant; provided, however, in the event Tenant exercises the foregoing termination right and Landlord, within such period of thirty (30) days shall have obtained the Variance, Tenant's termination notice shall be automatically null and void and of no further force and effect.

Notwithstanding anything contained herein to the contrary, in the event Landlord is delayed in the performance of any of Landlord's Work as a result of (a) any delay by Tenant beyond the applicable time period (and after any notice period required hereunder) in providing plans or responding to a written request for approval, consent, acceptance or designation set forth in this Lease; (b) any delay which results from a change order requested by Tenant to Tenant's Plans (provided Landlord notified Tenant that such change order would result in a delay at the time of approval of such request from Tenant); (c) any delays caused by any vendor required and specified by Tenant for Landlord to use in the performance of Landlord's Work; (d) any delay in Tenant's delivery to Landlord of materials and equipment required to be provided by Tenant for Landlord's installation in the performance of Landlord's Work; (e) any delay due to a requirement that Tenant obtain operational permits before Landlord may obtain a requisite approval; and/or (f) any delay caused by the negligence or willful misconduct of Tenant, its employees, agents or contractors (collectively, "Tenant Delay") then for each day of Tenant Delay the Rent Commencement Date shall be deemed to be one day earlier than the actual Rent Commencement Date.

Landlord shall notify Tenant when Landlord's Work shall be substantially complete, which notice shall be similar in form and substance to Exhibit "C" attached hereto. Within five (5) business days after receipt of such notice, Tenant shall give Landlord notice in the event Tenant disputes same with reasonable specificity. If Tenant fails to notify Landlord of any aspect of Landlord's Work that Tenant claims is not substantially complete within said five (5) business day period, Tenant shall be deemed to have agreed to and accepted the Premises and Landlord's Work in the "as is" condition on the date indicated in said notice.

4.

TERM

1. Duration of Lease Term.

This Lease shall become legally binding on the parties hereto on the Effective Date. From and after the date upon which Landlord gives notice to Tenant (which such notice for this instance may be given by facsimile or email) that Landlord's Work is substantially complete and the Premises is ready for Tenant's possession (the "Delivery Date" or the "Lease Term Commencement Date"), Tenant shall comply with all rights and obligations of Tenant hereunder, except the obligation to pay Minimum Annual Rental and Additional Rent, which shall commence on the Rent Commencement Date. Landlord shall notify Tenant of the Delivery Date and the Rent Commencement Date promptly upon establishment of same, which notice shall be similar in form and substance to Exhibit "D" attached hereto. Within five (5) days after receipt of such notice, Tenant shall execute same and return an original counterpart to Landlord or shall give Landlord notice that Tenant disputes same. If Tenant fails to return such original counterpart within such five-day period or fails to notify Landlord of any dispute Tenant has with such notice within such five-day period, Tenant shall be deemed to have agreed to and accepted all dates described in such notice. The term "Lease Year" means a period of twelve (12) consecutive full calendar months; provided, however, that the first Lease Year shall mean the period from the Lease Term Commencement Date through the last day of the twelfth (12th) full calendar month immediately following the Rent Commencement Date.

2. Acceptance of the Premises.

Tenant acknowledges it has examined the Premises prior to the making of this Lease, and knows the condition thereof, and that no representations as to the condition or state of repairs thereof have been made by Landlord or its agents which are not herein expressed and Tenant hereby accepts the Premises in their present "as is" condition on the Effective Date, and will assume all responsibilities and obligations necessary to assure that the Premises are in compliance with the Requirements throughout the Lease Term and all renewal periods.

3. Holding Over.

If, after the expiration or earlier termination of the Lease Term, Tenant remains in possession of the Premises with or without Landlord's express written consent, Tenant shall become a tenant at sufferance only, upon all of the provisions of this Lease (except as to Term and Minimum Annual Rental), but the monthly installments of Minimum Annual Rental payable by Tenant shall be increased to 150% of the monthly installments of Minimum Annual Rental payable by Tenant at the expiration of the Lease Term, prorated on a daily basis. Acceptance by Landlord of rental after such expiration or earlier termination shall not result in a renewal or extension of this Lease. The provisions of this Section 4.3 are in addition to and do not affect Landlord's right of re-entry or any rights of Landlord hereunder or as otherwise provided by law. If Tenant fails to surrender the Premises upon the expiration or earlier termination of this Lease, despite demand to do so by Landlord, Tenant shall indemnify, defend and hold Landlord harmless from all loss or liability, including, without limitation, any claim made by any succeeding tenant founded on or resulting from such failure to surrender (including such tenant's lost profits), any lost profits to Landlord and any attorneys' fees and costs associated therewith.

5.

RENTAL

1. Rent Commencement Date.

Tenant's obligation to pay "Minimum Annual Rental" and "Additional Rent" (as defined in this Article 5) payable under Section 5.6 and Article 19 of this Lease shall commence upon the "Rent Commencement Date" which shall be the date specified in Section 1.8. Notwithstanding the foregoing, Tenant shall pay the first monthly installment of Minimum Annual Rental and Additional Rent due under Section 5.6 and Article 19 upon Tenant's execution of this Lease, which installment shall be applied to the first month of the Lease Term.

Notwithstanding anything contained to the contrary herein, if and so long as Tenant is not in default under any of the terms, covenants and conditions of this Lease, Minimum Annual Rental shall abate for the first three (3) full calendar months following the Rent Commencement Date, except that Tenant shall nevertheless be obligated, from and after the Delivery Date, to pay for all utilities utilized or furnished to the Premises.

2. Minimum Annual Rental.

Tenant agrees to pay as rental for the use and occupancy of the Premises the Minimum Annual Rental specified in Section 1.9 of this Lease. Tenant shall pay the Minimum Annual Rental in twelve (12) equal monthly installments during each year, in advance, on the first day of each calendar month, without setoff, deduction, prior notice or demand. Should the Rent Commencement Date, as evidenced in Exhibit "D," occur on a day other than the first day of the calendar month, then the rental for such first fractional month shall be paid on the Rent Commencement Date and shall be computed on a daily basis for the period from the Rent Commencement Date to the end of such calendar month and at an amount equal to one three-hundred-sixtieth (1/360th) of the Minimum Annual Rental for each such day, and thereafter shall be computed and paid as aforesaid.

3. Adjustment of Minimum Annual Rental.

The Minimum Annual Rental payable under this Lease shall be increased periodically during the Lease Term at the times and to the amounts set forth in Section 1.9 above.

4. Taxes.

Commencing on the Rent Commencement Date and continuing for the balance of the Lease Term, Tenant agrees to pay to Landlord without demand, setoff or deduction Tenant's "Proportionate Share" (as defined and determined in Subsection 5.4.2) of "Taxes" (as defined in Subsection 5.4.1). Payment shall be made in the following manner: on the Rent Commencement Date and thereafter on the first day of each calendar month during the Lease Term, Tenant shall pay to Landlord an amount which represents Tenant's Proportionate Share of Taxes owed for each such month, as estimated by Landlord.

Landlord may adjust the monthly estimated sum at the end of each calendar quarter on the basis of Landlord's experience and reasonably anticipated costs. Within a reasonable time following the end of each calendar year, or at Landlord's option each tax year, Landlord shall furnish Tenant a statement covering the year just expired showing the total of Tenant's Proportionate Share of Taxes for such year and the payments made by Tenant with respect to such period as set forth above. If Tenant's Proportionate Share of Taxes exceed Tenant's payments so made, Tenant shall pay Landlord the deficiency within ten (10) days after receipt of such statement. If such payments exceed the sums payable for such Taxes, Landlord shall, at its election, return to Tenant the amount of the overpayment along with such statement or credit such amount against the next installment(s) for Taxes coming due.

4.1. Definition of "Taxes". As used in this Lease, the term "Taxes" shall mean any form of tax, assessment, lien, bond obligation, license fee, license tax, tax or excise on rent, front foot charges, water and sewer charges, or any other levy, charge or expense, together with any statutory interest thereon, imposed or required at any time by any federal, state, county or city authority having jurisdiction, or any political subdivision thereof, or any school, agricultural, lighting, drainage or other improvement or special assessment district thereof (hereinafter individually and collectively referred to as "Governmental Agencies"), on any interest of Landlord or Tenant or both (including any legal or equitable interest of Landlord or its mortgagee, if any) in the Shopping Center or in the realty underlying the Shopping Center, including without limitation: (a) any impositions by Governmental Agencies (whether or not such impositions constitute tax receipts) or any other payments to Governmental Agencies (whether involuntarily imposed by any such Governmental Agencies or voluntarily agreed to by Landlord) in substitution, partially or totally, of any impositions now or previously included within the definition of real property taxes; (b) any impositions allocable to or measured by the area of the Shopping Center, or any rental payable hereunder, , or any political subdivision thereof, with respect to the receipt of such rent, or upon or with respect to the possession, leasing, operating, management, maintenance, alteration, repair, use or occupancy by Tenant of the Premises, or any portion thereof; ; and (c) any and all costs (including, without limitation, the fees of experts, tax consultants and attorneys) incurred by Landlord should Landlord elect to negotiate or contest the amount of such Taxes in formal or informal proceedings before the taxing Governmental Agency; provided, however, Taxes shall in no event include Landlord's general income,

franchisee, inheritance, estate or gift taxes. Notwithstanding anything herein contained to the contrary, Taxes shall not include (i) any tax on excess profits or revenue tax, excise tax or gains tax, corporation tax, capital levy transfer, succession or other similar tax or charge that may be payable by or chargeable to Landlord under any present or future laws, (ii) interest or penalties imposed upon Landlord for late payment of Taxes, or (iii) any impact fees or special assessments resulting solely from the initial construction or any future expansion of the Shopping Center (including the Landlord's parcel) or attributable solely to off-site improvements that only benefit the Shopping Center (but this shall not be deemed to exclude from Taxes any increase resulting from any increased assessed value of the Landlord's parcel generally or specifically resulting from such initial construction or any future expansion).

4.2. Tenant's Proportionate Share. Tenant's Proportionate Share of Taxes shall be computed by multiplying the whole of said costs and expenses, by a fraction, the numerator of which is the total square footage of the floor area of the Premises and the denominator of which is the total square footage of leasable floor area of all buildings located in the Shopping Center. There shall be excluded from the denominator of such fraction (i) the floor area of non-selling mezzanines (if any), malls, passageways, service corridors, shopping center offices, shopping center storage areas, shopping center utility rooms, shopping center sprinkler rooms and other non-tenant occupied areas; (ii) the square footage of the floor area of the Major Stores in the Shopping Center; (iii) the square footage of the floor area of separately assessed premises and outparcels; and (iv) square footage under leases/licenses: (A) with terms less than one (1) year and/or (B) for spaces which do not front on Common Area. The cost and expenses in which Tenant is required to share pursuant to this Section 5.4 shall be reduced by the amounts, if any, received by Landlord from the occupants of Major Stores as their contribution towards taxes on behalf of the Shopping Center.

5. Statement of Gross Sales.

Tenant agrees to furnish, or cause to be furnished, to Landlord an annual statement of Gross Sales of Tenant, including a monthly breakdown of Gross Sales, within twenty (20) days after the close of each Lease Year and Partial Lease Year. Such statements shall be in the form attached to this Lease as Exhibit "B" and such statements shall show the gross selling prices of all merchandise and services. Such statements shall be signed by all individuals doing business as Tenant, by a general partner if Tenant is a partnership, by an authorized officer of Tenant if Tenant is a corporation, or by a managing member of Tenant if Tenant is a limited liability company. Tenant shall maintain such books, receipts and records of its Gross Sales as shall be sufficient for Landlord to conduct an audit thereof in accordance with generally accepted accounting principles and same shall be kept for a period of three (3) years after the close of each Lease Year and shall be available for inspection and audit by Landlord or its representative at the Premises at all times during regular business hours. In addition, upon request of Landlord, Tenant agrees to furnish to Landlord a copy of Tenant's state and local sales and use tax returns. Landlord shall, within three (3) years after the receipt of any such statement, be entitled to an audit of such Gross Sales (including the Gross Sales of any subtenant, licensee or concessionaire). Such audit shall be conducted by either Landlord or a certified public accountant, to be designated by Landlord, during normal business hours at the principal place of business of Tenant. Any information gained from such statement or inspection shall be confidential and shall not be disclosed other than to carry out the purpose hereof; provided, however, Landlord shall be permitted to divulge the contents of any such statements in connection with any contemplated sales, transfers, assignments, encumbrances or financing arrangements of Landlord's interest in the Premises or in connection with any administrative of judicial proceedings in which Landlord is involved where Landlord may be required to divulge such information. Tenant acknowledges that the late delivery by Tenant of any statement of Gross Sales will cause Landlord to incur certain costs and expenses not contemplated under this Lease, the exact amount of which are difficult or impracticable to calculate. Therefore, if any such statement of Gross Sales is not received by Landlord from Tenant within twenty (20) days after the close of each Lease Year and Partial Lease Year, Tenant shall immediately pay to Landlord a late charge equal to Three Hundred and 00/100 Dollars ($300.00). Landlord and Tenant agrees that this late charge represents a reasonable estimate of such costs and expenses and is fair compensation to Landlord.

6. Additional Rent.

In addition to Minimum Annual Rental, Tenant shall pay, as additional rent, all sums of money required to be paid pursuant to the terms of Sections 5.4 (Taxes), Article 8 (Utilities and Air Conditioning), 17 (Repairs and Maintenance), and 19 (Common Area) and all other sums of money or charges required to be paid by Tenant under this Lease (collectively referred to in this Lease as "Additional Rent") without demand, deduction or offset. If such amounts or charges are not paid at the time provided in this Lease, they shall nevertheless be collectible as Additional Rent with the next installment of Minimum Annual Rental thereafter falling due, but nothing herein contained shall be deemed to suspend or delay the payment of any amount of money or charge at the time the same becomes due and payable hereunder or to limit any other remedy of Landlord. All amounts of Minimum Annual Rental and Additional Rent payable in a given period (also collectively referred to in this Lease as "Rent" or "rental") shall be deemed to comprise a single rental obligation of Tenant to Landlord.

7. Interest on Late Payments; Late Charge.

If Tenant fails to pay, when the same is due and payable, the Minimum Annual Rental or any Additional Rent, such unpaid amounts shall bear interest at the Interest Rate (as defined in Section 29.13) from the date due to the date of payment. In addition to such interest, Tenant acknowledges that the late payment by Tenant of any rental will cause Landlord to incur certain costs and expenses not contemplated under this Lease, the exact amount of which are extremely difficult or impracticable to fix. Such costs and expenses will include, without limitation, administrative, collection, processing and accounting costs and expenses. Therefore, if any such installment of rental is not received by Landlord from Tenant by the fifth (5th) calendar day after such rent is due, Tenant shall immediately pay to Landlord a monthly late charge equal to the greater of One Hundred Fifty and No/100 Dollars ($150.00) or five percent (5%) percent of each item of Minimum Annual Rental or Additional Rental then due. Landlord and Tenant agree that this late charge represents a reasonable estimate of such costs and expenses and is fair compensation to Landlord for its loss caused by Tenant's nonpayment. Should Tenant pay such late charge but fail to pay contemporaneously therewith all unpaid amounts of Minimum Annual Rental and Additional Rent, Landlord's acceptance of this late charge shall not constitute a waiver of Tenant's default with respect to Tenant's

nonpayment nor prevent Landlord from exercising all other rights and remedies available to Landlord under this Lease or under law. Tenant hereby agrees that if Tenant is subject to a late charge for two (2) consecutive months because of late payment of the monthly installments of Minimum Annual Rental, the monthly installments of Minimum Annual Rental for the following twelve (12) consecutive months shall, at Landlord's option, automatically become due and payable on a quarterly basis, payable in advance, commencing on the first day of the month following the second such consecutive late payment and continuing for the next four (4) quarters.

8. Address for Payments.

Tenant shall pay all rental and other payments to Landlord at the address specified for payments in Section 1.11 above, or at such other place as may from time to time be designated by Landlord in writing at least ten (10) days prior to the next ensuing payment date.

9. Radius Restriction.

Tenant covenants and warrants that it will not, during the Lease Term, whether or not Tenant is open and operating from the Premises, directly or indirectly, operate nor own any similar type of business (not so operated or owned on the Effective Date) within the radius of miles specified in Section 1.13 from the location of the Premises, measured on a straight line basis on a map, not following contours of the land and streets. This covenant may be specifically enforceable by mandatory or prohibitory injunction by Landlord and any breach of this covenant may be conclusively deemed by Landlord to be a material and incurable breach of this Lease and for which Landlord shall be permitted to exercise all rights and remedies described herein and/or otherwise available at law or in equity.

10. Payment of Rent by VersaPay.

Simultaneously with Tenant's execution of this Lease, Tenant shall complete and submit to Landlord the authorization form attached hereto as Exhibit "H," which shall provide the necessary information and shall authorize Landlord to establish the monthly, automatic, electronic payment of the monthly Minimum Annual Rental and Additional Rent through Landlord's VersaPay program. Upon the Effective Date, Landlord shall initiate Tenant's VersaPay account; Tenant agrees to promptly respond to any electronic correspondence received from VersaPay in order to complete the initiation and setup of Tenant's VersaPay account. Tenant further agrees to maintain sufficient funds in Tenant's account on the first of each month for the withdrawal and payment of Minimum Annual Rental and Additional Rent. Landlord retains the right, in its sole discretion, to discontinue the acceptance of payment(s) by any particular electronic method. Additionally, in the event Tenant (a) defaults in the payment of Rent, and (b) does not at that time have an active VersaPay account, Tenant agrees that Landlord shall be entitled to set up a VersaPay account on Tenant's behalf in accordance with the foregoing process.

11. Retail Sales Tax Reporting.

The Village of Mount Prospect, Illinois (the "Village") has established a business district (the "Business District") that includes the Premises. Landlord is subject to an agreement with the Village regarding the redevelopment of the Business District and the sales tax revenues generated within the Business District. The Village requires reporting procedures to identify such sale tax revenues. Tenant agrees to cooperate and take all measures and execute such forms as may be reasonably requested by Landlord or the Illinois Department of Revenue ("IDOR") to facilitate (i) the identification of Tenant's sales within the Business District and such sale tax revenues and (ii) the release of such information to the Village. Tenant additionally agrees to file a separate IDOR Form ST-1 (or replacement form) with the IDOR for its retail business located in the Business District and upon written request from Landlord to supply to Landlord copies of State sales tax returns filed with IDOR promptly after the filing thereof.

6.

DEFINITION OF "GROSS SALES"

The term "Gross Sales" of Tenant, as used in this Lease, is defined to be the total of the gross selling prices of all merchandise or services sold in or from the Premises by Tenant, its subtenants, licensees and concessionaires, whether for cash or on credit and whether made by store personnel or by approved vending, video, pinball or gaming machines.

All sales originating at the Premises shall be considered as made and completed therein, even though bookkeeping, payment or collection of the account may take place elsewhere, and even though actual filling of the sale or service order and actual delivery of the merchandise may be made from a place other than the Premises. Each sale upon installments or credit shall be treated as a sale for the full cash price at the time of sale.

Notwithstanding anything to the contrary contained herein any sales made via any electronic media from or to the Premises shall for this clause be deemed to be a part of Gross Sales.

7.

POSSESSION AND USE

1. Permitted Uses.

Tenant shall (i) use the Premises solely for the purpose or purposes specified in Section 1.6 (and for no other purpose whatsoever without the prior written consent of Landlord), and (ii) operate its business on the Premises using only the exact trade name specified in Section 1.3 (and no other trade name whatsoever). Notwithstanding the foregoing, Tenant shall be permitted to change such trade name, provided that (a) a majority of Tenant's branches in the Illinois area are operated under such new trade name and (b) said new trade name is not then used by any other tenant or occupant of the Shopping Center. Tenant shall be permitted to change Tenant's trade name in connection with a Transfer (as hereinafter defined) in accordance with Article 15. At Tenant's sole expense, Tenant shall procure, maintain and hold available for Landlord's inspection any governmental license or permit required of the proper and lawful conduct of Tenant's business. Notwithstanding anything herein to the contrary, Tenant shall not violate any of the restrictions described in Exhibit "G" hereto. Landlord represents and warrants that as of the Effective Date Exhibit "G" completely and accurately sets forth all of the exclusive uses, prohibited

uses, and other use restrictions given by Landlord or any predecessor or otherwise applicable to the Shopping Center.

2. Duties and Prohibited Conduct.

Tenant shall not use, or suffer or permit any person or persons to use, the Premises for the sale or display of pornography, nudity, graphic violence, drug paraphernalia, or any goods and/or services, which, in the sole discretion of Landlord, are inconsistent with the image of a community or family-oriented shopping center. Tenant shall not sell alcohol or alcoholic beverages without Landlord's prior written consent, which Landlord may withhold in Landlord's sole discretion. Tenant shall comply with all Requirements applicable to its use, operation and occupancy of the Premises. Tenant shall not use or suffer or permit any person or persons to use, the Premises or any part thereof as an adult bookstore or second-hand store or to conduct an auction, distress, fire, bankruptcy or going-out-of-business sale. Tenant shall not cause or permit waste to occur in the Premises and, without limitation to the foregoing, shall not overload any floor or abuse the plumbing in the Premises. Tenant shall not cause or permit the accumulation of any debris or extraneous matter on the roof of the Premises, nor shall Tenant in any manner cut, puncture, drive nails into or otherwise mutilate the roof of the Premises. Tenant shall not dispose of any chemicals, oils, acid, or other waste in the building plumbing or waste lines which could cause damage or blockage thereto, or which are prohibited to be disposed of in such manner by the Environmental Protection Agency, or any law, rule, ordinance or regulation which applies to or affects the Premises. Tenant shall use diligent care not to exceed the capacity of the plumbing or waste lines. Tenant shall not burn trash or rubbish in or about the Premises and shall arrange, at Tenant's expense, for the removal of all refuse and garbage from the Premises by a private sanitation contractor acceptable to Landlord. Tenant shall keep the Premises free and clear of all rodents, vermin, roaches, insects and pests at its sole expense. Tenant shall keep the Premises, and every part thereof including without limitation, exterior and interior portions of all windows, wall panels, doors, and all other glass in a clean and wholesome condition, free from any objectionable noises, music volumes, vibrations, odors, exhausts or nuisances, and shall comply with all health and police regulations in all respects. Tenant shall not board or otherwise cover up the windows of the Premises. In the event that Tenant is cited for any violation of any health code, regulation or law and fails to remedy the same situation within five (5) business days of issuance of a violation, citation, notice of violation or warning, said failure to remedy the same or to undertake substantial action to remedy the same shall be deemed a material breach of this Lease. In addition to any other indemnity obligations under this Lease, Tenant agrees that it will indemnify and save Landlord harmless from and against any and all liabilities, obligations, damages, penalties, claims, costs, charges and expenses, including reasonable attorneys' fees, which may be imposed upon or incurred by or asserted against Landlord by reason of any such violation of any health code, regulation or law. Unless otherwise permitted by this Lease, Tenant shall keep no live animals of any kind in the Premises. Tenant shall not display or sell merchandise or place carts, portable signs, devices or any other objects, outside the defined exterior walls or roof and permanent doorways of the Premises. Tenant shall not solicit or distribute material in any manner in any portion of the Common Area. Tenant shall, at its cost, comply with all requirements of the Americans with Disabilities Act of 1990, or any state or local legislation in connection therewith (collectively, "ADA") relating to the use, occupancy, maintenance and alteration of the Premises, and Tenant shall reimburse Landlord for any costs associated with any alterations to the Shopping Center required to comply with the ADA due solely to Tenant's use, occupancy, maintenance and alteration of the Premises.

2.1. No Hazardous Substances. Neither Tenant nor its agents, employees, contractors or invitees shall cause or permit, knowingly or unknowingly, at any time, the storage, use, escape, disposal or release of Hazardous Substances (as hereinafter defined) in, on or under the Shopping Center. Tenant shall defend and indemnify and hold the Landlord Parties (as hereinafter defined) harmless against and from any and against any and all Claims (as hereinafter defined) arising out of a breach by Tenant of its covenant in the preceding sentence. This includes, without limitation, costs and expenses incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any federal, state, or local governmental agency or political subdivision because of the presence of Hazardous Substances on or about the Premises or the Shopping Center, or because of the presence of Hazardous Substances anywhere else which came or otherwise emanated from Tenant or the Premises. The foregoing covenants and indemnities shall survive the expiration or earlier termination of this Lease.

"Hazardous Substances" for purposes of this Lease shall be interpreted broadly to include, but not be limited to, any hazardous, toxic or radioactive material, matter, substance or waste that is or becomes regulated under any of the Requirements and shall include asbestos, polychlorinated biphenyls ("PCBs"), radioactive substances, petroleum and petroleumbased derivatives, hydrocarbons and urea formaldehyde and the terms "hazardous substance" and "hazardous waste" pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. §6901, 6903, 6921, et. seq. as now or hereafter amended or any other applicable federal, state or local law.

3. Conduct Subject to Prior Approval.

Tenant shall not sell merchandise from vending machines or allow any coin- or token- operated vending, video, pinball or gaming machines in the Premises. Tenant shall not erect an aerial or antenna on the roof or exterior walls of the Premises, and Tenant agrees that Landlord may remove any such aerial or antenna installed without such prior written consent without notice to Tenant, at any time and at Tenant's expense.

4. Deliveries.

Tenant shall use commercially reasonable efforts to complete, or cause to be completed, all deliveries, loading, unloading and services to the Premises prior to 10:00 a.m. of each day. Tenant shall not cause, and shall use commercially reasonable efforts to attempt to prevent, any delivery trucks or other vehicles serving the Premises from parking or standing in front of, or at the rear of, the Premises from 9:00 a.m. to 9:00 p.m. of each day. Landlord reserves the right to regulate further the activities of Tenant in regard to deliveries and servicing of the Premises, and Tenant agrees to abide by such further nondiscriminatory regulation of Landlord.

5. Failure of Tenant to Comply With Use Provisions.

It is expressly understood and agreed that Landlord does not consider the Minimum Annual Rental in itself a fair and adequate rental for the Premises. Therefore, if Tenant fails to comply with the use provisions set forth in

Article 7 of this Lease, Landlord will suffer damages in an amount which is not readily ascertainable and in any such event, Landlord shall have the right, at its option, in addition to any and all other remedies available at law, in equity or under this Lease, to collect as liquidated damages, and not as a penalty, in addition to all other charges which are due hereunder, one-sixtieth (1/60th) of an amount equal to the monthly installment of Minimum Annual Rental for each day which Tenant fails to comply with any of the use provisions set forth in Article 7 of this Lease.

8.

UTILITIES AND AIR CONDITIONING

1. Utilities and Air Conditioning.

Landlord agrees that initially it will make available to Tenant facilities for removal of sewage and for delivery of water, electricity, telephone service and, to the extent permitted by Landlord, natural gas (hereinafter collectively referred to herein as "Utilities") to the Premises or, at Landlord's sole option, to a central distribution point outside the Premises. Tenant agrees that the heating, ventilating and air-conditioning unit serving the Premises (the "Air-Conditioning Unit"), if any, shall be in "as-is" condition). Tenant agrees, at its expense, to use such Utilities and Air-Conditioning Unit throughout the Lease Term. Tenant must operate heating and cooling equipment to maintain the temperature within the Premises between 64 degrees F and 72 degrees F in the winter months, and between 74 degrees F and 78 degrees F in the summer months, but in no event at a temperature less than sufficiently high to prevent the freezing of water in pipes and fixtures. Subject to obtaining Landlord's prior written consent, which Landlord may grant or withhold in its sole and absolute discretion, Tenant may use natural gas on the Premises in accordance with such terms and conditions as Landlord shall specify. If the Landlord requires a separate meter for such Utilities, Landlord may install same at Tenant's cost and expense. If a separate meter is provided or required by Tenant for any such Utilities, it shall be installed and maintained at Tenant's expense. Tenant shall not install any equipment which can exceed the capacity of any utility facilities and if any equipment installed by Tenant requires additional utility facilities, the same shall be installed at Tenant's expense in compliance with all code requirements and plans and specifications, which must be approved in writing by Landlord. Tenant shall be solely responsible for and promptly pay all charges for use or consumption of sewer, gas, electricity, water and all other utility services on the earlier of the date upon which Landlord delivers possession of the Premises to Tenant or the date on which Tenant commences construction in the Premises.

2. Reserved Easement.

Landlord hereby reserves from the Premises conveyed to Tenant a nonexclusive easement to install, relocate and maintain, subject to Section 17.2 and Section 19.2, conduits, facilities and structures comprising the Utilities in and through the Premises and the air space above the ceiling height of the Premises. Landlord shall have the right to relocate any such conduits, facilities or structures; provided that Landlord shall use Landlord's diligent efforts to minimize any interference with, or interruption of, Tenant's business in the Premises, however, Landlord shall not be required to spend additional sums for off-hour or overtime labor.

3. No Liability.

Landlord shall not be liable to Tenant in damages or otherwise, for any discontinuance, failure or interruption of service to the Premises of Utilities or the Air-Conditioning Unit. No such discontinuance, failure or interruption shall be deemed a constructive eviction of Tenant or entitle Tenant to terminate this Lease or withhold payment of any rental due under this Lease. Furthermore, Landlord shall not be liable under any circumstances for a loss of, or injury to, property or for injury to, or interference with, Tenant's business, including, without limitation, loss of profits, however occurring, through or in connection with or incidental to a failure to furnish any of the services or utilities as set forth in this Article 8. Tenant shall operate the Premises in such a way as not to waste fuel, energy or natural resources.

9.

INDEMNITY; INSURANCE

1. Indemnification and Waiver.

To the extent not prohibited by law, Landlord, its partners, trustees, ancillary trustees and their respective officers, directors, shareholders, beneficiaries, agents, servants, employees, and independent contractors (collectively, "Landlord Parties") shall not be liable for any damage either to person or property or resulting from the loss of use thereof, which damage is sustained by Tenant or by other persons claiming through Tenant. To the fullest extent permitted by law, Tenant shall indemnify, defend, protect, and hold harmless Landlord Parties from any and all loss, cost, damage, expense and liability (including without limitation court costs and reasonable attorneys' fees) (collectively, "Claims") incurred in connection with or arising from any cause in, on or about the Premises, either prior to, during, or after the expiration of the Lease Term or Tenant's default of the terms covenants and conditions of this Lease. The provisions of this Section 9.1 shall survive the expiration or sooner termination of this Lease with respect to any claims or liability occurring prior to such expiration or termination.

2. Tenant's Insurance Obligation.

Tenant further covenants and agrees that from and after the earlier of substantial completion of Landlord's Work or Tenant's entry into the Premises with Landlord's consent, Tenant will carry and maintain, at its sole cost and expense, the following types of insurance, in the amounts specified and in the form hereinafter provided for:

2.1. Public Liability. Commercial general liability insurance, or equivalent, for bodily injury and property damage with coverage limits of not less than Two Million Dollars ($2,000,000) combined single limit per occurrence and, in the aggregate (or such greater amount as Landlord's lender may require or as Landlord may reasonably request from time to time), insuring against any and all liability of the insured with respect to such Premises or arising out of the maintenance, use or occupancy thereof. All such bodily injury liability insurance and property damage liability insurance shall specifically insure the performance by Tenant of that part of the indemnity agreement contained in Section 9.1 relating to liability for injury to or death of persons and damage to property. During any construction performed by or on behalf of Tenant, Tenant shall obtain a "course of construction" endorsement to such insurance.

2.2. Workers' Compensation. The amount of workers' compensation insurance required by the state in which the Shopping Center is located for the benefit of Tenant's employees.

2.3. Plate Glass. Insurance covering full replacement cost of all plate glass on the Premises. Tenant shall have the option either to insure commercially or to self-insure the risk.

2.4. Equipment. Machinery insurance on all air-conditioning equipment and systems exclusively serving the Premises. If such equipment and the damage it may cause are not covered by Tenant's "All Risks" insurance (as specified in Subsection 9.2.5 below), then the insurance specified in this Section 9.2.4 shall be in an amount not less than One Hundred Thousand Dollars ($100,000). If Tenant requires boilers or other pressure vessels to serve the Premises, they shall also be insured in the amount required by this Subsection 9.2.4.

2.5. Tenant's Improvements. Insurance covering (1) Tenant's Work; (2) Tenant's merchandise; (3) "Fixtures" (as defined in Section 14.2); (4) "Improvements" (as defined in Section 11.1) permitted under Article 11; and (5) "Personal Property" (as defined in Section 14.1) from time to time in, on or upon the Premises, in an amount not less than their full replacement cost, providing protection against any peril included within the classification "All Risks and Special Forms coverage," including, without limitation, coverage for back up of sewer and drains, sprinkler and flood damage and theft. Any policy proceeds shall be used for the repair or replacement of the property damaged or destroyed unless this Lease shall cease and terminate under the provisions of Article 18.

2.6. Business Interruption. Business interruption insurance covering a minimum of twelve (12) months' Minimum Annual Rental naming Landlord as loss-payee.

2.7. Liquor Liability Insurance. In the event Tenant is permitted to sell or serve liquor in or from the Premises pursuant to this Lease, prior to the sale, storage, or use of alcoholic beverages on or from the Premises, Tenant shall obtain and thereafter maintain at all times during the Lease Term, a policy or policies of liquor law legal liability insurance saving harmless and protecting Landlord and the Shopping Center against any and all damages, claims, liens, judgments, expenses and costs, including attorneys' and expert witnesses' fees and costs by reason of any storage, sale or use of alcoholic beverages on or from the Premises, including, without limitation, liquor law liability, and Dram Shop liability. Such policy or policies of insurance shall have a minimum combined single limit per occurrence in amounts reasonably acceptable to Landlord, but not less than Three Million Dollars ($3,000,000), shall apply to bodily injury, fatal or nonfatal; injury to means of support, and injury to property of any person.

2.8. Additional Insurance. Tenant shall carry and maintain during the Lease Term such other reasonable types of insurance coverage and in such reasonable amounts covering the Premises and Tenant's operations therein, as may be required by Landlord's lender or as may be reasonably requested by Landlord from time to time.

3. Form of Policies.

All policies of insurance provided for herein shall be issued by insurance companies qualified to do business in the state where the Shopping Center is located and holding a general policyholder's rating of not less than "A" and a financial rating of not less than "Class X" as rated in the most current available "Best's" Insurance Reports. All such policies shall contain cross-liability endorsements and shall name Landlord, DLC Management Corporation, Landlord's mortgagees or beneficiaries and such additional individuals or entities as Landlord shall from time to time designate as "Additional Insureds." Executed copies of such policies of insurance or certificates thereof shall be delivered to Landlord simultaneously with the delivery to Landlord of execution counterparts of this Lease and, thereafter, executed copies of renewal policies or certificates thereof shall be delivered to Landlord within thirty (30) days prior to the expiration of the term of each such policy. As often as any such policy shall expire or terminate, renewal or additional policies shall be procured and maintained by Tenant in like manner and to like extent. All policies of insurance delivered to Landlord must contain a provision that the company writing such policy will give to Landlord twenty (20) days' notice in advance of any cancellation, lapse, reduction in the amount of coverage or other adverse change respecting such insurance. All public liability, property damage and other casualty policies shall be written as primary policies, not contributing with or secondary to coverage which Landlord may carry.

4. Blanket Insurance Policies.

Tenant's obligation to carry the insurance provided for above may be satisfied by inclusion of the Premises within the coverage of a so-called "blanket" policy or policies of insurance carried and maintained by Tenant; provided, however, that Landlord, and Landlord's mortgagees or beneficiaries and such additional individuals or entities as Landlord shall from time to time designate, shall be named as additional insureds thereunder as their interests may appear and that the coverage afforded Landlord will not be reduced or diminished by reason of the use of such blanket policies of insurance, and that the amounts set forth in such blanket policies of insurance are on a "per location" basis, and provided further that the requirements set forth herein are otherwise satisfied. Tenant agrees to permit Landlord at all reasonable times to inspect any policies of insurance maintained by Tenant covering risks upon the Premises or related to Tenant's occupancy of the Premises if such policies have not been previously delivered to Landlord.

5. Mutual Waivers of Rights.

Landlord (for itself and its insurer, and to the extent and on the condition that Tenant carries and maintains at all times the insurance required under Section 9.2) hereby waives any rights, including rights of subrogation, and Tenant hereby waives any rights, including rights of subrogation, each may have against the other, and Tenant (for itself and its insurer) hereby waives any rights, including rights of subrogation, it may have against other tenants of the Shopping Center (provided such other tenants have waived such rights against Tenant) for compensation of any loss or damage occasioned to Landlord or Tenant, as the case may be, with regard to their respective property, the

Premises, its contents or portions of the Shopping Center, arising from any risk generally covered by the "All Risks" insurance and business interruption insurance Tenant is required to carry and maintain under Section 9.2, provided however, such waiver shall not apply to Tenant's obligations pursuant to Section 17.1 hereof. The foregoing waivers shall be in operation only so long as insurance coverage recognizing such waivers is available in the state where the Shopping Center is located and so long as no policy is invalidated thereby.

6. Insurance Use Restrictions.

Tenant agrees that it will not carry any stock or goods or do anything in or about the Premises which will in any way tend to increase the insurance rates upon the building of which the Premises are a part. Tenant agrees to pay to Landlord forthwith upon demand the amount of any increase in premiums charged to Landlord for insurance carried by Landlord, which increase results from Tenant's violation of the foregoing restrictions, irrespective of whether Landlord shall have consented to Tenant's act. If Tenant installs any electrical equipment which overloads the electrical lines, Tenant shall, at its own expense, make all changes to its Premises and install any fire extinguishing equipment and/or other safeguards that Landlord's insurance underwriters or applicable fire, safety and building codes and regulations may require. Nothing herein contained shall be deemed to constitute Landlord's consent to such overloading.

10.

TITLE OF PREMISES

Except as permitted by this Lease, from and after the Effective Date, Tenant and all persons in possession of the Premises shall not encumber the Premises, whether involuntarily or otherwise. As to its leasehold estate, Tenant and all persons in possession thereof will conform to and will not violate the terms of any matters of record affecting the realty underlying the Premises, whether now existing or hereafter created. Tenant acknowledges that any mortgagee or deed of trust trustee or beneficiary whose mortgage or deed of trust is prior to this Lease has the right to cause its mortgage or deed of trust to be made subordinate, at any time, to Tenant's interest in this Lease and the leasehold estate without Tenant's consent.

11.

TENANT'S RIGHT TO MAKE IMPROVEMENTS

1. Improvements.

At Tenant's own expense, after giving Landlord notice in writing of its intentions to do so, and without limiting Tenant's right to remove and/or replace Personal Property in accordance with Section 14.1, Tenant may, from time to time, make such permanent and nonstructural alterations, replacements, additions, changes and/or improvements (collectively referred to in this Lease as "Improvements") to the Premises as Tenant may find necessary or convenient for its purposes, provided that no Improvements may be made without obtaining the prior approval of Landlord, which approval shall not be unreasonably withheld. No Improvements shall be made to any storefront, mechanical system, the exterior walls or roof of the Premises, nor shall Tenant erect any mezzanine or increase the size of same, if one be initially constructed, without obtaining the prior approval of Landlord, which Landlord may withhold in its sole and absolute discretion. In no event shall Tenant make or cause to be made any penetration into or through the roof or floor of the Premises without obtaining the prior approval of Landlord. Tenant agrees to reimburse Landlord for all costs and expenses (including, without limitation, any architect and/or engineer fees) incurred by Landlord in approving or disapproving Tenant's plans for Improvements. Tenant shall be liable for and shall defend, indemnify and protect Landlord and other tenants at the Shopping Center from any claim, demand, lien, loss, damage, liability or expense, including reasonable attorney fees and costs, arising from any Improvements permitted under this Article 11. Tenant agrees to deliver to Landlord, promptly upon completion of any Improvements, a lien waiver, in form satisfactory to Landlord, executed by all contractors, subcontractors and materialmen involved in the construction of such Improvements. Within thirty (30) days after completing its Improvements, Tenant shall certify to Landlord in writing Tenant's actual cost of constructing its Improvements.

2. Construction Requirements.

All Improvements to be made to the Premises which require the approval of Landlord shall, if required by Landlord, be made under the supervision of a competent architect or licensed structural engineer. In addition, all Improvements shall be made in accordance with plans and specifications submitted to Landlord for its approval prior to commencement of the work, in accordance with such procedures as Landlord shall reasonably specify. Landlord's approval of such plans and specifications shall create no liability or responsibility on the part of Landlord for their completeness, design sufficiency or compliance with the Requirements. All work with respect to any Improvements must be done in a good and workmanlike manner and diligently prosecuted to completion to the end that the Premises shall at all times be a complete unit except as otherwise reasonably required during the period of such work. Upon the expiration or earlier termination of this Lease, such Improvements shall not be removed by Tenant but shall become a part of the Premises unless otherwise required by Landlord. Any such Improvements shall be constructed strictly in accordance with the Requirements. Tenant shall, at its own expense, procure each and every permit, license, certificate and other authorization, and all renewals, extensions and continuations thereof, required in connection with the lawful and proper use and occupancy of the Premises by Tenant or required for the Shopping Center in connection with, or as a result of, Tenant's actual or proposed use of the Shopping Center or the Premises. At Tenant's request and at no cost to Landlord, Landlord shall cooperate with Tenant in obtaining all necessary governmental permits and approvals for Improvements desired to be made by Tenant in accordance with the provisions hereof, including executing and filing any necessary documents reasonably acceptable to Landlord. Tenant, prior to its contractor commencing its work, must submit evidence of the insurance referenced in Section II A. 4. of Exhibit "F," in the form of certificates, naming Landlord and DLC Management Corporation as additional insureds. In performing the work of any such Improvements, Tenant shall have the work performed in such a manner as not to obstruct access to the premises of any other tenant in the Shopping Center. Tenant shall, at Tenant's sole cost and expense, within thirty (30) days following the completion of Improvements, or within thirty (30) days after Landlord's request, if Improvements have not commenced within ninety (90) days after having applied for a permit, close out any permit, approval and/or applications (including, but not limited to a building permit) and provide proof reasonably acceptable to Landlord evidencing same.

12.

MECHANICS' LIENS

1. Tenant's Covenants.

Tenant agrees that it shall pay, or cause to be paid, all costs of labor, services and/or materials supplied in the prosecution of any work, performed, or caused to be performed, on the Premises, and Tenant will keep the Premises free and clear of all mechanics' liens and other such liens on account of work performed for Tenant or persons claiming under Tenant. In the event that there shall be filed against the Premises or the Shopping Center, a mechanic's or other lien on account of work done or claimed to be done, by, for or on behalf of Tenant, Tenant shall cause the same to be discharged of record within thirty (30) days after the filing thereof.

2. Landlord's Right to Cure.

If Tenant shall be in default of any of its covenants in this Article 12 by failing to discharge any mechanic's or other such lien, Landlord will suffer damages in an amount which is not readily ascertainable, and in any such event, Landlord shall have the right, at its option, in addition to any and all other remedies available at law, in equity or under this Lease, to (i) collect as liquidated damages, and not as a penalty, in addition to all other charges which are due hereunder, one-sixtieth (1/60th) of an amount equal to the monthly installment of Minimum Annual Rental for each day which Tenant fails to discharge any mechanic's or other such lien as required in this Article 12, and/or (ii) discharge such lien by (a) paying the claimant an amount sufficient to settle and discharge the claim, (b) posting a mechanics' lien release bond, or (c) taking such action as Landlord shall deem appropriate, and, in any such event, Tenant shall pay as Additional Rent, on Landlord's demand, all costs (including reasonable attorneys' fees) incurred by Landlord in settling and discharging such lien together with interest thereon in accordance with Section 5.7, from the date of Landlord's payment of such costs. Landlord's payment of such costs shall not waive any default of Tenant under this Article 12.

3. Notice of Lien.

Tenant shall forthwith notify Landlord in writing of any claim of lien filed against the Premises or the commencement of any action affecting the title thereto.

4. Notice of Non-responsibility.

Landlord or its representatives shall have the right to go upon and inspect the Premises at all reasonable times and shall have the right to post and keep posted thereon notices of non-responsibility or such other notices which Landlord may deem to be proper for the protection of Landlord's interest in the Premises. Before the commencement of any work which might result in any such lien, Tenant shall give to Landlord written notice of its intention to do so, specifying the date on which such work shall commence, in sufficient time to enable Landlord to post and record such notices in accordance with the Requirements. Tenant shall have no power to subject the interest of the Landlord in the Premises or all or any portion of the Shopping Center to mechanic's or materialman's liens of any kind. All persons performing or providing work, labor, or materials at the Shopping Center or the Premises shall look solely to the interest of Tenant and not to that of the Landlord for compensation of any kind. Tenant shall indemnify Landlord for any legal fees and courts costs in connection with Tenant's obligations as set forth in this Article 12.

13.

ADVERTISING MEDIA

1. Signs.

Tenant shall not place, affix or maintain any signs, advertising placards, names, insignia, trademarks, descriptive material or any other similar item or items outside the Premises or on the store front, the glass panes and supports of the show windows, or any window, door, roof of the Premises or anywhere within or about the Premises that may be viewed from other portions of the Shopping Center, except such signs as Landlord, in its sole discretion, shall approve in writing in accordance with the Landlord's standard signage program. Tenant shall have the right, at Tenant's sole cost and expense, to install its Franchisor companywide standard signage on the exterior of the façade of the Premises, provided same is in accordance with the sign criteria attached hereto as Exhibit "E," all Requirements and Landlord's reasonable consent. Tenant shall erect signs (including Tenant's store front sign as required by Article 3 of this Lease) only in accordance with the provisions of the sign criteria established by Landlord and in accordance with all applicable law. Upon the expiration or earlier termination of this Lease, Tenant shall remove all such signs and immediately repair any damage resulting from such removal. Notwithstanding anything to the contrary in this Lease, Tenant shall not affix any signs to the roof of the Premises.

Notwithstanding anything contained herein to the contrary, Tenant shall have the right, at Tenant's sole cost and expense, to temporarily install, for not more than fourteen (14) days, a "Grand Opening" or "Coming Soon" banner, provided same (a) is professionally prepared and installed, (b) is in accordance with all Requirements, (c) receives Landlord's reasonable consent, and (d) is not in violation of any other tenant's lease at the Shopping Center.

Tenant shall have the right, at Tenant's sole cost and expense, to (i) install a sign panel bearing Tenant's trade name on both sides of the Shopping Center's existing pylon sign ("Pylon C") along Elmhurst Road and (ii) install a sign panel bearing Tenant's trade name on the digital pylon sign ("Digital Pylon"). The locations of Pylon C and the Digital Pylon are depicted on Exhibit "A" attached hereto. The location of the sign panels are depicted on Exhibit "E-1" attached hereto. Tenant's pylon rights are subject to all Requirements, Exhibit "E", Landlord's reasonable consent, and if installed Tenant shall remove same prior to the expiration of the Lease Term. If Tenant does not install its pylon panel within one hundred twenty (120) days following the Rent Commencement Date, or if Tenant does not have a pylon panel on the pylon sign for six (6) consecutive months at any time during the Lease Term, then Tenant's right to a pylon panel shall be null and void.

2. Miscellaneous Media.

Tenant shall utilize no advertising medium within the Premises or within the Common Area which can be heard or experienced outside the Premises, including, without limitation, flashing lights, searchlights, loudspeakers,

phonographs, radios or televisions. Tenant shall not display, paint or place, or cause to be displayed, painted or placed, any handbills, bumper stickers or other advertising devices on any vehicle parked in the parking area of the Shopping Center, whether belonging to Tenant, or to Tenant's agent, or to any other person, nor shall Tenant distribute, or cause to be distributed, in the Shopping Center, any handbills or other advertising devices.

14.

PERSONAL PROPERTY; FIXTURES

1. Removal and Replacement.

All of Tenant's trade fixtures, furniture, furnishings, signs and other personal property not permanently affixed to the Premises (collectively referred to herein as "Personal Property") must be new or in like-new condition when installed in, or attached to, the Premises by Tenant. Subject to the provisions of Section 14.2, any such Personal Property shall remain the property of Tenant. Provided Tenant is not in default under the terms of this Lease, Tenant shall have the right to remove any or all of its Personal Property which it may have stored or installed in the Premises, including, without limitation, counters, shelving, showcases, mirrors and other movable Personal Property, so long as Tenant shall immediately replace the same with similar Personal Property of comparable or better quality, except Tenant shall not be obligated to replace such Personal Property at the expiration or earlier termination of this Lease. Tenant shall, at its expense, immediately repair any damage occasioned to the Premises by reason of the removal of any such Personal Property. In addition, upon written notice from Landlord prior to the expiration or termination of the Lease Term, Tenant shall remove any such Personal Property. Tenant's obligations under this provision shall survive the end of the Lease Term. If Tenant fails to remove such Personal Property as directed in Landlord's written notice, then upon Tenant's vacating the Premises, Landlord, at its option and on Tenant's behalf, may remove any or all of such Personal Property and dispose of same at Landlord's discretion, and Tenant, within fifteen (15) days after receipt of a bill therefor, shall pay to Landlord, as additional rent, a sum equal to all costs and expenses incurred or expended by Landlord in performing such removal work plus administrative costs in an amount equal to twenty percent (20%) of such sums and/or costs.

2. Fixtures.

Tenant's Improvements and any personalty installed in the Premises that becomes realty under applicable law are collectively referred to in this Lease as "Fixtures" and shall become the property of Landlord upon the expiration or earlier termination of this Lease. In addition, upon written notice from Landlord prior to the expiration or termination of the Lease Term, Tenant shall remove any such Fixtures. Tenant's obligations under this provision shall survive the end of the Lease Term. If Tenant fails to remove such Fixtures as directed in Landlord's written notice, then upon Tenant's vacating the Premises, Landlord, at its option and on Tenant's behalf, may remove any or all of such Fixtures and dispose of same at Landlord's discretion, and Tenant, within fifteen (15) days after receipt of a bill therefor, shall pay to Landlord, as additional rent, a sum equal to all costs and expenses incurred or expended by Landlord in performing such removal work plus administrative costs in an amount equal to twenty percent (20%) of such sums and/or costs.

3. Landlord's Security Interest.

Tenant hereby grants Landlord a security interest in Tenant's merchandise, Fixtures and Personal Property located on the Premises to secure Tenant's performance of any and all of Tenant's obligations under this Lease; provided, however, such security interest shall be subordinate to any security interest granted by Tenant to an institutional lender. To perfect such security interest, Tenant agrees to execute and deliver to Landlord such financing statements required by the applicable Uniform Commercial Code as Landlord may request. If Tenant shall desire to obtain from Landlord a subordination of Landlord's security interest set forth in this Section 14.3, Tenant shall submit such request to Landlord in writing, on a form acceptable to Landlord, accompanied by a non-refundable fee in the amount of Five Hundred Dollars ($500.00) to reimburse Landlord for processing Tenant's request for such waiver.

4. Personal Property Taxes.

Tenant shall pay before delinquency all taxes (including sales and use taxes), assessments, license fees and public charges levied, assessed or imposed upon its business operation as well as upon all merchandise and Personal Property located in the Premises from time to time. In the event any such items of property are assessed with property of Landlord, then, and in such event, such assessment shall be equitably divided between Landlord and Tenant. Landlord shall determine the basis of dividing any such assessment and such determination shall be binding upon both Landlord and Tenant. No taxes, assessments, fees or charges referred to in this Section 14.4 shall be considered as Taxes under the provisions of Section 5.4.

15.

TRANSFERS

1. Transfers.

Tenant shall not assign, mortgage, pledge, hypothecate, encumber, or permit any lien to attach to, or otherwise transfer, this Lease or any interest hereunder, permit any assignment or other such foregoing transfer of this Lease or any interest hereunder by operation of law, to sublet the Premises or any part thereof, or permit the use of the Premises by any persons other than Tenant and its employees (all of the foregoing are hereinafter sometimes referred to collectively as "Transfers" and any person to whom any Transfer is made or sought to be made is hereinafter sometimes referred to as a "Transferee"), without first procuring the written consent of Landlord, which consent shall not be unreasonably withheld provided the following criteria are satisfied: (1) the proposed Transferee shall have a net worth and working capital in amounts determined by Landlord to be sufficient to assure the future performance by such transferee of Tenant's obligations hereunder; (2) the proposed Transferee shall have sufficient retailing experience in shopping centers of comparable size to the Shopping Center and in the operation of a business similar to the use permitted hereunder; and (3) the business reputation of the proposed Transferee shall meet or exceed generally acceptable commercial standards. In no event shall the Transferee be an existing tenant at the Shopping Center. If Tenant shall desire Landlord's consent to any Transfer, Tenant shall notify Landlord in writing, which notice (the "Transfer Notice") shall include (i) the proposed effective date of the Transfer, which

shall not be less than thirty (30) days nor more than ninety (90) days after the date of delivery of the Transfer Notice; (ii) a description of the portion of the Premises to be transferred (the "Subject Space"); (iii) all of the terms of the proposed Transfer and the consideration therefor (including a calculation of the "Transfer Premium," as that term is defined in Section 15.3, below, in connection with such Transfer), the name and address of the proposed Transferee, and a copy of all existing and/or proposed documentation pertaining to the proposed Transfer, including all existing operative documents to be executed to evidence such Transfer or the agreements incidental or related to such Transfer, (iv) current financial statements of the Transferee certified by an officer, partner or owner thereof, and any other information required by Landlord, which will enable Landlord to determine the financial responsibility, character, and reputation of the Transferee, nature of such Transferee's business and proposed use of the Subject Space, (v) an administrative fee equal to Two Thousand Five Hundred Dollars ($2,500.00), which is a non-refundable fee to reimburse Landlord for processing Tenant's request for consent (if such fee is not received by Landlord simultaneously with Tenant's request, Landlord shall have the right to treat the request as null and void and improperly delivered), and (vi) such other information as Landlord may reasonably require. Any Transfer made without Landlord's prior written consent shall, at Landlord's option, be null and void ab initio, and of no effect, and shall, at Landlord's option, constitute a default by Tenant under Section 21.1.3 of this Lease.

2. Landlord's Consent.

If Landlord consents to any Transfer pursuant to the terms of this Section 15.2, Tenant may within ninety (90) days after Landlord's consent, but not later than the expiration of such six-month period, enter into such Transfer of the Premises or portion thereof, upon substantially the same terms and conditions as are set forth in the Transfer Notice furnished by Tenant to Landlord pursuant to Section 15.1 of this Lease, provided that if there are any changes in the terms and conditions from those specified in the Transfer Notice (i) such that Landlord would initially have been entitled to refuse its consent to such Transfer under this Section 15.2, or (ii) which would cause the proposed Transfer to be more favorable to the Transferee than the terms set forth in Tenant's original Transfer Notice, Tenant shall again submit the Transfer to Landlord for its approval and other action under this Article 15 (including Landlord's right of recapture, if any, under Section 15.4 of this Lease).

3. Transfer Premium.

If Landlord consents to a Transfer, as a condition thereto which the parties hereby agree is reasonable, Tenant shall pay to Landlord any "Transfer Premium," as that term is defined in this Section 15.3, received by Tenant from such Transferee. "Transfer Premium" shall mean all rent, additional rent or other consideration payable by such Transferee in excess of the Rent and Additional Rent payable by Tenant under this Lease, on a per rentable square foot basis.

4. Landlord's Option as to Subject Space.

Intentionally deleted.

5. Effect of Transfer.

If Landlord consents to a Transfer, (i) the terms and conditions of this Lease shall in no way be deemed to have been waived or modified, (ii) such consent shall not be deemed consent to any further Transfer by either Tenant or a Transferee, (iii) Tenant shall deliver to Landlord, promptly after execution, an executed copy of all documentation pertaining to the Transfer in form reasonably acceptable to Landlord, (iv) Tenant shall furnish upon Landlord's request a complete statement, certified by an independent certified public accountant, or Tenant's chief financial officer, setting forth in detail the computation of any Transfer Premium Tenant has derived and shall derive from such Transfer, and (v) no Transfer relating to this Lease or agreement entered into with respect thereto, whether with or without Landlord's consent, shall relieve Tenant or any guarantor of this Lease from liability under this Lease. Landlord or its authorized representatives shall have the right at all reasonable times to audit the books, records and papers of Tenant relating to any Transfer, and shall have the right to make copies thereof. If the Transfer Premium respecting any Transfer shall be found understated, Tenant shall, within thirty (30) days after demand, pay the deficiency and Landlord's costs of such audit, and if understated by more than ten percent (10%), Landlord shall have the right to cancel this Lease upon thirty (30) days' notice to Tenant.

6. Additional Transfers.

For purposes of this Lease, the term "Transfer" shall also include (i) if Tenant is a partnership, the withdrawal or change, voluntary, involuntary or by operation of law, of twenty-five percent (25%) or more of the partners, or transfer of twenty-five percent (25%) or more of partnership interests, within a twelve (12)-month period, or the dissolution of the partnership without immediate reconstitution thereof, and (ii) if Tenant is a closely held corporation (i.e., whose stock is not publicly held and not traded through an exchange or over the counter), limited liability company, or other entity, (A) the dissolution, merger, consolidation or other reorganization of Tenant, (B) the sale or other transfer of more than an aggregate of twenty-five percent (25%) of the voting shares of Tenant (other than to immediate family members by reason of gift or death), within a twelve (12)-month period, or (C) the sale, mortgage, hypothecation or pledge of more than an aggregate of twenty-five percent (25%) of the value of the unencumbered assets of Tenant within a twelve (12) month period. If there have been previous transfers during the Lease Term equal to twenty-five percent (25%) of Tenant's interest in this Lease in the aggregate, any other transfer of an interest in Tenant shall be deemed an assignment of the interest of Tenant in this Lease within the meaning of this Section.

7. Franchisor Rights.

Notwithstanding anything to the contrary contained in this Article 15, Landlord agrees to the following:

7.1. Collateral Assignment. So long as Tenant is not in default of the terms, covenants and conditions of the Lease after notice and beyond the expiration of any applicable cure and grace period, upon ten (10) days' prior written notice to Landlord, Tenant has the right to assign all of its right, title and interest in this Lease to Hand & Stone Franchise Corp. ("Franchisor") during the Lease Term, including any extensions or renewals, without first obtaining Landlord's consent but upon providing Landlord with written notice. In the event of expiration or early termination of that certain Franchise Agreement by and between the Franchisor and Tenant for the operation of a "Hand & Stone" business at the Premises (the "Franchise Agreement"), Franchisor shall have the right, at Franchisor's election, to unilaterally assume

Tenant's right, title and interest in this Lease pursuant to the terms of the Franchise Agreement and this Lease. No assignment will be effective, however, until Franchisor gives Landlord written notice of its acceptance of said assignment, and, if such assignment is due to a default by Tenant, Franchisor fully cures such default within the cure period provided in this Lease, if any. If Franchisor fails to fully cure any such defaults to Landlord's satisfaction by such deadline, the assignment shall be rendered null and void ab initio. Franchisor will be responsible for the Lease obligations incurred after the effective date of such assignment. If Franchisor elects to assume this Lease under this subparagraph or unilaterally assumes this Lease, Landlord and Tenant agree that Tenant will remain liable for all responsibilities and obligations accruing under this Lease, including amounts owed to Landlord, prior to the date of such assignment and assumption. Landlord shall have no liability to Franchisor in the event that Tenant fails to timely vacate the Premises.

Landlord shall not unreasonably withhold its consent if and when Franchisor (if it has exercised its rights under the Franchise Agreement) seeks to assign this Lease to any third party, provided that such third party (i) as of the effective date of such assignment has a net worth equal to or greater than the net worth of Tenant as of the Effective Date as shown in the such third party's financial statements prepared in accordance with generally accepted accounting principles (GAAP) by a certified public accountant; (ii) agrees to operate the Premises as a "Hand & Stone" business pursuant to a Franchise Agreement, and in accordance with the terms, conditions and covenants of this Lease, including the Permitted Use; and (iii) meets Franchisor's then-current requirements for franchise ownership. Provided that Franchisor is not otherwise in default of the terms covenants and conditions of this Lease after notice and beyond the expiration of any applicable cure or grace period, upon receipt by Landlord of an assumption agreement under which the assignee agrees to assume: (a) this Lease, and (b) all of Franchisor's duties hereunder, and provided (i) and (ii) above are satisfied, Franchisor shall thereupon be released from all liability as tenant from and after such date of assignment, without need for additional written confirmation of such release from Landlord to Franchisor.

7.2. Lease Termination. In the event Tenant ceases operations for a period in excess of seven (7) days, and Franchisor does not exercise its assignment rights under the Franchise Agreement, Franchisor (or its representative) upon not less than ten (10) days' prior written notice to Landlord (which notice shall be delivered no later than five (5) days after Tenant ceases operations), may enter the Premises at any reasonable time without being guilty of trespass to effect de-identification or removal of Franchisor's proprietary equipment, software and brand-identifying trade dress (which Franchisor agrees to do promptly and in no event in excess of thirty (30) days from the date upon which Franchisor shall first have been provided access to the Premises by Landlord), provided, however, that Franchisor enters into an agreement requiring Franchisor to (i) indemnify Landlord for all loss, cost or legal fees incurred by Landlord as a result of Franchisor's actions at or about the Premises and the Shopping Center; (ii) cap all plumbing lines exposed as a result of Franchisor's de-identification work at the Premises and terminate all exposed electrical lines, all in accordance with all applicable building codes, laws and regulations; and (iii) to the extent not paid by Tenant, Franchisor shall pay Landlord the rent and other charges payable under this Lease for the use and occupancy of the Premises from the day on which Franchisor shall have been granted access to the Premises until the date Franchisor vacates the Premises and repairs any damage to the Premises, it being understood, however, that Franchisor shall not, thereby, have assumed the other obligations of Tenant to Landlord nor shall Franchisor acquire any rights to the Premises or the Lease or any property located within the Premises other than the signs and proprietary materials.

8. Permitted Transfers.

Notwithstanding anything to the contrary contained in this Article 15, Landlord agrees that Tenant may, after prior written notice to Landlord, without obtaining Landlord's prior written consent and without complying with the provisions of Section 15.3 hereof, but subject to all other provisions of Article 15, assign this Lease or sublease the Premises to:

(1) any entity which is (i) controlled by Tenant, (ii) the parent of Tenant ("Parent") or (iii) under common control with Tenant;

(2) a purchaser of all or substantially all of the assets of Tenant (or Parent); or

(3) the new or surviving entity in the event of the merger or consolidation of Tenant (or Parent), with the transactions referenced in (1), (2) and (3) being referred to as "Permitted Transfers," and any person or entity to whom any Permitted Transfer is made being referred to as a "Permitted Transferee."

The foregoing is further conditioned on the satisfaction of all of the following conditions: (i) the Premises shall be used by the Permitted Transferee solely for the Permitted Use pursuant to this Lease; (ii) Tenant shall not be in default under this Lease after notice and expiration of any applicable cure period at the time of such Permitted Transfer; (iii) Landlord must be furnished with an executed counterpart of the Permitted Transfer document within ten (10) days after its effective date; (iv) the Permitted Transferee shall have a net worth equal to or greater than the net worth of the Tenant as of the date of this Lease; (v) the Permitted Transferee shall be experienced in the business permitted under this Lease and shall have managerial and operational skills comparable to those of the then Tenant; and (vi) in no event shall Tenant be permitted to use a series of one or more Permitted Transfers for the purpose of avoiding the prohibitions contained in this Lease against assignment and subletting without Landlord's prior written consent. As an example of the foregoing, Tenant shall not assign this Lease to an affiliate whose assets consist of this Lease and thereafter sell the stock (or partnership or member interests) to an independent third party, with the intended result being to defeat the purpose of this Article by two successive Permitted Transfers. Provided that Tenant is not otherwise in default of the terms covenants and conditions of this Lease after notice and beyond the expiration of any applicable cure or grace period, upon receipt by Landlord of an assumption agreement under which the Permitted Transferee agrees to assume: (a) this Lease, and (b) all of Tenant's duties hereunder, and provided (i) and (ii) above are satisfied, Tenant and Guarantor shall thereupon be released from all liability as from and after such date of assignment, without need for additional written confirmation of such release from Landlord to Tenant.

16.

TENANT'S CONDUCT OF BUSINESS

1. Operating Covenants.

Tenant covenants and agrees that it will, continuously and uninterruptedly from and after the Rent Commencement Date, (a) operate and conduct within the entire rentable square footage of the Premises the business which it is permitted to operate and conduct under the provisions hereof, except while the Premises are untenantable by reason of fire or other casualty, (b) maintain within the Premises an adequate stock of merchandise together with sufficient personnel and Personal Property to service and supply the usual and ordinary requirements of its customers, and (c) keep the Premises in a neat, clean and orderly condition. Tenant shall conduct its business at all times in such manner as to produce the maximum return to Tenant.

2. Operating Days and Hours.

Recognizing that it is in the interests of both Tenant and Landlord to have regulated hours of business for all of the Shopping Center, Tenant agrees that, commencing with the opening for business by Tenant in the Premises and for the remainder of the Lease Term, Tenant shall be open for business continuously with its window displays, exterior signs and exterior advertising displays adequately illuminated from 9a.m. to 10p.m. on Monday through Saturday, and 10a.m. to 6p.m. on Sunday. It is agreed, however, that the foregoing provisions shall be subject to the hours of operation prescribed by any governmental regulations or labor union contracts which may govern the operation or business of Landlord or Tenant.

3. Failure of Tenant to Open; Failure to Operate.

It is expressly understood and agreed that Landlord does not consider the Minimum Annual Rental in itself a fair and adequate rental for the Premises Therefore, if Tenant fails to open for business on the Rent Commencement Date and/or thereafter, if Tenant fails to continuously operate its business in accordance with the terms of this Lease or vacates the Premises prior to the expiration of the Term, Landlord will suffer damages in an amount which is not readily ascertainable and in any such event, Landlord shall have the right, at its option, in addition to any and all other remedies available at law, in equity or under this Lease, to collect as liquidated damages, and not as a penalty, in addition to all other charges which are due hereunder, one-sixtieth (1/60th) of an amount equal to the monthly installment of Minimum Annual Rental for each day which Tenant fails to so open or operate, as the case may be.

17.

REPAIRS AND MAINTENANCE

1. Tenant's Obligations.

Tenant agrees at all times, at its own cost and expense, to repair, maintain in good and tenantable condition and replace, as necessary, the Premises and every part thereof (except that portion of the Premises to be maintained by Landlord under Section 17.2), including, without limitation, the following: all meters, pipes, conduits, equipment, components and facilities (whether or not within the Premises) that supply the Premises with Utilities on an exclusive basis (except as the appropriate utility company has assumed these duties) or that form the Air-Conditioning Unit exclusively serving the Premises; all Fixtures and other equipment installed in the Premises; all exterior and interior glass installed in the Premises; the storefront(s); all signs, locks and closing devices; all window sashes, casements and frames; doors and door frames; floor coverings, including carpeting, terrazzo or other special flooring; and all such items of repair, maintenance, alteration, improvement or reconstruction as may be required at any time or from time to time by a governmental agency having jurisdiction thereof. All replacements made by Tenant in accordance with this Section 17.1 shall be of like size, kind and quality to the items replaced as they existed when originally installed and shall be subject to Landlord's approval. Tenant shall contract with a qualified air-conditioning service company approved by Landlord for the semi-annual maintenance and the repair and replacement, as necessary (whether due to use, neglect, vandalism or otherwise), of the Air-Conditioning Unit exclusively serving the Premises and shall deliver to Landlord copies of all maintenance reports prepared by such company periodically, but no less frequently than once per year. Tenant shall also provide Landlord with a copy of the contract within ten (10) days after Tenant's opening of the Premises to the public for business, as well as a copy of any subsequent contracts within ten (10) days after their execution. Provided Tenant is not nor has been in default under the terms and conditions of this Lease and Tenant fully complies with Tenant's obligations under this Section and that the need for repairs of the Air-Conditioning Unit during the initial Lease Term (excluding any extensions or Renewal Terms) is not caused by the negligence or willful misconduct of Tenant or its agents, employees or contractors, repair obligations of Tenant with respect to the Air-Conditioning Unit shall not exceed Two Thousand Five Hundred and 00/100 Dollars ($2,500.00) per year (unless and until the Air-Conditioning Unit is replaced, in which event Tenant shall thereafter be solely responsible for the cost and expense of repairing the Air-Conditioning Unit). Provided Tenant is not nor has been in default under the terms and conditions of this Lease and Tenant fully complies with Tenant's obligations under this Section and that the need for the replacement of the Air-Conditioning Unit during the initial Lease Term (excluding any extensions or Renewal Terms) is not caused by the negligence or willful misconduct of Tenant or its agents, employees or contractors, Landlord shall be responsible for the one-time replacement of the 12.5 ton Air-Conditioning Unit if it is deemed by Landlord to be in need of replacement (the "Replacement Air-Conditioning Unit"). In the event the Air-Conditioning Unit is replaced, Tenant shall thereafter be solely responsible for repair/replacement of the Replacement Air-Conditioning Unit. Upon surrender of the Premises, Tenant shall deliver the Premises to Landlord in good order, condition and state of repair, with all Improvements removed pursuant to Article 11 (and any damage caused by such removal repaired), but shall not be responsible for damages resulting from ordinary wear and tear, casualty losses covered by Article 18, or any items of repair covered by Section 17.2. Unless waived by Landlord, in writing, Tenant shall accompany Landlord, or one of Landlord's authorized representatives, on a joint inspection of the Premises prior to such surrender.

2. Landlord's Obligations.

Subject to Section 17.1 and Section 19.2 and Section 19.3, Landlord shall repair, maintain in good and tenantable condition and replace, as necessary, the roof, exterior walls and structural parts of the Premises (including the structural floor and foundation) and all meters, pipes, conduits, equipment, components and facilities that supply the Premises with Utilities on a nonexclusive basis (except as the appropriate utility company has assumed these

duties); provided however that Landlord shall not be required to make repairs necessitated by reason of the negligence or willful misconduct of Tenant or anyone claiming under Tenant, by reason of the failure of Tenant to perform or observe any conditions or agreements of this Lease, or by reason of Improvements made by Tenant or anyone claiming under Tenant. As used in this Article 17, "exterior walls" shall exclude storefronts, plate glass, window cases and window frames, doors and door frames, security grills and similar enclosures. It is understood and agreed that Landlord shall have no obligation to repair, replace or maintain the Premises or the mechanical equipment exclusively serving the Premises at any time, except as this Lease expressly provides. Notwithstanding anything to the contrary contained in this Lease, Landlord shall not in any way be liable to Tenant for failure to make repairs as herein specifically required of it unless Tenant has previously notified Landlord, in writing, of the need for such repairs and Landlord has failed to commence and complete such repairs within a reasonable period of time following receipt of Tenant's written notification. Tenant hereby waives and releases its right to make repairs at Landlord's expense under any law, statute, or ordinance now or hereafter in effect.

3. Tenant's Failure to Maintain.

If Tenant refuses or neglects to repair, replace, or maintain the Premises, or any part thereof, in a manner reasonably satisfactory to Landlord, Landlord shall have the right, upon giving Tenant ten (10) days' written notice of its election to do so, to make such repairs or perform such maintenance on behalf of and for the account of Tenant. In such event, Tenant shall pay the cost of such work as Additional Rent promptly upon receipt of an invoice therefor.

4. Right to Enter.

Tenant agrees to permit Landlord, or its authorized representatives, to enter the Premises at all times during usual business hours to inspect the same, to perform its duties under Section 17.2, and to perform any work therein (a) that may be necessary to comply with the Requirements or the Insurance Service Office or any similar body, (b) that Landlord may deem necessary to prevent waste or deterioration in connection with the Premises if Tenant does not make, or cause to be made, such repair or perform, or cause to be performed, such work promptly after receipt of written demand from Landlord, and (c) that Landlord may deem necessary in connection with the expansion, reduction, remodeling or renovation of any portion of the Shopping Center. In connection with such repairs, Landlord agrees to use commercially reasonable efforts to minimize interference with Tenant's business, however, Landlord shall not be required to spend additional sums for off-hour or overtime labor. Nothing herein contained shall imply any duty on the part of Landlord to do any such work which, under any provisions of this Lease, Tenant may be required to do, nor shall Landlord's performance of any repairs on behalf of Tenant constitute a waiver of Tenant's default in failing to do the same. No exercise by Landlord of any rights reserved in this Section 17.4 shall entitle Tenant to any compensation, damages or abatement of rent from Landlord for any injury or inconvenience occasioned thereby. If Landlord makes or causes any such repairs to be made or performed, due to item (b) herein above, Tenant shall pay the cost thereof to Landlord, as Additional Rent, promptly upon receipt of an invoice therefor, except for that work as provided in subpart (c) of this Section 17.4 which shall be at the sole cost and expense of Landlord.

5. Exemption from Liability.

Landlord shall not be liable for any damage done or occasioned by or from the electrical system, heating or air conditioning unit, and plumbing and sewer systems in, upon or about the Premises or the building of which the Premises are a part, nor for damage occasioned by water, snow or ice being upon or coming through the roof, trapdoor, walls, windows, doors or otherwise, nor for any damages arising from acts of negligence of tenants or other occupants of the building or buildings of which the Premises may be a part, or the acts of any owners or occupants of adjoining or contiguous properties; and furthermore, Landlord shall not be liable for any damage occasioned by reason of the construction of the Premises or for failure to keep the Premises in repair, unless Landlord is obligated to make such repairs under the terms hereof, and unless notice of the need for repairs has been given to Landlord, a reasonable time has elapsed and Landlord has failed to make such repairs. In any event, Landlord shall not be liable for any damage to Tenant's Improvements, Fixtures, or merchandise resulting from fire or other insurable hazards, regardless of the cause thereof, and Tenant hereby releases Landlord from all liability for such damage.

18.

RECONSTRUCTION

1. Insured Casualty.

In the event the Premises are damaged by fire or other perils covered by Landlord's insurance, Landlord shall:

1.1. Repair of Damage. Within a period of ninety (90) days thereafter, commence repair, reconstruction and restoration (collectively referred to as "Reconstruction" in this Article 18) of that portion of the Premises originally constructed by Landlord ("Landlord's Reconstruction Work") and prosecute the same diligently to completion. Tenant, at its sole cost and expense, shall repair and restore that portion of the Premises and the items therein constructed by Tenant after the Delivery Date ("Tenant's Reconstruction Work"). If the cost of Reconstruction exceeds the amount of insurance proceeds received by Landlord and/ or made available to Landlord by Landlord's mortgagee, Landlord may elect to terminate this Lease by giving notice thereof to Tenant within fifteen (15) days following Landlord's determination that the cost of Reconstruction will exceed the insurance proceeds.

1.2. Damage Near End of Term. In the event of partial or total destruction of the Premises during the last two (2) years of the Lease Term, Landlord and Tenant shall each have the option to terminate this Lease on notice to the other of exercise thereof within thirty (30) days after such destruction. For purposes of this Article 18, "partial destruction" shall mean destruction to an extent of at least thirty-three and one-third percent (33 1/3%) of the full replacement cost as of the date of destruction.

2. Uninsured Casualty.

In the event the Premises are damaged by any event not covered by Landlord's insurance to any extent

whatsoever, Landlord shall have the election, and shall within ninety (90) days following the date of such damage give Tenant written notice of Landlord's election, either (i) to commence Reconstruction of Landlord's Reconstruction Work and prosecute the same diligently to completion, in which event this Lease shall continue in full force and effect and Tenant, at its sole cost and expense, shall repair and restore all of Tenant's Reconstruction Work, or (ii) not to perform such Reconstruction of such portion of the Premises, in which event this Lease shall cease and terminate not later than sixty (60) days after Landlord's notice of its election to terminate.

3. Construction Provisions.

In the event of any Reconstruction of the Premises under this Article 18, such Reconstruction shall cover all of the work set forth therein under Landlord's Reconstruction Work and Tenant's Reconstruction Work. Landlord shall reconstruct the Premises only to the extent of the work as described in Landlord's Reconstruction Work. Tenant, at its sole cost and expense, shall reconstruct all items set forth in Tenant's Reconstruction Work and shall replace its merchandise, Fixtures and Personal Property. Tenant shall commence such reconstruction of Tenant's Reconstruction Work and replacement of Tenant's merchandise, Fixtures and Personal Property promptly upon delivery to it of possession of the Premises and shall diligently prosecute the same to completion.

4. Release of Liability.

Upon any termination of this Lease under any of the provisions of this Article 18, the parties shall be released thereby without further obligation to the other party coincident with the surrender of possession of the Premises to Landlord, except for its obligations which have theretofore accrued and are then unpaid and any other obligations set forth in this Lease that expressly survive the expiration or earlier termination of this Lease. In the event of termination, all proceeds from Tenant's insurance (including self-insurance and deductibles) maintained pursuant to Section 9.2.5, covering Tenant's Reconstruction Work, Improvements, and Tenant's Fixtures, but excluding proceeds for Tenant's merchandise and Personal Property, shall be disbursed and paid to Landlord.

5. Abatement of Rent.

In the event of Reconstruction as herein provided, the Minimum Annual Rental shall not be abated, and all proceeds from the insurance required to be maintained by Tenant under Section 9.2.6 received by Landlord shall be credited against Minimum Annual Rental due hereunder. Should the Reconstruction extend beyond the term of coverage for such insurance, then the Minimum Annual Rental shall be abated proportionately with the degree to which Tenant's use of the Premises is impaired, as reasonably determined by Landlord in its sole and absolute discretion, commencing from the date of such damage or destruction and continuing until the completion of the Reconstruction and replacement specified in Section 18.3, but in no event later than thirty (30) days following the completion of Landlord's Reconstruction Work pursuant to this Article 18. Tenant shall continue the operation of its business on the Premises during any such period to the extent reasonably practicable from the standpoint of prudent business management, and the obligation of Tenant to pay Additional Rent shall remain in full force and effect. Tenant shall not be entitled to any compensation or damages from Landlord for loss of use of the whole or any part of the Premises, the building of which the Premises are a part Tenant's Personal Property, or any inconvenience or annoyance occasioned by such damage, Reconstruction or replacement. The provisions of this Lease, including this Article 18, constitute an express agreement between Landlord and Tenant with respect to any and all damage to, or destruction of, all or any part of the Premises or the Shopping Center, and any statute or regulation of the state in which the Shopping Center is located, with respect to any rights or obligations concerning damage or destruction in the absence of an express agreement between the parties, and any other statute or regulation, now or hereafter in effect, shall have no application to this Lease or any damage or destruction to all or any part of the Premises or the Shopping Center.

6. Major Destruction.

Notwithstanding any of the foregoing provisions of this Article 18, should there be a partial or total destruction of the Shopping Center at any time after the Effective Date, Landlord shall have the right to terminate this Lease on notice to Tenant within thirty (30) days after such destruction. Notwithstanding anything contained herein to the contrary, Landlord shall not exercise any rights that it may have to terminate this Lease with respect to any casualty unless it simultaneously terminates the leases of all other similarly situated tenants with respect to which Landlord has a termination right.

19.

COMMON AREA

1. Definition of "Common Area."

The term "Common Area" refers to all improved and unimproved areas and facilities within the boundaries of the Shopping Center that are now or hereafter made available for the general use, convenience and benefit of Landlord, other persons entitled to occupy rentable square footage in the Shopping Center and/or their customers, patrons, employees and invitees.

2. Use of Common Area.

Tenant and its employees and invitees are authorized, empowered and privileged to use the Common Area together with other persons after the Effective Date. Landlord agrees to maintain and operate, or cause to be maintained and operated (except as hereinafter provided with reference to cost of maintenance), such Common Area at all times following completion thereof for the benefit and use of Tenant, other tenants of the Shopping Center and Landlord.

3. Operating Costs.

Landlord shall keep, or cause to be kept, such Common Area in a neat, clean and orderly condition, and shall manage, repair, maintain or replace as Landlord shall deem necessary all equipment and facilities thereof. The term "Operating Costs" shall mean all sums expended, (including financing costs, if any), for the repair, maintenance, management, operation and replacement of all equipment, facilities and structures of the Common Area (or, if indicated, the Shopping Center), including without limitation the following items: all general maintenance, operation and repairs; resurfacing; painting; restriping; cleaning; trash removal; snow and ice removal;

sweeping and janitorial services; the cost to Landlord of any insurance maintained by Landlord on the Shopping Center (including deductibles) with such policies and companies and with such limits as selected by Landlord (including without limitation, fire with extended coverage, liability insurance covering personal injury, death and property damage, workers' compensation insurance, plate glass insurance, contractual liability insurance and fidelity bonds); repair, maintenance and replacement of public toilets, holiday decorating, paving, floors, walls, ceilings, all roofs in the Shopping Center, skylights, windows, sidewalks, curbs, Shopping Center signs, sprinkler systems, planting and landscaping, lighting and other utilities, directional signs, and other markers and bumpers; any fire protection, lighting, storm drainage and other utility systems; personnel to implement any of the foregoing services including, if Landlord deems necessary, the cost of security guards; all on-site costs and personnel expenses of Landlord incurred in managing the Shopping Center; a management fee for the Shopping Center; all personal property taxes assessed for any reason and levied on any personalty for use on the Common Area; all costs and expenses pertaining to a security alarm system, if any; any capital improvements made to the Common Area; with respect to all equipment and machinery used to maintain or operate the Common Area, any depreciation of the cost (including financing) thereof, if owned, or any rental paid therefor, if leased; the cost of necessary tools, supplies, machinery or equipment; rental payments for parking structures, if any; maintenance and operation of public transit facilities, if any; and all other costs and fees necessary or beneficial in Landlord's judgment for the repair, maintenance, management or operation of the Common Area. Should Landlord acquire or obtain the use of additional land not currently part of the Shopping Center and make the same available for Common Area purposes, then the Operating Costs shall also include all expenses referred to in this Section which are incurred and paid in connection with such additional land. In addition, the Operating Costs shall include (i) advertising and promotional expenses incurred by Landlord for the Shopping Center and (ii) a fee (the "Administrative Fee") payable to Landlord for supervision and maintenance of the Common Area and for accounting, bookkeeping and collection of the Operating Costs equal to the product of (A) fifteen percent (15%) and (B) the total of the aforementioned expenses for each calendar year. Landlord may cause any or all of such services to be provided by an independent contractor or contractors.

4. Method of Payment.

4.1. Tenant's Share. Tenant's Proportionate Share of the Operating Costs for each calendar year shall be computed by multiplying the whole of said Operating Costs (less contributions by occupants of Major Stores toward maintenance of the Common Area), by a fraction, the numerator of which is the square footage of the Premises as described in Section 1.5 hereof and the denominator of which is the total square footage of leasable floor area of all buildings located in the Shopping Center. The term "floor area" as used herein shall mean the area, as measured from the exterior of all outside walls and middle of all common walls. There shall be excluded from the denominator of such fraction (i) the floor area of non-selling mezzanines (if any), malls, passageways, service corridors, shopping center offices, shopping center storage areas, shopping center utility rooms, shopping center sprinkler rooms and other non-tenant occupied areas; (ii) the square footage of the floor area of the Major Stores in the Shopping Center; (iii) the square footage of the floor area of separately assessed premises and outparcels; and (iv) the square footage under leases/licenses: (A) with terms less than one (1) year and/or (B) for spaces which do not front on Common Area. Tenant's Proportionate Share of the Operating Costs for its first and/or last calendar year shall be proportionately reduced to account for the Rent Commencement Date and expiration of the Lease Term occurring on other than the first or last day of the appropriate calendar year. Notwithstanding anything to the contrary contained herein, commencing with the second (2nd) full calendar year during the Lease Term, Tenant's obligation to reimburse Landlord for its Proportionate Share of Operating Costs shall not increase annually by more than five percent (5%) on a cumulative basis; excluding, however, the cost of insurance, snow and ice removal, security and utilities, with respect to which the foregoing cap on increases shall not be applicable.

4.2. Monthly Payments. Commencing with the Rent Commencement Date and on the first day of each calendar month thereafter and throughout the balance of the Lease Term, Tenant shall pay Landlord an amount equal to Tenant's Proportionate Share of Landlord's estimate of the Operating Costs for such month. The foregoing estimated monthly charge may be adjusted by Landlord, from time to time, on the basis of Landlord's experience and reasonably anticipated costs.

4.3. Annual Adjustment. After each calendar year, Landlord shall furnish Tenant a statement covering such calendar year, certified as correct by an authorized representative of Landlord, showing the total of the Operating Costs, Tenant's Proportionate Share of such Operating Costs and the payments theretofore made by Tenant with respect to such period. If Tenant's Proportionate Share of the Operating Costs exceeds Tenant's payments so made, Tenant shall pay Landlord the deficiency within ten (10) days after receipt of such statement. If such payments exceed Tenant's Proportionate Share of the Operating Costs, Landlord shall credit such amount against the monthly installment(s) of Tenant's Proportionate Share of estimated Operating Costs next coming due.

So long as Tenant (a) occupies and operates the Premises for the Permitted Use described in Section 1.6 of this Lease, (b) is not nor has been in default under the terms and conditions of this Lease, and (c) timely pays all reconciliation amounts billed that are not in dispute, Tenant shall have the right to review and audit Landlord's records with respect to Operating Costs not more than once per year within sixty (60) days after receipt by Tenant of Landlord's statement of Operating Costs covering the calendar year just expired pursuant to Section 19.4.3 of this Lease, provided Tenant must pay the full amount of any Operating Costs due, and must not be in default of any other provisions of this Lease. Such review and audit shall not be conducted by a third party working on a contingency fee basis. In this regard, Landlord shall make such records available to Tenant electronically at reasonable times, and from time to time, on reasonable advance notice from Tenant. Upon Landlord's request, Tenant shall supply Landlord with a copy of the results of such audit. If the results of the audit conclusively establish an overcharge to Tenant, Landlord shall credit or refund to Tenant any overcharge of such items as are discovered by the audit within thirty (30) days after the results of the audit are made available to Landlord. If the results of such audit conclusively establish an undercharge of such items as billed to Tenant, Tenant shall pay Landlord the amount of such undercharge within thirty (30) days after the results of such audit are made available to Landlord. If Landlord

contests the results of Tenant's audit, Landlord and Tenant shall appoint a mutually agreeable third party, whose audit results shall be binding on the parties. In the event the audit discloses an error resulting in an overcharge to Tenant in excess of seven (7%) percent of Tenant's share of Operating Costs, Landlord shall also reimburse Tenant for the reasonable costs of such audit (not to exceed One Thousand Five Hundred and No/100 Dollars ($1,500.00)) within thirty (30) days. Tenant acknowledges that any financial information regarding Landlord's costs audited by Tenant pursuant to this Section constitutes confidential information of Landlord. Tenant shall not disclose any such confidential information to anyone other than Tenant's accountants and/or attorneys, principals of Tenant, any governmental agency or in connection with any legal proceeding, but only if Tenant is legally obligated to do so. No assignee or subtenant shall have any right to conduct an audit. Tenant covenants and agrees to keep the results of its audit confidential and shall not initiate or suggest that other tenants of the Shopping Center join in a concerted effort regarding Operating Costs.

5. Control of Common Area.

Landlord shall at all times have the right and privilege of determining the nature and extent of the Common Area, whether the same shall be surface, underground or multi-decked, and of making such changes therein and thereto from time to time which in its opinion are deemed to be desirable and for the best interests of all persons using the Common Area, including the location and relocation of driveways, entrances, exits, automobile parking spaces, the direction and flow of traffic, designation of prohibited areas, landscaped areas, utilities and all other facilities thereof, and the modification of the Common Area for the purpose of expanding and/or remodeling the Shopping Center. Landlord shall have the sole and exclusive control of the Common Area, including, without limitation, the right to lease space within the Common Area to tenants for the sale of merchandise and/or services and the right to permit advertising displays, educational displays and entertainment in the Common Area. Landlord shall also have the right to exclude and restrain any person from use or occupancy thereof, excepting, however, bona fide customers, patrons and service suppliers of Tenant and other tenants of Landlord who make use of such areas in accordance with the rules and regulations established by Landlord from time to time with respect thereto in accordance with Section 19.6. The rights of Tenant with respect to the Common Area shall at all times be subject to the rights of Landlord, the other tenants of Landlord and the other owners of the Shopping Center to use the same in common with Tenant. It shall be the duty of Tenant to keep all of the Common Area free and clear of any obstructions created or permitted by Tenant or resulting from Tenant's operation. If in the opinion of Landlord unauthorized persons are using any of the Common Area by reason of the presence of Tenant in the Premises, Tenant, upon demand of Landlord, shall enforce Landlord's right to exclude or restrain all such unauthorized persons by appropriate proceedings. Nothing herein shall affect the rights of Landlord at any time to remove any such unauthorized persons from the Common Area or to restrain such persons from using any of such areas.

6. Rules and Regulations.

Tenant shall abide by the rules and regulations governing the Shopping Center which Landlord, in its sole discretion, may establish and/or amend from time to time for the proper and efficient operation and/or maintenance of the Common Area or any portion thereof. Such rules and regulations may specify, without limitation, when the Common Area shall be open for use.

7. Employee Parking.

Tenant and employees of Tenant shall only park their automobiles in those automobile parking areas, if any, designated by Landlord.

20.

BANKRUPTCY; INVOLUNTARY TRANSFERS

1. Right of Termination.

Should any of the following events occur, Landlord may terminate this Lease and any interest of Tenant herein, effective with the commencement of the event:

1.1. Receivership. Proceedings are instituted whereby all, or substantially all, of Tenant's assets are placed in the hands of a receiver, trustee or assignee for the benefit of Tenant's creditors, and such proceedings continue for at least thirty (30) days;

1.2. Attachment. Any creditor of Tenant institutes judicial or administrative process to execute on, attach or otherwise seize any of Tenant's merchandise, Fixtures or Personal Property, located on the Premises and Tenant fails to discharge, set aside, exonerate by posting a bond, or otherwise obtain a release of such property within thirty (30) days;

1.3. Bankruptcy. Tenant becomes a debtor in any case filed under the Bankruptcy Code or similar law providing relief to bankrupt or insolvent debtors;

1.4. Bulk Sale. Tenant makes a bulk sale of all, or substantially all, of Tenant's merchandise, Fixtures or Personal Property located on the Premises, except in accordance with Section 14.1, or except in a permitted Transfer under Article 15, and fails to replace the same with similar items of equal or greater value and utility within three (3) days; or

1.5. Guarantor. Any of the foregoing events occurs with respect to any Guarantor of this Lease.

2. Requests for Information.

Within ten (10) days after Landlord's request therefor, Tenant or Guarantor of this Lease shall provide Landlord and Landlord's mortgagee or proposed mortgagee, as Landlord shall specify, such financial, legal and business information concerning any of the events described in Section 20.1 as Landlord shall request.

21.

DEFAULTS BY TENANT; REMEDIES

1. Events of Default.
The occurrence of any of the following shall constitute a default by Tenant and a breach of this Lease:

1.1. Failure to Pay Rent. Failing or refusing to pay any amount of Minimum Annual Rental or Additional Rent within five (5) days of when due in accordance with the provisions of this Lease;

1.2. Breach of Operating Covenants. Failing or refusing to occupy and operate the Premises in accordance with Article 16 within seven (7) days of notice of Tenant's breach;

1.3. Other Curable Defaults. Failing or refusing to perform fully and promptly any covenant or condition of this Lease, other than those specified in Section 21.1.1 and Section 21.1.2 above, within ten (10) days of notice; provided, however, that if such default cannot be cured within such time period, Tenant shall be deemed to have cured such default if Tenant so notifies Landlord, commences cure of the default within such time period, and thereafter diligently and in good faith continues with and actually completes such cure within forty-five (45) days;

1.4. Non-Curable Defaults. Intentionally deleted.

To the extent permitted by applicable State law, the time periods provided in this Section 21.1 for cure of Tenant's defaults under this Lease or for surrender of the Premises shall be in lieu of, and not in addition to, any similar time periods prescribed by applicable State law as a condition precedent to the commencement of legal action against Tenant for possession of the Premises.

2. Non-Curable Defaults.
Intentionally deleted.

3. Landlord's Remedies and Damages.

3.1. Surrender and Re-Entry. Upon the occurrence of an event of default by Tenant, Landlord may, at its option, reenter the Premises and/or terminate this Lease. In either event, Tenant shall immediately quit and peacefully surrender the Premises to Landlord, and Landlord and its agents may immediately, or at any time thereafter, without further notice, re-enter the Premises, either by summary proceedings or by any other applicable action or proceeding or otherwise, and remove all persons and property (including Fixtures, Personal Property, and merchandise) from the Premises. The removed property may be stored in a public warehouse or elsewhere at the cost of and for the account of Tenant. The terms "re-enter," "re-entry" or "re-entered" as used in this Lease shall not be restricted to their technical legal meanings.

If (a) Landlord shall have re-entered the Premises as provided in Section 21.3.1 or (b) this Lease shall have terminated and expired as provided in Section 21.3.1, then, in either such case, Landlord may relet the Premises from time to time, either in the name of Landlord or otherwise, to such tenant or tenants, for such term or terms ending before, on or after the expiration date of this Lease, at such rental or rentals and upon such other conditions (that may include concessions and free rent periods) as Landlord may determine; provided, however, that Landlord shall not be liable for refusal or failure to relet the Premises, or, in the event of any such reletting, for refusal or failure to collect any rent due upon any such reletting, and no such refusal or failure shall operate to relieve Tenant of any liability under this Lease or otherwise affect any such liability. Landlord may make such repairs, replacements, alterations, additions, improvements, decorations and other physical changes in and to the Premises as Landlord, in its sole discretion, considers advisable or necessary in connection with any such reletting or proposed reletting, without relieving Tenant of any liability under this Lease or otherwise affecting any such liability. Notwithstanding anything contained herein to the contrary, Landlord shall use reasonable efforts to mitigate its damages; provided, however, that Landlord shall not be obligated to favor the Premises over other vacant space at the Shopping Center.

3.2. Waiver of Redemption. Tenant hereby waives all rights of Tenant to redeem the Premises or restore the operation of this Lease after Tenant shall have been dispossessed or ejected therefrom by process of law or under the terms of this Lease or after any expiration or termination of this Lease, whether such dispossess, ejection, expiration or termination shall be by operation of law or pursuant to the provisions of this Lease.

3.3. Damages. If this Lease and the Lease Term shall terminate as provided in Section 21.3.1, or if Landlord shall re-enter the Premises as provided in Section 21.3.1 hereof, then, in either such event:

(a) Tenant shall pay to Landlord all Minimum Annual Rental and Additional Rent to the date upon which this Lease and the Lease Term shall have expired or to the date of re-entry upon the Premises by Landlord, as the case may be;

(b) (Tenant also shall pay to Landlord, as damages, any deficiency (a "Deficiency") between the Rent for the period that otherwise would have constituted the unexpired portion of the Lease Term and the net amount, if any, of rents collected under any reletting effected pursuant to the provisions of Section 21.3.1 for any part of such period (first deducting from the rents collected under any such reletting all of Landlord's expenses in connection with the termination of this Lease, Landlord's re-entry upon the Premises and such reletting including all repossession costs, brokerage commissions, attorneys' fees and disbursements, alteration costs and other expenses of preparing the Premises for such reletting); any such Deficiency shall be paid in monthly installments by Tenant on the days specified in this Lease for payment of installments of Minimum Annual Rent, and Landlord shall be entitled to recover from Tenant each monthly Deficiency as the same shall arise, and no suit to collect the amount of the Deficiency for any

month shall prejudice Landlord's right to collect the Deficiency for any subsequent month by a similar proceeding. In lieu of Tenant's obligation to pay the Deficiency, at Landlord's option, Tenant shall pay to Landlord and Landlord shall be entitled to recover from Tenant on demand and as liquidated and agreed upon final damages and not as a penalty, to the extent same are permitted by applicable law: all damages Landlord may incur by reason of Tenant's default, including, without limitation: (i) all Rent arrearages; (ii) the cost of recovering the Premises and the cost of repairing, restoring, altering or otherwise putting the Premises into condition acceptable to a new tenant; (iii) brokerage fees and/or commissions relating to the reletting of the Premises, (iv) heat and other utility charges for the Premises; (v) court costs and reasonable attorneys' fees; and (vi) the total Rent that Tenant would have been required to pay for the remainder of the Lease Term discounted to present value at five (5%) percent; and

(c) Whether or not Landlord shall have collected any monthly Deficiency as aforesaid, Landlord shall be entitled to recover from Tenant, and Tenant shall pay to Landlord on demand in lieu of any further Deficiency as and for liquidated damages, a sum equal to the amount by which the Rent for the period that otherwise would have constituted the unexpired portion of the Lease Term exceeds the then fair market value of the Premises for the same period (first deducting from such fair market rental value all of Landlord's expenses in connection with the termination of this Lease, Landlord's re-entry upon the Premises and reletting costs, if any, including all repossession costs, brokerage commissions, attorneys' fees and disbursements, alteration costs and other expenses of preparing the Premises for reletting, but only to the extent such expenses have not already been paid to Landlord through prior court proceedings or otherwise), both discounted to present value at the rate of six percent (6%) per annum, less the aggregate amount of Deficiencies theretofore collected by Landlord for the same period; provided, however, that if, before presentation of proof of such liquidated damages to any court, commission or tribunal, the Premises, or any part thereof, shall have been relet by Landlord for the period that otherwise would have constituted the unexpired portion of the Lease Term, or any part thereof, the amount of rent reserved upon such reletting shall be deemed, prima facie, to be the fair market rental value for the part of the Premises so relet during the term of the reletting.

3.4. Rents from Reletting. If the Premises shall be relet together with other space in the Shopping Center, the rents collected or reserved under any such reletting and the expenses of any such reletting shall be equitably apportioned. Tenant shall not be entitled to any rents collected or payable under any reletting, whether or not such rents shall exceed the Rent reserved in this Lease. Nothing contained in this Article 21 shall be deemed to limit or preclude the recovery by Landlord from Tenant of the maximum amount allowed to be obtained as damages by applicable law, or of any sums or damages to which Landlord may be entitled in addition to the damages set forth in Section 21.3 or the exercise of all other rights and remedies available to Landlord from time to time under the Requirements of the State in which the Shopping Center is located.

3.5. Monies Received. Any monies received by Landlord from or on behalf of Tenant during the pendency of any proceedings between Landlord and Tenant shall be deemed paid as compensation for the use and occupation of the Premises, and the acceptance of any such compensation by Landlord shall not be deemed an acceptance of Rent or a waiver on the part of Landlord of any rights hereunder.

3.6. Equitable Remedies. Following a breach or threatened breach by Tenant of any of the provisions hereof, Landlord shall have the right to seek injunctive relief and the right to invoke any remedy allowed at law or in equity as if re-entry, summary proceedings and other remedies were not herein provided.

3.7. Landlord's Self-Help Remedy. Upon the occurrence of a default, Landlord may perform, on behalf of and at the expense of Tenant, any obligation of Tenant under this Lease, which Tenant has failed to perform and of which Landlord shall have given Tenant notice, the cost of which performance by Landlord, together with interest thereon at the Interest Rate from the date of such expenditure, shall be deemed Additional Rent and shall be payable by Tenant to Landlord upon demand. Notwithstanding anything to the contrary contained herein and regardless of whether a default shall have occurred, Landlord may exercise the remedy described in this Section 21.3.7 without any notice to Tenant if Landlord, in its good faith judgment, believes it would be materially injured by failure to take rapid action or if the unperformed obligation of Tenant constitutes an emergency.

3.8. Costs of Enforcement. Following a breach or threatened breach by Tenant of any of the provisions hereof, Landlord shall have the right to seek reimbursement from Tenant of the actual cost to Landlord to enforce this Lease, and such amount, which shall be deemed Additional Rent, shall be payable by Tenant to Landlord upon demand.

4. No Waiver.

The waiver by Landlord of any breach of any term, covenant or condition contained in this Lease shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach thereof, or of any other term, covenant or condition contained in this Lease. Landlord's subsequent acceptance of partial rental or performance by Tenant shall not be deemed to be an accord and satisfaction or a waiver of any preceding breach by Tenant of any term, covenant or condition of this Lease or of any right of Landlord to a forfeiture of the Lease by reason of such breach, regardless of Landlord's knowledge of such preceding breach at the time of Landlord's acceptance. No term, covenant or condition of this Lease shall be deemed to have been waived by Landlord unless such waiver is in writing and signed by Landlord.

5. Waiver of Notice.

Notwithstanding anything to the contrary contained in this Article 21, Tenant waives (to the fullest extent permitted under law) any written notice, other than such notice as this Article 21 specifically requires, which any statute or law now or hereafter in force prescribes be given Tenant.

6. Waiver of Rights of Redemption.

Tenant hereby expressly waives any and all rights of redemption granted by or under any present or future laws in the event Tenant is evicted or dispossessed for any cause or in the event Landlord obtains possession of the Premises by reason of the violation by Tenant of any of the terms, covenants and conditions of this Lease or otherwise. The rights given to Landlord herein are in addition to any rights that may be given to Landlord by any statute or otherwise.

7. Accord and Satisfaction.

Landlord may accept any payment made by or for Tenant and apply same to such obligations of Tenant as Landlord may determine to be appropriate, without waiver of or prejudice to any rights of Landlord. Landlord may deposit checks, whether sent to a lock box or otherwise, without reference to any statement or endorsement made thereon or in connection therewith, and Tenant agrees not to make any such statement or endorsement thereon that purports to affect the rights or remedies of Landlord. Neither any statement or endorsement made on or with any check or other payment, nor Landlord's acceptance of such payment, shall constitute an accord or satisfaction or otherwise waive, release or affect the rights of Landlord to recover from Tenant all amounts owing under this Lease and to pursue any and all rights and remedies for a default of Tenant.

8. Waiver of Jury Trial.

TO THE EXTENT PERMITTED BY LAW, THE PARTIES HERETO EACH WAIVE TRIAL BY JURY IN CONNECTION WITH ANY DISPUTE ARISING OUT OF OR IN CONNECTION WITH THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT CREATED BY THIS LEASE, TENANT'S USE OR OCCUPANCY OF THE PREMISES, OR ANY CLAIM FOR INJURY OR DAMAGE.

9. Waiver of Damages.

Notwithstanding anything contained herein, in no event shall Landlord be liable to Tenant for any special, punitive or consequential damages.

22.

EMINENT DOMAIN

1. Taking of Entire Premises.

In the event the entire Premises shall be appropriated or taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate and expire as of the date of such taking, and Landlord and Tenant shall each thereupon be released from any further liability accruing under this Lease, other than with respect to any obligations set forth in this Lease that expressly survive the expiration or earlier termination of this Lease.

2. Partial Taking of Premises; Right to Terminate.

In the event more than twenty-five percent (25%) of the rentable square footage of the Premises, but less than the entire Premises, is taken under the power of eminent domain by any public or quasi-public authority, or if by reason of any appropriation or taking, regardless of the amount so taken, the remainder of the Premises is not one undivided parcel of property, either Landlord or Tenant shall have the right to terminate this Lease as of the date Tenant is required to vacate the taken portion of the Premises, upon giving notice of such election within thirty (30) days after delivery by Landlord to Tenant of written notice that such Premises have been so appropriated or taken. In the event of such termination, both Landlord and Tenant shall thereupon be released from any liability thereafter accruing hereunder, other than with respect to any obligations set forth in this Lease that expressly survive the expiration or earlier termination of this Lease. Landlord and Tenant agree, immediately after learning of any appropriation or taking, to give notice in writing thereof to each other.

3. Taking of Shopping Center; Right to Terminate.

In the event more than twenty-five percent (25%) of the rentable square footage of the Shopping Center is taken under the power of eminent domain by any public or quasi-public authority, or if by reason of any appropriation or taking, regardless of the amount so taken and whether or not the Premises thereof are also taken, the operation of the Shopping Center is rendered impracticable or uneconomical in Landlord's determination, Landlord shall have the right to terminate this Lease on thirty (30) days' written notice to Tenant. In the event of such termination, both Landlord and Tenant shall thereupon be released from any liability thereafter accruing hereunder, other than with respect to any obligations set forth in this Lease that expressly survive the expiration or earlier termination of this Lease.

4. Partial Taking of Premises; No Termination.

If both Landlord and Tenant elect not to terminate this Lease pursuant to Section 22.2, or if less than twenty-five percent (25%) of the rentable square footage of the Premises is appropriated under the power of eminent domain by any public or quasi-public authority and the remainder thereof is an undivided parcel of property, then in either such event Tenant shall continue to occupy that portion of the Premises which shall not have been appropriated or taken and the parties shall proceed as follows: (a) at Landlord's cost and expense and as soon as reasonably possible, Landlord shall restore the Premises on the land remaining to a complete unit of like quality and character as existed prior to such appropriation or taking, and (b) the Minimum Annual Rental shall be reduced on an equitable basis, taking into account the relative values of the portion taken as compared to the portion remaining. Notwithstanding the foregoing, Landlord's obligation to restore the Premises shall be limited to the amount of condemnation proceeds actually received by and available to Landlord for such restoration. Tenant hereby waives any statutory rights of termination which may arise by reason of any partial taking of the Premises under the power of eminent domain.

5. Award.

If this Lease is terminated as provided in Sections 22.1, 22.2 or 22.3, or if this Lease is modified pursuant to Section 22.4, Landlord shall be entitled to receive the entire condemnation award for the taking of all real property interests in the Premises, whether awarded as compensation for diminution in value of the leasehold and/or fee interest in the Premises. The rental and other charges for the last month of Tenant's occupancy shall be prorated,

and Landlord agrees to refund to Tenant any rental or other charges paid in advance. Tenant's right to receive a condemnation award for the taking of its merchandise, Personal Property, goodwill, relocation expense and/or interest in other than the real property taken shall not be affected in any manner by the provisions of this Section 22.5, provided Tenant's award does not reduce or affect Landlord's award.

6. Transfer Under Threat of Taking.

For the purposes of this Article 22 only, a voluntary sale or conveyance under threat and in lieu of condemnation shall be deemed an appropriation or taking under the power of eminent domain.

7. Taking for Temporary Use.

On any taking for the temporary use of all or any part of the Premises for a period, or of any estate less than a fee, ending on or before the expiration of the Lease Term, neither the Lease Term nor the rental shall be reduced or affected in any way, and Tenant shall be entitled to any award for the use or estate taken. If a result of the taking is to necessitate expenditures for changes, repairs, alterations, modifications or reconstruction of the Premises to make them economically viable and a practical whole, Tenant shall receive, hold, and disburse the award in trust for such work. At the completion of the work and the discharge of the Premises from all liens and claims, Tenant shall be entitled to any surplus and shall be liable for any deficit. If any such taking is for a period extending beyond the expiration date of the Lease Term, the taking shall be treated under the foregoing provisions for total or partial taking.

23.

ATTORNEY FEES

If, at any time after the Effective Date, either Landlord or Tenant institutes any action or proceeding against the other relating to the provisions of this Lease or any default hereunder, the non-prevailing party in such action or proceeding shall reimburse the prevailing party for the reasonable expenses of attorney fees and all costs and disbursements incurred therein by the prevailing party, including, without limitation, any such fees, costs or disbursements incurred on any appeal from such action or proceedings. Subject to the provisions of local law, the prevailing party shall recover all such fees, costs or disbursements as costs taxable by the court or arbiter in the action or proceeding itself without the necessity for a cross-action by the prevailing party.

24.

SALE OR MORTGAGE BY LANDLORD

1. Sale or Mortgage.

From and after the Effective Date, Landlord may, at any time, without the consent of Tenant, contract to and/or perform any of the following transactions with respect to an interest in Landlord, this Lease, the Premises, the realty underlying the Premises, and/or any portion of or interest in the realty or improvements in the Shopping Center owned or hereafter acquired by Landlord: sale, purchase, exchange, transfer, assignment, lease, conveyance (collectively referred to herein as "Sale"); and/or encumbrance, pledge, mortgage or hypothecation (collectively referred to herein as "Mortgage").

2. Release on Sale.

From and after a Sale, Landlord shall be released from all liability to Tenant and Tenant's successors and assigns arising from this Lease because of any act, occurrence or omission of Landlord occurring after such Sale, provided Landlord's purchaser or assignee expressly assumes Landlord's duties and covenants under this Lease.

25.

SUBORDINATION; ATTORNMENT; ESTOPPEL

1. Subordination.

Subject to the right contained in Article 10 whereby a mortgagee or deed of trust trustee or beneficiary has the right to cause its mortgage or deed of trust to be subordinate to this Lease, this Lease is and shall remain subject and subordinate to (i) the lien of any and all current and future mortgages, deeds of trust and/or any ground leases, which may now or hereafter encumber the Premises, the land on which the Premises is located, and to any and all advances made thereon (including advances made subsequent to the date hereof), and to any and all renewals, increases, extensions, modifications, recastings or refinancings thereof; and (ii) any reciprocal easement agreement or other matter of record now or hereafter existing and affecting title to the Premises and the land on which the Premises is located. In confirmation of the foregoing subordination, Tenant shall, at Landlord's request, promptly execute any requisite or appropriate certificate or other document in form and substance as may be required by any lender or Landlord. Tenant hereby constitutes and appoints Landlord as Tenant's attorney-in-fact to execute any such certificate or other document for or on behalf of Tenant if Tenant fails to sign and return any such certificate or other document within ten (10) days after receipt by Tenant.

2. Attornment.

Tenant hereby agrees that Tenant will recognize as its landlord under this Lease and shall attorn to any person succeeding to the interest of Landlord in respect of the land and the buildings on or in which the Premises is contained, upon any foreclosure of any deed of trust or mortgage upon such land or buildings or upon the execution of any deed in lieu of such foreclosure in respect of such deed of trust or mortgage. If requested, Tenant shall execute and deliver an instrument or instruments confirming its attornment as provided herein; provided, however, that no successor-in-interest shall be bound by any payment of rent for more than one (1) month in advance, or any amendment or modification of this Lease made without the express written consent of the beneficiary under such deed of trust or the mortgagee under such mortgage, provided that such person shall recognize this Lease as remaining in full force and effect and Tenant's rights to possession remain undisturbed so long as Tenant is not in default hereunder.

3. Estoppel Certificate.

At any time and from time to time on not more than ten (10) days' notice from Landlord or Landlord's mortgagee, Tenant shall execute and deliver to Landlord a written statement in form and substance as may reasonably be acceptable to Landlord and Tenant ("Estoppel Certificate"). Such statement shall (a) ratify this Lease; (b) state the commencement and termination dates; and (c) certify (i) that this Lease is in full force and effect and has not been assigned, modified, supplemented or amended (except by such writings as shall be stated), (ii) that all conditions under this Lease to be performed by Landlord have been satisfied (stating exceptions, if any), (iii) that no defenses or offsets against the enforcement of this Lease by Landlord exist (or stating those claimed), (iv) as to advance rent, if any, paid by Tenant, (v) the date to which rent has been paid, (vi) as to the amount of security deposited with Landlord, and such other information as Landlord reasonably requires. If Tenant fails to execute an Estoppel Certificate within such ten (10)-day period, anyone transacting with Landlord in a Sale or Mortgage of the Premises shall have the right to rely on the accuracy of such statements as prepared by Landlord pursuant to this Section.

26.

QUIET ENJOYMENT

Landlord agrees that Tenant, upon paying the rental and performing the terms, covenants and conditions of this Lease, may quietly have, hold and enjoy the Premises from and after Landlord's delivery of the Premises to Tenant in accordance with Section 4.2, and until the end of the Lease Term without molestation from Landlord or anyone claiming under Landlord, subject, however, to the provisions of Section 17.4. The foregoing covenant is in lieu of any other covenant, express or implied.

27.

NOTICES

1. Notices.

All notices, approvals, requests, demands and other communications permitted or required to be given under this Lease shall be in writing and shall be and deemed duly served or given when actually delivered, if personally delivered, within one (1) day after deposit with Federal Express, Express Mail or other similar overnight courier service which confirms delivery in writing, or within three (3) business days after deposit in the U.S. Mail, if sent by certified mail, postage prepaid, return receipt requested. Such notices shall be addressed to the addresses of the parties set forth in Section 1.11; provided however, notices to Tenant shall be deemed duly served or given if personally delivered or mailed to Tenant at the Premises. Landlord and Tenant may, from time to time by notice to the other, designate another place for receipt of future notices. The foregoing methods of service shall be exclusive and Tenant hereby waives, to the fullest extent permitted under law, the right to any other method of service required by any statute or law now or hereafter in force. Whenever a party is served with a notice both personally and by mail, as described in this Section, such party's time to perform any covenant, cure any default, or make any response shall not be extended by operation of law or otherwise because of such service by mail.

2. Default Notices.

Notwithstanding anything to the contrary contained within this Article 27, any notices Landlord is required or authorized to deliver to Tenant in order to advise Tenant of alleged violations of Tenant's covenants contained in Article 13 (improper advertising medium or signs), Article 17 (failure of Tenant to repair or maintain properly the Premises) or Article 19 (improper parking of Tenant's and Tenant's employees' automobiles) must be in writing but shall be deemed to have been duly given or served upon Tenant by Landlord attempting to deliver at the Premises during normal business hours a copy of such notice to Tenant or its managing employee and by Landlord mailing a copy of such notice to Tenant in the manner specified in Section 27.1.

28.

SECURITY DEPOSIT

1. Payment.

Upon Tenant's execution of this Lease, Tenant shall deposit with Landlord the sum specified in Section 1.12 as "Security Deposit." The acceptance by Landlord of the Security Deposit shall not render this Lease effective unless and until Landlord delivers to Tenant a fully executed counterpart of this Lease. The Security Deposit shall be held by Landlord without liability for interest as security for the faithful performance by Tenant of all of its obligations under this Lease. Landlord shall not be required to keep the Security Deposit separate from its own funds, and may commingle the Security Deposit with its own funds and/or other tenants' security deposits. Except as otherwise required by the Requirements, Landlord shall have no fiduciary responsibilities or trust obligations whatsoever with regard to the Security Deposit and shall not assume the duties of a trustee for the Security Deposit. The Security Deposit shall not be mortgaged, assigned, transferred or encumbered by Tenant without the prior written consent of Landlord and any such act on the part of Tenant without such consent shall be without force and effect and shall not be binding upon Landlord.

2. Application.

If any of the rental herein reserved or any other sum payable by Tenant to Landlord shall be overdue or paid by Landlord on behalf of Tenant, or if Tenant shall fail to perform any of its other obligations under this Lease, then Landlord may, at its option and without prejudice to any other remedy which Landlord may have on account thereof, appropriate and apply such entire Security Deposit, or so much thereof as may be necessary, to compensate Landlord for Minimum Annual Rental, Additional Rent, loss or damage sustained by Landlord or costs incurred by Landlord as a result thereof, and Tenant shall within three (3) days of demand restore such Security Deposit to the original sum deposited. In no event shall Landlord be obligated to apply the Security Deposit. Landlord's right to resort to its remedies pursuant to Section 21.3 of this Lease, including, but not limited to, its right to bring an action to recover damages, or to obtain possession of the Premises, whether before or after Landlord terminates this Lease for nonpayment of Rent or for any other reason, or by law or in equity, shall not be affected by Landlord's decision not to apply the Security Deposit. Provided that Landlord has determined, in its sole discretion, that Tenant has fully complied with all of its obligations under this Lease and promptly paid all the rentals when due and all other sums

payable by Tenant to Landlord, such Security Deposit shall be refunded in full to Tenant no later than thirty (30) days after Tenant has surrendered possession of the Premises to Landlord at the expiration or earlier termination of the Lease Term. If Landlord, in its sole discretion, has sufficient evidence that the Security Deposit has been assigned to a Transferee of this Lease, Landlord shall deliver the Security Deposit to the Transferee and Landlord shall thereupon be released by Tenant from all liability for the return of the Security Deposit to Tenant. If Landlord claims deductions against the Security Deposit, Landlord shall return any remaining portion to Tenant within such thirty (30)-day period. Upon Tenant's request, Landlord shall provide an itemized list of deductions and supporting documentation regarding deductions against the Security Deposit. In the event of bankruptcy or other debtor-creditor proceedings against Tenant, as specified in Section 20.1, the Security Deposit shall be deemed to be applied first to the payment of rental and other charges due Landlord for the earliest periods prior to the filing of such proceedings. The Security Deposit shall not be (a) a limitation on Landlord's damages or other rights and remedies available under this Lease, or at law or in equity; (b) a payment of liquidated damages; or (c) an advance payment of Rent.

3. Transfer of Landlord's Interest.

Landlord may deliver the funds deposited hereunder by Tenant to the purchaser or assignee of Landlord's interest in the Premises in the event that such interest is transferred and thereupon Landlord shall be discharged from any further liability with respect to such Security Deposit. This Section 28.3 shall also apply to any subsequent transfers of any successor Landlord's interest in the Premises.

29.

MISCELLANEOUS

1. Relationship of the Parties.

Nothing contained in this Lease shall be deemed or construed as creating a partnership, joint venture, principal-agent, or employer-employee relationship between Landlord and any other person or entity (including, without limitation, Tenant), or as causing Landlord to be responsible in any way for the debts or obligations of such other person or entity.

2. Severability; Construction of Provisions.

It is agreed that, if any provision of this Lease shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision of this Lease and all such other provisions shall remain in full force and effect. It is the intention of the parties hereto that, if any provision of this Lease is capable of two (2) constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

3. Warranty of Authority.

If Tenant is a partnership, corporation or limited liability company, the person(s) executing this Lease on behalf of Tenant hereby covenants and warrants as of the Effective Date that: (a) Tenant is duly constituted, qualified to do business in the State where the Shopping Center is located; (b) Tenant has paid all applicable franchise, corporate and/or other applicable taxes; and (c) Tenant will file or pay when due all future forms, reports, fees and other documents necessary to comply with the Requirements. In addition, certificates of "good standing" from the state where the Tenant was formed and the state where the Shopping Center is located shall be delivered to Landlord simultaneously with the delivery to Landlord of execution counterparts of this Lease.

4. Entire Agreement.

It is understood that there are no oral or written agreements or representations between the parties hereto affecting this Lease, and that this Lease supersedes and cancels any and all previous negotiations, arrangements, representations, brochures, displays, projections, estimates, agreements and understandings, if any, made by or between Landlord and Tenant with respect to the subject matter thereof, and none thereof shall be used to interpret, construe, supplement or contradict this Lease. This Lease, and all amendments thereto, is and shall be considered to be the only agreement between the parties hereto and their representatives and agents. All negotiations and oral agreements acceptable to both parties have been merged into and are included in this Lease. There are no other representations, covenants or warranties between the parties and all reliance with respect to representations is solely upon the express representations, covenants and warranties contained in this Lease. Although the printed provisions of this Lease were drawn by Landlord, the parties hereto agree that this circumstance alone shall not create any presumption, canon of construction or implication favoring the position of either Landlord or Tenant. The parties agree that any deletion of language from this Lease prior to its mutual execution by Landlord and Tenant shall not be construed to have any particular meaning or to raise any presumption, canon of construction or implication, including, without limitation, any implication that the parties intended thereby to state the converse, obverse or opposite of the deleted language.

5. Right to Lease.

Landlord reserves the absolute right to effect such other tenancies in the Shopping Center as Landlord, in the exercise of its sole business judgment, shall determine to best promote the interests of the Shopping Center. Tenant does not rely on the fact, nor does Landlord represent, that there shall be any specified occupants or number of occupants of space in the Shopping Center after the Effective Date.

6. Governing Law; Consent to Jurisdiction.

This Lease shall be governed by, and be construed in accordance with, the Requirements of the State in which the Shopping Center is located. Venue shall be in the county in which the Shopping Center is located.

7. Waiver or Consent Limitation.

A waiver of any given breach or default shall not be a waiver of any other breach or default. Landlord's consent to or approval of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent to or approval of any subsequent similar act by Tenant.

8. Force Majeure.

The occurrence of any of the following events shall excuse such obligations of Landlord or Tenant as are thereby rendered impossible or reasonably impracticable for so long as such event continues: lockouts; labor disputes; acts of God; inability to obtain labor, materials or reasonable substitutes therefor; governmental restrictions, regulations or controls; judicial orders; enemy or hostile governmental action; civil commotion; fire or other casualty; and other causes beyond the reasonable control of the party obligated to perform. Notwithstanding the foregoing, the occurrence of such events shall not excuse Tenant's obligations to pay Minimum Annual Rental and Additional Rent (except as provided in Section 18.5) or excuse such obligations as this Lease may otherwise impose on the party to obey, remedy or avoid such event; moreover, should the work performed by Tenant or Tenant's contractor result in a strike, lockout and/or labor dispute, such strike, lockout and/or labor dispute shall not excuse Tenant's performance.

9. Avoidance of Labor Disputes.

Tenant shall construct, or cause Tenant's contractor to perform Tenant's Work in such a manner as to avoid any labor dispute which causes or is likely to cause stoppage or impairment of work, deliveries or any other services in the Shopping Center.

10. Third-Party Beneficiaries.

This Lease does not and is not intended to confer any rights or remedies upon any person or legal entity other than the signatories hereto. Tenant hereby acknowledges and agrees that, notwithstanding anything to the contrary herein, Tenant may not claim any rights or remedies as a third-party beneficiary of any lease for space within the Shopping Center or any other agreement to which Landlord and/or the Shopping Center is subject or which encumbers the Shopping Center.

11. Amendments.

To be effective and binding on Landlord and Tenant, any amendment, modification, addition or deletion to the provisions of this Lease must be made in writing and executed by both parties in the same manner as the Lease itself.

12. Time of Essence.

Time is of the essence in the performance of all covenants and conditions in this Lease for which time is a factor.

13. Rate of Interest.

The rate of interest to be charged under the provisions of this Lease (the "Interest Rate"), unless expressly stated otherwise, shall be the lesser of (i) eighteen percent (18%) per annum or (ii) the maximum rate allowed by law. The Interest Rate shall be computed on the basis of monthly compounding with actual days elapsed based on a 360-day year.

14. Captions and Terms.

The captions of the Articles, Sections and Subsections of this Lease are for convenience only, are not operative parts of this Lease and do not in any way limit or amplify the terms and provisions of this Lease. The masculine pronoun used herein shall include the feminine or the neuter, as the case may be, and the use of the singular shall include the plural and vice versa.

15. Joint and Several Liability.

If two (2) or more persons or corporations execute this Lease as Landlord or Tenant, then and in such event the words "Landlord" or "Tenant" as used in this Lease shall refer to all such persons or corporations, and the liability of such persons or corporation for compliance with the performance of all the terms, covenants and conditions of this Lease shall be joint and several.

16. Successors and Assigns.

The parties hereto agree that all the provisions of this Lease are to be construed as covenants and agreements and, except as otherwise specified, that such provisions shall bind and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

17. Consent of Landlord and Tenant.

Wherever in this Lease consent or approval is required, such consent or approval shall be given in writing and shall not be unreasonably withheld or delayed, unless otherwise expressly provided. Landlord shall not be deemed to have withheld its consent unreasonably where Landlord's right to give its consent is conditioned on Landlord obtaining the consent of any person, agency or authority with the right to withhold its consent pursuant to any agreement or law and such person, agency or authority does withhold its consent. If Landlord or Tenant fails to give any such consent, the other party hereto shall be entitled to specific performance in equity and shall have such other remedies as are reserved to it under this Lease, but in no event shall Landlord or Tenant be responsible in monetary damages for such failure to give consent, nor shall Tenant be entitled to terminate this Lease, unless such consent is withheld maliciously or in bad faith.

18. No Option.

The submission of this Lease to Tenant shall be for examination purposes only and does not and shall not constitute a reservation of or option for Tenant to lease, or otherwise create any interest by Tenant in, the Premises or any other premises situated in the Shopping Center. Execution of this Lease by Tenant and return to Landlord shall not be binding upon Landlord, notwithstanding any time interval, until Landlord has in fact executed and delivered this Lease to Tenant.

19. Brokers.

Landlord has entered into an agreement with Landlord's Broker, and Landlord shall pay any commissions or fees that are payable to Landlord's Broker with respect to this Lease in accordance with provisions of a separate commission contract. Landlord's Broker shall pay Tenant's Broker per a separate agreement between Landlord's

Broker and Tenant's Broker. Landlord shall have no further or separate obligation for payment of commissions or fees to any other real estate broker, finder or intermediary other than Landlord's Broker. Landlord shall have no further or separate obligation for payment of commissions or fees to any other real estate broker, finder or intermediary. Tenant represents that it has not had any dealings with any real estate broker, finder or intermediary with respect to this Lease, other than Broker. Subject to the foregoing, each party hereto shall indemnify and hold harmless the other party hereto from and against any and all losses, damages, liabilities, losses, costs and expenses (including, but not limited to, reasonable attorneys' fees and related costs) resulting from any claims that may be asserted against such other party by any real estate broker, finder or any intermediary arising from any acts of the indemnifying party in connection with this Lease.

20. Recordation.

Tenant shall not record this Lease or a memorandum thereof.

21. Execution in Counterparts.

This Lease may be executed in more than one counterpart, including by PDF or through authenticated electronic signature technology, each of which shall be deemed an original, and all of which counterparts taken together shall constitute one and the same agreement. The intentional action in electronically signing this Lease shall be evidence of consent to be legally bound by this Lease. The parties further consent and agree that the electronic signatures appearing on this Lease shall be treated, for purpose of validity, enforceability and admissibility, the same as hand-written signatures.

22. Landlord's Access.

Landlord and Landlord's agents shall have the right to enter the Premises at reasonable times upon reasonable notice, which may be verbal, for the purpose of inspecting the same, and showing the same to prospective purchasers, lenders, or tenants. Landlord may at any time place on or about the Premises any ordinary "For Sale" signs and Landlord may at any time during the last one hundred eighty (180) days of the Lease Term place on or about the Premises any ordinary "For Lease" signs, all without rebate of rent or liability to Tenant.

23. Lender Modification.

If, in connection with the obtaining of financing or refinancing of the Shopping Center or any portion thereof, the lender requests reasonable modification hereto as a condition to such financing or refinancing, Tenant shall not unreasonably withhold or delay its consent thereto, provided that such modification does not materially increase the obligations of Tenant hereunder or materially and adversely affect Tenant's rights hereunder.

24. Solar Panel Rights.

Landlord reserves the right (and Tenant shall permit Landlord or its employees, agents or contractors reasonable access to the Premises for the purpose of exercising such rights) to install, maintain, repair and replace (i) photovoltaic electric cells, batteries or other solar energy equipment designed for the storage, collection and/or generation of electrical power from solar radiation, including, without limitation, solar panels, the associated support structure, braces, wiring, and related equipment (the "Solar System"); (ii) improvements, the purpose of which is to deliver electrical power from the Solar System to a utility grid or other system; (iii) electrical production, transmission and distribution facilities; (iv) utility installations; and (v) other onsite electric energy generation facilities, improvements, and fixtures associated with the generation, conversion, storage, switching, metering, step-up, step-down, transmission, distribution, sale or other use or conveyance of electricity.

25. Shopping Center Planning.

Intentionally deleted.

26. Landlord Renovations.

It is specifically understood and agreed that Landlord has no obligation and has made no promises to alter, remodel, improve, renovate, or decorate the Premises, Shopping Center, or any part thereof and that no representations respecting the condition of the Premises or the building have been made by Landlord to Tenant. However, Tenant acknowledges that Landlord may during the Lease Term renovate, improve, alter, or modify (collectively, the "Renovations") the Premises and/or Shopping Center. Tenant hereby agrees that such Renovations and Landlord's actions in connection with such Renovations shall in no way constitute a constructive eviction of Tenant nor entitle Tenant to any abatement of Rent. Landlord shall have no responsibility or for any reason be liable to Tenant for any direct or indirect injury to or interference with Tenant's business arising from the Renovations, nor shall Tenant be entitled to any compensation or damages from Landlord for loss of the use of the whole or any part of the Premises or of Tenant's personal property or improvements resulting from the Renovations or Landlord's actions in connection with such Renovations, or for any inconvenience or annoyance occasioned by such Renovations or Landlord's actions in connection with such Renovations.

27. Office of Foreign Assets Control (OFAC) Certification and Indemnification.

Tenant certifies that (i) it is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by any Executive Order of the United States Treasury Department as a terrorist, "Specially Designated National or Blocked Person," or other banned or blocked person, entity, nation, or transaction pursuant to any law, order, rule, or regulation that is enforced or administered by the Office of Foreign Assets Control; and (ii) it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity, or nation. Tenant hereby agrees to defend, indemnify, and hold harmless Landlord from and against any and all Claims arising from or related to any breach of the foregoing certification.

28. Guaranty.

The effectiveness of this Lease shall be conditioned upon Landlord's receipt of an executed guaranty from the Guarantor set forth in Section 1.15, in a form acceptable to Landlord, in Landlord's sole discretion.

29. Financial Statements.

Tenant shall, without charge, at any time and from time to time but not more than twice annually, within fifteen (15) days after request by Landlord deliver to Landlord a reasonably detailed financial statement prepared in accordance with generally accepted accounting principles applied on a consistent basis certified without qualification by a firm of reputable independent certified public accountants which statement shall reflect the financial condition of Tenant and any guarantors at that time of delivery of such statement.

30. Exclusive.

So long as Tenant occupies and operates the Premises for the Permitted Use described in Section 1.6 of this Lease and is not nor has been in default under the terms and conditions of this Lease, Landlord shall not enter into a lease for space in the Shopping Center which would permit the tenant to operate its premises for the primary purpose of massage services, facials, and non-surgical body contouring/slimming (the "Exclusive Use"). The restriction hereinabove set forth in this paragraph shall be inapplicable (a) to any premises subject to a lease or occupancy agreement executed prior to the date of this Lease or any renewals or extensions thereof ("Existing Leases"), (b) any successor, assignee or sublessee using or occupying its premises under any Existing Leases or any replacement tenant thereof, (c) to any future tenant or occupant using or occupying premises of six thousand (6,000) square feet or more in the Shopping Center, and such tenant's subtenants, assignees, licensees and concessionaires, (d) in the event Tenant assigns this Lease or (e) medical spas. In the event of a breach by Landlord of the restriction hereinabove set forth (an "Exclusive Violation"), in no event whatsoever shall Tenant be entitled to recover consequential and/or punitive damages and Tenant hereby waives any such right it may have to same hereunder. In the event of an Exclusive Violation, Tenant's sole remedy shall be, commencing one hundred and eighty (180) days after Tenant has given Landlord notice of such violation (the "Alternate Rent Commencement Date") to pay, in lieu of Minimum Annual Rental, eighty percent (80%) of the Minimum Annual Rental which would otherwise be due and payable hereunder ("Alternate Rent"). In the event that any violation of this Section is not cured as of the date which is one (1) year after the Alternate Rent Commencement Date, Tenant shall have the option to terminate this Lease, which option shall be exercisable by notice to Landlord (the "Termination Notice"), which notice to Landlord shall be given within thirty (30) days after the expiration of said one (1) year period. In the event that the foregoing option to terminate this Lease is timely exercised, this Lease shall terminate on the date which is thirty (30) days after the giving of such notice and neither party hereto shall have any further rights or liabilities hereunder; provided, however, in the event Tenant delivers such Termination Notice and Landlord cures the Exclusive Violation within the thirty (30) day period following Landlord's receipt of the Termination Notice, Tenant's Termination Notice shall be deemed automatically rescinded. In the event that the foregoing option to terminate this Lease is not timely exercised, Tenant shall resume paying full Minimum Annual Rental due hereunder from and after the date which is one (1) year after the Alternate Rent Commencement Date. In the event Tenant is in default of this Lease at any time during the Lease Term, this Section shall be deemed deleted from this Lease. In the event the provisions of this paragraph violate any law or are claimed by any person to be in violation of any law, Tenant shall defend and indemnify Landlord and hold Landlord harmless from and against any and all losses, claims, actions, damages, liabilities and expenses (including attorneys' fees and expenses) arising from such violation or claimed violation. If a court of competent jurisdiction shall hold the provisions of this paragraph to be unenforceable or unlawful, this paragraph shall be deemed deleted from this Lease, but this Lease shall otherwise remain in full force and effect. Notwithstanding anything to the contrary herein, if any breach of Tenant's exclusive rights under this Section shall occur solely as a result of any action taken by a tenant of the Shopping Center, Landlord shall use commercially reasonable efforts to enforce, by legal action if necessary in Landlord's sole discretion, such exclusive rights at Tenant's sole cost and expense; and provided Landlord did not contribute to the creation of such breach, Landlord's failure to succeed in enforcing such rights shall not be a default hereunder, and Tenant may not exercise its remedies under this Section.

31. Options to Renew.

Landlord hereby grants to Tenant options to renew this Lease for two (2) additional terms consisting of five (5) years (each, a "Renewal Term"), which first Renewal Term shall commence upon the expiration of the original Lease Term and which second Renewal Term shall commence upon the expiration of the first Renewal Term. Such options shall only be exercised by Tenant mailing to Landlord, at Landlord's Notice Address, by United States mail, postage prepaid, certified or registered, return receipt requested, notice of the exercise of such option, not later than nine (9) months prior to the expiration of the then ending term. No exercise of the options herein granted shall be effective if (x) the Premises is not open and being operated for the Permitted Use described herein both on the date same is exercised and on the commencement of the relevant Renewal Term, or (y) any default under or breach of this Lease beyond notice and cure periods (a) exists either at the time of exercise or on the expiration of the term during which it was exercised, or (b) occurs after the exercise and before the commencement of the relevant Renewal Term.

In the event that such option is effectively exercised with respect to the first or second Renewal Terms, all terms and conditions of this Lease shall be applicable to such Renewal Terms except as explicitly set forth herein otherwise and except that the Minimum Annual Rental shall equal the following:

Years of First Renewal Term	Dollars Per Month	Dollars Per Annum
1 - 5	$6,011.13	$72,133.56
Years of Second Renewal Term	**Dollars Per Month**	**Dollars Per Annum**
1 - 5	$6,612.24	$79,346.88

Notwithstanding anything to the contrary in this Lease contained, the term "Lease Term" whenever used in this Lease, shall be defined to include the original term and all renewals and extensions thereof.

30.

LANDLORD EXCULPATION

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT NOTWITHSTANDING ANYTHING IN THIS

LEASE TO THE CONTRARY, AND NOTWITHSTANDING ANY APPLICABLE LAW TO THE CONTRARY, THE LIABILITY OF LANDLORD OR THE LANDLORD PARTIES HEREUNDER (INCLUDING ANY SUCCESSOR LANDLORD) AND ANY RECOURSE BY TENANT AGAINST LANDLORD OR THE LANDLORD PARTIES SHALL BE LIMITED SOLELY AND EXCLUSIVELY TO THE INTEREST OF LANDLORD IN AND TO THE SHOPPING CENTER AND THE SITE, AND NEITHER LANDLORD, NOR THE LANDLORD PARTIES SHALL HAVE ANY PERSONAL LIABILITY THEREFOR, AND TENANT HEREBY EXPRESSLY WAIVES AND RELEASES SUCH PERSONAL LIABILITY ON BEHALF OF ITSELF AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER TENANT.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

LANDLORD:

RREF III-P Randhurst Village, LLC,
a Delaware limited liability company

By: _____ Date: _____
Name: Adam Ifshin
Title: President

WITNESSES:

_____
Print Name:

_____
Print Name:

TENANT:

AMC II INVESTMENTS - RM, LLC,
an Illinois limited liability company

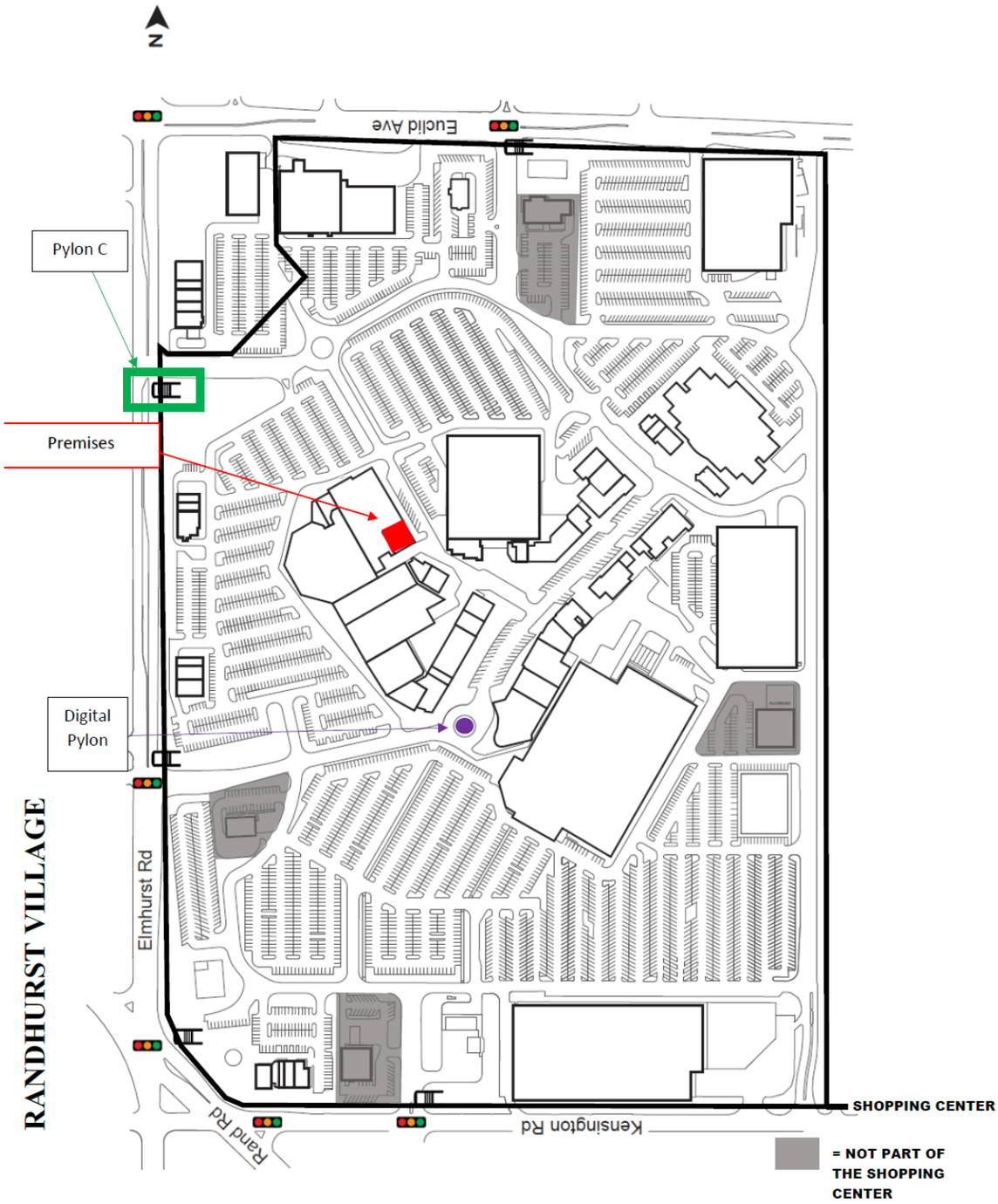
By: _____ Date: _____
Name:
Title:

WITNESSES:

_____
Print Name:

_____
Print Name:

EXHIBIT A
PREMISES AND SHOPPING CENTER



This site plan is a mere representation of the Shopping Center and is not intended to be accurate as to distance and scale.

Mount Prospect Conditional Use Standards

Please write a response to each conditional use standard. Describe HOW your proposal will meet each standard. You can copy this list onto letterhead and then type answers.

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

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

Hand & Stone is the industry leader in ensuring our customers enjoy their services in a safe and professional environment. All of our service providers are required to pass Hand & Stone Code of Ethics training, provide a valid state license, and undergo a criminal record and employment reference check. We will in no way endanger the health, safety, morals, comfort or general welfare. We will only have a positive impact in the community.

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;

Our Philosophy is a simple one. Because we specialize in high quality, customized Massage or facial services at affordable prices, we can make the soothing wonder of the massage and facial experience accessible to more and more people.

Hand & Stone boasts over 600 spas throughout the US and Canada. Launched in 2005 the Hand & Stone concept is the leading spa concept in the world thanks to our commitment to providing great, good for you services, affordably and in a very safe and convenient way.

A Hand & Stone open in Randhurst Village will only enhance and increase property values. We also strive to give back to the communities we are located in through various sponsorships, involvement in community events, partnership and cross promotional activities with other area businesses.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The location will be replacing a Massage Envy that was already existing. Replacing with Hand & Stone will only bring back normal and orderly development and will certainly improve, and enhance, the other permitted businesses in the center and surrounding community.

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

As stated the complex was developed many years ago and has adequate resources that have already been established.

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;

Absolutely. All adequate measures will be taken. We will not be making any changes to the already existing ingress and egress design.

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

The proposed conditional use is not contrary to the objections of the current Plan for the Village.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning & Zoning Commission.

Hand & Stone will not only conform to all applicable regulations of the district we will exceed them.

Friday, October 25, 2024

William j. Cooney, AICP
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

or

Via Fax: 847/818-5329

or

Via Email: baloney@mountprospect.org

Dear Mr Cooney,

The Planning & Zoning Commission recommended approval of my Special Use Permit by a 6-0 vote on Thursday 10/24/2024. My request is scheduled to go before the Village Board for the ordinance's first reading on November 6, 2024.

I am formally requesting that the Village Board waive the second reading, tentatively scheduled for November 19, 2024, and take final action at the November 6, 2024 meeting because we are anxious to get this business built out and operating as soon as possible.

I greatly appreciate your assistance in facilitating this request. Should you have any questions please fell free to contact me at 630-370-0006 or wchristy@handandstone.com.

Sincerely,

William Christy
AMC II Investments RM LLC
864 N Bennett St
Geneva, IL 60134

MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION

CASE NO. PZ-16-24	Hearing Date: October 24, 2024
PROPERTY ADDRESS:	1052 Center Drive, Mount Prospect
PETITIONER:	AMC II Investments RM LLC
PUBLICATION DATE:	October 9, 2024
REQUEST:	Conditional Use for Massage Therapy Establishment
MEMBERS PRESENT:	Joseph Donnelly Ewa Weir Walter Szymczak Greg Miller Richard Rogers Donald Olsen
MEMBERS ABSENT:	William Beattie
STAFF MEMBERS PRESENT:	Antonia Lalagos – Development Planner
INTERESTED PARTIES:	William Christy, AMC II Investments RM LLC

Chairman Donnelly called the meeting to order at 7:01 PM. Commissioner Miller made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on October 10, 2024. The minutes were approved 5-0 (Chairman Donnelly abstained).

Chairman Donnelly introduced case number PZ-16-24, 1052 Center Drive, a request for a conditional use permit to operate a massage therapy establishment at the subject property. The Village Board's decision is final for this case.

Ms. Lalagos explained that subject property is a 3,616 square foot tenant space in Randhurst Village and the space was formerly occupied by a massage establishment, Massage Envy, from 2013 to 2023. She reported that the storefront has been vacant since 2023, when Massage Envy moved from Randhurst Village to Mt Prospect Plaza. Ms. Lalagos stated that because the subject property has been vacant for over six months, the petitioner must request a new conditional use approval to operate a massage establishment in this location.

Ms. Lalagos indicated that the petitioner, William Christy of AMC II Investments RM LLC, proposes to operate a 3,616 square foot "Hand & Stone" massage establishment at the subject property. She explained that the petitioner proposes to use the existing floor plan with no interior or exterior renovations requiring a building permit. Ms. Lalagos shared that the petitioner currently operates four Hand & Stone franchise locations in the Chicago suburbs. In the application, the petitioner included a list of massage and facial services offered and stated that all service providers are required to pass Hand &

Stone Code of Ethics training, provide a valid state license, and undergo a criminal record and employment reference check. Ms. Lalagos said that the proposed Mount Prospect location will have 12 treatment rooms and will employ approximately 12 to 20 licensed providers, along with five to seven spa associates, and two spa managers. She reported that the proposed hours of operation are Monday – Friday 9AM to10PM, Saturday 8AM to 9PM, and Sunday 8AM to 7PM.

Ms. Lalagos confirmed that the subject property is zoned B-3* Community Shopping Planned Unit Development (PUD) and that sufficient parking is provided for this business use per the approved PUD. She reiterated that no interior or exterior renovations are proposed and noted that the Village will require a sign permit to install a new wall sign on the storefront. Ms. Lalagos stated that the petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11 and that the Police Department confirmed that the petitioner has met all ordinance standards to operate a massage establishment. She reported that staff has not received public comments pertaining to this request.

Ms. Lalagos asserted that the proposed conditional use meets the standards contained in Section 14.203(F) of the Mount Prospect Zoning Ordinance. She requested that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend approval of the following motion:

"A conditional use to operate a massage therapy establishment at 1052 Center Drive, subject to the following conditions:

a) The business shall hold a valid Mount Prospect business license;
b) Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
c) Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
d) A new conditional use approval shall be required for:
    i. A change of ownership involving 50% or more of the officers or partners;
    ii. A change in legal entity; or
    iii. A change in location."

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

Chairman Donnelly swore in the petitioner, William Christy of 864 N Bennett St, Geneva, Illinois. Mr. Christy explained that he is proposing to move his Rolling Meadows Hand and Stone location to Mount Prospect. He noted that he has owned the Rolling Meadows location for seven and a half years and it did really well, but the area has declined and his lease is coming up for renewal, so he decided it was time to move.

Chairman Donnelly asked the petitioner if the conditions of approval were acceptable.

Mr. Christy replied in the affirmative.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion. Commission Miller made a motion seconded by Commissioner Szymczak to approve the following motion:

"A conditional use to operate a massage therapy establishment at 1052 Center Drive, subject to the following conditions:

e) The business shall hold a valid Mount Prospect business license;
f) Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
g) Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
h) A new conditional use approval shall be required for:
   iv. A change of ownership involving 50% or more of the officers or partners;
   v. A change in legal entity; or
   vi. A change in location."

UPON ROLL CALL AYES: Szymczak, Weir, Olsen, Miller, Rogers, Donnelly
NAYS: None

The Planning and Zoning Commission gave a positive recommendation (6-0) to the Village Board for the November 6th meeting.

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

Hearing no further discussion, Chairman Donnelly made a motion seconded by Commissioner Miller and the meeting was adjourned at 7:08 PM.

Antonia Lalagos

Antonia Lalagos, Development Planner

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A MASSAGE THERAPY ESTABLISHMENT AT THE PROPERTY 1052 CENTER DRIVE MOUNT PROSPECT, ILLINOIS

WHEREAS, AMC II Investments RM LLC ("Petitioner"), is seeking a conditional use to operate a massage therapy establishment for property located at 1052 Center Drive and legally described as:

See attached EXHIBIT A

PIN: 03-27-401-305-0000

WHEREAS, the "Petitioner" seeks a Conditional Use to allow a massage therapy establishment; and

WHEREAS, a Public Hearing was held on the request for a Conditional Use being the subject of PZ-16-24 before the Planning and Zoning Commission of the Village of Mount Prospect on the 24th day of October 2024 pursuant to proper legal notice having been published in the Daily Herald Newspaper on the 9th day of October 2024; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the request meets the standards of the Village and that the granting of the Conditional Use to allow a massage therapy establishment would be in the best interest of the Village.

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

SECTION ONE: That the recitals set forth hereinabove are incorporated herein as findings of fact by the Mayor and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby grant a Conditional Use to operate a massage therapy establishment for property located at 1052 Center Drive, Mount Prospect subject to the following conditions:

DRAFT

1. The business shall hold a valid Mount Prospect business license;
2. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
3. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
4. A new conditional use approval shall be required for:
    a. A change of ownership involving 50% or more of the officers or partners;
    b. A change in legal entity; or
    c. A change in location.

SECTION THREE: 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 6th day of November, 2024

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen M. Agoranos, Village Clerk
Village Clerk

DRAFT

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance increases the number of Class "P-2" Liquor Licenses by one (1) AMERICAN DRUG STORES LLC d/b/a/ OSCO DRUG #3476 located at 333 E. Euclid Avenue, Mount Prospect IL and deleting the current "P-2" liquor license by one (1) AMERICAN DRUG STORES LLC d/b/a/ OSCO DRUG #3476 located at 333 E. Euclid Avenue, Mount Prospect IL.**
Meeting	November 6, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

Recently, there was a reorganization of corporate members of American Drug Stores LLC d/b/a Osco Drug #3476 located at 333 E. Euclid, Mount Prospect, IL that triggered the need for a new application to be submitted. All current members of the LLC have been updated and required status paperwork submitted.

Discussion

Alternatives

1. Approve the Ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of an ordinance creating the new Class "P-2" license for American Drug Stores LLC with the current license for American Drug Stores LLC deleted upon completion of the sale.

Attachments

1. Osco #3476

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 "P-2-" licenses by (1) AMERICAN DRUG STORES LLC d/b/a OSCO DRUG #3476 and decreasing the number of Class "P-2 licenses by one (1) AMERICAN DRUG STORE LLC d/b/a OSCO DRUG # 3476 located at 333 Euclid Avenue, 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 #3476; 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

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 both sides of Wa Pella Avenue for the first 140' north of Council Trail.**
Meeting	November 6, 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 on Wa Pella Avenue for the first 140 feet north of Council Trail, addressing traffic issues relating to the new Weller Creek Playground.

Wa Pella Avenue is a Village-owned street with single family properties on both sides. There is a large island at the intersection of Wa Pella Avenue and Council Trail, dividing Wa Pella Avenue into two legs around the island. Parking is currently allowed on Wa Pella Avenue.

The Mount Prospect Park District constructed a new playground in Weller Creek Park near the intersection of Council Trail and Man A Wa Trail this past summer. For several years, nearly residents voiced the need for a playground within the surrounding area of Weller Creek Park. This playground was designed as a neighborhood playground, not a destination playground, with most patrons expected to travel to the park by walking or biking. The primary access to this playground is the path in Weller Creek Park that connects Council Trail to Man A Wa Trail, including a bridge over Weller Creek. There is no parking allowed on Council Trail.

Public Works and the Park District received a complaint about parking and pedestrian safety relating to the new playground immediately following its opening. Once the playground opened, cars began to park along Council Trail and Wa Pella Avenue as many patrons wanted to experience the new park. Public Works installed additional no parking signs along Council Trail adjacent to the playground that alleviated the illegal parking issues along Council Trail. A reduced number of vehicles continued to park along Wa Pella Avenue. Residents are concerned about safety issues brought on by the new playground.

Mount Prospect Public Works engineering staff conducted a traffic study with the help of the

Police Department and the Park District to identify issues and develop potential solutions. This traffic study was presented to the Transportation Safety Commission at their October 14th meeting.

While Village and Park District Staff were conducting the parking studies, they also documented the amount of people using the playground. These results are included in the parking survey documentation. The highest number of park users at any one time was 12. Bikes and strollers were commonly at the park indicating neighborhood residents are walking and biking to the park. The busiest time at the playground was observed to between 5PM and 6PM while school is in session. Mid afternoon was the busiest in the summer

Alternative solutions were presented to the Commission that included parking restrictions, new on-street parking, roadway widening, and crosswalk improvements. The following summarizes the four alternatives. All alternatives include the following items:

- Add crosswalk signage and no parking signage on Man A Wa Trail
- Install marked crosswalk across Wa Pella Avenue north of the island
- Prohibit parking on Wa Pella Avenue from 20' north of the crosswalk north of the island to Council Trail
- Add centerlines along Wa Pella Avenue adjacent to the island

Alternative 1 – On-Street Parking with Roadway Widening:

- Village of Mount Prospect widens Council Trail to install 6 on-street parking spots along the south side of Council Trail west of the crosswalk
- Mount Prospect Park District pays for the work
- Estimated construction cost $30,000

Alternative 2 – No Additional Parking:

- No additional parking, primary playground parking along Man A Wa Trail
- Park District to install signage at park directing patrons to park along Man A Wa Trail
- In-street pedestrian signs and pavement markings added to Council Trail crosswalk
- No cost – completed in house

Alternative 3 – On-Street Parking without Roadway Widening

- Village installs signs permitting on-street parking on the south side of Council Trail east of the crosswalk
- No cost – completed in house

Alternative 4 – Advisory Bike Lanes/Traffic Calming (Long Lead Time):

- Add advisory bike lanes to Council Trail between See Gwun Avenue and IL 83 (Elmhurst Road)
- Add bike transition ramps at the intersection with IL 83

- Widen Council Trail and add pedestrian refuge island at crosswalk adjacent to playground
- On-street parking from Alternative 1 can be included with advisory bike lanes through widening the roadway
- Estimated construction cost $63,030 (without on-street parking)

Discussion

With input from the public, the Commission voted to recommend the following:

- Prohibit parking on both sides of Wa Pella Avenue for the first 140' north of Council Trail.
- Add painted centerlines to both legs of Wa Pella Avenue at the island.
- Add a marked crosswalk across Wa Pella Avenue north of the island.
- Add pedestrian crossing signs to the crosswalk across Man A Wa Trail.
- Request the Park District to install signage at the playground directing patrons to park on Man A Wa Trail.
- Add a painted median island at the crosswalk across Council Trail at the playground.
- Install in-street "Stop Here For Pedestrians on Crosswalk" signs on the proposed painted median island at the crosswalk across Council Trail.

These recommended changes will address the following issues identified by engineering staff and nearby residents:

- Vehicles parking on Wa Pella Avenue causing congestion and access issues (NO PARKING signs).
- Vehicle speeds on Wa Pella Avenue (painted centerline).
- Vehicle speeds on Council Trail at the crosswalk (painted median).
- Crosswalk safety on Council Trail at the playground (in-street pedestrian signs).

By a vote of 7-0, the Transportation Safety Commission recommends enacting the following ordinance:

1. Prohibit parking on both sides of Wa Pella Avenue for the first 140' north of Council Trail (Section 18.2006).

Alternatives

1. Adopt an ordinance prohibiting parking on both sides of Wa Pella Avenue for the first 140' north of Council Trail.
2. Action at the direction of the Village board.

Staff Recommendation

Staff concurs with the recommendation of the Transportation Safety Commission and recommends approval of an ordinance prohibiting parking on both sides of Wa Pella Avenue for the first 140' north of Council Trail.

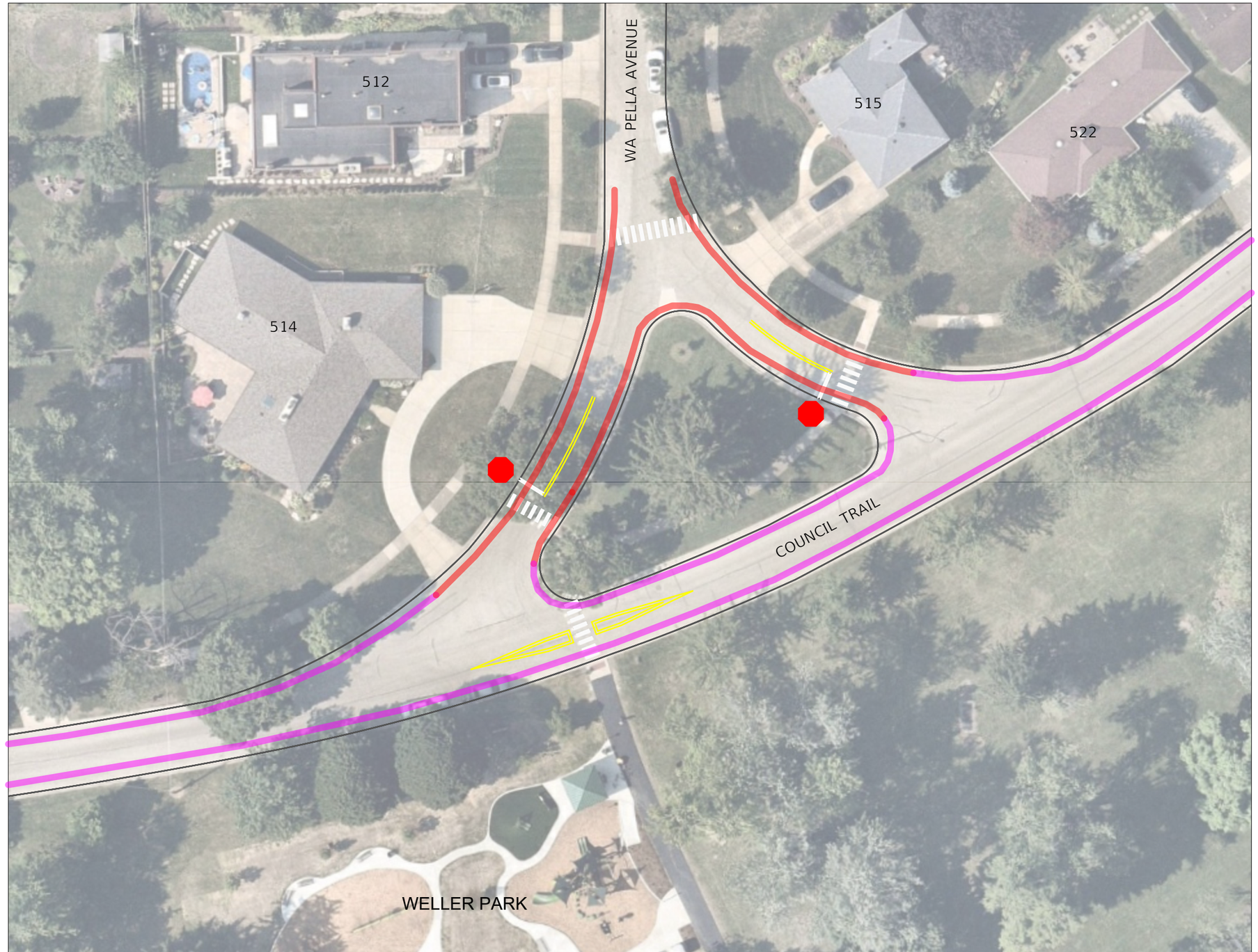
Attachments

1. Location Map
2. Ordinance
3. Council Trail Traffic Study Memo - Reduced Size
4. TSC-10-October DRAFT Minutes

ON STREET PARKING LEGEND

EXISTING NO PARKING ON COUNCIL TRAIL

PROPOSED NO PARKING ON WA PELLA AVENUE



H:\Engineering\Traffic\safety_commissions\Council Trail2024 - Weller Creek Park\CAD\Village Board Location Map.dwg

	USER NAME = LJF	DESIGNED - LJF	REVISED -	VILLAGE OF MOUNT PROSPECT	COUNCIL TRAIL TRAFFIC STUDY VILLAGE BOARD LOCATION MAP	F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS / SHEET NO.
		DRAW - LJF	REVISED -					COOK	1 / 1
	PLOT SCALE =	CHECKED - MPL	REVISED -					CONTRACT NO. N/A	
	PLOT DATE = 10/29/2024	DATE - 10/29/2024	REVISED -		SCALE: 1:40 SHEET 1 OF 1 SHEETS AT WELLER CREEK PLAYGROUND		ILLINOIS		

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
Wa-Pella Ave.	East, west and around island	The first 140' north of Council Trl."

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 6th day of November, 2024.

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen M. Agoranos, Village Clerk

Mount Prospect Public Works Department

INTEROFFICE MEMORANDUM

TO: DIRECTOR OF PUBLIC WORKS

FROM: PROJECT ENGINEER

DATE: OCTOBER 11, 2024

SUBJECT: COUNCIL TRAIL TRAFFIC STUDY

Request: Traffic study to determine any needed improvements to address perceived traffic issues on Council Trail relating to the recent opening of the Weller Creek Playground.

Requested By: Residents near the new Weller Creek Playground.

Park History: For several years, nearby residents voiced the need for a playground within the surrounding area of Weller Creek Park. The Park District identified this as a need on its FY2024 Annual Capital Improvement Plan which was approved in November of 2023. On February 7th, 2024, Park District Staff held a community open house meeting and received valuable input on the proposed playground development. Park District Staff presented two playground options at the meeting and asked the community to vote on an option, colors, and other site amenities. For those that were unable to attend, a concept plan along with renderings were posted on the Park District's website to view. Feedback was also shared with Park District Staff via email. The majority of the feedback received was from members that live around the park. After review of the nearby parks and input provided, it was obvious that Weller Creek Park would be a great location for a new neighborhood playground.

With the natural setting that this park provides, the Park District designed it to preserve greenspace with a focus on it being nature-themed. The development would include a new playground serving both 2-5 and 5-12 age groups, concrete plaza with shade, renovated basketball court, new site furnishings, and many landscaping improvements.

1700 West Central Road, Mount Prospect, IL 60056 847-870-5640 publicworksdept@mountprospect.org

This playground was designed as a neighborhood playground, not a destination playground, with most patrons expected to travel to the park by walking or biking. There is no parking allowed on Council Trail. Once the playground opened, cars began to park along Council Trail and Wa Pella Avenue as many patrons wanted to experience the new park. Public Works installed additional no parking signs along Council Trail adjacent to the playground that alleviated the illegal parking issues along Council Trail. A reduced number of vehicles continued to park along Wa Pella Avenue. Residents are concerned about safety issues brought on by the new playground.

Perceived Safety Issues:

Residents have raised the following safety issues relating to the new playground:

- There is no parking immediately adjacent to the playground
- Patrons are required to cross Council Trail to access the playground from the north
- Speed of vehicles on Council Trail
- Number of vehicles on Council Trail
- Parking issues along Wa Pella Avenue relating to the new playground

Traffic Study:

Mount Prospect Public Works, in coordination with the Mount Prospect Police Department and the Mount Prospect Park District, investigated the following items as part of the study to determine the existing traffic conditions and usage of the new playground:

- Traffic counts on Council Trail
- Parking surveys along Council Trail, Wa Pella Avenue and Man A Wa Trail
- Usage counts of the playground
- Crash history investigation along Council Trail

Each of these items will be discussed below.

Traffic Counts:

The Engineering Division installed three traffic counters along Council Trail. Results are shown below and also included in the attached map.

Year	Location	Average Speed	85% Speed	Average Volume
2009	E. of See Gwun	23.5	28	1061
2005	E. Na Wa Ta	26.3	30.9	1051
2024	**W. of Can Dota**	**27.7**	**32.1**	**1005.2**
2009	E. of Can Dota	27.5	32.5	1179
2024	**At Wa Pella**	**26.3**	**31**	**977.7**
2007	W. of Ioka	25.7	30.3	1254.5
2008	W. of IL 83	23.5	28.5	1458
2024	**W. of IL 83**	**23.7**	**28.5**	**1199.2**

Traffic counts show consistent traffic and speeds over time. These counts are consistent with other collector streets in the Village and reflect that Council Trail is one of the primary access routes for the Mount Prospect Golf Club.

Parking Studies:

Existing Parking Regulations:

- Council Trail – No parking anytime
- Wa Pella Avenue – No specific parking regulations
- Man A Wa Trail – No specific parking regulations

Village-Wide Parking Regulations (Village Code 18.1303):

- No parking within 20' of a crosswalk
- No parking with 15' of a fire hydrant
- No parking within 30' of a stop bar
- No overnight parking, 2AM – 6AM

With these existing parking regulations, there is limited legal parking options near the Weller Creek Playground.

Public Works and Park District Staff observed parking 32 times from 7/29/24 to 8/23/2024 and from 9/9/2024 to 10/8/2024. A maximum of three (3) cars were parked near the playground at any one time.

Based on the limited observed on-street parking use and the park being designed as a neighborhood park, should the Transportation Safety Commission recommend additional parking, the Engineering Division recommends 6 total parking spaces for the playground would be the appropriate amount to have near the park.

See attached parking survey documentation. Parking regulations are also shown on the Alternative 1, 2 and 3 Exhibits.

Playground Usage Counts:

While Village and Park District Staff were conducting the parking studies, they also documented the amount of people using the playground. These results are included in the parking survey documentation. The highest number of park users at any one time was over 12. Bikes and strollers were commonly at the park indicating neighborhood residents are walking and biking to the park. The busiest time at the playground was observed to between 5PM and 6PM while school is in session. Mid afternoon was the busiest in the summer.

Crash History:

Crash data from IDOT and the Village of Mount Prospect Police Department were reviewed for the most recent 5 years that data is available (2019 – 2023). There were no reported crashes along Council Trail between See Gwun Avenue and IL 83 (Elmhurst Road) during this time period. This would indicate low existing safety issues on the street (prior to the playground being constructed).

Design Considerations:

Once the data collection portion of the traffic study was complete, Public Works evaluated where parking could be allocated and reviewed if any enhancements were needed for pedestrian access to the playground. This included the following:

- Stopping Sight Distance Review
- On-Street Parking Locations Utilizing the Existing Roadway Width
- On-Street Parking Locations with Roadway Widening
- Pedestrian Considerations
- Bike Considerations

Stopping Sight Distance:

Stopping sight distance is the distance traveled during the time it takes for a driver to decide they should stop a vehicle (perception-reaction time) and the time it takes for the vehicle to stop (maneuver time). Based on the speeds recorded in the traffic counts, a 30 MPH speed was chosen which requires a 200 foot stopping sight distance.

This 200' stopping sight distance was applied to the crosswalk across Council Trail at Wa Pella Avenue to determine where, if any, on-street parking on Council Trail could be installed without widening the roadway. See the Stopping Sight Distance Exhibit.

On-Street Parking Locations, Existing Roadway Width:

Possible on-street parking locations without widening the roadway are shown on the Stopping Sight Distance Exhibit. Based on only stopping sight distance, on-street parking without widening the roadway could be allowed on the Council Trail if:

- It is more than 200' west of the crosswalk on the south side
- It is more than 60' east of the crosswalk on the south side
- It is east of the Wa Pella island on the north side
- It is west of the Wa Pella island on the north side

While parking could be allowed in these locations based on stopping sight distance, engineering judgement determined that any on-street parking on Council Trail without widening the roadway on approach to the crosswalk would reduce safety at the crosswalk. Council Trail is 23' wide and currently does not allow parking on either side. The street effectively has two 11.5' through lanes in each direction. Introducing on-street parking without widening the roadway would require vehicles to navigate around the parked vehicles, decrease sight lines and potentially reduce drivers focus on pedestrians in the area. Therefore, Public Works does not recommend on-street parking without widening the roadway on Council Trail unless it is after the crosswalk in the direction of travel. Alternative 3 shows the possible on-street parking location without widening the roadway. Parking should not be striped to reduce impacts on traffic when parked cars are not present.

Any on-street parking introduces new safety concerns that should be considered when evaluating new-on street parking. Drivers and potentially passengers would have to exit their vehicle into the travel lane of the street, creating a new conflict point between park patrons and motorists. Due to the proximity of the crosswalk to the preferred on-street parking location without widening the roadway, staff would not recommend crosswalk improvements as part of this alternative due to increased safety issues relating to weaving vehicles.

On Wa Pella Avenue, parking is currently allowed except where prohibited village-wide (near crosswalks, stop bars or fire hydrants). Wa Pella Avenue also has unique geometry with a triangular island in the middle of the intersection with Council Trail. Parking is currently allowed along the island but can make navigating the intersection difficult and can block crosswalk sight lines.

Public Works recommends prohibiting parking along the island at the intersection of Wa Pella Avenue and Council Trail to increase safety. Additionally, due to the number of stop bars, crosswalks and driveways, Public Works recommends prohibiting parking on Wa Pella Avenue from 20' north of the crosswalk north of the island to Council Trail.

This effectively removes only one legal parking spot, but signage needs to be added to increase parking compliance on the street. With on-street parking prohibited near the island, centerlines can be painted on Wa Pella Avenue to help slow vehicles driving around the curves. These recommendations are included in all proposed alternatives.

<u>On-Street Parking Locations with Roadway Widening:</u>

Four on-street parking locations that could be accommodated by widening the roadway were reviewed to provide parking while mitigating the negative safety impacts that on-street parking within the current roadway width would have:

- South side of Council Trail west of the crosswalk
- South side of Council Trail east of the crosswalk
- East side of the island
- West side of the island

The on-street parking locations through roadway widening within the island were ruled out due safety concerns associated with vehicles backing out of the spaces into oncoming traffic traveling around a curve. Additionally, parking within the island could limit visibility of pedestrians wanting to cross Wa Pella Avenue.

On-street parking through roadway widening would be viable both east and west of the crosswalk. The parking would be set back from the street preserving sight lines for the crosswalk. The preferred location is west of the crosswalk as this is closest to the playground. The proposed roadway widening locations are within Village right-of-way and outside of floodplains.

Even with roadway widening, this on-street parking introduces similar safety considerations to on-street parking within the current street width. While there would be more space since the street would be widened to accommodate the parking, vehicle drivers, and possibly passengers, would need to exit the vehicle into the travel lane on Council Trail. Additionally, roadway widening has the potential to impact existing parkway trees. The proposed back of curb is at least 2' from the existing tree trunks, but well within the tree canopy, meaning tree roots would be affected by the parking being constructed. This has the potential to reduce the health of the trees to the point where they would need to be removed for safety concerns.

If approved for construction, it is recommended work be designed and constructed by the Village through the annual street resurfacing program but funded by the Park District due to the need for parking being directly related to the new playground. The on-street parking design with roadway widening is shown in Alternative 1.

Pedestrian Considerations:

The crosswalk across Council Trail is currently marked and signed, including advanced warning signs. This is appropriate for the amount of traffic on Council Trail and the number of pedestrians using the crossing. Options to further enhance the crosswalk include:

- In-street pedestrian signs and a striped median (Alternative 2)
- Pedestrian refuge island (Alternative 4)

Both crosswalk enhancement options would force drives to pay attention at the crosswalk by having drivers navigate objects in the street. The in-street pedestrian signs would need to be removed in the winter for snow removal operations, though there are fewer park visitors at this time of year. The pedestrian refuge island would require widening Council Trail at a much larger project and cost.

Other crosswalks in the area were also reviewed by Staff. The crosswalks from the island to Wa Pella Avenue are striped and located at stop signs for southbound traffic. No further improvements are recommended for these. The crosswalk across Wa Pella Avenue north of the island is currently unmarked. The recommendation is to install a new marked crosswalk to increase visibility for pedestrians and reduce the likelihood of vehicles parking across the crosswalk. This recommendation is included in all alternatives.

The crosswalk across Man A Wa Trail, south of the playground, is currently striped but does not include signage. Staff recommends installing crosswalk signage and no parking signage at the crosswalk. This recommendation is included in all alternatives.

Bicycle Considerations:

Council Trail is a signed on-street bike route. The bridge over Weller Creek at Wa Pella Avenue is well used by bicyclists as well. Council Trail has a roadway width of 23' edge to edge. This is too narrow to install bike lanes and maintain two-way traffic. Adding on-street parking within the existing roadway width would force bikes to swerve around the parked cars, bringing them closer to vehicular traffic potentially creating safety issues.

One bike treatment that would be possible on Council Trail is advisory bike lanes. These are dashed bike lanes that designate a space for bicyclists on the street that vehicles can use to pass each other when bikes are not present.

Advisory bike lanes have the potential to slow down vehicles as well due to visually narrowing the street, but more study, and a robust public outreach campaign would be required before implementation due to advisory bike lanes being new to the Village. They have been successfully installed on low volume streets in Chicago and elsewhere to improve safety for bicycles and to calm traffic.

Advisory bike lanes are shown in Alternative 4.

Alternatives

The following summarizes the four alternatives. All alternatives include the following items:

- Add crosswalk signage and no parking signage on Man A Wa Trail
- Install marked crosswalk across Wa Pella Avenue north of the island
- Prohibit parking on Wa Pella Avenue from 20' north of the crosswalk north of the island to Council Trail
- Add centerlines along Wa Pella Avenue adjacent to the island

Alternative 1 – On-Street Parking with Roadway Widening:

- Village of Mount Prospect widens Council Trail to install 6 on-street parking spots along the south side of Council Trail west of the crosswalk
- Mount Prospect Park District pays for the work
- Estimated construction cost $30,000

Alternative 2 – No Additional Parking:

- No additional parking, primary playground parking along Man A Wa Trail
- Park District to install signage at park directing patrons to park along Man A Wa Trail
- In-street pedestrian signs and pavement markings added to Council Trail crosswalk
- No cost – completed in house

Alternative 3 – On-Street Parking without Roadway Widening

- Village installs signs permitting on-street parking on the south side of Council Trail east of the crosswalk
- No cost – completed in house

Alternative 4 – Advisory Bike Lanes/Traffic Calming (Long Lead Time):

- Add advisory bike lanes to Council Trail between See Gwun Avenue and IL 83 (Elmhurst Road)
- Add bike transition ramps at the intersection with IL 83
- Widen Council Trail and add pedestrian refuge island at crosswalk adjacent to playground
- On-street parking from Alternative 1 can be included with advisory bike lanes through widening the roadway
- Estimated construction cost $63,030 (without on-street parking)

Alternatives are to be discussed at the Transportation Safety Commission meeting on 10/14/2024 to guide staff in developing a preferred alternative. Staff is looking for the following input from the Commission:

- Determine the need for additional on-street parking near the playground
- If the Commission determines there is a need for additional on-street parking, provide input on the additional on-street parking location
- Provide input on safety improvements at the Council Trail crosswalk
- Approve or provide input on the recommend parking changes on Wa Pella Avenue, the recommended striping of the crosswalk across Wa Pella Avenue and the recommended signage additions on Man A Wa Trail

Note, ideas from any of the alternatives can be considered as the preferred alternative is developed, the Commission does not have to chose just one alternative to implement.

Attachments:

Alternative 1 – On-Street Parking with Roadway Widening Exhibit
Alternative 1 – On-Street Parking with Roadway Widening Cost Estimate
Alternative 2 – No New Parking Exhibit
Alternative 3 – On-Street Parking without Roadway Widening Exhibit
Alternative 4 – Advisory Bike Lanes Exhibit
Alternative 4 – Advisory Bike Lanes Cost Estimate
Stopping Sight Distance Exhibit
Roadway Widening for Parking Locations
Traffic Count Results Map
Parking Surveys

ON-STREET PARKING LEGEND

- EXISTING NO PARKING ON COUNCIL TRAIL
- EXISTING NO PARKING DUE TO CROSSWALKS OR STOP BARS PER VILLAGE CODE
- EXISTING NO PARKING DUE TO DRIVEWAYS
- PROPOSED NO PARKING WHERE PARKING IS CURRENTLY ALLOWED

NEW SIGNS TO ENFORCE EXISTING AND PROPOSED PARKING RESTRICTIONS. ONE ON-STREET PARKING SPOT ELIMINATED IN FRONT OF 515 WA PELLA AVENUE

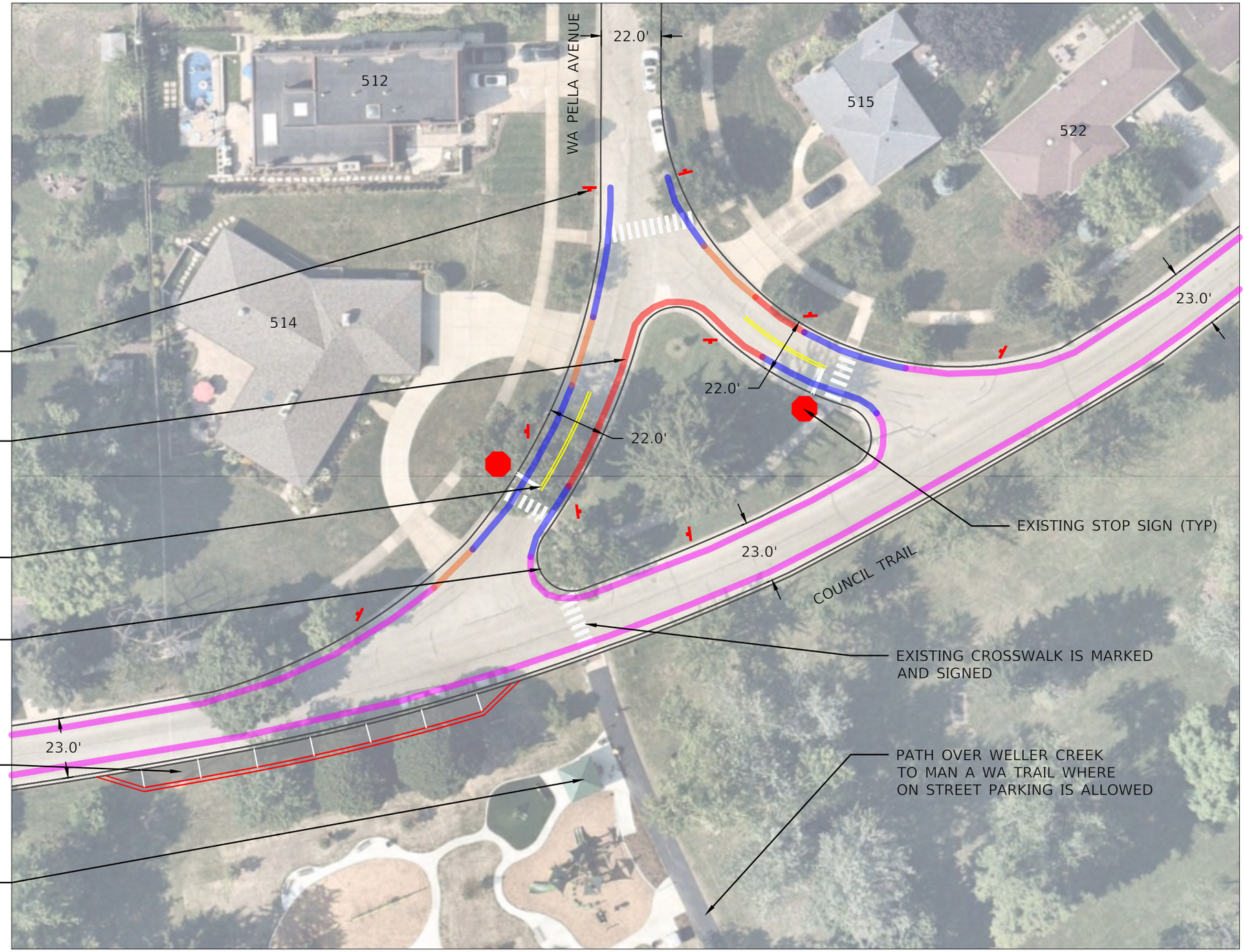
PROHIBIT PARKING ADJACENT TO THE ISLAND, APPROXIMATELY 4 SPOTS REMOVED

NEW STRIPPED CENTERLINES ON WA PELLA AVENUE TO SLOW VEHICLES AROUND CURVES

NO PROPOSED ON-STREET PARKING ON COUNCIL TRAIL TO MAINTAIN EXISTING SIGHT-LINES, PARKING ON COUNCIL TRAIL WOULD BE DISTRACTING AND WOULD MAKE SEEING PEDESTRIANS USING THE CROSSWALK MORE DIFFICULT

SIX NEW ON-STREET PARKING SPOTS TO BE BUILT BY VILLAGE AND PAID FOR PARK DISTRICT BY WIDENING COUNCIL TRIAL
SEE DETAIL ON NEXT SHEET

PARK DISTRICT TO ADD SIGN TO PARK ALERTING PATRONS THAT PARKING IS AVAILABLE ON MAN A WA TRAIL WHILE ROADWAY IS WIDENED



USER NAME = LJF	DESIGNED - LJF	REVISED -	VILLAGE OF MOUNT PROSPECT
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 9/19/2024	DATE - 9/19/2024	REVISED -	

COUNCIL TRAIL TRAFFIC STUDY
ALTERNATIVE 1 - ROADWAY WIDENING FOR PARKING

SCALE: 1:40 | SHEET 1 OF 2 SHEETS | AT WELLER CREEK PLAYGROUND

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	2	1
		CONTRACT NO. N/A		
	ILLINOIS			

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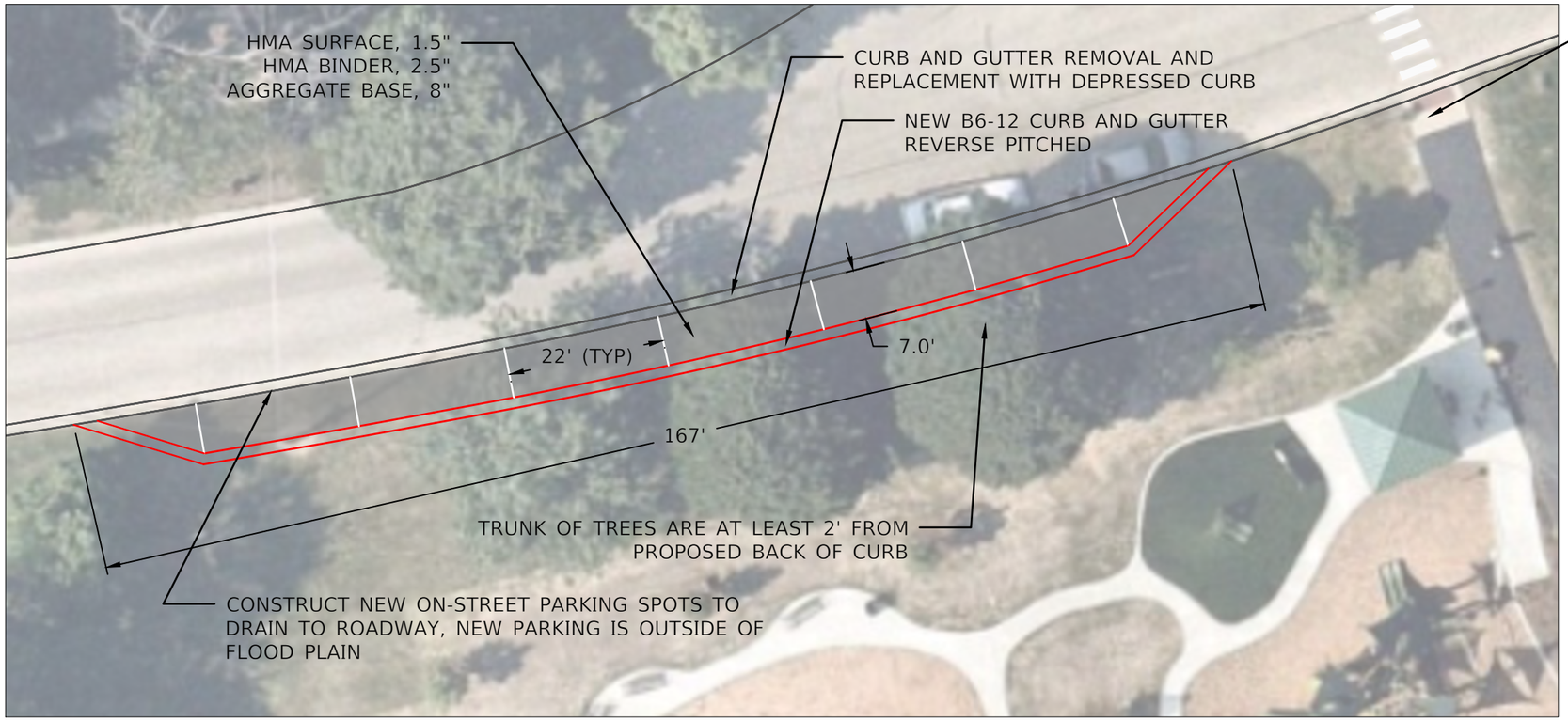
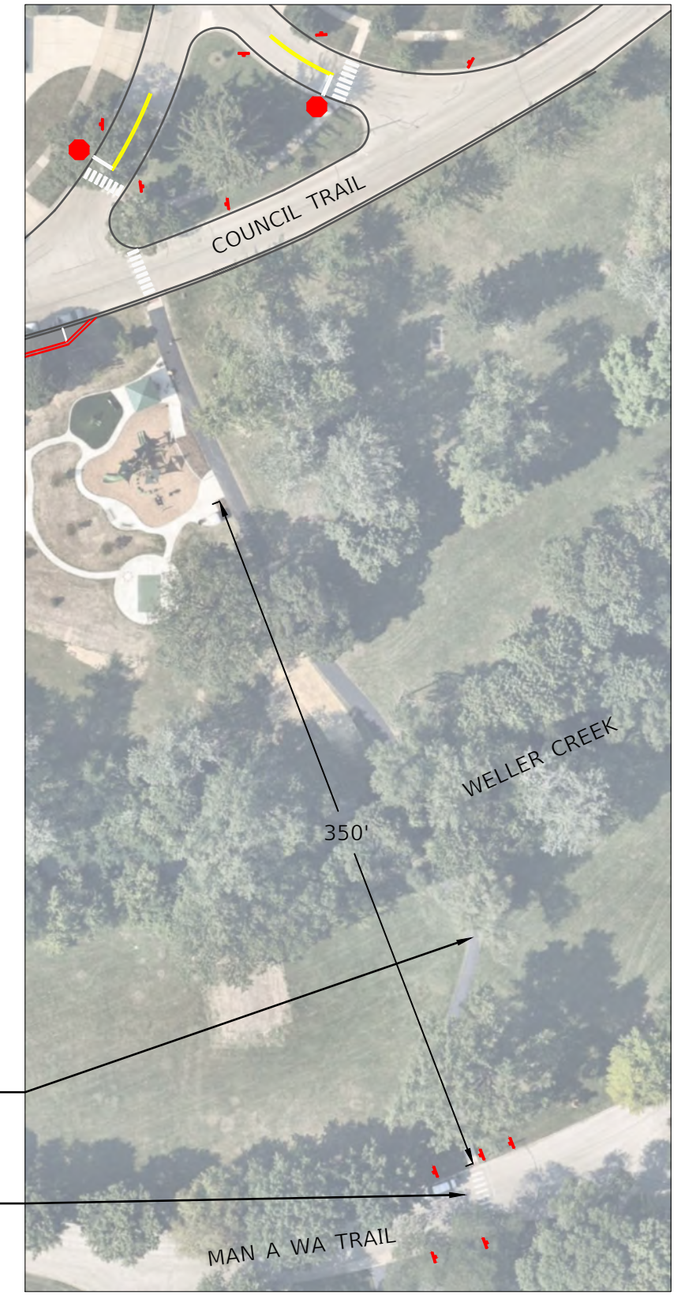


COUNCIL TRAIL ROADWAY WIDENING DETAIL - 1:20 SCALE

ROADWAY WIDENING PRESERVES SIGHT-LINES TO CROSSWALK



WELLER CREEK PATH OVERVIEW - 1:75 SCALE

MAN A WA TRAIL DETAIL - 1:20 SCALE

ADD CROSSWALK SIGNAGE TO MAN A WA TRAIL

ADD PARKING RESTRICTION SIGNAGE ADJACENT TO CROSSWALK PER VILLAGE CODE TO INCREASE SAFETY AT CROSSWALK

PATH FROM MAN A WA TRAIL OVER BRIDGE TO THE WELLER CREEK PARK PLAYGROUND

ON-STREET PARKING ALLOWED ON MAN A WA TRAIL

USER NAME = LJF	DESIGNED - LJF	REVISED -	
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 9/19/2024	DATE - 9/19/2024	REVISED -	

VILLAGE OF MOUNT PROSPECT

COUNCIL TRAIL TRAFFIC STUDY
ALTERNATIVE 1 - ROADWAY WIDENING FOR PARKING

SCALE: VARIES | SHEET 2 OF 2 SHEETS | AT WELLER CREEK PLAYGROUND

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	2	2
		CONTRACT NO. N/A		
	ILLINOIS			

H:\Engineering\Traffic\safety_commission\Council Trail\2024 - Weller Creek Park\CAD\Council Trail CAD - Alt 1 Roadway Widening Alt.dwg

Village of Mount Prospect
Council Trail Roadway Widening for On-Street Parking
Preliminary Engineer's Estimate of Probable Construction Cost

Item Number	Code Number	Item	Unit	Total Quantity	Unit Price	Total Cost
1	20200100	EARTH EXCAVATION	CU YD	51	$ 45.00	$ 2,295.00
2		AGGREGATE BASE COURSE, TYPE B, 4"	SQ YD	39	$ 15.00	$ 585.00
3		AGGREGATE BASE COURSE, TYPE B, 8"	SQ YD	114	$ 25.00	$ 2,850.00
4		CURB AND GUTTER REMOVAL	FOOT	170	$ 15.00	$ 2,550.00
5		CURB AND GUTTER B-6.12	FOOT	172	$ 50.00	$ 8,600.00
6		HMA BINDER COURSE, N50 2.5"	TON	17	$ 250.00	$ 4,250.00
7		HMA SURFACE COURSE, MIX D, N50 1.5"	TON	10	$ 250.00	$ 2,500.00
8		CONTINGENCY	LSUM	1	$ 6,370.00	$ 6,370.00

Construction Total $ 30,000.00

Design Engineering (By Village)	N/A
Construction Engineering (By Village	N/A

Engineering Total N/A

Project Total $ 30,000.00

ON STREET PARKING LEGEND

- EXISTING NO PARKING ON COUNCIL TRAIL
- EXISTING NO PARKING DUE TO CROSSWALKS OR STOP BARS PER VILLAGE CODE
- EXISTING NO PARKING DUE TO DRIVEWAYS
- PROPOSED NO PARKING WHERE PARKING IS CURRENTLY ALLOWED

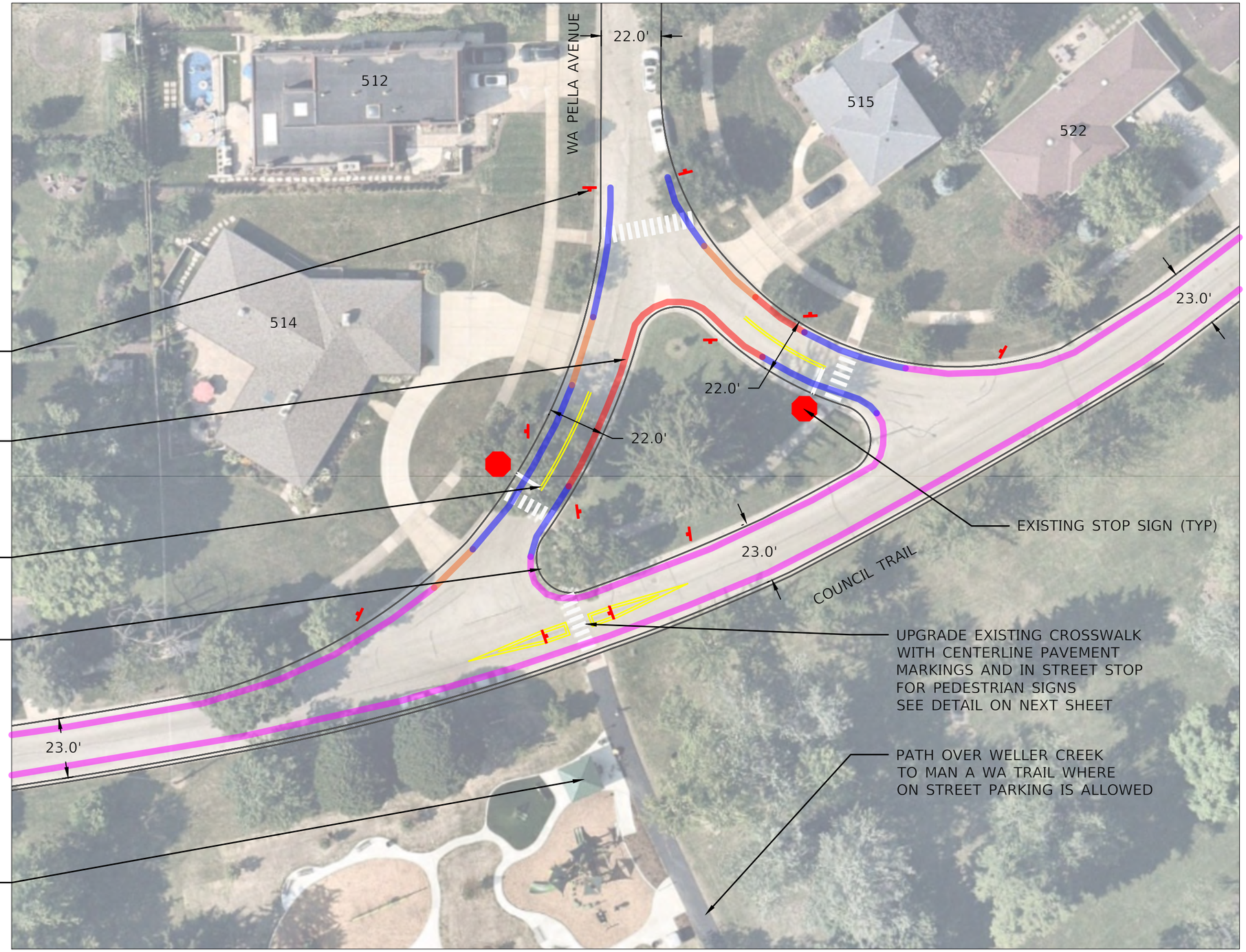
NEW SIGNS TO ENFORCE EXISTING AND PROPOSED PARKING RESTRICTIONS. ONE ON STREET PARKING SPOT ELIMINATED IN FRONT OF 515 WA PELLA AVENUE

PROHIBIT PARKING ADJACENT TO THE ISLAND, APPROXIMATELY 4 SPOTS REMOVED

NEW STRIPPED CENTERLINES ON WA PELLA AVENUE TO SLOW VEHICLES AROUND CURVES

NO PROPOSED ON STREET PARKING ON COUNCIL TRAIL TO MAINTAIN EXISTING SIGHT-LINES, PARKING ON COUNCIL TRAIL WOULD BE DISTRACTING AND WOULD MAKE SEEING PEDESTRIANS USING THE CROSSWALK MORE DIFFICULT

PARK DISTRICT TO ADD SIGN TO PARK ALERTING PATRONS THAT PARKING IS AVAILABLE ON MAN A WA TRAIL



EXISTING STOP SIGN (TYP)

UPGRADE EXISTING CROSSWALK WITH CENTERLINE PAVEMENT MARKINGS AND IN STREET STOP FOR PEDESTRIAN SIGNS SEE DETAIL ON NEXT SHEET

PATH OVER WELLER CREEK TO MAN A WA TRAIL WHERE ON STREET PARKING IS ALLOWED

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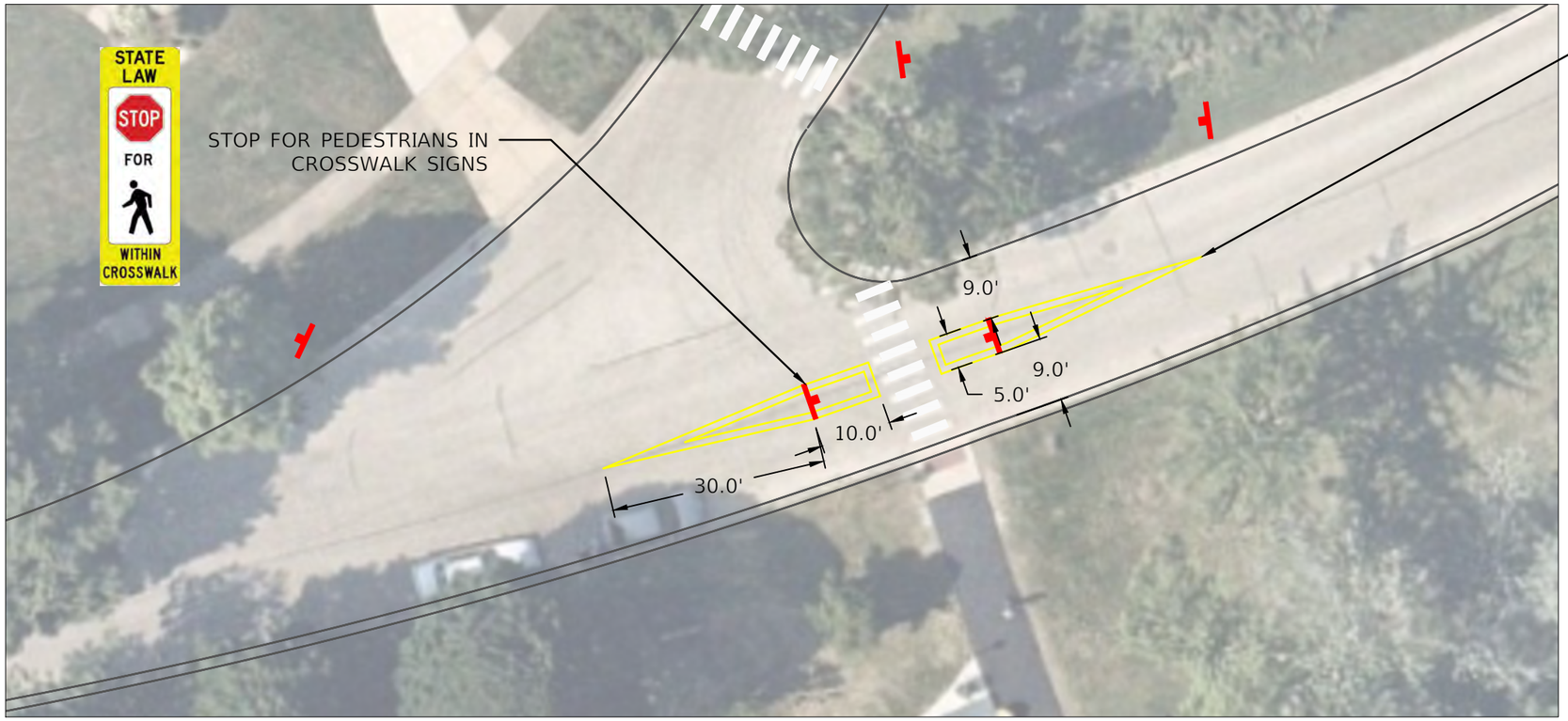
USER NAME = LJF	DESIGNED - LJF	REVISED -	
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 9/19/2024	DATE - 9/19/2024	REVISED -	

VILLAGE OF MOUNT PROSPECT

COUNCIL TRAIL TRAFFIC STUDY
ALTERNATIVE 2 - NO ADDITIONAL PARKING

SCALE: 1:40 | SHEET 1 OF 2 SHEETS | AT WELLER CREEK PLAYGROUND

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	2	1
		CONTRACT NO. N/A		
	ILLINOIS			



COUNCIL TRAIL CROSSWALK DETAIL - 1:20 SCALE

MAN A WA TRAIL DETAIL - 1:20 SCALE

WELLER CREEK PATH OVERVIEW - 1:75 SCALE

USER NAME = LJF	DESIGNED - LJF	REVISED -	VILLAGE OF MOUNT PROSPECT
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 9/19/2024	DATE - 9/19/2024	REVISED -	

COUNCIL TRAIL TRAFFIC STUDY
ALTERNATIVE 2 - NO ADDITIONAL PARKING

SCALE: VARIES | SHEET 2 OF 2 SHEETS | AT WELLER CREEK PLAYGROUND

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	2	2
		CONTRACT NO. N/A		
	ILLINOIS			

H:\Engineering\Traffic\safety_commission\Council Trail\2024 - Weller Creek Park\CAD\Council Trail CAD - Alt 2 - No Parking.dwg

ON STREET PARKING LEGEND

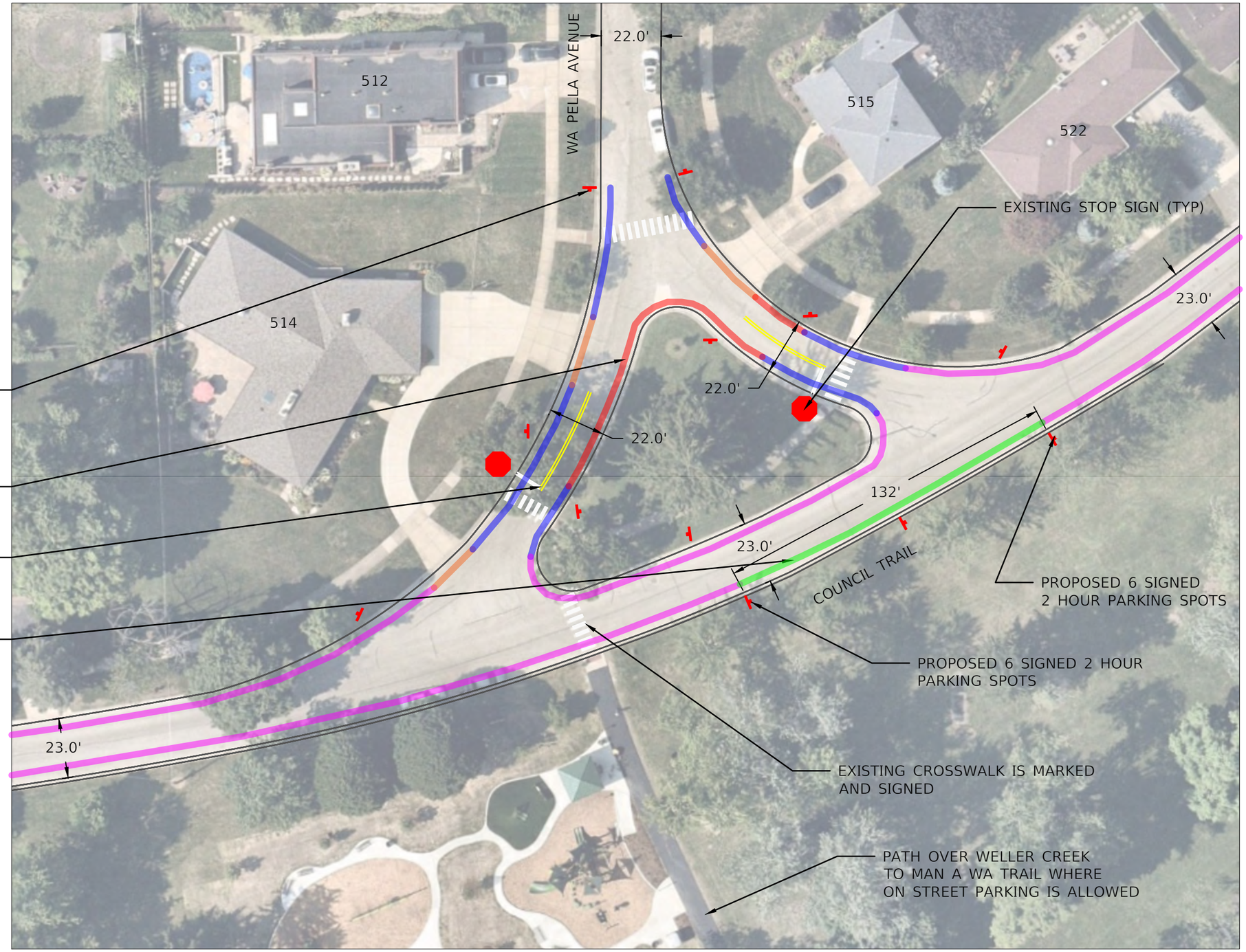
- EXISTING NO PARKING ON COUNCIL TRAIL
- EXISTING NO PARKING DUE TO CROSSWALKS OR STOP BARS PER VILLAGE CODE
- EXISTING NO PARKING DUE TO DRIVEWAYS
- PROPOSED NO PARKING WHERE PARKING IS CURRENTLY ALLOWED
- PROPOSED 2 HOUR PARKING WHERE PARKING IS CURRENTLY PROHIBITED

NEW SIGNS TO ENFORCE EXISTING AND PROPOSED PARKING RESTRICTIONS. ONE ON STREET PARKING SPOT ELIMINATED IN FRONT OF 515 WA PELLA AVENUE

PROHIBIT PARKING ADJACENT TO THE ISLAND, APPROXIMATELY 4 SPOTS REMOVED

NEW STRIPPED CENTERLINES ON WA PELLA AVENUE TO SLOW VEHICLES AROUND CURVES

SIX NEW ON-STREET PARKING SPOTS TO BE SIGNED ONLY



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USER NAME = LJF	DESIGNED - LJF	REVISED -	VILLAGE OF MOUNT PROSPECT
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 9/19/2024	DATE - 9/19/2024	REVISED -	

COUNCIL TRAIL TRAFFIC STUDY
ALTERNATIVE 3 - ON-STREET PARKING

SCALE: 1:40 | SHEET 1 OF 2 SHEETS | AT WELLER CREEK PLAYGROUND

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	2	1
		CONTRACT NO. N/A		
	ILLINOIS			

6 NEW SIGNED ON STREET PARKING SPOTS

ADD CROSSWALK SIGNAGE TO MAN A WA TRAIL

ADD PARKING RESTRICTION SIGNAGE ADJACENT TO CROSSWALK PER VILLAGE CODE TO INCREASE SAFETY AT CROSSWALK

PATH FROM MAN A WA TRAIL OVER BRIDGE TO THE WELLER CREEK PARK PLAYGROUND

ON STREET PARKING ALLOWED ON MAN A WA TRAIL

MAN A WA TRAIL DETAIL - 1:20 SCALE

WELLER CREEK PATH OVERVIEW - 1:75 SCALE

USER NAME = LJF	DESIGNED - LJF	REVISED -	
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 9/19/2024	DATE - 9/19/2024	REVISED -	

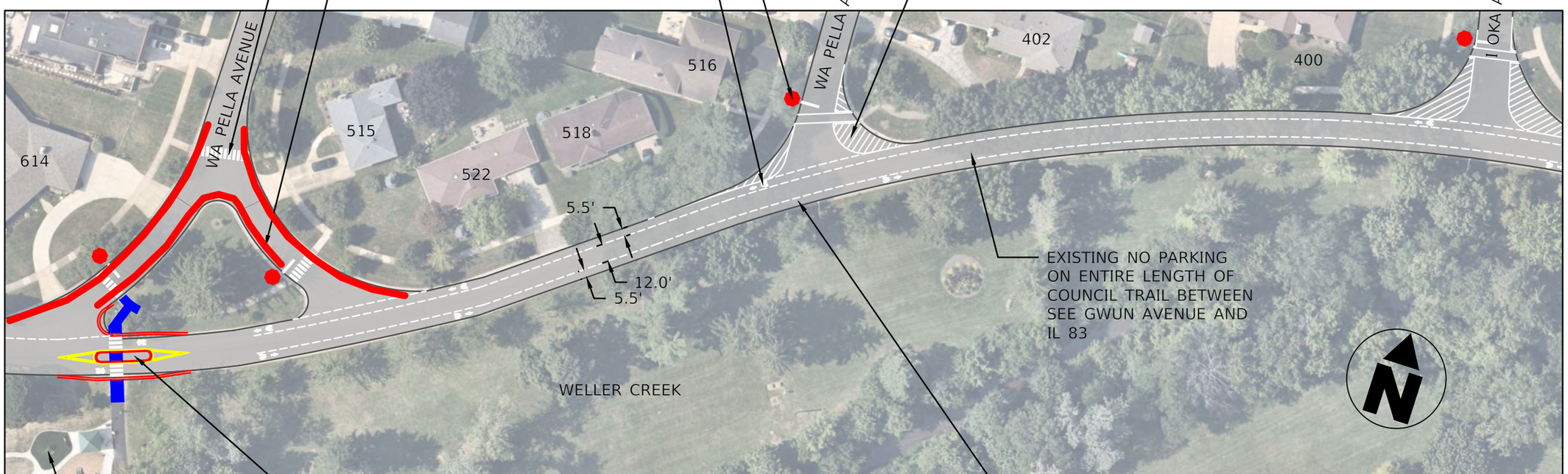
VILLAGE OF MOUNT PROSPECT

COUNCIL TRAIL TRAFFIC STUDY
ALTERNATIVE 3 - ON-STREET PARKING

SCALE: VARIES | SHEET 2 OF 2 SHEETS | AT WELLER CREEK PLAYGROUND

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	2	2
		CONTRACT NO. N/A		
	ILLINOIS			

H:\Engineering\Traffic\safety_commission\Council Trail\2024 - Weller Creek Park\CAD\Council Trail CAD - Alt 3 On-Street Parking.dwg



USER NAME = LJF	DESIGNED - LJF	REVISED -	**VILLAGE OF MOUNT PROSPECT**
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 9/17/2024	DATE - 9/17/2024	REVISED -	

COUNCIL TRAIL TRAFFIC STUDY
ALTERNATIVE 4 - ADVISORY BIKE LANES

SCALE: 1:75 | SHEET 1 OF 2 SHEETS | SEE GWUN AVENUE - I OKA AVENUE

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	2	1
		CONTRACT NO. N/A		
		ILLINOIS		

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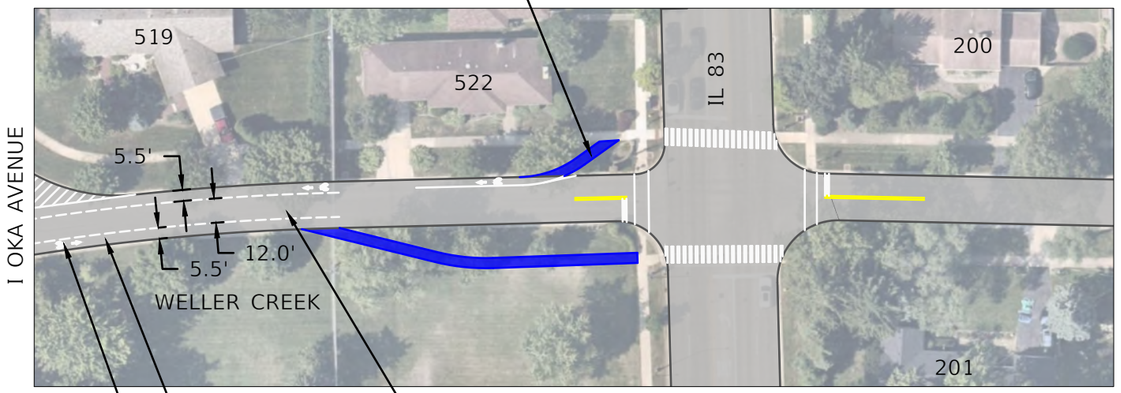
BIKE TRANSITION RAMPS (TYP)



COUNCIL TRAIL

EXISTING NO PARKING ON COUNCIL TRAIL WEST OF IL 83

ADVISORY BIKE LANES (TYP)

BIKE SYMBOL (TYP)

COUNCIL TRAIL

MAN A WA TRAIL

PARK DISTRICT TO INSTALL MAP SHOWING PREFERRED PARKING LOCATION FOR PLAYGROUND PATRONS

EXISTING PEDESTRIAN AND BICYCLE BRIDGE OVER WELLER CREEK

PARKING ALONG NORTH SIDE OF MAN A WA TRAIL FOR PARK

ADD CROSSWALK SIGNAGE ON MAN A WA TRAIL

ADD NO PARKING HERE TO CROSSWALK SIGN PER VILLAGE CODE STANDARD

H:\Engineering\Traffic\safety_commission\Council Trail\2024 - Weller Creek Park\CAD\Council Trail CAD - Alt 4.dwg

USER NAME = LJF	DESIGNED - LJF	REVISED -	
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 9/17/2024	DATE - 9/17/2024	REVISED -	

VILLAGE OF MOUNT PROSPECT

COUNCIL TRAIL TRAFFIC STUDY
ALTERNATIVE 4 - ADVISORY BIKE LANES

SCALE: 1:75 | SHEET 2 OF 2 SHEETS | I OKA AVENUE - IL 83 (ELMHURST RD)

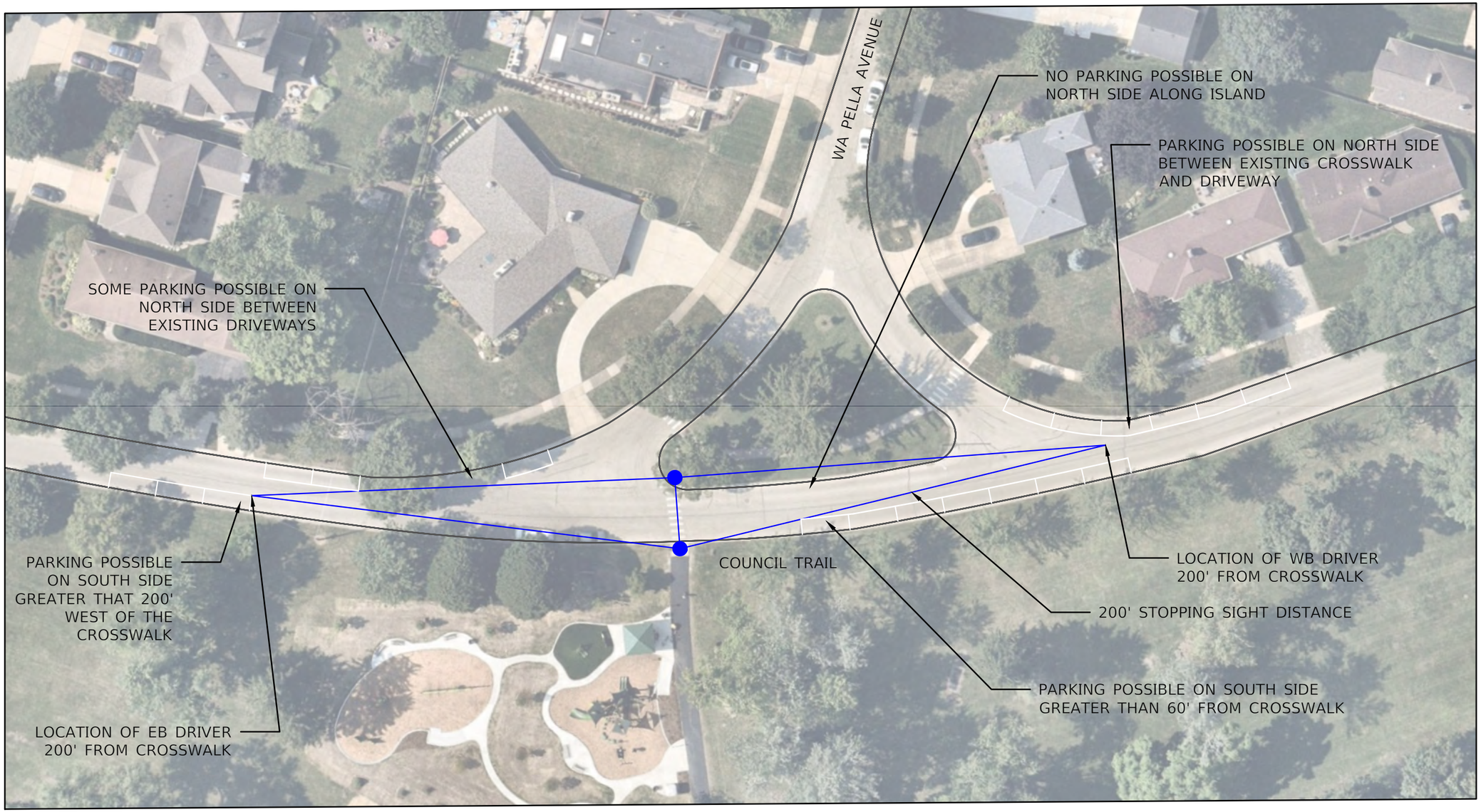
F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	2	2
		CONTRACT NO. N/A		
	ILLINOIS			

Village of Mount Prospect
Neighborhood Greenways
Preliminary Engineer's Estimate of Probable Construction Cost

Route Number: 24
Route Name: Council Trail
Total Length: ~~1.45 Miles~~
Total Cost: ~~$ 281,486.50~~
Date Updated: 5/30/2024

Section: 1
Limits: See Gwun Avenue to IL 83 (Elmhurst Road) - Including Intersection with IL 83
Length: 2,425'

Item Number	Item	Unit	Total Quantity	Unit Price	Total Cost
1	White Pavement Marking Line, 6"	Foot	4925	$ 1.50	$ 7,387.50
2	White Pavement Marking Line, 12"	Foot	330	$ 2.50	$ 825.00
3	White Pavement Marking Line, 24"	Foot	0	$ 6.00	$ -
4	Yellow Pavement Marking Line, 4"	Foot	425	$ 1.50	$ 637.50
5	Bike Symbol	Each	18	$ 400.00	$ 7,200.00
6	Sharrow	Each	2	$ 400.00	$ 800.00
7	White Letters and Symbols	SQ FT	0	$ 6.00	$ -
8	Green Pavement Marking	SQ FT	0	$ 8.00	$ -
9	Pavement Marking Removal	SQ FT	10	$ 5.00	$ 50.00
10	New Sign	Each	13	$ 200.00	$ 2,600.00
11	Curb Bump Out/Median Island	Each	0	$ 7,500.00	$ -
12	Mini-Traffic Circle	Each	0	$ 15,000.00	$ -
13	New Path Construction	SQ YD	148	$ 110.00	$ 16,280.00
14	Sidewalk Improvements	SQ FT	150	$ 15.00	$ 2,250.00
				Subtotal	$ 38,030.00
	Miscellaneous Items				
1	New Crosswalk Island and Widening	LSUM	1	$ 25,000.00	$ 25,000.00
					$ -
				Section Sub Total	**$ 63,030.00**



H:\Engineering\Traffic\safety_commission\Council Trail\2024 - Weller Creek Park\CAD\Council Trail CAD - Sight Distance.dwg

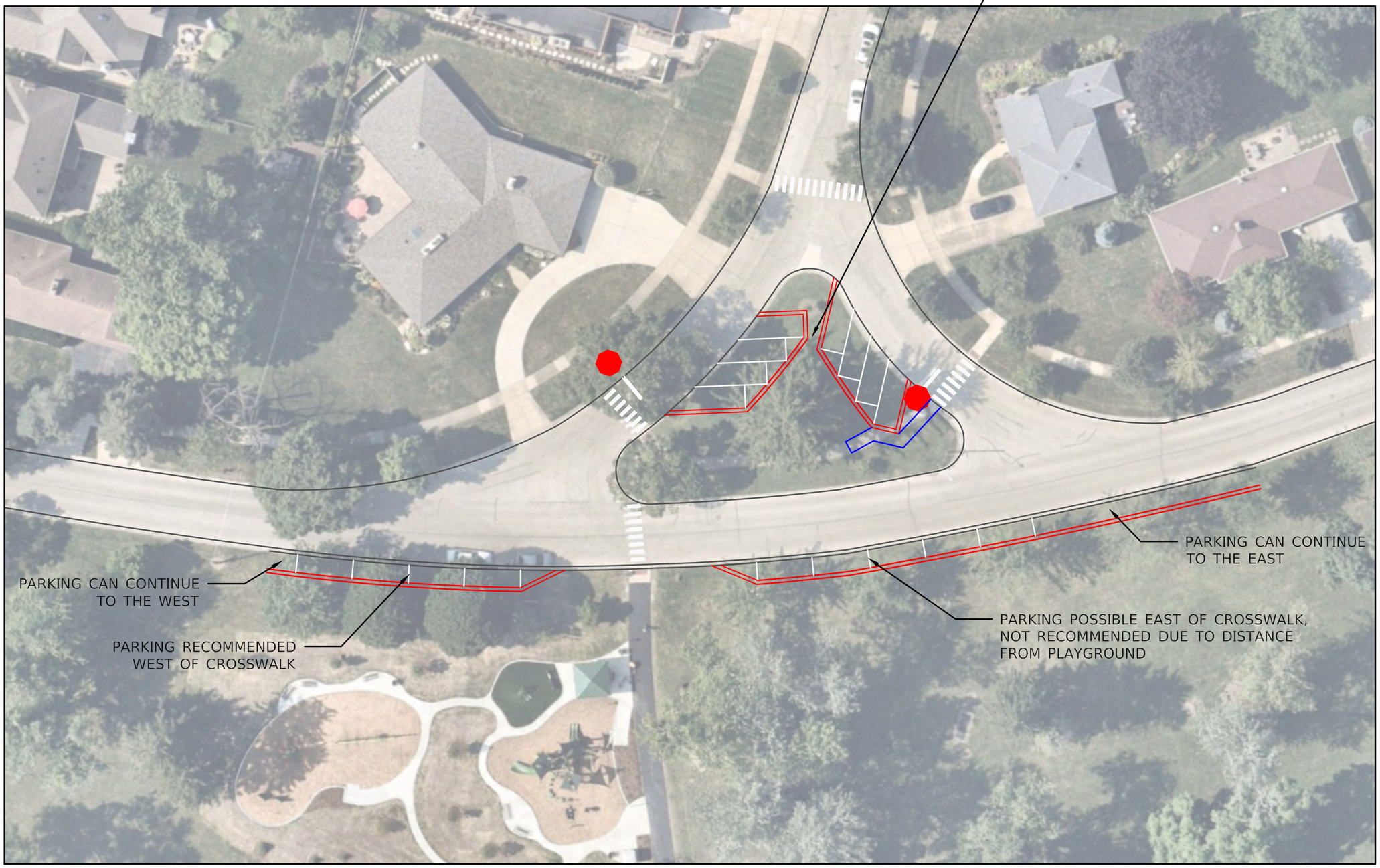
USER NAME = LJF	DESIGNED - LJF	REVISED -	
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 9/17/2024	DATE - 9/17/2024	REVISED -	

VILLAGE OF MOUNT PROSPECT

30 MPH DESIGN SPEED STOPPING SIGHT DISTANCE
WITH ON-STREET PARKING LOCATIONS - COUNCIL TRAIL

SCALE: 1:50 | SHEET 1 OF 1 SHEETS | SEE GWUN AVENUE - I OKA AVENUE

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	1	1
		CONTRACT NO. N/A		
	ILLINOIS			



USER NAME = LJF	DESIGNED - LJF	REVISED -	VILLAGE OF MOUNT PROSPECT
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 9/17/2024	DATE - 9/17/2024	REVISED -	

COUNCIL TRAIL TRAFFIC STUDY
ROADWAY WIDENING PARKING LOCATIONS

SCALE: 1:40 | SHEET 1 OF 1 SHEETS | WA PELLA AVENUE

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	1	1
		CONTRACT NO. N/A		
	ILLINOIS			

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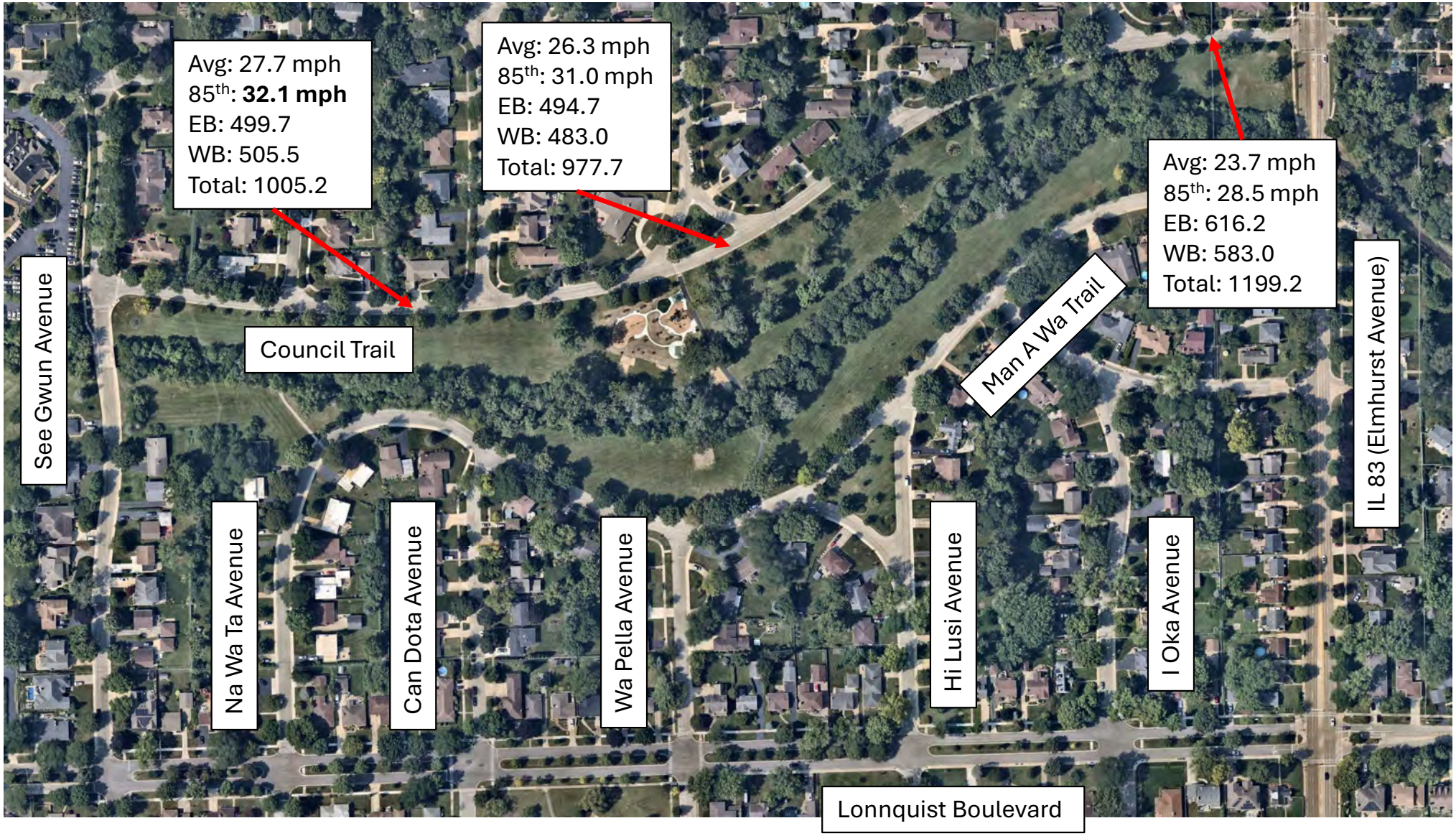
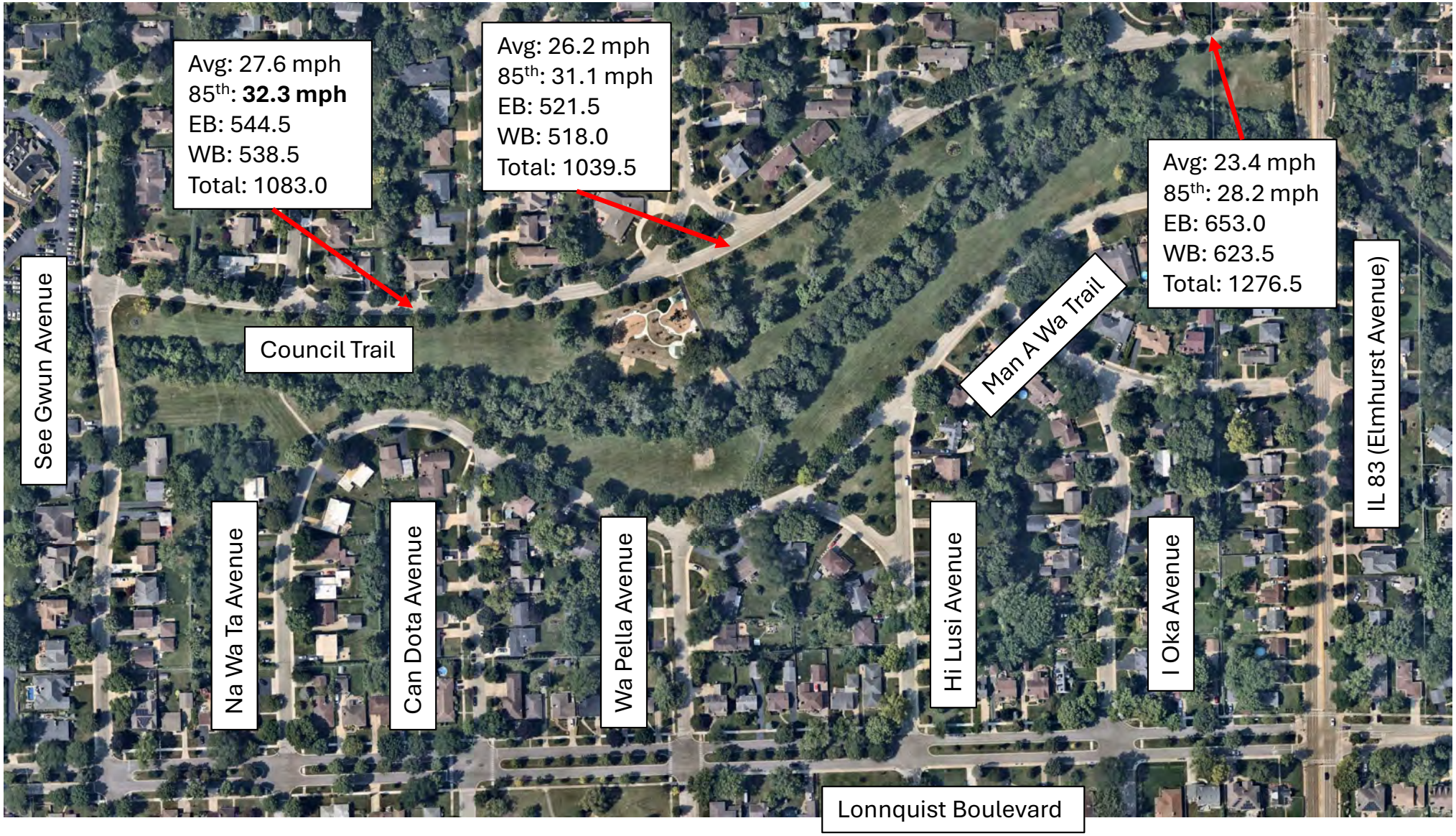
Council Trail – Weller Creek Playground
Traffic Count Summary
24 Hour Counts **Tuesday 9/10 – Sunday 9/15**



Council Trail – Weller Creek Playground
Traffic Count Summary
24 Hour Counts **Tuesday 9/10 – Thursday 9/12**



Parking Study Weller Creek Park

Date	Time	*Cars on W. Council Trail*	Cars on Wa Pella (S-SW Side)	Park Users
7-29-24	9:00 am	0	0	4
7-31-24	11:15 am	2	0	
8-1-24	8:00 am	0	0	
8-1-24	3:15 pm	0	0	
8-2-24	9:10 am	1	0	
8-2-24	1:30 pm	0	0	
8-5-24	8:30 am	0	0	
8-5-24	2:00 pm	0	0	
8-7-24	1:50 pm	2	0	
8-13-24	6:07 pm	1	1	6
8-14-24	2:00 pm	0	3	12
8-16-24	5:17 pm	1	0	12+
8-20-24	9:55 am	2	0	10
8-21-24	11:33 am	0	1	11
8-23-24	10:33 am	0	0	2
10-8-24	5:56 pm	0	0	0

Updated: 10.8.2024

Council Trail Parking Counts

		800 Block		700 Block		600 Block		At Park	Wa Pella		500 Block		400 Block		300 Block		People at	
Date	Time	North	South	North	South	North	South	South	West	East	North	South	North	South	North	South	Park	Na Wa Ta Trail
9/9/2024	3:20 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	N/A
9/9/2024	4:30 PM	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	6	1
9/10/2024	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	N/A
9/10/2024	1:40 PM	0	0	0	0	0	0	0	2	0	0	0	0	0	1	0	4	0
9/10/2024	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	4	0
9/11/2024	1:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9/11/2024	5:05 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	11	0
9/12/2024	12:10 PM	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0
9/13/2024	4:24 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	8	1
9/14/2024	10:12 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0
9/14/2024	5:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
9/14/2024	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0
9/14/2024	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9/15/2024	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
9/16/2024	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A
9/16/2024	11:55 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	4	0

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Agostino Filippone
Terri Gens
William A. Grossi
John Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

DIRECTOR OF PUBLIC WORKS
Sean Dorsey

Phone: 847/870-5640
Fax: 847/253-9377
www.mountprospect.org

Village of Mount Prospect
Public Works

1700 W. Central Road, Mount Prospect, Illinois 60056

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, October 14, 2024.

ROLL CALL

Present upon roll call:	Justin Kuehlthau	Chairman
	Christopher Prosperi	Vice Chairman
	Tina DeAragon	Commissioner
	Jeffrey Nejdl	Commissioner
	Aaron Grandgeorge	Fire Department Representative
	Nicholas Mavraganis	Police Department Representative
	Scott Moe	Public Works Department Representative
	Luke Foresman	Project Engineer – Staff Liaison

Absent:

Others in Attendance:	Matt Dziubinshi	Mount Prospect Park District Representative	
	Joe Tuczak	Resident	411 N. Elmhurst Avenue
	Dana Casey	Resident	504 S. Wa Pella Avenue
	Jill Maher	Resident	514 S. Wa Pella Avenue

APPROVAL OF MINUTES

Vice Chairman Prosperi, seconded by Commissioner DeAragon, moved to approve the minutes of the regular meeting of the Transportation Safety Commission held on September 9, 2024. The minutes were approved by a vote of 7-0.

CITIZENS TO BE HEARD

None.

OLD BUSINESS

None.

NEW BUSINESS

A: Weller Creek Playground Study Discussion

Staff Liaison Foresman presented the following on the traffic study completed relating to the new Weller Creek Playground:

Request: Traffic study to determine any needed improvements to address perceived traffic issues on Council Trail relating to the recent opening of the Weller Creek Playground.

Requested By: Residents near the new Weller Creek Playground.

Park History: Matt Dziubinski, Director of Parks and Planning for the Mount Prospect Park District, was at the meeting to present on the history of the park.

For several years, nearby residents voiced the need for a playground within the surrounding area of Weller Creek Park. The Park District identified this as a need on its FY2024 Annual Capital Improvement Plan which was approved in November of 2023. On February 7th, 2024, Park District Staff held a community open house meeting and received valuable input on the proposed playground development. Park District Staff presented two playground options at the meeting and asked the community to vote on an option, colors, and other site amenities. For those that were unable to attend, a concept plan along with renderings were posted on the Park District's website to view. Feedback was also shared with Park District Staff via email. The majority of the feedback received was from members that live around the park. After review of the nearby parks and input provided, it was obvious that Weller Creek Park would be a great location for a new neighborhood playground.

With the natural setting that this park provides, the Park District designed it to preserve greenspace with a focus on it being nature-themed. The development would include a new playground serving both 2-5 and 5-12 age groups, concrete plaza with shade, renovated basketball court, new site furnishings, and many landscaping improvements.

This playground was designed as a neighborhood playground, not a destination playground, with most patrons expected to travel to the park by walking or biking. There is no parking allowed on Council Trail. Once the playground opened, cars began to park along Council Trail and Wa Pella Avenue as many patrons wanted to experience the new park. Public Works installed additional no parking signs along Council Trail adjacent to the playground that alleviated the illegal parking issues along Council Trail. A reduced number of vehicles continued to park along Wa

Pella Avenue. Residents are concerned about safety issues brought on by the new playground.

During the presentation, the following discussion took place between the Commission, Mr. Dziubinski and the public:

- The Park District is working on a new ordinance to standardize park hours from dawn to dusk. The police can enforce park hours.
- The cost for the playground was $360,000.
- The location of the floodplain/floodway was a determining factor on where the playground could be constructed.

After the park history was discussed, Staff Liaison Foresman gave the rest of the presentation.

Perceived Safety Issues:

Residents have raised the following safety issues relating to the new playground:

- There is no parking immediately adjacent to the playground
- Patrons are required to cross Council Trail to access the playground from the north
- Speed of vehicles on Council Trail
- Number of vehicles on Council Trail
- Parking issues along Wa Pella Avenue relating to the new playground

Traffic Study:

Mount Prospect Public Works, in coordination with the Mount Prospect Police Department and the Mount Prospect Park District, investigated the following items as part of the study to determine the existing traffic conditions and usage of the new playground:

- Traffic counts on Council Trail
- Parking surveys along Council Trail, Wa Pella Avenue and Man A Wa Trail
- Usage counts of the playground
- Crash history investigation along Council Trail

Each of these items will be discussed below.

Traffic Counts:

The Engineering Division installed three traffic counters along Council Trail. Results are shown below and also included in the attached map.

Year	Location	Average Speed	85% Speed	Average Volume
2009	E. of See Gwun	23.5	28	1061
2005	E. Na Wa Ta	26.3	30.9	1051
2024	**W. of Can Dota**	**27.7**	**32.1**	**1005.2**
2009	E. of Can Dota	27.5	32.5	1179
2024	**At Wa Pella**	**26.3**	**31**	**977.7**
2007	W. of Ioka	25.7	30.3	1254.5
2008	W. of IL 83	23.5	28.5	1458
2024	**W. of IL 83**	**23.7**	**28.5**	**1199.2**

Traffic counts show consistent traffic and speeds over time. These counts are consistent with other collector streets in the Village and reflect that Council Trail is one of the primary access routes for the Mount Prospect Golf Club.

Parking Studies: Existing Parking Regulations:

- Council Trail – No parking anytime
- Wa Pella Avenue – No specific parking regulations
- Man A Wa Trail – No specific parking regulations

Village-Wide Parking Regulations (Village Code 18.1303):

- No parking within 20' of a crosswalk
- No parking with 15' of a fire hydrant
- No parking within 30' of a stop bar
- No overnight parking, 2AM – 6AM

With these existing parking regulations, there is limited legal parking options near the Weller Creek Playground.

Public Works and Park District Staff observed parking 32 times from 7/29/24 to 8/23/2024 and from 9/9/2024 to 10/8/2024. A maximum of three (3) cars were parked near the playground at any one time.

Based on the limited observed on-street parking use and the park being designed as a neighborhood park, should the Transportation Safety Commission recommend additional parking, the Engineering Division recommends 6 total parking spaces for the playground would be the appropriate amount to have near the park.

See attached parking survey documentation. Parking regulations are also shown on the Alternative 1, 2 and 3 Exhibits.

Playground Usage Counts: While Village and Park District Staff were conducting the parking studies, they also documented the amount of people using the playground. These results are included in the parking survey documentation. The highest number of park users at any one time was 12. Bikes and strollers were commonly at the park indicating neighborhood residents are walking and biking to the park. The busiest time at the playground was observed to between 5PM and 6PM while school is in session. Mid afternoon was the busiest in the summer.

Crash History: Crash data from IDOT and the Village of Mount Prospect Police Department were reviewed for the most recent 5 years that data is available (2019 – 2023). There were no reported crashes along Council Trail between See Gwun Avenue and IL 83 (Elmhurst Road) during this time period. This would indicate low existing safety issues on the street (prior to the playground being constructed).

Design Considerations:

Once the data collection portion of the traffic study was complete, Public Works evaluated where parking could be allocated and reviewed if any enhancements were needed for pedestrian access to the playground. This included the following:

- Stopping Sight Distance Review
- On-Street Parking Locations Utilizing the Existing Roadway Width
- On-Street Parking Locations with Roadway Widening
- Pedestrian Considerations
- Bike Considerations

Stopping Sight Distance:

Stopping sight distance is the distance traveled during the time it takes for a driver to decide they should stop a vehicle (perception-reaction time) and the time it takes for the vehicle to stop (maneuver time). Based on the speeds recorded in the traffic counts, a 30 MPH speed was chosen which requires a 200 foot stopping sight distance.

This 200' stopping sight distance was applied to the crosswalk across Council Trail at Wa Pella Avenue to determine where, if any, on-street parking on Council Trail could be installed without widening the roadway. See the Stopping Sight Distance Exhibit.

On-Street Parking Locations, Existing Roadway Width:

Possible on-street parking locations without widening the roadway are shown on the Stopping Sight Distance Exhibit. Based on only stopping sight distance, on-street parking without widening the roadway could be allowed on the Council Trail if:

- It is more than 200' west of the crosswalk on the south side
- It is more than 60' east of the crosswalk on the south side
- It is east of the Wa Pella island on the north side
- It is west of the Wa Pella island on the north side

While parking could be allowed in these locations based on stopping sight distance, engineering judgement determined that any on-street parking on Council Trail without widening the roadway on approach to the crosswalk would reduce safety at the crosswalk. Council Trail is 23' wide and currently does not allow parking on either side. The street effectively has two 11.5' through lanes in each direction. Introducing on-street parking without widening the roadway would require vehicles to navigate around the parked vehicles, decrease sight lines and potentially reduce drivers focus on pedestrians in the area. Therefore, Public Works does not recommend on-street parking without widening the roadway on Council Trail unless it is after the crosswalk in the direction of travel. Alternative 3 shows the possible on-street parking location without widening the roadway. Parking should not be striped to reduce impacts on traffic when parked cars are not present.

Any on-street parking introduces new safety concerns that should be considered when evaluating new-on street parking. Drivers and potentially passengers would have to exit their vehicle into the travel lane of the street, creating a new conflict point between park patrons and motorists. Due to the proximity of the crosswalk to the preferred on-street parking location without widening the roadway, staff would not recommend crosswalk improvements as part of this alternative due to increased safety issues relating to weaving vehicles.

On Wa Pella Avenue, parking is currently allowed except where prohibited village-wide (near crosswalks, stop bars or fire hydrants). Wa Pella Avenue also has unique geometry with a triangular island in the middle of the intersection with Council Trail. Parking is currently allowed along the island but can make navigating the intersection difficult and can block crosswalk sight lines.

Public Works recommends prohibiting parking along the island at the intersection of Wa Pella Avenue and Council Trail to increase safety. Additionally, due to the number of stop bars, crosswalks and driveways, Public Works recommends prohibiting parking on Wa Pella Avenue from 20' north of the crosswalk north of the island to Council Trail.

This effectively removes only one legal parking spot, but signage needs to be added to increase parking compliance on the street. With on-street parking prohibited near the island, centerlines can be painted on Wa Pella Avenue to help slow vehicles driving around the curves. These recommendations are included in all proposed alternatives.

<u>On-Street Parking Locations with Roadway Widening:</u>

Four on-street parking locations that could be accommodated by widening the roadway were reviewed to provide parking while mitigating the negative safety impacts that on-street parking within the current roadway width would have:

- South side of Council Trail west of the crosswalk
- South side of Council Trail east of the crosswalk
- East side of the island
- West side of the island

The on-street parking locations through roadway widening within the island were ruled out due safety concerns associated with vehicles backing out of the spaces into oncoming traffic traveling around a curve. Additionally, parking within the island could limit visibility of pedestrians wanting to cross Wa Pella Avenue.

On-street parking through roadway widening would be viable both east and west of the crosswalk. The parking would be set back from the street preserving sight lines for the crosswalk. The preferred location is west of the crosswalk as this is closest to the playground. The proposed roadway widening locations are within Village right-of-way and outside of floodplains.

Even with roadway widening, this on-street parking introduces similar safety considerations to on-street parking within the current street width. While there would be more space since the street would be widened to accommodate the parking, vehicle drivers, and possibly passengers, would need to exit the vehicle into the travel lane on Council Trail. Additionally, roadway widening has the potential to impact existing parkway trees. The proposed back of curb is at least 2' from the existing tree trunks, but well within the tree canopy, meaning tree roots would be affected by the parking being constructed. This has the potential to reduce the health of the trees to the point where they would need to be removed for safety concerns.

If approved for construction, it is recommended work be designed and constructed by the Village through the annual street resurfacing program but funded by the Park District due to the need for parking being directly related to the new playground. The on-street parking design with roadway widening is shown in Alternative 1.

Pedestrian Considerations:

The crosswalk across Council Trail is currently marked and signed, including advanced warning signs. This is appropriate for the amount of traffic on Council Trail and the number of pedestrians using the crossing. Options to further enhance the crosswalk include:

- In-street pedestrian signs and a striped median (Alternative 2)
- Pedestrian refuge island (Alternative 4)

Both crosswalk enhancement options would force drives to pay attention at the crosswalk by having drivers navigate objects in the street. The in-street pedestrian signs would need to be removed in the winter for snow removal operations, though there are fewer park visitors at this time of year. The pedestrian refuge island would require widening Council Trail at a much larger project and cost.

Other crosswalks in the area were also reviewed by Staff. The crosswalks from the island to Wa Pella Avenue are striped and located at stop signs for southbound traffic. No further improvements are recommended for these. The crosswalk across Wa Pella Avenue north of the island is currently unmarked. The recommendation is to install a new marked crosswalk to increase visibility for pedestrians and reduce the likelihood of vehicles parking across the crosswalk. This recommendation is included in all alternatives.

The crosswalk across Man A Wa Trail, south of the playground, is currently striped but does not include signage. Staff recommends installing crosswalk signage and no parking signage at the crosswalk. This recommendation is included in all alternatives.

Bicycle Considerations: Council Trail is a signed on-street bike route. The bridge over Weller Creek at Wa Pella Avenue is well used by bicyclists as well. Council Trail has a roadway width of 23' edge to edge. This is too narrow to install bike lanes and maintain two-way traffic. Adding on-street parking within the existing roadway width would force bikes to swerve around the parked cars, bringing them closer to vehicular traffic potentially creating safety issues.

One bike treatment that would be possible on Council Trail is advisory bike lanes. These are dashed bike lanes that designate a space for bicyclists on the street that vehicles can use to pass each other when bikes are not present.

Advisory bike lanes have the potential to slow down vehicles as well due to visually narrowing the street, but more study, and a robust public outreach campaign would be required before implementation due to advisory bike lanes being new to the Village. They have been successfully installed on low volume streets in Chicago and elsewhere to improve safety for bicycles and to calm traffic.

Advisory bike lanes are shown in Alternative 4.

Alternatives The following summarizes the four alternatives. All alternatives include the following items:

- Add crosswalk signage and no parking signage on Man A Wa Trail
- Install marked crosswalk across Wa Pella Avenue north of the island
- Prohibit parking on Wa Pella Avenue from 20' north of the crosswalk north of the island to Council Trail
- Add centerlines along Wa Pella Avenue adjacent to the island

Alternative 1 – On-Street Parking with Roadway Widening:

- Village of Mount Prospect widens Council Trail to install 6 on-street parking spots along the south side of Council Trail west of the crosswalk
- Mount Prospect Park District pays for the work
- Estimated construction cost $30,000

Alternative 2 – No Additional Parking:

- No additional parking, primary playground parking along Man A Wa Trail
- Park District to install signage at park directing patrons to park along Man A Wa Trail
- In-street pedestrian signs and pavement markings added to Council Trail crosswalk
- No cost – completed in house

Alternative 3 – On-Street Parking without Roadway Widening

- Village installs signs permitting on-street parking on the south side of Council Trail east of the crosswalk
- No cost – completed in house

Alternative 4 – Advisory Bike Lanes/Traffic Calming (Long Lead Time):

- Add advisory bike lanes to Council Trail between See Gwun Avenue and IL 83 (Elmhurst Road)
- Add bike transition ramps at the intersection with IL 83
- Widen Council Trail and add pedestrian refuge island at crosswalk adjacent to playground
- On-street parking from Alternative 1 can be included with advisory bike lanes through widening the roadway
- Estimated construction cost $63,030 (without on-street parking)

Alternatives are to be discussed at the Transportation Safety Commission meeting on 10/14/2024 to guide staff in developing a preferred alternative. Staff is looking for the following input from the Commission:

- Determine the need for additional on-street parking near the playground
- If the Commission determines there is a need for additional on-street parking, provide input on the additional on-street parking location
- Provide input on safety improvements at the Council Trail crosswalk
- Approve or provide input on the recommend parking changes on Wa Pella Avenue, the recommended striping of the crosswalk across Wa Pella Avenue and the recommended signage additions on Man A Wa Trail

Note, ideas from any of the alternatives can be considered as the preferred alternative is developed, the Commission does not have to choose just one alternative to implement.

Discussion: The following points were brought up during the discussion:

- Concerns over impacting trees due to roadway widening
- A want to preserve the neighborhood feel (no parking lot)
- Concerns over crosswalk safety
- Liked having patrons park on Man A Wa Trail, but unsure if patrons would adjust their parking habits
- Liked the changes proposed on Wa Pella Avenue
- Commissioner Nejdl supported the in-street signs forcing drivers to navigate around them
- Representative Moe indicated that any in-street signs would not survive a winter season due to snow plows
- Liaison Foresman clarified that the signs would be installed in the spring and removed for winter

As the discussion wrapped up, Liaison Foresman asked the Commission to make a motion on the items they wished to pursue.

Motion: Vice Chairman Prosperi motioned for the Commission to recommend all of Alternative 2, which includes the following:

- Prohibit parking on Wa Pella Avenue from 20' north of the crosswalk across Wa Pella Avenue north of the island south to Council Trail
- Add striped centerlines to both legs of Wa Pella Avenue at the island
- Stripe the crosswalk across Wa Pella Avenue north of the island
- Add signs to the crosswalk across Man A Wa Trail
- Ask the Park District to install signage at the playground directing patrons to park on Man A Wa Trail
- Add a striped median island at the crosswalk across Council Trail at the playground
- Install in-street "Stop Here For Pedestrians in Crosswalk" signs in the proposed striped median island at the crosswalk across Council Trail

Chairman Kuehlthau seconded the motion. The motion was approved by a vote of 7-0.

Liaison Foresman indicated only the parking changes on Wa Pella Avenue would need to go before the Village Board for approval. Staff is targeting the first Village Board meeting in November for approval.

B. Friendly Neighborhoods Streets Program and Traffic Studies Update

Staff Liaison Foresman provided updates to the Commission on the following studies:

Friendly Neighborhood Streets Program locations where petitions have been submitted:

- 0 – 100 Block of Audrey Lane
- 1300 – 1400 Blocks of Fern Drive
- 100 – 200 Blocks of Hi Lusi Avenue
- 600 – 700 Blocks of S. William Street
- 0 Block of N. Edward Street

Friendly Neighborhood Streets Program locations where a resident reached out, but has not yet submitted a petition:

- Briarwood Drive East and West
- 100 – 200 Blocks of E. Evergreen Avenue
- 0 – 600 Blocks of E. Gregory Street
- 0 – 200 Blocks of N. Louis Street
- Intersection of Magnolia Lane and Lavergne Drive

The Village is also conducting a larger traffic study outside the scope of the Friendly Neighborhood Streets Program in the area bounded by IL 83 (Main Street) to the west, Rand Road to the east, Central Road to the south and Gregory Street to the north. The Village will be looking into cut-through traffic in the neighborhood between Rand Road and IL 83 (Main Street), how the new traffic pattern at the intersection of Rand Road, Central Road and Mount Prospect Road is affecting neighborhood streets and looking into safety issues where neighborhood streets intersect arterial roads.

Fire Department Representative Grandgeorge left during the traffic study update discussion, at approximately 8:15 PM.

Representative Mavraganis indicated he is leading a new effort at the Police Department to compile and track all the traffic complaints they receive and investigate. He asked the Commission how the Police should refer issues they deem above and beyond normal traffic issues on streets. Liaison Foresman indicated there is potential for some of the complaints to qualify for the Friendly Neighborhood Streets Program and if so, Public Works could work with the concerned resident to start that process, or Public Works could take the lead on the project. Additionally, at the direction of the Director of Public Works, Staff could initiate a traffic study and project outside of the scope of the Friendly Neighborhood Streets Program on a case-by-case basis. Liaison Foresman indicated the Commission would be informed of ongoing traffic studies through regular updates at Commission meetings. Representative Mavraganis said the Police are just beginning the process and will look to refine procedures in the future.

COMMISSION ISSUES

Liaison Foresman indicated Staff will be looking into ways to present potential transportation related improvements associated with development projects to the Commission. This was in response to Commissioner Nejdl's request at the previous meeting.

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 indicated no other Commissioners expressed interest since the last meeting. He asked that they let him know if they were interested by this Friday (10/18/2024). If no one is interested, Staff will work with the Mayor on next steps to appoint a Chairperson. Chairman Kuehlthau will continue to serve as Chairman until a new Chairperson is appointed by the Village Board.

ADJOURNMENT

With no further business to discuss, the Transportation Safety Commission voted 6-0 to adjourn at 8:35 p.m. upon the motion of Vice Chairman Prosperi. Commissioner Nejdl seconded the motion.

Respectfully submitted,

Luke Foresman

Luke Foresman, P.E.
Project Engineer

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Item Cover Page

Subject	**A RESOLUTION AUTHORIZING A THIRD AMENDMENT AND EXTENSION TO THE CONTRACT FOR SALE OF WATER BY THE VILLAGE OF MOUNT PROSPECT TO THE CITY OF PROSPECT HEIGHTS. (Extending the contract for a term of 10 years and updating the billing formulae to match the Village's current rate structure.)**
Meeting	November 6, 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

This memorandum transmits a draft copy of the proposed third amendment to the contract for the sale of potable water to the City of Prospect Heights. Attached is the original agreement, the first amendment, and second amendment. A proposed Village Board resolution authorizing the third amendment is also included.

The proposed third amendment extends the term of the existing agreement to August 15, 2034. The amendment also modifies the water rate provisions to incorporate structural changes made to the rate structure for Mount Prospect residents served by the Village-owned potable water distribution system following the 2017 water and sewer rate study. Prospect Heights' new rate will include both a volumetric and a fixed component. The volumetric component will be metered water, and the fixed component will be based on meter size. A 1.5 multiplier will be applied to both components.

Discussion

The original agreement was signed in 1994 and had a 10-year term. The agreement provided Village water to Prospect Heights government buildings near the intersection of Elmhurst Road and Camp McDonald Road. These buildings included City Hall, a fire station, and a police station.

The first amendment was approved in 1997, adding the Walgreens store at the northeast corner of Elmhurst Road and Camp McDonald Road as an authorized customer.

The second amendment was approved in 2011, retroactively extending the agreement for 10 years following the initial term and extending it for an additional 10 years until August 15, 2024.

The Prospect Heights City Council approved this amendment at their October 28, 2024, regular meeting.

Alternatives

1. Pass a resolution approving a third amendment to the agreement for the sale of water to the City of Prospect Heights.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board pass a resolution approving the attached third amendment to the agreement for the sale of water to the City of Prospect Heights.

Attachments

1. Prospect Heights Water Sale Agreement Third Amendment _ Signed by Prospect Heights
2. Resolution approving Third Amendment to PH Water Sale Agreement

RESOLUTION NO. R-24-41

RESOLUTION AUTHORIZING A THIRD AMENDMENT AND EXTENSION OF THE CONTRACT FOR SALE OF WATER BY THE VILLAGE OF MOUNT PROSPECT TO THE CITY OF PROSPECT HEIGHTS

WHEREAS, the City of Prospect Heights entered into a Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights (hereinafter the "City" or "Prospect Heights") for the City's governmental properties and along Camp McDonald Road, ((Hereinafter the "Contract", attached hereto and incorporated herein as Exhibit A"; and

WHEREAS, the Contract was amended on July 7, 1997, to permit the continued sale of water to a City facility; and,

WHEREAS, the Contract was amended on January 10, 2011, to extend the contract until August 15, 2024; and provide necessary amendment for extension; and

WHEREAS, paragraph 20 of the Contract provides an initial term of ten (10) years from the Contract's effective date, subject to the City's option to extend the Contract for an additional ten (10) year period, and such other extensions and terms as the parties may agree upon; and,

WHEREAS, the current Contract, as amended expired on August 15, 2024; and

WHEREAS, the City requests that the Contract, as amended, be extended for an additional ten (10) year period, and the Village of Mount Prospect agrees to such an extension; and

WHEREAS, the City and Village further agree that pursuant to paragraph 14, Price and Terms, of the Contract be amended to reflect an updated rate to be paid by the City for water from the Village; and,

WHEREAS, the City finds it is in the best interests of citizens of the City to extend the term of the Contract, as amended, until August 15, 2034, and to amend the Contract to provide water service to the City's governmental properties and identified non-governmental properties along Camp McDonald Road.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS:

SECTION ONE: That Paragraph 14 of the Contract shall be deleted in its entirety and replaced with the following: "the City shall be charged at a rate of 1.5 times the rate paid to Village of Mount Prospect customers as established and amended from time to time by the Village's water and sewer rate ordinance. The 1.5 multiplier shall be applied to both the fixed and variable components of the Village water rates".

SECTION TWO: That the Mayor and City Clerk are hereby authorized and directed to execute the Third Amendment and Extension of Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights, substantially in the form set forth and incorporated herein as Exhibit D.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage and approval in a manner provided by law.

CITY OF PROSPECT HEIGHTS
CORPORATE SEAL
Incorporated A.D. 1976
ILLINOIS

PASSED and APPROVED this 28th day of October, 2024

Patrick Ludvigsen, Mayor

Attest:

City Clerk

Ayes: Cameron, Anderson, Morgan-Adams, Dolick

Nays: None

Absent: Dash

The City of
Prospect Heights

To: Mayor Ludvigsen and Members of the City Council

From: Joe Wade, City Administrator

Subject: Resolution Authorizing a Third Amendment and Extension of the Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights

Date: October 23, 2024

Background
Mount Prospect and Prospect Heights have maintained a contract for the purchase of water from Mount Prospect for government buildings and other properties in the Camp McDonald/Elmhurst Road area for over thirty years. The most recent amendment to the original agreement, allowing continued water supply, expired August 1, 2024. This resolution authorizes a third amendment to the original agreement provides for a continued water supply for the next ten years.

Analysis
This long-standing contract has provided water supply to the agreement's recognized properties. Prospect Heights has paid the non-resident rate, which had been calculated with a multiplier of 1.25 times the Mount Prospect rate. The proposed amendment increases that rate to 1.5 times the Mount Prospect rate. This is consistent with the Village's water rate structure.

Recommendation
Staff recommends approval of this resolution to enable continued water supply to 2034.

8 N. Elmhurst Road • Prospect Heights, Illinois 60070 • Phone: 847-398-6070 • Fax: 847-392-4244

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING A THIRD AMENDMENT AND EXTENSION OF THE CONTRACT FOR SALE OF WATER BY THE VILLAGE OF MOUNT PROSPECT TO THE CITY OF PROSPECT HEIGHTS

WHEREAS, pursuant to Resolution No. R-94-48, the Village of Mount Prospect (hereinafter the "Village" or "Mount Prospect") entered into a Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights, dated August 15, 1994, through which the Village agreed to sell water to the City of Prospect Heights (hereinafter the "City" or "Prospect Heights") for the City's governmental properties along Camp McDonald Road, (hereinafter the "Contract", attached hereto and incorporated herein as Exhibit A"); and

WHEREAS, the Contract was amended on July 7, 1997, pursuant to Resolution No. 33-97, to permit the continued sale of water to a City facility, whose ownership had changed, according to the terms of that amendment, which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Contract was amended on January 10, 2011, pursuant to Resolution No. 01-11, to amend the text of paragraph 20 of the Contract, and to extend the contract until August 15, 2024, which is attached hereto and incorporated herein as Exhibit C; and

WHEREAS, paragraph 20 of the Contract provides an initial term of ten (10) years from the Contract's effective date, subject to the City's option to extend the Contract for an additional ten (10) year period, and such other extensions and terms as the parties may agree upon; and

WHEREAS, the current Contract, as amended, expired on August 15, 2024; and

WHEREAS, the City requests that the Contract, as amended, be extended for the an additional ten (10) year period, and the Village agrees to such an extension; and

WHEREAS, the City and the Village further agree that pursuant to paragraph 14, Price and Terms, of the Contract be amended to reflect an updated rate to be paid by the City for water from the Village; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect find that it is in the best interests of the residents of the Village to extend the term of the Contract, as amended, until August 15, 2034, and to amend the Contract to provide water service to the four additional properties.

SECTION 1: That Paragraph 14 of the Contract shall be deleted in its entirety and replaced with the following: " The City shall be charged at a rate of 1.5 times the rate paid by Village customers as established and amended from time to time by the Village's water

and sewer rate ordinance. The 1.5 multiplier shall be applied to both the fixed and variable components of the Village water rates. "

SECTION 2: That the Mayor and Village Clerk are hereby authorized and directed to execute the Third Amendment and Extension of Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights, substantially in the form set forth and incorporated herein as Exhibit D.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval in e manner provided by law.

AYES: _____

NAYS: _____

ABSENT: _____

PASSED and APPROVED this ___ day of _____, 2024.

_____
Paul Wm. Hoefert
Village President

ATTEST:

_____
Karen Agoranos
Village Clerk

APPROVED this ___ day of _____, 2024.

519321_1

EXHIBIT A

CONTRACT FOR SALE OF WATER BYTHE VILLAGE OF MOUNT PROSPECT TO THE CITY OF PROSPECT HEIGHTS

EXHIBIT
A

CONTRACT FOR SALE OF WATER BY THE VILLAGE OF MOUNT PROSPECT TO THE CITY OF PROSPECT HEIGHTS

This Contract made and entered into this 15th day of August, 1994 by and between the Village of Mount Prospect (hereinafter called "Mount Prospect"), an Illinois municipal corporation and the City of Prospect Heights (hereinafter called "Prospect Heights"), an Illinois municipal corporation.

WITNESSETH:

WHEREAS, in order to properly safeguard and promote the health, welfare and well-being of its governmental properties Prospect Heights desires to purchase water from Mount Prospect for distribution to its governmental properties along Camp McDonald Road; and

WHEREAS, Mount Prospect is willing to furnish water to Prospect Heights, and expects to have available water for the initial ten (10) year period of this Contract as well as the ten (10) year option period as set forth in Section 20 hereof.

WHEREAS, Mount Prospect and Prospect Heights desire to enter into an agreement for the sale of water.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, Mount Prospect agrees to furnish and sell, and Prospect Heights agrees to receive, and pay for, water upon the terms and conditions, and for the consideration as hereinafter set forth:

1. Quantity of Water. During the term of this Contract, Mount Prospect shall provide and make available to Prospect Heights, for its use at a delivery point as hereinafter specified, water in the volume required by Prospect Heights or which the Prospect Heights water system may be capable of taking at a minimum operating pressure (25 PSI) of the Mount Prospect water system at point of delivery.

In the event that it becomes necessary for Mount Prospect to limit its delivery of water to its customers, Prospect Heights shall be entitled to receive during such a period of scarcity its pro rata share of water available as determined by the proportion which the volume of water used by Prospect Heights during the last preceding twelve (12) month period bears to the volume of water used by the other customers of Mount Prospect for the same period.

In the event that it becomes necessary for Mount Prospect to limit the use of water by its water customers, by imposing lawn and sprinkling restrictions, or otherwise, Prospect Heights shall, upon notification by Mount Prospect, impose the same water use restrictions and limitations on water customers connected to its system served by Mount Prospect water, and shall make every reasonable effort to publicize and shall enforce such limitations and restrictions until notified by Mount Prospect that said limitations and restrictions may be removed. Restrictions may be imposed by water pressure zones at the discretion of Mount Prospect.

2. Quality of Water. Water to be delivered at the point of delivery by Mount Prospect and received by Prospect Heights hereunder shall be of the same quality as that provided to customers within the corporate limits of Mount Prospect from the Mount Prospect system. Water quality after the point of delivery is the responsibility of Prospect Heights. So long as Mount Prospect meets its responsibility pursuant to this paragraph, Plaintiff shall make no claims whatsoever against Mount Prospect for costs or damages caused by any failure to meet EPA or other regulatory agency water quality or composition standards.

3. Point of Delivery. The point of delivery of water from the water supply of Mount Prospect to Prospect Heights shall be at or near the intersection of Camp McDonald Road and Route 83. The connection point shall be on the south side of Camp McDonald west of the intersection of Route 83 to an existing 8" water main owned and maintained by mount Prospect. Any future point of delivery or service connection to the water supply system of Mount Prospect, whether the connection is in Mount Prospect or Prospect Heights, shall be subject to the following conditions, to-with:

a. The connection, the location of any such connection and the method of effecting such connection to the Prospect Heights system shall be subject to the approval of Mount Prospect and the work of effecting any such connection shall not be started until any such approval has been granted in writing, in a timely fashion, by the Corporate Authorities of Mount Prospect.

b. Each connection, if permitted, shall be provided with a water measuring device meeting Mount Prospect's specification and capable of remote reading along with a water metering pit.

c. Each connection shall be provided with a back water check valve to be mounted close to the water measuring device, as approved by Mount Prospect, in such a manner as to prevent the flow of water from Prospect Heights to Mount Prospect. In addition, a valve on each side of the meter shall be provided.

d. Each water metering device and water metering pit shall be situated at the site near the point of delivery or the connection to the water supply of Mount Prospect.

4. Installation Route. The installation route, the size of the piping and the necessity and location of other structures, shall be as described in Exhibit "1" as attached hereto.

5. Cost of Improvements. Prospect Heights shall be responsible for one hundred percent (100%) of any costs associated with the construction and installation of any piping or structure required to fulfill this Contract, including, but not limited to, all engineering and legal fees.

6. Drawings and Permits. The working engineering drawings for the entire system shall be submitted to Mount Prospect for review, modification and approval. Prospect Heights shall be responsible for obtaining such other the

governmental approvals or permits as are necessary, including but not limited to, Illinois EPA.

7. Ownership of Improvements. Any improvements constructed by Prospect Heights for the water system located within the corporate limits of Mount Prospect shall be conveyed along with necessary easements by Prospect Heights to Mount Prospect. The cost and preparation for acquisition of easements shall be the responsibility of Prospect Heights, but Mount Prospect shall provide such support as may be necessary to legally accomplish such acquisition.

8. Notification and Cost of Repair. Prospect Heights shall notify Mount Prospect immediately upon discovery of any break, defect, or other malfunction in such improvements and shall follow-up notification in writing within twenty-four (24) hours. In the event Mount Prospect shall detect such break, defect or other malfunction in such improvements and shall follow-up notification in writing within twenty-four (24) hours. In the event Mount Prospect shall detect such break, defect, or malfunction, it shall notify Prospect Heights immediately upon discovery and shall follow up in writing within twenty-four (24) hours. Prospect Heights shall use its best efforts to repair such breaks, defects or malfunctions within twelve (12) hours after initial notification of such break, defect or malfunction and in any event shall make necessary repairs as promptly as is practical. The cost of any repair, including labor and materials to any improvements required on account of this Contract shall be borne by Prospect Heights, whether occurring in Mount

Prospect or Prospect Heights, or whether performed by Mount Prospect or Prospect Heights.

9. Other Connections. No connection or extension to serve any property other than those for governmental use shall be permitted without the joint consent of Mount Prospect and Prospect Heights.

10. Measuring Equipment. Prospect Heights agrees to furnish, install and replace as may be necessary, at its own expense, at each point of delivery hereunder to Prospect Heights the necessary meter pits, valves and meters. All such equipment shall be of a standard type approved by Mount Prospect and capable of reading rate and quantity; with the capacity of accepting telemetering equipment to permit remote reading, for measuring the quantity of water delivered under this Contract. Meters will be tested and calibrated annually.

Prospect Heights shall be notified, in writing, of such calibration so that it may be done in the presence of a representative of Prospect Heights and so that the parties may jointly observe any adjustments which are made to the meter or meters in case any adjustments shall be necessary. Maintenance and testing shall be performed by a contractor or representative from Mount Prospect and shall be paid for by Prospect Heights.

11. Meter Reading Recordation. For the purpose of this Contract, the original record or readings of the meter or meters shall be in the meter journal or other record book of the Village of Mount Prospect. Upon request by Prospect Heights, Mount Prospect shall furnish Prospect Heights with a copy of such

records or permit Prospect Heights to have access thereof during reasonable business hours.

12. Testing of Lines and Structures, Flushing. Testing of the water mains and associated equipment and structures shall be done by Mount Prospect at least once every two years at the sole expense of Prospect Heights. Additionally, periodic flushing of hydrants may be necessary. All hydrant water use shall go through a meter at a connection point and shall be paid for by Prospect Heights.

13. Unit of Measurement. The unit of measurement for determining compensation for water delivered hereunder shall be in thousands of gallons and all measuring devices shall be so calibrated.

14. Price and Terms. Prospect Heights shall pay Mount Prospect 1.25 times the Mount Prospect residential water rate for each thousand gallons of water delivered through the meter(s) at each point of delivery to Prospect Heights. In addition, Prospect Heights shall pay a capital expenditure surcharge for each thousand gallons of water delivered through the meter(s) at each point of delivery to Prospect Heights equal to 1.25 times an amount calculated in the following formula:

" Capital expenditure surcharge (Surcharge) for each 1,000 gallons equals Special Service Area No. 5 property taxes (SSA No. 5 Taxes) levied for the previous year divided by the total 1,000 gallon units of water billed (1,000 gallons billed) to all Mount Prospect water customers for the previous May 1 through April 30.

$$\text{The Surcharge for May 1, 1994 - April 30, 1995} = \frac{\text{1993 SSA No. 5 Tax Levy}}{\text{1,000 Gallons billed May 1, 1993 - April 30, 1994}}$$ "

The Surcharge shall be calculated May 1 of each year. The Surcharge so calculated shall be in effect from May 1 through April 30 of the next year.

15. Billing. Mount Prospect shall bill Prospect Heights for all water furnished under this agreement bimonthly and payments shall be due and payable by Prospect Heights to Mount Prospect within thirty (30) days from the date of billing.

16. Commencement Liability for Payments. Liability for making payments as above set forth shall commence on the date of the first tender of delivery and acceptance of water by Prospect Heights after completion of the installation and testing of the aforesaid water main.

17. Continuity of Service - Conditions. From the time that water is tendered for delivery to Prospect Heights at the designated point of delivery, Mount Prospect shall, subject to the terms and conditions of this Contract, continually hold itself ready, willing and able to supply water to Prospect Heights to the extent required by this Contract.

18. No Strict Liability. Mount Prospect shall not be liable for damages for breach of contract or otherwise for failure, suspension, diminution or other variation of service occasioned by any cause beyond the control and without the fault or negligence of Mount Prospect or its operating personnel. such causes include, but are not restricted to, acts of God or of the public enemy, acts of the State or Federal government in either its sovereign or contractual capacity; fires, flood, freezing, epidemics, quarantine restrictions, strikes, or failure or breakdown of transmission or other facilities.

19. No Resale. Prospect Heights agrees not to resell or otherwise provide any water provided pursuant to the Contract to any other user, without prior written approval of Mount Prospect. If requested by Mount Prospect, the City of Prospect Heights will, at its own time and expense, apply to the appropriate State agency for permission to convey to Mount Prospect a portion of Prospect Height's Lake Michigan water allocation that is equal to the use, pursuant to this Contract.

20. Term of Contract. This Contract shall continue in full force and effect for a period of ten (10) years from the date hereof. Prospect Heights shall have the option to extend this Contract for an additional ten (10) year period. The Contract may be renewed for any additional term permitted by law upon such terms and conditions and rate adjustments, if any, which may be then agreed by and between Prospect Heights and Mount Prospect.

21. Modification. This Contract may be amended only in writing and with the consent of the governing bodies of both Mount Prospect and Prospect Heights.

22. Hold Harmless. Prospect Heights and Mount Prospect mutually agree to hold and save each other harmless from any and all claims, damages, suits, causes of action and the like based on the fault or negligence of the other which may arise by virtue of this Agreement.

23. Notices. All notices of communications as provided for herein shall be in writing and shall be either delivered to Mount Prospect or Prospect Heights, or to the office of the clerk of the respective municipality; or, if mailed, shall be sent

by registered mail, postage prepaid, to the office of the respective clerk of each respective municipality.

24. Severability. In the event that any part, term or provision or paragraph of this Contract shall be found to be illegal or in conflict with any law by any court of proper jurisdiction, the validity of the remaining portions of provisions of this Contract shall not be affected thereby.

IN WITNESS WHEREOF, the parties hereto acting under the authority granted by their respective governing bodies have caused this Contract to be duly executed in several counterparts, each of which shall constitute an original, all as of the date and year first above written.

Village of Mount Prospect
An Illinois Municipal Corporation

By: _____
Village President

ATTEST:

_____
Village Clerk

City of Prospect Heights
An Illinois Municipal Corporation

By: _____

ATTEST:

_____
City Clerk

EXHIBIT B

AMDENDMENT TO AGREEMENT BETWEEN THE VILLAGE OF MOUNT PROSPECT AND THE CITY OF PROSPECT HEIGHTS

EXHIBIT "B"

AMENDMENT TO AGREEMENT
BETWEEN THE VILLAGE OF MOUNT PROSPECT
AND THE CITY OF PROSPECT HEIGHTS

"It has been determined by the corporate authorities of the Village of Mount Prospect and the City of Prospect Heights that the best interests of both communities would be served by amending the "Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights", dated August 15,1994.

The "Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights", dated August 15,1994 is hereby amended as follows:

1. Section 9 is hereby amended in its entirety; so that hereafter Section 9 shall be and read as follows:

   " Section 9. Other Connections. Mount Prospect and Prospect Heights permit to one commercial service connection at the northeast corner of Camp McDonald Road and IL 83 for a 15,120 sq. ft. commercial building. Plans for connection and internal plumbing plans will be submitted for review and approval to Mount Prospect.

   a. The connection shall be equipped with a water measuring device meeting Mount Prospect's specifications.

   b. The connection shall be equipped with a water check valve to be mounted close to the water measuring device as approved by Mount Prospect, in a such a manner as to prevent the flow of water from the commercial building back into the water system. In addition, a valve on each side of the meter shall be provided.

   c. Prospect Heights will be responsible for annual testing of the back water check valve by a certified cross-connection control device inspector. A copy of the inspection report shall be submitted to Mount Prospect annually.

   d. No other connection or extension to service other properties shall be permitted without the joint consent of Mount Prospect and Prospect Heights.

2. Section 10 is hereby amended by replacing the first paragraph in its entirety; so that hereafter the first paragraph of Section 10 shall be and read as follows:

   " Section 10. Measuring Equipment. Prospect Heights agrees to furnish, install and replace, as may be necessary, at its own expense, at each point of delivery and/or service connection hereunder to Prospect Heights the necessary meter pits, valves and meters. All such equipment shall be of a standard type approved by Mount Prospect and capable of reading rate and quantity; with the capacity of accepting telemetering equipment to permit remote reading, for measuring the quantity of water delivered and/or consumed under this Contract. Meters will be tested and calibrated annually. "

3. Section 14 is hereby amended by adding thereto the following; so that hereafter Section 14 shall include the following:

   " For water used by the commercial service connection as described in Section 9 of this Agreement, the minimum amount charged by the City of Prospect Heights shall be the rate established by the Village of Mount Prospect for non-resident users plus the capital expenditure surcharge as outlined in this Section. "

4. Section 19 is hereby amended in its entirety; so that hereafter Section 19 shall be and read as follows:

" Section 19. No Resale. Other than the service connection described in Section 9, Prospect Heights agrees not to resell or otherwise provide any water provided pursuant to this Contract to any other user, without prior written approval of Mount Prospect., If requested by Mount Prospect, the City of Prospect Heights will, at its own time and expense, apply to the appropriate State agency for permission to convey to Mount Prospect a portion of Prospect Height's Lake Michigan water allocation that is equal to the use, pursuant to this Contract. "

The Village of Mount Prospect and the City of Prospect Heights, acting under the authority granted by their respective governing bodies, have caused this Amendment to be added to the Agreement attached hereto as Exhibit "A" and is duly executed in the same manner as the original Agreement this 7th day of July, 1997.

VILLAGE OF MOUNT PROSPECT
An Illinois Municipal Corporation

By: Timothy J. Corcoran
Timothy J. Corcoran
President Pro Tem.

ATTEST:

Carol A. Fields
Village Clerk

CITY OF PROSPECT HEIGHTS
An Illinois Municipal Corporation

By: Edward P. Rotchford
Edward P. Rotchford

ATTEST:

Karen A. Pederson
City Clerk

EXHIBIT C

SECOND AMDENDMENT AND EXTENSION OF CONTRACT FOR SALE OF WATER BY THE VILLAGE OF MOUNT PROSPECT TO THE CITY OF PROSPECT HEIGHTS

EXHIBIT C

SECOND AMENDMENT AND EXTENSION OF CONTRACT FOR SALE OF WATER BY THE VILLAGE OF MOUNT PROSPECT TO THE CITY OF PROSPECT HEIGHTS

This Second Amendment and Extension of Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights (the "Agreement") is made and entered into this 10th day of JANUARY, 2011, by and between the Village of Mount Prospect, an Illinois home rule municipal corporation, and the City of Prospect Heights, an Illinois municipal corporation.

WHEREAS, on August 15, 1994, the Village of Mount Prospect and the City of Prospect Heights entered into a Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights (the "Contract"), regarding the sale of water for the City's governmental properties along Camp McDonald Road, and on July 7, 1997, the Contract was amended regarding the sale of water to a certain non-governmental property; and

WHEREAS, paragraph 20 of the Contract provides an initial term of ten (10) years from the effective date, subject to the City of Prospect Heights' option to extend the Contract for an additional ten (10) year period, and such other extension periods and terms as the parties may agree upon; and

WHEREAS, the authorized term under paragraph 20 of the Contract, as amended, expired on August 15, 2004, though the parties continue to perform under its terms; and

WHEREAS, the City of Prospect Heights has requested an extension of the Contract, as amended, for that additional ten (10) year period, as well as an additional ten (10) year period, and the Village of Mount Prospect agrees to such extension; and

WHEREAS, the Village of Mount Prospect and the City of Prospect Heights further agree that paragraph 20 of the Contract be amended to permit subsequent ten (10) year extension periods upon their mutual approval and agreed upon terms and conditions, and to permit termination of the Contract in the event that the City establishes a municipal water system.

NOW THERFORE, in consideration of the mutual covenants contained herein, and for valuable consideration received, the receipt and sufficiency of which is hereby acknowledged, the Village of Mount Prospect and the City of Prospect Heights agree as follows:

SECTION 1: That the recitals set forth above are incorporated herein as findings of the Parties as if set fully forth.

SECTION 2: That the Village of Mount Prospect and City of Prospect Heights hereby agree to an extension of the Contract, as amended, from August 16, 2004, to August 15, 2024, the terms of said Contract being continued as set forth therein.

SECTION 3: That Paragraph 20 of the Contract be amended to be and read as follows in its entirety:

20. Term of Contract; Termination.

a. This Contract shall continue in full force and effect for a period of ten (10) years from the date hereof. Prospect Heights shall have the option to extend this Contract for an additional ten (10) year period. The Contract may be renewed thereafter for successive ten (10) year periods pursuant to the mutual written agreement of Prospect Heights and Mount Prospect, upon such terms and conditions and rate adjustments, if any, to which they may agree.

b. In the event that Prospect Heights establishes a municipal water system, Prospect Heights may terminate this Agreement upon 180 days prior written notice to Mount Prospect. Upon termination, Mount Prospect shall discontinue providing water to Prospect Heights, and any and all improvements, related to Mount Prospect's sale of water under this Agreement and located within the corporate limits of the Village of Mount Prospect, shall be the property of Mount Prospect.

IN WITNESS WHEREOF, the Village of Mount Prospect and the City of Prospect Heights, acting under the authority granted by their respective governing bodies, have caused this Agreement to be duly executed in several counterparts, each of which shall constitute an original, all as of the date and year first written above.

Village of Mount Prospect
An Illinois home rule municipal corporation

By: _____
Mayor

Attest:

_____
M. Lisa Angell, Village Clerk

City of Prospect Heights
An Illinois municipal corporation

By: _____
Mayor

Attest:

_____ DEPUTY
ROBERT SIGEL, City Clerk

261111_2

EXHIBIT D

THIRD AMENDMENT AND EXTENSION OF CONTRACT FOR THE SALE OF WATER BY THE VILLAGE OF MOUNT PROSPECT TO THE CITY OF PROSPECT HEIGHTS

EXHIBIT D

THIRD AMENDMENT AND EXTENSION OF CONTRACT FOR SALE OF WATER BY THE VILLAGE OF MOUNT PROSPECT TO THE CITY OF PROSPECT HEIGHTS

This Third Amendment and Extension of Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights (the "Agreement") is made and entered into this 28th day of October, 2024, by and between the Village of Mount Prospect, an Illinois home rule municipal corporation, and the City of Prospect Heights, an Illinois municipal corporation.

WHEREAS, on August 15, 1994, the Village of Mount Prospect and the City of Prospect Heights entered into a Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights (the "Contract"), regarding the sale of water for the City's governmental properties along Camp McDonald Road, and on July 7, 1997, the Contract was amended regarding the sale of water to a certain non-governmental property, and on January 10, 2011, the Contract was amended regarding its terms; and

WHEREAS, paragraph 20 of the Contract provides that the Contract may be renewed for successive ten (10) year periods pursuant to the mutual written agreement of Prospect Heights and Mount Prospect; and

WHEREAS, the authorized term under paragraph 20 of the Contract, as amended, expired on August 15, 2024; and

WHEREAS, the Village of Mount Prospect has requested an extension of the Contract, as amended, for that additional ten (10) year period, and the City of Prospect Heights agrees to such extension; and

WHEREAS, the City of Prospect Heights and the Village of Mount Prospect further agree that pursuant to paragraph 14, Price and Terms, of the Contract be amended to reflect an updated rate to be paid by the City of Prospect Heights for water from the Village of Mount Prospect.

NOW THERFORE, in consideration of the mutual covenants contained herein, and for valuable consideration received, the receipt and sufficiency of which is hereby acknowledged, the Village of Mount Prospect and the City of Prospect Heights agree as follows:

SECTION 1: That the recitals set forth above are incorporated herein as findings of the Parties as if set fully forth.

SECTION 2: That the Village of Mount Prospect and City of Prospect Heights hereby agree to an extension of the Contract, as amended, from August 15, 2024, to August 15, 2034, the terms of said Contract being continued as set forth therein.

SECTION 3: That Paragraph 14 of the Contract shall be deleted in its entirety and replaced with the following:

" The City shall be charged at a rate of 1.5 times the rate paid by Village customers as established and amended from time to time by the Village's water and sewer rate ordinance. The 1.5 multiplier shall be applied to both the fixed and variable components of the Village water rates. "

IN WITNESS WHEREOF, the Village of Mount Prospect and the City of Prospect Heights, acting under the authority granted by their respective governing bodies, have caused this Agreement to be duly executed in several counterparts, each of which shall constitute an original, all as of the date and year first written above.

Village of Mount Prospect
An Illinois home rule municipal corporation

By:_____
Paul Wm. Hoefert, Village President

Attest:

_____
Karen Agoranos, Village Clerk

City of Prospect Heights
An Illinois municipal corporation

By:_____
Mayor

Attest:

_____
City Clerk

519321_1

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING A THIRD AMENDMENT AND EXTENSION OF THE CONTRACT FOR SALE OF WATER BY THE VILLAGE OF MOUNT PROSPECT TO THE CITY OF PROSPECT HEIGHTS

WHEREAS, pursuant to Resolution No. R-94-48, the Village of Mount Prospect (hereinafter the "Village" or "Mount Prospect") entered into a Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights, dated August 15, 1994, through which the Village agreed to sell water to the City of Prospect Heights (hereinafter the "City" or "Prospect Heights") for the City's governmental properties along Camp McDonald Road, (hereinafter the "Contract", attached hereto and incorporated herein as Exhibit A"); and

WHEREAS, the Contract was amended on July 7, 1997, pursuant to Resolution No. 33-97, to permit the continued sale of water to a City facility, whose ownership had changed, according to the terms of that amendment, which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Contract was amended on January 10, 2011, pursuant to Resolution No. 01-11, to amend the text of paragraph 20 of the Contract, and to extend the contract until August 15, 2024, which is attached hereto and incorporated herein as Exhibit C; and

WHEREAS, paragraph 20 of the Contract provides an initial term of ten (10) years from the Contract's effective date, subject to the City's option to extend the Contract for an additional ten (10) year period, and such other extensions and terms as the parties may agree upon; and

WHEREAS, the current Contract, as amended, expired on August 15, 2024; and

WHEREAS, the City requests that the Contract, as amended, be extended for the an additional ten (10) year period, and the Village agrees to such an extension; and

WHEREAS, the City and the Village further agree that pursuant to paragraph 14, Price and Terms, of the Contract be amended to reflect an updated rate to be paid by the City for water from the Village; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect find that it is in the best interests of the residents of the Village to extend the term of the Contract, as amended, until August 15, 2034, and to amend the Contract to provide water service to the four additional properties.

SECTION 1: That Paragraph 14 of the Contract shall be deleted in its entirety and replaced with the following: " The City shall be charged at a rate of 1.5 times the rate paid by Village customers as established and amended from time to time by the Village's water

and sewer rate ordinance. The 1.5 multiplier shall be applied to both the fixed and variable components of the Village water rates. ”

SECTION 2: That the Mayor and Village Clerk are hereby authorized and directed to execute the Third Amendment and Extension of Contract for Sale of Water by the Village of Mount Prospect to the City of Prospect Heights, substantially in the form set forth and incorporated herein as Exhibit D.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval in e manner provided by law.

AYES: _____

NAYS: _____

ABSENT: _____

PASSED and APPROVED this ___ day of _____, 2024.

_____
Paul Wm. Hoefert
Village President

ATTEST:

_____
Karen Agoranos
Village Clerk

APPROVED this ___ day of _____, 2024.

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Electronic Tearsheets

VILLAGE OF MT. PROSPECT

Pub Date: 2024-10-25
Order Id: 263959
Ad Name: VILLAGE OF MT. PROSPECT
Classified Display (10/9/2024)
Sales Rep: Atex

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tal revamp of the ethics infrastructure to re-establish a modicum of public respect.

Methods to consider might include a constitutional amendment to establish an independent oversight/watchdog authority empowered to publicize constitutional and ethical lapses in executive, legislative, and/or judicial branches of state government.

How well do you think criminal justice reforms made in recent years are working? What, if any, changes need to be made?

Without any statistical details, my general sense is that violent crime has continued to increase over the last several years, and I think that evidence of violence or the threat of violence should disqualify an indicted suspect from being released. I think

in the nation that mandates regular behind-the-wheel tests for senior drivers. Do you support any changes?

I'm not aware of any particular problems with the current system, although I think provisions should be available for basing increased testing on an assessment of general physical and mental health rather than strictly on calendar age.

women and children are being accepted, with a

Hall, 600 Landmeier in Elk Grove Village.

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NOTICE OF PROPOSED PROPERTY TAX LEVY FOR THE VILLAGE OF MOUNT PROSPECT

I. A public hearing to approve a proposed property tax levy for the Village of Mount Prospect for the fiscal year beginning January 1, 2024, and ending December 31, 2024, will be held on November 6, 2024, at 7:00 p.m. in the Mount Prospect Village Board Room, 50 South Emerson Street, Mount Prospect, Illinois. Any person desiring to appear at the public hearing and present testimony to the taxing district may contact Amit R. Thakkar, Finance Director, 50 South Emerson Street, Mount Prospect, Illinois (847) 392-6000.

II. The corporate and special purpose property taxes extended for the fiscal year beginning January 1, 2023, and ended December 31, 2023, were $29,279,440.

The proposed corporate and special purpose property taxes to be levied for the fiscal year beginning January 1, 2024, and ending December 31, 2024, are $29,300,846. This represents a 0.07 percent increase over the previous year.

III. The property taxes extended for debt service for the fiscal year beginning January 1, 2023, and ended December 31, 2023, were $1,259,624.

The estimated property taxes to be levied for debt service for the fiscal year beginning January 1, 2024, and ending December 31, 2024, are $225,794. This represents an 82.07 percent decrease from the previous year.

IV. The total property taxes extended for the fiscal year beginning January 1, 2023, and ended December 31, 2023, were $30,539,064.

The estimated total property taxes to be levied for the fiscal year beginning January 1, 2024, and ending December 31, 2024, are $29,526,640. This represents a 3.32 percent decrease over the previous year.

Dated this 25th day of October 2024.

/s/ Karen Agoranos
Village Clerk

Business *Insight*

What is happening wi

The landscape of our healthcare system has been changing more and more. Only this year brought massive withdrawal of private companies, like Humana, from Medicare Advantage. There are many more. I have been writing for a long time about the fact that Medicare Advantage is not Medicare. It is a substitute created by private insurance companies, who set up plans to offer insurance to seniors in lieu of Medicare and receive the government money to do so. They all imagined that they can actually make a lot of money off the programs, mostly by attracting seniors to drop their regular Medicare plans and enroll in their programs. To encourage that, they promised a lot of 'free' services. Nothing is free these days and seniors soon discovered that. Now, instead of offering those 'free' services, many private companies simply pull out from offering anything.

Another trend that affected healthcare, and very much dermatology, was a massive buy-out of independent medical practices. As the quotation below says:

"...Private-equity acquisitions of physician groups increased by more than 600% from 2012 to 2021, according to analysis from Health Affairs. Often, when private equity or insurance companies purchase practices, the focus shifts to profits over patient care, Dr. Pollack said.

"The focus for these entities is revenue, and if a practice can't be turned around to make more money, they might get cut loose." he said. "Physicians can end up losing their patients and find themselves in worse situations than before..."

Doctors are very unhappy in the environment of private investors directing healthcare decisions. It does not happen simply by telling them what to do. No, private equity executives know better. They simply create situations of lack of personnel, lack of proper medical supplies, schedules difficult to cover, multiple locations to attend, and more. All of this has only one goal: profit for investors. If there is not enough profit, one PE sells the 'mega practice' to another PE and the circus starts all over.

Hundreds of independent practices went out of business. Hundreds of

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PUBLIC HEARING NOTICE

A public hearing on the proposed 2025 Budget for the Village of Mount Prospect will be held on Wednesday, November 6, 2024, at 7:00 p.m. The meeting will be held in the Village Board Room at Village Hall, 50 South Emerson Street, Mount Prospect, Illinois. The proposed budget may be examined on weekdays in the Office of the Village Clerk at Village Hall, 50 South Emerson Street between the hours of 8:30 a.m. and 5:00 p.m. All interested persons will be given an opportunity to present oral or written comments.

The proposed spending plan is for the fiscal year beginning January 1, 2025, and ending December 31, 2025. Following is a summary of the proposed budget by fund type:

General Fund	$ 83,654,388
Debt Service Fund	4,524,180
Capital Project Funds	10,586,894
Special Revenue Funds	19,981,390
Enterprise Funds	27,316,171
Internal Service Funds	19,374,081
Total Village	$ 165,437,104

MICHAEL J. CASSADY
Village Manager
Published in the *Daily Herald* on October 3, 2024. (261813)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/03/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY Paula Baltzer
Designee of the Publisher of the Daily Herald

Control # 262813

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to place a legal advertisement, email legals@dailyherald.com or call 847-427-4671 hours: M - F 8:30 a.m. - 4:30 p.m.

Probate

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
Estate of
Mary L. Sanders
Case No.: 2024 PR 000388
Notice is given of the death of Mary L. Sanders whose address was 704 W 65th St., #6, Westmont, IL
Letters of Office were issued on 9/12/24 to Sharon Sanders Page 704 W 65th St., #6, Westmont, IL as Independent Adminstrator whose attorney is Sharon L. Sweeney
The estate will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person terminates Independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before March 26, 2025, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
Sharon L. Sweeney
DuPage Atty. No.: 27287
Atty. For: Estate
1440 Maple Ave #1A
Lisle, IL 60532
630-964-3366
lawoffice@sharonlsweeney.com
Published in Daily Herald Sep. 26, Oct. 3, 10, 2024 (261820)

LEGAL NOTICE
IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
LAKE COUNTY, ILLINOIS
Estate of Alicia Carranza
Deceased
Gen No. 2024 PR 00000505
Notice is given of the death of Alicia Carranza, of Zion, Illinois. Letters of Office were issued on September 10, 2024 to Lilia A. Cruz, 2436 N. Butrick St., Waukegan, IL 60087, whose attorney is Stella Day, 350 North Milwaukee Avenue, Suite 202, Libertyville, IL 60048.
Claims against the estate may be filed in the office of the Clerk of the Circuit Court or with representative, or both, on or before March 19, 2025, which date is not less than 6 months from the date of the first publication of this notice and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit https://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Lilia Cruz
(Representative)
Stella Day
(Attorney)

Probate

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS ESTATE OF David J. Knight, DECEASED. 24 PR 582 Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Stacey E. Knight, 1061 Anderson Terrace, Des Plaines, Illinois 60016, as Independent Administrator, whose attorney of record is John M. Driscoll, John M. Driscoll, PC, 1834 Walden Office Square, Suite 500, Schaumburg, Illinois 60173. The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act (Ill. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk. Claims against the estate may be filed with the clerk or with the representative, or both, on or before April 3, 2025, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed. E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp. John M. Driscoll, John M. Driscoll, PC (28243) 1834 Walden Office Square, Suite 500, Schaumburg, Illinois 60173 (847) 303-9780 13252996 (262609)

IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT KANE COUNTY, 540 SOUTH RANDALL ROAD, ST. CHARLES, ILLINOIS ESTATE OF Maryann Quirk, DECEASED. 24 PR 153 Notice is given to creditors of the death of the above named decedent. Letters of office were issued to William Quirk, III, 521 Litchfield Way, Oswego, Illinois 60543, as Independent Administrator, whose attorney of record is Terrence E. Davey, Malman Law, 205 West Randolph Street, Suite 1700, Chicago, Illinois 60606. The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act (Ill. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk. Claims against the estate may be filed with the clerk or with the representative, or both, on or before March 19, 2025, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed. E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp. Terrence E. Davey Malman Law 205 West Randolph Street, Suite 1700 Chicago, Illinois 60606 (312)629-8999 13252078 (260774)

IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT KANE COUNTY, 540 SOUTH RANDALL ROAD, ST. CHARLES, ILLINOIS ESTATE OF Jerry W. Vance, DECEASED. 24 PR 385 Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Terry A. Vance, 114 Bedford Drive, Huntley, Illinois 60142, as Independent Executor, whose attorney of record is Aaron J. Lytle, Ariano, Hardy, Ritt, Nyuli, Richmond, Lytle & Goettel, PC, 2000 McDonald Road, Suite 200, South Elgin, Illinois 60177. The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act (Ill. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk. Claims against the estate may be filed with the clerk or with the representative, or both, on or before March 26, 2025, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed. E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp. Aaron J. Lytle Ariano, Hardy, Ritt, Nyuli, Richmond, Lytle & Goettel, PC (6269217) 2000 McDonald Road, Suite 200 South Elgin, Illinois 60177 (847)695-2400 13252478 (261662)

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT LAKE COUNTY, 18 COUNTY STREET, WAUKEGAN, ILLINOIS ESTATE OF Christopher Charles Casper, DECEASED. 24 PR 551 Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Melanie Roberts, 4013 North Woodstock Street, Arlington, Virginia 22207, as Independent Executor, whose attorney of record is Brian Bentrup, MacDonald, Lee & Senechalle, Ltd, 701 Lee Street, Suite 680, Des Plaines, Illinois 60016. The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act (Ill. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk. Claims against the estate may be filed with the clerk or with

Public Hearings & Notices

NOTICE OF SALE OF REAL ESTATE
TOWNSHIP HIGH SCHOOL DISTRICT NO. 214
Notice is hereby given that at 10:00 a.m., November 6, 2024, the Board of Education of Township High School District No. 214, Cook County, Illinois ("Seller") will sell by sealed bid at the Seller's Administrative Office, 2121 S. Goebbert Rd., Arlington Heights, Illinois 60005, the real estate described as follows and hereinafter sometimes referred to as the "Real Estate."
The Real Estate consists of a +/-282,392 square foot or 6.48-acre land site improved with
a +/-23,961 square foot office/light warehouse building located at 2123 S. Arlington Heights Road in Arlington Heights, Illinois with the permanent Index numbers 08-16-202-005/-011/-022/-023.
At the sale, the Real Estate in its entirety will be sold by sealed bid at a minimum price of Five Million Three Hundred and Fifty Thousand and No/100 Dollars ($5,350,000.00).
Terms and conditions of the sale are on file with, and available at, the Business Office of the School District, during regular office hours. Arrangements to obtain the terms and conditions of the sale and to view the Real Estate may be made through the Seller's Business Office by contacting the Assistant Superintendent for Business Services at (847) 718-7610.
Dated this 19th day of September, 2024.
BOARD OF EDUCATION OF
TOWNSHIP HIGH SCHOOL DISTRICT NO. 214,
COOK COUNTY, ILLINOIS
By: Linda Keyes
Published in Daily Herald Sep, 26, Oct, 3, 10, 2024 (261755)

NOTICE OF PUBLIC HEARING CONCERNING THE INTENT OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS TO SELL NOT TO EXCEED $15,000,000 GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE)
PUBLIC NOTICE IS HEREBY GIVEN that the Village of Villa Park, DuPage County, Illinois (the "*Village*"), will hold a public hearing on the 14th day of October, 2024, at 7:00 o'clock P.M. The hearing will be held at Village Hall, 20 South Ardmore, Villa Park, Illinois. The purpose of the hearing will be to receive public comments on the proposal to sell alternate bonds of the Village in an amount not to exceed $15,000,000 for the purpose of financing eligible redevelopment project costs within the Village's St. Charles Road Commercial Corridor Tax Increment Financing District, established pursuant to the Tax Increment Allocation Redevelopment Act, as amended.
By order of the President of the
Village of Villa Park, DuPage County, Illinois.
DATED the 23rd day of September, 2024.
Hasanna Korynecky
Village Clerk
Village of Villa Park
DuPage County, Illinois
Published in Daily Herald October 3, 2024 (262810)

PUBLIC HEARING NOTICE
A public hearing on the proposed 2025 Budget for the Village of Mount Prospect will be held on Wednesday, November 6, 2024, at 7:00 p.m. The meeting will be held in the Village Board Room at Village Hall, 50 South Emerson Street, Mount Prospect, Illinois. The proposed budget may be examined on weekdays in the Office of the Village Clerk at Village Hall, 50 South Emerson Street between the hours of 8:30 a.m. and 5:00 p.m. All interested persons will be given an opportunity to present oral or written comments.
The proposed spending plan is for the fiscal year beginning January 1, 2025, and ending December 31, 2025. Following is a summary of the proposed budget by fund type:

General Fund	$ 83,654,388
Debt Service Fund	4,524,180
Capital Project Funds	10,586,894
Special Revenue Funds	19,981,390
Enterprise Funds	27,316,171
Internal Service Funds	19,374,081
Total Village	$ 165,437,104

MICHAEL J. CASSADY
Village Manager
Published in the *Daily Herald* on October 3, 2024. (261813)

Public Notice
[illegible] that on the 16th day of September 2024, the Board of Police Commissioners of the Village of East Dundee, Illinois, voted to adopt New Rules and Regulations. Printed copies of the New Rules and Regulations may be obtained from the Office of The Village Clerk, 120 Barrington Avenue, East Dundee, Illinois. The Rules shall be operable 10 days from the date of publication of the notice.
Village of East Dundee
Board of Police Commissioners September 16, 2024
Published in Daily Herald October 3, 2024 (262809)

NOTICE OF PUBLIC HEARING CONCERNING THE INTENT OF THE BOARD OF PARK COMMISSIONERS OF THE WINFIELD PARK DISTRICT, DUPAGE COUNTY, ILLINOIS TO SELL $1,400,000 GENERAL OBLIGATION LIMITED TAX PARK BONDS
PUBLIC NOTICE IS HEREBY GIVEN that the Winfield Park District, DuPage County, Illinois (the "*District*"), will hold a public hearing on the 15th day of October, 2024, at 7:30 o'clock P.M. The hearing will be held at the Beggs Activity Center, 0 N 020 County Farm Road, Winfield, Illinois. The purpose of the hearing will be to receive public comments on the proposal to sell bonds of the District in the amount of $1,400,000 for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto.
By order of the President of the Board of Park Commissioners of the Winfield Park District, DuPage County, Illinois.

Storage

Legal Notice
NOTICE IS HEREBY GIVEN that on October 16, 2024 at 1 :00 PM a sale by public auction will be held at 310 S Lincolnway Street, North Aurora, IL, to sell the following articles to enforce a lien existing under the Self-Service Storage Facility Act,770 ILCS 95/1 et seq., against such articles, for storage furnished at 310 S Lincolnway Street, North Aurora, IL 60542.
UNIT# TENANT
1245 Rudy Reza
1259 Jennifer Urrutia
1449 Jose Reta
1503 Crystal Butler
1516 Diana Crockett
2008 Michael Williams
2011 William Ferencak
3019 Cabria Griffin
3056 Keaira Banks
3085 Jenna Hall
3092 Ana Mora
3093 Patrick Lovelace, Jr.
3109 Michael Ferguson
4043 Pedro Serrano
5005 Serilo Fuentes
5041 Kelso Randolph
5044 Christine York
Next Door Self Storage
310 S Lincolnway Street
North Aurora, IL 60542
630-394-5999
Published in Daily Herald Sep 26, Oct 4, 2024 (261290)

NEED A JOB?
Check the Classifieds daily.

All Other

In the Circuit Court of the Nineteenth Judicial Circuit
Lake County, Illinois
Brian Lunt,
Petitioner
vs.
Jennifer Lunt,
Respondent
Case No. 2010 D 1930
Consolidated w/24OP1962
Notice by Publication
The requisite affidavit for publication having been filed, NOTICE IS HEREBY
GIVEN YOU, Jennifer Lunt, respondent, that this case has been commenced in this court by the petitioner against you for Emergency Order of Protection and other relief.
UNLESS YOU file your answer or otherwise file your appearance in this case in the office of the clerk of this court in the Lake County Courthouse, Waukegan, Illinois, on or before October 9, 2024 *A JUDGMENT OR DECREE BY DEFAULT MAY BE TAKEN AGAINST YOU FOR THE RELIEF ASKED IN THE COMPLAINT.
Dated: September 16, 2024
/s/ Erin Cartwright Weinstein
Lake County Circuit Clerk
Published in Daily Herald Sep 19, 26, Oct 3, 2024 260986

Public Hearings & Notices

The Northwest Water Commission will conduct a public hearing regarding the Calendar Year 2025 General and Capital Improvement, Budget/ Appropriation Ordinance on Wednesday, November 13, 2024, at 9:00 a.m. of the Commission's office, 1525 North Wolf Road, Des Plaines, Illinois. Copies of the proposed Budget/Appropriation for the calendar year January 1, 2025 through December 31, 2025 are available for review at the Commission's office.
Brian P. Murphy
Executive Director and Clerk of the Commission
Published in Daily Herald October 3, 2024 (261886)

NOTICE OF AVAILABILITY OF 2024 AUDIT REPORT
[illegible] PALATINE TOWNSHIP
[illegible] Township of Palatine hereby provides public notice that an audit of its funds for the period of April 1, 2023 through March 31, 2024 has been made, and that a report of such audit dated September 24, 2024 performed by Selden Fox, has been filed with the County Clerk of Cook County, IL, in accordance with the [illegible] ILCS 15/0.01 et seq. The full report of the audit is available for public inspection at 721 South Quentin Road, Palatine, IL 60067 during regular business hours (8:[illegible] AM – 4:00 PM) Monday through Friday except for [illegible]idays.
Published in Daily Herald October 3, 2024 (263010)

NOTICE OF HEARING
[illegible]AKE ZURICH COMMUNITY UNIT SCHOOL DISTRICT NO. 95
[illegible]OUNTY OF LAKE, STATE OF ILLINOIS
NOT[illegible]E IS HEREBY GIVEN that a hearing will be held [illegible] October 24, 2024, at 6:15 p.m., at Lake Zurich CUSD [illegible]95 Administration Center located at 832 S. Rand[illegible]d, Lake Zurich, IL to discuss the intention of the [illegible]ard of Education of Lake Zurich Community Unit [illegible]chool District No. 95, Lake County, Illinois, to trans[illegible] One Million, Eight Hundred, Thirty-nine Thou[illegible]nd, Eight Hundred and Nine Dollars ($6,2[illegible]331) from the Educational Fund to the Operations [illegible]nd Maintenance Fund pursuant to Section 17-2A of th[illegible] *School Code* (105 ILCS 5/17-2A).
[illegible] Lake Zurich, Illinois, this 2nd day of October, 2024.
Secretary, Board of Education
Published in Daily Herald October 3, 2024 (262821)

NOTICE OF PUBLIC HEARING BEFORE THE ST. CHARLES PLAN COMMISSION
Notice is hereby given that a public hearing will be held by the Plan Commission of the City of St. Charles, Illinois on Tuesday, October 22, 2024 at the hour of 7:00 p.m. in the City Council Chambers of the Municipal Building at 2 E. Main Street, St. Charles, Illinois, at which time and place the Commission will consider, for the purposes of making a recommendation to the City Council, the following:
Petition filed by Court Airhart, Airhart Construction Corp., applicant, requesting to amend PUD Ordinance No. 2020-Z-29 (Munhall Glen PUD) to allow a 10 ft. rear yard encroachment for enclosed and unenclosed porches for the Subject Property, all lots in the Munhall Glen Subdivision, legally described as follows:
LOTS 1-50 IN MUNHALL GLEN, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2021 AS DOCUMENT NUMBER 2021K050679, IN KANE COUNTY, ILLINOIS.
The public hearing will be held at the location identified above. Anyone wishing to be heard for or against the Special Use request may submit statements orally or in writing or both. Written [illegible]

Item Cover Page

Subject	**Second Reading and Approval of AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF MOUNT PROSPECT FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024**
Meeting	November 6, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	OLD BUSINESS
Type	Ordinance

Information

The Village must file its 2024 tax levy ordinance with Cook County prior to December. The filing includes the corporate tax levy and abatement ordinances. The Village will receive proceeds from the 2024 tax levy in 2025. This agenda item covers the second reading and approval of the tax levy ordinance. The first reading of this ordinance occurred on October 15, 2024. The Finance Commission met on October 24, 2024, and recommended approval of the levy for the year 2024 as presented. This second reading and final approval is the final step after the public hearing.

Discussion

The proposed 2024 property tax levy for the Village (payable in 2025) is $18.2 million, reflecting a reduction of $1.2 million or 6.3 percent from the 2023 level. The Police Protection levy is $4,346,500, the same as last year. The Fire Protection levy is $4,049,574, reflecting a reduction of $1.0 million compared to last year's amount. This reduction is the result of a new $1.0 Million abatement, provided by the special service area taxes payable by the unincorporated area residents and businesses, previously served by the Elk Grove Rural Fire Protection District. The Police Pension levy will be $5,126,944. This amount is after a $1.0 million abatement from the Pension Stabilization Fund. The annual police pension cost is increasing by $497,877 or 8.8 percent. The Fire Pension levy will be $4,133,242. Similar to the Police Pension levy, the Fire Pension levy is also after an $1.0 million abatement from the Pension Stabilization Fund. The annual fire pension cost is increasing by $306,049 or 6.3 percent.

The Village also approves and reports the annual levy for the Mount Prospect Library to Cook County. The Mount Prospect Library will have an annual levy of $11,292,085, which shows a 2.0 percent increase over the 2023 extended taxes payable in 2024.

Property tax With Abatements	Gross 2024 Levy	Subsidy/ Abatements	Net 2024 Levy	2% Provision Loss and Costs	Total 2024 Extension	2023 Tax Extension: Total 2023 Extension	$ Inc/(Dec.)	% Inc/(Dec.)
Police Protection	4,346,500	-	4,346,500	86,930	4,433,430	4,433,430	-	0.00%
Fire Protection	5,049,574	1,000,000	4,049,574	80,991	4,130,565	5,150,565	(1,020,000)	-19.80%
Police Pension Fund	6,126,944	1,000,000	5,126,944	102,539	5,229,483	4,721,648	507,835	10.76%
Firefighters' Pension Fund	5,133,242	1,000,000	4,133,242	82,665	4,215,907	3,903,737	312,170	8.00%
Total Operational Levy	20,656,260	3,000,000	17,656,260	353,125	18,009,385	18,209,380	(199,995)	-1.10%
Total Debt Service Levy	7,707,749	7,486,382	221,367	4,427	225,794	1,259,624	(1,033,830)	-82.07%
Total Village Levy	28,364,009	10,486,382	17,877,627	357,552	18,235,179	19,469,004	(1,233,825)	-6.34%
Mount Prospect Public Library	11,070,672	-	11,070,672	221,413	11,292,085	11,070,060	222,025	2.01%
Total Village and Library Combined	39,434,681	10,486,382	28,948,299	578,966	29,527,264	30,539,064	(1,011,800)	-3.31%
Total Operating Levy	31,726,932	3,000,000	28,726,932	574,538	29,301,470	29,279,440	22,030	0.08%
Total Debt Service Levy	7,707,749	7,486,382	221,367	4,427	225,794	1,259,624	(1,033,830)	-82.07%
	39,434,681	10,486,382	28,948,299	578,966	29,527,264	30,539,064	(1,011,800)	-3.31%

The Village's levy totals $18.2 million, the lowest in the last ten years. The Village is abating a total of $6.4 million from various sources to achieve the above levy.

SSA Taxes - $1,000,000

- $1,000,000 – Abatement from the EGRF SSA Taxes paid by Unincorporated Area Residents and Businesses.

General Fund - $5,099,433

- $1,000,000 – Police Pension Abatements
- $1,000,000 – Fire Pension Abatements
- $1,444,250 – Series 2018B Police and Fire HQ Bonds Abatements
- $1,655,183 – Series 2016B Bonds Abatements

Other Debt Service Abatements - $323,000

- $300,000 – Video Gaming Tax
- $23,000 – Debt Service Fund Interest Income

The Village has used the additional revenue from the sales tax (General Fund) to provide property tax abatements totaling $5.1 million. Out of this amount, $2.0 million will be allocated to the Police Pension Fund and Fire Pension Fund. The remaining $3.1 million is taken from the General Fund to fulfill various G.O. Bonds debt service obligations. The debt service abatement includes $1.4 million for the Police and Fire HQ Bonds and $1.7 million for the series 2016 G.O. Bonds. The property tax levy would have shown a 27.3 percent increase over the 2023 amount without abatements totaling $5.1 million. This would have been the highest levy in the last ten years. The total levy in 2015 was $18.3 million. The 2024 levy will be the lowest in the past decade with the proposed abatements. This will be the second

consecutive year that the Village has reduced its property tax levy. The 2023 tax levy payable in 2024 was reduced by 4.8 percent. Between the 2023 and 2024 tax levies, the Village has reduced its property tax levy by $2.2 million or 11 percent compared to the 2022 tax levy. Also, the Village levies only for public safety operations, pensions, and debt service. Year over year, the Village's debt service levy and the operating levy are shrinking while the pension levy is growing, and the trend is expected to continue for the next several years.

With the above abatements and levy amounts, an average home with a value of $367,900 will see a reduction in the Village portion of the property tax bill by $65. Without the above-listed amendments, the property tax bill would have increased by $269. Overall, it reflects a swing of $334 for an average household, between scenarios of with and without abatements.

		Without Abatements	With Abatements	
Property Taxes	2023 Payable 2024	2024 Payable 2025	2024 Payable 2025	Difference (With vs. Without Abatements)
Average Home Value	$ 367,900	$ 367,900	$ 367,900	$ -
Assessment - 10%	$ 36,790	$ 36,790	$ 36,790	$ -
Equalization Factor	3.0163	3.0163	3.0163	-
Equalized Assessed Value	$ 110,970	$ 110,970	$ 110,970	$ -
Village Tax Rate	0.883%	1.124%	0.828%	-0.296%
Village Taxes	$ 984.00	$ 1,252.73	$ 918.72	$ 334.01
Increase in Taxes		$ 268.73	$ (65.28)	$ 334.01

In November 2024, the Mount Prospect Park District and School District 57 are both running referendums during the general presidential election. Approval of these referendums can significantly increase the levy for an average resident and property owner. In response, the Village proposes to lower its levy to the maximum possible level without compromising its financial position, including fund balance, service levels, and personnel levels. Reduction in the levy by Village will offer some offset against the increased taxes for Mount Prospect Park District and School District 57.

The Finance Commission met and discussed the budget, levy, and abatement on October 24, 2025, and recommended the approval of these items as presented.

Alternatives

1. Second reading and approval the attached ordinance authorizing the levy and collection of 2024 property taxes payable in 2025, reflecting a decrease of 6.34 percent in the Village Levy and a 2.0 percent increase in the Mount Prospect Library Levy.
2. Action at the discretion of the Village.

Staff Recommendation

Staff recommends approval of the attached ordinance authorizing the levy and collection of 2024 property taxes payable in 2025, reflecting a decrease of 6.3 percent in the Village Levy and a 2.0 percent increase in the Mount Prospect Library Levy.

Attachments

1. 2024 Levy Ordinance - Final
2. Budget Recommendation from the Finance Commission 2024-10-24

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF MOUNT PROSPECT FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024

PASSED AND APPROVED BY

THE PRESIDENT AND BOARD OF TRUSTEES

the _____ day of _____, 2024

Published in pamphlet form by
authority of the corporate authorities
of the Village of Mount Prospect, Illinois
the _____day of _____, 2024.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE LEVY AND COLLECTION OF TAXES FOR THE CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF MOUNT PROSPECT FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024

NOW, THEREFORE, BE IT ORDAINED BY THE President and Board of Trustees of the Village of Mount Prospect, Cook County, Illinois, as follows:

Section 1: That the sum of Twenty Eight Million Nine Hundred Forty Seven Thousand Six Hundred Eighty Seven ($28,947,687), the same being the total amount to be levied of budget appropriations heretofore made for the corporate and municipal purposes for the fiscal year beginning January 1, 2024, and ending December 31, 2024, as approved by the President and Board of Trustees of the Village of Mount Prospect, be and the same is hereby levied on all taxable property within the Village of Mount Prospect according to the valuation of said property as is, or shall be assessed or equalized by the State and County purposes for the current year 2024.

Section 2: The budgetary appropriations having been made by the President and Board of Trustees of the Village of Mount Prospect were passed and approved by Ordinance No. 6708 at a meeting hereof regularly convened and held in said Village of Mount Prospect, Illinois, on the 7th day of November, 2023, and amended by Ordinance No. 6731 on the 19th day of March, 2024, by Ordinance No. 6745 on July 9, 2024, and thereafter duly published according to law, the various objects and purposes for said budgetary appropriations are heretofore made and set forth under the column entitled "Amount Budgeted", and the specific amount herein levied for each object and purpose is set forth under the column entitled "Amount Levied", in Articles I through VI.

VILLAGE OF MOUNT PROSPECT, ILLINOIS

2024 Tax Levy

	Amount Budgeted	Amount Levied
ARTICLE I - POLICE PROTECTION		
Personal Services	13,537,134	4,346,500
Employee Benefits	2,143,691	0
Other Employee Costs	191,680	0
Contractual Services	1,928,184	0
Utilities	13,500	0
Insurance	228,446	0
Commodities & Supplies	241,990	0
Office Equipment	26,145	0
Other Equipment	15,775	0
Total Police Department	18,326,545	4,346,500
TOTAL BUDGET FOR POLICE PROTECTION	18,326,545	
AMOUNT TO BE RAISED BY TAX LEVY		4,346,500
ADD 2% FOR LOSS & COST OF COLLECTION		86,930
TOTAL AMOUNT TO BE RAISED BY TAX LEVY FOR POLICE PROTECTION		4,433,430
ARTICLE II - FIRE PROTECTION		
Personal Services	11,276,566	4,049,574
Employee Benefits	2,023,074	0
Other Employee Costs	154,812	0
Contractual Services	1,871,871	0
Utilities	14,000	0
Insurance	201,236	0
Commodities & Supplies	82,700	0
Building Improvements	2,500	0
Office Equipment	1,000	0
Other Equipment	182,875	0
Total Fire Department	15,810,634	4,049,574
TOTAL BUDGET FOR FIRE PROTECTION	15,810,634	
AMOUNT TO BE RAISED BY TAX LEVY		4,049,574
ADD 2% FOR LOSS & COST OF COLLECTION		80,991
TOTAL AMOUNT TO BE RAISED BY TAX LEVY FOR FIRE PROTECTION		4,130,565
ARTICLE III - DEBT SERVICE		
00 Debt Service		
00 00 518 G.O. Bonds - Series 2016		
Bond Principal	1,740,000	221,367
Interest Expense	218,550	0
Bank and Fiscal Fees	0	0
Total G.O. Bonds - Series 2016	1,958,550	221,367

ARTICLE III - DEBT SERVICE (continued)

00 00 565	G.O. Bonds - Series 2017 - TIF		
	Bond Principal	200,000	0
	Interest Expense	133,369	0
	Bank and Fiscal Fees	0	0
	Total G.O. Bonds - Series 2017	333,369	0
00 00 565	G.O. Bonds - Series 2017 - Water		
	Bond Principal	205,000	0
	Interest Expense	123,531	0
	Bank and Fiscal Fees	0	0
	Total G.O. Bonds - Series 2017	328,531	0
00 00 566	G.O. Bonds - Series 2018A - TIF		
	Bond Principal	280,000	0
	Interest Expense	230,369	0
	Bank and Fiscal Fees	0	0
	Total G.O. Bonds - Series 2018A - TIF	510,369	0
00 00 566	G.O. Bonds - Series 2018A - Water		
	Bond Principal	190,000	0
	Interest Expense	143,750	0
	Bank and Fiscal Fees	0	0
	Total G.O. Bonds - Series 2018A - Water	333,750	0
00 00 519	G.O. Bonds - Series 2018B - New		
	Bond Principal	0	0
	Interest Expense	1,444,250	0
	Bank and Fiscal Fees	0	0
	Total G.O. Bonds - Series 2018B - New	1,444,250	0
00 00 519	G.O. Bonds - Series 2018B - Refi		
	Bond Principal	155,000	0
	Interest Expense	86,000	0
	Bank and Fiscal Fees	0	0
	Total G.O. Bonds - Series 2018B - Refi	241,000	0
00 00 565	G.O. Bonds - Series 2019A - Water		
	Bond Principal	345,000	0
	Interest Expense	282,300	0
	Bank and Fiscal Fees	0	0
	Total G.O. Bonds - Series 2017	627,300	0
00 00 565	G.O. Bonds - Series 2019B - TIF		
	Bond Principal	260,000	0
	Interest Expense	243,100	0
	Bank and Fiscal Fees	0	0
	Total G.O. Bonds - Series 2017	503,100	0
00 00	G.O. Bomds - Series 2022 - Water/Sewer		
	Bond Principal	255,000	0
	Interest Expense	294,050	0
	Bank and Fiscal Fees	0	0
	Total G.O. Bonds - Series 2022	549,050	0

ARTICLE III - DEBT SERVICE (continued)

00 00	G.O. Bomds - Series 2022B - Flood Control		
	Bond Principal	685,000	0
	Interest Expense	193,480	0
	Bank and Fiscal Fees	0	0
	Total G.O. Bonds - Series 2022	878,480	0

TOTAL BUDGET FOR DEBT SERVICE	7,707,749	
AMOUNT TO BE RAISED BY TAX LEVY		221,367
ADD 2% FOR LOSS & COST OF COLLECTION		4,427
TOTAL AMOUNT TO BE RAISED BY TAX LEVY FOR DEBT SERVICE		225,794

ARTICLE IV - POLICE PENSION

00	Police Pensions		
	Annual Pension Costs	6,126,944	5,126,944
	Total Police Pensions	6,126,944	5,126,944

TOTAL BUDGET FOR POLICE PENSION	6,126,944	
AMOUNT TO BE RAISED BY TAX LEVY		5,126,944
ADD 2% FOR LOSS & COST OF COLLECTION		102,539
TOTAL AMOUNT TO BE RAISED BY TAX LEVY FOR POLICE PENSION		5,229,483

ARTICLE V - FIREFIGHTERS' PENSION

00	Fire Pensions		
	Annual Pension Costs	5,133,242	4,133,242
	Total Firefighters' Pensions	5,133,242	4,133,242

TOTAL BUDGET FOR FIREFIGHTERS' PENSION	5,133,242	
AMOUNT TO BE RAISED BY TAX LEVY		4,133,242
ADD 2% FOR LOSS & COST OF COLLECTION		82,665
TOTAL AMOUNT TO BE RAISED BY TAX LEVY FOR FIREFIGHTERS' PENSION		4,215,907

ARTICLE VI - MOUNT PROSPECT LIBRARY

90	Mount Prospect Library		
	Library Expenditures	19,339,200	11,070,060
	Bond Principal	0	0
	Interest Expense/Fiscal Charges	0	0
	Total Library Services	19,339,200	11,070,060

TOTAL BUDGET FOR MOUNT PROSPECT LIBRARY	19,339,200	
AMOUNT TO BE RAISED BY TAX LEVY - Library Expenditures		11,070,060
AMOUNT TO BE RAISED BY TAX LEVY - Bond Principal and Interest		0
ADD 2% FOR LOSS & COST OF COLLECTION		221,401
TOTAL AMOUNT TO BE RAISED BY TAX LEVY FOR MOUNT PROSPECT LIBRARY		11,291,461

Total Levy w/o L&C	28,947,687
Total Levy w/ L&C	29,526,640

VILLAGE OF MOUNT PROSPECT, ILLINOIS
2024 TAX LEVY SUMMARY

Article	Fund	Amount Budgeted	Amount to be Raised by Tax Levy	Amount for Loss and Cost	Total Tax Levy Incl. Loss and Cost
I	Police Protection	$ 18,326,545	4,346,500	86,930.00	4,433,430
II	Fire Protection	15,810,634	4,049,574	80,991.00	4,130,565
III	Debt Service	7,707,749	221,367	4,427.00	225,794
IV	Police Pension	6,126,944	5,126,944	102,539.00	5,229,483
V	Firefighters' Pension	5,133,242	4,133,242	82,665.00	4,215,907
	Village Totals	53,105,114	17,877,627	357,552.00	18,235,179
VI	Mount Prospect Library				
	Library Services	19,339,200	11,070,060	221,401.00	11,291,461
	Library Debt Service	-	-	-	-
	Library Totals	19,339,200	11,070,060	221,401.00	11,291,461
	Village and Library Totals	$ 72,444,314	28,947,687	578,953.00	29,526,640

Section 3: The sum of $932,750 is budgeted to be received from personal property replacement tax revenue during the fiscal year commencing January 1, 2024 and ending December 31, 2024 and has been included herein as funds to be derived from sources other than property taxes supporting expenses related to police and fire protection, general obligation bonds and interest, public safety pensions and library services.

Section 4: That the County Clerk is directed to add 2% to the requested tax levy as a provision for loss and cost.

Section 5: That the Village Clerk of the Village of Mount Prospect is hereby directed to certify a copy of this Ordinance and is hereby authorized and directed to file a copy of the same with the County Clerk of Cook County, Illinois, within the time specified by law.

Section 6: That, if any part or parts of this Ordinance shall be held to be unconstitutional or otherwise invalid, such constitutionality or invalidity, shall not affect the validity of the remaining parts of this Ordinance. The President and Board of Trustees of the Village of Mount Prospect hereby declares that they would have passed the remaining parts of the Ordinance of they had known that such parts or parts thereof would be declared unconstitutional or otherwise invalid.

Section 7: That this Ordinance shall be in full force and effect from and after its passage, approval, publication in pamphlet form and recording, as provided by law.

AYES:

NAYES:

ABSENT:

PASSED and APPROVED this _____ day of November 2024.

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen Agoranos, Village Clerk

From: Finance Commission, Village of Mount Prospect

To: Paul Wm. Hoefert – Mayor, and the Village Board of Trustees

Date: October 24, 2024

Subject: Budget Recommendation from the Finance Commission

The Finance Commission met at a regularly scheduled meeting on October 24, 2024. All four Commissioners were present at the meeting. The Finance Commission discussed the proposed property tax levy, abatements, and the 2025 budget. Director of Finance, Amit Thakkar gave a summary presentation for the budget, levy and the abatements.

The Finance Commission first reviewed the budget presentation on September 26, 2024, at the Emergency Operation Center. After the summary presentation on October 24, 2024, the Finance Commission had a few questions and suggestions.

a) It was suggested that the top part of the water bill message should be utilized to convey a short message that the water and sewer rates will be increasing by 6.75 percent and the reason for the increase. Staff concurred with the suggestion. Staff has utilized the top part of the water bill to notify customers of rate increases in the past.
b) There was a request for the schools-related information within the Budget to be reviewed and updated. Staff mentioned that some portion of the information is derived automatically by the software provider, and staff does not have ability to control certain data inputs. However, the staff will take this under advisement.
c) Finance Commission further mentioned that they would like to see a separate TIF section in the budget book. The current budget book includes a section for the Special Revenue Fund – Prospect & Main and South Mount Prospect Tax Increment Financing (TIF) Districts. The Commission acknowledged that the Village is doing a good job with sharing information about the TIFS, however, the budget book could also include a separate section regarding TIF. Staff took the comment under advisement and mentioned that these items are included in the TIF annual report at the TIF portal. Staff will try to include some meaningful information on TIFs in the future budget book.
d) A brief discussion occurred about property tax numbers and abatements. Staff provided detailed analysis of each line of the property tax levy and abatements, totaling $6.4 million.
e) The Finance Commission also inquired about the projected deficit totaling $1.7 million for the year 2024. Staff mentioned that the deficit is a result of an accounting adjustment and timing issues. The Village Board approved a transfer of $6.5 million from the General Fund to the Economic Emergency Fund. Technically, this is not an expense. However, for accounting purposes, this is a transfer out expense for the General Fund, paid from the 2023 audited surplus. Since it is treated as an accounting expense for 2024, it offsets against 2024 revenues and results in a deficit of $1.7 million. In absence of the $6.5 million transfer, the General Fund will have a surplus of $4.8 million.
f) Staff and the Finance Commission discussed the operating budget and pension numbers and the future timeline for the budget. Finance Commission also

conveyed that the budget book is a comprehensive and professional document with a great amount of information about the Village.

g) After the discussion, following motions were made:

   a. Motion by Vince Grochocinski to recommend approval of the abatements as presented, seconded by Don Ocwieja. Motion was approved unanimously.
   b. Motion by Don Ocwieja to recommend approval of the property tax levy as presented, seconded by Ned Derfler. Motion was approved unanimously.
   c. Motion by Ned Derfler to recommend approval of the budget as presented by the staff, seconded by Vince Grochocinski. Motion was approved unanimously.

h) After the above motions were approved, Director of Finance thanked the Village staff for working diligently on the budget. The Finance Commission concurred with staff.

With that, we concluded our work plan for the fiscal year 2024. Please let us know if you have any questions or concerns.

Respectfully Submitted
Finance Commission

Item Cover Page

Subject	**Second Reading and Approval of AN ORDINANCE TO ABATE A PART OF THE TAXES LEVIED FOR CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024.**
Meeting	November 6, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	OLD BUSINESS
Type	Ordinance

Information

The Village approves and files its levy and abatement ordinance each year with Cook County before December. This ordinance abates part of the debt service levy to be used for general obligation bonds. The Village has alternative revenue sources to pay for the debt service obligation for the year 2025. In the absence of the attached abatement ordinance, the County will levy on all the previously issued bonds, which could result in a large amount of property tax increases for the Village's portion.

The first reading of this ordinance occurred on October 15, 2024. The Finance Commission met on October 24, 2024, and recommended approval of the abatement ordinance as presented. This item covers the second reading and the final approval of the abatement ordinance.

Discussion

The proposed ordinance is a part of the annual budget process. The Village abates part of the debt service property tax levy every year. Several general obligation bonds have been issued in the past, and Cook County will levy debt service property tax levy unless the Village abates part of the bond levies. There are certain debt service payments which the Village pays from alternative revenue sources, and this eliminates the need to levy property taxes for such bond principal and interest amounts. For the assessment year 2024 (payable in 2025), the Village will be abating following debt service payments.

Bond Issue	Debt Sevice	Abatements	Levy Amount	2% Loss and Costs	Net Levy
Series 2016	1,958,550	1,737,183	221,367	4,427	225,794
Series 2017 (TIF)	333,369	333,369	-	-	-
Series 2017 (WTR)	328,531	328,531	-	-	-
Series 2018a (TIF)	510,369	510,369	-	-	-
Series 2018a (WTR)	333,750	333,750	-	-	-
Series 2018b (new)	1,444,250	1,444,250	-	-	-
Series 2018b (refi)	241,000	241,000	-	-	-
Series 2019a (WTR)	627,300	627,300	-	-	-
Series 2019B (TIF)	503,100	503,100	-	-	-
Series 2022 (WTR)	549,050	549,050	-	-	-
Series 2022A (Flood)	878,480	878,480	-	-	-
Total Debt Service	**7,707,749**	**7,486,382**	**221,367**	**4,427**	**225,794**

The above table reflects that the Village will levy only $221,367 in debt service levy, and the remaining $7,486,382 will be abated using the following alternative revenue sources.

		Funding Sources					
Debt Service	2025 Debt Service	Property Taxes	General Fund Abatement	Sales Tax	Water & Sewer Charges	TIF Increment	Video Gaming
Debt Service Fund	**4,522,280**	**221,367**	**3,099,433**	**878,840**	**-**	**-**	**322,640**
Bond Principal	2,580,000	221,367	1,457,153	878,840	-	-	22,640
Interest Expense	1,942,280	-	1,642,280	-	-	-	300,000
Prospect and Main TIF District	**1,346,838**	**-**	**-**	**-**	**-**	**1,346,838**	**-**
Bond Principal	740,000	-	-	-	-	740,000	-
Interest Expense	606,838	-	-	-	-	606,838	-
Water and Sewer Fund	**1,838,631**	**-**	**-**	**-**	**1,838,631**	**-**	**-**
Bond Principal	995,000	-	-	-	995,000	-	-
Interest Expense	843,631	-	-	-	843,631	-	-
Grand Total	**$ 7,707,749**	**$ 221,367**	**$ 3,099,433**	**$ 878,840**	**$ 1,838,631**	**$ 1,346,838**	**$ 322,640**

The total debt service payments due during the fiscal year 2025 are $7,707,749. The Village will be abating $7,486,282 of this amount and levy only for one of the issued bonds in the amount of $221,367. Series 2017, 2018A, and 2019B are TIF bonds and will be paid with TIF increments from the Prospect & Main TIF District. Series 2017, Series 2018A, Series 2019A and Series 2022 are Water/Sewer Bonds and will be paid from utility service charges. Series 2018B was issued in 2018 for the Police and Fire Headquarters, as well as for refunding 2009 Series Bonds. The Village is using the General Fund revenues to abate these bonds. The Video Gaming Taxes totaling $322,640 are also used to abate part of the 2018B and 2016 bonds. After all the abatements, series 2016 bonds will have a net levy of $221,367 and with a 2% provision for loss and costs, the final levy amount would be $225,794.

The Finance Commission met and discussed the budget, levy, and abatements on October 24, 2025, and recommended the approval of these items as presented.

Alternatives

1. Second reading of the ordinance and approve the attached ordinance abating $7,486,282 in 2024 debt service levy payable in 2025.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approving the attached ordinance abating $7,486,272 in 2024 debt service levy payable in 2025.

Attachments

1. General Village Levy Abatement Ordinance - 2024
2. Budget Recommendation from the Finance Commission 2024-10-24

ORDINANCE NO.

AN ORDINANCE TO ABATE A PART OF THE TAXES LEVIED FOR CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024

PASSED AND APPROVED BY

THE PRESIDENT AND BOARD OF TRUSTEES

the ____ day of _____, 2024

Published in pamphlet form by
authority of the corporate authorities
of the Village of Mount Prospect, Illinois,
the ___ day of _____, 2024.

ORDINANCE NO. _____

AN ORDINANCE TO ABATE A PART OF THE TAXES LEVIED FOR CORPORATE AND MUNICIPAL PURPOSES OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024

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

Section 1: The President and Board of Trustees of the Village of Mount Prospect find as follows:

A. That pursuant to Village Ordinance No. 6320 adopted May 2, 2017, authorizing the issuance of general obligation bonds series 2016 for refunding previously issued bonds in the Village, there was levied for the year 2024 the sum of $1,958,550.00 for bond principal and interest payments.

B. That pursuant to Village Ordinance No. 6347 adopted November 7, 2017, authorizing the issuance of general obligation bonds series 2017 for financing the costs of certain water and sewer capital projects in the Village, there was levied for the year 2024 the sum of $328,531.26 for bond principal and interest payments.

C. That pursuant to Village Ordinance No. 6347 adopted November 7, 2017, authorizing the issuance of general obligation series 2017 bonds for financing the costs of certain capital projects in the Village (TIF), there was levied for the year 2024 the sum of $333,368.76 for bond principal and interest payments.

D. That pursuant to Village Ordinance No. 6385 adopted April 17, 2018, authorizing the issuance of general obligation bonds series 2018A for financing the costs of certain water and sewer capital projects in the Village, there was levied for the year 2024 the sum of $333,750.00 for bond principal and interest payments.

E. That pursuant to Village Ordinance No. 6385 adopted April 17, 2018, authorizing the issuance of general obligation bonds series 2018A for financing the costs of certain capital projects in the Village (TIF), there was levied for the year 2024 the sum of $510,369.00 for bond principal and interest payments.

F. That pursuant to Village Ordinance No. 6403 adopted September 4, 2018, authorizing the issuance of general obligation bonds series 2018B for financing the construction of Police and Fire HQ projects and refunding of certain bonds of the village there was levied for the year 2024 the sum of $1,685,250.00 for bond principal and interest payments.

G. That pursuant to Village Ordinance No. 6449 adopted April 16, 2019, authorizing the issuance of general obligation bonds series 2019A for financing the costs of certain water and sewer capital projects in the Village, there was levied for the year 2024 the sum of $627,300 for bond principal and interest payments.

H. That pursuant to Village Ordinance No. 6483 adopted October 15, 2019, authorizing the issuance of general obligation bonds series 2019B for financing the construction of various capital projects with the TIF District of Prospect and Main of the Village of Mount Prospect, there was levied for the year 2024 the sum of $503,100.00 for bond principal and interest payments.

I. That pursuant to Village Ordinance No. 6594 adopted December 7, 2021, authorizing the issuance of general obligation bonds series 2022 for financing the construction of various water and sewer projects throughout the village there was levied for the year 2024 the sum of $549,050 for bond principal and interest payments.

J. That pursuant to Village Ordinance No. 6622 adopted April 5, 2022, authorizing the issuance of general obligation bonds series 2022A for refunding Series 2013 G.O. Bond of the Village of Mount Prospect, levied for the year 2024 the sum of $878,480 for bond principal and interest payments.

Section 2: Section 11: It is hereby declared by the President and Board of Trustees of the Village of Mount Prospect that the amount of $1,958,550.00 levied for G.O. Bond series 2016A interest and principal payments for the purpose of refunding prior bonds throughout the village pursuant to Ordinance No. 6320 be and the same is hereby abated in the amount of $1,737,183.00 being the partial amount levied for such bond interest payment purposes for the fiscal year commencing January 1, 2024 and ending December 31, 2024.

Section 3: It is hereby declared by the President and Board of Trustees of the Village of Mount Prospect that the amount of $328,531.26 levied for G.O. Bond series 2017 interest and principal payments for the purpose of funding water and sewer construction projects throughout the village pursuant to Ordinance No. 6347 be and the same is hereby abated in the amount of $328,531.26 being the entire amount levied for such bond interest payment purposes for the fiscal year commencing January 1, 2024, and ending December 31, 2024.

Section 4: It is hereby declared by the President and Board of Trustees of the Village of Mount Prospect that the amount of $333,368.76 levied for G.O. Bond series 2017 principal and interest payments for the purpose of funding construction projects throughout the village (TIF) pursuant to Ordinance No. 6347 be and the same is hereby abated in the amount of $333,368.76 being the entire amount levied for such bond principal and interest payment purposes for the fiscal year commencing January 1, 2024, and ending December 31, 2024.

Section 5: It is hereby declared by the President and Board of Trustees of the Village of Mount Prospect that the amount of $333,750.00 levied for G.O. Bond series 2018A interest and principal payments for the purpose of funding water and sewer construction projects throughout the village pursuant to Ordinance No. 6385 be and the same is hereby abated in the amount of $333,750.00

being the entire amount levied for such bond interest payment purposes for the fiscal year commencing January 1, 2024 and ending December 31, 2024.

Section 6: It is hereby declared by the President and Board of Trustees of the Village of Mount Prospect that the amount of $510,369.00 levied for G.O. Bond series 2018A principal and interest payments for the purpose of funding construction projects throughout the village (TIF) pursuant to Ordinance No. 6385 be and the same is hereby abated in the amount of $510,369.00 being the entire amount levied for such bond principal and interest payment purposes for the fiscal year commencing January 1, 2024 and ending December 31, 2024.

Section 7: It is hereby declared by the President and Board of Trustees of the Village of Mount Prospect that the amount of $1,685,250 levied for G.O. Bond series 2018 B interest payments for the purpose of funding construction projects and refunding of 2009 bonds for the Village pursuant to Ordinance No. 6403 be and the same is hereby abated in the amount of $1,685,250 being the entire amount levied for such bond principal and interest payment purposes for the fiscal year commencing January 1, 2024 and ending December 31, 2024.

Section 8: It is hereby declared by the President and Board of Trustees of the Village of Mount Prospect that the amount of $627,300.00 levied for G.O. Bond series 2019A principal and interest payments for the purpose of funding water and sewer construction projects throughout the village pursuant to Ordinance No. 6449 be and the same is hereby abated in the amount of $627,300 being the entire amount levied for such bond principal and interest payment purposes for the fiscal year commencing January 1, 2024 and ending December 31, 2024.

Section 9: It is hereby declared by the President and Board of Trustees of the Village of Mount Prospect that the amount of $503,100 levied for G.O. Bond series 2019B principal and interest payment for the purpose of funding construction projects in the area of Prospect & Main TIF of the Village of Mount Prospect pursuant to Ordinance No. 6483 be and the same is hereby abated in the amount of $503,100 being the entire amount levied for such bond principal and interest payment purposes for the fiscal year commencing January 1, 2024 and ending December 31, 2024.

Section 10: It is hereby declared by the President and Board of Trustees of the Village of Mount Prospect that the amount of $549,050.00 levied for G.O. Bond series 2022 interest and principal payments for the purpose of funding the construction of various water and sewer projects throughout the village pursuant to Ordinance No. 6594 be and the same is hereby abated in the amount of $549,050.00 being the entire amount levied for such bond interest payment purposes for the fiscal year commencing January 1, 2024 and ending December 31, 2024.

Section 11: It is hereby declared by the President and Board of Trustees of the Village of Mount Prospect that the amount of $878,480 levied for G.O. Bond series 2022A interest and principal payments for the purpose of funding the construction of various water and sewer projects throughout the village pursuant to Ordinance No. 6622 be and the same is hereby abated in the amount of $878,480.00 being the entire amount levied for such bond interest payment purposes for the fiscal year commencing January 1, 2024 and ending December 31, 2024.

Section 10: Village Ordinance Nos. 6320, 6347, 6385, 6403, 6449, 6483, 6594 and 6622 are hereby amended with respect to the tax abatements declared herein and set forth in Sections Two through Nine of this Ordinance.

Section 11: The Village Clerk of the Village of Mount Prospect is hereby authorized and directed to file a certified copy of this Ordinance with the County Clerk of Cook County, Illinois within the time specified by law.

Section 12: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form and filing as provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this _____day of November 2024.

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen Agoranos, Village Clerk

Village of Mount Prospect
Tax Levy - 2024
Debt Service Abatement Summary

Bond Issue	Debt Sevice	Abatements	Levy Amount	2% Loss and Costs	Net Levy
Series 2016	1,958,550	1,737,183	221,367	4,427	225,794
Series 2017 (TIF)	333,369	333,369	-	-	-
Series 2017 (WTR)	328,531	328,531	-	-	-
Series 2018a (TIF)	510,369	510,369	-	-	-
Series 2018a (WTR)	333,750	333,750	-	-	-
Series 2018b (new)	1,444,250	1,444,250	-	-	-
Series 2018b (refi)	241,000	241,000	-	-	-
Series 2019a (WTR)	627,300	627,300	-	-	-
Series 2019B (TIF)	503,100	503,100	-	-	-
Series 2022 (WTR)	549,050	549,050	-	-	-
Series 2022A (Flood)	878,480	878,480	-	-	-
Total Debt Service	**7,707,749**	**7,486,382**	**221,367**	**4,427**	**225,794**

VILLAGE OF MOUNT PROSPECT
Property Tax Levy - 2024

	Gross 2024 Levy	Subsidy/ Abatements	Net 2024 Levy	2% Provision Loss and Costs	Total 2024 Extension	2023 Tax Extension: Total 2023 Extension	2023 Tax Extension: $ Inc/(Dec.)	2023 Tax Extension: % Inc/(Dec.)
VILLAGE OF MOUNT PROSPECT								
Police Protection	4,346,500	-	4,346,500	86,930	4,433,430	4,433,430	-	0.00%
Fire Protection	5,049,574	**1,000,000**	4,049,574	80,991	4,130,565	5,150,565	(1,020,000)	-19.80%
Police Pension Fund	6,126,944	**1,000,000**	5,126,944	102,539	5,229,483	4,721,648	507,835	10.76%
Firefighters' Pension Fund	5,133,242	**1,000,000**	4,133,242	82,665	4,215,907	3,903,737	312,170	8.00%
Total Operational Levy	**20,656,260**	**3,000,000**	**17,656,260**	**353,125**	**18,009,385**	**18,209,380**	**(199,995)**	**-1.10%**
Debt Service Funds								
- General Government								
2016 - Series Bonds	1,958,550	1,737,183	221,367	4,427.34	225,794	1,259,624	(1,033,830)	-82.07%
2018B - Police & Fie HQ	1,444,250	1,444,250	-	-	-	-	-	0.00%
2018B - 2009 Refunding	241,000	241,000	-	-	-	-	-	0.00%
2022B - Flood Control (2013)	878,480	878,480	-	-	-	-	-	0.00%
- TIF								
Series 2017	333,369	333,369	-	-	-	-	-	0.00%
Series 2018A	510,369	510,369	-	-	-	-	-	0.00%
Series 2019B	503,100	503,100	-	-	-	-	-	0.00%
- Water/Sewer								
Series 2017	328,531	328,531	-	-	-	-	-	0.00%
Series 2018A	333,750	333,750	-	-	-	-	-	0.00%
Series 2019A	627,300	627,300	-	-	-	-	-	0.00%
Series 2022	549,050	549,050	-	-	-	-	-	0.00%
Total Debt Service Levy	**7,707,749**	**7,486,382**	**221,367**	**4,427**	**225,794**	**1,259,624**	**(1,033,830)**	**-82.07%**
Total Village Levy	**28,364,009**	**10,486,382**	**17,877,627**	**357,552**	**18,235,179**	**19,469,004**	**(1,233,825)**	**-6.34%**
MOUNT PROSPECT PUBLIC LIBRARY								
Library Levy Fund	11,070,060	-	11,070,060	221,401	11,291,461	11,070,060	221,401	2.00%
Library Debt Service	-	-	-	-	-	-	-	0.00%
Total Library Levy	**11,070,060**	**-**	**11,070,060**	**221,401**	**11,291,461**	**11,070,060**	**221,401**	**2.00%**
Total Village and Library Combined	**39,434,069**	**10,486,382**	**28,947,687**	**578,954**	**29,526,640**	**30,539,064**	**(1,012,424)**	**-3.32%**
Total Operating Levy	**31,726,320**	**3,000,000**	**28,726,320**	**574,526**	**29,300,846**	**29,279,440**	21,406	**0.07%**
Total Debt Service Levy	**7,707,749**	**7,486,382**	**221,367**	**4,427**	**225,794**	**1,259,624**	(1,033,830)	**-82.07%**
	39,434,069	**10,486,382**	**28,947,687**	**578,954**	**29,526,640**	**30,539,064**	**(1,012,424)**	**-3.32%**

From: Finance Commission, Village of Mount Prospect

To: Paul Wm. Hoefert – Mayor, and the Village Board of Trustees

Date: October 24, 2024

Subject: Budget Recommendation from the Finance Commission

The Finance Commission met at a regularly scheduled meeting on October 24, 2024. All four Commissioners were present at the meeting. The Finance Commission discussed the proposed property tax levy, abatements, and the 2025 budget. Director of Finance, Amit Thakkar gave a summary presentation for the budget, levy and the abatements.

The Finance Commission first reviewed the budget presentation on September 26, 2024, at the Emergency Operation Center. After the summary presentation on October 24, 2024, the Finance Commission had a few questions and suggestions.

a) It was suggested that the top part of the water bill message should be utilized to convey a short message that the water and sewer rates will be increasing by 6.75 percent and the reason for the increase. Staff concurred with the suggestion. Staff has utilized the top part of the water bill to notify customers of rate increases in the past.
b) There was a request for the schools-related information within the Budget to be reviewed and updated. Staff mentioned that some portion of the information is derived automatically by the software provider, and staff does not have ability to control certain data inputs. However, the staff will take this under advisement.
c) Finance Commission further mentioned that they would like to see a separate TIF section in the budget book. The current budget book includes a section for the Special Revenue Fund – Prospect & Main and South Mount Prospect Tax Increment Financing (TIF) Districts. The Commission acknowledged that the Village is doing a good job with sharing information about the TIFS, however, the budget book could also include a separate section regarding TIF. Staff took the comment under advisement and mentioned that these items are included in the TIF annual report at the TIF portal. Staff will try to include some meaningful information on TIFs in the future budget book.
d) A brief discussion occurred about property tax numbers and abatements. Staff provided detailed analysis of each line of the property tax levy and abatements, totaling $6.4 million.
e) The Finance Commission also inquired about the projected deficit totaling $1.7 million for the year 2024. Staff mentioned that the deficit is a result of an accounting adjustment and timing issues. The Village Board approved a transfer of $6.5 million from the General Fund to the Economic Emergency Fund. Technically, this is not an expense. However, for accounting purposes, this is a transfer out expense for the General Fund, paid from the 2023 audited surplus. Since it is treated as an accounting expense for 2024, it offsets against 2024 revenues and results in a deficit of $1.7 million. In absence of the $6.5 million transfer, the General Fund will have a surplus of $4.8 million.
f) Staff and the Finance Commission discussed the operating budget and pension numbers and the future timeline for the budget. Finance Commission also

conveyed that the budget book is a comprehensive and professional document with a great amount of information about the Village.

g) After the discussion, following motions were made:

   a. Motion by Vince Grochocinski to recommend approval of the abatements as presented, seconded by Don Ocwieja. Motion was approved unanimously.
   b. Motion by Don Ocwieja to recommend approval of the property tax levy as presented, seconded by Ned Derfler. Motion was approved unanimously.
   c. Motion by Ned Derfler to recommend approval of the budget as presented by the staff, seconded by Vince Grochocinski. Motion was approved unanimously.

h) After the above motions were approved, Director of Finance thanked the Village staff for working diligently on the budget. The Finance Commission concurred with staff.

With that, we concluded our work plan for the fiscal year 2024. Please let us know if you have any questions or concerns.

Respectfully Submitted
Finance Commission

Item Cover Page

Subject	**Second Reading and Approval of AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE VILLAGE OF MOUNT PROSPECT FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025 IN LIEU OF PASSAGE OF AN APPROPRIATION ORDINANCE**
Meeting	November 6, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	OLD BUSINESS
Type	Ordinance

Information

The Village needs to adopt an annual budget before the beginning of a fiscal year. The Village's financial year aligns with the calendar year, and the Village normally adopts its annual budget for the next year in November of the current year. A series of budget workshops is conducted with the Finance Commission and the Village Board. The budget process began with the Community Investment Plan in August. A budget workshop was conducted with the Finance Commission on September 26, 2024, and a budget workshop with the Village Board was conducted on October 8, 2024. The first reading of this ordinance occurred on October 15, 2024. The Finance Commission met on October 24, 2024, and recommended approval of the 2025 budget as presented. This item covers the second reading and the final approval of the 2025 budget ordinance. This item is the final step after the public hearing scheduled on the same day (November 6, 2024).

Discussion

This proposed budget is not just a financial plan but a roadmap that aligns with the key policies and priorities set by the Village Board and Leadership Team. The proposed 2025 Operating Budget and Community Investments Plan totals $165.4 million, a reduction of $22.7 million or 12.1 percent. This reduction is largely due to a reduction of interfund transfers to fund the Economic Emergency Fund and completion of projects funded by the American Rescue Plan. This spending plan continues to appropriately fund our public safety and support operations and capital investments to ensure our organization is positioned to continue a tradition of outstanding municipal services for our residents. Our 2025 plan continues our commitment to reducing the property tax burden for our residents and businesses, as two Mount Prospect units of local government seek voter approval on key school and recreation enhancements for the community. In lieu of property tax levy increases to fund constant increases in personnel, other operating budget items and capital, the Village continues to have a laser focus on economic development opportunities to enhance sales tax revenues. This

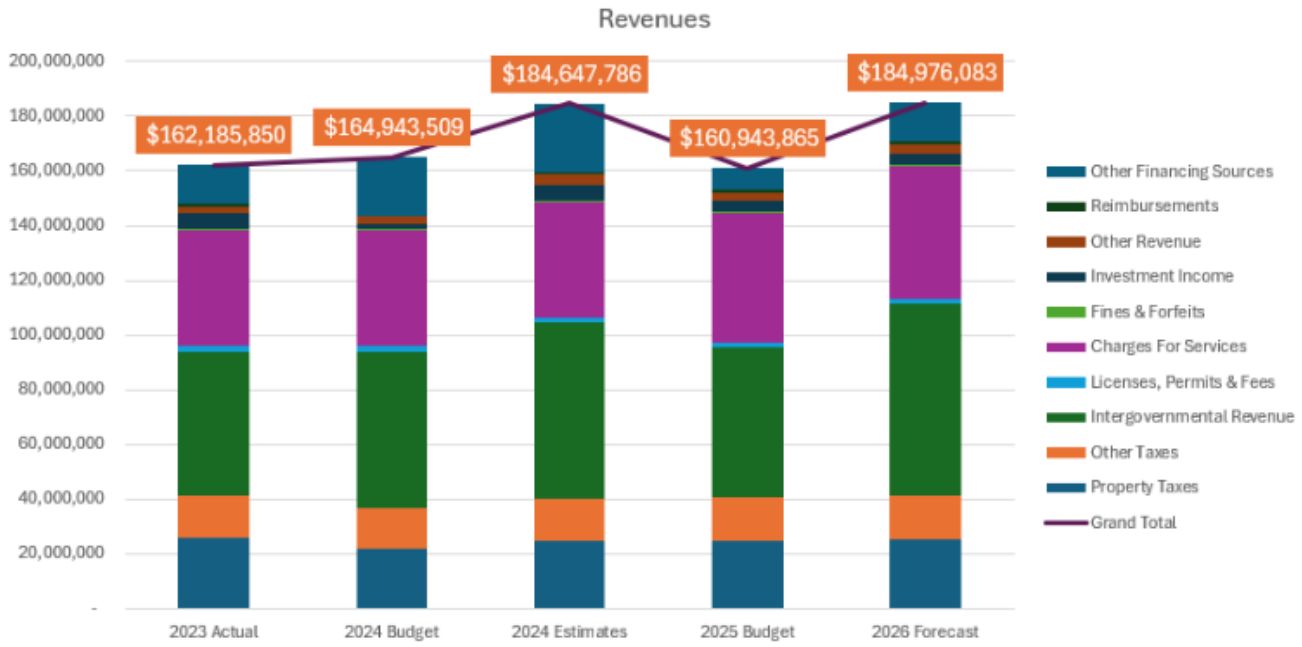
recurring trend in sales tax revenue growth is a highlight of the 2025 and will be discussed in greater detail in this transmittal.

The 2024 Budget was differentiated by the authorization of several new public safety positions in the Fire and Police Department. The budget approved the hiring of six new firefighter-paramedics, anticipating the demise of the Elk Grove Rural Fire Protection District. The fire district ceased operations in October 2023 and the Village accepted fire and EMS responsibility for unincorporated Elk Grove Township pursuant to the Court approved agreement. The agreement provides the Village with fire district assets and fund balance to compensate for services until the Special Service levy of $1.0M is approved this year. The new positions allowed the Village to staff a second ambulance to provide improved response times to South Mount Prospect and the entire Village. The 2024 Budget also authorized five new Police officer to bring our authorized staffing to 91 sworn officers. This brings Police Department staffing back to pre-recession levels and allowed for additional staffing for the Investigations Unit, the Special Response Team and an additional School Resource Officer at Holmes Junior High. The 2025 Budget includes three additional firefighter-paramedics to add a third member to Engine 11, bringing the total number of sworn firefighter-paramedics to 81. This position is currently being funded on an overtime basis. Our total authorized staffing in 2025 will be 337.

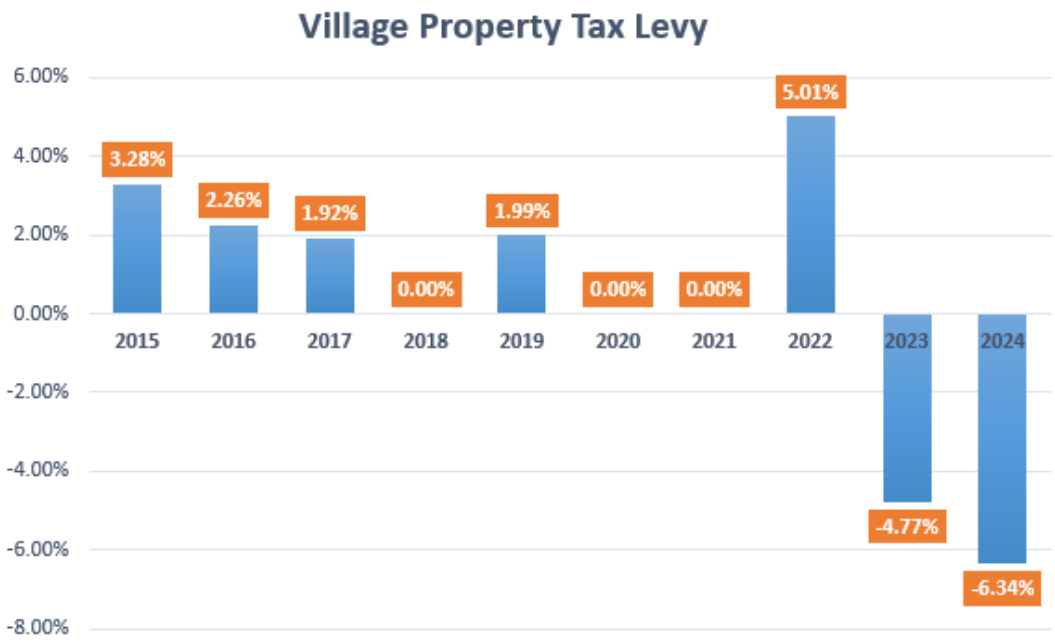
The 2025 revenue budget is set at $160.9 million, which is $4.0 million or 2.4 percent less than the previous year. In the FY 2024 budget, there were several one-time grant revenues, including the American Rescue Plan, Surface Transportation Program Grant (STP), and Congestion Mitigation and Air Quality Grant (CMAQ), among others. However, these grants will not be repeated in 2025, resulting in a decrease of $2.3 million or 4.1 percent in Intergovernmental Revenues. Additionally, inter-fund transfers for 2025 will amount to $7.7 million, which is a reduction of $13.5 million or 63.6 percent from the $21.3 million transferred in 2024. The 2024 transfers included $6.5 million for the Economic Emergency Fund and $5.3 million for the American Rescue Plan, neither of which will be required in 2025, leading to a decrease in the inter-fund transfer budget for the year.

Revenue Categories	2025 Budget	2024 Budget	Increase / (Decrease)	% Change
Property Taxes	24,813,627	22,022,359	2,791,268	12.7%
Other Taxes	15,554,350	14,689,000	865,350	5.9%
Intergovernmental Revenue	54,857,954	57,179,236	(2,321,282)	-4.1%
Licenses, Permits & Fees	1,912,000	2,037,000	(125,000)	-6.1%
Charges For Services	47,342,301	42,255,770	5,086,531	12.0%
Fines & Forfeits	608,500	470,955	137,545	29.2%
Investment Income	3,933,700	1,818,245	2,115,455	116.3%
Other Revenue	3,085,500	2,854,944	230,556	8.1%
Reimbursements	1,086,500	337,000	749,500	222.4%
Total Reoccuring Revenues	**153,194,432**	**143,664,509**	**9,529,923**	**6.6%**
Other Financing Sources	7,749,433	21,279,000	(13,529,567)	-63.6%
Total Revenues	**160,943,865**	**164,943,509**	**(3,999,644)**	**-2.42%**

The chart below summarizes various revenue categories, with 2023 Actual, 2024 Budget, 2024 Projection, 2025 Proposed Budget, and a preliminary forecast for the year 2026.



The Village is actively working to reduce the burden of property taxes. The overall property tax levy for the year is proposed at $18.2 million, a 6.3 percent reduction compared to the 2023 levy payable in 2024. The total property tax category includes property tax levy totaling $18.2 million, tax increments to be received under two of the Village's Tax Increment Financing Districts totaling $5.8 million, and special service area taxes of $1.0 million from serving the unincorporated Elk Grove Township.



Please note the following information:

The "other taxes" category includes various locally imposed taxes such as home-rule sales tax, hotel/motel tax, food & beverage tax, and real estate transfer tax, among others. It is projected to generate a total of $15.6 million in taxes, representing an increase of $863,350 over the 2024 budgeted amount. The largest revenue category, intergovernmental revenues, is expected to total $57.2 million in 2025. Of this amount, state-shared sales tax is projected to be $36.0 million, while income tax (LGDF) is expected to account for $9.5 million. In 2024, intergovernmental revenues included $6.7 million in the American Rescue Plan. This amount is not repeated in 2025 and has resulted in an overall decrease of $2.3 million for the category (after an offset of $4.4 million increase in other line items). The current sales tax amount also includes $875,000 from grocery tax. Per the recent legislative changes, this tax is eliminated effective January 1, 2026. Now, the Village has the option to enact a local grocery tax of up to 1 percent. This item will be addressed as part of the 2026 budget discussion in late 2025.

The Village's investment income has risen as a result of higher interest rates. The 2024 projection indicates that the investment income will reach $5.6 million, compared to the original budget of $1.8 million. Recently, the Federal Reserve Bank has cut interest rates by 50 basis points. More rate reductions are expected in late 2024 and early 2025. In light of the current and future rate reductions, the investment income forecast is lowered from $5.6 million to $3.9 million. The Village is expected to earn above-market investment income because of a few long-term investments that the Village is holding. The Village has an intention and capacity to keep them till their maturities.

The 2025 budget includes $47.3 million in various charges for services, $5.1 million or 12.0% more than the 2024 budgeted amount. In addition to the existing charges, the 2025 budget introduces two new internal service charges: $1.6 million for the building improvement fund and $783,943 for the technology replacement fund. The 2025 budget also proposes changes to the ambulance billing fee structure to reflect the actual cost of operation per call more accurately. The 2025 budget for ambulance billing fees totals $4.1 million, an increase of $1.1 million or 35.4% over the 2024 budget. The Village raised its ambulance fees last time in 2019. Currently, the surrounding towns are charging much higher ambulance billing fees. The average ambulance billing fee is above $3,000. The actual cost per call is expected to be around $3,173, and the Village proposes changing fees from $1,500 to $3,000. Furthermore, the water and sewer utility rates are set to increase by 6.75% in 2025, as indicated in the water rate study.

The other financing sources mainly include planned inter-fund transfers, as described below.

From	To	Purpose	2025 Amounts
General Fund	Debt Service Fund	Series 2018B Bond Abatements (Police and Fire HQ)	1,444,250
General Fund	Debt Service Fund	Series 2016 Bond Abatements	1,655,183
General Fund	Capital Project Fund	Supporting Capital Projects	1,500,000
General Fund	Pension Stabilization Fund	Pension Abatements	2,000,000
General Fund	Parking System	Supporting Capital Projects	150,000
EGRF SSA	General Fund	Supporting Fire Department Operations	1,000,000
Total			**7,749,433**

The above transfers will support the Village in achieving various strategic goals, conducting multiple capital projects, and abating the property tax levies for debt service and pensions.

The Budget for 2025 expenditures totals $165.4 million, a decrease of $22.7 million, or 12.1%, from the amended 2024 Budget. The decline in spending is mainly attributable to

reduced inter-fund transfers from the General Fund. FY 2024 includes $21.3 million in transfers. Of this amount, $6.5 million is transferred from the General Fund to the Economic Emergency Fund, and $5.3 million is budgeted for the American Rescue Plan-funded projects. This was a one-time transfer and is not expected to be repeated on an annual basis. Besides that, the 2024 budget includes carryover projects totaling $13.8 million from 2023. The original 2024 budget included a community investment plan totaling $34.7 million. The 2025 proposed budget includes a community investment plan totaling $33.4 million.

Expense Categories	2025 Budget	2024 Budget	Increase / (Decrease)	% Change
Operating Budget	97,586,144	91,975,157	5,610,987	6.1%
Community Investment P	33,440,322	50,636,555	(17,196,233)	-34.0%
Debt Service	7,712,124	7,645,734	66,390	0.9%
Internal Service Funds	14,181,581	13,392,126	789,455	5.9%
Special Revenue Busines	2,027,500	1,750,000	277,500	15.9%
Special Revenue TIF	2,740,000	1,497,600	1,242,400	83.0%
Interfund Transfers	7,749,433	21,279,000	(13,529,567)	-63.6%
Total Revenues	**165,437,104**	**188,176,171**	**(22,739,067)**	**-12.1%**

General Fund

The largest fund within the Village, the General Fund, accounts for most of the government's financial resources. The General Fund is a major fund; its budget includes essential and critical operating services, such as Police and Fire protection, Finance, Human Services, Community Development, Inspectional Services, Public Works, and General Administration.

The 2025 General Fund budget totals $83,654,388. This is a balanced budget, with annual revenues sufficient to cover annual expenditures and inter-fund transfers.

- The General Fund budget represents a decrease of $8.0 million, or 8.8 percent, compared to the amended 2024 budget, mainly due to a reduction in inter-fund transfers.
- The 2025 General Fund budget includes $6.7 million in inter-fund transfers from the General Fund. Of this amount, $3.1 million is transferred to the Debt Service Fund, $1.5 million to the Capital Improvement Fund, $2.0 million to the Pension Stabilization Fund, and $150,000 to the Village Parking System Fund. $5.1 million of transferred amounts will be used to abate property tax levies and $1.6 million will be used to fund various capital improvement projects.
- The public safety pension costs are increasing by $803,926. The total public safety pension levy before abatements is $11.3 million. Of this amount, $2.0 million is funded from the Pension Stabilization Fund, and the remaining amount is being levied as the property tax levy for the year 2024, payable in 2025.
- The total operating budget for the General Fund for FY 2023 is $74.1 million, an increase of $7.0 million or 10.5 percent. The main reasons for the increased operating budget are increased pension costs, increased lease payments, inflationary adjustments for the contractual services, cost-of-living adjustments for personnel services, and newly added positions for the Fire Department.
- The fund also includes items totaling $2.9 million for various capital projects as identified in the community investment plan.

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for a specified purpose. The Village employs twelve of these fund types, which include Pension Stabilization, South Mount Prospect TIF, Rural Special Service Area, Refuse Disposal, Motor Fuel Tax, Community Development Block Grant, Asset Seizure, Federal Equitable Share, DUI Fine, Foreign Fire Tax, Business District and Prospect/Main TIF.

The 2025 Budget for all Special Revenue Funds is $20.0 million. This is an increase of $4.4 million, or 28.2 percent, from the amended 2024 budget. Of this amount, $7.8 million pertains to the Operating Budget, $5.1 million is part of the Community Investment Plan, $1.3 million is the Debt Service budget, and $5.8 million belongs to other non-operating budget categories. Part of the increase in revenue and expenditures is represented by the new Elk Grove Rural Fire Special Service Area fund and a few large one-time projects are funded from special revenue funds. The refuse service rates will see an increase of 3.5 percent. The overall revenue budget for Special Revenue funds is also $19.9 million. The Special Revenue Funds will have a planned use of cash/fund balance totaling $66,790.

Enterprise Funds

Enterprise Funds consist of the Water and Sewer Utility Fund and two (2) parking funds. The Water and Sewer Utility Fund is a major fund that provides water and sewer services for residential and commercial customers. Expenses accounted for in this fund include charges for administration, operations, maintenance, and billing/collection. The Village Parking System Fund accounts for the provision of Village-owned public parking services. At the same time, the Parking System Revenue Fund accounts for the provision of public parking services for which fees are shared with the commuter railroad.

The 2025 Revenue Budget for all Enterprise Funds is $23.4 million, of which the Water and Sewer Fund budget is $23.0 million. The Enterprise Funds revenue budget decreased by $3.7 million, or 13.8 percent, from the prior year, mainly due to a grant-funded water interconnect project in 2024, not repeated in 2025. A combination of rate increases and previously issued debt will provide the resources to improve the renewal/replacement rate of utility system mains from its 600-year cycle to a renewal cycle of approximately 130 years, closer to the industry's best practice of 100 years. An increase in the combined water/sewer rate of 6.75 percent is included in this budget. Based on the approved rate change, a typical customer's total water and sewer utility bill will increase by $6.92 per month from the current utility rate. The expenditure budget for the Water and Sewer Fund is $27.1 million. The expenditures include $15.4 million in operating expenditures, $9.9 million in capital improvement projects, and $1.8 million in debt service payments. The capital improvement costs include water main replacement projects, sewer main rehab projects, and a few other regular infrastructure improvement projects. The 2024 budgets for the Village Parking System Fund and the Parking System Revenue Fund are $178,436 and $75,195, respectively.

Capital Projects Funds

Capital Projects Funds account for financial resources for the acquisition or construction of major capital facilities (other than those financed by Proprietary Funds). The 2025 budget includes three active capital funds: the Capital Improvement Fund, the Street Improvement Construction Fund, and the Flood Control Construction Fund.

The 2025 Budget for the Capital Project Funds is $10.6 million, which is $6.5 million less than the Amended 2024 Budget, signifying a 45.8 percent decrease. This budget supports the annual capital improvements needed to maintain the aging infrastructure and facilities

and also funds the items identified in the Village's Strategic Plan. The 2024 budget included carried-over projects from 2023, resulting in a higher CIP amount for the Capital Project Funds compared to 2025.

In FY 2025, the Capital Projects Funds will receive a total of $1.5 million in inter-fund transfers from the General Fund. Intergovernmental revenue accounts for $7.6 million, with $7.0 million from sales tax and $596,392 from various grants. Typically, the Village allocates $2.0 million to each capital project fund, totaling $6.0 million for the year across three funds. For 2025, the total sales tax allocation will increase to $7.0 million. The Flood Control Construction Fund has sufficient fund balance for its needs, so its allocation is split between the Capital Improvement Fund and Street Improvement Construction Fund. The Capital Improvement Fund will receive an allocation of $3.2 million, while the Street Improvement Construction Fund will receive $3.8 million. The allocation is adjusted based on the funding needs outlined in the capital improvement plan.

The overall expenditures for the Capital Project Funds include $10.3 million in capital projects and $274,709 will be spent on various operating expenditures for FY 2025.

Debt Service Fund

The Debt Service Fund was established to account for the accumulation of resources for the payment of general long-term debt principal and interest. Debt supported by other funds (Water and Sewer and TIF) is excluded from this fund.

The 2025 Budget for the Debt Service Fund is $4.5 million, a marginal decrease of $8,060, or 0.2 percent, from the prior year. Funding to support debt payments comes from property taxes, video gaming tax revenues, and state sales tax. Property taxes account for $221,367, while video gaming and state sales taxes account for $300,000 million and $878,480, respectively. The property tax abatements totaling $3.1 million are funded from the General Fund through inter-fund transfers.

The Debt Service Fund 2025 expenditure budget includes debt service payments totaling $4.5 million. Of this amount, $1.9 million will be for interest payments, and $2.6 million will be for principal payments.

Internal Service Funds

The Internal Service Funds account for the financing of goods or services provided by one department to another department on a cost-reimbursement basis. This category includes the Vehicle Maintenance Fund, the Vehicle Replacement Fund, the Computer Replacement Fund, and the Risk Management Fund. A new fund for building improvements and a new program for technology replacements, under the umbrella of the Computer Replacement Fund, have been added to this list.

The budget for the Internal Service Funds in 2025 is $19.4 million, representing an increase of $1.4 million, or 2.3 percent, from the amended 2024 budget. The Computer Replacement Fund deals with IT infrastructure and end-user equipment, and its total budget for 2024 is $211,500, reflecting a decrease of $17,500, or 7.6 percent, compared to the amended 2024 budget. The revenue budget for the Computer Replacement Fund includes funding for future technology replacement for the Police and Fire Departments, totaling $781,943.

The Risk Management Fund and the Vehicle Maintenance Fund have total expenditure budgets

of $11.5 million and $2.7 million, respectively, mainly reflecting inflationary increases of 3.4 percent and 4.4 percent, respectively. The Vehicle Replacement Fund's expenditure totals $2.6 million, representing an increase of $510,340 or 3.5 percent compared to the amended 2024 budget. Due to supply chain issues, the acquisition of many vehicles has been delayed, resulting in a higher-than-usual budget in the past few years due to carry-over items.

The newly created Building Improvement Fund will collect $1.6 million in charges for building improvement projects for Police, Fire, and Public Works facilities and will provide funding support for major improvement projects in coming years.

In the recent times, the Village is facing a few new challenges, including inflation, possible recession, legislative changes, deficit levels at the State of Illinois, uncertain market conditions, rising pension costs, aging infrastructure, supply-chain issues, labor turnover, and a few more. A few of those challenges are described below.

a. The current inflation rate is around 3.7 percent (CPI-U) over the last 12 months. However, recently, inflation reached a 40-year high at 9.1 percent. Increased costs of supplies, contractual services, and personnel costs beyond the normal annual increase are creating a burden for the fund and cash balances. This increase can also put more strain on an already stressed property tax system. The Village has enough cash and fund balance to handle the short-term impacts of inflation, but in the long run, it may need to reconsider its strategies to manage inflation.
b. The Village's finances rely heavily on Intergovernmental Revenues, with a substantial portion coming from the State of Illinois. In the past, the state has attempted to reduce the Local Government Distributive Fund (LGDF) Income Tax. If the LGDF is further reduced, it would lead to revenue losses for the Village and could potentially put additional strain on the already burdened property tax system. While the State of Illinois has the ability to fully restore the LGDF to its original 10 percent allocation, it has not yet done so. Additionally, the State recently eliminated the 1% grocery tax, effective January 1, 2026. The Village currently receives $875,000 in grocery taxes annually. The State of Illinois has given local municipalities the option to enact a local grocery tax of up to 1%. The Village Administration is planning to hold workshops in 2025 with the Finance Commission and Village Board to discuss all the available alternatives for this issue.
c. The Village invests a fair amount in capital assets each year through the Community Investment Plan. Funding from various variable revenue sources and charges for services funds the new investment as well as the replacement of the existing assets. Maintaining aging infrastructures and facilities without the issuance of debt or a grant from the State or Federal Agency is challenging. The Village has received significant grants in recent times, but it is a challenge to get awards while competing with other grantees.
d. There is a huge demand for construction materials and vehicles in the market. The Village is dealing with high prices and supply chain issues with many capital projects. Many of the recent construction bid results have come in much higher than expected. The Village is also struggling to replace its scheduled Police, Fire, and Public Works fleet. The Village is hopeful that several measures taken by the Federal and State Governments will curb the inflation and supply chain issues.
e. The current interest rates have led to a decrease in real estate transactions. As a result, the Village's revenue from real estate transfer tax is decreasing due to fewer property closings. Although there has been a slight increase in real estate transfer tax collection compared to last year, overall, it is still 33 percent lower than its peak in 2022. The Village is hopeful for a recovery in the real estate market. In the meantime, the additional investment income is helping offset the loss in real estate transfer tax

revenues.

f. The State of Illinois brought legislative changes to the pension system in 2011 and created TIER II for police, fire, and employees participating in IMRF. Recently, various legislations have been filed to increase the benefits under TIER II pensions. Any legislative changes that can increase the benefits under TIER II will increase the annual pension costs and the property tax burden for residents and businesses.

Despite the challenges mentioned above, the Village's financial position remains very strong. Reserve levels have continued to exceed our expectations due to revenue growth and responsible spending. The Village's General Fund is estimated to have a fund balance of $41.9 million, which will be 47 percent of the 2025 annual budget. It's important to note that not all fund balances are in liquid form. Some portion of the fund balance is tied up in accounts receivable and unavailable immediately. Substantial reserves and balanced annual budgets are two factors contributing to the strong bond rating assigned to Village debt. The General Fund reserves remain well above the target set by the Village Board (40%) through 2024.

Items/Details	FY 2023 Actual	FY 2024 Estimated	FY 2025 Budget
Revenues - Unaudited	82,613,435	89,886,763	83,654,388
Expenses - Unaudited	(78,299,452)	(91,662,171)	(83,654,388)
Net Monthly Surplus/(Deficit)	**4,313,983**	**(1,775,408)**	**-**
Ending Unrestricted Reserves	**43,700,864**	**41,925,456**	**41,925,456**
As % of General Fund Budget	48%	50%	47%

The full budget document can be accessed by clicking here.

The Finance Commission met and discussed the budget, levy, and abatements on October 24, 2024, and recommended approval of these items as presented.

Alternatives

1. Approve the attached ordinance adopting the annual budget for the fiscal year 2025.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the attached ordinance, adopting the annual budget for the fiscal year 2025.

Attachments

1. 2025 Budget Ordinance - Final
2. Budget Recommendation from the Finance Commission 2024-10-24

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE VILLAGE OF MOUNT PROSPECT FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2025, AND ENDING DECEMBER 31, 2025, IN LIEU OF PASSAGE OF AN APPROPRIATION ORDINANCE

PASSED AND APPROVED BY

THE PRESIDENT AND BOARD OF TRUSTEES

This _____ day of November 2024

Published in pamphlet form by
authority of the corporate authorities
of the Village of Mount Prospect, Illinois
this _____ day of November, 2024.

ORDINANCE NO. _____

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE VILLAGE OF MOUNT PROSPECT FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025 IN LIEU OF PASSAGE OF AN APPROPRIATION ORDINANCE

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect in accordance with State Statutes, have provided for the preparation and adoption of an Annual Budget in lieu of passage of an Appropriation Ordinance; and

WHEREAS, the proposed Annual Budget for the Village of Mount Prospect for the fiscal year beginning January 1, 2025 and ending December 31, 2025, as prepared by the Budget Officer for the Village and submitted to the President and Board of Trustees, was placed on file in the Office of the Village Clerk on September 30, 2024, for public inspection, as provided by Statute; and

WHEREAS, pursuant to notice duly published on October 3, 2024, a public hearing was held by the President and Board of Trustees on said tentative annual budget on November 6, 2024, as provided by Statute; and

WHEREAS, following said public hearing, said proposed Annual Budget was reviewed by the President and Board of Trustees and a copy of said proposed Annual Budget is attached hereto and hereby made a part hereof.

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

SECTION ONE: The Annual Budget for the Village of Mount Prospect for the fiscal year beginning January 1, 2025, and ending December 31, 2025, a copy of which is attached hereto and made a part hereof, is hereby approved and adopted as the Annual Budget for the Village of Mount Prospect for said fiscal year.

SECTION TWO: Within thirty (30) days following the adoption of this Ordinance there shall be filed with the County Clerk of Cook County a copy thereof duly certified by the Village Clerk and Estimate of Revenues by source anticipated to be received by the Village in the fiscal year beginning January 1, 2025, and ending December 31, 2025, duly certified by the Chief Fiscal Officer.

SECTION THREE: 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:

ABSTAIN:

PASSED AND APPROVED this _____ day of November 2024.

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen Agoranos, Village Clerk

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Revenue Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
001-General Fund					
Property Taxes					
001.400.002					
Property Tax Prop Taxes - PY	(11,177)	-	100,000	-	-
001.400.003					
Property Tax Prop Taxes-Police CY	4,451,831	4,629,067	4,629,067	5,126,944	497,877
001.400.004					
Property Tax Prop Taxes-Police PY	(8,573)	-	35,000	-	-
001.400.005					
Property Tax Prop Taxes-Fire CY	4,106,116	3,827,193	3,827,193	4,133,242	306,049
001.400.006					
Property Tax Prop Taxes-Fire PY	(5,873)	-	35,000	-	-
001.400.009					
Property Tax Prop Taxes - R&B CY	119,776	125,000	120,000	125,000	-
001.400.010					
Property Tax Prop Taxes - R&B PY	(303)	-	1,000	-	-
001.60.00.00.0.000.400.001					
Property Tax Prop Taxes - CY	4,441,565	4,346,500	4,346,500	4,346,500	-
001.70.00.00.0.000.400.001					
Property Tax Prop Taxes - CY	5,160,016	5,049,574	5,049,574	4,049,574	(1,000,000)
Property Taxes Total	**18,253,377**	**17,977,334**	**18,143,334**	**17,781,260**	**(196,074)**
Other Taxes					
001.401.001					
Utility Tax ComEd Electric Tax	1,126,267	1,126,000	1,125,000	1,125,000	(1,000)
001.401.002					
Utility Tax Natural Gas Use Tax	114,646	112,000	110,000	112,200	200
001.401.003					
Utility Tax NICOR Gas Tax	606,000	830,000	750,000	750,000	(80,000)
001.401.004					
Utility Tax Telecom Tax	1,062,819	1,160,000	1,050,000	1,025,000	(135,000)
001.402.001					
Use Taxes Auto Rental Tax	29,751	33,000	30,000	30,000	(3,000)
001.402.003					
Use Taxes Food & Bev Tax	1,216,606	1,250,000	1,375,000	1,400,000	150,000
001.402.005					
Use Taxes Hotel/Motel Tax	93,568	106,000	95,000	95,000	(11,000)
001.402.007					
Use Taxes Real Estate Trsfr Tax	956,954	900,000	1,000,000	1,020,000	120,000
001.403.003					
Home Rule Sales Tax HR Sales Tax-3rd	7,308,754	6,700,000	7,425,000	7,500,000	800,000
001.404.001					
Franchise Fees Cable TV - Comcast	558,679	600,000	560,000	565,000	(35,000)
001.404.002					
Franchise Fees Cable TV - WOW	63,870	70,000	60,000	55,000	(15,000)
001.404.003					
Franchise Fees Cable TV - AT&T	27,844	35,000	25,000	25,000	(10,000)
Other Taxes Total	**13,165,756**	**12,922,000**	**13,605,000**	**13,702,200**	**780,200**
Intergovernmental Revenue					
001.415.001					
State Taxes Charitable Games Tax	3,066	3,000	3,500	3,500	500
001.415.002					
State Taxes State Income Tax	9,080,365	8,212,060	9,509,100	9,500,000	1,287,940
001.415.004					
State Taxes State Sales Tax	27,842,458	25,000,000	29,882,240	28,000,000	3,000,000
001.415.005					
State Taxes State Use Tax	2,250,111	2,387,784	2,274,080	2,310,000	(77,784)
001.415.007					
State Taxes Cannabis Education Fund	86,048	92,000	95,000	95,000	3,000

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Revenue Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
001.415.008					
State Taxes Municipal Cannabis Tax	80,937	60,000	85,000	85,000	25,000
001.416.001					
Personal Property Replacement Tax Pers Prop Repl Tax	1,193,793	932,750	1,115,000	666,582	(266,168)
001.416.002					
Personal Property Replacement Tax Pers Prop Repl Tx-R&B	21,926	17,275	10,000	10,000	(7,275)
001.417.001					
Other Intergovernmental Forest River Fire Dist	83,185	45,000	60,000	50,000	5,000
001.417.002					
Other Intergovernmental Maint of State Highways	121,628	80,000	110,000	120,000	40,000
001.418.003					
Federal Grants FEMA Grant	-	-	-	-	-
001.418.006					
Federal Grants STP Grant	-	-	-	988,000	988,000
001.418.021					
Federal Grants AFG Grant	-	-	48,164	-	-
001.418.027					
Federal Grants American Rescue Plan	1,184,577	6,706,133	5,772,395	-	(6,706,133)
001.419.007					
State Grants IL DCEO Capital Grant	-	-	-	-	-
001.420.003					
Other Grants Other Grants	30,534	25,000	-	-	(25,000)
001.60.00.00.0.000.418.001					
Federal Grants Body Armor Grant	7,084	8,000	5,000	5,000	(3,000)
001.60.61.66.0.000.417.025					
Other Intergovernmental Reimb-Police DEA Task Force	-	5,000	-	-	(5,000)
Intergovernmental Revenue Total	**41,985,712**	**43,574,002**	**48,969,479**	**41,833,082**	**(1,740,920)**
Licenses, Permits & Fees					
001.409.001					
Business Licenses & Permits Alarm Licenses	44,206	45,000	45,000	45,000	-
001.409.002					
Business Licenses & Permits Business Licenses	152,824	165,000	160,000	165,000	-
001.409.003					
Business Licenses & Permits Contractor Licenses	119,400	130,000	130,000	130,000	-
001.409.005					
Business Licenses & Permits Elevator Licenses	26,410	27,500	28,000	30,000	2,500
001.409.006					
Business Licenses & Permits Liquor Licenses	182,519	180,000	185,000	190,000	10,000
001.409.007					
Business Licenses & Permits Utility Permit Fee	6,400	3,000	4,000	3,500	500
001.409.009					
Business Licenses & Permits Gaming Applications	900	500	500	500	-
001.409.010					
Business Licenses & Permits Gaming Terminal Fees	98,000	90,000	97,500	97,500	7,500
001.410.001					
Nonbusiness Licenses & Permits Building Permit	1,021,541	1,000,000	850,000	875,000	(125,000)
001.410.004					
Nonbusiness Licenses & Permits Landlord/Rental Permit	312,103	320,000	320,000	325,000	5,000
001.410.009					
Nonbusiness Licenses & Permits Village Impact Fees	136,160	75,000	45,000	50,000	(25,000)
Licenses, Permits & Fees Total	**2,100,464**	**2,036,000**	**1,865,000**	**1,911,500**	**(124,500)**
Fines & Forfeits					
001.453.003					
Fines and Forfeits Code Fines	34,781	16,200	15,000	17,500	1,300
001.453.008					
Fines and Forfeits Forfeited Escrow Funds	43,925	20,000	60,000	60,000	40,000
001.453.009					
Fines and Forfeits Local Ordinance Fines	237	1,000	500	1,000	-

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Revenue Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
001.453.011					
Fines and Forfeits Parking Fines	153,937	145,000	140,000	145,000	-
001.60.00.00.0.000.453.001					
Fines and Forfeits Circuit Court Fines	98,780	90,000	96,000	100,000	10,000
001.60.00.00.0.000.453.006					
Fines and Forfeits False Alarm Fees	11,200	12,000	9,000	10,000	(2,000)
001.60.00.00.0.000.453.007					
Fines and Forfeits Parental Resp Fines	1,050	1,000	-	-	(1,000)
001.70.00.00.0.000.453.006					
Fines and Forfeits False Alarm Fees	-	-	20,000	20,000	20,000
Fines & Forfeits Total	**343,911**	**285,200**	**340,500**	**353,500**	**68,300**
Charges For Services					
001.449.004					
Service Charge Permit Reinspection Fee	1,175	1,117	8,200	8,500	7,383
001.449.008					
Service Charge Truck Fees	6,515	2,500	6,200	6,500	4,000
001.449.009					
Service Charge Vacant Structure Reg	6,000	4,000	3,500	3,500	(500)
001.449.012					
Service Charge ZBA Hearing Fees	6,600	5,000	1,500	2,000	(3,000)
001.479.021					
Other Revenue Block Party Beverage Sales	38,222	40,000	47,500	47,500	7,500
001.60.61.00.0.000.444.001					
Special Detail Revenue Spec Detail Revenue	22,629	15,000	23,000	25,000	10,000
001.70.00.00.0.000.449.001					
Service Charge Ambulance Fee	3,271,918	3,000,000	3,350,000	4,061,046	1,061,046
Charges For Services Total	**3,353,058**	**3,067,617**	**3,439,900**	**4,154,046**	**1,086,429**
Investment Income					
001.456.001					
Interest Income Interest Income	2,437,575	1,193,000	2,800,000	2,100,000	907,000
001.457.001					
Interest Income - Escrow Interest Income - Escrow	32,912	-	16,000	12,000	12,000
001.467.006					
Unrealized Gains/Losses PMA	270,949	-	-	-	-
Investment Income Total	**2,741,437**	**1,193,000**	**2,816,000**	**2,112,000**	**919,000**
Other Revenue					
001.10.11.00.0.000.479.022					
Other Revenue Block Party Vendor	-	-	9,100	9,000	9,000
001.10.11.00.0.001.479.020					
Other Revenue Sponsorships-Block Party	64,850	65,000	69,000	70,000	5,000
001.476.005					
Program Income Sister City Events	-	-	-	-	-
001.479.001					
Other Revenue Animal Release	375	-	400	500	500
001.479.002					
Other Revenue Cash Over/Short	(133)	-	50	-	-
001.479.005					
Other Revenue Miscellaneous Income	56,062	-	120,000	120,000	120,000
001.479.006					
Other Revenue Police and Fire Reports	6,550	-	6,500	6,500	6,500
001.479.008					
Other Revenue Sale of Property	5,956	-	-	-	-
001.479.009					
Other Revenue Subpoena Fees	195	-	300	500	500
001.479.012					
Other Revenue Event Sponsorship	4,000	-	4,500	4,500	4,500
001.479.013					
Other Revenue Flex Comp Revenue	6,128	-	-	-	-

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Revenue Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
001.480.001					
Leases Cell Tower	88,289	100,000	100,000	100,000	-
001.480.002					
Leases General Store	60,901	60,000	60,900	60,900	900
001.480.004					
Leases Interest Revenue	5,556	-	-	-	-
001.495.001					
Special Events Commission Celestial Celebrations	41,645	-	40,000	40,000	40,000
001.495.004					
Special Events Commission Family Bike Ride	-	-	1,500	1,500	1,500
001.495.005					
Special Events Commission Other Revenues	740	-	1,000	1,000	1,000
001.50.00.00.0.000.476.003					
Program Income Human Services	666	600	1,000	1,000	400
001.50.00.00.0.000.476.008					
Program Income Nursing Revenue	-	2,000	800	800	(1,200)
001.50.00.00.0.000.477.003					
Donations HS Donations	369	500	500	500	-
001.50.54.00.0.000.479.004					
Other Revenue CCC-Mbr Agency	-	5,000	5,000	5,000	-
001.60.00.00.0.000.477.005					
Donations Police Donations	12,635	5,000	4,000	4,000	(1,000)
001.70.00.00.0.000.476.002					
Program Income Fire Training Rev	16,893	7,500	6,000	600	(6,900)
001.70.00.00.0.000.477.002					
Donations Fire Donations	8,945	1,000	500	500	(500)
001.80.00.00.0.000.477.006					
Donations PW Donations	7,200	6,000	1,500	1,500	(4,500)
Other Revenue Total	**387,821**	**252,600**	**432,550**	**428,300**	**175,700**
Reimbursements					
001.473.005					
Reimbursements MP Library Contrib	37,137	-	15,000	15,000	15,000
001.473.006					
Reimbursements Other Reimbursements	20,774	-	2,000	2,500	2,500
001.473.008					
Reimbursements Property Damage Reimb	13,656	-	-	-	-
001.473.011					
Reimbursements Sidewalk - Shared Cost	1,950	-	2,000	2,000	2,000
001.473.019					
Reimbursements Ins. Reimb - TTD	74,177	-	85,000	85,000	85,000
001.60.00.00.0.000.473.002					
Reimbursements High School Youth Officer	105,828	110,000	160,000	264,000	154,000
001.60.00.00.0.000.473.007					
Reimbursements Police Training	22,302	-	8,500	8,500	8,500
001.70.00.00.0.000.473.001					
Reimbursements Fire Training	1,392	2,000	2,500	1,500	(500)
Reimbursements Total	**277,216**	**112,000**	**275,000**	**378,500**	**266,500**
Other Financing Sources					
001.487.001					
Transfer In Transfer In	-	-	-	1,000,000	1,000,000
Other Financing Sources Total	**-**	**-**	**-**	**1,000,000**	**1,000,000**
001-General Fund Total	**82,608,753**	**81,419,753**	**89,886,763**	**83,654,388**	**2,234,635**
002-Debt Service Fund					
Property Taxes					
002.00.00.00.2.515.400.001					
Property Tax Prop Taxes - CY	-	-	-	-	-
002.00.00.00.2.517.400.001					
Property Tax Prop Taxes - CY	1,302,950	-	-	-	-

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Revenue Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
002.00.00.00.2.518.400.001					
Property Tax Prop Taxes - CY	780,800	1,234,925	1,234,925	221,367	(1,013,558)
002.00.00.00.2.519.400.001					
Property Tax Prop Taxes - CY	124,500	-	-	-	-
Property Taxes Total	**2,208,250**	**1,234,925**	**1,234,925**	**221,367**	**(1,013,558)**
Other Taxes					
002.00.00.00.2.516.403.001					
Home Rule Sales Tax HR Sales Tax-1st	-	-	-	-	-
Other Taxes Total	**-**	**-**	**-**	**-**	**-**
Intergovernmental Revenue					
002.00.00.00.2.516.415.004					
State Taxes State Sales Tax	923,656	-	-	-	-
002.00.00.00.2.577.417.009					
Other Intergovernmental Series 2016 MPPL	-	-	-	-	-
002.00.00.00.2.578.415.004					
State Taxes State Sales Tax	-	882,240	882,240	878,480	(3,760)
002.415.006					
State Taxes Video Gaming Tax	293,513	235,000	295,000	300,000	65,000
Intergovernmental Revenue Total	**1,217,169**	**1,117,240**	**1,177,240**	**1,178,480**	**61,240**
Investment Income					
002.456.001					
Interest Income Interest Income	78,219	9,125	35,000	26,250	17,125
Investment Income Total	**78,219**	**9,125**	**35,000**	**26,250**	**17,125**
Other Financing Sources					
002.00.00.00.2.519.487.001					
Transfer In Transfer In	-	2,140,000	2,140,000	1,444,250	(695,750)
002.00.00.00.2.578.488.001					
Bond Proceeds Bond Proceeds	-	-	-	-	-
002.487.001					
Transfer In Transfer In	1,236,599	31,000	31,000	1,655,183	1,624,183
Other Financing Sources Total	**1,236,599**	**2,171,000**	**2,171,000**	**3,099,433**	**928,433**
002-Debt Service Fund Total	**4,740,237**	**4,532,290**	**4,618,165**	**4,525,530**	**(6,760)**
020-Capital Improvement Fund					
Other Taxes					
020.403.004					
Home Rule Sales Tax HR Sales Tax-4th	-	-	-	-	-
Other Taxes Total	**-**	**-**	**-**	**-**	**-**
Intergovernmental Revenue					
020.415.004					
State Taxes State Sales Tax	2,000,000	2,000,000	2,000,000	3,200,000	1,200,000
020.418.006					
Federal Grants STP Grant	-	580,573	580,573	-	(580,573)
020.418.018					
Federal Grants ITEP	-	979,052	979,052	199,392	(779,660)
020.420.003					
Other Grants Other Grants	-	625,000	625,000	-	(625,000)
Intergovernmental Revenue Total	**2,000,000**	**4,184,625**	**4,184,625**	**3,399,392**	**(785,233)**
Investment Income					
020.456.001					
Interest Income Interest Income	304,840	95,200	280,000	210,000	114,800
Investment Income Total	**304,840**	**95,200**	**280,000**	**210,000**	**114,800**
Other Financing Sources					
020.487.001					
Transfer In Transfer In	2,000,000	2,868,000	2,868,000	1,500,000	(1,368,000)
Other Financing Sources Total	**2,000,000**	**2,868,000**	**2,868,000**	**1,500,000**	**(1,368,000)**
020-Capital Improvement Fund Total	**4,304,840**	**7,147,825**	**7,332,625**	**5,109,392**	**(2,038,433)**
023-Street Improvement Construc Fund					
Other Taxes					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Revenue Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
023.402.006					
Use Taxes Municipal MFT	725,594	700,000	725,000	732,250	32,250
023.403.002					
Home Rule Sales Tax HR Sales Tax-2nd	-	-	-	-	-
Other Taxes Total	**725,594**	**700,000**	**725,000**	**732,250**	**32,250**
Intergovernmental Revenue					
023.415.004					
State Taxes State Sales Tax	2,000,000	2,000,000	2,000,000	3,800,000	1,800,000
023.418.006					
Federal Grants STP Grant	-	-	-	297,000	297,000
023.418.022					
Federal Grants CMAQ Grant	290,665	-	2,177,212	-	-
023.420.016					
Other Grants Cook County	421,840	200,000	100,000	100,000	(100,000)
Intergovernmental Revenue Total	**2,712,505**	**2,200,000**	**4,277,212**	**4,197,000**	**1,997,000**
Licenses, Permits & Fees					
023.410.008					
Nonbusiness Licenses & Permits Vehicle License	270	-	-	-	-
Licenses, Permits & Fees Total	**270**	**-**	**-**	**-**	**-**
Investment Income					
023.456.001					
Interest Income Interest Income	175,150	63,020	195,000	146,250	83,230
Investment Income Total	**175,150**	**63,020**	**195,000**	**146,250**	**83,230**
Other Revenue					
023.479.005					
Other Revenue Miscellaneous Income	24,753	50,000	22,500	22,500	(27,500)
Other Revenue Total	**24,753**	**50,000**	**22,500**	**22,500**	**(27,500)**
Other Financing Sources					
023.487.001					
Transfer In Transfer In	1,900,000	2,000,000	2,000,000	-	(2,000,000)
Other Financing Sources Total	**1,900,000**	**2,000,000**	**2,000,000**	**-**	**(2,000,000)**
023-Street Improvement Construc Fund Total	**5,538,271**	**5,013,020**	**7,219,712**	**5,098,000**	**84,980**
024-Flood Control Construction Fund					
Other Taxes					
024.403.001					
Home Rule Sales Tax HR Sales Tax-1st	-	-	-	-	-
Other Taxes Total	**-**	**-**	**-**	**-**	**-**
Intergovernmental Revenue					
024.415.004					
State Taxes State Sales Tax	1,076,344	1,117,760	1,117,760	-	(1,117,760)
024.419.014					
State Grants State Grant Proceeds	-	788,000	788,000	-	(788,000)
Intergovernmental Revenue Total	**1,076,344**	**1,905,760**	**1,905,760**	**-**	**(1,905,760)**
Charges For Services					
024.449.006					
Service Charge Stormwater Det Fee	12,520	10,000	8,500	10,000	-
Charges For Services Total	**12,520**	**10,000**	**8,500**	**10,000**	**-**
Investment Income					
024.456.001					
Interest Income Interest Income	68,297	5,000	110,500	82,800	77,800
Investment Income Total	**68,297**	**5,000**	**110,500**	**82,800**	**77,800**
Reimbursements					
024.473.006					
Reimbursements Other Reimbursements	312,003	15,000	15,000	5,000	(10,000)
Reimbursements Total	**312,003**	**15,000**	**15,000**	**5,000**	**(10,000)**
Other Financing Sources					
024.487.001					
Transfer In Transfer In	1,000,000	265,000	265,000	-	(265,000)

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Financing Sources Total	**1,000,000**	**265,000**	**265,000**	**-**	**(265,000)**
024-Flood Control Construction Fund Total	**2,469,164**	**2,200,760**	**2,304,760**	**97,800**	**(2,102,960)**
036-Rural Special Service Area Fund					
Property Taxes					
036.400.007					
Property Tax Prop Taxes - SSA CY	-	160,000	-	1,000,000	840,000
Property Taxes Total	**-**	**160,000**	**-**	**1,000,000**	**840,000**
036-Rural Special Service Area Fund Total	**-**	**160,000**	**-**	**1,000,000**	**840,000**
037-SMP TIF Fund					
Property Taxes					
037.400.011					
Property Tax Prop Tax Increment CY	2,039,830	150,100	790,000	800,000	649,900
037.400.012					
Property Tax Prop Tax Increment PY	-	-	16,000	-	-
Property Taxes Total	**2,039,830**	**150,100**	**806,000**	**800,000**	**649,900**
Investment Income					
037.456.001					
Interest Income Interest Income	-	-	-	-	-
Investment Income Total	**-**	**-**	**-**	**-**	**-**
037-SMP TIF Fund Total	**2,039,830**	**150,100**	**806,000**	**800,000**	**649,900**
038-Economic Emergency Fund					
Investment Income					
038.456.001					
Interest Income Interest Income	195,690	100,000	485,000	363,750	263,750
Investment Income Total	**195,690**	**100,000**	**485,000**	**363,750**	**263,750**
Other Financing Sources					
038.487.001					
Transfer In Transfer In	6,500,000	6,500,000	6,500,000	-	(6,500,000)
Other Financing Sources Total	**6,500,000**	**6,500,000**	**6,500,000**	**-**	**(6,500,000)**
038-Economic Emergency Fund Total	**6,695,690**	**6,600,000**	**6,985,000**	**363,750**	**(6,236,250)**
039-Pension Stabilization Fund					
Other Financing Sources					
039.487.001					
Transfer In Transfer In	750,000	2,000,000	2,000,000	2,000,000	-
Other Financing Sources Total	**750,000**	**2,000,000**	**2,000,000**	**2,000,000**	**-**
039-Pension Stabilization Fund Total	**750,000**	**2,000,000**	**2,000,000**	**2,000,000**	**-**
040-Refuse Disposal Fund					
Fines & Forfeits					
040.80.85.00.0.000.453.010					
Fines and Forfeits MF Ref Disp Penalties	7,347	5,253	8,500	10,000	4,747
040.80.85.00.0.000.453.014					
Fines and Forfeits SF Ref Disp Penalties	32,101	31,930	37,500	33,000	1,070
Fines & Forfeits Total	**39,448**	**37,183**	**46,000**	**43,000**	**5,817**
Charges For Services					
040.80.85.00.0.000.445.001					
Refuse Disposal Charges Sgle Fam Ref Disp	3,733,047	3,861,676	3,796,834	3,996,900	135,224
040.80.85.00.0.000.445.002					
Refuse Disposal Charges M-Fam Ref Disp	1,258,778	1,235,649	1,278,896	1,278,900	43,251
Charges For Services Total	**4,991,825**	**5,097,325**	**5,075,730**	**5,275,800**	**178,475**
Investment Income					
040.456.001					
Interest Income Interest Income	37,486	15,000	42,500	31,800	16,800
Investment Income Total	**37,486**	**15,000**	**42,500**	**31,800**	**16,800**
Other Revenue					
040.479.005					
Other Revenue Miscellaneous Income	8,343	8,240	12,000	12,000	3,760
040.80.85.00.0.000.479.003					
Other Revenue Cmrcl Cont Admn Fee	100,000	117,214	100,000	100,000	(17,214)

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
040.80.85.00.0.000.481.001					
Sale of Recycling Bins Recycling Bins	725	2,060	1,200	1,200	(860)
040.80.85.00.0.000.485.001					
Single Family Yard Waste Cart Rental S/F YW Cart Rent	29,202	25,544	30,000	30,000	4,456
Other Revenue Total	**138,271**	**153,058**	**143,200**	**143,200**	**(9,858)**
Reimbursements					
040.473.006					
Reimbursements Other Reimbursements	109,660	200,000	105,000	155,000	(45,000)
Reimbursements Total	**109,660**	**200,000**	**105,000**	**155,000**	**(45,000)**
040-Refuse Disposal Fund Total	**5,316,690**	**5,502,566**	**5,412,430**	**5,648,800**	**146,234**
041-Motor Fuel Tax Fund					
Intergovernmental Revenue					
041.415.003					
State Taxes State Motor Fuel Tax	2,453,817	2,416,210	2,416,210	2,420,000	3,790
041.419.017					
State Grants Rebuild Illinois Grant	19,653	-	-	-	-
Intergovernmental Revenue Total	**2,473,470**	**2,416,210**	**2,416,210**	**2,420,000**	**3,790**
Investment Income					
041.456.001					
Interest Income Interest Income	138,752	75,000	148,300	96,400	21,400
Investment Income Total	**138,752**	**75,000**	**148,300**	**96,400**	**21,400**
Reimbursements					
041.473.004					
Reimbursements MFT Projects Reimb	11,697	5,000	5,000	5,000	-
041.473.006					
Reimbursements Other Reimbursements	9,976	5,000	2,000	3,000	(2,000)
Reimbursements Total	**21,673**	**10,000**	**7,000**	**8,000**	**(2,000)**
041-Motor Fuel Tax Fund Total	**2,633,894**	**2,501,210**	**2,571,510**	**2,524,400**	**23,190**
042-CDBG					
Intergovernmental Revenue					
042.418.002					
Federal Grants Comm Dev Block Grant	399,335	446,399	295,000	295,000	(151,399)
Intergovernmental Revenue Total	**399,335**	**446,399**	**295,000**	**295,000**	**(151,399)**
Other Revenue					
042.476.001					
Program Income CDBG Program Income	89,583	50,000	32,000	30,000	(20,000)
Other Revenue Total	**89,583**	**50,000**	**32,000**	**30,000**	**(20,000)**
042-CDBG Total	**488,918**	**496,399**	**327,000**	**325,000**	**(171,399)**
043-Asset Seizure Fund					
Fines & Forfeits					
043.60.61.00.0.000.453.013					
Fines and Forfeits Seized Assets	3,784	1,000	35,000	20,000	19,000
Fines & Forfeits Total	**3,784**	**1,000**	**35,000**	**20,000**	**19,000**
Investment Income					
043.456.001					
Interest Income Interest Income	2,876	500	2,500	1,800	1,300
Investment Income Total	**2,876**	**500**	**2,500**	**1,800**	**1,300**
043-Asset Seizure Fund Total	**6,660**	**1,500**	**37,500**	**21,800**	**20,300**
044-Federal Equitable Share Funds					
Fines & Forfeits					
044.60.61.00.0.000.453.004					
Fines and Forfeits DEA Seized Assets	-	5,000	-	1,000	(4,000)
044.60.61.00.0.450.453.017					
Fines and Forfeits Justice Funds Seized Assets	20,966	500	18,000	15,000	14,500
Fines & Forfeits Total	**20,966**	**5,500**	**18,000**	**16,000**	**10,500**
Investment Income					
044.458.001					
Bank Account Interest Bank Account Int	7,082	100	6,500	5,200	5,100

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
044.60.61.00.0.450.458.001					
Bank Account Interest Bank Account Int	-	100	-	-	(100)
044.60.61.00.0.451.458.001					
Bank Account Interest Bank Account Int	-	100	-	-	(100)
Investment Income Total	**7,082**	**300**	**6,500**	**5,200**	**4,900**
044-Federal Equitable Share Funds Total	**28,048**	**5,800**	**24,500**	**21,200**	**15,400**
045-DUI Fine Fund					
Fines & Forfeits					
045.60.61.00.0.000.453.005					
Fines and Forfeits DUI Fines	276	3,000	1,000	1,000	(2,000)
Fines & Forfeits Total	**276**	**3,000**	**1,000**	**1,000**	**(2,000)**
Investment Income					
045.456.001					
Interest Income Interest Income	2,150	100	3,000	2,250	2,150
Investment Income Total	**2,150**	**100**	**3,000**	**2,250**	**2,150**
045-DUI Fine Fund Total	**2,426**	**3,100**	**4,000**	**3,250**	**150**
046-Foreign Fire Tax Board Fund					
Other Taxes					
046.402.004					
Use Taxes Foreign Fire Ins Tax	121,120	120,000	120,000	122,400	2,400
Other Taxes Total	**121,120**	**120,000**	**120,000**	**122,400**	**2,400**
Investment Income					
046.456.001					
Interest Income Interest Income	18,662	5,000	18,700	14,000	9,000
Investment Income Total	**18,662**	**5,000**	**18,700**	**14,000**	**9,000**
046-Foreign Fire Tax Board Fund Total	**139,782**	**125,000**	**138,700**	**136,400**	**11,400**
048-Business District Fund					
Other Taxes					
048.00.00.00.0.775.402.003					
Use Taxes Food & Bev Tax	389,282	350,000	375,000	375,000	25,000
048.00.00.00.0.775.402.005					
Use Taxes Hotel/Motel Tax	249,574	235,000	250,000	250,000	15,000
048.00.00.00.0.775.402.008					
Use Taxes Movie Thtre Tax	61,735	52,000	62,500	62,500	10,500
048.00.00.00.0.775.405.001					
Business District Tax Business Dist Tax	304,261	310,000	310,000	310,000	-
Other Taxes Total	**1,004,854**	**947,000**	**997,500**	**997,500**	**50,500**
Intergovernmental Revenue					
048.00.00.00.0.775.415.004					
State Taxes State Sales Tax	1,040,000	800,000	1,000,000	1,000,000	200,000
Intergovernmental Revenue Total	**1,040,000**	**800,000**	**1,000,000**	**1,000,000**	**200,000**
Investment Income					
048.456.001					
Interest Income Interest Income	18,445	3,000	40,000	30,000	27,000
Investment Income Total	**18,445**	**3,000**	**40,000**	**30,000**	**27,000**
048-Business District Fund Total	**2,063,298**	**1,750,000**	**2,037,500**	**2,027,500**	**277,500**
049-Prospect and Main TIF District					
Property Taxes					
049.400.011					
Property Tax Prop Tax Increment CY	3,424,384	2,500,000	4,411,000	5,011,000	2,511,000
049.400.012					
Property Tax Prop Tax Increment PY	4,524	-	160,000	-	-
Property Taxes Total	**3,428,908**	**2,500,000**	**4,571,000**	**5,011,000**	**2,511,000**
Investment Income					
049.456.001					
Interest Income Interest Income	39,269	5,000	60,000	30,000	25,000
Investment Income Total	**39,269**	**5,000**	**60,000**	**30,000**	**25,000**
Other Revenue					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
049.479.005					
Other Revenue Miscellaneous Income	23	5,000	1,500	1,500	(3,500)
Other Revenue Total	**23**	**5,000**	**1,500**	**1,500**	**(3,500)**
Other Financing Sources					
049.487.001					
Transfer In Transfer In	-	-	3,700,000	-	-
049.492.001					
Sale of Property Sale of Property	-	-	-	-	-
Other Financing Sources Total	**-**	**-**	**3,700,000**	**-**	**-**
049-Prospect and Main TIF District Total	**3,468,200**	**2,510,000**	**8,332,500**	**5,042,500**	**2,532,500**
050-Water and Sewer Fund					
Property Taxes					
050.400.008					
Property Tax Prop Taxes - SSA PY	(1,909)	-	-	-	-
Property Taxes Total	**(1,909)**	**-**	**-**	**-**	**-**
Intergovernmental Revenue					
050.419.014					
State Grants State Grant Proceeds	-	535,000	-	535,000	-
Intergovernmental Revenue Total	**-**	**535,000**	**-**	**535,000**	**-**
Licenses, Permits & Fees					
050.409.004					
Business Licenses & Permits Cross Conn Permit Fee	-	1,000	500	500	(500)
Licenses, Permits & Fees Total	**-**	**1,000**	**500**	**500**	**(500)**
Fines & Forfeits					
050.80.84.87.0.000.453.015					
Fines and Forfeits Water Penalties	132,163	111,300	130,000	140,000	28,700
050.80.84.88.0.000.453.016					
Fines and Forfeits Sewer Penalties	31,471	27,772	32,500	35,000	7,228
Fines & Forfeits Total	**163,634**	**139,072**	**162,500**	**175,000**	**35,928**
Charges For Services					
050.80.84.87.0.000.446.001					
Water & Sewer Water Sales	15,203,697	15,727,750	15,570,500	16,660,400	932,650
050.80.84.87.0.000.446.004					
Water & Sewer Water Meter Fees	16,000	45,364	44,900	48,100	2,736
050.80.84.87.0.000.446.005					
Water & Sewer Water Tap Fees	7,445	160	160	170	10
050.80.84.87.0.000.446.009					
Water & Sewer Meter Reading	371	530	525	600	70
050.80.84.87.0.000.446.010					
Water & Sewer Water Base Fee	1,200,246	879,270	870,500	921,600	42,330
050.80.84.88.0.000.446.002					
Water & Sewer Sewer Fees	3,314,265	3,083,222	3,052,400	3,228,000	144,778
050.80.84.88.0.000.446.003					
Water & Sewer Sewer Const Fee	-	-	-	-	-
050.80.84.88.0.000.446.011					
Water & Sewer Sewer Base Fee	746,545	889,446	880,600	932,000	42,554
Charges For Services Total	**20,488,569**	**20,625,742**	**20,419,585**	**21,790,870**	**1,165,128**
Investment Income					
050.456.001					
Interest Income Interest Income	1,197,391	120,000	900,000	425,000	305,000
050.467.006					
Unrealized Gains/Losses PMA	(25,710)	-	-	-	-
Investment Income Total	**1,171,681**	**120,000**	**900,000**	**425,000**	**305,000**
Other Revenue					
050.479.005					
Other Revenue Miscellaneous Income	79,166	50,000	1,000,000	85,000	35,000
Other Revenue Total	**79,166**	**50,000**	**1,000,000**	**85,000**	**35,000**
Other Financing Sources					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
050.487.001					
Transfer In Transfer In	894,312	5,300,000	5,300,000	-	(5,300,000)
050.494.001					
Gain/Loss on Disposal of Assets Gain/Loss Disp of Assets	(132)	-	-	-	-
Other Financing Sources Total	**894,180**	**5,300,000**	**5,300,000**	**-**	**(5,300,000)**
050-Water and Sewer Fund Total	**22,795,321**	**26,770,814**	**27,782,585**	**23,011,370**	**(3,759,444)**
051-Village Parking System Fund					
Charges For Services					
051.424.003					
Village Parking Fund Service Charges Charging Stations	1,835	2,000	2,500	2,600	600
051.448.001					
Parking Fees (Village Only) Maple Street	17,032	6,000	21,300	23,500	17,500
051.448.003					
Parking Fees (Village Only) Prospect Avenue	476	1,500	650	1,000	(500)
051.448.005					
Parking Fees (Village Only) Emerson St Parking Deck	8,619	6,000	9,600	10,600	4,600
051.480.003					
Leases Train Depot	7,704	12,000	7,800	8,400	(3,600)
Charges For Services Total	**35,666**	**27,500**	**41,850**	**46,100**	**18,600**
Investment Income					
051.456.001					
Interest Income Interest Income	4,391	1,500	2,000	1,200	(300)
Investment Income Total	**4,391**	**1,500**	**2,000**	**1,200**	**(300)**
Other Revenue					
051.479.015					
Other Revenue Convenience Fee	1,055	500	1,500	1,500	1,000
Other Revenue Total	**1,055**	**500**	**1,500**	**1,500**	**1,000**
Other Financing Sources					
051.487.001					
Transfer In Transfer In	-	175,000	175,000	150,000	(25,000)
Other Financing Sources Total	**-**	**175,000**	**175,000**	**150,000**	**(25,000)**
051-Village Parking System Fund Total	**41,112**	**204,500**	**220,350**	**198,800**	**(5,700)**
052-Parking System Revenue Fund					
Charges For Services					
052.447.001					
Parking Fees (Shared) Meter Lot East	65,746	75,000	65,600	70,000	(5,000)
052.447.002					
Parking Fees (Shared) Meter Lot West	56,290	42,000	53,500	58,500	16,500
Charges For Services Total	**122,036**	**117,000**	**119,100**	**128,500**	**11,500**
Investment Income					
052.456.001					
Interest Income Interest Income	6,807	500	6,500	3,500	3,000
Investment Income Total	**6,807**	**500**	**6,500**	**3,500**	**3,000**
Other Revenue					
052.479.015					
Other Revenue Convenience Fee	6,866	3,500	8,000	8,000	4,500
Other Revenue Total	**6,866**	**3,500**	**8,000**	**8,000**	**4,500**
Other Financing Sources					
052.487.001					
Transfer In Transfer In	-	-	-	-	-
Other Financing Sources Total	**-**	**-**	**-**	**-**	**-**
052-Parking System Revenue Fund Total	**135,709**	**121,000**	**133,600**	**140,000**	**19,000**
060-Vehicle Maintenance Fund					
Charges For Services					
060.20.21.00.0.000.426.001					
Manager's Office Service Charges Vehicle Maint	3,867	3,902	3,902	4,091	189
060.20.26.00.0.000.427.001					
Television Services Charges Vehicle Maint	4,124	4,162	4,162	4,363	201

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
060.40.41.00.0.000.428.001					
Planning & Zoning Service Charges Vehicle Maint	3,867	3,902	3,902	4,091	189
060.40.42.00.0.000.429.001					
Building Service Charges Vehicle Maint	5,413	5,463	5,463	5,727	264
060.40.43.41.0.000.430.001					
Housing Inspections Service Charges Vehicle Maint	27,067	27,313	27,313	28,635	1,322
060.40.43.42.0.000.431.001					
Health Inspections Service Charges Vehicle Maint	3,867	3,902	3,902	4,091	189
060.50.00.00.0.000.432.001					
Human Services Service Charges Vehicle Maint	3,867	3,902	3,902	4,091	189
060.60.00.00.0.000.433.001					
Police Administration Service Charges Vehicle Maint	656,564	662,544	662,544	694,605	32,061
060.70.00.00.0.000.434.001					
Fire Administration Service Charge Vehicle Maint	407,549	411,261	411,261	431,162	19,901
060.80.00.00.0.000.435.001					
Public Works Administration Service Charges Vehicle Maint	802,208	809,516	809,516	848,687	39,171
060.80.83.00.0.000.436.001					
Public Works Engineering Service Charges Vehicle Maint	42,018	42,401	42,401	44,453	2,052
060.80.84.00.0.000.437.001					
Public Works Water Service Charge Vehicle Maint	617,381	623,005	623,005	653,152	30,147
Charges For Services Total	**2,577,792**	**2,601,273**	**2,601,273**	**2,727,148**	**125,875**
Investment Income					
060.456.001					
Interest Income Interest Income	37,511	2,000	52,000	39,000	37,000
Investment Income Total	**37,511**	**2,000**	**52,000**	**39,000**	**37,000**
Other Revenue					
060.479.005					
Other Revenue Miscellaneous Income	-	-	-	-	-
Other Revenue Total	**-**	**-**	**-**	**-**	**-**
060-Vehicle Maintenance Fund Total	**2,615,303**	**2,603,273**	**2,653,273**	**2,766,148**	**162,875**
061-Vehicle Replacement Fund					
Fines & Forfeits					
061.60.00.00.0.000.453.002					
Fines and Forfeits Circuit Court Supv Fee	-	-	-	-	-
Fines & Forfeits Total	**-**	**-**	**-**	**-**	**-**
Charges For Services					
061.20.24.00.0.000.426.004					
Manager's Office Service Charges Vehicle Replacement - IT	-	-	-	-	-
061.20.25.00.0.000.427.002					
Television Services Charges Vehicle Repl	-	-	-	19,160	19,160
061.20.25.26.0.000.427.002					
Television Services Charges Vehicle Repl	2,820	-	-	-	-
061.40.41.00.0.000.428.002					
Planning & Zoning Service Charges Vehicle Repl	1,500	1,500	1,500	1,500	-
061.40.42.00.0.000.429.002					
Building Service Charges Vehicle Repl	8,640	15,520	15,520	14,240	(1,280)
061.40.43.41.0.000.430.002					
Housing Inspections Service Charges Vehicle Repl	11,720	13,520	13,520	13,520	-
061.40.43.42.0.000.431.002					
Health Inspections Service Charges Vehicle Repl	1,500	1,500	1,500	1,500	-
061.426.002					
Manager's Office Service Charges Vehicle Repl	12,230	17,970	17,970	13,360	(4,610)
061.50.00.00.0.000.432.002					
Human Services Service Charges Vehicle Repl	1,810	1,380	1,380	4,010	2,630
061.60.00.00.0.000.433.002					
Police Administration Service Charges Vehicle Repl	226,540	224,780	224,780	243,490	18,710
061.70.00.00.0.000.434.002					
Fire Administration Service Charge Vehicle Repl	862,100	699,430	699,430	640,640	(58,790)

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Revenue Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
061.80.00.00.0.000.435.002					
Public Works Administration Service Charges Vehicle Repl	606,180	320,310	320,310	673,530	353,220
061.80.83.00.0.000.436.002					
Public Works Engineering Service Charges Vehicle Repl	13,000	10,620	10,620	14,420	3,800
061.80.84.00.0.000.437.002					
Public Works Water Service Charge Vehicle Repl	578,290	336,340	336,340	383,660	47,320
Charges For Services Total	**2,326,330**	**1,642,870**	**1,642,870**	**2,023,030**	**380,160**
Investment Income					
061.456.001					
Interest Income Interest Income	217,745	100,000	385,000	300,000	200,000
061.467.006					
Unrealized Gains/Losses PMA	319,906	-	-	-	-
Investment Income Total	**537,652**	**100,000**	**385,000**	**300,000**	**200,000**
Other Revenue					
061.479.005					
Other Revenue Miscellaneous Income	-	-	42,500	25,000	25,000
Other Revenue Total	**-**	**-**	**42,500**	**25,000**	**25,000**
Reimbursements					
061.473.015					
Reimbursements Contribution Revenue	7,195	-	-	-	-
Reimbursements Total	**7,195**	**-**	**-**	**-**	**-**
Other Financing Sources					
061.493.001					
Gain/Loss on Sale of Assets Gain/Loss Sale of Assets	66,722	-	-	-	-
Other Financing Sources Total	**66,722**	**-**	**-**	**-**	**-**
061-Vehicle Replacement Fund Total	**2,937,899**	**1,742,870**	**2,070,370**	**2,348,030**	**605,160**
062-Computer Replacement Fund					
Charges For Services					
062.20.24.00.0.000.438.001					
Computer Replacement Computers-IT Div	171,950	217,550	217,550	200,925	(16,625)
062.60.01.00.0.000.450.001					
Technology Replacement Charge Police	-	-	-	399,276	399,276
062.70.01.00.0.000.450.002					
Technology Replacement Charge Fire	-	-	-	384,667	384,667
062.80.84.00.0.000.438.005					
Computer Replacement Computers-Water	9,050	11,450	11,450	10,575	(875)
Charges For Services Total	**181,000**	**229,000**	**229,000**	**995,443**	**766,443**
Investment Income					
062.456.001					
Interest Income Interest Income	13,239	-	-	-	-
Investment Income Total	**13,239**	**-**	**-**	**-**	**-**
Other Financing Sources					
062.494.001					
Gain/Loss on Disposal of Assets Gain/Loss Disp of Assets	(29,588)	-	-	-	-
Other Financing Sources Total	**(29,588)**	**-**	**-**	**-**	**-**
062-Computer Replacement Fund Total	**164,651**	**229,000**	**229,000**	**995,443**	**766,443**
063-Risk Management Fund					
Charges For Services					
063.30.00.00.4.000.439.001					
Risk Management - Liability Gen Fund-Liability	1,101,110	1,138,052	1,138,052	1,146,062	8,010
063.440.010					
Risk Management - Medical & Dental Departmental Charges	5,279,565	5,914,527	5,914,527	5,707,963	(206,564)
063.440.011					
Risk Management - Medical & Dental Medical - PW Charges	311,657	-	-	-	-
063.440.012					
Risk Management - Medical & Dental Depart Charges Dental	155,197	152,135	152,135	158,226	6,091
063.441.010					
Risk Management - Life Dept Charges-Life	26,283	27,577	27,577	35,000	7,423

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Revenue Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
063.80.81.81.4.000.439.002					
Risk Management - Liability Parking Fund-Liab	1,502	1,337	1,337	1,187	(150)
063.80.81.81.4.000.439.005					
Risk Management - Liability Parking Fund-Liab	5,865	5,243	5,243	1,456	(3,787)
063.80.84.00.4.000.439.006					
Risk Management - Liability Water Fund-Liab	245,440	272,125	272,125	229,912	(42,213)
063.80.85.00.4.000.439.003					
Risk Management - Liability Refuse Fund-Liab	23,064	26,032	26,032	25,380	(652)
063.80.86.00.4.000.439.004					
Risk Management - Liability Veh Maint-Liab	33,019	75,415	75,415	46,003	(29,412)
063.90.00.00.4.000.440.003					
Risk Management - Medical & Dental MPPL - Medical	1,045,303	1,225,000	1,225,000	1,250,000	25,000
Charges For Services Total	**8,228,006**	**8,837,443**	**8,837,443**	**8,601,189**	**(236,254)**
Investment Income					
063.456.001					
Interest Income Interest Income	13,240	25,000	18,000	12,500	(12,500)
Investment Income Total	**13,240**	**25,000**	**18,000**	**12,500**	**(12,500)**
Other Revenue					
063.478.001					
Contributions Employee Health Contrib	704,888	782,805	785,000	805,000	22,195
063.478.003					
Contributions Flex Addl Life Contrib	30,913	27,500	32,500	32,500	5,000
063.478.008					
Contributions Retiree Medical Contrib	850,473	925,000	905,000	940,000	15,000
063.478.012					
Contributions Employee Dental Contrib	154,597	152,135	156,000	160,000	7,865
063.478.013					
Contributions Retiree Dental Contrib	36,746	32,096	30,000	32,000	(96)
063.478.014					
Contributions Vision Contribution	(4,190)	20,000	5,000	20,000	-
063.478.015					
Contributions Retiree Vision Contribution	962	750	1,000	1,000	250
063.479.005					
Other Revenue Miscellaneous Income	617	350,000	350,000	350,000	-
063.479.016					
Other Revenue Change in IPBC Terminal Reserve	232,728	-	-	-	-
063.479.017					
Other Revenue Change in IRMA Excess Surplus	(108,012)	-	-	-	-
Other Revenue Total	**1,899,720**	**2,290,286**	**2,264,500**	**2,340,500**	**50,214**
Reimbursements					
063.473.008					
Reimbursements Property Damage Reimb	5,494	-	-	-	-
063.473.016					
Reimbursements Insurance Reimb	18,473	-	400,000	540,000	540,000
063.473.020					
Reimbursements IRMA Reimbursements	31,567	-	-	-	-
Reimbursements Total	**55,534**	**-**	**400,000**	**540,000**	**540,000**
063-Risk Management Fund Total	**10,196,500**	**11,152,729**	**11,519,943**	**11,494,189**	**341,460**
064-Building Improvement Fund					
Charges For Services					
064.60.01.00.0.000.451.001					
Building Improvements Charge Police	-	-	-	898,925	898,925
064.70.01.00.0.000.451.002					
Building Improvements Charge Fire	-	-	-	241,250	241,250
064.80.01.00.0.000.451.003					
Building Improvements Charge Public Works	-	-	-	450,000	450,000
Charges For Services Total	**-**	**-**	**-**	**1,590,175**	**1,590,175**
064-Building Improvement Fund Total	**-**	**-**	**-**	**1,590,175**	**1,590,175**

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Revenue Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
073-Escrow Deposit Fund					
Investment Income					
073.456.001					
Interest Income Interest Income	4,655	-	-	-	-
Investment Income Total	**4,655**	**-**	**-**	**-**	**-**
073-Escrow Deposit Fund Total	**4,655**	**-**	**-**	**-**	**-**
Grand Total	**162,185,850**	**164,943,509**	**184,647,786**	**160,943,865**	**(3,999,644)**

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
001-General Fund					
10-Public Representation					
Personal Services, Salaries & Wages					
001.10.11.00.0.000.501.001					
Part-Time Earnings Part-Time Earnings	25,015	25,006	25,006	25,006	-
Personal Services, Salaries & Wages Total	**25,015**	**25,006**	**25,006**	**25,006**	**-**
Employee Benefits					
001.10.11.00.0.000.511.001					
Social Security Contributions Social Security	1,551	1,553	1,553	1,553	-
001.10.11.00.0.000.511.002					
Social Security Contributions Medicare	363	364	364	364	-
Employee Benefits Total	**1,914**	**1,917**	**1,917**	**1,917**	**-**
Other Employee Costs					
001.10.11.00.0.000.516.001					
Board/Commissions Activities Board/Comm Activities	2,826	3,100	3,100	4,500	1,400
001.10.11.00.0.000.522.001					
Travel & Meetings Travel & Meetings	1,894	1,500	500	1,500	-
Other Employee Costs Total	**4,720**	**4,600**	**3,600**	**6,000**	**1,400**
Contractual Services					
001.10.11.00.0.000.530.002					
Professional Services Auditing Services	35,000	35,000	35,000	40,000	5,000
001.10.11.00.0.000.530.006					
Professional Services Other Prof. Serv.	12,500	46,000	76,000	75,000	29,000
001.10.11.00.0.000.530.020					
Professional Services Strategic Plan	31,075	41,000	42,000	45,000	4,000
001.10.11.00.0.000.537.001					
Meeting Expense Meeting Expense	3,891	3,300	3,300	3,500	200
001.10.11.00.0.000.538.001					
Memorial Gifts Memorial Gifts	1,050	1,500	1,600	1,700	200
001.10.11.00.0.000.539.001					
Special Functions Special Functions	3,900	3,100	3,500	5,000	1,900
001.10.11.00.0.000.543.001					
Special Projects Special Projects	3,448	4,300	7,000	7,000	2,700
001.10.11.00.0.000.544.002					
Postage Postage Expense	-	150	150	175	25
001.10.11.00.0.000.549.001					
Organizational Memberships Org Memberships	36,383	43,000	43,000	45,000	2,000
001.10.11.00.0.001.578.001					
Community Groups & Other Sponsored Events Sister Cities Comm.	501	-	-	-	-
001.10.11.00.0.001.578.004					
Community Groups & Other Sponsored Events Memorial Day Parade	2,238	2,000	1,500	2,000	-
001.10.11.00.0.001.578.005					
Community Groups & Other Sponsored Events Summer Block Party	103,197	100,000	102,000	110,000	10,000
001.10.11.00.0.001.578.006					
Community Groups & Other Sponsored Events MP Historical Society	50,000	50,000	50,000	50,000	-
001.10.11.00.0.001.578.011					
Community Groups & Other Sponsored Events Friday's On The Green	7,627	5,400	10,000	10,000	4,600
001.10.11.00.0.001.578.014					
Community Groups & Other Sponsored Events Celebration of Cultures	26,206	32,000	32,000	32,000	-
001.10.11.00.0.001.579.001					
Special Events Commission Celestial Celebrations	35,908	37,000	33,335	40,000	3,000
001.10.11.00.0.001.579.004					
Special Events Commission Family Bike Ride	372	250	1,176	1,200	950
001.10.11.00.0.001.579.005					
Special Events Commission Other Expenses	448	600	650	650	50
001.10.11.00.8.400.530.006					

Village of Mount Prospect
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Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Professional Services Other Prof. Serv.	-	1,139	1,139	1,173	34
001.10.11.00.8.400.578.003					
Community Groups & Other Sponsored Events July 4th Parade	22,423	24,081	25,000	25,000	919
001.10.11.00.8.400.578.015					
Community Groups & Other Sponsored Events Oktoberfest	33,606	26,917	26,917	15,000	(11,917)
001.10.11.00.8.400.580.005					
Holiday Decorations Barricade Rental	1,768	2,461	2,461	2,535	74
001.10.11.00.8.400.580.006					
Holiday Decorations Fireworks	4,264	4,500	4,500	5,000	500
001.10.11.00.8.401.580.001					
Holiday Decorations Holiday Wreath Inst.	11,285	17,571	17,751	18,284	713
001.10.11.00.8.401.580.004					
Holiday Decorations White Light Inst.	44,115	70,000	70,000	72,100	2,100
Contractual Services Total	**471,205**	**551,269**	**589,979**	**607,317**	**56,048**
Commodities & Supplies					
001.10.11.00.0.000.606.001					
Office Supplies Office Supplies	779	1,025	1,200	1,200	175
001.10.11.00.0.000.608.001					
Other Supplies Other Supplies	2,333	2,000	2,000	2,100	100
001.10.11.00.0.000.630.001					
Administration Supplies Recognition Supplies	3,174	3,000	3,000	3,500	500
001.10.11.00.8.400.617.001					
Community & Civic Services Civic Events Sign	-	651	-	-	(651)
001.10.11.00.8.400.617.002					
Community & Civic Services Light Pole Banners	7,229	25,098	25,098	25,851	753
001.10.11.00.8.400.617.003					
Community & Civic Services Parade Supplies	9,835	16,441	16,441	16,441	-
001.10.11.00.8.400.617.004					
Community & Civic Services Village Flags	3,312	3,444	3,444	3,444	-
001.10.11.00.8.400.622.008					
General Sign Making Materials	1,057	1,093	1,093	1,126	33
001.10.11.00.8.401.617.005					
Community & Civic Services Holiday Decorations	11,414	45,396	45,396	46,758	1,362
001.10.11.00.8.401.617.006					
Community & Civic Services White Light Supplies	16,992	23,000	23,000	23,960	960
Commodities & Supplies Total	**56,126**	**121,148**	**120,672**	**124,380**	**3,232**
Office Equipment					
001.10.11.00.0.000.655.002					
Computer Equipment Computer Eqpt - New	-	-	-	10,000	10,000
Office Equipment Total	**-**	**-**	**-**	**10,000**	**10,000**
Other Expenditures					
001.10.11.00.0.001.636.010					
Other Expenditures Property Tax Rebate	2,733	5,000	5,000	5,000	-
Other Expenditures Total	**2,733**	**5,000**	**5,000**	**5,000**	**-**
10-Public Representation Total	**561,712**	**708,940**	**746,174**	**779,620**	**70,680**
20-Village Administration					
Personal Services, Salaries & Wages					
001.20.21.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	659,888	700,374	630,637	703,948	3,574
001.20.21.00.0.000.506.001					
Longevity Pay Longevity Pay	2,700	2,700	2,700	2,200	(500)
001.20.22.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	93,927	98,154	98,326	101,592	3,438
001.20.22.00.0.000.501.001					
Part-Time Earnings Part-Time Earnings	32,047	36,546	31,924	37,946	1,400
001.20.22.00.0.000.506.001					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Longevity Pay Longevity Pay	600	600	600	1,000	400
001.20.23.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	288,051	330,205	307,500	350,265	20,060
001.20.23.00.0.000.501.001					
Part-Time Earnings Part-Time Earnings	-	-	-	-	-
001.20.23.00.0.000.503.001					
Overtime Earnings Overtime	-	-	-	-	-
001.20.23.00.0.000.506.001					
Longevity Pay Longevity Pay	1,400	1,400	1,400	1,400	-
001.20.24.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	442,303	462,207	459,707	480,489	18,282
001.20.24.00.0.000.506.001					
Longevity Pay Longevity Pay	2,100	2,100	2,100	2,100	-
001.20.25.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	99,871	104,367	103,643	175,623	71,256
001.20.25.00.0.000.502.001					
Seasonal Earnings Seasonal Earnings	-	-	-	4,050	4,050
001.20.25.00.0.000.503.001					
Overtime Earnings Overtime	-	-	-	8,651	8,651
001.20.25.00.0.000.506.001					
Longevity Pay Longevity Pay	900	900	900	900	-
001.20.25.26.0.000.500.001					
Full-Time Earnings Full-Time Earnings	59,632	67,465	64,566	-	(67,465)
001.20.25.26.0.000.502.001					
Seasonal Earnings Seasonal Earnings	8,873	3,000	4,000	-	(3,000)
001.20.25.26.0.000.503.001					
Overtime Earnings Overtime	6,076	8,648	6,400	-	(8,648)
001.20.25.26.0.000.506.001					
Longevity Pay Longevity Pay	-	600	-	-	(600)
001.20.27.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	97,999	103,041	101,240	106,650	3,609
001.20.27.00.0.000.502.001					
Seasonal Earnings Seasonal Earnings	-	3,000	6,000	4,050	1,050
Personal Services, Salaries & Wages Total	**1,796,367**	**1,925,307**	**1,821,643**	**1,980,864**	**55,557**
Employee Benefits					
001.20.21.00.0.000.510.001					
Group Insurance Medical Insurance	70,811	74,289	66,511	62,179	(12,110)
001.20.21.00.0.000.510.003					
Group Insurance Workers' Comp Ins	-	13,885	13,885	8,820	(5,065)
001.20.21.00.0.000.510.004					
Group Insurance Dental Insurance	2,208	2,054	1,875	1,846	(208)
001.20.21.00.0.000.511.001					
Social Security Contributions Social Security	31,170	44,839	36,368	45,872	1,033
001.20.21.00.0.000.511.002					
Social Security Contributions Medicare	10,087	14,480	9,947	14,598	118
001.20.21.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	48,011	47,354	47,796	45,311	(2,043)
001.20.21.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	2,325	2,461	-	-	(2,461)
001.20.21.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	18,200	22,784	27,000	24,997	2,213
001.20.21.00.0.000.513.004					
Other Employee Benefits Employee Allowances	6,000	6,001	5,600	6,001	-
001.20.21.00.0.000.513.006					
Other Employee Benefits Other Compensation	17,721	17,651	18,481	22,945	5,294
001.20.21.00.0.000.513.008					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Employee Benefits Market Adjustment Pool	-	250,000	250,000	250,000	-
001.20.22.00.0.000.510.001					
Group Insurance Medical Insurance	24,823	26,042	28,211	25,431	(611)
001.20.22.00.0.000.510.004					
Group Insurance Dental Insurance	839	780	844	798	18
001.20.22.00.0.000.511.001					
Social Security Contributions Social Security	7,635	8,414	7,829	8,770	356
001.20.22.00.0.000.511.002					
Social Security Contributions Medicare	1,785	1,969	3,412	2,052	83
001.20.22.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	8,619	8,632	8,342	9,221	589
001.20.22.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	909	994	1,500	1,501	507
001.20.22.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	1,628	-	-	-	-
001.20.23.00.0.000.510.001					
Group Insurance Medical Insurance	60,513	71,821	62,282	59,768	(12,053)
001.20.23.00.0.000.510.004					
Group Insurance Dental Insurance	1,996	2,068	1,854	1,860	(208)
001.20.23.00.0.000.511.001					
Social Security Contributions Social Security	29,244	30,416	22,557	32,436	2,020
001.20.23.00.0.000.511.002					
Social Security Contributions Medicare	11,631	7,506	5,973	8,553	1,047
001.20.23.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	19,070	21,088	19,555	23,066	1,978
001.20.23.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	-	-	2,100	2,100	2,100
001.20.23.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	1,162	922	-	999	77
001.20.23.00.0.000.513.004					
Other Employee Benefits Employee Allowances	6,208	6,001	5,600	6,001	-
001.20.23.00.0.000.513.006					
Other Employee Benefits Other Compensation	3,920	-	3,600	-	-
001.20.23.00.0.000.513.007					
Other Employee Benefits Merit Pay Pool	267,908	180,000	180,000	230,000	50,000
001.20.24.00.0.000.510.001					
Group Insurance Medical Insurance	80,370	84,948	92,024	82,955	(1,993)
001.20.24.00.0.000.510.004					
Group Insurance Dental Insurance	2,793	2,598	2,811	2,658	60
001.20.24.00.0.000.511.001					
Social Security Contributions Social Security	26,587	28,614	28,128	30,067	1,453
001.20.24.00.0.000.511.002					
Social Security Contributions Medicare	6,249	6,911	6,578	7,185	274
001.20.24.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	26,124	27,017	29,884	28,826	1,809
001.20.24.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	1,640	1,704	1,202	1,301	(403)
001.20.24.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	3,981	8,439	8,439	12,503	4,064
001.20.24.00.0.000.513.006					
Other Employee Benefits Other Compensation	-	3,093	3,093	-	(3,093)
001.20.25.00.0.000.510.001					
Group Insurance Medical Insurance	17,791	18,988	21,380	37,891	18,903
001.20.25.00.0.000.510.004					
Group Insurance Dental Insurance	546	508	550	1,040	532
001.20.25.00.0.000.511.001					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Social Security Contributions Social Security	6,184	6,847	6,363	12,113	5,266
001.20.25.00.0.000.511.002					
Social Security Contributions Medicare	1,446	1,602	2,776	2,835	1,233
001.20.25.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	6,867	6,961	6,820	12,405	5,444
001.20.25.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	1,273	1,562	1,058	1,100	(462)
001.20.25.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	3,563	3,238	4,000	4,631	1,393
001.20.25.00.0.000.513.004					
Other Employee Benefits Employee Allowances	1,000	1,001	932	1,001	-
001.20.25.26.0.000.510.001					
Group Insurance Medical Insurance	16,594	18,988	19,062	-	(18,988)
001.20.25.26.0.000.510.004					
Group Insurance Dental Insurance	501	508	507	-	(508)
001.20.25.26.0.000.511.001					
Social Security Contributions Social Security	4,476	4,976	4,456	-	(4,976)
001.20.25.26.0.000.511.002					
Social Security Contributions Medicare	1,047	1,165	1,041	-	(1,165)
001.20.25.26.0.000.512.001					
Retirement Contributions IMRF Pension Expense	4,311	4,363	444	-	(4,363)
001.20.25.26.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	1,597	529	-	-	(529)
001.20.25.26.0.000.513.003					
Other Employee Benefits Retiree Sick Incentive	14,563	-	-	-	-
001.20.27.00.0.000.510.001					
Group Insurance Medical Insurance	8,617	9,120	9,879	8,906	(214)
001.20.27.00.0.000.510.004					
Group Insurance Dental Insurance	277	258	277	264	6
001.20.27.00.0.000.511.001					
Social Security Contributions Social Security	5,952	6,536	6,640	6,824	288
001.20.27.00.0.000.511.002					
Social Security Contributions Medicare	1,392	1,529	1,553	1,596	67
001.20.27.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	6,359	6,514	6,408	6,912	398
Employee Benefits Total	**906,518**	**1,120,968**	**1,097,427**	**1,158,138**	**37,170**
Other Employee Costs					
001.20.21.00.0.000.515.001					
Board/Staff Workshops Board/Staff Wrkshps	356	1,400	1,400	1,500	100
001.20.21.00.0.000.518.001					
Dues & Memberships Dues & Memberships	5,210	7,600	7,600	7,500	(100)
001.20.21.00.0.000.522.001					
Travel & Meetings Travel & Meetings	8,201	14,500	14,500	15,000	500
001.20.21.00.0.000.525.004					
Training Training	2,684	4,000	4,000	4,000	-
001.20.22.00.0.000.518.001					
Dues & Memberships Dues & Memberships	285	350	350	350	-
001.20.22.00.0.000.522.001					
Travel & Meetings Travel & Meetings	165	700	700	700	-
001.20.22.00.0.000.525.004					
Training Training	-	1,000	1,000	1,000	-
001.20.23.00.0.000.513.014					
Other Employee Benefits Retention Incentive	261,240	-	25,534	-	-
001.20.23.00.0.000.518.001					
Dues & Memberships Dues & Memberships	1,361	2,575	1,500	1,750	(825)
001.20.23.00.0.000.519.001					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Employee Recognition Employee Recognition	4,083	5,700	5,700	5,700	-
001.20.23.00.0.000.520.001					
Medical Examinations Medical Examinations	3,999	16,500	15,000	16,500	-
001.20.23.00.0.000.522.001					
Travel & Meetings Travel & Meetings	1,061	1,560	1,560	6,000	4,440
001.20.23.00.0.000.523.001					
Tuition Reimbursements Tuition Reimbursements	2,750	10,000	10,000	10,000	-
001.20.23.00.0.000.525.003					
Training Management Trng.	4,502	32,000	32,000	32,000	-
001.20.23.00.0.000.525.004					
Training Training	507	3,300	3,300	3,300	-
001.20.24.00.0.000.518.001					
Dues & Memberships Dues & Memberships	300	500	500	500	-
001.20.24.00.0.000.522.001					
Travel & Meetings Travel & Meetings	98	1,500	1,500	1,500	-
001.20.24.00.0.000.525.004					
Training Training	-	5,000	5,000	5,000	-
001.20.25.00.0.000.518.001					
Dues & Memberships Dues & Memberships	-	-	-	1,000	1,000
001.20.25.00.0.000.522.001					
Travel & Meetings Travel & Meetings	1,798	2,200	-	2,500	300
001.20.25.00.0.000.525.004					
Training Training	-	-	-	800	800
001.20.25.26.0.000.525.004					
Training Training	150	-	-	-	-
001.20.25.27.0.000.518.001					
Dues & Memberships Dues & Memberships	893	1,800	800	-	(1,800)
001.20.25.27.0.000.522.001					
Travel & Meetings Travel & Meetings	-	3,000	-	-	(3,000)
001.20.25.27.0.000.525.004					
Training Training	-	1,200	-	-	(1,200)
001.20.27.00.0.000.518.001					
Dues & Memberships Dues & Memberships	-	500	479	500	-
001.20.27.00.0.000.522.001					
Travel & Meetings Travel & Meetings	-	2,000	2,300	2,400	400
001.20.27.00.0.000.525.004					
Training Training	-	1,500	1,000	1,100	(400)
Other Employee Costs Total	**299,642**	**120,385**	**135,723**	**120,600**	**215**
Contractual Services					
001.20.21.00.0.000.530.006					
Professional Services Other Prof. Serv.	5,004	25,000	25,000	30,000	5,000
001.20.21.00.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	-	200	200	225	25
001.20.21.00.0.000.544.002					
Postage Postage Expense	612	2,100	2,100	2,100	-
001.20.21.00.0.000.553.001					
Capital Replacement Payments Vehicle Lease Payment	12,230	17,970	17,970	13,360	(4,610)
001.20.21.00.0.000.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	3,867	3,902	3,902	4,091	189
001.20.21.00.0.000.561.004					
Computer Software Cloud-Based Service	1,355	2,000	2,500	3,500	1,500
001.20.21.00.0.000.562.001					
Records Management Document Imaging	-	5,000	-	-	(5,000)
001.20.21.00.0.050.530.006					
Professional Services Other Prof. Serv.	2,194	-	-	-	-
001.20.21.00.0.050.531.001					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Legal Services Legal-General Counsel	579,263	572,000	572,000	600,000	28,000
001.20.21.00.0.050.531.002					
Legal Services Legal-Special Counsel	19,181	50,000	100,000	150,000	100,000
001.20.21.00.0.050.531.003					
Legal Services Legal-Adm Adjudication	4,680	5,200	5,200	5,500	300
001.20.21.00.0.050.531.006					
Legal Services Legal-Prosecutor	-	5,000	-	5,000	-
001.20.21.00.0.050.544.001					
Postage Postage - Legal	-	300	-	325	25
001.20.22.00.0.000.541.001					
Legal Notices Legal Notices	3,918	2,150	2,150	2,150	-
001.20.22.00.0.000.542.001					
Recording Expense Recording Expense	3,850	7,000	7,000	7,000	-
001.20.22.00.0.000.544.002					
Postage Postage Expense	157	400	400	400	-
001.20.22.00.0.000.551.001					
Copier Lease Payment Copier Lease Payment	7,147	9,122	9,122	9,000	(122)
001.20.22.00.0.000.561.004					
Computer Software Cloud-Based Service	11,305	12,500	12,500	12,500	-
001.20.22.00.0.000.562.003					
Records Management Codification	2,460	7,000	7,000	7,500	500
001.20.23.00.0.000.530.006					
Professional Services Other Prof. Serv.	-	5,000	5,000	45,000	40,000
001.20.23.00.0.000.544.002					
Postage Postage Expense	409	650	650	650	-
001.20.23.00.0.000.546.002					
HR Expenses Personnel Recruitment	5,368	5,500	6,500	6,000	500
001.20.23.00.0.000.561.004					
Computer Software Cloud-Based Service	3,621	11,000	11,000	15,000	4,000
001.20.24.00.0.000.530.006					
Professional Services Other Prof. Serv.	3,566	15,000	15,000	15,000	-
001.20.24.00.0.000.532.005					
Equipment Maintenance & Repair Telephone Maint.	-	15,000	15,000	15,000	-
001.20.24.00.0.000.551.001					
Copier Lease Payment Copier Lease Payment	1,123	1,435	1,500	1,550	115
001.20.24.00.0.000.552.001					
Computer Lease Payment Computer Repl Fund	171,950	217,550	217,500	200,925	(16,625)
001.20.24.00.0.000.553.001					
Capital Replacement Payments Vehicle Lease Payment	-	-	-	-	-
001.20.24.00.0.000.560.007					
Technical Services Computer Maint.	119,081	157,000	157,000	161,000	4,000
001.20.24.00.0.000.560.011					
Technical Services Internet Service	16,661	26,200	32,000	46,000	19,800
001.20.24.00.0.000.561.004					
Computer Software Cloud-Based Service	319,226	351,000	351,000	361,000	10,000
001.20.25.00.0.000.530.006					
Professional Services Other Prof. Serv.	1,896	3,000	-	25,000	22,000
001.20.25.00.0.000.530.010					
Professional Services Marketing Services	-	-	-	-	-
001.20.25.00.0.000.544.002					
Postage Postage Expense	56	50	-	-	(50)
001.20.25.00.0.000.553.001					
Capital Replacement Payments Vehicle Lease Payment	-	-	-	19,160	19,160
001.20.25.00.0.000.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	-	-	-	4,363	4,363
001.20.25.00.0.000.561.004					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Computer Software Cloud-Based Service	40,576	39,700	39,700	45,000	5,300
001.20.25.00.0.000.562.002					
Records Management Printing Expense	-	-	-	-	-
001.20.25.26.0.000.530.006					
Professional Services Other Prof. Serv.	-	-	-	-	-
001.20.25.26.0.000.540.001					
Music Library Music Library	-	-	-	-	-
001.20.25.26.0.000.553.001					
Capital Replacement Payments Vehicle Lease Payment	2,820	-	-	-	-
001.20.25.26.0.000.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	4,124	4,162	4,162	-	(4,162)
001.20.25.26.0.000.560.005					
Technical Services Internet Hosting	-	1,400	647	-	(1,400)
001.20.25.27.0.000.530.006					
Professional Services Other Prof. Serv.	17,537	22,000	22,000	-	(22,000)
001.20.25.27.0.000.530.010					
Professional Services Marketing Services	-	-	-	-	-
001.20.25.27.0.000.544.002					
Postage Postage Expense	-	-	-	-	-
001.20.27.00.0.000.530.006					
Professional Services Other Prof. Serv.	-	26,000	26,000	-	(26,000)
001.20.27.00.0.000.530.010					
Professional Services Marketing Services	35,004	72,000	65,000	100,000	28,000
001.20.27.00.0.000.544.002					
Postage Postage Expense	40,955	50,000	45,528	56,500	6,500
001.20.27.00.0.000.561.004					
Computer Software Cloud-Based Service	-	35,000	13,000	15,000	(20,000)
001.20.27.00.0.000.562.002					
Records Management Printing Expense	79,534	82,500	82,500	85,000	2,500
001.20.90.00.0.707.561.004					
Computer Software Cloud-Based Service	-	30,000	-	-	(30,000)
Contractual Services Total	**1,520,727**	**1,897,991**	**1,877,731**	**2,069,799**	**171,808**
Insurance					
001.20.21.00.0.000.593.001					
Insurance Expense General Liability	26,351	33,119	33,119	29,568	(3,551)
Insurance Total	**26,351**	**33,119**	**33,119**	**29,568**	**(3,551)**
Utilities					
001.20.21.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	3,216	4,000	4,000	4,000	-
001.20.24.00.0.000.589.001					
Telephone - Land Lines Telephone - Land Lines	22,989	25,000	25,000	25,000	-
001.20.24.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	2,333	3,500	3,500	3,500	-
001.20.25.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	-	-	-	1,300	1,300
001.20.25.27.0.000.590.001					
Telephone - Cellular Telephone - Cellular	905	1,300	1,200	-	(1,300)
Utilities Total	**29,443**	**33,800**	**33,700**	**33,800**	**-**
Commodities & Supplies					
001.20.21.00.0.000.604.001					
Office Equipment Office Equipment	238	500	500	550	50
001.20.21.00.0.000.606.001					
Office Supplies Office Supplies	2,523	4,800	4,800	5,000	200
001.20.21.00.0.000.612.001					
Publications Publications	2,032	3,400	3,400	3,600	200
001.20.21.00.0.000.616.001					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Vehicle Registration/License Vehicle Reg/License	151	165	165	165	-
001.20.22.00.0.000.606.001					
Office Supplies Office Supplies	-	-	800	800	800
001.20.22.00.0.000.608.001					
Other Supplies Other Supplies	829	1,250	1,250	1,250	-
001.20.23.00.0.000.603.001					
Clothing Supplies Clothing Supplies	-	300	300	300	-
001.20.23.00.0.000.606.001					
Office Supplies Office Supplies	145	260	275	275	15
001.20.23.00.0.000.612.001					
Publications Publications	630	1,275	1,275	1,300	25
001.20.24.00.0.000.606.001					
Office Supplies Office Supplies	482	500	500	500	-
001.20.25.00.0.000.608.001					
Other Supplies Other Supplies	-	-	-	1,000	1,000
001.20.25.00.0.000.612.001					
Publications Publications	-	-	-	50	50
001.20.25.26.0.000.608.001					
Other Supplies Other Supplies	518	-	-	-	-
001.20.25.27.0.000.608.001					
Other Supplies Other Supplies	570	1,000	1,000	-	(1,000)
001.20.25.27.0.000.612.001					
Publications Publications	-	125	-	-	(125)
Commodities & Supplies Total	**8,118**	**13,575**	**14,265**	**14,790**	**1,215**
Office Equipment					
001.20.21.00.0.000.656.001					
Office Equipment Office Eqpt	248	250	250	250	-
001.20.23.00.0.000.655.002					
Computer Equipment Computer Eqpt - New	-	2,250	2,250	-	(2,250)
001.20.24.00.0.000.655.003					
Computer Equipment Computer Eqpt - Other	8,840	15,000	15,000	15,000	-
Office Equipment Total	**9,088**	**17,500**	**17,500**	**15,250**	**(2,250)**
Other Equipment					
001.20.25.26.0.000.665.005					
Other Equipment Broadcast Camera Repl.	324	3,000	-	-	(3,000)
001.20.25.26.0.000.665.007					
Other Equipment Cable TV Equip - New	5,378	5,000	-	-	(5,000)
001.20.25.26.0.000.665.008					
Other Equipment Cable TV Bd Rm Equip-Repl	7,902	7,000	-	-	(7,000)
001.20.90.00.1.709.665.005					
Other Equipment Broadcast Camera Repl.	33,829	-	-	-	-
Other Equipment Total	**47,432**	**15,000**	**-**	**-**	**(15,000)**
Other Expenditures					
001.20.21.00.0.000.636.020					
Other Expenditures Contingencies	-	200,000	200,000	200,000	-
001.20.90.00.0.707.561.001					
Computer Software Financial Software	64,808	-	-	-	-
Other Expenditures Total	**64,808**	**200,000**	**200,000**	**200,000**	**-**
20-Village Administration Total	**4,708,494**	**5,377,645**	**5,231,108**	**5,622,809**	**245,164**
30-Finance					
Personal Services, Salaries & Wages					
001.30.01.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	259,588	270,848	274,934	288,798	17,950
001.30.01.00.0.000.506.001					
Longevity Pay Longevity Pay	-	900	900	900	-
001.30.31.00.0.000.500.001					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Full-Time Earnings Full-Time Earnings	356,711	373,188	370,387	391,239	18,051
001.30.31.00.0.000.501.001					
Part-Time Earnings Part-Time Earnings	-	40,537	-	40,149	(388)
001.30.31.00.0.000.502.001					
Seasonal Earnings Seasonal Earnings	9,396	8,812	15,000	8,812	-
001.30.31.00.0.000.506.001					
Longevity Pay Longevity Pay	1,800	2,700	2,700	2,700	-
001.30.32.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	180,356	188,472	181,246	195,207	6,735
001.30.32.00.0.000.501.001					
Part-Time Earnings Part-Time Earnings	105,931	110,700	108,336	114,381	3,681
001.30.32.00.0.000.503.001					
Overtime Earnings Overtime	167	215	400	335	120
001.30.32.00.0.000.506.001					
Longevity Pay Longevity Pay	3,100	3,100	3,100	3,225	125
Personal Services, Salaries & Wages Total	**917,049**	**999,472**	**957,003**	**1,045,746**	**46,274**
Employee Benefits					
001.30.01.00.0.000.510.001					
Group Insurance Medical Insurance	28,063	29,458	31,910	28,658	(800)
001.30.01.00.0.000.510.003					
Group Insurance Workers' Comp Ins	22,100	9,075	9,075	5,820	(3,255)
001.30.01.00.0.000.510.004					
Group Insurance Dental Insurance	977	909	982	930	21
001.30.01.00.0.000.511.001					
Social Security Contributions Social Security	14,041	14,232	17,827	16,264	2,032
001.30.01.00.0.000.511.002					
Social Security Contributions Medicare	3,697	4,083	4,168	4,524	441
001.30.01.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	11,832	11,782	17,354	13,475	1,693
001.30.01.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	-	-	16,000	17,988	17,988
001.30.01.00.0.000.513.004					
Other Employee Benefits Employee Allowances	6,208	6,001	5,598	6,001	-
001.30.01.00.0.000.513.006					
Other Employee Benefits Other Compensation	-	5,395	-	-	(5,395)
001.30.01.00.0.000.513.013					
Other Employee Benefits Unemployment Comp	8,000	-	-	-	-
001.30.31.00.0.000.510.001					
Group Insurance Medical Insurance	63,931	67,087	71,635	65,406	(1,681)
001.30.31.00.0.000.510.004					
Group Insurance Dental Insurance	1,239	1,153	1,246	1,180	27
001.30.31.00.0.000.511.001					
Social Security Contributions Social Security	22,398	27,370	23,316	27,659	289
001.30.31.00.0.000.511.002					
Social Security Contributions Medicare	5,238	6,404	5,453	6,472	68
001.30.31.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	23,217	27,033	23,634	27,675	642
001.30.31.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	7,603	16,119	3,500	3,606	(12,513)
001.30.31.00.0.000.513.006					
Other Employee Benefits Other Compensation	-	458	-	-	(458)
001.30.32.00.0.000.510.001					
Group Insurance Medical Insurance	25,332	26,577	28,790	25,953	(624)
001.30.32.00.0.000.510.004					
Group Insurance Dental Insurance	1,300	1,210	1,306	1,238	28
001.30.32.00.0.000.511.001					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Social Security Contributions Social Security	17,698	19,335	18,153	19,752	417
001.30.32.00.0.000.511.002					
Social Security Contributions Medicare	4,139	4,526	4,244	4,623	97
001.30.32.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	18,871	19,833	19,033	20,770	937
001.30.32.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	1,264	1,562	1,200	1,201	(361)
001.30.32.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	3,648	7,735	4,000	4,148	(3,587)
Employee Benefits Total	**290,796**	**307,337**	**308,424**	**303,343**	**(3,994)**
Other Employee Costs					
001.30.01.00.0.000.518.001					
Dues & Memberships Dues & Memberships	4,804	4,000	4,000	4,160	160
001.30.01.00.0.000.522.001					
Travel & Meetings Travel & Meetings	3,248	15,000	5,000	15,000	-
001.30.01.00.0.000.525.004					
Training Training	-	9,500	9,500	9,500	-
001.30.31.00.0.000.525.004					
Training Training	1,633	4,200	4,200	4,500	300
001.30.32.00.0.000.525.004					
Training Training	924	3,000	3,000	3,090	90
Other Employee Costs Total	**10,608**	**35,700**	**25,700**	**36,250**	**550**
Contractual Services					
001.30.01.00.0.000.530.001					
Professional Services Actuarial Services	3,600	5,000	1,800	5,000	-
001.30.01.00.0.000.530.004					
Professional Services Collection Services	756	2,000	2,000	2,000	-
001.30.01.00.0.000.530.006					
Professional Services Other Prof. Serv.	20,137	26,000	26,000	52,040	26,040
001.30.01.00.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	7,888	10,400	10,000	10,800	400
001.30.01.00.0.000.535.001					
Billing Outsource Fees Ambulance Billing	64,824	65,000	65,000	67,750	2,750
001.30.01.00.0.000.544.002					
Postage Postage Expense	339	600	600	800	200
001.30.01.00.0.000.551.001					
Copier Lease Payment Copier Lease Payment	4,372	4,500	4,320	5,000	500
001.30.01.00.0.000.560.012					
Technical Services Computer Software	133	3,500	3,500	3,500	-
001.30.01.00.0.000.562.002					
Records Management Printing Expense	-	-	-	-	-
001.30.01.00.0.000.563.003					
Banking Fees Bank Processing Fees	74,707	120,000	56,000	120,000	-
001.30.31.00.0.000.544.002					
Postage Postage Expense	453	500	500	500	-
001.30.31.00.0.000.561.004					
Computer Software Cloud-Based Service	-	-	10,000	11,000	11,000
001.30.32.00.0.000.530.006					
Professional Services Other Prof. Serv.	8,003	25,000	10,000	5,000	(20,000)
001.30.32.00.0.000.544.002					
Postage Postage Expense	2,998	20,600	10,000	10,300	(10,300)
001.30.32.00.0.000.562.002					
Records Management Printing Expense	1,052	1,915	1,915	1,975	60
Contractual Services Total	**189,262**	**285,015**	**201,635**	**295,665**	**10,650**
Insurance					
001.30.01.00.0.000.593.001					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Insurance Expense General Liability	15,541	16,454	16,454	15,395	(1,059)
001.30.01.00.0.100.597.003					
Medical/Dental & Life Insurance Life Insurance Premiums	26,283	27,583	30,536	28,126	543
Insurance Total	**41,824**	**44,037**	**46,990**	**43,521**	**(516)**
Utilities					
001.30.01.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	1,622	2,000	2,000	1,700	(300)
Utilities Total	**1,622**	**2,000**	**2,000**	**1,700**	**(300)**
Commodities & Supplies					
001.30.01.00.0.000.604.001					
Office Equipment Office Equipment	-	125	-	125	-
001.30.01.00.0.000.606.001					
Office Supplies Office Supplies	556	1,000	1,500	1,000	-
001.30.01.00.0.000.608.001					
Other Supplies Other Supplies	98	550	-	550	-
001.30.01.00.0.000.610.001					
Paper & Supplies Paper & Supplies	2,311	5,000	5,000	5,000	-
001.30.01.00.0.000.612.001					
Publications Publications	185	500	-	500	-
001.30.31.00.0.000.604.001					
Office Equipment Office Equipment	-	1,000	1,000	1,000	-
001.30.31.00.0.000.606.001					
Office Supplies Office Supplies	1,475	1,000	1,000	1,200	200
001.30.31.00.0.000.608.001					
Other Supplies Other Supplies	459	500	500	500	-
001.30.31.00.0.000.610.001					
Paper & Supplies Paper & Supplies	1,065	500	500	500	-
001.30.32.00.0.000.604.001					
Office Equipment Office Equipment	-	2,205	2,205	2,275	70
001.30.32.00.0.000.606.001					
Office Supplies Office Supplies	1,920	4,445	4,000	4,120	(325)
001.30.32.00.0.000.610.001					
Paper & Supplies Paper & Supplies	298	1,090	1,000	1,030	(60)
001.30.32.00.0.000.618.002					
Finance Vehicle Licenses	-	-	-	-	-
Commodities & Supplies Total	**8,367**	**17,915**	**16,705**	**17,800**	**(115)**
Other Expenditures					
001.30.01.00.0.000.636.011					
Other Expenditures Property Tax Expense	11,616	13,500	13,500	13,500	-
001.30.01.00.0.000.636.030					
Other Expenditures Tax Rebate Expense	62,402	110,000	165,000	150,000	40,000
Other Expenditures Total	**74,018**	**123,500**	**178,500**	**163,500**	**40,000**
30-Finance Total	**1,533,546**	**1,814,976**	**1,736,957**	**1,907,525**	**92,549**
40-Community Development					
Personal Services, Salaries & Wages					
001.40.45.01.0.000.500.001					
Full-Time Earnings Full-Time Earnings	138,285	144,213	142,469	133,416	(10,797)
001.40.45.01.0.000.506.001					
Longevity Pay Longevity Pay	675	675	-	-	(675)
001.40.45.43.0.000.500.001					
Full-Time Earnings Full-Time Earnings	45,720	48,071	71,253	44,472	(3,599)
001.40.45.43.0.000.502.001					
Seasonal Earnings Seasonal Earnings	-	8,100	-	8,100	-
001.40.45.43.0.000.506.001					
Longevity Pay Longevity Pay	225	225	-	-	(225)
001.40.45.44.0.000.500.001					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Full-Time Earnings Full-Time Earnings	249,393	307,233	270,788	314,301	7,068
001.40.45.44.0.000.502.001					
Seasonal Earnings Seasonal Earnings	9,612	8,100	8,000	8,100	-
001.40.45.44.0.000.506.001					
Longevity Pay Longevity Pay	-	600	-	600	-
001.40.46.01.0.000.500.001					
Full-Time Earnings Full-Time Earnings	247,088	303,436	177,219	184,704	(118,732)
001.40.46.01.0.000.506.001					
Longevity Pay Longevity Pay	800	1,400	1,400	800	(600)
001.40.46.46.0.000.500.001					
Full-Time Earnings Full-Time Earnings	840,492	873,097	887,120	887,023	13,926
001.40.46.46.0.000.502.001					
Seasonal Earnings Seasonal Earnings	13,095	16,200	8,000	16,200	-
001.40.46.46.0.000.503.001					
Overtime Earnings Overtime	975	1,566	30	30	(1,536)
001.40.46.46.0.000.506.001					
Longevity Pay Longevity Pay	5,800	6,400	6,400	5,400	(1,000)
001.40.46.47.0.170.500.001					
Full-Time Earnings Full-Time Earnings	94,305	98,572	134,643	188,762	90,190
001.40.46.47.0.170.501.001					
Part-Time Earnings Part-Time Earnings	-	28,254	-	27,986	(268)
001.40.46.47.0.170.502.001					
Seasonal Earnings Seasonal Earnings	-	7,560	6,000	7,560	-
001.40.46.47.0.170.503.001					
Overtime Earnings Overtime	124	-	270	134	134
001.40.46.47.0.170.506.001					
Longevity Pay Longevity Pay	800	800	800	800	-
001.40.46.47.0.171.500.001					
Full-Time Earnings Full-Time Earnings	178,051	186,065	157,620	186,211	146
001.40.46.47.0.171.503.001					
Overtime Earnings Overtime	-	-	-	-	-
001.40.46.47.0.171.506.001					
Longevity Pay Longevity Pay	1,400	1,400	1,400	1,500	100
Personal Services, Salaries & Wages Total	**1,826,839**	**2,041,967**	**1,873,412**	**2,016,099**	**(25,868)**
Employee Benefits					
001.40.45.01.0.000.510.001					
Group Insurance Medical Insurance	15,517	16,354	17,832	14,456	(1,898)
001.40.45.01.0.000.510.003					
Group Insurance Workers' Comp Ins	3,400	4,350	4,350	2,820	(1,530)
001.40.45.01.0.000.510.004					
Group Insurance Dental Insurance	629	585	556	390	(195)
001.40.45.01.0.000.511.001					
Social Security Contributions Social Security	7,467	7,603	10,738	8,057	454
001.40.45.01.0.000.511.002					
Social Security Contributions Medicare	1,985	2,125	2,511	2,040	(85)
001.40.45.01.0.000.512.001					
Retirement Contributions IMRF Pension Expense	9,376	9,316	16,147	6,380	(2,936)
001.40.45.01.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	2,109	2,461	2,500	2,500	39
001.40.45.01.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	-	-	20,000	999	999
001.40.45.01.0.000.513.003					
Other Employee Benefits Retiree Sick Incentive	-	-	57,275	-	-
001.40.45.01.0.000.513.004					
Other Employee Benefits Employee Allowances	-	-	2,336	4,501	4,501
001.40.45.43.0.000.510.001					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Group Insurance Medical Insurance	5,172	5,452	8,581	4,819	(633)
001.40.45.43.0.000.510.004					
Group Insurance Dental Insurance	210	195	254	130	(65)
001.40.45.43.0.000.511.001					
Social Security Contributions Social Security	2,489	3,049	5,111	3,241	192
001.40.45.43.0.000.511.002					
Social Security Contributions Medicare	662	829	1,194	811	(18)
001.40.45.43.0.000.512.001					
Retirement Contributions IMRF Pension Expense	3,125	3,117	5,239	2,183	(934)
001.40.45.43.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	703	995	810	1,000	5
001.40.45.43.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	-	-	6,500	999	999
001.40.45.43.0.000.513.004					
Other Employee Benefits Employee Allowances	-	-	1,761	1,500	1,500
001.40.45.44.0.000.510.001					
Group Insurance Medical Insurance	43,924	49,963	55,865	54,994	5,031
001.40.45.44.0.000.510.004					
Group Insurance Dental Insurance	1,000	1,038	1,310	1,310	272
001.40.45.44.0.000.511.001					
Social Security Contributions Social Security	14,850	19,590	16,269	20,029	439
001.40.45.44.0.000.511.002					
Social Security Contributions Medicare	3,473	4,583	3,804	4,686	103
001.40.45.44.0.000.512.001					
Retirement Contributions IMRF Pension Expense	16,113	19,580	17,144	20,533	953
001.40.45.44.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	-	-	-	-	-
001.40.45.44.0.000.513.004					
Other Employee Benefits Employee Allowances	-	-	1,060	-	-
001.40.46.01.0.000.510.001					
Group Insurance Medical Insurance	36,615	45,816	22,490	19,618	(26,198)
001.40.46.01.0.000.510.003					
Group Insurance Workers' Comp Ins	17,000	18,109	15,693	16,920	(1,189)
001.40.46.01.0.000.510.004					
Group Insurance Dental Insurance	594	780	-	-	(780)
001.40.46.01.0.000.511.001					
Social Security Contributions Social Security	15,118	18,743	11,018	10,507	(8,236)
001.40.46.01.0.000.511.002					
Social Security Contributions Medicare	3,555	4,440	2,575	2,774	(1,666)
001.40.46.01.0.000.512.001					
Retirement Contributions IMRF Pension Expense	16,539	19,470	11,523	12,469	(7,001)
001.40.46.01.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	2,094	2,463	-	-	(2,463)
001.40.46.01.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	3,874	671	800	847	176
001.40.46.01.0.000.513.004					
Other Employee Benefits Employee Allowances	-	-	6,000	6,001	6,001
001.40.46.46.0.000.510.001					
Group Insurance Medical Insurance	219,517	231,430	246,072	196,678	(34,752)
001.40.46.46.0.000.510.004					
Group Insurance Dental Insurance	5,809	5,424	5,782	4,774	(650)
001.40.46.46.0.000.511.001					
Social Security Contributions Social Security	50,954	56,083	55,626	51,301	(4,782)
001.40.46.46.0.000.511.002					
Social Security Contributions Medicare	11,917	13,121	13,008	12,002	(1,119)
001.40.46.46.0.000.512.001					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Retirement Contributions IMRF Pension Expense	55,817	56,459	59,290	52,847	(3,612)
001.40.46.46.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	-	-	1,551	1,601	1,601
001.40.46.46.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	6,535	6,604	30,000	9,997	3,393
001.40.46.46.0.000.513.003					
Other Employee Benefits Retiree Sick Incentive	-	-	14,195	-	-
001.40.46.47.0.170.510.001					
Group Insurance Medical Insurance	10,453	10,967	15,681	19,278	8,311
001.40.46.47.0.170.510.004					
Group Insurance Dental Insurance	166	162	459	594	432
001.40.46.47.0.170.511.001					
Social Security Contributions Social Security	5,788	6,641	8,574	12,260	5,619
001.40.46.47.0.170.511.002					
Social Security Contributions Medicare	1,354	1,554	2,005	2,869	1,315
001.40.46.47.0.170.512.001					
Retirement Contributions IMRF Pension Expense	6,119	8,118	8,538	12,370	4,252
001.40.46.47.0.170.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	-	-	-	-	-
001.40.46.47.0.171.510.001					
Group Insurance Medical Insurance	28,640	30,191	28,905	44,600	14,409
001.40.46.47.0.171.510.004					
Group Insurance Dental Insurance	1,031	960	925	982	22
001.40.46.47.0.171.511.001					
Social Security Contributions Social Security	10,754	11,650	9,458	11,739	89
001.40.46.47.0.171.511.002					
Social Security Contributions Medicare	2,515	2,726	2,211	2,747	21
001.40.46.47.0.171.512.001					
Retirement Contributions IMRF Pension Expense	11,544	11,931	10,037	12,316	385
001.40.46.47.0.171.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	854	102	1,000	1,152	1,050
Employee Benefits Total	**657,359**	**715,800**	**842,563**	**677,621**	**(38,179)**
Other Employee Costs					
001.40.45.01.0.000.518.001					
Dues & Memberships Dues & Memberships	926	1,600	1,600	1,750	150
001.40.45.01.0.000.522.001					
Travel & Meetings Travel & Meetings	3,331	3,445	5,500	4,000	555
001.40.45.43.0.000.518.001					
Dues & Memberships Dues & Memberships	3,220	3,120	3,500	3,500	380
001.40.45.44.0.000.518.001					
Dues & Memberships Dues & Memberships	1,013	1,800	1,800	7,500	5,700
001.40.45.44.0.000.522.001					
Travel & Meetings Travel & Meetings	959	1,305	1,300	6,000	4,695
001.40.45.44.0.000.525.004					
Training Training	2,667	5,200	5,200	5,200	-
001.40.46.46.0.000.518.001					
Dues & Memberships Dues & Memberships	1,558	2,300	2,300	2,369	69
001.40.46.46.0.000.522.001					
Travel & Meetings Travel & Meetings	1,559	3,200	3,200	3,200	-
001.40.46.46.0.000.525.004					
Training Training	9,011	9,000	9,000	9,000	-
001.40.46.47.0.170.518.001					
Dues & Memberships Dues & Memberships	-	-	-	-	-
001.40.46.47.0.171.518.001					
Dues & Memberships Dues & Memberships	-	-	-	-	-
Other Employee Costs Total	**24,243**	**30,970**	**33,400**	**42,519**	**11,549**

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Contractual Services					
001.40.45.01.0.000.561.004					
Computer Software Cloud-Based Service	32,888	36,000	101,000	72,500	36,500
001.40.45.43.0.000.536.001					
Economic Development Econ Dev Program	43,715	100,000	50,000	100,000	-
001.40.45.43.0.000.581.002					
Community Development Contractual American Rescue Plan	94,704	150,000	50,000	-	(150,000)
001.40.45.44.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	-	1,740	1,740	1,800	60
001.40.45.44.0.000.541.001					
Legal Notices Legal Notices	3,017	3,090	3,090	3,250	160
001.40.45.44.0.000.544.002					
Postage Postage Expense	2,191	2,000	2,000	2,000	-
001.40.45.44.0.000.551.001					
Copier Lease Payment Copier Lease Payment	1,402	3,032	1,500	3,120	88
001.40.45.44.0.000.553.001					
Capital Replacement Payments Vehicle Lease Payment	1,500	1,500	1,500	1,500	-
001.40.45.44.0.000.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	3,867	3,902	3,902	4,091	189
001.40.45.44.0.000.560.001					
Technical Services Technical Services	57	1,180	1,180	1,250	70
001.40.45.44.0.000.561.002					
Computer Software Software Development	-	5,000	-	-	(5,000)
001.40.45.44.0.000.561.004					
Computer Software Cloud-Based Service	1,729	1,160	1,160	7,000	5,840
001.40.45.44.0.000.562.001					
Records Management Document Imaging	-	3,150	3,150	3,250	100
001.40.45.44.0.000.562.002					
Records Management Printing Expense	1,738	2,000	2,000	2,250	250
001.40.46.01.0.000.561.004					
Computer Software Cloud-Based Service	-	-	-	-	-
001.40.46.46.0.000.530.011					
Professional Services Elevator Inspection Services	13,293	30,000	30,000	30,000	-
001.40.46.46.0.000.530.026					
Professional Services Nuisance Abatement	7,872	15,000	15,000	15,000	-
001.40.46.46.0.000.533.001					
Building Maintenance & Repair Pest Control	-	5,800	5,800	5,800	-
001.40.46.46.0.000.544.002					
Postage Postage Expense	964	1,000	1,000	1,000	-
001.40.46.46.0.000.551.001					
Copier Lease Payment Copier Lease Payment	1,402	3,000	3,000	3,000	-
001.40.46.46.0.000.553.001					
Capital Replacement Payments Vehicle Lease Payment	8,640	15,520	15,520	14,240	(1,280)
001.40.46.46.0.000.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	5,413	5,463	5,463	5,727	264
001.40.46.46.0.000.560.001					
Technical Services Technical Services	-	10,000	10,000	10,000	-
001.40.46.46.0.000.560.013					
Technical Services Plan Review	-	5,000	5,000	5,000	-
001.40.46.46.0.000.561.002					
Computer Software Software Development	-	5,000	5,000	5,000	-
001.40.46.46.0.000.561.004					
Computer Software Cloud-Based Service	33,408	40,000	51,995	55,000	15,000
001.40.46.46.0.000.562.001					
Records Management Document Imaging	2,499	8,000	8,000	4,000	(4,000)
001.40.46.46.0.000.562.002					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Records Management Printing Expense	4,094	5,500	4,000	4,000	(1,500)
001.40.46.47.0.170.551.001					
Copier Lease Payment Copier Lease Payment	1,402	3,000	3,000	3,120	120
001.40.46.47.0.170.553.001					
Capital Replacement Payments Vehicle Lease Payment	1,500	1,500	1,500	1,500	-
001.40.46.47.0.170.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	3,867	3,902	3,902	4,091	189
001.40.46.47.0.171.530.026					
Professional Services Nuisance Abatement	-	-	-	-	-
001.40.46.47.0.171.551.001					
Copier Lease Payment Copier Lease Payment	1,402	3,000	1,500	1,500	(1,500)
001.40.46.47.0.171.553.001					
Capital Replacement Payments Vehicle Lease Payment	11,720	13,520	13,520	13,520	-
001.40.46.47.0.171.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	27,067	27,313	27,313	28,635	1,322
Contractual Services Total	**311,351**	**515,272**	**432,735**	**412,144**	**(103,128)**
Insurance					
001.40.45.01.0.000.593.001					
Insurance Expense General Liability	9,789	12,714	12,714	9,720	(2,994)
001.40.46.01.0.000.593.001					
Insurance Expense General Liability	17,959	20,198	20,198	19,344	(854)
Insurance Total	**27,748**	**32,912**	**32,912**	**29,064**	**(3,848)**
Utilities					
001.40.45.01.0.000.590.001					
Telephone - Cellular Telephone - Cellular	1,029	3,210	3,200	3,300	90
001.40.46.01.0.000.590.001					
Telephone - Cellular Telephone - Cellular	7,050	7,684	7,684	7,684	-
Utilities Total	**8,078**	**10,894**	**10,884**	**10,984**	**90**
Commodities & Supplies					
001.40.45.01.0.000.606.001					
Office Supplies Office Supplies	158	1,180	1,180	1,500	320
001.40.45.44.0.000.604.001					
Office Equipment Office Equipment	-	2,000	2,000	6,000	4,000
001.40.45.44.0.000.606.001					
Office Supplies Office Supplies	2,443	2,700	2,700	3,500	800
001.40.45.44.0.000.612.001					
Publications Publications	800	1,100	2,000	1,500	400
001.40.46.46.0.000.603.001					
Clothing Supplies Clothing Supplies	5,910	7,800	7,800	8,700	900
001.40.46.46.0.000.604.001					
Office Equipment Office Equipment	26	4,500	4,000	4,000	(500)
001.40.46.46.0.000.606.001					
Office Supplies Office Supplies	4,799	8,000	8,000	8,000	-
001.40.46.46.0.000.612.001					
Publications Publications	-	500	500	500	-
001.40.46.46.0.000.613.001					
Reference Materials Reference Materials	1,462	2,000	2,000	2,000	-
001.40.46.46.0.000.615.001					
Inspection Supplies Inspection Supplies	273	1,300	1,300	1,300	-
001.40.46.47.0.170.603.001					
Clothing Supplies Clothing Supplies	-	150	150	825	675
001.40.46.47.0.171.603.001					
Clothing Supplies Clothing Supplies	-	300	300	750	450
Commodities & Supplies Total	**15,869**	**31,530**	**31,930**	**38,575**	**7,045**
40-Community Development Total	**2,871,488**	**3,379,345**	**3,257,836**	**3,227,006**	**(152,339)**
50-Human Services					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Personal Services, Salaries & Wages					
001.50.01.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	144,445	153,830	153,592	182,810	28,980
001.50.01.00.0.000.501.001					
Part-Time Earnings Part-Time Earnings	16,226	14,659	16,858	-	(14,659)
001.50.01.00.0.000.502.001					
Seasonal Earnings Seasonal Earnings	-	8,100	-	8,100	-
001.50.01.00.0.000.503.001					
Overtime Earnings Overtime	-	-	732	-	-
001.50.01.00.0.000.506.001					
Longevity Pay Longevity Pay	575	905	905	905	-
001.50.51.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	364,635	382,041	380,182	414,231	32,190
001.50.51.00.0.000.501.001					
Part-Time Earnings Part-Time Earnings	12,169	10,995	1,264	-	(10,995)
001.50.51.00.0.000.503.001					
Overtime Earnings Overtime	-	-	400	442	442
001.50.51.00.0.000.506.001					
Longevity Pay Longevity Pay	1,445	1,625	1,625	1,625	-
001.50.52.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	86,202	91,624	90,949	112,364	20,740
001.50.52.00.0.000.501.001					
Part-Time Earnings Part-Time Earnings	12,169	10,994	12,642	-	(10,994)
001.50.52.00.0.000.503.001					
Overtime Earnings Overtime	-	-	200	228	228
001.50.52.00.0.000.506.001					
Longevity Pay Longevity Pay	-	90	90	90	-
001.50.53.00.0.000.501.001					
Part-Time Earnings Part-Time Earnings	-	35,258	18,941	41,912	6,654
001.50.54.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	238,050	260,932	258,507	271,222	10,290
001.50.54.00.0.000.506.001					
Longevity Pay Longevity Pay	480	480	480	480	-
Personal Services, Salaries & Wages Total	**876,396**	**971,533**	**937,367**	**1,034,409**	**62,876**
Employee Benefits					
001.50.01.00.0.000.510.001					
Group Insurance Medical Insurance	21,126	25,893	23,979	31,277	5,384
001.50.01.00.0.000.510.003					
Group Insurance Workers' Comp Ins	7,600	8,197	8,197	5,220	(2,977)
001.50.01.00.0.000.510.004					
Group Insurance Dental Insurance	386	663	717	785	122
001.50.01.00.0.000.511.001					
Social Security Contributions Social Security	9,786	11,016	10,271	11,912	896
001.50.01.00.0.000.511.002					
Social Security Contributions Medicare	2,289	2,579	2,402	2,789	210
001.50.01.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	10,595	10,784	10,769	11,999	1,215
001.50.01.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	-	-	-	-	-
001.50.01.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	153	326	-	500	174
001.50.01.00.0.000.513.003					
Other Employee Benefits Retiree Sick Incentive	-	-	-	-	-
001.50.01.00.0.000.513.004					
Other Employee Benefits Employee Allowances	493	511	475	511	-
001.50.51.00.0.000.510.001					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Group Insurance Medical Insurance	62,377	67,636	71,047	71,293	3,657
001.50.51.00.0.000.510.004					
Group Insurance Dental Insurance	1,970	1,992	2,123	2,088	96
001.50.51.00.0.000.511.001					
Social Security Contributions Social Security	22,330	24,589	23,172	25,963	1,374
001.50.51.00.0.000.511.002					
Social Security Contributions Medicare	5,222	5,754	5,418	6,077	323
001.50.51.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	24,456	25,147	24,970	27,223	2,076
001.50.51.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	-	-	-	-	-
001.50.51.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	84	177	750	695	518
001.50.51.00.0.000.513.004					
Other Employee Benefits Employee Allowances	2,010	2,014	1,875	2,014	-
001.50.52.00.0.000.510.001					
Group Insurance Medical Insurance	243	1,025	-	7,246	6,221
001.50.52.00.0.000.510.004					
Group Insurance Dental Insurance	4	15	-	80	65
001.50.52.00.0.000.511.001					
Social Security Contributions Social Security	6,133	6,412	6,475	7,033	621
001.50.52.00.0.000.511.002					
Social Security Contributions Medicare	1,434	1,501	1,513	1,646	145
001.50.52.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	6,340	6,540	6,567	7,355	815
001.50.52.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	-	-	-	-	-
001.50.52.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	42	89	-	102	13
001.50.52.00.0.000.513.004					
Other Employee Benefits Employee Allowances	614	601	560	601	-
001.50.53.00.0.000.511.001					
Social Security Contributions Social Security	-	2,186	1,170	2,599	413
001.50.53.00.0.000.511.002					
Social Security Contributions Medicare	-	512	273	608	96
001.50.53.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	-	2,243	1,196	2,733	490
001.50.54.00.0.000.510.001					
Group Insurance Medical Insurance	29,199	34,341	37,199	33,535	(806)
001.50.54.00.0.000.510.004					
Group Insurance Dental Insurance	1,093	1,051	1,372	1,299	248
001.50.54.00.0.000.511.001					
Social Security Contributions Social Security	14,476	16,242	15,743	16,910	668
001.50.54.00.0.000.511.002					
Social Security Contributions Medicare	3,385	3,800	3,681	3,958	158
001.50.54.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	15,341	16,624	16,414	17,744	1,120
001.50.54.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	-	-	470	491	491
001.50.54.00.0.000.513.004					
Other Employee Benefits Employee Allowances	1,014	1,081	1,007	1,081	-
Employee Benefits Total	**250,193**	**281,541**	**279,805**	**305,367**	**23,826**
Other Employee Costs					
001.50.01.00.0.000.522.001					
Travel & Meetings Travel & Meetings	248	2,500	1,000	750	(1,750)
001.50.01.00.0.000.525.004					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Training Training	773	832	832	832	-
001.50.51.00.0.000.518.001					
Dues & Memberships Dues & Memberships	472	400	400	1,400	1,000
001.50.51.00.0.000.522.001					
Travel & Meetings Travel & Meetings	359	546	546	562	16
001.50.51.00.0.000.525.004					
Training Training	2,248	3,672	3,200	2,725	(947)
001.50.52.00.0.000.518.001					
Dues & Memberships Dues & Memberships	230	350	350	404	54
001.50.52.00.0.000.522.001					
Travel & Meetings Travel & Meetings	-	161	161	161	-
001.50.52.00.0.000.525.004					
Training Training	488	424	424	424	-
001.50.54.00.0.000.518.001					
Dues & Memberships Dues & Memberships	646	275	275	400	125
001.50.54.00.0.000.522.001					
Travel & Meetings Travel & Meetings	60	375	375	375	-
001.50.54.00.0.000.525.004					
Training Training	1,407	2,100	2,100	2,100	-
Other Employee Costs Total	**6,931**	**11,635**	**9,663**	**10,133**	**(1,502)**
Contractual Services					
001.50.01.00.0.000.530.006					
Professional Services Other Prof. Serv.	(9,022)	5,450	2,500	4,650	(800)
001.50.01.00.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	-	546	546	562	16
001.50.01.00.0.000.544.002					
Postage Postage Expense	1,103	1,860	1,860	4,800	2,940
001.50.01.00.0.000.551.001					
Copier Lease Payment Copier Lease Payment	3,909	4,000	7,000	7,210	3,210
001.50.01.00.0.000.553.001					
Capital Replacement Payments Vehicle Lease Payment	1,810	1,380	1,380	4,010	2,630
001.50.01.00.0.000.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	3,867	3,902	3,902	4,091	189
001.50.01.00.0.000.561.004					
Computer Software Cloud-Based Service	15,053	20,080	18,000	24,822	4,742
001.50.01.00.0.000.561.009					
Computer Software Human Services Software	120	-	-	-	-
001.50.01.00.0.000.562.002					
Records Management Printing Expense	305	760	760	900	140
001.50.01.00.0.000.573.006					
Human Services Contractual Volunteer Recruitment	677	618	618	700	82
001.50.51.00.0.000.573.010					
Human Services Contractual American Rescue Plan Programs	79,010	315,000	-	-	(315,000)
001.50.51.00.0.000.609.002					
Program Supplies Behavioral Health Prog Subsidy	-	-	-	15,000	15,000
001.50.52.00.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	144	500	500	515	15
001.50.53.00.0.000.530.006					
Professional Services Other Prof. Serv.	-	4,000	4,000	4,120	120
001.50.54.00.0.000.530.006					
Professional Services Other Prof. Serv.	112,313	93,042	93,042	97,833	4,791
001.50.54.00.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	-	536	536	552	16
001.50.54.00.0.000.533.002					
Building Maintenance & Repair Cleaning Service	8,281	8,529	8,529	8,785	256
001.50.54.00.0.000.544.002					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Postage Postage Expense	504	579	579	800	221
001.50.54.00.0.000.551.001					
Copier Lease Payment Copier Lease Payment	1,322	-	-	-	-
001.50.54.00.0.000.560.004					
Technical Services IT System Security	294	400	400	412	12
001.50.54.00.0.000.560.007					
Technical Services Computer Maint.	-	-	-	700	700
001.50.54.00.0.000.560.011					
Technical Services Internet Service	8,614	-	-	-	-
001.50.54.00.0.000.561.009					
Computer Software Human Services Software	1,264	-	-	-	-
001.50.90.00.0.710.565.001					
Needs Studies Space Needs Study	-	100,000	100,000	-	(100,000)
Contractual Services Total	**229,567**	**561,182**	**244,152**	**180,462**	**(380,720)**
Insurance					
001.50.01.00.0.000.593.001					
Insurance Expense General Liability	12,054	15,307	15,307	13,856	(1,451)
Insurance Total	**12,054**	**15,307**	**15,307**	**13,856**	**(1,451)**
Utilities					
001.50.01.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	4,399	4,257	4,257	4,500	243
001.50.54.00.0.000.585.001					
Natural Gas Natural Gas	3,403	4,097	4,097	4,220	123
001.50.54.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	565	1,067	900	1,280	213
Utilities Total	**8,367**	**9,421**	**9,254**	**10,000**	**579**
Commodities & Supplies					
001.50.01.00.0.000.605.001					
Other Equipment Other Equipment	1,525	630	630	649	19
001.50.01.00.0.000.606.001					
Office Supplies Office Supplies	868	1,004	1,004	1,200	196
001.50.01.00.0.000.608.001					
Other Supplies Other Supplies	1,734	1,803	1,803	2,000	197
001.50.01.00.0.000.620.001					
Human Services Commodities Refreshment Supplies	488	1,092	1,092	1,125	33
001.50.51.00.0.000.609.001					
Program Supplies Program Supplies	241	1,500	1,500	1,000	(500)
001.50.52.00.0.000.608.001					
Other Supplies Other Supplies	397	618	618	637	19
001.50.52.00.0.000.609.001					
Program Supplies Program Supplies	2,469	2,250	2,250	2,250	-
001.50.52.00.0.000.620.002					
Human Services Commodities Medical Supplies	262	445	445	458	13
001.50.52.00.0.000.620.003					
Human Services Commodities Flu Program Supplies	174	250	250	258	8
001.50.52.00.0.000.620.004					
Human Services Commodities Cholesterol Screening Supplies	747	1,500	1,500	1,545	45
001.50.52.00.0.000.620.005					
Human Services Commodities INR Testing Supplies	559	1,000	1,000	1,030	30
001.50.52.00.0.000.620.006					
Human Services Commodities Lending Closet Supplies	398	515	515	530	15
001.50.53.00.0.000.608.001					
Other Supplies Other Supplies	-	2,500	2,000	2,000	(500)
001.50.53.00.0.000.609.001					
Program Supplies Program Supplies	-	2,500	2,000	4,000	1,500
001.50.53.00.0.000.620.001					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Human Services Commodities Refreshment Supplies	-	1,000	1,000	2,500	1,500
001.50.54.00.0.000.604.001					
Office Equipment Office Equipment	496	1,471	800	1,471	-
001.50.54.00.0.000.606.001					
Office Supplies Office Supplies	909	960	960	1,200	240
001.50.54.00.0.000.609.001					
Program Supplies Program Supplies	813	1,838	1,838	1,838	-
Commodities & Supplies Total	**12,080**	**22,876**	**21,205**	**25,691**	**2,815**
Office Equipment					
001.50.01.00.0.000.655.002					
Computer Equipment Computer Eqpt - New	-	-	-	-	-
001.50.01.00.0.000.656.001					
Office Equipment Office Eqpt	309	586	586	3,104	2,518
Office Equipment Total	**309**	**586**	**586**	**3,104**	**2,518**
Other Equipment					
001.50.52.00.0.000.665.093					
Other Equipment Medical Equipment	1,274	721	721	743	22
Other Equipment Total	**1,274**	**721**	**721**	**743**	**22**
50-Human Services Total	**1,397,171**	**1,874,802**	**1,518,060**	**1,583,765**	**(291,037)**
60-Police					
Building Improvements					
001.60.90.00.1.706.653.020					
Police Headquarters Facility Improvements	-	-	-	35,000	35,000
Building Improvements Total	**-**	**-**	**-**	**35,000**	**35,000**
Personal Services, Salaries & Wages					
001.60.01.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	835,748	914,022	919,321	942,964	28,942
001.60.01.00.0.000.501.001					
Part-Time Earnings Part-Time Earnings	43,456	52,337	50,160	54,342	2,005
001.60.01.00.0.000.503.001					
Overtime Earnings Overtime	11,745	10,298	2,856	6,715	(3,583)
001.60.01.00.0.000.504.001					
Specialty Pay Specialty Pay	20,450	21,804	20,354	21,804	-
001.60.01.00.0.000.505.001					
Holiday Pay Holiday Pay	18,054	20,027	17,172	20,708	681
001.60.01.00.0.000.506.001					
Longevity Pay Longevity Pay	5,100	5,100	5,100	5,300	200
001.60.01.61.0.000.500.001					
Full-Time Earnings Full-Time Earnings	411,955	439,014	440,138	461,215	22,201
001.60.01.61.0.000.501.001					
Part-Time Earnings Part-Time Earnings	47,465	58,555	51,447	60,170	1,615
001.60.01.61.0.000.503.001					
Overtime Earnings Overtime	9	3,479	-	1,825	(1,654)
001.60.01.61.0.000.506.001					
Longevity Pay Longevity Pay	3,200	3,100	3,100	3,200	100
001.60.61.64.0.000.500.001					
Full-Time Earnings Full-Time Earnings	254,919	260,803	265,877	276,989	16,186
001.60.61.64.0.000.503.001					
Overtime Earnings Overtime	47,520	29,988	53,232	66,630	36,642
001.60.61.64.0.000.504.001					
Specialty Pay Specialty Pay	7,912	8,752	4,080	4,302	(4,450)
001.60.61.64.0.000.505.001					
Holiday Pay Holiday Pay	6,623	7,018	6,252	7,540	522
001.60.61.64.0.000.506.001					
Longevity Pay Longevity Pay	2,460	2,160	2,160	2,460	300
001.60.61.65.0.000.500.001					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Full-Time Earnings Full-Time Earnings	8,237,983	8,848,310	8,581,308	9,422,615	574,305
001.60.61.65.0.000.503.001					
Overtime Earnings Overtime	601,549	491,064	604,125	505,770	14,706
001.60.61.65.0.000.504.001					
Specialty Pay Specialty Pay	259,068	298,470	141,734	156,518	(141,952)
001.60.61.65.0.000.505.001					
Holiday Pay Holiday Pay	230,436	271,290	212,998	262,928	(8,362)
001.60.61.65.0.000.506.001					
Longevity Pay Longevity Pay	39,540	45,540	45,540	46,140	600
001.60.61.65.0.253.503.001					
Overtime Earnings Overtime	-	23,726	-	23,720	(6)
001.60.61.65.8.400.503.001					
Overtime Earnings Overtime	79,827	-	110,531	-	-
001.60.61.66.0.000.500.001					
Full-Time Earnings Full-Time Earnings	1,215,670	1,464,457	1,488,468	1,681,076	216,619
001.60.61.66.0.000.503.001					
Overtime Earnings Overtime	103,222	137,203	79,899	141,295	4,092
001.60.61.66.0.000.504.001					
Specialty Pay Specialty Pay	57,313	68,362	50,282	53,562	(14,800)
001.60.61.66.0.000.505.001					
Holiday Pay Holiday Pay	36,069	44,455	38,140	51,087	6,632
001.60.61.66.0.000.506.001					
Longevity Pay Longevity Pay	7,300	7,800	7,800	8,600	800
Personal Services, Salaries & Wages Total	**12,584,594**	**13,537,134**	**13,202,074**	**14,289,475**	**752,341**
Employee Benefits					
001.60.01.00.0.000.510.001					
Group Insurance Medical Insurance	127,785	123,509	178,968	161,797	38,288
001.60.01.00.0.000.510.003					
Group Insurance Workers' Comp Ins	121,300	129,810	112,502	152,520	22,710
001.60.01.00.0.000.510.004					
Group Insurance Dental Insurance	3,072	2,554	3,624	3,178	624
001.60.01.00.0.000.511.001					
Social Security Contributions Social Security	17,035	19,104	17,834	19,788	684
001.60.01.00.0.000.511.002					
Social Security Contributions Medicare	14,075	15,574	14,731	15,750	176
001.60.01.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	18,413	19,597	19,004	20,809	1,212
001.60.01.00.0.000.512.002					
Retirement Contributions Police Pension Expense	4,461,758	4,629,067	4,629,067	5,126,970	497,903
001.60.01.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	9,989	9,901	4,644	4,700	(5,201)
001.60.01.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	53,807	52,489	28,000	30,687	(21,802)
001.60.01.00.0.000.513.003					
Other Employee Benefits Retiree Sick Incentive	62,304	-	-	-	-
001.60.01.00.0.000.513.004					
Other Employee Benefits Employee Allowances	1,950	2,550	5,893	3,400	850
001.60.01.61.0.000.510.001					
Group Insurance Medical Insurance	123,036	126,406	143,568	129,244	2,838
001.60.01.61.0.000.510.004					
Group Insurance Dental Insurance	3,119	3,092	3,631	3,434	342
001.60.01.61.0.000.511.001					
Social Security Contributions Social Security	27,519	31,045	28,974	32,528	1,483
001.60.01.61.0.000.511.002					
Social Security Contributions Medicare	6,436	7,366	6,775	7,658	292
001.60.01.61.0.000.512.001					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Retirement Contributions IMRF Pension Expense	29,696	26,395	31,191	34,207	7,812
001.60.01.61.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	4,384	6,935	1,200	1,421	(5,514)
001.60.01.61.0.000.513.003					
Other Employee Benefits Retiree Sick Incentive	-	-	-	-	-
001.60.61.64.0.000.510.001					
Group Insurance Medical Insurance	48,661	51,410	55,783	49,598	(1,812)
001.60.61.64.0.000.510.004					
Group Insurance Dental Insurance	1,840	1,595	1,799	1,702	107
001.60.61.64.0.000.511.001					
Social Security Contributions Social Security	1,640	1,813	1,676	1,874	61
001.60.61.64.0.000.511.002					
Social Security Contributions Medicare	4,514	4,109	4,647	5,224	1,115
001.60.61.64.0.000.512.001					
Retirement Contributions IMRF Pension Expense	1,805	1,860	1,797	1,971	111
001.60.61.64.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	3,353	3,630	3,000	1,800	(1,830)
001.60.61.64.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	1,019	2,157	-	-	(2,157)
001.60.61.64.0.000.513.004					
Other Employee Benefits Employee Allowances	1,300	1,300	2,950	1,700	400
001.60.61.65.0.000.510.001					
Group Insurance Medical Insurance	1,252,588	1,337,052	1,447,498	1,276,988	(60,064)
001.60.61.65.0.000.510.004					
Group Insurance Dental Insurance	38,003	33,018	38,199	35,428	2,410
001.60.61.65.0.000.511.001					
Social Security Contributions Social Security	43,093	46,001	43,744	47,573	1,572
001.60.61.65.0.000.511.002					
Social Security Contributions Medicare	132,643	138,854	134,161	147,249	8,395
001.60.61.65.0.000.512.001					
Retirement Contributions IMRF Pension Expense	47,008	47,189	47,895	50,030	2,841
001.60.61.65.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	1,281	1,485	3,300	3,301	1,816
001.60.61.65.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	55,082	85,400	85,400	85,991	591
001.60.61.65.0.000.513.003					
Other Employee Benefits Retiree Sick Incentive	70,129	-	71,855	-	-
001.60.61.65.0.000.513.004					
Other Employee Benefits Employee Allowances	58,682	53,950	97,936	68,150	14,200
001.60.61.65.0.253.511.002					
Social Security Contributions Medicare	-	-	-	345	345
001.60.61.65.8.400.511.001					
Social Security Contributions Social Security	435	-	896	-	-
001.60.61.65.8.400.511.002					
Social Security Contributions Medicare	1,132	-	1,572	-	-
001.60.61.66.0.000.510.001					
Group Insurance Medical Insurance	158,407	190,033	189,132	197,168	7,135
001.60.61.66.0.000.510.004					
Group Insurance Dental Insurance	5,399	5,477	4,704	4,754	(723)
001.60.61.66.0.000.511.002					
Social Security Contributions Medicare	20,327	23,391	23,803	28,404	5,013
001.60.61.66.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	1,341	1,485	1,400	1,401	(84)
001.60.61.66.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	12,032	25,512	20,000	21,136	(4,376)
001.60.61.66.0.000.513.004					

Village of Mount Prospect
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Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Employee Benefits Employee Allowances	7,915	8,520	18,356	11,740	3,220
Employee Benefits Total	**7,055,306**	**7,270,635**	**7,531,109**	**7,791,618**	**520,983**
Other Employee Costs					
001.60.01.00.0.000.520.001					
Medical Examinations Medical Examinations	8,238	35,000	15,000	35,000	-
001.60.01.00.0.000.522.001					
Travel & Meetings Travel & Meetings	9,065	8,270	8,270	8,270	-
001.60.01.00.0.000.525.004					
Training Training	148,476	143,500	143,500	143,500	-
001.60.61.64.0.000.525.001					
Training Community Policing Trng.	4,784	4,910	4,910	5,050	140
Other Employee Costs Total	**170,563**	**191,680**	**171,680**	**191,820**	**140**
Contractual Services					
001.60.01.00.0.000.530.006					
Professional Services Other Prof. Serv.	34,210	38,560	38,560	41,910	3,350
001.60.01.00.0.000.544.002					
Postage Postage Expense	5,076	7,500	5,000	6,500	(1,000)
001.60.01.00.0.000.546.003					
HR Expenses Employment Testing	43,913	35,000	35,000	35,000	-
001.60.01.00.0.000.549.001					
Organizational Memberships Org Memberships	4,810	7,200	5,000	7,000	(200)
001.60.01.00.0.000.551.001					
Copier Lease Payment Copier Lease Payment	3,035	4,000	5,000	5,500	1,500
001.60.01.00.0.000.553.002					
Capital Replacement Payments Technology Replacements	-	-	-	384,667	384,667
001.60.01.00.0.000.553.003					
Capital Replacement Payments Building Improvements	-	-	-	898,925	898,925
001.60.01.00.0.000.560.012					
Technical Services Computer Software	4,414	6,500	6,500	22,755	16,255
001.60.01.00.0.000.561.004					
Computer Software Cloud-Based Service	139,979	257,500	257,500	261,160	3,660
001.60.01.00.0.000.562.002					
Records Management Printing Expense	8,619	10,500	10,000	10,500	-
001.60.01.00.0.000.566.001					
Police Contractual Services Animal Impounding	4,086	3,250	3,900	4,000	750
001.60.01.00.0.000.566.002					
Police Contractual Services Accreditation	500	500	500	500	-
001.60.01.00.0.252.532.001					
Equipment Maintenance & Repair Digital Imaging Equip.	1,500	5,000	-	3,000	(2,000)
001.60.01.00.0.252.532.002					
Equipment Maintenance & Repair Equipment Maint.	11,661	35,000	35,000	45,000	10,000
001.60.01.00.0.252.532.003					
Equipment Maintenance & Repair Pistol Range Maint.	4,700	1,000	1,000	1,000	-
001.60.01.00.0.252.532.004					
Equipment Maintenance & Repair Radio Maintenance	2,442	8,260	1,000	4,500	(3,760)
001.60.01.00.0.252.553.001					
Capital Replacement Payments Vehicle Lease Payment	226,540	224,780	224,780	243,490	18,710
001.60.01.00.0.252.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	656,564	662,544	662,544	694,605	32,061
001.60.01.00.0.252.560.006					
Technical Services VRM Maintenance	14,690	18,000	18,000	18,000	-
001.60.01.61.0.000.551.001					
Copier Lease Payment Copier Lease Payment	3,014	4,000	3,000	3,000	(1,000)
001.60.01.61.0.000.562.001					
Records Management Document Imaging	550	2,000	600	1,800	(200)
001.60.61.64.0.000.551.001					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Copier Lease Payment Copier Lease Payment	1,721	3,000	3,000	3,000	-
001.60.61.64.0.000.562.002					
Records Management Printing Expense	842	870	870	895	25
001.60.61.65.0.000.530.006					
Professional Services Other Prof. Serv.	9,238	16,480	16,000	16,975	495
001.60.61.65.0.000.551.001					
Copier Lease Payment Copier Lease Payment	1,928	3,000	3,000	3,000	-
001.60.61.65.0.000.558.001					
NWCD Dispatch Services NWCD - Police	350,610	442,400	442,400	320,000	(122,400)
001.60.61.65.0.000.566.003					
Police Contractual Services NIPAS	9,188	9,710	9,710	10,000	290
001.60.61.65.0.000.566.010					
Police Contractual Services Northern Illinois Crime Lab	79,381	86,100	86,004	86,300	200
001.60.61.65.0.253.584.001					
K-9 Unit Contractual Services Training	1,500	2,575	400	2,575	-
001.60.61.65.0.253.584.002					
K-9 Unit Contractual Services Medical Expenses	-	2,225	1,300	4,000	1,775
001.60.61.65.0.253.584.003					
K-9 Unit Contractual Services Dog Boarding	-	1,000	-	1,000	-
001.60.61.66.0.000.530.006					
Professional Services Other Prof. Serv.	15,958	16,980	16,000	12,980	(4,000)
001.60.61.66.0.000.534.001					
Surveillance Expense Surveillance Expense	491	2,000	1,800	2,000	-
001.60.61.66.0.000.551.001					
Copier Lease Payment Copier Lease Payment	2,970	3,000	4,500	4,500	1,500
001.60.61.66.0.000.566.004					
Police Contractual Services MCAT	5,378	7,750	5,500	7,980	230
Contractual Services Total	**1,649,509**	**1,928,184**	**1,903,368**	**3,168,017**	**1,239,833**
Insurance					
001.60.01.00.0.000.593.001					
Insurance Expense General Liability	210,122	228,446	228,446	195,821	(32,625)
Insurance Total	**210,122**	**228,446**	**228,446**	**195,821**	**(32,625)**
Utilities					
001.60.01.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	7,597	10,000	8,000	10,000	-
001.60.61.66.0.000.590.001					
Telephone - Cellular Telephone - Cellular	1,013	3,500	1,050	2,500	(1,000)
Utilities Total	**8,610**	**13,500**	**9,050**	**12,500**	**(1,000)**
Commodities & Supplies					
001.60.01.00.0.000.604.001					
Office Equipment Office Equipment	948	975	975	5,000	4,025
001.60.01.00.0.000.606.001					
Office Supplies Office Supplies	1,684	4,840	2,000	4,540	(300)
001.60.01.00.0.000.608.001					
Other Supplies Other Supplies	4,229	5,200	5,200	5,350	150
001.60.01.00.0.000.612.001					
Publications Publications	1,308	3,500	1,500	1,550	(1,950)
001.60.01.00.0.000.616.001					
Vehicle Registration/License Vehicle Reg/License	2,265	3,000	3,000	3,000	-
001.60.01.00.0.000.621.003					
Police Commodities Training Supplies	10,961	12,730	12,730	12,730	-
001.60.01.00.0.252.608.001					
Other Supplies Other Supplies	4,855	5,350	5,000	5,510	160
001.60.01.00.0.252.621.012					
Police Commodities Squad Emergency Eqpt	30,711	36,800	36,800	37,900	1,100
001.60.01.61.0.000.604.001					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Office Equipment Office Equipment	550	840	800	860	20
001.60.01.61.0.000.606.001					
Office Supplies Office Supplies	489	2,310	1,500	2,310	-
001.60.01.61.0.000.608.001					
Other Supplies Other Supplies	2,304	2,640	2,500	2,700	60
001.60.61.64.0.000.606.001					
Office Supplies Office Supplies	446	470	470	480	10
001.60.61.64.0.000.608.001					
Other Supplies Other Supplies	13,546	2,500	2,500	2,500	-
001.60.61.64.0.000.611.001					
Photo Supplies Photo Supplies	97	110	110	115	5
001.60.61.64.0.000.621.009					
Police Commodities Pub Relations Supplies	3,375	3,605	3,600	3,700	95
001.60.61.64.0.000.621.010					
Police Commodities Com Policing Supplies	4,320	5,150	5,000	5,300	150
001.60.61.64.0.000.621.011					
Police Commodities Ctzn Academy Supplies	2,433	4,120	4,000	3,500	(620)
001.60.61.64.0.000.621.014					
Police Commodities Donated Supplies	8,504	1,000	2,850	1,000	-
001.60.61.64.0.000.621.015					
Police Commodities Community Engagement Events	-	13,000	13,000	13,300	300
001.60.61.64.0.000.621.016					
Police Commodities Police Cadets Program	-	10,000	7,000	6,500	(3,500)
001.60.61.65.0.000.603.001					
Clothing Supplies Clothing Supplies	50,216	32,135	30,000	32,135	-
001.60.61.65.0.000.606.001					
Office Supplies Office Supplies	1,469	2,900	2,000	2,050	(850)
001.60.61.65.0.000.608.001					
Other Supplies Other Supplies	2,401	3,685	3,000	3,100	(585)
001.60.61.65.0.000.611.001					
Photo Supplies Photo Supplies	2,156	2,265	2,265	2,330	65
001.60.61.65.0.000.621.001					
Police Commodities Protective Clothing	20,618	21,000	21,000	24,100	3,100
001.60.61.65.0.000.621.002					
Police Commodities Honor Guard Supplies	426	2,675	2,600	2,675	-
001.60.61.65.0.000.621.005					
Police Commodities Ammunition & Targets	32,868	41,000	41,000	41,200	200
001.60.61.65.0.000.621.007					
Police Commodities Evidence Tech Supplies	5,490	5,660	5,660	6,200	540
001.60.61.65.0.000.621.008					
Police Commodities Food for Prisoners	2,468	2,500	1,500	2,500	-
001.60.61.65.0.253.632.002					
K-9 Unit Supplies Food	471	4,000	3,000	5,000	1,000
001.60.61.65.0.253.632.003					
K-9 Unit Supplies Equipment & Supplies	361	1,040	700	1,040	-
001.60.61.66.0.000.606.001					
Office Supplies Office Supplies	166	910	250	910	-
001.60.61.66.0.000.608.001					
Other Supplies Other Supplies	2,386	3,000	2,800	3,000	-
001.60.61.66.0.000.611.001					
Photo Supplies Photo Supplies	462	565	565	585	20
001.60.61.66.0.000.621.004					
Police Commodities Peer Jury Supplies	446	515	450	515	-
Commodities & Supplies Total	**215,431**	**241,990**	**227,325**	**245,185**	**3,195**
Office Equipment					
001.60.01.00.0.000.655.004					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Computer Equipment Computer Eqpt - Depts	13,581	20,000	10,000	20,000	-
001.60.01.00.0.000.656.006					
Office Equipment Office Eqpt - Police	2,962	3,335	1,000	3,335	-
001.60.01.61.0.000.656.006					
Office Equipment Office Eqpt - Police	-	560	-	500	(60)
001.60.61.65.0.000.657.003					
Other Office Equipment Evidence Equipment	1,764	1,815	1,800	1,850	35
001.60.61.66.0.000.656.001					
Office Equipment Office Eqpt	367	435	100	440	5
Office Equipment Total	**18,674**	**26,145**	**12,900**	**26,125**	**(20)**
Other Equipment					
001.60.01.00.0.252.665.035					
Other Equipment Radar Replacement	2,325	2,550	2,550	2,550	-
001.60.01.00.0.252.665.049					
Other Equipment Visa Bar Unitrols	-	2,835	-	2,835	-
001.60.01.00.0.252.668.003					
Radio Equipment Radio Equip -Police	7,339	4,950	3,500	4,950	-
001.60.61.65.0.000.665.002					
Other Equipment Bicycle Patrol Program	510	2,000	1,000	1,500	(500)
001.60.61.65.0.000.665.052					
Other Equipment Weapons	2,936	3,000	3,000	3,000	-
001.60.61.66.0.000.665.031					
Other Equipment Other Equipment	351	440	100	450	10
Other Equipment Total	**13,460**	**15,775**	**10,150**	**15,285**	**(490)**
60-Police Total	**21,926,270**	**23,453,489**	**23,296,102**	**25,970,846**	**2,517,357**
70-Fire					
Building Improvements					
001.70.71.00.0.000.648.020					
Fire Station Facility Improvements	2,000	2,500	2,500	2,500	-
Building Improvements Total	**2,000**	**2,500**	**2,500**	**2,500**	**-**
Personal Services, Salaries & Wages					
001.70.01.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	739,177	803,474	802,843	854,888	51,414
001.70.01.00.0.000.502.001					
Seasonal Earnings Seasonal Earnings	6,351	-	10,710	-	-
001.70.01.00.0.000.503.001					
Overtime Earnings Overtime	-	3,039	-	2,935	(104)
001.70.01.00.0.000.504.001					
Specialty Pay Specialty Pay	2,900	2,901	2,705	2,901	-
001.70.01.00.0.000.505.001					
Holiday Pay Holiday Pay	16,871	15,672	13,570	16,286	614
001.70.01.00.0.000.506.001					
Longevity Pay Longevity Pay	4,060	4,660	4,660	4,180	(480)
001.70.71.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	8,153,170	8,585,630	8,301,836	8,963,180	377,550
001.70.71.00.0.000.503.001					
Overtime Earnings Overtime	1,182,396	749,944	1,379,272	1,300,117	550,173
001.70.71.00.0.000.504.001					
Specialty Pay Specialty Pay	4,613	2,901	8,834	2,901	-
001.70.71.00.0.000.505.001					
Holiday Pay Holiday Pay	474,854	494,903	419,913	573,492	78,589
001.70.71.00.0.000.506.001					
Longevity Pay Longevity Pay	44,100	45,700	45,700	44,900	(800)
001.70.71.00.0.302.502.001					
Seasonal Earnings Seasonal Earnings	14,879	40,560	15,943	43,524	2,964
001.70.71.00.0.302.503.001					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Overtime Earnings Overtime	8,770	9,037	7,767	14,007	4,970
001.70.72.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	286,551	301,271	296,923	310,839	9,568
001.70.72.00.0.000.503.001					
Overtime Earnings Overtime	661	7,011	1,449	6,937	(74)
001.70.72.00.0.000.504.001					
Specialty Pay Specialty Pay	600	601	559	601	-
001.70.72.00.0.000.506.001					
Longevity Pay Longevity Pay	1,000	1,000	1,000	2,350	1,350
001.70.73.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	141,096	146,798	146,626	151,353	4,555
001.70.73.00.0.000.501.001					
Part-Time Earnings Part-Time Earnings	43,748	47,801	44,245	49,361	1,560
001.70.73.00.0.000.503.001					
Overtime Earnings Overtime	7,789	9,972	9,893	10,005	33
001.70.73.00.0.000.504.001					
Specialty Pay Specialty Pay	2,550	2,551	2,379	2,551	-
001.70.73.00.0.000.506.001					
Longevity Pay Longevity Pay	1,140	1,140	1,140	1,470	330
Personal Services, Salaries & Wages Total	**11,137,275**	**11,276,566**	**11,517,967**	**12,358,778**	**1,082,212**
Employee Benefits					
001.70.01.00.0.000.510.001					
Group Insurance Medical Insurance	148,821	160,473	169,133	156,707	(3,766)
001.70.01.00.0.000.510.003					
Group Insurance Workers' Comp Ins	108,000	114,169	114,169	250,860	136,691
001.70.01.00.0.000.510.004					
Group Insurance Dental Insurance	3,334	3,276	3,432	3,352	76
001.70.01.00.0.000.511.001					
Social Security Contributions Social Security	15,328	17,943	17,605	19,975	2,032
001.70.01.00.0.000.511.002					
Social Security Contributions Medicare	10,896	12,181	11,694	12,891	710
001.70.01.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	16,602	18,407	18,499	20,391	1,984
001.70.01.00.0.000.512.003					
Retirement Contributions Fire Pension Expense	4,124,543	3,827,193	3,827,193	4,133,243	306,050
001.70.01.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	2,153	2,765	2,400	2,402	(363)
001.70.01.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	10,080	8,443	7,200	6,591	(1,852)
001.70.01.00.0.000.513.003					
Other Employee Benefits Retiree Sick Incentive	-	-	108,925	-	-
001.70.01.00.0.000.513.004					
Other Employee Benefits Employee Allowances	2,340	1,800	3,276	1,800	-
001.70.71.00.0.000.510.001					
Group Insurance Medical Insurance	1,428,144	1,524,946	1,655,416	1,541,179	16,233
001.70.71.00.0.000.510.004					
Group Insurance Dental Insurance	40,341	38,149	42,428	42,381	4,232
001.70.71.00.0.000.511.002					
Social Security Contributions Medicare	138,209	144,473	142,538	159,327	14,854
001.70.71.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	30,633	34,761	34,625	34,700	(61)
001.70.71.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	213	451	10,000	10,494	10,043
001.70.71.00.0.000.513.004					
Other Employee Benefits Employee Allowances	41,400	45,000	45,000	53,400	8,400
001.70.71.00.0.000.513.005					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Employee Benefits Ins. Opt-Out Incent.	2,500	3,000	3,000	4,000	1,000
001.70.71.00.0.302.511.001					
Social Security Contributions Social Security	1,469	2,520	1,469	1,904	(616)
001.70.71.00.0.302.511.002					
Social Security Contributions Medicare	344	732	343	652	(80)
001.70.72.00.0.000.510.001					
Group Insurance Medical Insurance	70,749	74,225	80,407	72,484	(1,741)
001.70.72.00.0.000.510.004					
Group Insurance Dental Insurance	2,374	2,208	2,388	2,259	51
001.70.72.00.0.000.511.001					
Social Security Contributions Social Security	17,030	18,751	17,688	19,426	675
001.70.72.00.0.000.511.002					
Social Security Contributions Medicare	3,983	4,552	4,135	4,746	194
001.70.72.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	18,836	19,234	19,191	20,429	1,195
001.70.72.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	4,919	4,396	7,500	6,874	2,478
001.70.72.00.0.000.513.004					
Other Employee Benefits Employee Allowances	1,125	-	1,950	-	-
001.70.73.00.0.000.510.001					
Group Insurance Medical Insurance	34,952	36,670	39,722	35,810	(860)
001.70.73.00.0.000.510.004					
Group Insurance Dental Insurance	798	742	1,081	1,024	282
001.70.73.00.0.000.511.001					
Social Security Contributions Social Security	12,209	12,278	12,681	12,676	398
001.70.73.00.0.000.511.002					
Social Security Contributions Medicare	2,855	3,118	2,965	3,218	100
001.70.73.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	13,022	12,594	13,336	13,330	736
001.70.73.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	1,824	1,975	1,605	1,700	(275)
001.70.73.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	5,225	4,891	5,330	5,544	653
001.70.73.00.0.000.513.004					
Other Employee Benefits Employee Allowances	1,035	-	1,794	-	-
Employee Benefits Total	**6,316,285**	**6,156,316**	**6,430,118**	**6,655,769**	**499,453**
Other Employee Costs					
001.70.01.00.0.000.518.001					
Dues & Memberships Dues & Memberships	6,515	9,300	7,000	9,300	-
001.70.01.00.0.000.520.001					
Medical Examinations Medical Examinations	25,452	29,000	28,000	30,000	1,000
001.70.01.00.0.000.522.001					
Travel & Meetings Travel & Meetings	3,299	5,000	3,000	4,000	(1,000)
001.70.01.00.0.000.524.001					
Uniform Expense Uniform Expense	14,846	13,000	10,000	16,250	3,250
001.70.71.00.0.000.525.002					
Training Special Rescue Trng.	5,495	7,200	6,375	9,900	2,700
001.70.71.00.0.000.525.004					
Training Training	66,718	50,000	55,000	65,000	15,000
001.70.71.00.0.000.525.005					
Training CPR Trng.	6,449	7,032	7,032	7,300	268
001.70.71.00.0.000.525.006					
Training EMS Trng.	14,987	21,500	31,500	31,500	10,000
001.70.71.00.0.302.520.001					
Medical Examinations Medical Examinations	2,200	3,200	3,000	3,200	-
001.70.71.00.0.302.524.001					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Uniform Expense Uniform Expense	2,591	2,800	2,800	2,800	-
001.70.71.00.0.302.525.004					
Training Training	3,558	2,500	2,700	3,000	500
001.70.72.00.0.000.518.001					
Dues & Memberships Dues & Memberships	353	780	350	750	(30)
001.70.72.00.0.000.524.001					
Uniform Expense Uniform Expense	-	-	-	-	-
001.70.72.00.0.000.525.004					
Training Training	475	2,500	2,000	2,000	(500)
001.70.73.00.0.000.525.004					
Training Training	538	1,000	1,000	1,000	-
Other Employee Costs Total	**153,475**	**154,812**	**159,757**	**186,000**	**31,188**
Contractual Services					
001.70.01.00.0.000.530.006					
Professional Services Other Prof. Serv.	3,656	8,700	6,000	6,000	(2,700)
001.70.01.00.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	372	500	500	500	-
001.70.01.00.0.000.538.001					
Memorial Gifts Memorial Gifts	435	600	600	600	-
001.70.01.00.0.000.544.002					
Postage Postage Expense	878	1,500	300	1,000	(500)
001.70.01.00.0.000.546.003					
HR Expenses Employment Testing	20,078	32,000	30,000	25,000	(7,000)
001.70.01.00.0.000.551.001					
Copier Lease Payment Copier Lease Payment	8,356	8,700	10,250	10,250	1,550
001.70.01.00.0.000.553.002					
Capital Replacement Payments Technology Replacements	-	-	-	399,276	399,276
001.70.01.00.0.000.553.003					
Capital Replacement Payments Building Improvements	-	-	-	241,250	241,250
001.70.01.00.0.000.559.001					
Safety Program Safety Program	2,243	2,500	2,500	2,500	-
001.70.01.00.0.000.561.004					
Computer Software Cloud-Based Service	30,495	38,700	45,000	55,000	16,300
001.70.01.00.0.000.562.002					
Records Management Printing Expense	825	1,000	1,000	1,000	-
001.70.01.00.0.000.567.016					
Fire Contractual Services GEMT State Share	1,187,219	500,000	1,000,000	1,200,000	700,000
001.70.01.00.0.309.553.001					
Capital Replacement Payments Vehicle Lease Payment	862,100	699,430	699,430	640,640	(58,790)
001.70.01.00.0.309.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	407,549	411,261	411,261	431,162	19,901
001.70.71.00.0.000.530.006					
Professional Services Other Prof. Serv.	8,818	8,160	8,160	8,323	163
001.70.71.00.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	7,747	11,220	11,440	11,440	220
001.70.71.00.0.000.558.002					
NWCD Dispatch Services NWCD - Fire	114,366	110,600	110,600	120,000	9,400
001.70.71.00.0.000.567.001					
Fire Contractual Services Glenview Training Facility	15,656	17,000	17,000	17,340	340
001.70.71.00.0.000.567.003					
Fire Contractual Services Ladder Testing	-	1,100	2,000	1,122	22
001.70.71.00.0.000.567.015					
Fire Contractual Services Breathing Air Comp. Service	4,494	8,900	8,900	9,525	625
001.70.71.00.0.300.532.004					
Equipment Maintenance & Repair Radio Maintenance	-	4,000	4,000	2,000	(2,000)
001.70.72.00.0.000.530.006					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Professional Services Other Prof. Serv.	725	1,000	500	500	(500)
001.70.72.00.0.000.562.002					
Records Management Printing Expense	880	1,500	1,000	1,000	(500)
001.70.73.00.0.000.567.002					
Fire Contractual Services Siren Maintenance	3,026	3,500	4,000	4,000	500
Contractual Services Total	**2,679,919**	**1,871,871**	**2,374,441**	**3,189,428**	**1,317,557**
Insurance					
001.70.01.00.0.000.593.001					
Insurance Expense General Liability	202,375	201,236	201,236	160,393	(40,843)
Insurance Total	**202,375**	**201,236**	**201,236**	**160,393**	**(40,843)**
Utilities					
001.70.71.00.0.300.590.001					
Telephone - Cellular Telephone - Cellular	13,618	14,000	14,000	14,000	-
Utilities Total	**13,618**	**14,000**	**14,000**	**14,000**	**-**
Commodities & Supplies					
001.70.01.00.0.000.606.001					
Office Supplies Office Supplies	4,437	5,000	5,000	5,000	-
001.70.01.00.0.000.608.001					
Other Supplies Other Supplies	1,597	4,000	4,000	4,000	-
001.70.01.00.0.000.612.001					
Publications Publications	-	500	500	500	-
001.70.01.00.0.000.619.013					
Fire Commodities Special Events Supplies	3,270	3,500	4,200	3,500	-
001.70.71.00.0.000.608.001					
Other Supplies Other Supplies	3,839	5,000	5,000	5,000	-
001.70.71.00.0.000.614.001					
Training Supplies Training Supplies	3,619	6,250	6,250	6,000	(250)
001.70.71.00.0.000.619.006					
Fire Commodities Chemical Supplies	768	3,650	3,650	3,700	50
001.70.71.00.0.000.619.008					
Fire Commodities Oxygen Tank Supplies	2,364	7,000	7,000	6,400	(600)
001.70.71.00.0.000.619.011					
Fire Commodities Firefighting Supplies	3,059	2,650	2,650	2,750	100
001.70.71.00.0.300.608.001					
Other Supplies Other Supplies	694	11,500	11,500	1,500	(10,000)
001.70.71.00.0.309.616.001					
Vehicle Registration/License Vehicle Reg/License	171	-	-	-	-
001.70.72.00.0.000.605.001					
Other Equipment Other Equipment	5,105	4,000	4,000	4,000	-
001.70.72.00.0.000.608.001					
Other Supplies Other Supplies	85	1,000	1,000	1,500	500
001.70.72.00.0.000.611.001					
Photo Supplies Photo Supplies	119	500	250	250	(250)
001.70.72.00.0.000.613.001					
Reference Materials Reference Materials	172	750	750	750	-
001.70.72.00.0.000.619.004					
Fire Commodities Fire Safety Education Supplies	8,137	7,200	7,200	8,000	800
001.70.72.00.0.000.622.001					
General Open House Supplies	2,759	4,000	4,000	4,500	500
001.70.73.00.0.000.603.001					
Clothing Supplies Clothing Supplies	2,589	3,600	3,600	3,600	-
001.70.73.00.0.000.605.001					
Other Equipment Other Equipment	550	600	600	600	-
001.70.73.00.0.000.608.001					
Other Supplies Other Supplies	-	-	-	-	-
001.70.73.00.0.000.608.003					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Supplies Employee Go Kit Supplies	1,085	2,000	2,000	2,000	-
001.70.73.00.0.000.619.001					
Fire Commodities Educational Materials	1,246	1,250	1,250	1,500	250
001.70.73.00.0.000.619.003					
Fire Commodities Radio Equipment	2,416	2,500	2,500	2,500	-
001.70.73.00.0.000.619.012					
Fire Commodities EOC Supplies	4,008	5,000	5,000	5,000	-
001.70.73.00.0.000.622.001					
General Open House Supplies	-	1,250	1,546	1,700	450
Commodities & Supplies Total	**52,088**	**82,700**	**83,446**	**74,250**	**(8,450)**
Office Equipment					
001.70.01.00.0.000.656.004					
Office Equipment Office Eqpt - Fire	-	1,000	500	750	(250)
Office Equipment Total	**-**	**1,000**	**500**	**750**	**(250)**
Other Equipment					
001.70.01.00.0.000.665.034					
Other Equipment Phys Cond Equip - Fire	2,866	4,500	4,500	4,864	364
001.70.71.00.0.000.665.004					
Other Equipment Breathing Apparatus	7,500	5,350	5,350	6,450	1,100
001.70.71.00.0.000.665.017					
Other Equipment Fire Hose & Appliances	12,836	12,000	12,000	10,000	(2,000)
001.70.71.00.0.000.665.018					
Other Equipment Firefighting Equipment	7,338	4,750	4,750	6,500	1,750
001.70.71.00.0.000.665.021					
Other Equipment Furniture & Equipment	17,645	20,000	30,000	20,000	-
001.70.71.00.0.000.665.023					
Other Equipment Haz-Mat Equipment	8,221	5,950	5,950	6,348	398
001.70.71.00.0.000.665.032					
Other Equipment Paramedic Equip	42,483	45,390	45,390	46,000	610
001.70.71.00.0.000.665.040					
Other Equipment Special Rescue Equip	3,143	15,597	9,640	9,900	(5,697)
001.70.71.00.0.000.665.045					
Other Equipment Turn Out Clothing	61,051	51,656	51,656	72,160	20,504
001.70.71.00.0.000.665.051					
Other Equipment Water Recovery Equip	6,392	6,750	6,750	7,000	250
001.70.71.00.0.300.668.001					
Radio Equipment Radio Equip -Fire	9,555	4,000	6,300	5,000	1,000
001.70.71.00.0.302.665.045					
Other Equipment Turn Out Clothing	418	6,932	3,750	5,000	(1,932)
Other Equipment Total	**179,447**	**182,875**	**186,036**	**199,222**	**16,347**
70-Fire Total	**20,736,482**	**19,943,876**	**20,970,001**	**22,841,090**	**2,897,214**
80-Public Works					
Building Improvements					
001.80.90.00.1.706.651.001					
Other Public Facilities Other Public Buildings	-	-	-	30,000	30,000
Building Improvements Total	**-**	**-**	**-**	**30,000**	**30,000**
Personal Services, Salaries & Wages					
001.80.01.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	309,875	322,157	309,689	341,772	19,615
001.80.01.00.0.000.503.001					
Overtime Earnings Overtime	586	-	819	728	728
001.80.01.00.0.000.506.001					
Longevity Pay Longevity Pay	2,360	2,210	2,210	2,010	(200)
001.80.81.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	126,784	132,406	132,192	137,663	5,257
001.80.81.00.0.000.503.001					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Overtime Earnings Overtime	-	9,508	-	9,888	380
001.80.81.00.0.000.504.001					
Specialty Pay Specialty Pay	540	541	502	541	-
001.80.81.00.0.000.506.001					
Longevity Pay Longevity Pay	540	540	540	540	-
001.80.81.00.8.400.500.001					
Full-Time Earnings Full-Time Earnings	34,840	37,212	36,812	39,517	2,305
001.80.81.00.8.400.503.001					
Overtime Earnings Overtime	6,152	10,899	5,331	11,333	434
001.80.81.00.8.400.504.001					
Specialty Pay Specialty Pay	30	31	27	31	-
001.80.81.00.8.400.506.001					
Longevity Pay Longevity Pay	155	155	-	140	(15)
001.80.81.81.0.350.500.001					
Full-Time Earnings Full-Time Earnings	252,698	275,540	272,760	300,910	25,370
001.80.81.81.0.350.502.001					
Seasonal Earnings Seasonal Earnings	-	8,250	11,266	8,250	-
001.80.81.81.0.350.503.001					
Overtime Earnings Overtime	44,318	86,435	37,530	89,893	3,458
001.80.81.81.0.350.506.001					
Longevity Pay Longevity Pay	945	945	945	795	(150)
001.80.81.81.0.351.500.001					
Full-Time Earnings Full-Time Earnings	34,505	37,166	36,828	40,031	2,865
001.80.81.81.0.351.503.001					
Overtime Earnings Overtime	6,707	11,725	5,662	12,195	470
001.80.81.81.0.351.506.001					
Longevity Pay Longevity Pay	90	90	90	60	(30)
001.80.81.81.0.352.500.001					
Full-Time Earnings Full-Time Earnings	65,172	74,228	72,387	81,994	7,766
001.80.81.81.0.352.503.001					
Overtime Earnings Overtime	11,102	22,046	12,036	22,928	882
001.80.81.81.0.353.500.001					
Full-Time Earnings Full-Time Earnings	76,132	81,663	80,880	87,429	5,766
001.80.81.81.0.353.503.001					
Overtime Earnings Overtime	15,020	25,862	11,944	26,897	1,035
001.80.81.81.0.353.506.001					
Longevity Pay Longevity Pay	240	240	240	60	(180)
001.80.81.81.0.354.500.001					
Full-Time Earnings Full-Time Earnings	356,571	382,533	385,072	414,576	32,043
001.80.81.81.0.354.501.001					
Part-Time Earnings Part-Time Earnings	-	-	776	-	-
001.80.81.81.0.354.502.001					
Seasonal Earnings Seasonal Earnings	49,560	25,000	65,717	32,000	7,000
001.80.81.81.0.354.503.001					
Overtime Earnings Overtime	50,304	86,240	53,124	89,690	3,450
001.80.81.81.0.354.504.001					
Specialty Pay Specialty Pay	1,306	1,297	1,251	1,358	61
001.80.81.81.0.354.506.001					
Longevity Pay Longevity Pay	1,545	1,625	1,625	1,575	(50)
001.80.81.82.0.000.500.001					
Full-Time Earnings Full-Time Earnings	508,532	551,467	556,129	597,434	45,967
001.80.81.82.0.000.501.001					
Part-Time Earnings Part-Time Earnings	19,556	21,260	21,122	21,914	654
001.80.81.82.0.000.503.001					
Overtime Earnings Overtime	96,817	114,770	114,578	119,362	4,592
001.80.81.82.0.000.506.001					

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Longevity Pay Longevity Pay	1,730	1,730	1,730	2,090	360
001.80.82.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	125,865	131,489	130,911	136,409	4,920
001.80.82.00.0.000.503.001					
Overtime Earnings Overtime	-	1,805	-	1,877	72
001.80.82.00.0.000.504.001					
Specialty Pay Specialty Pay	929	903	842	903	-
001.80.82.00.0.000.506.001					
Longevity Pay Longevity Pay	760	760	760	760	-
001.80.82.00.8.400.500.001					
Full-Time Earnings Full-Time Earnings	42,725	46,387	46,380	50,479	4,092
001.80.82.00.8.400.503.001					
Overtime Earnings Overtime	4,717	8,740	5,246	9,095	355
001.80.82.00.8.400.504.001					
Specialty Pay Specialty Pay	402	402	370	402	-
001.80.82.00.8.400.506.001					
Longevity Pay Longevity Pay	225	230	230	200	(30)
001.80.82.00.8.401.500.001					
Full-Time Earnings Full-Time Earnings	9,044	10,000	9,829	10,934	934
001.80.82.00.8.401.503.001					
Overtime Earnings Overtime	758	1,759	911	1,830	71
001.80.82.00.8.401.504.001					
Specialty Pay Specialty Pay	59	66	60	66	-
001.80.82.00.8.401.506.001					
Longevity Pay Longevity Pay	45	45	45	45	-
001.80.82.83.0.000.500.001					
Full-Time Earnings Full-Time Earnings	453,411	491,940	491,859	535,616	43,676
001.80.82.83.0.000.502.001					
Seasonal Earnings Seasonal Earnings	4,028	5,858	6,720	6,150	292
001.80.82.83.0.000.503.001					
Overtime Earnings Overtime	55,555	83,900	56,922	87,253	3,353
001.80.82.83.0.000.504.001					
Specialty Pay Specialty Pay	4,613	4,505	4,199	4,505	-
001.80.82.83.0.000.506.001					
Longevity Pay Longevity Pay	2,345	2,430	2,430	1,980	(450)
001.80.82.84.0.355.500.001					
Full-Time Earnings Full-Time Earnings	143,674	156,137	156,149	169,737	13,600
001.80.82.84.0.355.502.001					
Seasonal Earnings Seasonal Earnings	42,794	41,445	34,576	41,153	(292)
001.80.82.84.0.355.503.001					
Overtime Earnings Overtime	13,104	34,599	16,998	35,984	1,385
001.80.82.84.0.355.504.001					
Specialty Pay Specialty Pay	1,155	1,190	1,104	1,190	-
001.80.82.84.0.355.506.001					
Longevity Pay Longevity Pay	780	780	780	750	(30)
001.80.82.84.0.356.500.001					
Full-Time Earnings Full-Time Earnings	95,037	103,421	103,253	112,523	9,102
001.80.82.84.0.356.503.001					
Overtime Earnings Overtime	8,638	21,835	11,037	22,709	874
001.80.82.84.0.356.504.001					
Specialty Pay Specialty Pay	783	804	745	804	-
001.80.82.84.0.356.506.001					
Longevity Pay Longevity Pay	505	505	505	475	(30)
001.80.83.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	751,023	795,973	744,667	835,195	39,222
001.80.83.00.0.000.501.001					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Part-Time Earnings Part-Time Earnings	33,543	29,211	37,167	30,179	968
001.80.83.00.0.000.502.001					
Seasonal Earnings Seasonal Earnings	14,874	23,400	24,332	23,400	-
001.80.83.00.0.000.503.001					
Overtime Earnings Overtime	4,358	31,253	2,508	32,504	1,251
001.80.83.00.0.000.504.001					
Specialty Pay Specialty Pay	600	601	143	-	(601)
001.80.83.00.0.000.506.001					
Longevity Pay Longevity Pay	4,300	4,900	4,900	3,700	(1,200)
001.80.83.86.0.357.500.001					
Full-Time Earnings Full-Time Earnings	51,406	52,050	56,270	58,916	6,866
001.80.83.86.0.357.503.001					
Overtime Earnings Overtime	287	4,503	-	4,683	180
Personal Services, Salaries & Wages Total	**3,947,053**	**4,419,597**	**4,184,662**	**4,718,010**	**298,413**
Employee Benefits					
001.80.01.00.0.000.510.001					
Group Insurance Medical Insurance	56,745	59,533	54,324	50,234	(9,299)
001.80.01.00.0.000.510.003					
Group Insurance Workers' Comp Ins	59,400	56,165	48,675	75,720	19,555
001.80.01.00.0.000.510.004					
Group Insurance Dental Insurance	1,187	1,104	875	863	(241)
001.80.01.00.0.000.511.001					
Social Security Contributions Social Security	17,825	19,868	19,397	20,870	1,002
001.80.01.00.0.000.511.002					
Social Security Contributions Medicare	4,649	4,978	4,536	5,225	247
001.80.01.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	21,619	21,809	20,349	23,479	1,670
001.80.01.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	2,414	2,496	600	601	(1,895)
001.80.01.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	16,306	17,087	15,500	16,095	(992)
001.80.81.00.0.000.510.001					
Group Insurance Medical Insurance	22,340	23,438	22,521	17,347	(6,091)
001.80.81.00.0.000.510.004					
Group Insurance Dental Insurance	755	702	634	468	(234)
001.80.81.00.0.000.511.001					
Social Security Contributions Social Security	7,706	9,375	8,758	10,242	867
001.80.81.00.0.000.511.002					
Social Security Contributions Medicare	1,802	2,193	2,047	2,397	204
001.80.81.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	8,528	9,410	9,262	10,753	1,343
001.80.81.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	2,684	5,696	16,400	17,058	11,362
001.80.81.00.8.400.510.001					
Group Insurance Medical Insurance	6,830	6,991	7,410	6,518	(473)
001.80.81.00.8.400.510.004					
Group Insurance Dental Insurance	180	204	209	195	(9)
001.80.81.00.8.400.511.001					
Social Security Contributions Social Security	2,526	3,098	2,662	3,313	215
001.80.81.00.8.400.511.002					
Social Security Contributions Medicare	591	728	622	780	52
001.80.81.00.8.400.512.001					
Retirement Contributions IMRF Pension Expense	2,604	3,085	2,712	3,389	304
001.80.81.00.8.400.513.001					
Other Employee Benefits Sick Leave Incentive	189	312	235	251	(61)
001.80.81.00.8.400.513.002					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Employee Benefits Vac/Pers Leave Incent.	547	1,161	2,014	2,101	940
001.80.81.81.0.350.510.001					
Group Insurance Medical Insurance	44,512	41,058	44,473	40,095	(963)
001.80.81.81.0.350.510.004					
Group Insurance Dental Insurance	752	961	1,220	1,156	195
001.80.81.81.0.350.511.001					
Social Security Contributions Social Security	18,297	23,266	19,786	25,090	1,824
001.80.81.81.0.350.511.002					
Social Security Contributions Medicare	4,279	5,445	4,626	5,873	428
001.80.81.81.0.350.512.001					
Retirement Contributions IMRF Pension Expense	19,150	23,340	19,954	25,847	2,507
001.80.81.81.0.350.513.001					
Other Employee Benefits Sick Leave Incentive	863	936	1,410	1,500	564
001.80.81.81.0.350.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	1,450	3,074	3,000	3,270	196
001.80.81.81.0.351.510.001					
Group Insurance Medical Insurance	7,067	6,768	7,330	6,611	(157)
001.80.81.81.0.351.510.004					
Group Insurance Dental Insurance	148	181	208	200	19
001.80.81.81.0.351.511.001					
Social Security Contributions Social Security	2,515	3,056	2,587	3,282	226
001.80.81.81.0.351.511.002					
Social Security Contributions Medicare	588	719	604	770	51
001.80.81.81.0.351.512.001					
Retirement Contributions IMRF Pension Expense	2,650	3,135	2,721	3,453	318
001.80.81.81.0.351.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	122	260	504	601	341
001.80.81.81.0.352.510.001					
Group Insurance Medical Insurance	6,844	6,840	7,408	6,679	(161)
001.80.81.81.0.352.510.004					
Group Insurance Dental Insurance	139	193	208	198	5
001.80.81.81.0.352.511.001					
Social Security Contributions Social Security	4,676	5,970	5,201	6,559	589
001.80.81.81.0.352.511.002					
Social Security Contributions Medicare	1,094	1,397	1,216	1,535	138
001.80.81.81.0.352.512.001					
Retirement Contributions IMRF Pension Expense	4,850	6,124	5,388	6,897	773
001.80.81.81.0.352.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	-	-	800	853	853
001.80.81.81.0.353.510.001					
Group Insurance Medical Insurance	13,570	13,032	14,116	12,729	(303)
001.80.81.81.0.353.510.004					
Group Insurance Dental Insurance	298	328	388	368	40
001.80.81.81.0.353.511.001					
Social Security Contributions Social Security	5,582	6,740	5,711	7,216	476
001.80.81.81.0.353.511.002					
Social Security Contributions Medicare	1,305	1,580	1,334	1,691	111
001.80.81.81.0.353.512.001					
Retirement Contributions IMRF Pension Expense	5,894	6,913	5,978	7,589	676
001.80.81.81.0.353.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	426	902	1,800	1,943	1,041
001.80.81.81.0.354.510.001					
Group Insurance Medical Insurance	73,982	74,067	79,918	71,451	(2,616)
001.80.81.81.0.354.510.004					
Group Insurance Dental Insurance	1,703	2,135	2,315	2,173	38
001.80.81.81.0.354.511.001					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Social Security Contributions Social Security	28,033	31,101	30,985	33,903	2,802
001.80.81.81.0.354.511.002					
Social Security Contributions Medicare	6,556	7,291	7,245	7,944	653
001.80.81.81.0.354.512.001					
Retirement Contributions IMRF Pension Expense	26,183	30,291	28,102	33,549	3,258
001.80.81.81.0.354.513.001					
Other Employee Benefits Sick Leave Incentive	641	936	800	801	(135)
001.80.81.81.0.354.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	2,279	3,593	6,400	6,650	3,057
001.80.81.82.0.000.510.001					
Group Insurance Medical Insurance	128,936	132,348	143,117	128,094	(4,254)
001.80.81.82.0.000.510.004					
Group Insurance Dental Insurance	3,011	3,889	4,208	3,980	91
001.80.81.82.0.000.511.001					
Social Security Contributions Social Security	38,130	43,456	42,215	46,865	3,409
001.80.81.82.0.000.511.002					
Social Security Contributions Medicare	8,918	10,169	9,873	10,964	795
001.80.81.82.0.000.512.001					
Retirement Contributions IMRF Pension Expense	40,381	44,578	44,707	49,283	4,705
001.80.81.82.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	2,107	2,496	2,200	2,200	(296)
001.80.81.82.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	4,299	9,111	12,200	12,810	3,699
001.80.82.00.0.000.510.001					
Group Insurance Medical Insurance	19,655	20,715	22,439	19,574	(1,141)
001.80.82.00.0.000.510.004					
Group Insurance Dental Insurance	797	741	800	758	17
001.80.82.00.0.000.511.001					
Social Security Contributions Social Security	7,661	8,417	7,945	8,793	376
001.80.82.00.0.000.511.002					
Social Security Contributions Medicare	1,792	1,970	1,858	2,058	88
001.80.82.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	8,222	8,616	8,432	9,229	613
001.80.82.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	586	1,243	2,400	2,354	1,111
001.80.82.00.8.400.510.001					
Group Insurance Medical Insurance	9,774	9,933	10,634	9,390	(543)
001.80.82.00.8.400.510.004					
Group Insurance Dental Insurance	242	299	315	292	(7)
001.80.82.00.8.400.511.001					
Social Security Contributions Social Security	2,910	3,478	3,154	3,762	284
001.80.82.00.8.400.511.002					
Social Security Contributions Medicare	681	818	736	885	67
001.80.82.00.8.400.512.001					
Retirement Contributions IMRF Pension Expense	3,080	3,564	3,315	3,955	391
001.80.82.00.8.400.513.001					
Other Employee Benefits Sick Leave Incentive	53	156	124	100	(56)
001.80.82.00.8.400.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	64	82	300	332	250
001.80.82.00.8.401.510.001					
Group Insurance Medical Insurance	2,604	2,515	2,600	2,180	(335)
001.80.82.00.8.401.510.004					
Group Insurance Dental Insurance	56	78	78	66	(12)
001.80.82.00.8.401.511.001					
Social Security Contributions Social Security	600	749	662	816	67
001.80.82.00.8.401.511.002					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Social Security Contributions Medicare	140	177	154	193	16
001.80.82.00.8.401.512.001					
Retirement Contributions IMRF Pension Expense	634	854	698	974	120
001.80.82.00.8.401.513.001					
Other Employee Benefits Sick Leave Incentive	53	157	75	100	(57)
001.80.82.00.8.401.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	7	14	150	143	129
001.80.82.83.0.000.510.001					
Group Insurance Medical Insurance	96,553	99,351	107,378	95,948	(3,403)
001.80.82.83.0.000.510.004					
Group Insurance Dental Insurance	2,347	2,944	3,173	2,987	43
001.80.82.83.0.000.511.001					
Social Security Contributions Social Security	31,523	36,581	33,949	39,635	3,054
001.80.82.83.0.000.511.002					
Social Security Contributions Medicare	7,372	8,558	7,938	9,276	718
001.80.82.83.0.000.512.001					
Retirement Contributions IMRF Pension Expense	33,011	37,152	35,205	41,278	4,126
001.80.82.83.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	105	156	150	150	(6)
001.80.82.83.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	981	1,134	3,400	3,538	2,404
001.80.82.84.0.355.510.001					
Group Insurance Medical Insurance	36,723	36,651	38,719	33,543	(3,108)
001.80.82.84.0.355.510.004					
Group Insurance Dental Insurance	927	1,118	1,161	1,034	(84)
001.80.82.84.0.355.511.001					
Social Security Contributions Social Security	12,238	14,561	12,733	15,539	978
001.80.82.84.0.355.511.002					
Social Security Contributions Medicare	2,862	3,409	2,977	3,637	228
001.80.82.84.0.355.512.001					
Retirement Contributions IMRF Pension Expense	10,185	12,298	11,152	13,659	1,361
001.80.82.84.0.355.513.001					
Other Employee Benefits Sick Leave Incentive	422	468	600	601	133
001.80.82.84.0.355.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	59	123	1,100	1,138	1,015
001.80.82.84.0.355.513.003					
Other Employee Benefits Retiree Sick Incentive	-	-	-	-	-
001.80.82.84.0.356.510.001					
Group Insurance Medical Insurance	23,945	23,899	25,273	21,920	(1,979)
001.80.82.84.0.356.510.004					
Group Insurance Dental Insurance	591	728	755	676	(52)
001.80.82.84.0.356.511.001					
Social Security Contributions Social Security	6,343	7,876	6,988	8,536	660
001.80.82.84.0.356.511.002					
Social Security Contributions Medicare	1,483	1,846	1,634	2,000	154
001.80.82.84.0.356.512.001					
Retirement Contributions IMRF Pension Expense	6,733	8,079	7,358	8,979	900
001.80.82.84.0.356.513.001					
Other Employee Benefits Sick Leave Incentive	264	312	400	401	89
001.80.82.84.0.356.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	37	82	750	711	629
001.80.83.00.0.000.510.001					
Group Insurance Medical Insurance	101,975	120,737	105,346	113,945	(6,792)
001.80.83.00.0.000.510.004					
Group Insurance Dental Insurance	2,169	2,191	2,242	2,733	542
001.80.83.00.0.000.511.001					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Social Security Contributions Social Security	49,832	58,434	50,973	59,241	807
001.80.83.00.0.000.511.002					
Social Security Contributions Medicare	11,654	13,671	11,920	13,860	189
001.80.83.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	51,575	55,355	51,558	60,013	4,658
001.80.83.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	-	-	2,700	2,702	2,702
001.80.83.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	9,938	10,531	17,500	27,530	16,999
001.80.83.00.0.000.513.003					
Other Employee Benefits Retiree Sick Incentive	-	-	-	-	-
001.80.83.86.0.357.510.001					
Group Insurance Medical Insurance	4,145	4,387	10,918	9,637	5,250
001.80.83.86.0.357.510.004					
Group Insurance Dental Insurance	138	129	273	260	131
001.80.83.86.0.357.511.001					
Social Security Contributions Social Security	3,158	3,514	3,386	3,950	436
001.80.83.86.0.357.511.002					
Social Security Contributions Medicare	739	823	792	924	101
001.80.83.86.0.357.512.001					
Retirement Contributions IMRF Pension Expense	3,351	3,598	3,650	4,148	550
Employee Benefits Total	**1,322,644**	**1,442,384**	**1,442,918**	**1,520,654**	**78,270**
Other Employee Costs					
001.80.01.00.0.000.517.001					
CDL Reimbursement CDL Reimbursement	300	780	780	803	23
001.80.01.00.0.000.521.001					
Other Employee Expenses Other Employee Exp.	3,773	3,427	3,427	3,529	102
001.80.01.00.0.000.522.001					
Travel & Meetings Travel & Meetings	9,772	6,035	6,035	6,035	-
001.80.01.00.0.000.524.001					
Uniform Expense Uniform Expense	13,270	12,786	12,786	13,169	383
001.80.01.00.0.000.525.004					
Training Training	13,834	11,170	11,170	11,170	-
001.80.82.00.0.000.518.001					
Dues & Memberships Dues & Memberships	2,280	2,075	2,075	2,075	-
001.80.82.83.0.000.522.001					
Travel & Meetings Travel & Meetings	8,881	6,723	6,723	6,723	-
001.80.83.00.0.000.518.001					
Dues & Memberships Dues & Memberships	1,496	1,533	1,533	1,533	-
001.80.83.00.0.000.525.004					
Training Training	5,323	4,253	4,253	4,253	-
Other Employee Costs Total	**58,928**	**48,782**	**48,782**	**49,290**	**508**
Contractual Services					
001.80.01.00.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	534	585	585	596	11
001.80.01.00.0.000.544.002					
Postage Postage Expense	3,923	10,857	10,857	10,857	-
001.80.01.00.0.000.551.001					
Copier Lease Payment Copier Lease Payment	10,641	11,334	11,334	11,560	226
001.80.01.00.0.000.553.001					
Capital Replacement Payments Vehicle Lease Payment	606,180	320,310	320,310	673,530	353,220
001.80.01.00.0.000.553.003					
Capital Replacement Payments Building Improvements	-	-	-	450,000	450,000
001.80.01.00.0.000.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	802,208	809,516	809,516	848,687	39,171
001.80.01.00.0.000.561.004					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Computer Software Cloud-Based Service	12,250	53,181	53,181	54,776	1,595
001.80.01.00.0.000.562.002					
Records Management Printing Expense	2,086	2,186	2,186	2,251	65
001.80.01.00.0.000.574.005					
Public Works - General Contractual Uniform Rent/Cleaning	15,023	15,766	15,766	16,238	472
001.80.81.81.0.350.547.001					
Equipment Rental Other Eqpt Rental	200	703	703	724	21
001.80.81.81.0.350.569.008					
Water Contractual Services Refuse Disposal	6,848	7,060	7,060	7,272	212
001.80.81.81.0.350.574.008					
Public Works - General Contractual Contract Hauling	9,024	9,295	9,295	9,574	279
001.80.81.81.0.350.575.001					
Public Works - Streets Contractual Brick Sidewalk Maintenance	10,353	12,550	12,550	12,926	376
001.80.81.81.0.350.575.002					
Public Works - Streets Contractual Crack Filling	-	-	-	67,799	67,799
001.80.81.81.0.350.575.004					
Public Works - Streets Contractual Pavement Markings	-	-	-	78,577	78,577
001.80.81.81.0.350.575.014					
Public Works - Streets Contractual Streetscape Furnishing Maint.	41,295	46,380	46,380	47,771	1,391
001.80.81.81.0.350.575.016					
Public Works - Streets Contractual Sidewalk Maintenance	-	-	-	59,714	59,714
001.80.81.81.0.351.547.001					
Equipment Rental Other Eqpt Rental	131	1,455	1,455	1,499	44
001.80.81.81.0.351.569.008					
Water Contractual Services Refuse Disposal	1,839	1,894	1,894	1,951	57
001.80.81.81.0.351.571.005					
Sewer Contractual Services Catch Basin Cleaning	7,587	7,815	7,815	8,049	234
001.80.81.81.0.351.574.008					
Public Works - General Contractual Contract Hauling	4,457	3,573	3,573	3,680	107
001.80.81.81.0.351.575.002					
Public Works - Streets Contractual Crack Filling	7,310	7,529	7,529	7,755	226
001.80.81.81.0.353.530.006					
Professional Services Other Prof. Serv.	2,525	3,171	3,171	3,266	95
001.80.81.81.0.353.571.004					
Sewer Contractual Services Storm Sewer Repairs	810	2,248	2,248	2,315	67
001.80.81.81.0.353.574.008					
Public Works - General Contractual Contract Hauling	3,420	3,523	3,523	3,629	106
001.80.81.81.0.353.574.013					
Public Works - General Contractual Opus Ponds - Maint	-	3,277	3,277	3,375	98
001.80.81.81.0.354.530.006					
Professional Services Other Prof. Serv.	3,905	6,971	6,971	7,180	209
001.80.81.81.0.354.547.001					
Equipment Rental Other Eqpt Rental	3,586	3,978	3,978	4,097	119
001.80.81.81.0.354.574.006					
Public Works - General Contractual Weather Forecasting	19,570	14,203	14,203	14,632	429
001.80.81.81.0.354.574.008					
Public Works - General Contractual Contract Hauling	5,412	5,925	5,925	6,103	178
001.80.81.81.0.354.575.011					
Public Works - Streets Contractual Snow Removal	8,364	71,021	71,021	168,207	97,186
001.80.81.81.0.354.576.016					
Public Works - Forestry Contractual Plow Damage Seeding Contract	8,325	16,818	16,818	17,323	505
001.80.81.82.0.000.530.006					
Professional Services Other Prof. Serv.	7,418	10,340	10,340	10,650	310
001.80.81.82.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	128,558	125,360	125,360	129,121	3,761
001.80.81.82.0.000.533.002					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Building Maintenance & Repair Cleaning Service	177,636	182,965	182,965	188,454	5,489
001.80.81.82.0.000.533.003					
Building Maintenance & Repair Roof Repairs	2,500	8,034	8,034	8,034	-
001.80.81.82.0.000.533.007					
Building Maintenance & Repair HVAC Repairs	93,077	91,052	91,052	93,784	2,732
001.80.81.82.0.000.533.008					
Building Maintenance & Repair Overhead Door Repair	23,135	27,316	27,316	28,135	819
001.80.81.82.0.000.533.009					
Building Maintenance & Repair General Store Maint.	1,859	4,770	4,770	4,913	143
001.80.81.82.0.000.533.010					
Building Maintenance & Repair Historical Building Maint.	10,313	10,827	10,827	11,152	325
001.80.81.82.0.000.574.002					
Public Works - General Contractual Reseal Floors	26,765	27,602	27,602	28,430	828
001.80.81.82.0.000.574.003					
Public Works - General Contractual Reseal Walls	21,594	22,289	22,289	22,958	669
001.80.82.83.0.000.530.006					
Professional Services Other Prof. Serv.	5,092	5,305	5,305	5,464	159
001.80.82.83.0.000.569.008					
Water Contractual Services Refuse Disposal	5,118	5,642	5,642	5,811	169
001.80.82.83.0.000.574.008					
Public Works - General Contractual Contract Hauling	4,562	8,042	8,042	8,283	241
001.80.82.83.0.000.576.006					
Public Works - Forestry Contractual Tree Removal	115,598	142,140	142,140	146,404	4,264
001.80.82.83.0.000.576.007					
Public Works - Forestry Contractual Stump Removal	42,346	64,761	64,761	66,704	1,943
001.80.82.83.0.000.576.008					
Public Works - Forestry Contractual Perennial Flower Maintenance	657	3,766	3,766	3,879	113
001.80.82.83.0.000.576.011					
Public Works - Forestry Contractual Tree Trimming	242,055	235,400	235,400	242,462	7,062
001.80.82.83.0.000.576.013					
Public Works - Forestry Contractual Tree Treatments/Spraying	35,152	38,242	38,242	39,389	1,147
001.80.82.84.0.355.530.006					
Professional Services Other Prof. Serv.	6,900	8,351	8,351	8,602	251
001.80.82.84.0.355.574.011					
Public Works - General Contractual St-scape Corr Maint	184,189	204,323	204,323	224,755	20,432
001.80.82.84.0.355.574.014					
Public Works - General Contractual Grounds Maintenance	90,249	101,343	101,343	111,477	10,134
001.80.82.84.0.355.575.010					
Public Works - Streets Contractual Railroad Station Maintenance	-	4,370	1,500	1,500	(2,870)
001.80.82.84.0.355.576.014					
Public Works - Forestry Contractual Contract Spraying	13,826	14,241	14,241	14,668	427
001.80.82.84.0.355.576.015					
Public Works - Forestry Contractual Contract Sprinkler Maintenance	11,526	13,990	13,990	14,410	420
001.80.82.84.0.356.574.010					
Public Works - General Contractual Beautify RR ROW	2,625	2,953	2,953	2,953	-
001.80.83.00.0.000.530.006					
Professional Services Other Prof. Serv.	68,114	109,581	150,000	163,591	54,010
001.80.83.00.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	1,639	688	688	1,739	1,051
001.80.83.00.0.000.553.001					
Capital Replacement Payments Vehicle Lease Payment	13,000	10,620	10,620	14,420	3,800
001.80.83.00.0.000.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	42,018	42,401	42,401	44,453	2,052
001.80.83.00.0.000.561.004					
Computer Software Cloud-Based Service	6,751	4,161	4,161	4,286	125
001.80.83.00.0.000.562.004					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Records Management Maps & Plats	-	3,393	1,293	1,332	(2,061)
001.80.83.00.0.000.577.004					
Public Works - Engineering Contractual ROW Restoration	7,194	7,757	7,757	7,990	233
001.80.83.86.0.357.577.001					
Public Works - Engineering Contractual Streetlight Maint	-	10,231	5,000	5,000	(5,231)
001.80.83.86.0.357.577.002					
Public Works - Engineering Contractual Traffic Light Maint	-	-	-	112,300	112,300
001.80.83.86.0.357.577.003					
Public Works - Engineering Contractual Traffic Signal Device	5,727	8,660	8,660	8,920	260
Contractual Services Total	**2,994,999**	**3,014,040**	**3,044,258**	**4,392,336**	**1,378,296**
Insurance					
001.80.01.00.0.000.593.001					
Insurance Expense General Liability	260,119	256,818	256,818	183,262	(73,556)
Insurance Total	**260,119**	**256,818**	**256,818**	**183,262**	**(73,556)**
Utilities					
001.80.01.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	4,781	4,638	4,638	4,777	139
001.80.81.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	4,787	4,638	4,638	4,777	139
001.80.81.82.0.000.585.001					
Natural Gas Natural Gas	4,269	34,964	34,964	36,013	1,049
001.80.81.82.0.000.591.001					
Water & Sewer Water & Sewer	15,198	10,712	10,712	11,033	321
001.80.82.83.0.000.590.001					
Telephone - Cellular Telephone - Cellular	5,923	8,355	8,355	8,606	251
001.80.83.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	4,773	6,556	6,556	6,753	197
001.80.83.86.0.357.587.001					
Electricity - Street Lights Electricity - Street Lights	683	5,000	5,000	5,150	150
001.80.83.86.0.357.588.001					
Electricity - Street Lights Electricity - Street Lights	-	-	-	225,000	225,000
Utilities Total	**40,413**	**74,863**	**74,863**	**302,109**	**227,246**
Commodities & Supplies					
001.80.01.00.0.000.603.001					
Clothing Supplies Clothing Supplies	170	542	542	558	16
001.80.01.00.0.000.606.001					
Office Supplies Office Supplies	10,960	10,308	10,308	10,617	309
001.80.01.00.0.000.608.001					
Other Supplies Other Supplies	744	776	776	799	23
001.80.01.00.0.000.614.001					
Training Supplies Training Supplies	1,632	1,681	1,681	1,731	50
001.80.01.00.0.000.616.001					
Vehicle Registration/License Vehicle Reg/License	-	-	-	-	-
001.80.01.00.0.000.622.001					
General Open House Supplies	5,281	23,198	23,198	23,893	695
001.80.81.00.0.000.603.001					
Clothing Supplies Clothing Supplies	155	3,807	3,807	3,921	114
001.80.81.00.8.400.603.001					
Clothing Supplies Clothing Supplies	9	211	211	217	6
001.80.81.81.0.350.622.002					
General Small Tools	259	703	703	724	21
001.80.81.81.0.350.624.003					
Public Works - Streets Refuse Containers	-	615	615	633	18
001.80.81.81.0.350.624.006					
Public Works - Streets Guard Rail Supplies	172	739	739	761	22
001.80.81.81.0.350.624.008					

Village of Mount Prospect
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Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Public Works - Streets Patching Materials	42,372	43,705	43,705	45,016	1,311
001.80.81.81.0.350.624.011					
Public Works - Streets St Sweeper Supplies	3,214	7,097	7,097	7,310	213
001.80.81.81.0.351.622.002					
General Small Tools	503	725	725	747	22
001.80.81.81.0.351.622.007					
General Snow Plow Blades	1,604	1,672	1,672	1,722	50
001.80.81.81.0.351.624.007					
Public Works - Streets Basin Supplies	805	979	979	1,008	29
001.80.81.81.0.351.624.008					
Public Works - Streets Patching Materials	6,463	6,722	6,722	6,924	202
001.80.81.81.0.351.624.009					
Public Works - Streets Salt/Calcium Chloride	21,856	22,512	22,512	23,187	675
001.80.81.81.0.351.624.010					
Public Works - Streets Salt Spreader Parts	478	1,541	1,541	1,587	46
001.80.81.81.0.351.624.011					
Public Works - Streets St Sweeper Supplies	1,799	1,853	1,853	1,909	56
001.80.81.81.0.352.622.002					
General Small Tools	189	626	626	645	19
001.80.81.81.0.352.622.006					
General Emergency Barricades	-	2,257	2,257	2,325	68
001.80.81.81.0.352.622.008					
General Sign Making Materials	31,823	32,779	32,779	33,762	983
001.80.81.81.0.352.624.004					
Public Works - Streets Folding Stop Signs	655	675	675	695	20
001.80.81.81.0.352.624.012					
Public Works - Streets Traffic Marking Paint	704	725	725	747	22
001.80.81.81.0.353.624.005					
Public Works - Streets Det/Ret Supplies	588	1,541	1,541	1,587	46
001.80.81.81.0.353.624.007					
Public Works - Streets Basin Supplies	5,806	9,662	9,662	9,952	290
001.80.81.81.0.354.603.001					
Clothing Supplies Clothing Supplies	22	257	257	264	7
001.80.81.81.0.354.622.005					
General Restoration Materials	4,475	4,770	4,770	4,913	143
001.80.81.81.0.354.622.007					
General Snow Plow Blades	5,311	5,686	5,686	5,857	171
001.80.81.81.0.354.624.009					
Public Works - Streets Salt/Calcium Chloride	-	-	-	427,450	427,450
001.80.81.81.0.354.624.010					
Public Works - Streets Salt Spreader Parts	-	4,111	4,111	4,234	123
001.80.81.81.0.354.624.013					
Public Works - Streets Snow Blowers	-	1,530	1,530	1,576	46
001.80.81.82.0.000.622.002					
General Small Tools	4,652	568	568	585	17
001.80.81.82.0.000.624.002					
Public Works - Streets Custodial Supplies	58,569	62,765	62,765	64,648	1,883
001.80.81.82.0.000.627.002					
Gas Generators	-	3,767	3,767	3,880	113
001.80.81.82.0.000.628.001					
Maintenance & Repair Supplies M&R Supplies - VH	29,377	30,649	30,649	31,568	919
001.80.81.82.0.000.628.002					
Maintenance & Repair Supplies M&R Supplies-Pol&Fire	26	-	-	-	-
001.80.81.82.0.000.628.003					
Maintenance & Repair Supplies M&R Supplies - PW	22,284	22,988	22,988	23,678	690
001.80.81.82.0.000.628.004					

Village of Mount Prospect
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Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Maintenance & Repair Supplies M&R Supplies - Sta 12	5,998	6,258	6,258	6,446	188
001.80.81.82.0.000.628.005					
Maintenance & Repair Supplies M&R Supplies - Sta 14	10,484	10,799	10,799	11,123	324
001.80.81.82.0.000.628.006					
Maintenance & Repair Supplies M&R Supplies -CC Ctr	2,957	3,048	3,048	3,139	91
001.80.81.82.0.000.628.008					
Maintenance & Repair Supplies M&R Supplies-Police HQ	14,323	16,389	16,389	16,881	492
001.80.81.82.0.000.628.009					
Maintenance & Repair Supplies M&R Supplies- Sta 13	9,768	13,003	13,003	13,393	390
001.80.81.82.0.000.628.010					
Maintenance & Repair Supplies M&R Supplies- Sta 11	-	-	3,130	6,446	6,446
001.80.82.00.0.000.603.001					
Clothing Supplies Clothing Supplies	255	1,042	1,042	1,073	31
001.80.82.83.0.000.605.001					
Other Equipment Other Equipment	9,668	9,934	9,934	10,232	298
001.80.82.83.0.000.622.005					
General Restoration Materials	1,799	2,102	2,102	2,165	63
001.80.82.83.0.000.623.001					
Public Works - Forestry Fertilizer	1,342	1,382	1,382	1,423	41
001.80.82.84.0.355.622.002					
General Small Tools	555	575	575	592	17
001.80.82.84.0.355.622.003					
General Grounds Maintenance Supplies	17,784	9,048	9,048	9,319	271
001.80.82.84.0.355.622.004					
General Lawn Care Equipment	939	989	989	1,019	30
001.80.82.84.0.355.623.001					
Public Works - Forestry Fertilizer	233	251	251	259	8
001.80.82.84.0.356.622.002					
General Small Tools	233	240	240	247	7
001.80.82.84.0.356.623.002					
Public Works - Forestry Tree/Bush/Flower Repl	36,869	40,160	40,160	41,365	1,205
001.80.83.00.0.000.603.001					
Clothing Supplies Clothing Supplies	1,198	4,888	1,300	1,300	(3,588)
001.80.83.00.0.000.608.001					
Other Supplies Other Supplies	1,546	1,280	1,280	1,318	38
001.80.83.00.0.000.626.002					
Public Works - Water/Sewer Engineering Supplies	3,760	2,773	3,873	3,989	1,216
001.80.83.86.0.357.603.001					
Clothing Supplies Clothing Supplies	100	285	285	293	8
001.80.83.86.0.357.622.010					
General Street Light Supplies	28,780	31,062	31,062	31,994	932
001.80.90.00.1.709.605.001					
Other Equipment Other Equipment	-	75,000	-	-	(75,000)
Commodities & Supplies Total	**411,546**	**545,250**	**470,892**	**915,646**	**370,396**
Infrastructure					
001.80.90.00.0.704.674.001					
Needs Study Intersection Studies	290,665	2,244,212	2,244,211	1,235,000	(1,009,212)
001.80.90.00.0.705.675.003					
Sidewalks Sidewalk Share-Cost Program	94,555	342,807	342,806	335,000	(7,807)
001.80.90.00.0.705.675.007					
Sidewalks Brick Sidewalks	-	-	-	50,000	50,000
001.80.90.00.0.710.679.001					
Other Infrastructure D/T Streetscape Prog	79,994	-	-	-	-
001.80.90.00.0.710.679.005					
Other Infrastructure Reforestation	60,711	61,177	61,177	63,012	1,835
001.80.90.00.0.710.679.006					

Village of Mount Prospect
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Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Infrastructure Tree Repl - Village	72,075	77,972	77,972	79,531	1,559
001.80.90.00.0.710.679.007					
Other Infrastructure Tree Repl - Cost Rec	85,961	90,694	90,694	91,897	1,203
001.80.90.00.0.710.679.008					
Other Infrastructure Tree Repl - Pub Prop	12,553	14,507	14,507	14,797	290
001.80.90.00.1.705.675.009					
Sidewalks Sidewalk Imp Program (CIP)	189,351	410,650	410,649	330,000	(80,650)
001.80.90.00.1.705.676.001					
Streetlights & Traffic Signals Streetlight Improv	-	-	-	587,000	587,000
Infrastructure Total	**885,864**	**3,242,018**	**3,242,016**	**2,786,237**	**(455,781)**
Office Equipment					
001.80.01.00.0.000.656.005					
Office Equipment Office Eqpt - PW	1,460	5,646	5,646	5,815	169
001.80.83.00.0.000.656.002					
Office Equipment Office Eqpt - Eng	607	685	685	706	21
Office Equipment Total	**2,067**	**6,331**	**6,331**	**6,521**	**190**
Other Equipment					
001.80.81.81.0.354.665.039					
Other Equipment Snowplows	-	12,854	12,854	13,239	385
001.80.81.82.0.000.665.031					
Other Equipment Other Equipment	-	-	-	-	-
001.80.82.84.0.355.665.014					
Other Equipment Sprinkler System	4,428	8,730	8,730	8,992	262
001.80.82.84.0.355.665.041					
Other Equipment Repl St Furniture	31,551	30,900	30,900	31,827	927
001.80.83.00.0.000.665.012					
Other Equipment Engineering Equipment	1,993	2,053	2,053	2,053	-
Other Equipment Total	**37,971**	**54,537**	**54,537**	**56,111**	**1,574**
Other Expenditures					
001.80.81.82.0.000.636.003					
Other Expenditures General Store Property Taxes	-	4,826	4,826	4,971	145
Other Expenditures Total	**-**	**4,826**	**4,826**	**4,971**	**145**
80-Public Works Total	**9,961,606**	**13,109,446**	**12,830,903**	**14,965,147**	**1,855,701**
00-Non Departmental					
Interfund Transfers					
001.00.00.00.0.000.697.001					
Transfers Transfer Out	14,280,911	21,279,000	21,279,000	6,749,433	(14,529,567)
Interfund Transfers Total	**14,280,911**	**21,279,000**	**21,279,000**	**6,749,433**	**(14,529,567)**
Other Expenditures					
001.00.00.00.0.000.636.004					
Other Expenditures Property Acquisition	315,000	775,000	789,082	-	(775,000)
Other Expenditures Total	**315,000**	**775,000**	**789,082**	**-**	**(775,000)**
Pension Benefits					
001.00.00.00.3.000.528.001					
Pension Benefits & Refunds Retirement Pensions	6,745	6,948	6,948	7,147	199
Pension Benefits Total	**6,745**	**6,948**	**6,948**	**7,147**	**199**
00-Non Departmental Total	**14,602,657**	**22,060,948**	**22,075,030**	**6,756,580**	**(15,304,368)**
001-General Fund Total	**78,299,426**	**91,723,467**	**91,662,171**	**83,654,388**	**(8,069,079)**
002-Debt Service Fund					
00-Non Departmental					
Bank & Fiscal Fees					
002.00.00.00.2.516.695.029					
Bank & Fiscal Fees 2013 GO Bank Fee	-	-	-	-	-
002.00.00.00.2.517.695.030					
Bank & Fiscal Fees 2014 GO Bank Fee	428	-	-	-	-
002.00.00.00.2.518.695.034					

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Bank & Fiscal Fees 2016 GO Bank Fees	450	450	450	450	-
002.00.00.00.2.519.695.038					
Bank & Fiscal Fees 2018B GO Bond Bank Fees	450	-	450	450	450
002.00.00.00.2.577.695.033					
Bank & Fiscal Fees 2016 GO Bank Fee, Library	-	-	-	-	-
002.00.00.00.2.578.695.044					
Bank & Fiscal Fees 2022B G.O. Bank Fees	-	500	-	1,000	500
Bank & Fiscal Fees Total	**1,328**	**950**	**900**	**1,900**	**950**
Bond Principal					
002.00.00.00.2.515.685.028					
Bond Principal 2012 GO Bond Principal	-	-	-	-	-
002.00.00.00.2.516.685.029					
Bond Principal 2013 GO Bond Principal	-	-	-	-	-
002.00.00.00.2.517.685.030					
Bond Principal 2014 GO Bond Principal	1,265,000	-	-	-	-
002.00.00.00.2.518.685.034					
Bond Principal 2016 GO Bond Principal	515,000	1,060,000	1,060,000	1,740,000	680,000
002.00.00.00.2.519.685.039					
Bond Principal 2018B GO Bond Prin - Refunding	-	770,000	770,000	155,000	(615,000)
002.00.00.00.2.577.685.033					
Bond Principal 2016 GO Bond Principal, Library	-	-	-	-	-
002.00.00.00.2.578.685.044					
Bond Principal 2022B G.O. Bond Principal	650,000	670,000	670,000	685,000	15,000
002.00.00.00.2.578.694.044					
Payment to Escrow Agent 2022B GO Refunding	-	-	-	-	-
Bond Principal Total	**2,430,000**	**2,500,000**	**2,500,000**	**2,580,000**	**80,000**
Contractual Services					
002.00.00.00.2.578.564.001					
Financing Costs Financing Costs	-	-	-	-	-
Contractual Services Total	**-**	**-**	**-**	**-**	**-**
Interest Expense					
002.00.00.00.2.515.690.028					
Bond Interest 2012 GO Bond Interest	-	-	-	-	-
002.00.00.00.2.516.690.029					
Bond Interest 2013 GO Bond Interest	-	-	-	-	-
002.00.00.00.2.517.690.030					
Bond Interest 2014 G.O. Bond Interest	37,950	-	-	-	-
002.00.00.00.2.518.690.034					
Bond Interest 2016 GO Bond Interest	265,800	250,350	250,350	218,550	(31,800)
002.00.00.00.2.519.690.038					
Bond Interest 2018B GO Bond Interest, P&FBuild	1,444,250	1,444,250	1,444,250	1,444,250	-
002.00.00.00.2.519.690.039					
Bond Interest 2018B GO Bond Int -Refunding	124,500	124,500	124,500	86,000	(38,500)
002.00.00.00.2.577.690.033					
Bond Interest 2016 GO Bond Interest, Library	-	-	-	-	-
002.00.00.00.2.578.690.044					
Bond Interest 2022B G.O. Bond Interest	230,440	212,240	212,240	193,480	(18,760)
Interest Expense Total	**2,102,940**	**2,031,340**	**2,031,340**	**1,942,280**	**(89,060)**
00-Non Departmental Total	**4,534,268**	**4,532,290**	**4,532,240**	**4,524,180**	**(8,110)**
002-Debt Service Fund Total	**4,534,268**	**4,532,290**	**4,532,240**	**4,524,180**	**(8,110)**
020-Capital Improvement Fund					
20-Village Administration					
Commodities & Supplies					
020.20.90.00.1.709.617.001					
Community & Civic Services Civic Events Sign	-	-	-	55,000	55,000
Commodities & Supplies Total	**-**	**-**	**-**	**55,000**	**55,000**

Village of Mount Prospect
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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Equipment					
020.20.90.00.1.709.665.008					
Other Equipment Cable TV Bd Rm Equip-Repl	-	-	-	70,000	70,000
Other Equipment Total	**-**	**-**	**-**	**70,000**	**70,000**
20-Village Administration Total	**-**	**-**	**-**	**125,000**	**125,000**
30-Finance					
Other Expenditures					
020.30.90.00.0.707.561.001					
Computer Software Financial Software	11,000	-	-	-	-
Other Expenditures Total	**11,000**	**-**	**-**	**-**	**-**
30-Finance Total	**11,000**	**-**	**-**	**-**	**-**
40-Community Development					
Other Expenditures					
020.40.90.00.0.710.636.007					
Other Expenditures Facade Program	-	300,000	-	700,000	400,000
Other Expenditures Total	**-**	**300,000**	**-**	**700,000**	**400,000**
40-Community Development Total	**-**	**300,000**	**-**	**700,000**	**400,000**
60-Police					
Other Equipment					
020.60.90.00.1.707.665.056					
Other Equipment Mobile Video Rec Sys	-	-	-	300,000	300,000
Other Equipment Total	**-**	**-**	**-**	**300,000**	**300,000**
60-Police Total	**-**	**-**	**-**	**300,000**	**300,000**
70-Fire					
Building Improvements					
020.70.90.00.1.706.646.001					
Fire Station #12 Fire Station Imp	-	-	-	-	-
Building Improvements Total	**-**	**-**	**-**	**-**	**-**
Contractual Services					
020.70.90.00.1.710.530.006					
Professional Services Other Prof. Serv.	-	-	-	-	-
Contractual Services Total	**-**	**-**	**-**	**-**	**-**
Office Equipment					
020.70.90.00.1.707.655.008					
Computer Equipment EOC Technology Upgrade	-	100,000	-	-	(100,000)
Office Equipment Total	**-**	**100,000**	**-**	**-**	**(100,000)**
Other Equipment					
020.70.90.00.1.709.665.021					
Other Equipment Furniture & Equipment	94,906	90,000	-	-	(90,000)
020.70.90.00.1.709.665.032					
Other Equipment Paramedic Equip	-	75,000	-	816,708	741,708
020.70.90.00.1.709.665.043					
Other Equipment Thermal Imaging Cameras	53,815	-	-	-	-
020.70.90.00.1.709.665.048					
Other Equipment Village Warning Sirens	-	-	-	-	-
020.70.90.00.1.709.665.081					
Other Equipment Extrication Equipment	-	135,000	-	-	(135,000)
020.70.90.00.1.709.668.001					
Radio Equipment Radio Equip -Fire	-	750,000	-	130,000	(620,000)
Other Equipment Total	**148,721**	**1,050,000**	**-**	**946,708**	**(103,292)**
70-Fire Total	**148,721**	**1,150,000**	**-**	**946,708**	**(203,292)**
80-Public Works					
Building Improvements					
020.80.90.00.0.706.645.020					
Village Hall Facility Improvements	696,292	254,515	255,000	100,000	(154,515)
020.80.90.00.0.706.646.020					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Fire Station #12 Facility Improvements	70,393	100,000	100,000	-	(100,000)
020.80.90.00.1.706.648.020					
Fire Station Facility Improvements	1,410	1,874,590	1,874,589	75,075	(1,799,515)
020.80.90.00.1.706.649.020					
Public Works Facility Facility Imp	248,048	210,171	-	138,700	(71,471)
020.80.90.00.1.706.651.001					
Other Public Facilities Other Public Buildings	116,752	129,248	129,000	240,000	110,752
020.80.90.00.1.706.651.010					
Other Public Facilities Repl HVAC-Pub Bldgs	868,228	277,300	277,300	69,300	(208,000)
020.80.90.00.1.707.651.006					
Other Public Facilities Connectivity	-	150,000	-	-	(150,000)
Building Improvements Total	**2,001,123**	**2,995,824**	**2,635,889**	**623,075**	**(2,372,749)**
Infrastructure					
020.80.90.00.0.705.679.003					
Other Infrastructure Parking Lot Imp	55,000	-	55,000	-	-
020.80.90.00.1.703.677.005					
Flood Control Detention Pond Improv	862,706	845,445	845,445	-	(845,445)
020.80.90.00.1.704.679.028					
Other Infrastructure Intersection Improvements	-	-	-	650,000	650,000
020.80.90.00.1.705.675.007					
Sidewalks Brick Sidewalks	91,567	250,000	250,000	-	(250,000)
020.80.90.00.1.705.676.001					
Streetlights & Traffic Signals Streetlight Improv	68,940	222,137	-	243,980	21,843
020.80.90.00.1.705.676.007					
Streetlights & Traffic Signals Corridor Streetlight Improvement	-	57,000	56,243	-	(57,000)
020.80.90.00.1.705.676.008					
Streetlights & Traffic Signals Res Streetlight Improv	177,328	400,767	225,000	300,000	(100,767)
020.80.90.00.1.705.678.008					
Streets Bridge Rehab	93,660	13,865	-	355,000	341,135
020.80.90.00.1.705.679.002					
Other Infrastructure Ped Bridge - Melas/Mead	341	740,668	740,668	-	(740,668)
020.80.90.00.1.705.679.027					
Other Infrastructure Bike Path Improvements	35,566	1,664,624	1,405,190	640,500	(1,024,124)
Infrastructure Total	**1,385,108**	**4,194,507**	**3,577,546**	**2,189,480**	**(2,005,027)**
Other Equipment					
020.80.90.00.1.709.665.031					
Other Equipment Other Equipment	-	-	-	-	-
Other Equipment Total	**-**	**-**	**-**	**-**	**-**
Other Expenditures					
020.80.90.00.1.704.636.033					
Other Expenditures Central Road Ped Crossing	889,926	837,555	837,554	100,000	(737,555)
Other Expenditures Total	**889,926**	**837,555**	**837,554**	**100,000**	**(737,555)**
80-Public Works Total	**4,276,157**	**8,027,886**	**7,050,989**	**2,912,555**	**(5,115,331)**
020-Capital Improvement Fund Total	**4,435,878**	**9,477,886**	**7,050,989**	**4,984,263**	**(4,493,623)**
023-Street Improvement Construc Fund					
80-Public Works					
Contractual Services					
023.80.81.81.1.000.575.003					
Public Works - Streets Contractual Pavement Evaluation Study	-	-	-	55,000	55,000
023.80.81.81.1.000.575.006					
Public Works - Streets Contractual Resurface Testing	38,252	40,000	40,000	40,000	-
Contractual Services Total	**38,252**	**40,000**	**40,000**	**95,000**	**55,000**
Infrastructure					
023.80.90.00.0.705.678.003					
Streets Resurfacing-SC Fund	3,211,361	5,007,566	5,007,565	4,442,922	(564,644)
023.80.90.00.0.710.679.020					

Village of Mount Prospect
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Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Infrastructure Traffic Imp	48,751	50,000	50,000	50,000	-
023.80.90.00.1.704.678.009					
Streets Street Reconstruction	663,792	2,177,212	2,177,211	-	(2,177,212)
Infrastructure Total	**3,923,904**	**7,234,778**	**7,234,776**	**4,492,922**	**(2,741,856)**
Other Expenditures					
023.80.90.00.0.710.636.031					
Other Expenditures Bike Route Sign Project	-	-	-	-	-
Other Expenditures Total	**-**	**-**	**-**	**-**	**-**
80-Public Works Total	**3,962,156**	**7,274,778**	**7,274,776**	**4,587,922**	**(2,686,856)**
023-Street Improvement Construc Fund Total	**3,962,156**	**7,274,778**	**7,274,776**	**4,587,922**	**(2,686,856)**
024-Flood Control Construction Fund					
80-Public Works					
Contractual Services					
024.80.00.00.0.000.571.004					
Sewer Contractual Services Storm Sewer Repairs	27,067	55,723	55,723	57,395	1,672
024.80.00.00.0.000.583.001					
Flood Control Contractual Services Levee Repairs & Services	50,661	44,578	44,578	45,915	1,337
024.80.00.00.0.000.583.002					
Flood Control Contractual Services Culvert & Ditch Maintenance	8,750	33,434	12,000	12,000	(21,434)
024.80.01.00.1.702.530.006					
Professional Services Other Prof. Serv.	16,803	346,237	346,237	-	(346,237)
Contractual Services Total	**103,280**	**479,972**	**458,538**	**115,310**	**(364,662)**
Utilities					
024.80.00.00.0.000.585.001					
Natural Gas Natural Gas	214	3,090	3,090	3,090	-
024.80.00.00.0.000.586.001					
Electricity Electricity	4,505	3,893	3,893	5,000	1,107
Utilities Total	**4,719**	**6,983**	**6,983**	**8,090**	**1,107**
Commodities & Supplies					
024.80.00.00.0.000.629.001					
Flood Control Supplies Levee Supplies	5,146	5,572	5,572	5,739	167
Commodities & Supplies Total	**5,146**	**5,572**	**5,572**	**5,739**	**167**
Infrastructure					
024.80.00.00.0.000.677.001					
Flood Control Creek Bank Stabilization	-	25,000	25,000	25,000	-
024.80.00.00.0.000.677.002					
Flood Control Creek Tree Trimming	25,000	25,000	25,000	25,570	570
024.80.90.00.0.702.672.009					
Sewer System Detention Basin Repairs	-	-	-	300,000	300,000
024.80.90.00.0.702.677.001					
Flood Control Creek Bank Stabilization	-	-	-	60,000	60,000
024.80.90.00.0.702.677.004					
Flood Control Priv Prop Drainage	100,426	150,000	150,000	150,000	-
024.80.90.00.0.702.677.007					
Flood Control Weller Creek Imp	-	250,000	250,000	-	(250,000)
024.80.90.00.1.702.677.003					
Flood Control Levee 37	-	50,000	50,000	-	(50,000)
024.80.90.00.1.703.677.005					
Flood Control Detention Pond Improv	-	-	-	325,000	325,000
024.80.90.00.1.703.677.019					
Flood Control Storm Sewer Imp	-	1,796,000	1,796,000	-	(1,796,000)
Infrastructure Total	**125,426**	**2,296,000**	**2,296,000**	**885,570**	**(1,410,430)**
Other Equipment					
024.80.90.00.1.702.666.003					
Emergency Generators Emergency Generator Levee 37	-	-	-	-	-
Other Equipment Total	**-**	**-**	**-**	**-**	**-**

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
80-Public Works Total	**238,572**	**2,788,527**	**2,767,093**	**1,014,709**	**(1,773,818)**
024-Flood Control Construction Fund Total	**238,572**	**2,788,527**	**2,767,093**	**1,014,709**	**(1,773,818)**
036-Rural Special Service Area Fund					
00-Non Departmental					
Interfund Transfers					
036.00.00.00.0.000.697.001					
Transfers Transfer Out	-	-	-	1,000,000	1,000,000
Interfund Transfers Total	**-**	**-**	**-**	**1,000,000**	**1,000,000**
00-Non Departmental Total	**-**	**-**	**-**	**1,000,000**	**1,000,000**
036-Rural Special Service Area Fund Total	**-**	**-**	**-**	**1,000,000**	**1,000,000**
037-SMP TIF Fund					
20-Village Administration					
Contractual Services					
037.20.00.00.0.000.530.006					
Professional Services Other Prof. Serv.	-	45,000	-	45,000	-
037.20.00.00.0.000.531.007					
Legal Services Legal TIF	1,080	50,000	10,000	50,000	-
Contractual Services Total	**1,080**	**95,000**	**10,000**	**95,000**	**-**
20-Village Administration Total	**1,080**	**95,000**	**10,000**	**95,000**	**-**
30-Finance					
Commodities & Supplies					
037.30.00.00.0.000.608.001					
Other Supplies Other Supplies	-	100	-	-	(100)
Commodities & Supplies Total	**-**	**100**	**-**	**-**	**(100)**
30-Finance Total	**-**	**100**	**-**	**-**	**(100)**
40-Community Development					
Other Employee Costs					
037.40.45.00.0.000.518.001					
Dues & Memberships Dues & Memberships	-	5,000	-	-	(5,000)
Other Employee Costs Total	**-**	**5,000**	**-**	**-**	**(5,000)**
Other Expenditures					
037.40.90.00.0.710.636.007					
Other Expenditures Facade Program	-	50,000	-	50,000	-
Other Expenditures Total	**-**	**50,000**	**-**	**50,000**	**-**
40-Community Development Total	**-**	**55,000**	**-**	**50,000**	**(5,000)**
80-Public Works					
Distribution Systems					
037.80.90.00.1.700.671.007					
Water Distribution Water Main - New	-	-	-	750,000	750,000
Distribution Systems Total	**-**	**-**	**-**	**750,000**	**750,000**
80-Public Works Total	**-**	**-**	**-**	**750,000**	**750,000**
037-SMP TIF Fund Total	**1,080**	**150,100**	**10,000**	**895,000**	**744,900**
039-Pension Stabilization Fund					
60-Police					
Employee Benefits					
039.60.01.00.0.000.512.002					
Retirement Contributions Police Pension Expense	375,000	1,000,000	1,000,000	1,000,000	-
Employee Benefits Total	**375,000**	**1,000,000**	**1,000,000**	**1,000,000**	**-**
60-Police Total	**375,000**	**1,000,000**	**1,000,000**	**1,000,000**	**-**
70-Fire					
Employee Benefits					
039.70.01.00.0.000.512.003					
Retirement Contributions Fire Pension Expense	375,000	1,000,000	1,000,000	1,000,000	-
Employee Benefits Total	**375,000**	**1,000,000**	**1,000,000**	**1,000,000**	**-**
70-Fire Total	**375,000**	**1,000,000**	**1,000,000**	**1,000,000**	**-**
039-Pension Stabilization Fund Total	**750,000**	**2,000,000**	**2,000,000**	**2,000,000**	**-**

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
040-Refuse Disposal Fund					
30-Finance					
Contractual Services					
040.30.01.00.0.102.563.003					
Banking Fees Bank Processing Fees	18,974	15,300	15,300	16,000	700
Contractual Services Total	**18,974**	**15,300**	**15,300**	**16,000**	**700**
30-Finance Total	**18,974**	**15,300**	**15,300**	**16,000**	**700**
80-Public Works					
Personal Services, Salaries & Wages					
040.80.85.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	119,899	156,045	150,644	168,814	12,769
040.80.85.00.0.000.503.001					
Overtime Earnings Overtime	293	2,242	286	2,332	90
040.80.85.00.0.000.506.001					
Longevity Pay Longevity Pay	1,195	1,120	1,120	1,020	(100)
040.80.85.00.0.365.500.001					
Full-Time Earnings Full-Time Earnings	140,595	151,182	150,054	163,353	12,171
040.80.85.00.0.365.503.001					
Overtime Earnings Overtime	34,498	58,346	26,698	60,681	2,335
040.80.85.00.0.365.506.001					
Longevity Pay Longevity Pay	1,010	1,010	1,010	1,025	15
Personal Services, Salaries & Wages Total	**297,490**	**369,945**	**329,812**	**397,225**	**27,280**
Employee Benefits					
040.80.85.00.0.000.510.001					
Group Insurance Medical Insurance	27,752	29,117	26,455	24,483	(4,634)
040.80.85.00.0.000.510.003					
Group Insurance Workers' Comp Ins	6,900	7,403	7,403	9,000	1,597
040.80.85.00.0.000.510.004					
Group Insurance Dental Insurance	699	650	542	533	(117)
040.80.85.00.0.000.511.001					
Social Security Contributions Social Security	8,845	9,960	9,240	10,691	731
040.80.85.00.0.000.511.002					
Social Security Contributions Medicare	2,188	2,401	2,159	2,572	171
040.80.85.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	10,297	10,505	9,808	11,550	1,045
040.80.85.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	926	936	120	150	(786)
040.80.85.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	5,246	5,409	5,242	5,449	40
040.80.85.00.0.365.510.001					
Group Insurance Medical Insurance	36,533	35,521	38,478	34,691	(830)
040.80.85.00.0.365.510.004					
Group Insurance Dental Insurance	767	1,042	1,145	1,085	43
040.80.85.00.0.365.511.001					
Social Security Contributions Social Security	10,929	13,617	11,105	14,547	930
040.80.85.00.0.365.511.002					
Social Security Contributions Medicare	2,556	3,187	2,596	3,405	218
040.80.85.00.0.365.512.001					
Retirement Contributions IMRF Pension Expense	11,632	14,055	11,849	15,427	1,372
040.80.85.00.0.365.513.001					
Other Employee Benefits Sick Leave Incentive	132	156	138	150	(6)
040.80.85.00.0.365.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	4,161	8,824	8,970	9,335	511
Employee Benefits Total	**129,562**	**142,783**	**135,250**	**143,068**	**285**
Other Employee Costs					
040.80.85.00.0.000.518.001					

Village of Mount Prospect
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Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Dues & Memberships Dues & Memberships	-	231	231	231	-
040.80.85.00.0.000.522.001					
Travel & Meetings Travel & Meetings	1,443	1,405	1,405	1,405	-
Other Employee Costs Total	**1,443**	**1,636**	**1,636**	**1,636**	**-**
Contractual Services					
040.80.85.00.0.000.530.006					
Professional Services Other Prof. Serv.	4,772	7,200	7,200	7,416	216
040.80.85.00.0.000.544.002					
Postage Postage Expense	16,386	8,695	8,695	8,956	261
040.80.85.00.0.000.568.001					
Refuse Contractual Services S/F Refuse Collection	1,432,890	1,452,336	1,452,336	1,489,140	36,804
040.80.85.00.0.000.568.002					
Refuse Contractual Services M/F Refuse Collection	710,411	739,964	739,964	756,500	16,536
040.80.85.00.0.000.568.005					
Refuse Contractual Services Tipping Fees - SWANCC	1,133,360	1,119,152	1,119,152	1,126,752	7,600
040.80.85.00.0.000.568.006					
Refuse Contractual Services Fixed Costs - SWANCC	-	311,258	163,440	-	(311,258)
040.80.85.00.0.000.568.008					
Refuse Contractual Services S/F Recycling	747,999	763,308	763,308	782,544	19,236
040.80.85.00.0.000.568.009					
Refuse Contractual Services M/F Recycling	139,845	147,236	147,236	150,440	3,204
040.80.85.00.0.000.568.012					
Refuse Contractual Services Tipping Fees	7,290	12,971	12,971	13,360	389
040.80.85.00.0.000.568.013					
Refuse Contractual Services Single Fam Yard Waste Collection	215,345	221,130	221,130	226,872	5,742
040.80.85.00.0.000.568.014					
Refuse Contractual Services Single Family Cart Rental	22,171	24,540	24,540	25,080	540
040.80.85.00.0.000.568.015					
Refuse Contractual Services Hazardous Waste Collection	101,750	109,262	109,262	112,540	3,278
040.80.85.00.0.365.568.011					
Refuse Contractual Services Street Sweeper Rental	6,352	9,288	9,288	9,288	-
Contractual Services Total	**4,538,571**	**4,926,340**	**4,778,522**	**4,708,888**	**(217,452)**
Insurance					
040.80.85.00.0.000.593.001					
Insurance Expense General Liability	16,164	18,629	18,629	16,380	(2,249)
Insurance Total	**16,164**	**18,629**	**18,629**	**16,380**	**(2,249)**
Commodities & Supplies					
040.80.85.00.0.000.603.001					
Clothing Supplies Clothing Supplies	140	304	304	313	9
040.80.85.00.0.000.623.006					
Public Works - Forestry Recycling Supplies	18,711	5,000	5,000	5,150	150
040.80.85.00.0.365.622.009					
General Repair/Maint Supplies	-	3,619	3,619	3,728	109
040.80.85.00.0.365.623.003					
Public Works - Forestry St Sweeper Brooms	5,900	6,077	6,077	6,259	182
040.80.85.00.0.365.623.004					
Public Works - Forestry Leaf Machine Parts	10,799	11,299	11,299	11,638	339
040.80.85.00.0.365.623.005					
Public Works - Forestry Leaf Truck Boxes	1,585	1,633	1,633	1,682	49
040.80.90.00.1.709.605.001					
Other Equipment Other Equipment	529	-	-	-	-
Commodities & Supplies Total	**37,664**	**27,932**	**27,932**	**28,770**	**838**
80-Public Works Total	**5,020,894**	**5,487,265**	**5,291,781**	**5,295,967**	**(191,298)**
040-Refuse Disposal Fund Total	**5,039,868**	**5,502,565**	**5,307,081**	**5,311,967**	**(190,598)**
041-Motor Fuel Tax Fund					
80-Public Works					

Village of Mount Prospect
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Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Contractual Services					
041.80.81.81.0.350.575.002					
Public Works - Streets Contractual Crack Filling	63,907	65,824	65,824	-	(65,824)
041.80.81.81.0.350.575.004					
Public Works - Streets Contractual Pavement Markings	73,961	76,288	76,288	-	(76,288)
041.80.81.81.0.350.575.016					
Public Works - Streets Contractual Sidewalk Maintenance	55,240	57,975	57,975	-	(57,975)
041.80.81.81.0.354.575.011					
Public Works - Streets Contractual Snow Removal	83,140	92,286	92,286	-	(92,286)
041.80.83.86.0.357.577.002					
Public Works - Engineering Contractual Traffic Light Maint	105,385	109,030	109,030	-	(109,030)
Contractual Services Total	**381,633**	**401,403**	**401,403**	**-**	**(401,403)**
Utilities					
041.80.83.86.0.357.588.001					
Electricity - Street Lights Electricity - Street Lights	208,794	225,000	225,000	-	(225,000)
Utilities Total	**208,794**	**225,000**	**225,000**	**-**	**(225,000)**
Commodities & Supplies					
041.80.81.81.0.354.624.009					
Public Works - Streets Salt/Calcium Chloride	212,427	415,197	350,000	-	(415,197)
Commodities & Supplies Total	**212,427**	**415,197**	**350,000**	**-**	**(415,197)**
Infrastructure					
041.80.90.00.0.704.676.003					
Streetlights & Traffic Signals Traffic Signal Repl	-	100,000	100,000	100,000	-
041.80.90.00.0.705.678.002					
Streets Resurfacing - MFT Fund	2,100,000	1,450,000	1,450,000	2,424,400	974,400
Infrastructure Total	**2,100,000**	**1,550,000**	**1,550,000**	**2,524,400**	**974,400**
80-Public Works Total	**2,902,854**	**2,591,600**	**2,526,403**	**2,524,400**	**(67,200)**
041-Motor Fuel Tax Fund Total	**2,902,854**	**2,591,600**	**2,526,403**	**2,524,400**	**(67,200)**
042-CDBG					
40-Community Development					
Contractual Services					
042.40.41.00.0.151.572.052					
CDBG Programs Escorted Transportation Service	-	-	-	-	-
042.40.41.00.0.152.572.002					
CDBG Programs Pads to Hope, Inc.	9,900	-	-	8,200	8,200
042.40.41.00.0.152.572.009					
CDBG Programs Northwest CASA	6,000	6,875	6,875	6,600	(275)
042.40.41.00.0.152.572.010					
CDBG Programs Wings	5,200	4,500	4,500	4,300	(200)
042.40.41.00.0.152.572.013					
CDBG Programs Children's Advocacy Center	5,775	4,500	4,500	4,300	(200)
042.40.41.00.0.152.572.014					
CDBG Programs SPHCC Access to Care	13,000	6,000	6,000	5,800	(200)
042.40.41.00.0.152.572.015					
CDBG Programs Resources for Comm. Living	284	-	-	-	-
042.40.41.00.0.152.572.044					
CDBG Programs Northwest Compass Inc.	14,882	9,000	9,000	8,600	(400)
042.40.41.00.0.152.572.052					
CDBG Programs Escorted Transportation Service	1,726	1,700	1,700	1,793	93
042.40.41.00.0.152.572.053					
CDBG Programs Center of Concern	-	-	-	-	-
042.40.41.00.0.152.572.054					
CDBG Programs North Suburban Legal Aid Clinic	4,883	3,000	3,000	2,900	(100)
042.40.41.00.0.154.572.008					
CDBG Programs Emrgncy Repair Prog.	70	-	-	-	-
042.40.41.00.0.154.572.042					

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CDBG Programs Single Family Rehab and WG	37,704	126,209	126,200	-	(126,209)
042.40.41.00.0.154.572.045					
CDBG Programs Search Inc. Rehab	24,250	25,000	25,000	25,000	-
042.40.41.00.0.154.572.050					
CDBG Programs Journeys The Road Home New Const	-	8,500	8,500	-	(8,500)
042.40.41.00.0.154.572.055					
CDBG Programs Connections Field	177,347	186,000	186,000	-	(186,000)
042.40.41.00.0.154.572.056					
CDBG Programs Lion's Park	-	191,324	191,324	-	(191,324)
042.40.41.00.0.154.572.057					
CDBG Programs SF Rehab Prog-NW Housing Partner	-	-	-	50,000	50,000
042.40.41.00.1.154.572.043					
CDBG Programs Sidewalk Improvements	187,897	-	-	165,792	165,792
Contractual Services Total	**488,918**	**572,608**	**572,599**	**283,285**	**(289,323)**
40-Community Development Total	**488,918**	**572,608**	**572,599**	**283,285**	**(289,323)**
042-CDBG Total	**488,918**	**572,608**	**572,599**	**283,285**	**(289,323)**
043-Asset Seizure Fund					
60-Police					
Other Employee Costs					
043.60.61.66.0.000.525.004					
Training Training	-	1,000	-	1,000	-
Other Employee Costs Total	**-**	**1,000**	**-**	**1,000**	**-**
Contractual Services					
043.60.61.66.0.000.530.006					
Professional Services Other Prof. Serv.	-	-	-	1,000	1,000
043.60.61.66.0.000.566.012					
Police Contractual Services Investigative Purchases	-	1,000	-	1,000	-
Contractual Services Total	**-**	**1,000**	**-**	**2,000**	**1,000**
Motor Equipment					
043.60.90.00.1.708.660.003					
Motor Equipment Police Vehicles	-	-	-	64,000	64,000
Motor Equipment Total	**-**	**-**	**-**	**64,000**	**64,000**
Other Equipment					
043.60.61.66.0.000.665.031					
Other Equipment Other Equipment	19,727	3,000	-	-	(3,000)
Other Equipment Total	**19,727**	**3,000**	**-**	**-**	**(3,000)**
60-Police Total	**19,727**	**5,000**	**-**	**67,000**	**62,000**
043-Asset Seizure Fund Total	**19,727**	**5,000**	**-**	**67,000**	**62,000**
044-Federal Equitable Share Funds					
60-Police					
Contractual Services					
044.60.61.66.0.000.530.006					
Professional Services Other Prof. Serv.	-	500	-	500	-
Contractual Services Total	**-**	**500**	**-**	**500**	**-**
Other Equipment					
044.60.61.65.0.000.665.031					
Other Equipment Other Equipment	73,220	40,000	30,472	1,000	(39,000)
044.60.90.00.0.709.665.031					
Other Equipment Other Equipment	-	22,000	-	-	(22,000)
Other Equipment Total	**73,220**	**62,000**	**30,472**	**1,000**	**(61,000)**
60-Police Total	**73,220**	**62,500**	**30,472**	**1,500**	**(61,000)**
044-Federal Equitable Share Funds Total	**73,220**	**62,500**	**30,472**	**1,500**	**(61,000)**
045-DUI Fine Fund					
60-Police					
Other Employee Costs					
045.60.61.65.0.000.525.004					

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Training Training	-	1,000	-	-	(1,000)
Other Employee Costs Total	**-**	**1,000**	**-**	**-**	**(1,000)**
Contractual Services					
045.60.61.65.0.000.530.006					
Professional Services Other Prof. Serv.	-	-	-	1,000	1,000
Contractual Services Total	**-**	**-**	**-**	**1,000**	**1,000**
Other Equipment					
045.60.61.65.0.000.665.031					
Other Equipment Other Equipment	-	1,000	15,000	1,000	-
Other Equipment Total	**-**	**1,000**	**15,000**	**1,000**	**-**
60-Police Total	**-**	**2,000**	**15,000**	**2,000**	**-**
045-DUI Fine Fund Total	**-**	**2,000**	**15,000**	**2,000**	**-**
046-Foreign Fire Tax Board Fund					
70-Fire					
Other Employee Costs					
046.70.71.00.0.301.522.001					
Travel & Meetings Travel & Meetings	1,096	5,000	1,000	5,000	-
046.70.71.00.0.301.524.001					
Uniform Expense Uniform Expense	-	5,000	-	5,000	-
046.70.71.00.0.301.525.004					
Training Training	616	-	10,000	10,000	10,000
Other Employee Costs Total	**1,712**	**10,000**	**11,000**	**20,000**	**10,000**
Contractual Services					
046.70.71.00.0.301.530.006					
Professional Services Other Prof. Serv.	14,739	15,000	10,000	10,000	(5,000)
046.70.71.00.0.301.544.002					
Postage Postage Expense	444	1,000	500	1,000	-
Contractual Services Total	**15,182**	**16,000**	**10,500**	**11,000**	**(5,000)**
Commodities & Supplies					
046.70.71.00.0.301.605.001					
Other Equipment Other Equipment	67,331	-	50,000	80,000	80,000
046.70.71.00.0.301.608.001					
Other Supplies Other Supplies	46	-	-	10,000	10,000
Commodities & Supplies Total	**67,376**	**-**	**50,000**	**90,000**	**90,000**
Other Equipment					
046.70.71.00.0.301.665.021					
Other Equipment Furniture & Equipment	13,266	115,000	30,000	30,000	(85,000)
046.70.71.00.0.301.665.045					
Other Equipment Turn Out Clothing	-	-	-	-	-
Other Equipment Total	**13,266**	**115,000**	**30,000**	**30,000**	**(85,000)**
70-Fire Total	**97,536**	**141,000**	**101,500**	**151,000**	**10,000**
046-Foreign Fire Tax Board Fund Total	**97,536**	**141,000**	**101,500**	**151,000**	**10,000**
048-Business District Fund					
00-Non Departmental					
Bond Principal					
048.00.00.00.0.775.686.002					
Note Principal Randhurst RDA Note Payment	-	-	-	-	-
Bond Principal Total	**-**	**-**	**-**	**-**	**-**
Interest Expense					
048.00.00.00.0.775.691.002					
Note Interest Randhurst RDA Interest Payment	2,063,298	1,750,000	1,997,500	2,027,500	277,500
Interest Expense Total	**2,063,298**	**1,750,000**	**1,997,500**	**2,027,500**	**277,500**
00-Non Departmental Total	**2,063,298**	**1,750,000**	**1,997,500**	**2,027,500**	**277,500**
048-Business District Fund Total	**2,063,298**	**1,750,000**	**1,997,500**	**2,027,500**	**277,500**
049-Prospect and Main TIF District					
20-Village Administration					

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Contractual Services					
049.20.00.00.0.000.530.006					
Professional Services Other Prof. Serv.	-	10,000	10,000	10,000	-
049.20.00.00.0.000.531.007					
Legal Services Legal TIF	97,766	75,000	75,000	75,000	-
Contractual Services Total	**97,766**	**85,000**	**85,000**	**85,000**	**-**
20-Village Administration Total	**97,766**	**85,000**	**85,000**	**85,000**	**-**
30-Finance					
Contractual Services					
049.30.00.00.0.000.530.006					
Professional Services Other Prof. Serv.	-	10,000	7,500	10,000	-
Contractual Services Total	**-**	**10,000**	**7,500**	**10,000**	**-**
Other Expenditures					
049.30.00.00.0.000.636.011					
Other Expenditures Property Tax Expense	1,769	6,000	5,000	5,000	(1,000)
049.30.00.00.0.000.637.001					
Return of Increment Rtrn of Inc-Cook County	168,452	275,000	636,700	800,000	525,000
Other Expenditures Total	**170,221**	**281,000**	**641,700**	**805,000**	**524,000**
30-Finance Total	**170,221**	**291,000**	**649,200**	**815,000**	**524,000**
40-Community Development					
Other Employee Costs					
049.40.45.00.0.000.518.001					
Dues & Memberships Dues & Memberships	-	1,500	-	-	(1,500)
Other Employee Costs Total	**-**	**1,500**	**-**	**-**	**(1,500)**
Contractual Services					
049.40.45.00.0.000.530.006					
Professional Services Other Prof. Serv.	1,974	70,000	-	70,000	-
Contractual Services Total	**1,974**	**70,000**	**-**	**70,000**	**-**
Other Expenditures					
049.40.01.00.0.000.636.035					
Other Expenditures Student Impact Fees	162,975	200,000	200,000	475,000	275,000
049.40.45.00.0.000.636.019					
Other Expenditures Developer Incentives	1,619,242	750,000	1,450,000	1,200,000	450,000
049.40.90.00.0.710.636.007					
Other Expenditures Facade Program	36,220	100,000	-	100,000	-
Other Expenditures Total	**1,818,438**	**1,050,000**	**1,650,000**	**1,775,000**	**725,000**
40-Community Development Total	**1,820,411**	**1,121,500**	**1,650,000**	**1,845,000**	**723,500**
80-Public Works					
Contractual Services					
049.80.81.81.0.000.530.006					
Professional Services Other Prof. Serv.	18,019	-	-	-	-
Contractual Services Total	**18,019**	**-**	**-**	**-**	**-**
Infrastructure					
049.80.90.00.1.705.675.007					
Sidewalks Brick Sidewalks	-	-	-	200,000	200,000
Infrastructure Total	**-**	**-**	**-**	**200,000**	**200,000**
Land Improvements					
049.80.90.00.1.704.641.001					
Land Improvements Corridor Improv	-	-	-	1,425,000	1,425,000
Land Improvements Total	**-**	**-**	**-**	**1,425,000**	**1,425,000**
80-Public Works Total	**18,019**	**-**	**-**	**1,625,000**	**1,625,000**
00-Non Departmental					
Bank & Fiscal Fees					
049.00.00.00.2.565.695.036					
Bank & Fiscal Fees 2017 GO Bank Fees	225	225	225	225	-
049.00.00.00.2.566.695.037					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Bank & Fiscal Fees 2018A GO Bank Fees	225	225	225	225	-
049.00.00.00.2.568.695.041					
Bank & Fiscal Fees 2019B GO Bond Bank Fees	450	450	450	450	-
Bank & Fiscal Fees Total	**900**	**900**	**900**	**900**	**-**
Bond Principal					
049.00.00.00.2.565.685.036					
Bond Principal 2017 GO Bond Principal	170,000	185,000	185,000	200,000	15,000
049.00.00.00.2.566.685.037					
Bond Principal 2018A GO Bond Principal	225,000	250,000	250,000	280,000	30,000
049.00.00.00.2.568.685.041					
Bond Principal 2019B GO Bond Principal	210,000	235,000	235,000	260,000	25,000
Bond Principal Total	**605,000**	**670,000**	**670,000**	**740,000**	**70,000**
Interest Expense					
049.00.00.00.2.565.690.036					
Bond Interest 2017 GO Bond Interest	147,569	140,769	140,769	133,369	(7,400)
049.00.00.00.2.566.690.037					
Bond Interest 2018A GO Bond Interest	254,119	242,869	242,869	230,369	(12,500)
049.00.00.00.2.568.690.041					
Bond Interest 2019B GO Bond Interest	265,350	254,850	254,850	243,100	(11,750)
Interest Expense Total	**667,038**	**638,488**	**638,488**	**606,838**	**(31,650)**
00-Non Departmental Total	**1,272,938**	**1,309,388**	**1,309,388**	**1,347,738**	**38,350**
049-Prospect and Main TIF District Total	**3,379,355**	**2,806,888**	**3,693,588**	**5,717,738**	**2,910,850**
050-Water and Sewer Fund					
30-Finance					
Personal Services, Salaries & Wages					
050.30.32.00.0.102.500.001					
Full-Time Earnings Full-Time Earnings	100,280	104,795	104,000	108,891	4,096
050.30.32.00.0.102.501.001					
Part-Time Earnings Part-Time Earnings	19,332	36,961	-	34,956	(2,005)
050.30.32.00.0.102.503.001					
Overtime Earnings Overtime	117	-	282	-	-
050.30.32.00.0.102.506.001					
Longevity Pay Longevity Pay	1,100	1,100	1,100	1,125	25
Personal Services, Salaries & Wages Total	**120,829**	**142,856**	**105,382**	**144,972**	**2,116**
Employee Benefits					
050.30.32.00.0.102.510.001					
Group Insurance Medical Insurance	26,996	28,322	30,680	27,658	(664)
050.30.32.00.0.102.510.004					
Group Insurance Dental Insurance	908	845	913	864	19
050.30.32.00.0.102.511.001					
Social Security Contributions Social Security	7,326	9,103	6,288	9,229	126
050.30.32.00.0.102.511.002					
Social Security Contributions Medicare	1,713	2,130	1,469	2,160	30
050.30.32.00.0.102.512.001					
Retirement Contributions IMRF Pension Expense	11,032	9,287	6,870	9,757	470
050.30.32.00.0.102.513.001					
Other Employee Benefits Sick Leave Incentive	1,854	2,028	1,301	1,401	(627)
050.30.32.00.0.102.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	2,615	1,913	2,350	2,449	536
Employee Benefits Total	**52,444**	**53,628**	**49,871**	**53,518**	**(110)**
Other Employee Costs					
050.30.32.00.0.102.525.004					
Training Training	-	350	300	500	150
Other Employee Costs Total	**-**	**350**	**300**	**500**	**150**
Contractual Services					
050.30.01.00.0.102.563.003					

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Banking Fees Bank Processing Fees	149,494	120,000	158,628	160,000	40,000
050.30.32.00.0.102.530.002					
Professional Services Auditing Services	8,760	19,879	10,000	19,879	-
050.30.32.00.0.102.530.004					
Professional Services Collection Services	19	515	900	1,000	485
050.30.32.00.0.102.530.006					
Professional Services Other Prof. Serv.	36,261	31,158	33,500	35,000	3,842
050.30.32.00.0.102.532.002					
Equipment Maintenance & Repair Equipment Maint.	-	515	400	515	-
050.30.32.00.0.102.544.002					
Postage Postage Expense	75,184	66,414	75,500	76,000	9,586
050.30.32.00.0.102.551.001					
Copier Lease Payment Copier Lease Payment	815	1,339	935	1,339	-
Contractual Services Total	**270,532**	**239,820**	**279,863**	**293,733**	**53,913**
Commodities & Supplies					
050.30.32.00.0.102.606.001					
Office Supplies Office Supplies	-	309	300	309	-
050.30.32.00.0.102.610.001					
Paper & Supplies Paper & Supplies	-	515	450	515	-
Commodities & Supplies Total	**-**	**824**	**750**	**824**	**-**
30-Finance Total	**443,806**	**437,478**	**436,166**	**493,547**	**56,069**
80-Public Works					
Building Improvements					
050.80.90.00.1.700.651.012					
Other Public Facilities Pump Station Facility Improv	86,821	4,530,734	6,216,781	-	(4,530,734)
Building Improvements Total	**86,821**	**4,530,734**	**6,216,781**	**-**	**(4,530,734)**
Personal Services, Salaries & Wages					
050.80.84.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	418,704	384,372	382,099	411,139	26,767
050.80.84.00.0.000.503.001					
Overtime Earnings Overtime	293	4,153	532	4,320	167
050.80.84.00.0.000.504.001					
Specialty Pay Specialty Pay	600	601	560	601	-
050.80.84.00.0.000.506.001					
Longevity Pay Longevity Pay	2,445	2,370	2,370	2,270	(100)
050.80.84.87.0.375.500.001					
Full-Time Earnings Full-Time Earnings	159,713	176,653	175,411	196,729	20,076
050.80.84.87.0.375.503.001					
Overtime Earnings Overtime	20,121	39,017	19,666	40,578	1,561
050.80.84.87.0.375.504.001					
Specialty Pay Specialty Pay	1,042	1,134	1,053	1,134	-
050.80.84.87.0.375.506.001					
Longevity Pay Longevity Pay	360	360	360	360	-
050.80.84.87.0.376.500.001					
Full-Time Earnings Full-Time Earnings	30,548	32,719	33,233	35,353	2,634
050.80.84.87.0.376.502.001					
Seasonal Earnings Seasonal Earnings	-	18,744	10,115	18,744	-
050.80.84.87.0.376.503.001					
Overtime Earnings Overtime	2,805	8,900	4,134	9,256	356
050.80.84.87.0.376.504.001					
Specialty Pay Specialty Pay	254	257	237	257	-
050.80.84.87.0.376.506.001					
Longevity Pay Longevity Pay	185	185	185	185	-
050.80.84.87.0.379.500.001					
Full-Time Earnings Full-Time Earnings	358,963	369,934	380,673	401,057	31,123
050.80.84.87.0.379.503.001					

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Overtime Earnings Overtime	41,756	76,992	45,260	80,073	3,081
050.80.84.87.0.379.504.001					
Specialty Pay Specialty Pay	1,483	1,404	1,306	1,404	-
050.80.84.87.0.379.506.001					
Longevity Pay Longevity Pay	2,315	2,315	2,315	2,415	100
050.80.84.87.0.380.500.001					
Full-Time Earnings Full-Time Earnings	499,219	536,236	540,339	584,829	48,593
050.80.84.87.0.380.501.001					
Part-Time Earnings Part-Time Earnings	21,327	44,839	22,146	19,563	(25,276)
050.80.84.87.0.380.503.001					
Overtime Earnings Overtime	81,280	122,539	81,965	127,442	4,903
050.80.84.87.0.380.504.001					
Specialty Pay Specialty Pay	1,509	1,443	1,343	1,443	-
050.80.84.87.0.380.506.001					
Longevity Pay Longevity Pay	3,090	3,090	3,090	2,790	(300)
050.80.84.87.0.381.500.001					
Full-Time Earnings Full-Time Earnings	47,655	50,618	51,358	54,663	4,045
050.80.84.87.0.381.502.001					
Seasonal Earnings Seasonal Earnings	-	7,656	7,709	7,656	-
050.80.84.87.0.381.503.001					
Overtime Earnings Overtime	3,881	8,145	3,500	8,470	325
050.80.84.87.0.381.504.001					
Specialty Pay Specialty Pay	300	301	279	301	-
050.80.84.87.0.381.506.001					
Longevity Pay Longevity Pay	400	400	400	400	-
050.80.84.87.0.382.500.001					
Full-Time Earnings Full-Time Earnings	187,760	203,539	202,653	219,839	16,300
050.80.84.87.0.382.503.001					
Overtime Earnings Overtime	34,028	50,813	34,125	52,846	2,033
050.80.84.87.0.382.504.001					
Specialty Pay Specialty Pay	631	635	587	635	-
050.80.84.87.0.382.506.001					
Longevity Pay Longevity Pay	1,125	1,125	1,125	1,125	-
050.80.84.88.0.383.500.001					
Full-Time Earnings Full-Time Earnings	337,113	360,709	360,153	387,381	26,672
050.80.84.88.0.383.503.001					
Overtime Earnings Overtime	64,552	92,708	76,986	96,417	3,709
050.80.84.88.0.383.504.001					
Specialty Pay Specialty Pay	1,080	1,081	1,007	1,081	-
050.80.84.88.0.383.506.001					
Longevity Pay Longevity Pay	2,290	2,290	2,290	2,290	-
Personal Services, Salaries & Wages Total	**2,328,827**	**2,608,277**	**2,450,564**	**2,775,046**	**166,769**
Employee Benefits					
050.80.84.00.0.000.510.001					
Group Insurance Medical Insurance	74,077	83,390	75,542	68,730	(14,660)
050.80.84.00.0.000.510.003					
Group Insurance Workers' Comp Ins	35,100	37,011	37,011	48,780	11,769
050.80.84.00.0.000.510.004					
Group Insurance Dental Insurance	1,837	1,883	1,596	1,529	(354)
050.80.84.00.0.000.511.001					
Social Security Contributions Social Security	23,340	27,831	23,980	25,858	(1,973)
050.80.84.00.0.000.511.002					
Social Security Contributions Medicare	5,858	6,777	5,607	6,324	(453)
050.80.84.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	37,290	26,454	25,272	27,490	1,036
050.80.84.00.0.000.513.001					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Employee Benefits Sick Leave Incentive	4,341	2,496	470	500	(1,996)
050.80.84.00.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	7,667	28,328	17,818	18,527	(9,801)
050.80.84.00.0.000.513.009					
Other Employee Benefits OPEB Expense	(169,902)	-	-	-	-
050.80.84.00.0.000.513.013					
Other Employee Benefits Unemployment Comp	2,000	-	-	-	-
050.80.84.87.0.375.510.001					
Group Insurance Medical Insurance	26,130	25,228	27,327	24,583	(645)
050.80.84.87.0.375.510.004					
Group Insurance Dental Insurance	539	752	812	771	19
050.80.84.87.0.375.511.001					
Social Security Contributions Social Security	11,086	13,694	11,949	14,890	1,196
050.80.84.87.0.375.511.002					
Social Security Contributions Medicare	2,593	3,207	2,794	3,486	279
050.80.84.87.0.375.512.001					
Retirement Contributions IMRF Pension Expense	17,109	14,048	12,481	15,660	1,612
050.80.84.87.0.375.513.001					
Other Employee Benefits Sick Leave Incentive	143	156	-	-	(156)
050.80.84.87.0.375.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	2,107	3,483	1,200	1,296	(2,187)
050.80.84.87.0.376.510.001					
Group Insurance Medical Insurance	7,569	7,724	8,243	7,267	(457)
050.80.84.87.0.376.510.004					
Group Insurance Dental Insurance	223	234	246	227	(7)
050.80.84.87.0.376.511.001					
Social Security Contributions Social Security	2,033	3,784	2,903	3,974	190
050.80.84.87.0.376.511.002					
Social Security Contributions Medicare	475	888	677	932	44
050.80.84.87.0.376.512.001					
Retirement Contributions IMRF Pension Expense	3,109	2,686	2,395	2,956	270
050.80.84.87.0.376.513.001					
Other Employee Benefits Sick Leave Incentive	53	156	72	100	(56)
050.80.84.87.0.376.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	7	14	200	143	129
050.80.84.87.0.379.510.001					
Group Insurance Medical Insurance	72,397	70,833	76,729	68,912	(1,921)
050.80.84.87.0.379.510.004					
Group Insurance Dental Insurance	1,545	2,156	2,331	2,209	53
050.80.84.87.0.379.511.001					
Social Security Contributions Social Security	25,046	28,826	25,953	30,344	1,518
050.80.84.87.0.379.511.002					
Social Security Contributions Medicare	5,858	6,748	6,068	7,105	357
050.80.84.87.0.379.512.001					
Retirement Contributions IMRF Pension Expense	38,465	29,571	27,274	31,910	2,339
050.80.84.87.0.379.513.001					
Other Employee Benefits Sick Leave Incentive	572	624	-	-	(624)
050.80.84.87.0.379.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	8,247	13,550	4,000	4,360	(9,190)
050.80.84.87.0.379.513.003					
Other Employee Benefits Retiree Sick Incentive	31,512	-	-	-	-
050.80.84.87.0.380.510.001					
Group Insurance Medical Insurance	100,478	95,927	103,930	93,407	(2,520)
050.80.84.87.0.380.510.004					
Group Insurance Dental Insurance	2,085	2,908	3,146	2,977	69
050.80.84.87.0.380.511.001					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Social Security Contributions Social Security	37,420	44,975	39,209	44,770	(205)
050.80.84.87.0.380.511.002					
Social Security Contributions Medicare	8,752	10,527	9,169	10,477	(50)
050.80.84.87.0.380.512.001					
Retirement Contributions IMRF Pension Expense	58,062	46,137	41,168	47,080	943
050.80.84.87.0.380.513.001					
Other Employee Benefits Sick Leave Incentive	673	624	-	-	(624)
050.80.84.87.0.380.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	9,645	16,514	5,250	5,481	(11,033)
050.80.84.87.0.381.510.001					
Group Insurance Medical Insurance	4,684	3,648	3,950	3,563	(85)
050.80.84.87.0.381.510.004					
Group Insurance Dental Insurance	74	103	110	106	3
050.80.84.87.0.381.511.001					
Social Security Contributions Social Security	3,201	4,163	3,901	4,443	280
050.80.84.87.0.381.511.002					
Social Security Contributions Medicare	749	976	900	1,042	66
050.80.84.87.0.381.512.001					
Retirement Contributions IMRF Pension Expense	5,015	3,782	3,496	4,174	392
050.80.84.87.0.381.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	-	-	150	143	143
050.80.84.87.0.382.510.001					
Group Insurance Medical Insurance	28,804	27,979	30,310	27,352	(627)
050.80.84.87.0.382.510.004					
Group Insurance Dental Insurance	594	833	897	853	20
050.80.84.87.0.382.511.001					
Social Security Contributions Social Security	13,606	15,901	14,352	17,046	1,145
050.80.84.87.0.382.511.002					
Social Security Contributions Medicare	3,182	3,723	3,355	3,991	268
050.80.84.87.0.382.512.001					
Retirement Contributions IMRF Pension Expense	20,846	16,311	15,045	17,927	1,616
050.80.84.87.0.382.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	121	-	-	395	395
050.80.84.88.0.383.510.001					
Group Insurance Medical Insurance	80,408	80,446	87,152	78,576	(1,870)
050.80.84.88.0.383.510.004					
Group Insurance Dental Insurance	1,971	2,359	2,551	2,415	56
050.80.84.88.0.383.511.001					
Social Security Contributions Social Security	24,299	28,344	26,204	30,226	1,882
050.80.84.88.0.383.511.002					
Social Security Contributions Medicare	5,683	6,634	6,127	7,075	441
050.80.84.88.0.383.512.001					
Retirement Contributions IMRF Pension Expense	37,116	29,077	27,802	31,786	2,709
050.80.84.88.0.383.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	144	301	250	269	(32)
Employee Benefits Total	**726,037**	**884,724**	**829,374**	**854,437**	**(30,287)**
Other Employee Costs					
050.80.84.00.0.000.518.001					
Dues & Memberships Dues & Memberships	9,237	3,723	4,942	4,942	1,219
050.80.84.00.0.000.521.001					
Other Employee Expenses Other Employee Exp.	4,078	3,813	3,813	3,927	114
050.80.84.00.0.000.522.001					
Travel & Meetings Travel & Meetings	6,284	4,973	4,973	4,973	-
050.80.84.00.0.000.524.001					
Uniform Expense Uniform Expense	21,351	21,993	21,993	22,653	660
050.80.84.00.0.000.525.004					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Training Training	17,131	13,111	13,111	13,111	-
Other Employee Costs Total	**58,081**	**47,613**	**48,832**	**49,606**	**1,993**
Contractual Services					
050.80.84.00.0.000.530.006					
Professional Services Other Prof. Serv.	1,370	66,472	5,572	5,739	(60,733)
050.80.84.00.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	1,408	1,450	1,450	1,494	44
050.80.84.00.0.000.551.001					
Copier Lease Payment Copier Lease Payment	1,540	2,339	2,339	2,409	70
050.80.84.00.0.000.552.001					
Computer Lease Payment Computer Repl Fund	9,050	11,450	11,450	10,575	(875)
050.80.84.00.0.000.560.002					
Technical Services Comp Programming	-	1,495	1,495	1,540	45
050.80.84.00.0.000.560.007					
Technical Services Computer Maint.	-	1,607	1,607	1,655	48
050.80.84.00.0.000.560.009					
Technical Services GIS Maintenance	73,884	25,853	25,853	26,629	776
050.80.84.00.0.000.561.004					
Computer Software Cloud-Based Service	103,109	61,138	61,138	62,972	1,834
050.80.84.00.0.000.562.002					
Records Management Printing Expense	6,802	7,045	7,045	7,256	211
050.80.84.00.0.000.563.002					
Banking Fees Bank & Fiscal Fees	-	2,583	2,583	2,583	-
050.80.84.00.0.000.574.005					
Public Works - General Contractual Uniform Rent/Cleaning	8,841	12,339	12,339	12,709	370
050.80.84.01.0.000.553.001					
Capital Replacement Payments Vehicle Lease Payment	578,290	336,340	336,340	383,660	47,320
050.80.84.01.0.000.554.001					
Vehicle Maintenance Payment Vehicle Maint Payment	617,381	623,005	623,005	653,152	30,147
050.80.84.87.0.375.533.003					
Building Maintenance & Repair Roof Repairs	258	2,500	1,000	1,000	(1,500)
050.80.84.87.0.375.533.005					
Building Maintenance & Repair Building Repairs	4,935	5,356	5,356	5,517	161
050.80.84.87.0.376.574.012					
Public Works - General Contractual Landscape & Fence Maintenance	-	250	250	258	8
050.80.84.87.0.376.574.014					
Public Works - General Contractual Grounds Maintenance	53,091	57,433	57,433	59,156	1,723
050.80.84.87.0.378.570.001					
Water Purchases JAWA - Water Purchase	5,745,426	5,987,710	5,987,710	6,167,341	179,631
050.80.84.87.0.378.570.002					
Water Purchases JAWA - Power Cost	120,569	99,060	99,060	102,032	2,972
050.80.84.87.0.378.570.003					
Water Purchases JAWA - O&M Cost	385,955	469,577	469,577	483,664	14,087
050.80.84.87.0.378.570.004					
Water Purchases JAWA - Fixed Cost	1,116,308	1,594,741	1,594,741	1,642,583	47,842
050.80.84.87.0.379.532.002					
Equipment Maintenance & Repair Equipment Maint.	63,774	64,272	64,272	66,200	1,928
050.80.84.87.0.379.533.004					
Building Maintenance & Repair Emergency Repairs	2,649	2,080	2,080	2,142	62
050.80.84.87.0.379.533.006					
Building Maintenance & Repair Electrical Repairs	5,099	5,356	5,356	5,517	161
050.80.84.87.0.379.569.003					
Water Contractual Services Water Sample Testing	18,940	19,994	29,994	30,894	10,900
050.80.84.87.0.379.569.004					
Water Contractual Services Water Tank Repairs	2,782	3,214	3,214	3,310	96
050.80.84.87.0.380.530.005					

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Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Professional Services Control System Programming	26,551	37,492	37,492	38,617	1,125
050.80.84.87.0.380.530.006					
Professional Services Other Prof. Serv.	44,303	30,147	30,147	31,051	904
050.80.84.87.0.380.532.002					
Equipment Maintenance & Repair Equipment Maint.	6,349	6,541	6,541	6,737	196
050.80.84.87.0.380.569.006					
Water Contractual Services Parkway Restoration	50,681	54,631	54,631	56,270	1,639
050.80.84.87.0.380.569.007					
Water Contractual Services Pavement Restoration	45,135	47,308	47,308	48,727	1,419
050.80.84.87.0.380.569.008					
Water Contractual Services Refuse Disposal	7,316	7,535	7,535	7,761	226
050.80.84.87.0.380.571.006					
Sewer Contractual Services Backflow Prevention Program	18,700	27,316	27,316	28,135	819
050.80.84.87.0.380.574.007					
Public Works - General Contractual Julie Service Charges	8,209	10,712	10,712	11,033	321
050.80.84.87.0.380.574.008					
Public Works - General Contractual Contract Hauling	48,717	38,277	38,277	39,425	1,148
050.80.84.87.0.381.547.003					
Equipment Rental Vehicle Rental	-	1,639	1,639	1,688	49
050.80.84.87.0.381.560.002					
Technical Services Comp Programming	27,324	32,136	32,136	33,100	964
050.80.84.87.0.381.569.001					
Water Contractual Services Meter Installation	46,743	78,412	78,412	80,764	2,352
050.80.84.87.0.381.569.002					
Water Contractual Services Meter Testing & Repair	16,507	26,780	26,780	27,583	803
050.80.84.87.0.382.574.001					
Public Works - General Contractual Painting Services	43,279	44,578	44,578	45,915	1,337
050.80.84.87.0.382.574.008					
Public Works - General Contractual Contract Hauling	24,095	23,156	23,156	23,851	695
050.80.84.88.0.383.532.002					
Equipment Maintenance & Repair Equipment Maint.	6,183	6,427	6,427	6,620	193
050.80.84.88.0.383.569.008					
Water Contractual Services Refuse Disposal	5,605	6,275	6,275	6,463	188
050.80.84.88.0.383.571.001					
Sewer Contractual Services Sewer Repair/Repl	21,693	37,492	37,492	38,617	1,125
050.80.84.88.0.383.571.002					
Sewer Contractual Services Building Sewer Insp	31,197	53,560	53,560	55,167	1,607
050.80.84.88.0.383.571.003					
Sewer Contractual Services Sewer Cleaning	47,013	54,631	54,631	56,270	1,639
050.80.84.88.0.383.571.007					
Sewer Contractual Services Flow Monitoring Analy	15,640	26,780	26,780	27,583	803
050.80.84.88.0.383.574.008					
Public Works - General Contractual Contract Hauling	14,985	6,766	6,766	6,969	203
Contractual Services Total	**9,477,687**	**10,123,250**	**10,070,850**	**10,420,333**	**297,083**
Insurance					
050.80.84.00.0.000.593.001					
Insurance Expense General Liability	208,340	235,114	235,114	181,111	(54,003)
Insurance Total	**208,340**	**235,114**	**235,114**	**181,111**	**(54,003)**
Utilities					
050.80.84.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	8,403	11,997	11,997	12,357	360
050.80.84.87.0.375.585.001					
Natural Gas Natural Gas	7,475	7,382	7,832	7,603	221
050.80.84.87.0.379.586.001					
Electricity Electricity	89,624	89,158	89,158	91,833	2,675
050.80.84.88.0.383.586.001					

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Electricity Electricity	18,445	27,201	27,201	20,000	(7,201)
Utilities Total	**123,947**	**135,738**	**136,188**	**131,793**	**(3,945)**
Commodities & Supplies					
050.80.84.00.0.000.603.001					
Clothing Supplies Clothing Supplies	460	1,573	1,573	1,573	-
050.80.84.00.0.000.606.001					
Office Supplies Office Supplies	4,634	4,783	4,783	4,926	143
050.80.84.00.0.000.608.001					
Other Supplies Other Supplies	2,343	2,413	2,413	2,485	72
050.80.84.00.0.000.614.001					
Training Supplies Training Supplies	803	815	815	815	-
050.80.84.00.0.000.622.001					
General Open House Supplies	3,356	3,428	3,428	3,531	103
050.80.84.00.0.000.626.002					
Public Works - Water/Sewer Engineering Supplies	1,366	1,409	1,000	1,000	(409)
050.80.84.00.0.000.626.004					
Public Works - Water/Sewer Water Conservation Supplies	472	1,091	500	500	(591)
050.80.84.87.0.375.628.003					
Maintenance & Repair Supplies M&R Supplies - PW	1,791	1,845	1,845	1,900	55
050.80.84.87.0.376.622.002					
General Small Tools	221	239	239	246	7
050.80.84.87.0.376.622.003					
General Grounds Maintenance Supplies	2,770	2,900	2,900	2,987	87
050.80.84.87.0.376.622.004					
General Lawn Care Equipment	431	550	550	567	17
050.80.84.87.0.376.622.007					
General Snow Plow Blades	3,350	3,585	3,585	3,693	108
050.80.84.87.0.379.622.009					
General Repair/Maint Supplies	28,582	24,609	24,609	25,347	738
050.80.84.87.0.379.626.005					
Public Works - Water/Sewer Water Treatment Chemicals	20,988	19,282	19,282	19,860	578
050.80.84.87.0.379.627.002					
Gas Generators	7,401	16,068	16,068	16,550	482
050.80.84.87.0.380.622.002					
General Small Tools	453	488	488	503	15
050.80.84.87.0.380.622.005					
General Restoration Materials	32,208	33,174	33,174	34,169	995
050.80.84.87.0.380.622.006					
General Emergency Barricades	-	2,328	2,328	2,398	70
050.80.84.87.0.380.622.009					
General Repair/Maint Supplies	18,915	53,079	53,079	54,671	1,592
050.80.84.87.0.380.627.003					
Gas Water - Gas Pumps/Generators	2,341	2,411	2,411	2,483	72
050.80.84.87.0.381.622.002					
General Small Tools	194	211	211	217	6
050.80.84.87.0.381.626.008					
Public Works - Water/Sewer Water Meter Repair Parts	3,483	3,617	3,617	3,725	108
050.80.84.87.0.382.622.005					
General Restoration Materials	10,541	10,857	10,857	11,183	326
050.80.84.87.0.382.622.009					
General Repair/Maint Supplies	18,333	21,852	21,852	22,508	656
050.80.84.87.0.382.626.001					
Public Works - Water/Sewer Painting Supplies	1,757	1,810	1,810	1,864	54
050.80.84.87.0.382.626.006					
Public Works - Water/Sewer Water Hydrants	42,429	43,705	43,705	45,016	1,311
050.80.84.87.0.382.626.007					

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Public Works - Water/Sewer Water Valves	-	34,784	34,784	35,828	1,044
050.80.84.88.0.383.622.005					
General Restoration Materials	4,830	4,975	4,975	5,124	149
050.80.84.88.0.383.622.009					
General Repair/Maint Supplies	13,773	16,389	16,389	16,881	492
050.80.84.88.0.383.626.003					
Public Works - Water/Sewer Manhole Frame Supp	6,240	6,427	6,427	6,620	193
Commodities & Supplies Total	**234,463**	**320,697**	**319,697**	**329,170**	**8,473**
Distribution Systems					
050.80.84.87.0.379.671.002					
Water Distribution Tank Repair/Inspection	15,920	20,600	20,600	21,218	618
050.80.84.87.0.379.671.004					
Water Distribution Tank Dsgn Engineering	11,300	15,600	20,600	21,218	5,618
050.80.84.87.0.380.671.006					
Water Distribution Wireless Telemetry System Maint	1,600	10,712	10,712	9,000	(1,712)
050.80.90.00.0.700.672.008					
Sewer System Lead Service Line Rebate Program	-	-	-	100,000	100,000
050.80.90.00.1.700.671.001					
Water Distribution Tank Repair/Ren	-	685,000	685,000	-	(685,000)
050.80.90.00.1.700.671.003					
Water Distribution Water Main Repl	(2,112)	6,099,245	6,099,244	6,500,000	400,755
050.80.90.00.1.700.671.005					
Water Distribution Deep Well Rehab	257,875	-	-	535,000	535,000
050.80.90.00.1.700.671.007					
Water Distribution Water Main - New	-	1,750,000	1,750,000	-	(1,750,000)
050.80.90.00.1.700.671.008					
Water Distribution Elevated Tank	-	-	-	-	-
050.80.90.00.1.701.672.001					
Sewer System Basin 14 Foot Tile/OH Sewer Prog	-	-	-	470,000	470,000
050.80.90.00.1.701.672.002					
Sewer System Lift Station Rehab	-	4,170,928	3,467,566	-	(4,170,928)
050.80.90.00.1.701.672.005					
Sewer System Sewer Main Repair/Replacement	-	1,000,000	1,000,000	1,800,000	800,000
050.80.90.00.1.702.672.001					
Sewer System Basin 14 Foot Tile/OH Sewer Prog	533,486	550,000	550,000	100,000	(450,000)
050.80.90.00.1.702.672.008					
Sewer System Lead Service Line Rebate Program	128,113	100,000	100,000	-	(100,000)
050.80.90.00.1.703.672.003					
Sewer System Combined Swr Imp	24,094	800,000	800,000	-	(800,000)
Distribution Systems Total	**970,274**	**15,202,085**	**14,503,722**	**9,556,436**	**(5,645,649)**
Infrastructure					
050.80.84.87.0.000.731.001					
Asset Retirement Obligation Amortization	7,500	-	-	-	-
Infrastructure Total	**7,500**	**-**	**-**	**-**	**-**
Office Equipment					
050.80.84.87.0.380.656.007					
Office Equipment Office Eqpt - Water	-	1,205	1,205	1,241	36
Office Equipment Total	**-**	**1,205**	**1,205**	**1,241**	**36**
Other Equipment					
050.80.84.87.0.381.665.050					
Other Equipment Water Meters	66,358	87,807	72,441	74,614	(13,193)
050.80.90.00.1.700.665.054					
Other Equipment Booster Pump/Panel Repl	61,767	185,000	100,000	225,000	40,000
050.80.90.00.1.700.665.079					
Other Equipment SCADA Wireless Telemetry	-	80,000	80,000	50,000	(30,000)
050.80.90.00.1.709.665.025					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Equipment Leak Detection Equipment	-	-	-	80,000	80,000
Other Equipment Total	**128,125**	**352,807**	**252,441**	**429,614**	**76,807**
Other Expenditures					
050.80.84.00.0.000.638.001					
Depreciation Depreciation	1,102,589	-	-	-	-
Other Expenditures Total	**1,102,589**	**-**	**-**	**-**	**-**
80-Public Works Total	**15,452,691**	**34,442,243**	**35,064,768**	**24,728,787**	**(9,713,456)**
00-Non Departmental					
Bank & Fiscal Fees					
050.00.00.00.2.565.695.036					
Bank & Fiscal Fees 2017 GO Bank Fees	225	225	225	225	-
050.00.00.00.2.566.695.037					
Bank & Fiscal Fees 2018A GO Bank Fees	225	450	450	450	-
050.00.00.00.2.567.695.040					
Bank & Fiscal Fees 2019A GO Bank Fees	450	450	450	450	-
050.00.00.00.2.569.695.043					
Bank & Fiscal Fees 2022A G.O. Bank Fees	450	450	450	450	-
Bank & Fiscal Fees Total	**1,350**	**1,575**	**1,575**	**1,575**	**-**
Bond Principal					
050.00.00.00.2.565.685.036					
Bond Principal 2017 GO Bond Principal	-	190,000	190,000	205,000	15,000
050.00.00.00.2.566.685.037					
Bond Principal 2018A GO Bond Principal	-	175,000	175,000	190,000	15,000
050.00.00.00.2.567.685.040					
Bond Principal 2019A GO Bond Principal	-	315,000	315,000	345,000	30,000
050.00.00.00.2.569.685.043					
Bond Principal 2022A G.O. Bond Principal	-	235,000	235,000	255,000	20,000
Bond Principal Total	**-**	**915,000**	**915,000**	**995,000**	**80,000**
Contractual Services					
050.00.00.00.2.569.564.001					
Financing Costs Financing Costs	-	-	-	-	-
Contractual Services Total	**-**	**-**	**-**	**-**	**-**
Interest Expense					
050.00.00.00.2.565.690.036					
Bond Interest 2017 GO Bond Interest	137,548	131,131	131,131	123,531	(7,600)
050.00.00.00.2.566.690.037					
Bond Interest 2018A GO Bond Interest	159,833	152,500	152,500	143,750	(8,750)
050.00.00.00.2.567.690.040					
Bond Interest 2019A GO Bond Interest	311,342	298,050	298,050	282,300	(15,750)
050.00.00.00.2.569.690.043					
Bond Interest 2022 G.O. Bond Interest	315,654	305,800	305,800	294,050	(11,750)
Interest Expense Total	**924,377**	**887,481**	**887,481**	**843,631**	**(43,850)**
Long Term Debt					
050.00.00.00.2.565.730.009					
Amortization of change in premium Debt Int/ Fiscal	(97,804)	-	-	-	-
Long Term Debt Total	**(97,804)**	**-**	**-**	**-**	**-**
00-Non Departmental Total	**827,923**	**1,804,056**	**1,804,056**	**1,840,206**	**36,150**
050-Water and Sewer Fund Total	**16,724,420**	**36,683,777**	**37,304,990**	**27,062,540**	**(9,621,237)**
051-Village Parking System Fund					
30-Finance					
Contractual Services					
051.30.01.00.0.000.563.003					
Banking Fees Bank Processing Fees	9,510	7,000	9,378	10,000	3,000
Contractual Services Total	**9,510**	**7,000**	**9,378**	**10,000**	**3,000**
30-Finance Total	**9,510**	**7,000**	**9,378**	**10,000**	**3,000**
80-Public Works					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Personal Services, Salaries & Wages					
051.80.81.81.0.000.500.001					
Full-Time Earnings Full-Time Earnings	-	-	-	-	-
051.80.81.81.0.000.503.001					
Overtime Earnings Overtime	-	-	-	-	-
Personal Services, Salaries & Wages Total	**-**	**-**	**-**	**-**	**-**
Employee Benefits					
051.80.81.81.0.000.510.001					
Group Insurance Medical Insurance	-	-	-	-	-
051.80.81.81.0.000.510.003					
Group Insurance Workers' Comp Ins	-	-	-	-	-
051.80.81.81.0.000.510.004					
Group Insurance Dental Insurance	-	-	-	-	-
051.80.81.81.0.000.511.001					
Social Security Contributions Social Security	-	-	-	-	-
051.80.81.81.0.000.511.002					
Social Security Contributions Medicare	-	-	-	-	-
051.80.81.81.0.000.512.001					
Retirement Contributions IMRF Pension Expense	-	-	-	-	-
051.80.81.81.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	-	-	-	-	-
Employee Benefits Total	**-**	**-**	**-**	**-**	**-**
Contractual Services					
051.80.81.81.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	6,217	4,384	4,384	4,516	132
051.80.81.81.0.000.533.002					
Building Maintenance & Repair Cleaning Service	13,600	16,068	16,068	16,068	-
051.80.81.81.0.000.561.004					
Computer Software Cloud-Based Service	-	5,356	5,356	5,517	161
051.80.81.81.0.000.563.004					
Banking Fees Mobile Payment Convenience Fees	1,055	3,277	-	-	(3,277)
051.80.81.81.0.000.575.007					
Public Works - Streets Contractual Parking Lot Sealcoating	4,269	13,315	13,315	13,714	399
051.80.81.81.0.000.575.008					
Public Works - Streets Contractual Striping Parking Lots	4,220	4,356	4,356	4,487	131
Contractual Services Total	**29,362**	**46,756**	**43,479**	**44,302**	**(2,454)**
Insurance					
051.80.81.81.0.000.593.001					
Insurance Expense General Liability	5,865	5,243	5,243	1,456	(3,787)
Insurance Total	**5,865**	**5,243**	**5,243**	**1,456**	**(3,787)**
Utilities					
051.80.81.82.0.375.586.001					
Electricity Electricity	11,179	10,712	10,712	11,033	321
Utilities Total	**11,179**	**10,712**	**10,712**	**11,033**	**321**
Commodities & Supplies					
051.80.81.81.0.000.608.001					
Other Supplies Other Supplies	608	626	626	645	19
Commodities & Supplies Total	**608**	**626**	**626**	**645**	**19**
Infrastructure					
051.80.90.00.0.706.679.021					
Other Infrastructure Parking Deck Maint	69,597	127,000	127,000	111,000	(16,000)
Infrastructure Total	**69,597**	**127,000**	**127,000**	**111,000**	**(16,000)**
80-Public Works Total	**116,610**	**190,337**	**187,060**	**168,436**	**(21,901)**
051-Village Parking System Fund Total	**126,120**	**197,337**	**196,438**	**178,436**	**(18,901)**
052-Parking System Revenue Fund					
30-Finance					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Contractual Services					
052.30.01.00.0.000.563.003					
Banking Fees Bank Processing Fees	10,075	8,240	-	-	(8,240)
Contractual Services Total	**10,075**	**8,240**	**-**	**-**	**(8,240)**
30-Finance Total	**10,075**	**8,240**	**-**	**-**	**(8,240)**
80-Public Works					
Personal Services, Salaries & Wages					
052.80.81.81.0.000.500.001					
Full-Time Earnings Full-Time Earnings	-	-	-	-	-
052.80.81.81.0.000.503.001					
Overtime Earnings Overtime	-	-	-	-	-
Personal Services, Salaries & Wages Total	**-**	**-**	**-**	**-**	**-**
Employee Benefits					
052.80.81.81.0.000.510.001					
Group Insurance Medical Insurance	-	-	-	-	-
052.80.81.81.0.000.510.003					
Group Insurance Workers' Comp Ins	-	-	-	-	-
052.80.81.81.0.000.510.004					
Group Insurance Dental Insurance	-	-	-	-	-
052.80.81.81.0.000.511.001					
Social Security Contributions Social Security	-	-	-	-	-
052.80.81.81.0.000.511.002					
Social Security Contributions Medicare	-	-	-	-	-
052.80.81.81.0.000.512.001					
Retirement Contributions IMRF Pension Expense	-	-	-	-	-
052.80.81.81.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	-	-	-	-	-
Employee Benefits Total	**-**	**-**	**-**	**-**	**-**
Contractual Services					
052.80.81.81.0.000.530.006					
Professional Services Other Prof. Serv.	-	7,757	6,000	6,000	(1,757)
052.80.81.81.0.000.533.002					
Building Maintenance & Repair Cleaning Service	6,256	4,384	4,384	4,515	131
052.80.81.81.0.000.550.001					
Land Lease Metra Land Lease	40,679	-	-	-	-
052.80.81.81.0.000.561.004					
Computer Software Cloud-Based Service	7,276	10,712	8,000	8,000	(2,712)
052.80.81.81.0.000.563.004					
Banking Fees Mobile Payment Convenience Fees	6,866	2,357	2,357	2,428	71
052.80.81.81.0.000.574.010					
Public Works - General Contractual Beautify RR ROW	18,079	11,000	11,000	11,330	330
052.80.81.81.0.000.575.007					
Public Works - Streets Contractual Parking Lot Sealcoating	-	15,062	15,062	15,514	452
052.80.81.81.0.000.575.008					
Public Works - Streets Contractual Striping Parking Lots	2,819	2,908	2,908	2,995	87
052.80.81.81.0.000.575.011					
Public Works - Streets Contractual Snow Removal	-	3,879	3,879	3,995	116
Contractual Services Total	**81,975**	**58,059**	**53,590**	**54,777**	**(3,282)**
Insurance					
052.80.81.81.0.000.593.001					
Insurance Expense General Liability	1,502	1,337	1,337	1,187	(150)
Insurance Total	**1,502**	**1,337**	**1,337**	**1,187**	**(150)**
Utilities					
052.80.81.81.0.000.585.001					
Natural Gas Natural Gas	1,685	3,158	3,158	3,253	95
052.80.81.81.0.000.586.001					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Electricity Electricity	1,748	7,362	3,000	3,000	(4,362)
052.80.81.81.0.000.591.001					
Water & Sewer Water & Sewer	747	567	567	584	17
Utilities Total	**4,181**	**11,087**	**6,725**	**6,837**	**(4,250)**
Commodities & Supplies					
052.80.81.81.0.000.608.001					
Other Supplies Other Supplies	7,243	7,757	7,757	7,990	233
052.80.81.81.0.000.624.014					
Public Works - Streets Bicycle Racks	-	1,547	1,547	1,593	46
052.80.81.81.0.000.624.015					
Public Works - Streets Parking Bumpers	-	752	752	775	23
052.80.81.81.0.000.628.007					
Maintenance & Repair Supplies M&R Supplies -RR Sta	192	1,977	1,977	2,036	59
Commodities & Supplies Total	**7,435**	**12,033**	**12,033**	**12,394**	**361**
80-Public Works Total	**95,092**	**82,516**	**73,685**	**75,195**	**(7,321)**
052-Parking System Revenue Fund Total	**105,168**	**90,756**	**73,685**	**75,195**	**(15,561)**
060-Vehicle Maintenance Fund					
80-Public Works					
Personal Services, Salaries & Wages					
060.80.86.00.0.000.500.001					
Full-Time Earnings Full-Time Earnings	125,810	131,474	130,764	136,327	4,853
060.80.86.00.0.000.503.001					
Overtime Earnings Overtime	-	3,125	-	3,250	125
060.80.86.00.0.000.504.001					
Specialty Pay Specialty Pay	600	601	560	601	-
060.80.86.00.0.000.506.001					
Longevity Pay Longevity Pay	700	800	800	800	-
060.80.86.89.0.000.500.001					
Full-Time Earnings Full-Time Earnings	814,966	855,986	882,292	927,435	71,449
060.80.86.89.0.000.501.001					
Part-Time Earnings Part-Time Earnings	-	19,751	-	19,563	(188)
060.80.86.89.0.000.502.001					
Seasonal Earnings Seasonal Earnings	-	6,600	-	6,600	-
060.80.86.89.0.000.503.001					
Overtime Earnings Overtime	76,474	184,282	103,798	191,656	7,374
060.80.86.89.0.000.504.001					
Specialty Pay Specialty Pay	3,181	3,021	3,317	3,562	541
060.80.86.89.0.000.506.001					
Longevity Pay Longevity Pay	2,520	3,150	3,150	3,240	90
Personal Services, Salaries & Wages Total	**1,024,252**	**1,208,790**	**1,124,681**	**1,293,034**	**84,244**
Employee Benefits					
060.80.86.00.0.000.510.001					
Group Insurance Medical Insurance	23,881	25,054	27,140	24,466	(588)
060.80.86.00.0.000.510.003					
Group Insurance Workers' Comp Ins	19,200	20,032	20,032	23,520	3,488
060.80.86.00.0.000.510.004					
Group Insurance Dental Insurance	839	780	844	798	18
060.80.86.00.0.000.511.001					
Social Security Contributions Social Security	7,703	8,557	7,822	8,867	310
060.80.86.00.0.000.511.002					
Social Security Contributions Medicare	1,802	2,003	1,828	2,076	73
060.80.86.00.0.000.512.001					
Retirement Contributions IMRF Pension Expense	8,410	8,759	8,288	9,304	545
060.80.86.00.0.000.513.001					
Other Employee Benefits Sick Leave Incentive	540	-	-	-	-
060.80.86.00.0.000.513.002					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Other Employee Benefits Vac/Pers Leave Incent.	51,980	2,459	1,000	2,496	37
060.80.86.00.0.000.513.009					
Other Employee Benefits OPEB Expense	(45,395)	-	-	-	-
060.80.86.89.0.000.510.001					
Group Insurance Medical Insurance	162,545	160,985	175,574	159,076	(1,909)
060.80.86.89.0.000.510.004					
Group Insurance Dental Insurance	3,831	4,643	5,024	4,752	109
060.80.86.89.0.000.511.001					
Social Security Contributions Social Security	54,171	66,608	59,905	70,872	4,264
060.80.86.89.0.000.511.002					
Social Security Contributions Medicare	12,669	15,583	14,008	16,580	997
060.80.86.89.0.000.512.001					
Retirement Contributions IMRF Pension Expense	57,275	68,309	63,181	74,599	6,290
060.80.86.89.0.000.513.002					
Other Employee Benefits Vac/Pers Leave Incent.	1,326	1,448	10,000	10,488	9,040
060.80.86.89.0.000.513.003					
Other Employee Benefits Retiree Sick Incentive	-	-	-	-	-
060.80.86.89.0.000.513.004					
Other Employee Benefits Employee Allowances	10,260	10,260	1,152	9,120	(1,140)
Employee Benefits Total	**371,037**	**395,480**	**395,798**	**417,014**	**21,534**
Other Employee Costs					
060.80.86.00.0.000.518.001					
Dues & Memberships Dues & Memberships	150	3,060	3,060	3,060	-
060.80.86.00.0.000.525.004					
Training Training	10,635	5,889	4,335	4,335	(1,554)
Other Employee Costs Total	**10,785**	**8,949**	**7,395**	**7,395**	**(1,554)**
Contractual Services					
060.80.86.00.0.000.530.006					
Professional Services Other Prof. Serv.	1,139	7,446	9,000	9,270	1,824
060.80.86.00.0.000.561.004					
Computer Software Cloud-Based Service	25,185	16,914	16,914	20,023	3,109
060.80.86.89.0.000.532.002					
Equipment Maintenance & Repair Equipment Maint.	76,886	102,986	108,036	108,036	5,050
060.80.86.89.0.000.532.004					
Equipment Maintenance & Repair Radio Maintenance	-	382	-	-	(382)
060.80.86.89.0.000.574.009					
Public Works - General Contractual Fuel System Maintenance	942	2,459	2,459	2,532	73
Contractual Services Total	**104,151**	**130,187**	**136,409**	**139,861**	**9,674**
Insurance					
060.80.86.00.0.000.593.001					
Insurance Expense General Liability	13,819	55,383	55,383	22,503	(32,880)
Insurance Total	**13,819**	**55,383**	**55,383**	**22,503**	**(32,880)**
Utilities					
060.80.86.00.0.000.590.001					
Telephone - Cellular Telephone - Cellular	3,196	4,916	4,916	5,063	147
Utilities Total	**3,196**	**4,916**	**4,916**	**5,063**	**147**
Commodities & Supplies					
060.80.86.00.0.000.603.001					
Clothing Supplies Clothing Supplies	300	918	918	945	27
060.80.86.00.0.000.606.001					
Office Supplies Office Supplies	709	730	730	752	22
060.80.86.00.0.000.608.001					
Other Supplies Other Supplies	1,264	1,242	1,242	1,279	37
060.80.86.89.0.000.622.002					
General Small Tools	4,226	4,620	4,620	4,758	138
060.80.86.89.0.000.625.001					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Public Works - Vehicle Maintenance Fuel System Repair Parts	14,717	1,369	1,369	1,410	41
060.80.86.89.0.000.625.002					
Public Works - Vehicle Maintenance Steam Cleaner Chemicals	1,457	1,501	1,501	1,546	45
060.80.86.89.0.000.625.003					
Public Works - Vehicle Maintenance Vehicle Maint Supplies	281,254	280,804	280,804	289,228	8,424
060.80.86.89.0.000.627.001					
Gas Gas Vehicles	435,513	500,000	450,000	500,000	-
Commodities & Supplies Total	**739,441**	**791,184**	**741,184**	**799,918**	**8,734**
Office Equipment					
060.80.86.00.0.000.656.001					
Office Equipment Office Eqpt	658	684	684	705	21
Office Equipment Total	**658**	**684**	**684**	**705**	**21**
Other Equipment					
060.80.86.89.0.000.665.030					
Other Equipment Oil Pump Replacement	-	967	967	967	-
060.80.86.89.0.000.665.031					
Other Equipment Other Equipment	-	24,620	-	-	(24,620)
060.80.86.89.0.000.668.004					
Radio Equipment Radio Equip -Vcle Mnt	1,452	1,639	1,639	1,688	49
Other Equipment Total	**1,452**	**27,226**	**2,606**	**2,655**	**(24,571)**
80-Public Works Total	**2,268,791**	**2,622,799**	**2,469,056**	**2,688,148**	**65,349**
060-Vehicle Maintenance Fund Total	**2,268,791**	**2,622,799**	**2,469,056**	**2,688,148**	**65,349**
061-Vehicle Replacement Fund					
20-Village Administration					
Motor Equipment					
061.20.90.00.1.708.660.012					
Motor Equipment TV Serv Vehicles	-	32,000	-	55,000	23,000
Motor Equipment Total	**-**	**32,000**	**-**	**55,000**	**23,000**
20-Village Administration Total	**-**	**32,000**	**-**	**55,000**	**23,000**
30-Finance					
Other Expenditures					
061.30.01.00.1.000.638.001					
Depreciation Depreciation	1,283,985	-	-	-	-
Other Expenditures Total	**1,283,985**	**-**	**-**	**-**	**-**
30-Finance Total	**1,283,985**	**-**	**-**	**-**	**-**
40-Community Development					
Motor Equipment					
061.40.90.00.1.708.660.014					
Motor Equipment CD Bldg Vehicles	-	-	-	46,000	46,000
Motor Equipment Total	**-**	**-**	**-**	**46,000**	**46,000**
40-Community Development Total	**-**	**-**	**-**	**46,000**	**46,000**
50-Human Services					
Motor Equipment					
061.50.90.00.1.708.660.017					
Motor Equipment Human Serv Vehicles	-	28,000	28,000	-	(28,000)
Motor Equipment Total	**-**	**28,000**	**28,000**	**-**	**(28,000)**
50-Human Services Total	**-**	**28,000**	**28,000**	**-**	**(28,000)**
60-Police					
Motor Equipment					
061.60.90.00.1.708.660.003					
Motor Equipment Police Vehicles	332	633,766	425,000	695,000	61,234
Motor Equipment Total	**332**	**633,766**	**425,000**	**695,000**	**61,234**
60-Police Total	**332**	**633,766**	**425,000**	**695,000**	**61,234**
70-Fire					
Motor Equipment					
061.70.90.00.1.708.660.005					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Motor Equipment Fire Vehicles	6,782	2,568,000	2,568,000	1,920,000	(648,000)
Motor Equipment Total	**6,782**	**2,568,000**	**2,568,000**	**1,920,000**	**(648,000)**
70-Fire Total	**6,782**	**2,568,000**	**2,568,000**	**1,920,000**	**(648,000)**
80-Public Works					
Motor Equipment					
061.80.90.00.1.708.660.006					
Motor Equipment PW Vehicles	47,675	2,590,200	1,172,000	2,265,000	(325,200)
Motor Equipment Total	**47,675**	**2,590,200**	**1,172,000**	**2,265,000**	**(325,200)**
80-Public Works Total	**47,675**	**2,590,200**	**1,172,000**	**2,265,000**	**(325,200)**
061-Vehicle Replacement Fund Total	**1,338,775**	**5,851,966**	**4,193,000**	**4,981,000**	**(870,966)**
062-Computer Replacement Fund					
20-Village Administration					
Office Equipment					
062.20.90.00.1.707.655.001					
Computer Equipment Computer Eqpt - IT	143,885	229,000	229,000	211,500	(17,500)
Office Equipment Total	**143,885**	**229,000**	**229,000**	**211,500**	**(17,500)**
Other Expenditures					
062.20.00.00.0.000.638.665					
Depreciation Equipment	10,515	-	-	-	-
Other Expenditures Total	**10,515**	**-**	**-**	**-**	**-**
20-Village Administration Total	**154,400**	**229,000**	**229,000**	**211,500**	**(17,500)**
062-Computer Replacement Fund Total	**154,400**	**229,000**	**229,000**	**211,500**	**(17,500)**
063-Risk Management Fund					
20-Village Administration					
Building Improvements					
063.20.90.00.1.706.645.020					
Village Hall Facility Improvements	-	350,000	-	-	(350,000)
Building Improvements Total	**-**	**350,000**	**-**	**-**	**(350,000)**
Commodities & Supplies					
063.20.23.00.4.000.631.001					
Health & Wellness Supplies Health & Wellness Supplies	16,650	22,500	19,000	22,500	-
063.20.23.00.4.000.631.002					
Health & Wellness Supplies Employee Participation Committee	-	15,000	15,000	15,000	-
Commodities & Supplies Total	**16,650**	**37,500**	**34,000**	**37,500**	**-**
20-Village Administration Total	**16,650**	**387,500**	**34,000**	**37,500**	**(350,000)**
80-Public Works					
Contractual Services					
063.80.82.83.4.000.576.012					
Public Works - Forestry Contractual Tree Hazard Study	9,665	10,712	10,712	11,033	321
Contractual Services Total	**9,665**	**10,712**	**10,712**	**11,033**	**321**
80-Public Works Total	**9,665**	**10,712**	**10,712**	**11,033**	**321**
00-Non Departmental					
Contractual Services					
063.00.00.00.4.000.530.006					
Professional Services Other Prof. Serv.	-	-	-	-	-
Contractual Services Total	**-**	**-**	**-**	**-**	**-**
Insurance					
063.00.00.00.4.000.595.002					
Claims Administration Claims Admin-Medical	374,692	200,000	255,000	275,000	75,000
063.00.00.00.4.000.596.008					
Property & Liability Insurance Premiums Other Insurance	31,997	50,000	50,000	50,000	-
063.00.00.00.4.000.596.010					
Property & Liability Insurance Premiums IRMA Annual Contribution	901,415	1,000,000	1,100,000	1,150,000	150,000
063.00.00.00.4.000.597.001					
Medical/Dental & Life Insurance Medical - PPO Premiums	6,558,724	6,995,495	7,080,000	7,325,000	329,505
063.00.00.00.4.000.597.002					

Village of Mount Prospect
Budget: January 1, 2025 to December 31, 2025
Expenditure Appropriation Details

Fund and Account Details	2023 Actual	2024 Budget	2024 Estimates	2025 Budget	$ Change - 2025 Budget vs. 2024 Budget
Medical/Dental & Life Insurance Medical HMO Premiums	1,149,775	1,375,320	1,245,000	1,269,900	(105,420)
063.00.00.00.4.000.597.003					
Medical/Dental & Life Insurance Life Insurance Premiums	60,226	55,000	65,000	65,000	10,000
063.00.00.00.4.000.597.004					
Medical/Dental & Life Insurance Medical Premiums - PW Union	311,657	-	-	-	-
063.00.00.00.4.000.597.005					
Medical/Dental & Life Insurance Dental Premiums	345,740	320,300	380,000	405,000	84,700
063.00.00.00.4.000.597.006					
Medical/Dental & Life Insurance Vision Insurance	-	25,000	25,000	25,000	-
063.00.00.00.4.000.599.001					
Property & Liability Claims Property Claims	-	80,000	80,000	80,000	-
063.00.00.00.4.000.599.002					
Property & Liability Claims Liability Claims	40,831	120,000	100,000	100,000	(20,000)
063.00.00.00.4.000.599.003					
Property & Liability Claims Workers' Comp. Claims	592,630	400,000	600,000	600,000	200,000
063.00.00.00.4.000.600.002					
Other Insurance Claims & Expenses Miscellaneous Property Claims	16,223	50,000	50,000	50,000	-
063.00.00.00.4.000.600.004					
Other Insurance Claims & Expenses Unemplymnt Comp. Clms	-	25,000	25,000	25,000	-
063.00.00.00.4.000.600.005					
Other Insurance Claims & Expenses Misc. IRMA Claims	41,324	25,000	25,000	25,000	-
Insurance Total	**10,425,235**	**10,721,115**	**11,080,000**	**11,444,900**	**723,785**
00-Non Departmental Total	**10,425,235**	**10,721,115**	**11,080,000**	**11,444,900**	**723,785**
063-Risk Management Fund Total	**10,451,550**	**11,119,327**	**11,124,712**	**11,493,433**	**374,106**
Grand Total	**137,455,379**	**188,176,171**	**185,132,293**	**165,437,104**	**(22,739,067)**

From: Finance Commission, Village of Mount Prospect

To: Paul Wm. Hoefert – Mayor, and the Village Board of Trustees

Date: October 24, 2024

Subject: Budget Recommendation from the Finance Commission

The Finance Commission met at a regularly scheduled meeting on October 24, 2024. All four Commissioners were present at the meeting. The Finance Commission discussed the proposed property tax levy, abatements, and the 2025 budget. Director of Finance, Amit Thakkar gave a summary presentation for the budget, levy and the abatements.

The Finance Commission first reviewed the budget presentation on September 26, 2024, at the Emergency Operation Center. After the summary presentation on October 24, 2024, the Finance Commission had a few questions and suggestions.

a) It was suggested that the top part of the water bill message should be utilized to convey a short message that the water and sewer rates will be increasing by 6.75 percent and the reason for the increase. Staff concurred with the suggestion. Staff has utilized the top part of the water bill to notify customers of rate increases in the past.
b) There was a request for the schools-related information within the Budget to be reviewed and updated. Staff mentioned that some portion of the information is derived automatically by the software provider, and staff does not have ability to control certain data inputs. However, the staff will take this under advisement.
c) Finance Commission further mentioned that they would like to see a separate TIF section in the budget book. The current budget book includes a section for the Special Revenue Fund – Prospect & Main and South Mount Prospect Tax Increment Financing (TIF) Districts. The Commission acknowledged that the Village is doing a good job with sharing information about the TIFS, however, the budget book could also include a separate section regarding TIF. Staff took the comment under advisement and mentioned that these items are included in the TIF annual report at the TIF portal. Staff will try to include some meaningful information on TIFs in the future budget book.
d) A brief discussion occurred about property tax numbers and abatements. Staff provided detailed analysis of each line of the property tax levy and abatements, totaling $6.4 million.
e) The Finance Commission also inquired about the projected deficit totaling $1.7 million for the year 2024. Staff mentioned that the deficit is a result of an accounting adjustment and timing issues. The Village Board approved a transfer of $6.5 million from the General Fund to the Economic Emergency Fund. Technically, this is not an expense. However, for accounting purposes, this is a transfer out expense for the General Fund, paid from the 2023 audited surplus. Since it is treated as an accounting expense for 2024, it offsets against 2024 revenues and results in a deficit of $1.7 million. In absence of the $6.5 million transfer, the General Fund will have a surplus of $4.8 million.
f) Staff and the Finance Commission discussed the operating budget and pension numbers and the future timeline for the budget. Finance Commission also

conveyed that the budget book is a comprehensive and professional document with a great amount of information about the Village.

g) After the discussion, following motions were made:

   a. Motion by Vince Grochocinski to recommend approval of the abatements as presented, seconded by Don Ocwieja. Motion was approved unanimously.
   b. Motion by Don Ocwieja to recommend approval of the property tax levy as presented, seconded by Ned Derfler. Motion was approved unanimously.
   c. Motion by Ned Derfler to recommend approval of the budget as presented by the staff, seconded by Vince Grochocinski. Motion was approved unanimously.

h) After the above motions were approved, Director of Finance thanked the Village staff for working diligently on the budget. The Finance Commission concurred with staff.

With that, we concluded our work plan for the fiscal year 2024. Please let us know if you have any questions or concerns.

Respectfully Submitted
Finance Commission

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE CONVENING THE JOINT REVIEW BOARD AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING FOR THE APPROVAL OF AMENDMENTS TO THE REDEVELOPMENT PROJECT AREA AND TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE SOUTH MOUNT PROSPECT TAX INCREMENT FINANCING DISTRICT**
Meeting	November 6, 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

On May 3, 2022, the Village Board passed Ordinance Nos. 6625, 6626, and 6627, approving a redevelopment plan and project ("TIF Plan"), designating a redevelopment project area ("Redevelopment Project Area"), and adopting tax increment financing for the South Mount Prospect Tax Increment Financing District ("SMP TIF"), all pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "TIF Act").

Discussion

The Village is considering amendments to the Redevelopment Project Area; adding three expansion areas as legally described and depicted in the attached documents. The Village authorized SB Friedman Development Advisors, LLC to prepare an amendment to the TIF Plan, adding the expansion areas to the boundaries of the SMP TIF. The Amendment has been on file and available at Village Hall since October 4, 2024. The Village published the TIF Interested Parties Registry Notice in the Daily Herald on October 4, 2024, as required by the TIF Act.

In order to continue its consideration of the possible approval of the Amended Redevelopment Project Area and Amendment to the TIF Plan, the Village Board must now notice the meeting of the Joint Review Board, to take place on Monday, December 2, 2024, at 3:45pm, and set the time and place for the required public hearing. Tuesday, January 7, 2025, at 7:00pm is the date and time for a public hearing on the consideration of the Amended Redevelopment Project Area and Amendment to the TIF Plan. The public hearing will be held at Village Hall. The ordinance also authorizes and directs the Village Manager and the Village Clerk, in consultation with the Village's attorney, to do or cause to be done all things necessary or desirable for purposes of giving the public notice of the January 7, 2025, hearing, including

the publication of notice in substantially the form attached to the Ordinance, and any and all other statutorily required steps precedent to the adoption of the Amended Redevelopment Project Area and Amendment to the TIF Plan.

Alternatives

1. Approve an ordinance convening the Joint Review Board and Setting the Time and Place for a Public Hearing for the Approval of Amendments to the Redevelopment Project Area and Tax Increment Redevelopment Plan and Project for the South Mount Prospect Tax Increment Financing District.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve an ordinance convening the Joint Review Board and Setting the Time and Place for a Public Hearing for the Approval of Amendments to the Redevelopment Project Area and Tax Increment Redevelopment Plan and Project for the South Mount Prospect Tax Increment Financing District.

Attachments

1. MP - SMP TIF District ordinance setting JRB meeting and public hearing dates re expansion
2. 10.3.24 - FINAL Compiled -Mt. Prospect SMP TIF Amendment

ORDINANCE NO. ____

AN ORDINANCE CONVENING THE JOINT REVIEW BOARD AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING FOR THE APPROVAL OF AMENDMENTS TO THE REDEVELOPMENT PROJECT AREA AND TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE SOUTH MOUNT PROSPECT TAX INCREMENT FINANCING DISTRICT

WHEREAS, on May 3, 2022, the Village Board passed Ordinance Nos. 6625, 6626, and 6627, approving a redevelopment plan and project ("***TIF Plan***"), designating a redevelopment project area ("***Redevelopment Project Area***"), and adopting tax increment financing for the South Mount Prospect Tax Increment Financing District (***"SMP TIF"***), all pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq*. (the ***"TIF Act"***); and

WHEREAS, the Redevelopment Project Area is legally described in ***Exhibit A*** attached hereto and made part hereof; and

WHEREAS, the Village is considering amendments to the Redevelopment Project Area to add three expansion areas as legally described and depicted in ***Exhibits B*** and ***C***, respectively, attached hereto and made a part hereof ("***Amended Redevelopment Project Area***"); and

WHEREAS, the Village authorized SB Friedman Development Advisors, LLC to prepare an amendment to the TIF Plan to add the expansion areas to the boundaries of the SMP TIF (***"Amendment to the TIF Plan"***); and

WHEREAS, the Amendment to the TIF Plan has been on file and available at Village Hall since October 4, 2024; and

WHEREAS, on November 4, 2024, the Village published the Tax Increment Financing ("***TIF***") Interested Parties Registry Notice, as required by Section 11-74.4-5(a) of the TIF Act, in the *Daily Herald*; and

WHEREAS, in order to continue its consideration of the possible approval of the Amended Redevelopment Project Area and Amendment to the TIF Plan, the Village Board has determined that it is in the best interest of the Village and its residents to continue pursuing the consideration of the Amended Redevelopment Project Area and Amendment to the TIF Plan, including: (i) the convening of a meeting of the Joint Review Board; and (ii) the setting of a time and place for a public hearing on the consideration of the amendments to the Redevelopment Project Area and Amendment to the TIF Plan;

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Mount Prospect, Cook County, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the Village Board.

SECTION 2: NOTICE OF MEETING OF JOINT REVIEW BOARD. The Joint Review Board previously established for the SMP TIF will meet on Monday, December 2, 2024, at 3:45 p.m. The Village will deliver notice as required by the TIF Act of the time and place of this meeting. The Village's representative on the Joint Review Board is the Village Manager or their designee.

SECTION 3: SETTING TIME AND PLACE FOR PUBLIC HEARING. The Village Board hereby establishes Tuesday, January 7, 2025, at 7:00 p.m. as the date and time for a public hearing on the consideration of the Amended Redevelopment Project Area and Amendment to the TIF Plan. The public hearing will be held at Village Hall, 50 S. Emerson Street, Mount Prospect, Illinois. The Village Board reserves the right to continue the hearing to a later date and time without further published notice should a continuance become necessary.

SECTION 4: AUTHORIZATION FOR PUBLIC NOTICES AND OTHER ACTION. The Village Board hereby authorizes and directs the Village Manager and the Village Clerk, in consultation with the Village's attorney, to do or cause to be done all things necessary or desirable for purposes of giving the public notice of the January 7, 2025 hearing, including the publication of notice in substantially the form attached to this Ordinance as ***Exhibit D***, and any and all other statutorily required steps precedent to the adoption of the Amended Redevelopment Project Area and Amendment to the TIF Plan.

SECTION 5: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 6: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED this _____ day of _____, 2024.

APPROVED this _____ day of _____, 2024.

VOTE: AYES _____ NAYS _____ ABSENT _____

_____
VILLAGE PRESIDENT

ATTEST:

_____
VILLAGE CLERK

EXHIBIT A

Legal Description of Existing Redevelopment Project Area

PARTS OF SECTIONS 14, 22, 23 AND 26, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF DEMPSTER STREET; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF THE WEST 479.60 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 2 IN LAKE CENTER, PLAZA RESUBDIVISION PER DOCUMENT NUMBER 0819145106; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE SOUTH 270.28 FEET TO A BEND POINT; (2) THENCE WESTERLY 20.07 FEET TO A BEND POINT; (3) THENCE SOUTH 397.41 FEET TO A POINT OF CURVATURE; (4) THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 466.07 FEET, AN ARC LENGTH OF 71.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 422.28 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID LAKE CENTER, PLAZA RESUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 980.71 FEET TO THE NORTHWEST CORNER OF LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 PER DOCUMENT NUMBER 91321871; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 187.19 FEET TO THE NORTH LINE OF ALGONQUIN ROAD; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF 289.0 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN ELMHURST-ALGONQUIN INDUSTRIAL PARK–UNIT NO. 8 SUBDIVISION PER DOCUMENT NUMBER 20409121; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF SAID LOT 15, A DISTANCE OF 341.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ELMHURST-ALGONQUIN INDUSTRIAL PARK–UNIT NO. 8 SUBDIVISION 539.36 FEET TO THE NORTH LINE OF THE SOUTH 1175.0 FEET OF THE NORTH THREE-QUARTERS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE EAST ALONG SAID NORTH LINE 4.0 FEET TO THE NORTHWEST CORNER OF DENNES RESUBDIVISION PER DOCUMENT NUMBER 25198789; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID DENNES RESUBDIVISION 1110.85 FEET TO THE SOUTHWEST CORNER OF

LOT 2 IN SAID DENNES SUBDIVISION; THEN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 339.52 FEET TO SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE WEST HALF TO THE SOUTH LINE OF OAKTON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE OF OAKTON STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 2 IN GARLAND C. RICHARDSON'S SUBDIVISION PER DOCUMENT NUMBER 16662336; THENCE NORTHERLY ALONG SAID EXTENSION AND SAID EAST LINE OF LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2 TO THE EASTERLY LINE OF SAID I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCENORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER 96489523; THENCE THE FOLLOWING (3) COURSES ALONG SAID EXTENSION AND NORTH LINE; (1) THENCE EAST ALONG SAID EXTENSION AND NORTH LINE TO A BEND POINT; (2) THENCE SOUTHEASTERLY 116.13 FEET TO A BEND POINT; (3) THENCE SOUTHEASTERLY 353.13 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 IN SAID PLAZA UNITED RESUBDIVISION; THENCE THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE NORTHEASTERLY 52.09 FEET; (2) THENCE NORTH 170 FEET; (3) THENCE EASTERLY 39 FEET; (4) THENCE NORTH 250.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EASTERLY LINE OF LOT 2 TO THE NORTH LINE OF DEMPSTER STREET; THENCE EASTERLY ALONG SAID NORTH LINE OF DEMPSTER STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BRIARWOOD BUSINESS CENTER SUBDIVISION PER DOCUMENT NUMBER 0627931120; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE OF LOT 1 TO THE SOUTH LINE OF LOT 2 IN LINNEMAN'S DIVISION PER DOCUMENT NUMBER 15716544; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 2 TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF PICKWICK COMMONS SUBDIVISION PER DOCUMENT NUMBER 20563555; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PICKWICK COMMON SUBDIVISION AND THE NORTH LINE OF LOT 1 IN SAID LINNEMAN'S DIVISION TO THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER SECTION 14; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY;

THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A BEND POINT; THENCE CONTINUING EAST ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.

EXHIBIT B

Legal Description of Amended Redevelopment Project Area

PARCEL 1:

THOSE PARTS OF SECTIONS 14, 22, 23, 24 AND 26, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF DEMPSTER STREET; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF THE WEST 479.60 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 2 IN LAKE CENTER, PLAZA RESUBDIVISION PER DOCUMENT NUMBER 0819145106; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF SAID NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 822 FEET, MORE OR LESS, TO SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO A POINT 803.01 FEET SOUTH OF SAID NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE EAST 50 FEET; THENCE SOUTH ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER 1635 FEET, MORE OR LESS, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN SHELL OIL COMPANY RESUBDIVISION PER DOCUMENT NUMBER 87339994; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE 290 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200 FEET TO THE NORTH LINE OF ALGONQUIN ROAD; THENCE EAST ALONG SAID NORTH LINE AND EASTERLY EXTENSION THEREOF 290 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF A LINE BEING 50 FEET EASTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH ALONG SAID EXTENSION AND PARALLEL LINE 1660 FEET, MORE OR LESS, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF MIDWAY DRIVE; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SOUTH LINE THEREOF 515 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1 IN NORTHWAY INVESTMENT SUBDIVISION PER DOCUMENT NUMBER T2902421; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 192 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 1 IN VAVRUS SUBDIVISION PER DOCUMENT NUMBER T3194655; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 466.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT

1, A DISTANCE OF 480 FEET TO THE SOUTH LINE OF LOT 8 IN ELMHURST-ALGONQUIN INDUSTRIAL PARK-UNIT NUMBER 2 SUBDIVISION PER DOCUMENT NUMBER 20409121; THENCE WEST ALONG SAID SOUTH LINE 17 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 354 FEET, MORE OR LESS, TO THE SOUTH LINE OF CARBOY ROAD; THENCE WEST ALONG SAID SOUTH LINE 146 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID ELMHURST-ALGONQUIN INDUSTRIAL PARK-UNIT NUMBER 2 SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 354 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 AND WESTERLY EXTENSION THEREOF 236 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN DENNES RESUBDIVISION PER DOCUMENT NUMBER 25198789; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND EAST LINE THEREOF 510 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 338 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID DENNES RESUBDIVISION 1110.85 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID DENNES SUBDIVISION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 339.52 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE WEST HALF 695 FEET, MORE OR LESS, TO THE NORTH LINE OF OAKTON STREET; THENCE EAST ALONG SAID NORTH LINE 653 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 653.3 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH ALONG SAID EXTENSION AND EAST LINE THEREOF 710 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE 653 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 22 IN HIGGINS INDUSTRIAL PARK UNIT THREE SUBDIVISION PER DOCUMENT NUMBER 20022477; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE THE FOLLOWING (2) COURSES ALONG THE SOUTHERLY LINE OF SAID LOT 22; (1) THENCE WESTERLY 272.78 FEET TO A BEND POINT; (2) THENCE NORTHWESTERLY 40.29 FEET TO A POINT ON A CURVE ON THE SOUTHERLY LINE OF WEILER ROAD; THENCE THE FOLLOWING 2 COURSES ALONG SAID SOUTHERLY LINE; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 91.0 FEET FOR AN ARC LENGTH OF 71.47 FEET; (2) THENCE WESTERLY 155.85 FEET TO THE EASTERLY LINE OF LOT 11 IN HIGGINS INDUSTRIAL PARK UNIT 2 PER DOCUMENT NUMBER 20022478; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE 392.22 FEET TO THE NORTHERLY LINE OF THE I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE 2,760 FEET, MORE

OR LESS, TO THE NORTH LINE OF OAKTON STREET; THENCE EASTERLY ALONG SAID NORTH LINE 1,090 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 2 IN GARLAND C. RICHARDSON'S SUBDIVISION PER DOCUMENT NUMBER 16662336; THENCE NORTHERLY ALONG SAID EAST LINE 620.7 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2 TO THE EASTERLY LINE OF SAID I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE 1,810 FEET, MORE OR LESS, TO THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 3,100 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER 96489523; THENCE THE FOLLOWING (3) COURSES ALONG SAID EXTENSION AND NORTH LINE; (1) THENCE EAST ALONG SAID EXTENSION AND NORTH LINE 350 FEET, MORE OR LESS, TO A BEND POINT; (2) THENCE SOUTHEASTERLY 116.13 FEET TO A BEND POINT; (3) THENCE SOUTHEASTERLY 353.13 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 IN SAID PLAZA UNITED RESUBDIVISION; THENCE THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE NORTHEASTERLY 52.09 FEET; (2) THENCE NORTH 170 FEET; (3) THENCE EASTERLY 39 FEET; (4) THENCE NORTH 250.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EASTERLY LINE OF LOT 2 TO THE NORTH LINE OF DEMPSTER STREET; THENCE EASTERLY ALONG SAID NORTH LINE OF DEMPSTER STREET 2,960 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BRIARWOOD BUSINESS CENTER SUBDIVISION PER DOCUMENT NUMBER 0627931120; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE OF LOT 1 TO THE SOUTH LINE OF LOT 2 IN LINNEMAN'S DIVISION PER DOCUMENT NUMBER 15716544; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 2 TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF PICKWICK COMMONS SUBDIVISION PER DOCUMENT NUMBER 20563555; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PICKWICK COMMON SUBDIVISION AND THE NORTH LINE OF LOT 1 IN SAID LINNEMAN'S DIVISION TO THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER SECTION 14; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE TO A BEND POINT; THENCE CONTINUING EAST ALONG

SAID NORTHERLY LINE TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING SIX (6) DESCRIBED PROPERTIES:

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 HALF OF THE NORTHEAST QUARTER 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.

TOGETHER WITH:

LOTS 1 AND 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOTS 8, 9, 10 AND 11 IN LAKE CENTER PLAZA, A RESUBDIVISION NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 2018 AS DOCUMENT NO. 1807906120, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2, OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1991, AS DOCUMENT NUMBER 91321871, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 13 IN LAKE CENTER PLAZA, BEING A SUBDIVISION OF PART OF LOT 4 IN LINNEMAN'S DIVISION OF THE SOUTH ¾ OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTH 477.78 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1988 AS DOCUMENT NUMBER 88291118, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF WALL STREET LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AND SOUTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LASALLE STREET, ALL IN THE EAST HALF OF THE NORTHEAST QUARTER OF

SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 1 (EXCEPT THE WEST 130.0 FEET OF LOT 1) IN J.T.BUILDER'S FIRST INDUSTRIAL SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

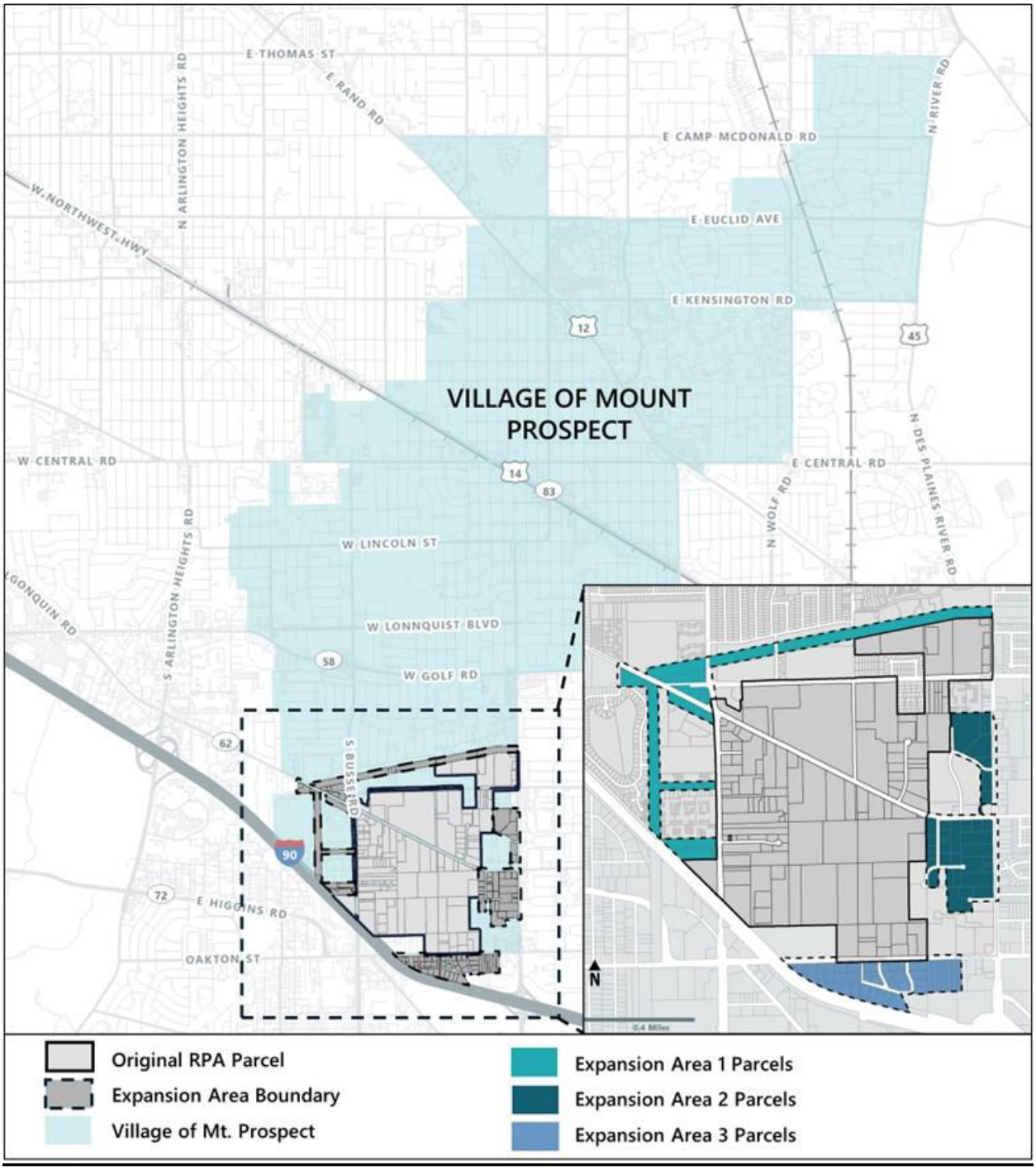
THOSE PARTS OF SECTIONS 14, 15 AND 22, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF NORTHERLY LINE OF THE I-90 TOLL ROAD AND THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 410 FEET, MORE OR LESS, TO THE SOUTH LINE OF RICHMOND SUBDIVISION PER DOCUMENT NUMBER 23984749; THENCE WEST ALONG SAID SOUTH LINE 1066 FEET, MORE OR LESS, TO THE EASTERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTH ALONG SAID EASTERLY LINE 920 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF MANSARD LANE CONDOMINIUMS SUBDIVISION PER DOCUMENT NUMBER 23029108; THENCE EAST ALONG THE NORTH LINE OF SAID MANSARD LANE CONDOMINIUMS SUBDIVISION TO SAID WEST LINE OF BUSSE ROAD; THENCE NORTH ALONG SAID WEST LINE 160 FEET, MORE OR LESS, TO THE SOUTH LINE OF HEWITT'S SUBDIVISION PER DOCUMENT NUMBER 24781151; THENCE WEST ALONG SAID SOUTH LINE 1066 FEET, MORE OR LESS, TO SAID EASTERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTH ALONG SAID EASTERLY LINE 1,850 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE 208 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2 IN MARCO POLO'S SUBDIVISION PER DOCUMENT NUMBER 21485932; THENCE SOUTH ALONG SAID WEST LINE 200 FEET TO THE SOUTH LINE OF SAID MARCO POLO'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE TO SAID WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 500 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER 96489523; THENCE EAST ALONG SAID EXTENSION TO THE EASTERLY LINE OF SAID BUSSE ROAD; THENCE NORTHERLY ALONG SAID EASTERLY LINE 610 FEET, MORE OR LESS,

TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 2,800 FEET, MORE OR LESS, TO THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH ALONG SAID WEST LINE 213 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND WESTERLY EXTENSION THEREOF 4,000 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH ALONG SAID EAST LINE 122 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF BRIARWOOD DRIVE; THENCE SOUTH ALONG SAID EXTENSION AND WEST LINE OF BRIARWOOD DRIVE TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 15; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER 60 FEET, MORE OR LESS, TO SAID NORTHERLY LINE OF THE I-90 TOLL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

EXHIBIT C

Depiction of Amended Redevelopment Project Area



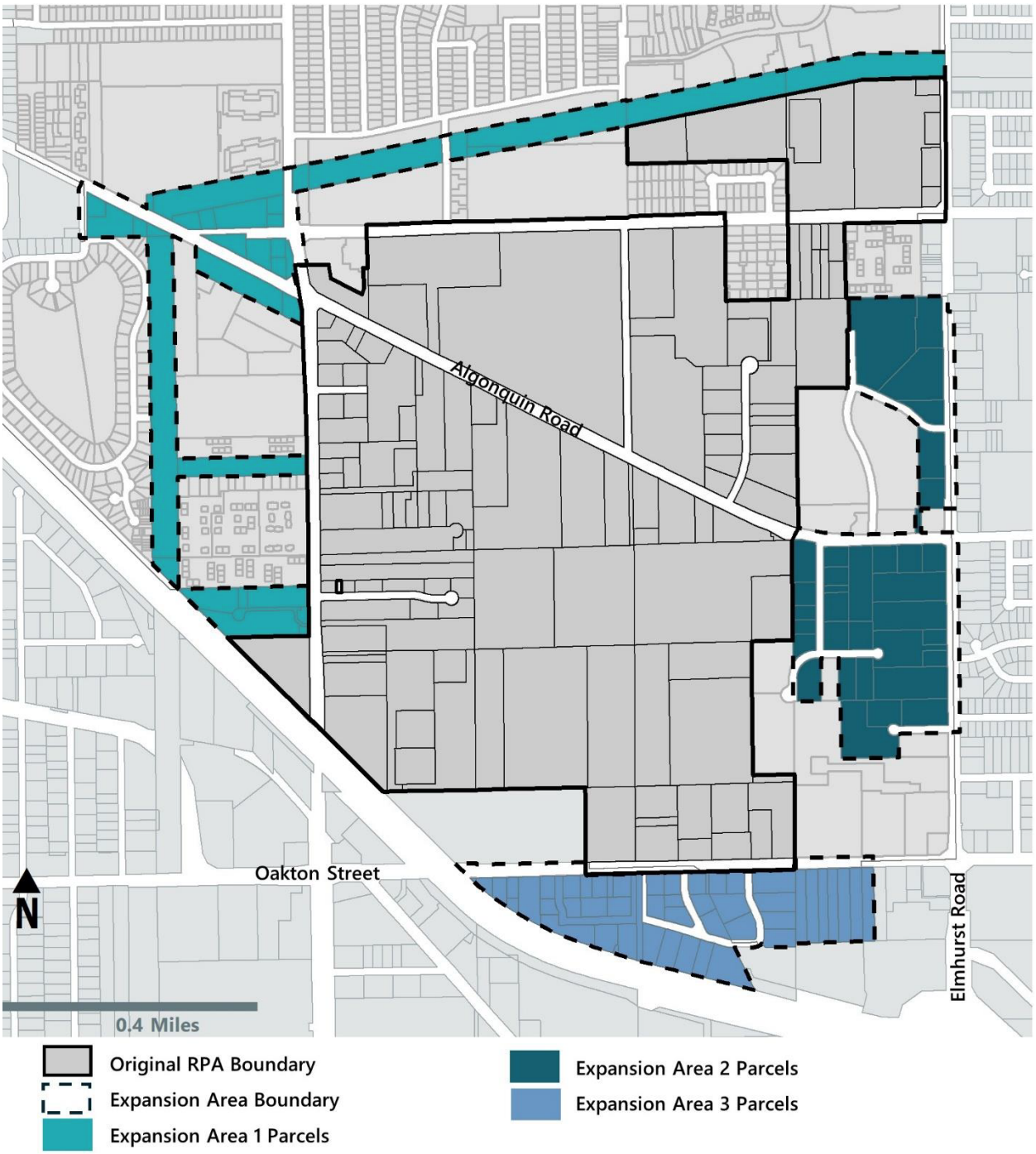

Algonquin Road
Oakton Street
Elmhurst Road
N
0.4 Miles
Original RPA Boundary
Expansion Area Boundary
Expansion Area 1 Parcels
Expansion Area 2 Parcels
Expansion Area 3 Parcels

EXHIBIT D

FORM NOTICE OF PUBLIC HEARING

VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS
PROPOSED AMENDMENTS TO SOUTH MOUNT PROSPECT TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT AREA AND REDEVELOPMENT PLAN AND PROJECT

Notice is hereby given that on January 7, 2025 at 7:00 p.m. in the Village Board Chambers, Village Hall, 50 S. Emerson Street, Mount Prospect, Illinois 60056, a public hearing will be held to consider the approval of proposed amendments to the redevelopment project area and redevelopment plan for the South Mount Prospect TIF District ("**SMP *TIF***") to expand the boundaries by adding three expansion areas (***"Amendment to the TIF Plan"***).

The proposed Amendment to the TIF Plan is on file and available for public inspection at the office of the Village Clerk, Village Hall, 50 S. Emerson Street, Mount Prospect, Illinois 60056. Pursuant to the Amendment to the TIF Plan, the Village proposes to add three expansion areas to the SMP TIF. The boundaries of the current redevelopment project area are set forth in the legal description ***Exhibit 1*** and made part hereof, the boundaries of the proposed amended redevelopment project area are set forth in the legal description attached hereto as ***Exhibit 2*** and made part hereof and the street location map attached hereto as ***Exhibit 3*** and made part hereof. All other parts of the redevelopment plan and project for the SMP TIF, expect as proposed to be amended by the Amended TIF Plan, will remain in effect, including the Village's goals to alleviate blighted area conditions and institute conservation measures therein and to enhance the tax base of the Village and the taxing districts having taxable property therein by utilizing tax increment financing to fund various eligible project costs to stimulate private investment therein.

Prior to the date of the hearing, each taxing district having property in the SMP TIF, the Illinois Department of Commerce and Economic Opportunity, and interested persons may submit written comments to the Village, to the attention of the Village Clerk, Village Hall, 50 S. Emerson Street, Mount Prospect, Illinois 60056. The Village Clerk may be contacted for further information, at the address above or by telephone at (847) 392-6000.

There is hereby convened a joint review board to consider the proposed Amendment to the TIF Plan and the proposed expanded boundaries of the SMP TIF. The joint review board will consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district, and county that has the authority to directly levy taxes on the property within the SMP TIF, a representative selected by the Village, and a public member. The meeting of the joint review board will be held on December 2, 2024, at 3:45 p.m. at Village Hall, 50 S. Emerson Street, Mount Prospect, Illinois 60056.

At the hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Amendment to the TIF Plan. The hearing may be adjourned by the Village President and the Board of Trustees without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/ Karen Agoranos
Village Clerk
Village of Mount Prospect
Cook County, Illinois

EXHIBIT 1

Legal Description of Existing Redevelopment Project Area

PARTS OF SECTIONS 14, 22, 23 AND 26, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF DEMPSTER STREET; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF THE WEST 479.60 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 2 IN LAKE CENTER, PLAZA RESUBDIVISION PER DOCUMENT NUMBER 0819145106; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE SOUTH 270.28 FEET TO A BEND POINT; (2) THENCE WESTERLY 20.07 FEET TO A BEND POINT; (3) THENCE SOUTH 397.41 FEET TO A POINT OF CURVATURE; (4) THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 466.07 FEET, AN ARC LENGTH OF 71.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 422.28 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID LAKE CENTER, PLAZA RESUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 980.71 FEET TO THE NORTHWEST CORNER OF LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 PER DOCUMENT NUMBER 91321871; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 187.19 FEET TO THE NORTH LINE OF ALGONQUIN ROAD; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF 289.0 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN ELMHURST-ALGONQUIN INDUSTRIAL PARK–UNIT NO. 8 SUBDIVISION PER DOCUMENT NUMBER 20409121; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF SAID LOT 15, A DISTANCE OF 341.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ELMHURST-ALGONQUIN INDUSTRIAL PARK–UNIT NO. 8 SUBDIVISION 539.36 FEET TO THE NORTH LINE OF THE SOUTH 1175.0 FEET OF THE NORTH THREE-QUARTERS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE EAST ALONG SAID NORTH LINE 4.0 FEET TO THE NORTHWEST CORNER OF DENNES RESUBDIVISION PER DOCUMENT NUMBER 25198789; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID DENNES RESUBDIVISION 1110.85 FEET TO THE SOUTHWEST CORNER OF

LOT 2 IN SAID DENNES SUBDIVISION; THEN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 339.52 FEET TO SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE WEST HALF TO THE SOUTH LINE OF OAKTON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE OF OAKTON STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 2 IN GARLAND C. RICHARDSON'S SUBDIVISION PER DOCUMENT NUMBER 16662336; THENCE NORTHERLY ALONG SAID EXTENSION AND SAID EAST LINE OF LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2 TO THE EASTERLY LINE OF SAID I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCENORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER 96489523; THENCE THE FOLLOWING (3) COURSES ALONG SAID EXTENSION AND NORTH LINE; (1) THENCE EAST ALONG SAID EXTENSION AND NORTH LINE TO A BEND POINT; (2) THENCE SOUTHEASTERLY 116.13 FEET TO A BEND POINT; (3) THENCE SOUTHEASTERLY 353.13 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 IN SAID PLAZA UNITED RESUBDIVISION; THENCE THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE NORTHEASTERLY 52.09 FEET; (2) THENCE NORTH 170 FEET; (3) THENCE EASTERLY 39 FEET; (4) THENCE NORTH 250.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EASTERLY LINE OF LOT 2 TO THE NORTH LINE OF DEMPSTER STREET; THENCE EASTERLY ALONG SAID NORTH LINE OF DEMPSTER STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BRIARWOOD BUSINESS CENTER SUBDIVISION PER DOCUMENT NUMBER 0627931120; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE OF LOT 1 TO THE SOUTH LINE OF LOT 2 IN LINNEMAN'S DIVISION PER DOCUMENT NUMBER 15716544; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 2 TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF PICKWICK COMMONS SUBDIVISION PER DOCUMENT NUMBER 20563555; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PICKWICK COMMON SUBDIVISION AND THE NORTH LINE OF LOT 1 IN SAID LINNEMAN'S DIVISION TO THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER SECTION 14; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY;

THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A BEND POINT; THENCE CONTINUING EAST ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.

EXHIBIT 2

Legal Description of Amended Redevelopment Project Area

PARCEL 1:

THOSE PARTS OF SECTIONS 14, 22, 23, 24 AND 26, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF DEMPSTER STREET; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF THE WEST 479.60 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 2 IN LAKE CENTER, PLAZA RESUBDIVISION PER DOCUMENT NUMBER 0819145106; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF SAID NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 822 FEET, MORE OR LESS, TO SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO A POINT 803.01 FEET SOUTH OF SAID NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE EAST 50 FEET; THENCE SOUTH ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER 1635 FEET, MORE OR LESS, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN SHELL OIL COMPANY RESUBDIVISION PER DOCUMENT NUMBER 87339994; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE 290 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200 FEET TO THE NORTH LINE OF ALGONQUIN ROAD; THENCE EAST ALONG SAID NORTH LINE AND EASTERLY EXTENSION THEREOF 290 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF A LINE BEING 50 FEET EASTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH ALONG SAID EXTENSION AND PARALLEL LINE 1660 FEET, MORE OR LESS, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF MIDWAY DRIVE; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SOUTH LINE THEREOF 515 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1 IN NORTHWAY INVESTMENT SUBDIVISION PER DOCUMENT NUMBER T2902421; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 192 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 1 IN VAVRUS SUBDIVISION PER DOCUMENT NUMBER T3194655; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 466.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT

1, A DISTANCE OF 480 FEET TO THE SOUTH LINE OF LOT 8 IN ELMHURST-ALGONQUIN INDUSTRIAL PARK-UNIT NUMBER 2 SUBDIVISION PER DOCUMENT NUMBER 20409121; THENCE WEST ALONG SAID SOUTH LINE 17 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 354 FEET, MORE OR LESS, TO THE SOUTH LINE OF CARBOY ROAD; THENCE WEST ALONG SAID SOUTH LINE 146 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID ELMHURST-ALGONQUIN INDUSTRIAL PARK-UNIT NUMBER 2 SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 354 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 AND WESTERLY EXTENSION THEREOF 236 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN DENNES RESUBDIVISION PER DOCUMENT NUMBER 25198789; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND EAST LINE THEREOF 510 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 338 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID DENNES RESUBDIVISION 1110.85 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID DENNES SUBDIVISION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 339.52 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE WEST HALF 695 FEET, MORE OR LESS, TO THE NORTH LINE OF OAKTON STREET; THENCE EAST ALONG SAID NORTH LINE 653 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 653.3 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH ALONG SAID EXTENSION AND EAST LINE THEREOF 710 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE 653 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 22 IN HIGGINS INDUSTRIAL PARK UNIT THREE SUBDIVISION PER DOCUMENT NUMBER 20022477; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE THE FOLLOWING (2) COURSES ALONG THE SOUTHERLY LINE OF SAID LOT 22; (1) THENCE WESTERLY 272.78 FEET TO A BEND POINT; (2) THENCE NORTHWESTERLY 40.29 FEET TO A POINT ON A CURVE ON THE SOUTHERLY LINE OF WEILER ROAD; THENCE THE FOLLOWING 2 COURSES ALONG SAID SOUTHERLY LINE; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 91.0 FEET FOR AN ARC LENGTH OF 71.47 FEET; (2) THENCE WESTERLY 155.85 FEET TO THE EASTERLY LINE OF LOT 11 IN HIGGINS INDUSTRIAL PARK UNIT 2 PER DOCUMENT NUMBER 20022478; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE 392.22 FEET TO THE NORTHERLY LINE OF THE I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE 2,760 FEET, MORE

OR LESS, TO THE NORTH LINE OF OAKTON STREET; THENCE EASTERLY ALONG SAID NORTH LINE 1,090 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 2 IN GARLAND C. RICHARDSON'S SUBDIVISION PER DOCUMENT NUMBER 16662336; THENCE NORTHERLY ALONG SAID EAST LINE 620.7 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2 TO THE EASTERLY LINE OF SAID I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE 1,810 FEET, MORE OR LESS, TO THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 3,100 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER 96489523; THENCE THE FOLLOWING (3) COURSES ALONG SAID EXTENSION AND NORTH LINE; (1) THENCE EAST ALONG SAID EXTENSION AND NORTH LINE 350 FEET, MORE OR LESS, TO A BEND POINT; (2) THENCE SOUTHEASTERLY 116.13 FEET TO A BEND POINT; (3) THENCE SOUTHEASTERLY 353.13 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 IN SAID PLAZA UNITED RESUBDIVISION; THENCE THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE NORTHEASTERLY 52.09 FEET; (2) THENCE NORTH 170 FEET; (3) THENCE EASTERLY 39 FEET; (4) THENCE NORTH 250.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EASTERLY LINE OF LOT 2 TO THE NORTH LINE OF DEMPSTER STREET; THENCE EASTERLY ALONG SAID NORTH LINE OF DEMPSTER STREET 2,960 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BRIARWOOD BUSINESS CENTER SUBDIVISION PER DOCUMENT NUMBER 0627931120; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE OF LOT 1 TO THE SOUTH LINE OF LOT 2 IN LINNEMAN'S DIVISION PER DOCUMENT NUMBER 15716544; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 2 TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF PICKWICK COMMONS SUBDIVISION PER DOCUMENT NUMBER 20563555; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PICKWICK COMMON SUBDIVISION AND THE NORTH LINE OF LOT 1 IN SAID LINNEMAN'S DIVISION TO THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER SECTION 14; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE TO A BEND POINT; THENCE CONTINUING EAST ALONG

SAID NORTHERLY LINE TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING SIX (6) DESCRIBED PROPERTIES:

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 HALF OF THE NORTHEAST QUARTER 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.

TOGETHER WITH:

LOTS 1 AND 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOTS 8, 9, 10 AND 11 IN LAKE CENTER PLAZA, A RESUBDIVISION NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 2018 AS DOCUMENT NO. 1807906120, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2, OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1991, AS DOCUMENT NUMBER 91321871, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 13 IN LAKE CENTER PLAZA, BEING A SUBDIVISION OF PART OF LOT 4 IN LINNEMAN'S DIVISION OF THE SOUTH ¾ OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTH 477.78 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1988 AS DOCUMENT NUMBER 88291118, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF WALL STREET LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AND SOUTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LASALLE STREET, ALL IN THE EAST HALF OF THE NORTHEAST QUARTER OF

SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 1 (EXCEPT THE WEST 130.0 FEET OF LOT 1) IN J.T.BUILDER'S FIRST INDUSTRIAL SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

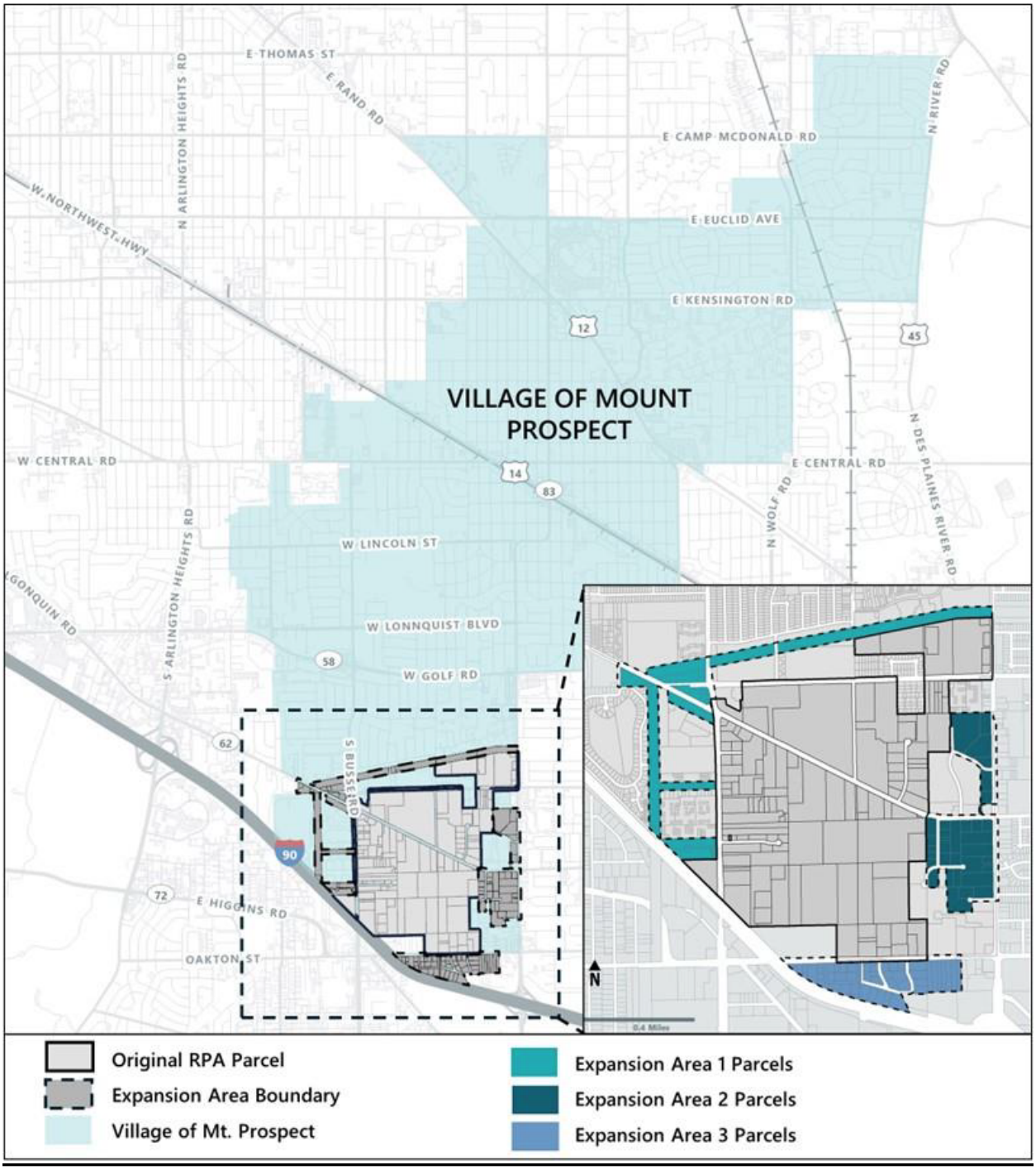
THOSE PARTS OF SECTIONS 14, 15 AND 22, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF NORTHERLY LINE OF THE I-90 TOLL ROAD AND THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 410 FEET, MORE OR LESS, TO THE SOUTH LINE OF RICHMOND SUBDIVISION PER DOCUMENT NUMBER 23984749; THENCE WEST ALONG SAID SOUTH LINE 1066 FEET, MORE OR LESS, TO THE EASTERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTH ALONG SAID EASTERLY LINE 920 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF MANSARD LANE CONDOMINIUMS SUBDIVISION PER DOCUMENT NUMBER 23029108; THENCE EAST ALONG THE NORTH LINE OF SAID MANSARD LANE CONDOMINIUMS SUBDIVISION TO SAID WEST LINE OF BUSSE ROAD; THENCE NORTH ALONG SAID WEST LINE 160 FEET, MORE OR LESS, TO THE SOUTH LINE OF HEWITT'S SUBDIVISION PER DOCUMENT NUMBER 24781151; THENCE WEST ALONG SAID SOUTH LINE 1066 FEET, MORE OR LESS, TO SAID EASTERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTH ALONG SAID EASTERLY LINE 1,850 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE 208 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2 IN MARCO POLO'S SUBDIVISION PER DOCUMENT NUMBER 21485932; THENCE SOUTH ALONG SAID WEST LINE 200 FEET TO THE SOUTH LINE OF SAID MARCO POLO'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE TO SAID WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 500 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER 96489523; THENCE EAST ALONG SAID EXTENSION TO THE EASTERLY LINE OF SAID BUSSE ROAD; THENCE NORTHERLY ALONG SAID EASTERLY LINE 610 FEET, MORE OR LESS,

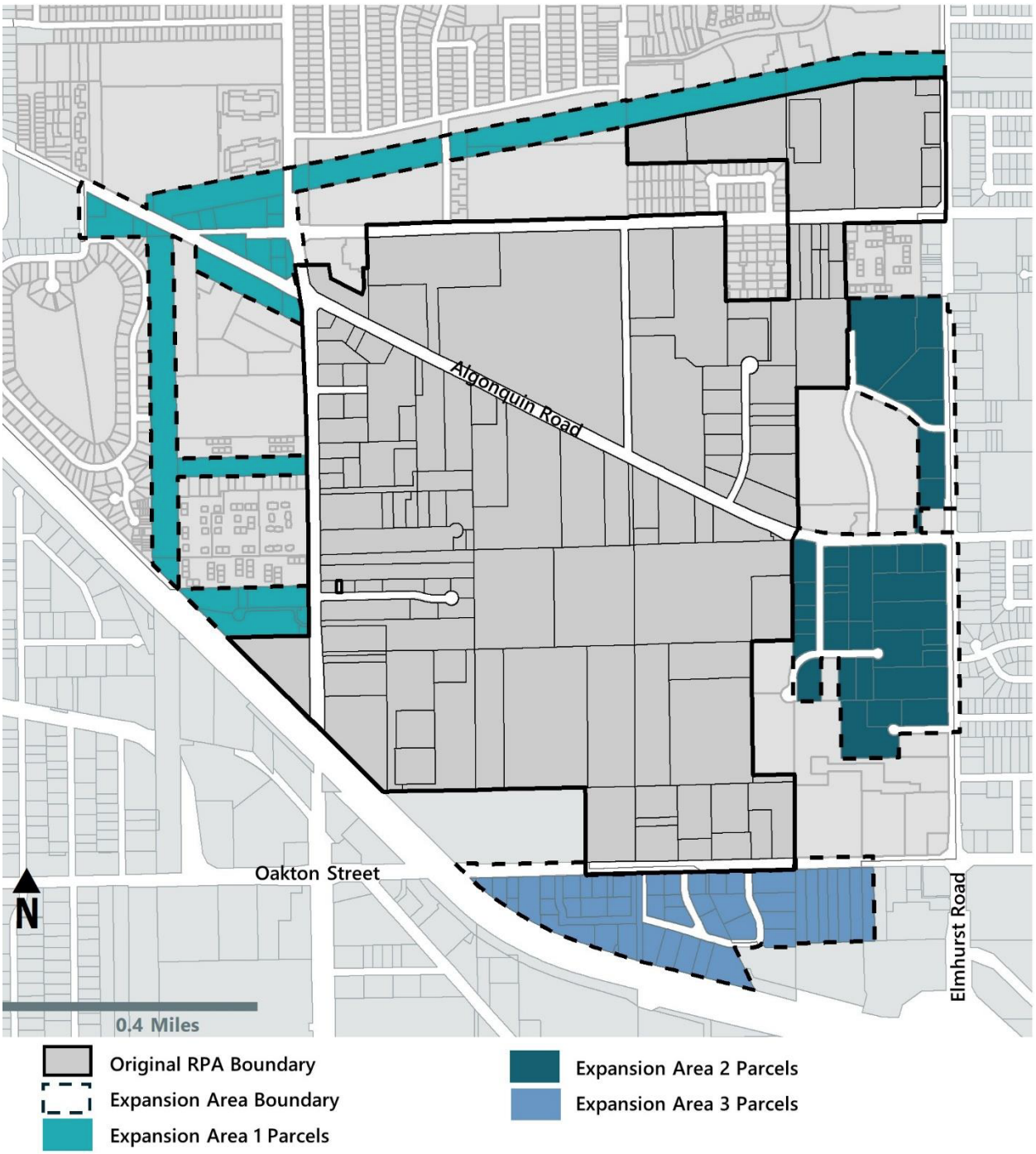
TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 2,800 FEET, MORE OR LESS, TO THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH ALONG SAID WEST LINE 213 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE AND WESTERLY EXTENSION THEREOF 4,000 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH ALONG SAID EAST LINE 122 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF BRIARWOOD DRIVE; THENCE SOUTH ALONG SAID EXTENSION AND WEST LINE OF BRIARWOOD DRIVE TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 15; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER 60 FEET, MORE OR LESS, TO SAID NORTHERLY LINE OF THE I-90 TOLL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

EXHIBIT 3

Depiction of Amended Redevelopment Project Area



4877-1454-9744, v. 3


Algonquin Road
Oakton Street
Elmhurst Road
N
0.4 Miles
Original RPA Boundary
Expansion Area Boundary
Expansion Area 1 Parcels
Expansion Area 2 Parcels
Expansion Area 3 Parcels

VILLAGE OF MOUNT PROSPECT, IL

South Mount Prospect Redevelopment Project Area

Tax Increment Financing District
Amendment No. 1

FINAL REPORT | October 3rd, 2024

VILLAGE OF MOUNT PROSPECT, IL

South Mount Prospect Redevelopment Project Area

Tax Increment Financing District

Amendment No. 1

October 3rd, 2024

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MOUNT PROSPECT, IL

South Mount Prospect Redevelopment Project Area Tax Increment Financing District Amendment No. 1

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1. Introduction to Amendment No. 1

To induce redevelopment, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq*., as amended from time to time (the "Act"), the Village Board of the Village of Mount Prospect (the "Village") adopted three ordinances on May 3, 2022, resulting in the approval of the South Mount Prospect Redevelopment Project Area Tax Increment Financing Redevelopment Plan & Project (the "Original Plan"), designation of the South Mount Prospect Redevelopment Project Area (the "Original Project Area" or "Original RPA") as a redevelopment project area under the Act, and adoption of tax increment allocation financing for the Original Project Area. The Village established the Original RPA to facilitate the physical improvement and rehabilitation of existing structures, support goals and objectives of overlapping planning efforts, and facilitate the replacement, repair and improvement of public infrastructure throughout the Original RPA.

In February 2024, the Village re-engaged SB Friedman Development Advisors, LLC ("SB Friedman" or "consultant") to evaluate whether three (3) subareas (collectively, the "Expansion Areas") would qualify as "blighted areas" or "conservation areas" under the Act, in order to be incorporated into the Original Project Area.

SB Friedman conducted a tax increment financing (TIF) eligibility study for the Expansion Areas, finding that each Expansion Area was eligible, thus supporting its designation as a redevelopment project area under the Act. The results of the eligibility study are presented in **Section 2. Modifications to the Original Plan**. The combined Original Project Area together and Expansion Areas are referred to in the remainder of this document as the "South Mount Prospect RPA" or the "RPA." Any references to the "South Mount Prospect RPA," "proposed RPA," "Project Area" or "RPA" in the Original Plan should be understood to refer to the RPA, as amended, unless noted otherwise. The Redevelopment Plan and Project, as amended, is referred to in the remainder of this document as the "Redevelopment Plan."

The Original Plan is being amended through this document ("Amendment No. 1") to:

1. Include three (3) Expansion Areas in the RPA;
2. Update the land use plan for the RPA;
3. Update the budget;
4. Revise the legal description for the RPA; and
5. Revise the PIN list for the RPA.

Amendment No. 1 summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of the consultant, SB Friedman. The Village is entitled to rely on the findings and conclusions of Amendment No. 1 in amending the Original Plan under the Act. The consultant has prepared Amendment No. 1 with the understanding that the Village would rely on: 1) the previous eligibility findings and conclusions of the Original Plan; and 2) the fact that the Original Plan contains the necessary information to be compliant with the Act.

2. Modifications to the Original Plan

The following amendments are made to the Original Plan. All other sections of the Original Plan not mentioned remain unchanged. This report uses a numbering system to track 51 total modifications. These numbers should not be included in the Amended South Mount Prospect Redevelopment Plan. The synthesis of the Original Redevelopment Plan and the 2024 Plan Revisions results in the Amended South Mount Prospect Redevelopment Plan.

1) Introduction

1) *Under **Section 1**, in the last sentence of the first paragraph, replace the phrase "the Redevelopment Plan" with the following:*

"the Original Redevelopment Plan"

2) *Under **Section 1**, at the end of the first paragraph, insert the following text:*

"In February 2024, the Village re-engaged SB Friedman to evaluate whether three (3) subareas (collectively, the "Expansion Areas") would qualify as "blighted areas" or "conservation areas" under the Act, in order to be incorporated into the Original Project Area. SB Friedman conducted a tax increment financing (TIF) eligibility study for the Expansion Areas, finding that each Expansion Area was eligible, thus supporting its designation as a redevelopment project area under the Act."

3) *Under **Section 1**, in the first sentence of the second paragraph, replace the phrase "document" with the following:*

"Redevelopment Plan and Project, as amended (the "Redevelopment Plan")"

4) *Under **Section 1**, in the first sentence of the second paragraph, replace the phrase* "South Mount Prospect Redevelopment Project Area*" with the following:*

"South Mount Prospect Redevelopment Project Area, as amended"

5) *Under **Section 1**, after the first sentence of the second paragraph, delete the remaining text from the paragraph and insert the text:*

"The Report is structured as follows:

- **Section 1** of the Report introduces the Original RPA and Expansion Areas.
- **Section 2A** of the Report, the Original RPA Eligibility Report, details the eligibility factors found within the Original RPA in support of its designation as a "conservation area" for improved land, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act").
- **Section 2B** of the Report, the Expansion Area Eligibility Report, details the eligibility factors found within the proposed Expansion Areas in support of its designation as a "conservation

area" for improved land and "blighted area" for vacant land, within the definitions set forth in the Act.

- **Section 3** of this Report, the Redevelopment Plan, outlines the comprehensive program to revitalize the proposed RPA, as required by the Act."

Redevelopment Project Area

6) *Under **Section 1**, under the subsection "**Redevelopment Project Area,**" replace the title "**Map 1**" and associated map with the following title and associated amended map provided in the **Attachments** section of Amendment No. 1:*

"**Map 1: Amended Context Map**"

7) *Under **Section 1**, under the subsection **"Redevelopment Project Area"** after the first sentence of the first paragraph, add the following subheader:*

"THE ORIGINAL RPA"

8) *Under **Section 1**, under the new subheader **"THE ORIGINAL RPA,"** replace all references of "proposed South Mount Prospect RPA" or "proposed RPA" to:*

"Original RPA"

9) *Under **Section 1**, under the subsection "**Redevelopment Project Area,**" replace the title "**Map 2**" and associated map with the following title and associated amended map provided in the **Attachments** section of Amendment No. 1:*

"Map 2: Amended RPA Boundary"

10) *Under **Section 1**, under the subsection "**Redevelopment Project Area,**" replace the title "**Map 3**" and associated map with the following title and associated map provided in the **Attachments** section of Amendment No. 1:*

"**Map 3A: Existing Land Use of the Original RPA**"

11) *Under **Section 1,** under the **Redevelopment Project Area** subsection, after "**THE ORIGINAL RPA**" subsection, insert the following subheader and text:*

"EXPANSION AREAS

In February 2024, the Village re-engaged SB Friedman to evaluate whether three (3) Expansion Areas, as illustrated in **Map 2**, would qualify as "blighted areas" or "conservation areas" under the Act, described below:

- **Expansion Area 1.** Expansion Area 1 adds 72 acres of land and includes 34 parcels, all of which are improved. Expansion Area 1 has 17 primary structures and currently consists primarily of a mix of industrial, commercial, utility and park/open space. Expansion Area 1 is roughly

bounded by Elmhurst Road to the East, Knights Bridge Drive to the North, Briarwood Drive to the West, and I-90 to the South.

- **Expansion Area 2.** Expansion Area 2 adds 59 acres of land and includes 33 parcels (1 vacant and 32 improved). Expansion Area 2 has 34 primary structures and currently consists primarily of a mix of vacant, industrial, office, commercial and public institutional land. Expansion Area 2 is roughly bounded by Elmhurst Road to the East, Montgomery Street to the North, South Lexington Drive to the West, and W. Enterprise Drive to the South.
- **Expansion Area 3.** Expansion Area 3 adds 43 acres of land and includes 51 parcels, all of which are improved. Expansion Area 3 has 53 primary structures and currently consists primarily of a mix of industrial, commercial, residential, right-of-way and park/open space. Expansion Area 3 is roughly bounded by Oakton Street to the North and I-90 to the South and West.

The existing land use of the Expansion Areas is illustrated in **Map 3B: Existing Land Use of the Expansion Areas**."

12) *Under **Section 1**, after the subsection "**Expansion Areas,**" insert **Map 3B: Existing Land Use of the Expansion Areas** with the associated map with the following title provided in the **Attachments** section of Amendment No. 1:*

"**Map 3B: Existing Land Use of the Expansion Areas"**

Determination of Eligibility

13) *Under **Section 1**, in the subsection" **Determination of Eligibility**" rename the title of the subsection to:*

"Determination of Eligibility of the Original RPA"

14) *Under **Section 1,** within the "**Determination of Eligibility of the Original RPA**" subsection, replace all references to the "proposed RPA" or "proposed South Mount Prospect RPA" to the following:*

"the Original South Mount Prospect RPA" or "the Original RPA."

15) *Under **Section 1**, after the "**Determination of Eligibility of the Original RPA"** subsection, insert a new subsection, as follows:*

"Determination of Eligibility for the Expansion Areas

This Report concludes that the following Expansions Areas of the Amended South Mount Prospect RPA are eligible per the Act, as follows:

- Expansion Area 1 is eligible for designation as a "conservation area" for improved land;
- Expansion Area 2 is eligible for designation as a "conservation area" for improved land and as a "blighted area" for vacant land; and
- Expansion Area 3 is eligible for designation as a "conservation area" for improved land.

Additional detail on SB Friedman's eligibility findings is included in Section 2A of the Report."

Redevelopment Plan Goal, Objectives and Strategy

16) *Under **Section 1**, under the subsection titled "**Redevelopment Plan Goal, Objectives and Strategy,**" under the "**GOALS**" subheader, replace the first sentence with the following text:*

"The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed RPA as a "conservation area" for improved land and "blighted area" for vacant land and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant industrial mixed-use district."

17) *Under **Section 1**, under the subsection titled "**Redevelopment Plan Goal, Objectives and Strategy,**" under the "**OBJECTIVES**" subheader, replace the phrase "five (5) objectives" with the following text:*

"six (6) objectives"

18) *Under **Section 1**, under the subsection titled "**Redevelopment Plan Goal, Objectives and Strategy,**" under the "**OBJECTIVES**" subheader, insert the following text after objective #3 and then renumber the remaining objectives, as follows:*

"4. Facilitate the renovation or construction of stormwater management systems and flood control within the RPA;"

Financial Plan

19) *Under **Section 1,** under the subsection titled "**Financial Plan,"** under the "**Estimated Redevelopment Project Costs**" subheader, in the first sentence, replace "$145 million" with the following text:*

"$170 million"

20) *Under **Section 1**, under the subsection titled "**Financial Plan,"** under the **"Equalized Assessed Value of Properties in the Proposed RPA"** subheader, in the first sentence, replace the phrase "proposed RPA" with the following text:*

"Original RPA"

21) *Under **Section 1**, under the subsection titled "**Financial Plan,"** under the **"Equalized Assessed Value of Properties in the Proposed RPA"** subheader, after the first sentence, add the following text:*

"At the time of Amendment No. 1, 2023 was the most recent year in which assessed values and the equalization factor were available. Thus, Expansion Area 1 has a 2023 EAV of $16,628,292, Expansion Area 2 has a 2023 EAV of $31,257,280, and Expansion Area 3 has a 2023 EAV of $25,097,061."

22) *Under **Section 1**, under the subsection titled "**Financial Plan,"** under the **"Equalized Assessed Value of Properties in the Proposed RPA"** subheader, in the last sentence, replace "$268 million " with the following text:*

"$370 million"

Required Tests and Findings

23) *Under **Section 1**, under the subsection titled "**Required Texts and Findings,**" in the first finding of the numbered list, replace the phrase "505 acres" with the following text:*

"679 acres"

2. Eligibility Report

24) *In **Section 2**, replace the title of Section 2 from "2. Eligibility Report" to:*

"2A. Eligibility Report for the Original RPA."

25) *Under **Section 2,** replace all references to "the Proposed* RPA," "proposed South Mount Prospect RPA" or "the RPA" to:

"the Original RPA"

26) *Under* **Section 2**, *replace the map titles "***Map 4A through 5C***" with the following map titles, respectively:*

"**Map 4A: Improved Land Factor: Age of Structures of the Original RPA**"
"Map 4B: Improved Land Factor: Deterioration of the Original RPA"
"Map 4C: Improved Land Factor: Presence of Structures below Minimum Code Standards of the Original RPA"
"Map 4D: Improved Land Factor: Inadequate Utilities of the Original RPA"

27) *After **Section 2**, after "**Map 4D: Improved Land Factor: Inadequate Utilities of the Original RPA**" insert a page break and new section titled:*

"2B. Eligibility Report for the Expansion Areas of the Amended RPA"

28) *Under the new **Section 2B**, insert Eligibility Report for the Expansion Area of the Amended RPA provided in Attachment B.*

3. Redevelopment Plan and Project

29) *Under **Section 3**, replace all references to the "Redevelopment Project Area" or "RPA" to the following, unless otherwise noted:*

"amended RPA"

30) *Under **Section 3**, under the subsection titled "**Redevelopment Needs of the Proposed RPA,**" under the "**GOALS, OBJECTIVES AND STRATEGY**" subheader, replace the first sentence with the following text:*

"The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed RPA as a "conservation area" for improved land and "blighted area" for vacant land and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant industrial mixed-use district."

31) *Under **Section 3**, under the subsection titled **"Redevelopment Needs of the Proposed RPA,"** under the subheader titled "**OBJECTIVES**", replace the phrase "five (5) objectives" with the following text:*

"six (6) objectives"

32) *Under **Section 3**, under the subsection titled **"Redevelopment Needs of the Proposed RPA,"** under the subheader titled "**OBJECTIVES**" insert the following text after objective #3 and then renumber the remaining objectives, as follows:*

"4. Facilitate the renovation or construction of stormwater management systems and flood control within the RPA;"

Proposed Future Land Use

33) *Under **Section 4**, under the subsection "**Proposed Future Land Use,**" replace the title "**Map 5: Proposed Future Land Use**" and associated map with the following title and associated amended map provided in the **Attachments** section of Amendment No. 1:*

"**Map 5: Proposed Future Land Use of the Amended RPA**"

34) *Under **Section 4,** under the **"Proposed Land Use"** subsection, replace the last sentence of the first paragraph with the following text:*

"The mixed-use designation allows for the following land uses within the RPA, as amended:"

35) *Under **Section 4,** under the **"Proposed Land Use"** subsection, after the final bullet, add the following bullet:*

"• Utility"

Financial Plan

36) *Under **Section 4**, under the **Financial Plan** subsection, under the **"Estimated Redevelopment Project Costs**" subheader, replace Table 1: Estimated TIF-Eligible Redevelopment Project Costs with the following table:*

Table 1: Estimated TIF-Eligible Redevelopment Project Costs, As Amended

Eligible Expense [1]	Estimated Project Costs
Administration and Professional Service Costs	$2,000,000
Site Marketing Costs	$2,000,000
Property Assembly and Site Preparation Costs	$12,500,000
Costs of Building Rehabilitation	$12,500,000
Costs of Construction of Public Works or Improvements	$135,000,000
Costs of Job Training or Retraining (Businesses)	$100,000
Financing Costs	$300,000
Taxing District Capital Costs	$300,000
Relocation Costs	$100,000
Interest Costs (Developer or Property Owner)	$100,000
Affordable Housing Construction	$5,000,000
School District Increased Costs	$50,000
Transfers to Contiguous TIF Districts	$50,000
TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]	$170,000,000

37) *Under **Section 4. Redevelopment Plan and Project**, under the **Financial Plan** subsection, under the "**MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA, AS AMENDED"** subheader, replace the first paragraph with the following:*

> "The 2020 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the Original RPA is approximately $152,173,065. At the time of Amendment No. 1, 2023 was the most recent year in which assessed values and the equalization factor were available. Thus, Expansion Area 1 has a 2023 EAV of $16,628,292, Expansion Area 2 has a 2023 EAV of $31,257,280, and Expansion Area 3 has a 2023 EAV of $25,097,061."

38) *Under **Section 4. Redevelopment Plan and Project**, under the **Financial Plan** subsection, under the "**ANTICIPATED EQUALIZED ASSESSED VALUE"** subheader, in the first sentence, replace "$268 million " with the following text:*

> "$370 million"

Required Tests and Findings

39) *Under **Section 4**. **Redevelopment Plan and Project**, under the **Required Tests and Findings** subsection, replace all references to the "Redevelopment Project Area," "RPA" or "proposed RPA" to the following, unless otherwise noted:*

> "amended RPA"

40) *Under* ***Section 4***. ***Redevelopment Plan and Project****, under the* ***Required Tests and Findings*** *subsection, replace all references to the "Redevelopment Plan" or "Redevelopment Plan and Project" to the following, unless otherwise noted:*

"Redevelopment Plan, as amended"

41) *Under* ***Section 4***. ***Redevelopment Plan and Project****, under the* ***Required Tests and Findings*** *subsection, under* ***Finding 1: Lack of Growth and Development Through Private Investment,*** *replace the title of the first bullet to the following title:*

"ORIGINAL RPA - LIMITED CONSTRUCTION-RELATED PERMIT ACTIVITY."

42) *Under* ***Section 4***. ***Redevelopment Plan and Project****, under the* ***Required Tests and Findings*** *subsection, under* ***Finding 1: Lack of Growth and Development Through Private Investment,*** *insert the following bullets after the first bullet:*

- **"EXPANSION AREA 1.** Building permit data provided by the Village indicates that there has been limited new construction and building permit activity in Expansion Area 1 over the past six years. A review of Village permit data indicates that there has been a total of $147,000 in building permit value since 2018 in Expansion Area 1, including interior and exterior remodels and commercial electrical work. These building permits do not include improvements to Utility parcels which may have been necessary improvements rather than voluntary private investment. There has been no new construction in Expansion Area 1 during the same period. Additionally, Expansion Area 1 has had limited EAV growth in the past three years (2020-2023) and has not kept up with the growth in the CPI. Thus, the Expansion Area 1 has not been subject to growth and development through investment by private enterprise.
- **EXPANSION AREA 2.** Building permit data provided by the Village indicates that there has been limited new construction and building permit activity in Expansion Area 2 over the past six years. A review of Village permit data indicates that there has been approximately $1.3 million in permit activity on 5 parcels in Expansion Area 2 since 2016, with an annual average of $210,000. This permit activity has included interior remodels and additions. Despite this permit activity, parcels in Expansion Area 2 have had limited EAV growth in the past three years (2020-2023) and property values have not kept up with growth in the CPI, indicating that Expansion Area 2 has not been subject to growth through private investment.
- **EXPANSION AREA 3.** Building permit data provided by the Village indicates that there has been a total of $13,000 in rehabilitation projects over the past six years in Expansion Area 3. This investment has primarily been in the form of interior remodels and commercial electric work, and has only occurred in two parcels of the Expansion Area. Additionally, there has been no new construction within the expansion area between since 2018. Therefore, Expansion Area 3 has not been subject to growth and private investment."

43) *Under* ***Section 4***. ***Redevelopment Plan and Project****, under the* ***Required Tests and Findings*** *subsection, under* ***Finding 5: Housing Impact and Related Matters*** *replace the paragraph leading with "Finding" with the following text:*

"SB Friedman found that there are approximately five (5) housing units within the Original RPA and one (1) housing unit within Expansion Area 2. The Village hereby certifies that the Redevelopment Plan,

as amended, will not result in the displacement of residents from 10 or more inhabited residential units as a result of activities pursuant to this Redevelopment Plan, as amended. Therefore, a Housing Impact Study is not required under the Act."

44) *Under **Section 4**. **Redevelopment Plan and Project**, under the **Required Tests and Findings** subsection, under **Finding 6: Estimated Dates of Completion**, remove the following text from the last sentence in the final paragraph:*

"if the ordinances establishing the proposed RPA are adopted during 2022."

Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities

45) Under **Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities**, replace the first sentence of the first paragraph with the following text:

"The Eligibility Report covers events and conditions that were determined to support the designation of the proposed Redevelopment Project Area, as amended ("RPA" or "TIF District") as a "conservation area" or "blighted area" under the Act at the completion of our field research and not thereafter."

Appendix 2: Glossary

46) *Under **Appendix 2: Glossary**, under the **Factors for Improved Land** subsection, after the last paragraph, insert the following subsection title and text:*

"Factors for Vacant Land – One Factor Test

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted" if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant."

47) *Under **Appendix 3: Boundary Legal Description**, replace appendix title with the following text*:

"Appendix: Boundary Legal Description, as Amended"

48) *Under **Appendix 3: Boundary Legal Description**, replace the original boundary legal description with the amended boundary legal description, included in **Attachment C** of Amendment No. 1.*

49) *Under **Appendix 4: List of PINs in Proposed South Mount Prospect RPA,** replace appendix title with the following text***:**

"Appendix: Summary of EAV (by PIN), as Amended"

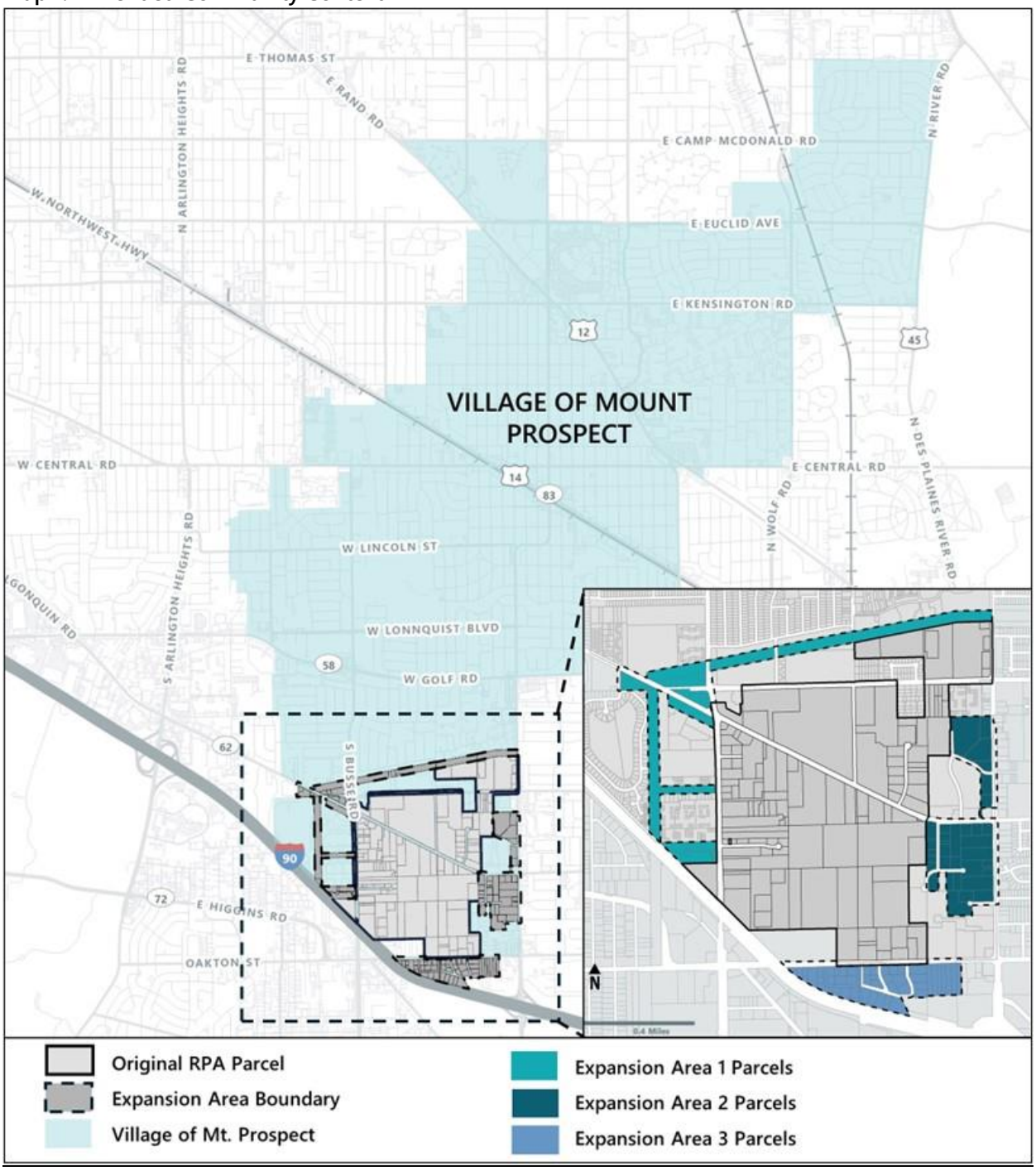
50) *Under **Appendix 4: List of PINs in Proposed South Mount Prospect RPA**, remove the following PIN and associated 2020 EAV data from the table:*

"0823300031"

51) *Under **Appendix 4: List of PINs in Proposed South Mount Prospect RPA**, after the original PIN list and EAV data table, add Expansion Area PIN list and EAV data, included in **Attachment D** of Amendment No. 1.*

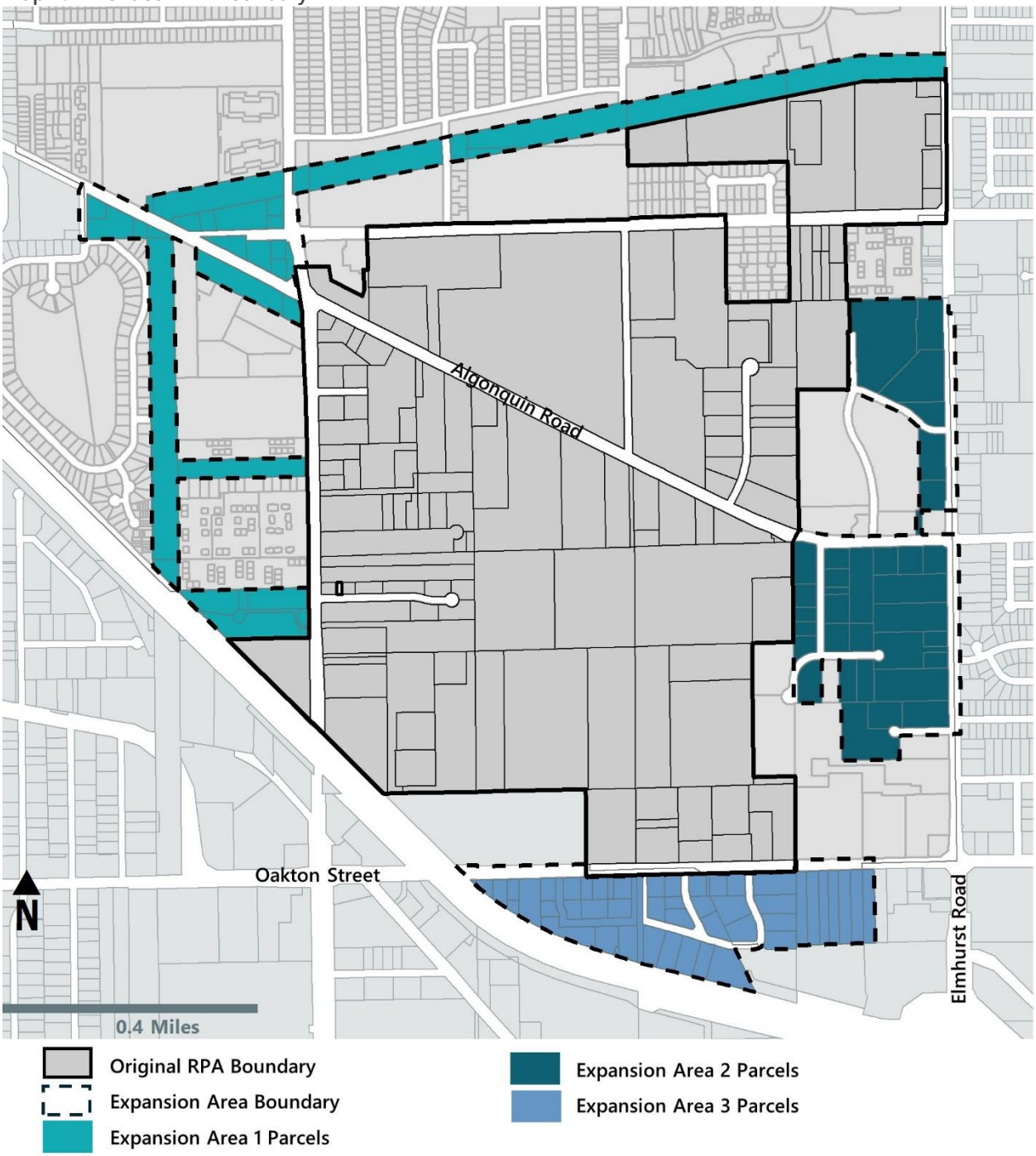
Attachment A: Amended Maps

Map 1: Amended Community Context



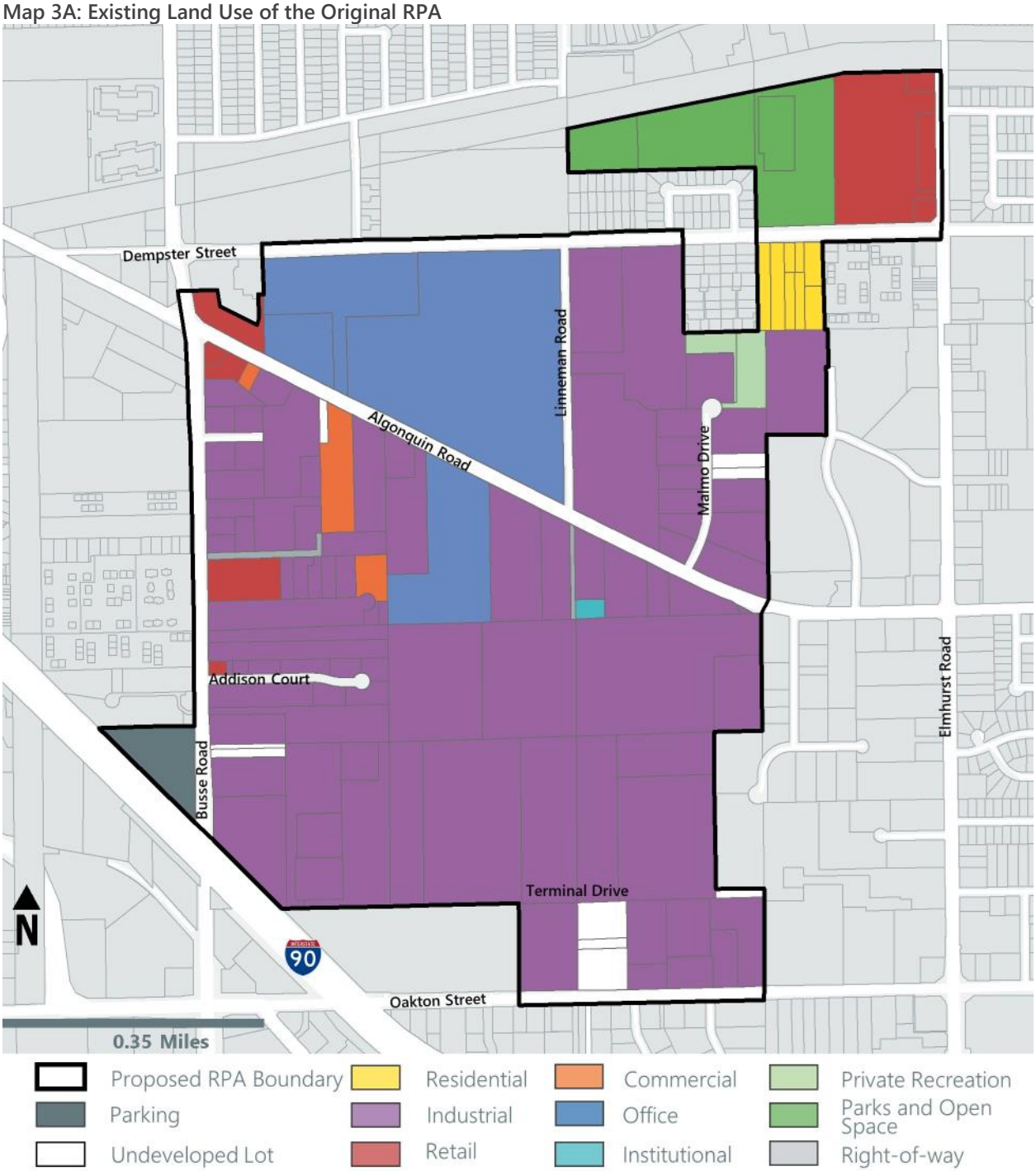
Source: Cook County, Esri, SB Friedman. Village of Mount Prospect

Map 2: Amended RPA Boundary



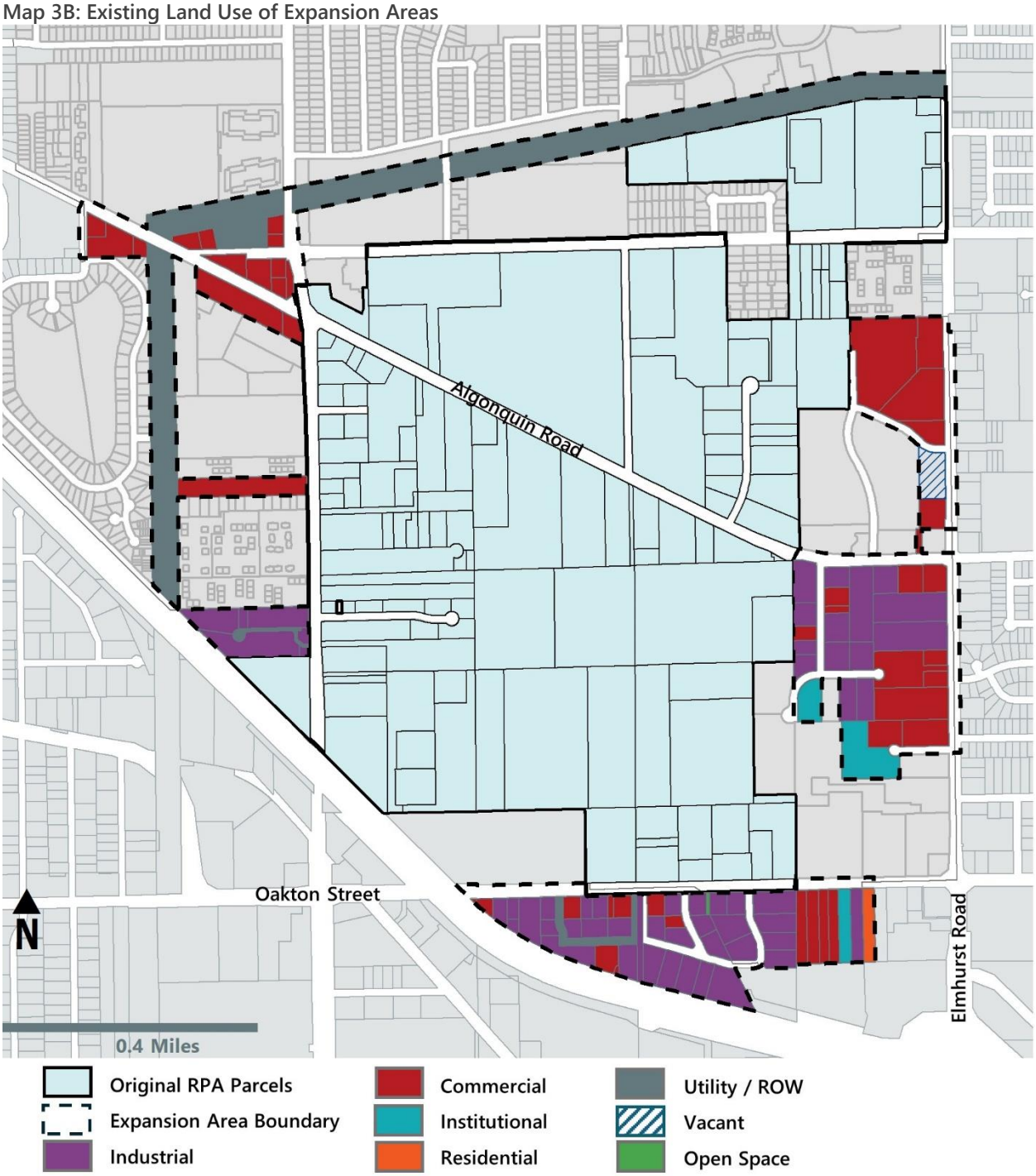
Source: Cook County, Esri, SB Friedman. Village of Mount Prospect

Map 3A: Existing Land Use of the Original RPA



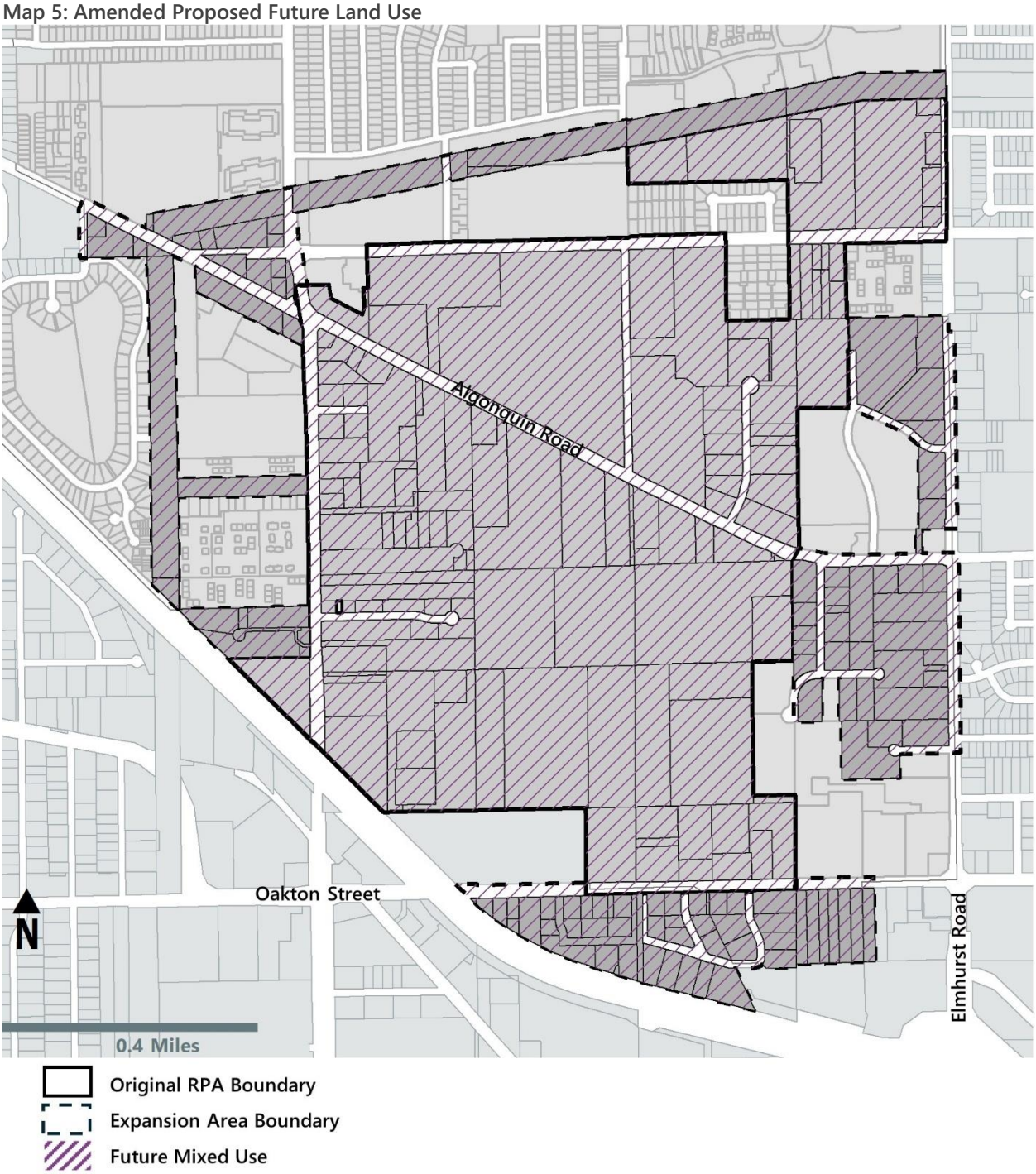
Source: Cook County, Esri, SB Friedman. Village of Mount Prospect

Map 3B: Existing Land Use of Expansion Areas



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map 5: Amended Proposed Future Land Use



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Attachment B: Eligibility Report for the Expansion Area of the Amended RPA

This report concludes that the following Expansions Areas of the South Mount Prospect RPA are eligible per the Act, as follows:

- Expansion Area 1 is eligible for designation as a "conservation area" for improved land;
- Expansion Area 2 is eligible for designation as a "conservation area" for improved land and as a "blighted area" for vacant land; and
- Expansion Area 3 is eligible for designation as a "conservation area" for improved land.

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a "blighted area" and/or as a "conservation area." "Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas that are deteriorating and declining and soon may become blighted. A description of the statutory provisions of the Act is provided below.

Factors for Improved Areas

According to the Act, "blighted areas" for improved land must demonstrate at least five (5) of the following eligibility factors, which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a "blighted area." The following are eligibility factors for improved areas:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of Structures below Minimum Code Standards
- Illegal Use of Individual Structures
- Excessive Vacancies
- Lack of Ventilation, Light or Sanitary Facilities
- Inadequate Utilities
- Excessive Land Coverage and Overcrowding of Structures and Community Facilities
- Deleterious Land Use or Layout
- Environmental Clean-Up
- Lack of Community Planning
- Lack of Growth in EAV

Factors for Vacant Land

According to the Act, there are two ways by which vacant land can be designated as "blighted." One way is to find that at least two (2) of six (6) factors from the "Two-Factor Test" are present to a meaningful extent and reasonably distributed throughout the proposed RPA. The second way is to find at least one (1) of the six (6) factors under the "One-Factor Test" is present to a meaningful extent and reasonably distributed throughout the proposed RPA.

TWO-FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted' if a combination of two (2) or more of the following factors may be identified, which combine to impact the sound growth of the proposed RPA.

- Obsolete Platting of Vacant Land
- Diversity of Ownership
- Tax and Special Assessment Delinquencies
- Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land
- Environmental Contamination
- Lack of Growth in EAV

ONE-FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, an area qualifies as "blighted" if one (1) or more of the following factors is found.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

A definition of each factor is provided in **Appendix 2**.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed South Mount Prospect RPA Expansion Areas are eligible for designation as a "conservation area" for improved land, per the Act:

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Review of building age data from the Cook County Assessor's Office and historic aerials;
- Review of parcel-level GIS shapefile data provided by the County;
- Review of municipal and county codes, building permit records (2019-2024), and code violation records as of July 2024;

- Review of a memorandum prepared by Gewalt Hamilton Associates, Inc, dated September 11, 2024, related to flooding conditions and water runoff for vacant parcels; and
- Review of a utility memorandum, dated July 30th, 2024, provided by the Village regarding locations, ages and conditions of water, stormwater and sanitary sewer infrastructure.

SB Friedman examined all parcels within each Expansion Area for qualification factors consistent with the requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building, parcel-by-parcel and/or aggregate basis as applicable. Building and parcel data were then plotted on maps of the proposed Expansion Areas, as applicable, to determine which factors were present to a meaningful extent and reasonably distributed throughout each of the proposed Expansion Areas.

Based upon the conditions found within the Expansion Areas at the completion of SB Friedman's research, it has been determined that the proposed Expansion Areas meet the eligibility requirements of the Act. SB Friedman's research indicates that the following factors are present to a meaningful extent and reasonably distributed throughout the proposed RPA:

Table 1. Eligibility Findings

Eligibility Factor	Factor Type	Expansion Area #1	Expansion Area #2	Expansion Area #3
Age	Improved	Yes	Yes	Yes
Lack of Growth in EAV	Improved	Yes	Yes	No
Deterioration	Improved	Yes	Yes	Yes
Inadequate Utility	Improved	No	Yes	Yes
Structures Below Code	Improved	Yes	Yes	Yes
Flooding	Vacant	N/A	Yes	N/A
Finding		**"Conservation area" for improved parcels**	**"Conservation area" for improved parcels and "blighted area" for vacant parcels**	**"Conservation area" for improved parcels**

Maps A through **C** illustrate the distribution of those eligibility factors found to be reasonably distributed on a building-by-building and/or parcel-by-parcel basis within each of the proposed Expansion Areas by highlighting each parcel or building where the respective factors were found to be present to a meaningful degree.

Conservation Area Findings: Improved Parcels

Per SB Friedman's analysis, the improved portions of the Expansion Areas are eligible to be designated as a "conservation area" per the Act.

1. BUILDING AGE

SB Friedman's review of building age data from the Cook County Assessor's Office indicated that over 50% of primary structures in each Expansion Area are 35 years of age or older, as they were constructed before 1989. SB Friedman's research indicates that the age factor is present to a meaningful extent and reasonable distributed throughout each Expansion Area as follows:

- **Expansion Area 1.** Of the 17 primary structures in Expansion Area 1, 15 structures (88%) are 35 years of age or older.
- **Expansion Area 2.** Of the 34 primary structures in Expansion Area 2, 24 structures (71%) are 35 years of age or older.
- **Expansion Area 3.** Of the 53 primary structures in Expansion Area 3, 49 structures (92%) are 35 years of age or older.

Map A shows the location of primary structures that are 35 years or older.

2. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

The Act defines lack of growth in EAV as having the total EAV of the improved portion of the proposed RPA under evaluation either decline for at least three (3) of the last five (5) year-to-year periods; or increase at an annual rate that was less than the balance of the Village for at least three (3) of the past five (5) year-to-year periods; or increase at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in Appendix 2.

SB Friedman tabulated the EAV history of all proposed improved Expansion Area tax parcels by Expansion Area for the previous five year-to-year periods using EAV data provided by the Cook County Assessor. The most recent year for which final information was available was 2023. SB Friedman's analysis identified a lack of EAV growth within the proposed Expansion Areas as follows:

- **Expansion Area 1.** The EAV growth rate for parcels in Expansion Area 1 has been less than the growth rate of the Consumer Price Index for three (3) of the last five (5) year-to-year periods.
- **Expansion Area 2.** The EAV growth rate for improved parcels in Expansion Area 2 has been less than the growth rate of the Consumer Price Index for three (3) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout Expansion Area 1 and area-wide throughout the improved portion of Expansion Area 2. A summary of SB Friedman's findings is presented in **Table 2.**

Table 2: Expansion Area's 1 and 2 Percentage Change in Annual EAV, 2018-2023

Expansion Area		2018	2019	2020	2021	2022	2023
1	Expansion Area 1 Parcels EAV	$12.9 M	$16.0 M	$17.4 M	$16.1 M	$16.3 M	$16.6 M
1	Percent Change	---	24.2%	8.3%	-7.4%	1.3%	2.0%
1	Change in CPI [1]	---	1.5%	1.1%	4.2%	7.6%	3.3%
1	**Expansion Area 1 Parcels - Growth Less Than CPI**	**---**	**NO**	**NO**	**YES**	**YES**	**YES**
2	Improved Expansion Area 2 Parcels EAV	$25.3 M	$29.7 M	$32.0 M	$30.3 M	$30.1 M	$31.1 M
2	Percent Change	---	17.4%	7.7%	-5.5%	-0.4%	3.1%
2	Change in CPI [1]	---	1.5%	1.1%	4.2%	7.6%	3.3%
2	**Improved Proposed RPA Parcels - Growth Less Than CPI**	**---**	**NO**	**NO**	**YES**	**YES**	**YES**

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin area, not seasonally adjusted.
Source: Cook County Assessor; SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

3. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

- **Expansion Area 1.** Physical deterioration was observed on 22 of 34 improved parcels (65% of improved parcels). The most common form of deterioration was on surface improvements, including streets, parking lots and sidewalks. Catalogued surface improvement deterioration included cracks in infrastructure, protruding weeds on paved surfaces, and potholes. Building deterioration included stairstepping in brick and cinderblock, missing or splitting fascia, and cracked building foundations.
- **Expansion Area 2.** Physical deterioration was observed on 28 of 32 improved parcels (88% of improved parcels). The most common form of deterioration was on surface improvements, including streets and parking lots. Catalogued surface improvement deterioration included cracks in infrastructure, and potholes. Building deterioration included stairstepping in brick and cinderblock, cracked foundations and water damage.
- **Expansion Area 3.** Physical deterioration was observed on 43 of 51 improved parcels (84% of improved parcels). The most common form of deterioration was on surface improvements, including streets, and parking lots. Catalogued surface improvement deterioration included cracks in infrastructure and significant potholes. Building deterioration included stairstepping in brick and cinderblock, peeling fascia, cracked foundations as well as rust and water damage.

Deterioration of buildings and surface improvements can make it appear as though the proposed Expansion Areas lack investment and can make it more difficult to attract new businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the proposed Expansion Area 1, improved parcels in Expansion Area 2, and Expansion Area 3, as shown on **Map B.**

4. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the RPA;
2. Deteriorated, antiquated, obsolete or in disrepair; or
3. Lacking within the redevelopment project area.

SB Friedman reviewed a memorandum provided by the Village's Public Works Department dated July 30, 2024, which indicated the following:

- **Expansion Area 2.** The current stormwater distribution system in Expansion Area 2 is of insufficient capacity and requires improvements to the drainage ditch that drains portions of Malmo Drive and Linneman Road within Expansion Area 2. Channel capacity and design defects have resulted in surcharge events and surface flooding that impacts adjacent properties within Expansion Area 2.
- **Expansion Area 3.** Water distribution in Expansion Area 3 is currently provided by privately-owned, shallow groundwater wells which are primarily owned, operated and maintained by individual property owners. While Village Code allows for groundwater wells if installed prior to May 21, 1985, it also requires connection to the Village water main in the event an existing well becomes unusable or inoperable. Thus, the water distribution system is lacking in Expansion Area 3 and redevelopment would require extension of the Village-owned water distribution system to service the Expansion Area, which would provide access to treated Lake Michigan water and avail property owners to improved fire protection.

Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed throughout Expansion Area 2 and Expansion Area 3.

5. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public, including building occupants, pedestrians and occupants of neighboring structures.

SB Friedman reviewed building age data and building permit data for structures within the proposed Expansion Areas to determine which structures were constructed prior to the adoption of the Village's current Building Codes in 2022.

- **Expansion Area 1**. Based on Cook County Parcel Data, 100% of the buildings in Expansion Area 1 were built prior to the adoption of the Village's current Building Code in 2022 and thus do not meet at least one current code standard. Village permit data indicates that there has not been any building permit activity since 2022 that would have triggered the need to bring building improvements up to all current codes. Based on this analysis, a minimum of 17 of 17 primary structures in Expansion Area 1 have not been updated to current code, or 100% of all primary structures.
- **Expansion Area 2.** Based on Cook County Parcel Data, 100% of buildings in Expansion Area 2 were built prior to the adoption of the Village's current Building Code in 2022 and thus do not meet at least one current code standard. While Village permit data indicates that 9 buildings have had building

permit activity since 2022, investment appears to be fairly limited and may not have required buildings and properties to remodel to meet all current code standards. However, SB Friedman conservatively estimates that a minimum of 23 buildings out of 34 total buildings in Expansion Area 2, or 74% of buildings have not been updated to current code.

- **Expansion Area 3.** Based on Cook County Parcel Data, 100% of buildings in Expansion Area 3 were built prior to the adoption of the Village's current Building Code in 2022 and thus do not meet at least one current code standard. Village permit data indicates that no buildings have had building permit activity since 2022. Therefore, 100% of primary structures in Expansion Area 3 are below minimum code standards.

Although the development of these properties predates current codes and standards of the Village, the buildings may not be in direct violation of all ordinances, as they may have been "grandfathered in" or received a sufficient level of upgrades and improvements since being constructed. However, those structures that do not meet current development standards may present a health or safety hazard. The presence of structures below minimum code standards, and the cost to upgrade "grandfathered" structures to meet modern codes may also reduce the overall competitiveness and economic viability of the area. Based on information provided by the Village, this factor was found to be present to a meaningful extent and reasonably distributed throughout the proposed Expansion Areas.

The presence of structured below minimum code standards can be found in **Map C: Presence of Structures below Minimum Code Standards of Expansion Areas.**

Blighted Area Findings: Vacant Parcels

Per SB Friedman's analysis, the vacant portion of Expansion Area 2 is eligible to be designated as a "blighted area" per the one-factor test.

ONE-FACTOR BLIGHTED FINDING

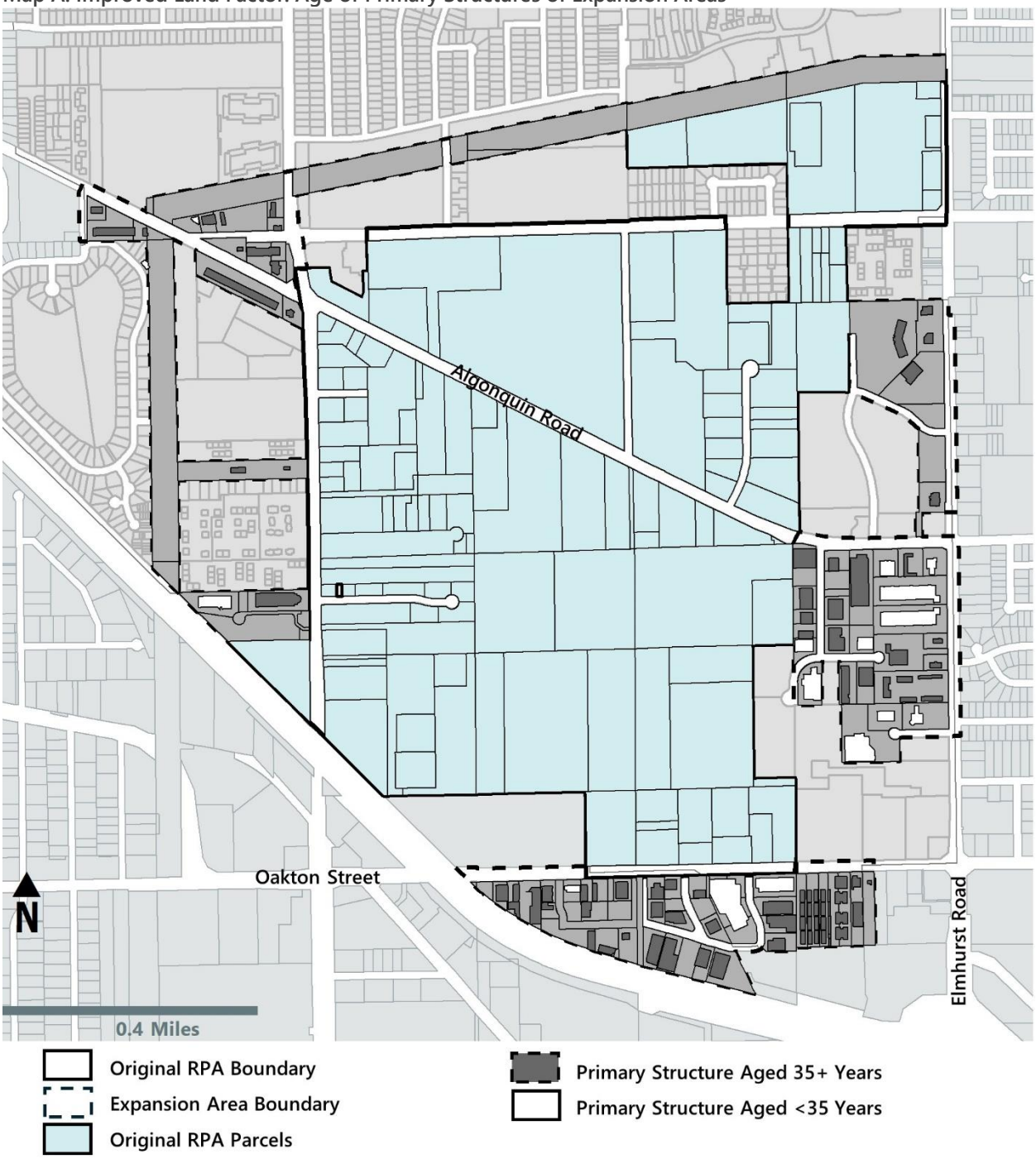
SB Friedman reviewed a memorandum prepared by Gewalt Hamilton Associates, Inc., a third-party engineer engaged by the Village, that indicated that runoff from 100% of the vacant portion of the proposed Expansion Area 2 contributes to flooding within Zone AE areas of the Des Plaines River watershed. This factor is found to be present to a meaningful extent and reasonably distributed throughout the vacation portion of Expansion Area 2.

Summary of Findings by Expansion

SB Friedman has found that all three proposed Expansion Areas qualify, per the Act, as follows:

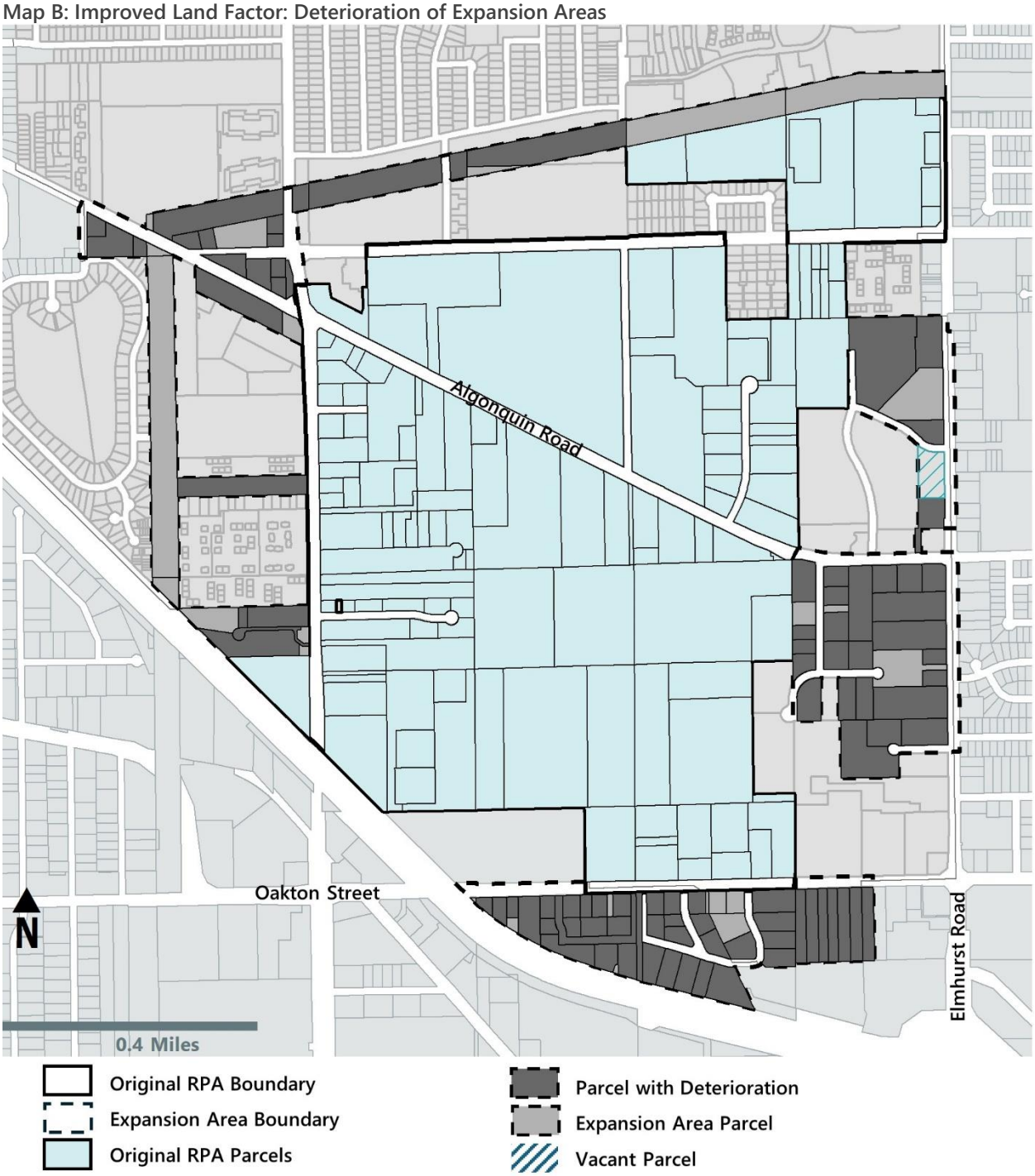
- Expansion Area 1 is eligible for designation as a "conservation area" for improved land;
- Expansion Area 2 is eligible for designation as a "conservation area" for improved land and as a "blighted area" for vacant land; and
- Expansion Area 3 is eligible for designation as a "conservation area" for improved land.

Map A: Improved Land Factor: Age of Primary Structures of Expansion Areas



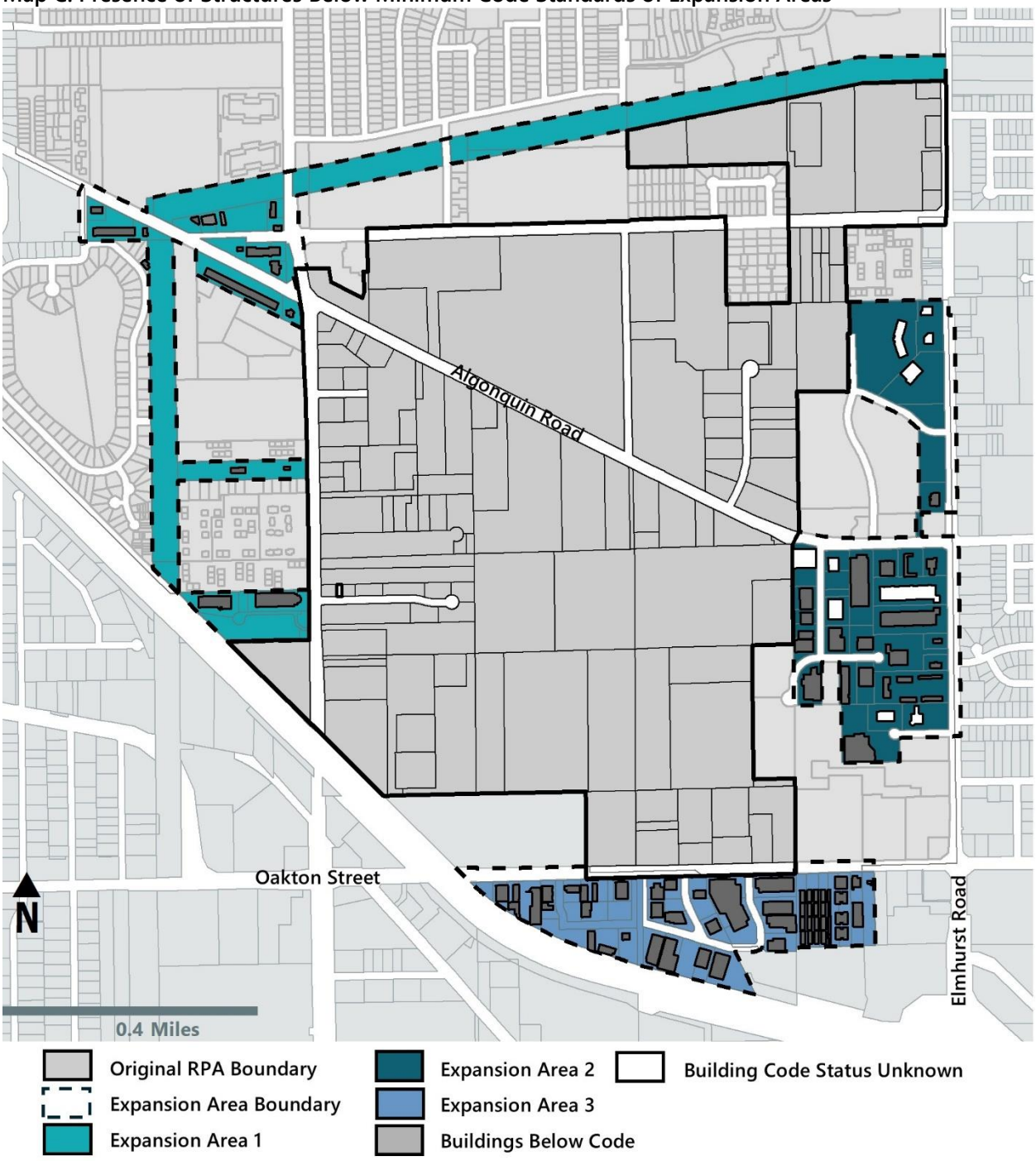
Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map B: Improved Land Factor: Deterioration of Expansion Areas



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map C: Presence of Structures Below Minimum Code Standards of Expansion Areas



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Attachment C: Boundary Legal Description, as Amended

REVISED SEPTEMBER 24, 2024
REVISED OCTOBER 1, 2024

MOUNT PROSPECT TIF LEGAL DESCRIPTION

PARCEL 1:

THOSE PARTS OF SECTIONS 14, 22, 23, 24 AND 26, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF DEMPSTER STREET; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF THE WEST 479.60 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 2 IN LAKE CENTER, PLAZA RESUBDIVISION PER DOCUMENT NUMBER 0819145106; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF SAID NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 822 FEET, MORE OR LESS, TO SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO A POINT 803.01 FEET SOUTH OF SAID NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE EAST 50 FEET; THENCE SOUTH ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER 1635 FEET, MORE OR LESS, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN SHELL OIL COMPANY RESUBDIVISION PER DOCUMENT NUMBER 87339994; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE 290 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200 FEET TO THE NORTH LINE OF ALGONQUIN ROAD; THENCE EAST ALONG SAID NORTH LINE AND EASTERLY EXTENSION THEREOF 290 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF A LINE BEING 50 FEET EASTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH ALONG SAID EXTENSION AND PARALLEL LINE 1660 FEET, MORE OR LESS, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF MIDWAY DRIVE; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SOUTH LINE THEREOF 515 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1 IN NORTHWAY INVESTMENT SUBDIVISION PER DOCUMENT NUMBER T2902421; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 192 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 1 IN VAVRUS SUBDIVISION PER DOCUMENT NUMBER T3194655; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 466.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 480 FEET TO THE SOUTH LINE OF LOT 8 IN

ELMHURST-ALGONQUIN INDUSTRIAL PARK-UNIT NUMBER 2 SUBDIVISION PER DOCUMENT NUMBER 20409121; THENCE WEST ALONG SAID SOUTH LINE 17 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 354 FEET, MORE OR LESS, TO THE SOUTH LINE OF CARBOY ROAD; THENCE WEST ALONG SAID SOUTH LINE 146 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID ELMHURST-ALGONQUIN INDUSTRIAL PARK-UNIT NUMBER 2 SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 354 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 AND WESTERLY EXTENSION THEREOF 236 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN DENNES RESUBDIVISION PER DOCUMENT NUMBER 25198789; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND EAST LINE THEREOF 510 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 338 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID DENNES RESUBDIVISION 1110.85 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID DENNES SUBDIVISION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 339.52 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE WEST HALF 695 FEET, MORE OR LESS, TO THE NORTH LINE OF OAKTON STREET; THENCE EAST ALONG SAID NORTH LINE 653 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 653.3 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH ALONG SAID EXTENSION AND EAST LINE THEREOF 710 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE 653 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 22 IN HIGGINS INDUSTRIAL PARK UNIT THREE SUBDIVISION PER DOCUMENT NUMBER 20022477; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE THE FOLLOWING (2) COURSES ALONG THE SOUTHERLY LINE OF SAID LOT 22; (1) THENCE WESTERLY 272.78 FEET TO A BEND POINT; (2) THENCE NORTHWESTERLY 40.29 FEET TO A POINT ON A CURVE ON THE SOUTHERLY LINE OF WEILER ROAD; THENCE THE FOLLOWING 2 COURSES ALONG SAID SOUTHERLY LINE; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 91.0 FEET FOR AN ARC LENGTH OF 71.47 FEET; (2) THENCE WESTERLY 155.85 FEET TO THE EASTERLY LINE OF LOT 11 IN HIGGINS INDUSTRIAL PARK UNIT 2 PER DOCUMENT NUMBER 20022478; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE 392.22 FEET TO THE NORTHERLY LINE OF THE I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE 2,760 FEET, MORE OR LESS, TO THE NORTH LINE OF OAKTON STREET; THENCE EASTERLY ALONG SAID NORTH LINE 1,090 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 2 IN GARLAND C. RICHARDSON'S SUBDIVISION PER DOCUMENT NUMBER 16662336; THENCE NORTHERLY ALONG SAID EAST LINE 620.7 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2 TO THE EASTERLY LINE OF SAID I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE 1,810 FEET, MORE OR LESS, TO THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 3,100 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER

96489523; THENCE THE FOLLOWING (3) COURSES ALONG SAID EXTENSION AND NORTH LINE; (1) THENCE EAST ALONG SAID EXTENSION AND NORTH LINE 350 FEET, MORE OR LESS, TO A BEND POINT; (2) THENCE SOUTHEASTERLY 116.13 FEET TO A BEND POINT; (3) THENCE SOUTHEASTERLY 353.13 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 IN SAID PLAZA UNITED RESUBDIVISION; THENCE THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE NORTHEASTERLY 52.09 FEET; (2) THENCE NORTH 170 FEET; (3) THENCE EASTERLY 39 FEET; (4) THENCE NORTH 250.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EASTERLY LINE OF LOT 2 TO THE NORTH LINE OF DEMPSTER STREET; THENCE EASTERLY ALONG SAID NORTH LINE OF DEMPSTER STREET 2,960 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BRIARWOOD BUSINESS CENTER SUBDIVISION PER DOCUMENT NUMBER 0627931120; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE OF LOT 1 TO THE SOUTH LINE OF LOT 2 IN LINNEMAN'S DIVISION PER DOCUMENT NUMBER 15716544; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 2 TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF PICKWICK COMMONS SUBDIVISION PER DOCUMENT NUMBER 20563555; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PICKWICK COMMON SUBDIVISION AND THE NORTH LINE OF LOT 1 IN SAID LINNEMAN'S DIVISION TO THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER SECTION 14; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE TO A BEND POINT; THENCE CONTINUING EAST ALONG SAID NORTHERLY LINE TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING SIX (6) DESCRIBED PROPERTIES:

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 HALF OF THE NORTHEAST QUARTER 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.

TOGETHER WITH:

LOTS 1 AND 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOTS 8, 9, 10 AND 11 IN LAKE CENTER PLAZA, A RESUBDIVISION NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 2018 AS DOCUMENT NO. 1807906120, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2, OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD

PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1991, AS DOCUMENT NUMBER 91321871, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 13 IN LAKE CENTER PLAZA, BEING A SUBDIVISION OF PART OF LOT 4 IN LINNEMAN'S DIVISION OF THE SOUTH ¾ OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTH 477.78 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1988 AS DOCUMENT NUMBER 88291118, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF WALL STREET LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AND SOUTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LASALLE STREET, ALL IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 1 (EXCEPT THE WEST 130.0 FEET OF LOT 1) IN J.T.BUILDER'S FIRST INDUSTRIAL SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THOSE PARTS OF SECTIONS 14, 15 AND 22, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF NORTHERLY LINE OF THE I-90 TOLL ROAD AND THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 410 FEET, MORE OR LESS, TO THE SOUTH LINE OF RICHMOND SUBDIVISION PER DOCUMENT NUMBER 23984749; THENCE WEST ALONG SAID SOUTH LINE 1066 FEET, MORE OR LESS, TO THE EASTERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTH ALONG SAID EASTERLY LINE 920 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF MANSARD LANE CONDOMINIUMS SUBDIVISION PER DOCUMENT NUMBER 23029108; THENCE EAST ALONG THE NORTH LINE OF SAID MANSARD LANE CONDOMINIUMS SUBDIVISION TO SAID WEST LINE OF BUSSE ROAD; THENCE NORTH ALONG SAID WEST LINE 160 FEET, MORE OR LESS, TO THE SOUTH LINE OF HEWITT'S SUBDIVISION PER DOCUMENT NUMBER 24781151; THENCE WEST ALONG SAID SOUTH LINE 1066 FEET, MORE OR LESS, TO SAID EASTERLY LINE OF

COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTH ALONG SAID EASTERLY LINE 1,850 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE 208 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2 IN MARCO POLO'S SUBDIVISION PER DOCUMENT NUMBER 21485932; THENCE SOUTH ALONG SAID WEST LINE 200 FEET TO THE SOUTH LINE OF SAID MARCO POLO'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE TO SAID WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 500 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER 96489523; THENCE EAST ALONG SAID EXTENSION TO THE EASTERLY LINE OF SAID BUSSE ROAD; THENCE NORTHERLY ALONG SAID EASTERLY LINE 610 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 2,800 FEET, MORE OR LESS, TO THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH ALONG SAID WEST LINE 213 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE SOUTHWESERTLY ALONG SAID NORTHERLY LINE AND WESTERLY EXTENSION THEREOF 4,000 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH ALONG SAID EAST LINE 122 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF BRIARWOOD DRIVE; THENCE SOUTH ALONG SAID EXTENSION AND WEST LINE OF BRIARWOOD DRIVE TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 15; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER 60 FEET, MORE OR LESS, TO SAID NORTHERLY LINE OF THE I-90 TOLL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

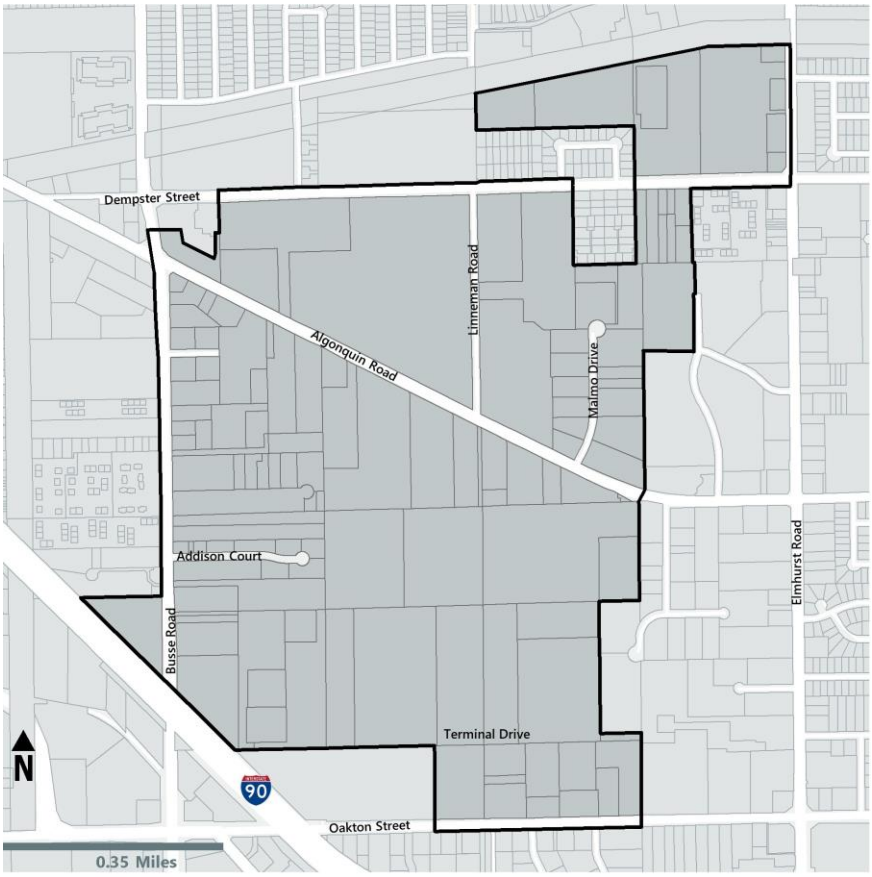
Attachment D: Expansion Area PIN Lists

Count	Subarea	PIN	2023 EAV
1	1	0814300005	$101,140
2	1	0814302006	$3,176
3	1	0814302009	$98,618
4	1	0814401011	$106,478
5	1	0814403010	$105,613
6	1	0815400019	$675,160
7	1	0815400042	$943,725
8	1	0815400048	$682,893
9	1	0815400050	$745,086
10	1	0815400068	$341,943
11	1	0815400084	$1,062
12	1	0815400085	$103,145
13	1	0815401004	$4,654
14	1	0815402011	$2,742
15	1	0815402021	$1,884,762
16	1	0815402022	$291,999
17	1	0815402023	$355,697
18	1	0822201002	$322,370
19	1	0822201007	$852,802
20	1	0822201008	$553,865
21	1	0822201009	$625,089
22	1	0822202004	$0
23	1	0822203030	$1,472,196
24	1	0822203037	$84,369
25	1	0822203040	$374,778
26	1	0822203041	$2,572,096
27	1	0822401017	$5,318
28	1	0822401059	$773,928
29	1	0822401060	$45,594
30	1	0822401061	$1,265,284
31	1	0822401065	$1,662
32	1	0822401066	$965
33	1	0822401067	$21,530
34	1	0822401068	$1,208,553
35	2	0823203009	$992,610
36	2	0823203017	$466,067
37	2	0823203035	$7,468

38	2	0823203039	$4,655,026
39	2	0823203040	$1,832,411
40	2	0823203045	$220,063
41	2	0823401005	$1,181,068
42	2	0823401007	$568,078
43	2	0823401008	$246,429
44	2	0823401011	$850,524
45	2	0823401012	$391,543
46	2	0823401013	$850,271
47	2	0823401014	$825,715
48	2	0823401016	$0
49	2	0823401019	$528,972
50	2	0823401022	$729,948
51	2	0823401023	$602,720
52	2	0823401026	$86,483
53	2	0823401028	$1,072,723
54	2	0823401030	$1,145,060
55	2	0823401035	$2,153,068
56	2	0823401036	$499,671
57	2	0823401037	$433,599
58	2	0823401038	$1,439,816
59	2	0823401045	$602,424
60	2	0823401046	$1,483,151
61	2	0823401047	$1,733,000
62	2	0823401048	$466,519
63	2	0823401049	$701,519
64	2	0823401050	$865,983
65	2	0823402010	$0
66	2	0823402015	$2,241,014
67	2	0823402016	$1,221,985
68	3	0826101006	$3,206
69	3	0826102016	$813,478
70	3	0826102018	$289,399
71	3	0826102019	$632,042
72	3	0826102025	$360,234
73	3	0826102026	$501,677
74	3	0826102027	$218,118
75	3	0826102029	$330,550
76	3	0826102032	$59,732
77	3	0826102035	$0
78	3	0826102038	$395,229

79	3	0826102039	$203,760
80	3	0826102042	$479,917
81	3	0826102043	$277,557
82	3	0826102044	$102,642
83	3	0826102046	$376,823
84	3	0826102047	$606,110
85	3	0826102048	$602,829
86	3	0826102049	$18,879
87	3	0826102050	$208,731
88	3	0826102051	$360,964
89	3	0826200012	$105,184
90	3	0826201003	$758,566
91	3	0826201004	$669,217
92	3	0826201005	$732,104
93	3	0826201006	$466,733
94	3	0826201007	$517,428
95	3	0826201008	$674,496
96	3	0826201009	$123,563
97	3	0826202001	$804,314
98	3	0826202002	$421,902
99	3	0826202003	$476,506
100	3	0826202005	$97,849
101	3	0826202006	$527,952
102	3	0826203002	$180,085
103	3	0826203003	$513,094
104	3	0826203004	$551,449
105	3	0826203005	$334,010
106	3	0826203006	$1,001,740
107	3	0826203007	$552,459
108	3	0826203008	$329,914
109	3	0826203009	$11,857
110	3	0826204001	$872,395
111	3	0826204002	$988,990
112	3	0826204003	$234,719
113	3	0826204007	$1,151,521
114	3	0826204008	$1,044,530
115	3	0826204009	$599,493
116	3	0826204011	$600,382
117	3	0826204012	$1,280,151
118	3	0826204015	$1,632,578

Attachment E: Original Plan



Mount Prospect, IL

South Mount Prospect Redevelopment Project Area

Tax Increment Financing District
Eligibility Report and Redevelopment Plan and Project

February 28, 2022

REVISED | April 28, 2022

SBFRIEDMAN

Mount Prospect, IL

South Mount Prospect Redevelopment Project Area

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Mount Prospect, IL

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1. Introduction

The Village of Mount Prospect (the "Village") seeks to establish a tax increment financing ("TIF") district to serve as an economic development tool and promote the revitalization of land in the southern portion of the Village. The Village engaged SB Friedman Development Advisors ("SB Friedman") in October 2021 to conduct a Redevelopment Project Area feasibility study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan").

This document serves as the Eligibility Report and Redevelopment Plan (together, the "Report") for the proposed South Mount Prospect Redevelopment Project Area ("South Mount Prospect RPA" or the "RPA"). **Section 2** of the Report, the Eligibility Report, details the eligibility factors found within the proposed RPA in support of its designation as a "conservation area" for improved land, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4--1 et seq., as amended (the "Act"). **Section 3** of this Report, the Redevelopment Plan, outlines the comprehensive program to revitalize the proposed RPA, as required by the Act.

Redevelopment Project Area

The proposed South Mount Prospect RPA is located within the Village in Cook County (the "County"), as shown on **Map 1**. The proposed South Mount Prospect RPA consists of approximately 129 tax parcels (127 improved parcels and 2 right-of-way parcels) and 81 primary structures. It comprises approximately 505 acres of land, including 462 improved acres, and approximately 43 acres of right-of-way. The parcels included in the proposed RPA are roughly bounded by Kopp Park, Busse Road, Oakton Street, and Elmhurst Road as illustrated in **Map 2**. Based upon SB Friedman's research, the proposed RPA currently consists primarily of a mix of industrial, commercial, residential, public institutional, and park/open space, as shown in **Map 3**. In instances where there was common ownership, parcels that are primarily used for parking were assigned the land use of the parcel that the parking serviced.

Determination of Eligibility

This Report concludes that the proposed South Mount Prospect RPA is eligible for designation as a "conservation area" for improved land, per the Act. For the purposes of analysis, in a previously developed area, parcels that include side yards, undeveloped lots, or parking lots related to an adjacent primary structure are considered improved.

IMPROVED PARCELS: CONSERVATION AREA FINDINGS

Assessor data from Cook County indicated that 74% of primary structures are aged 35 years or older. This satisfies the requirement that 50% or more of the structures in the area have an age of 35 years or more. Further, the following four (4) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Deterioration;
2. Presence of Structures below Minimum Code Standards;

3. Inadequate Utilities; and
4. Lack of Community Planning.

These factors are defined under the Act at 65 ILCS 5/11-74.4-3-(a) and (b) and are more fully described in **Appendix 2**.

Based on the age of primary structures in the proposed RPA and the presence of four eligibility factors, the proposed RPA qualifies under a "conservation area" finding (age of structures plus at least three (3) eligibility factors).

SUMMARY OF ELIGIBILITY FINDINGS

SB Friedman has found that the proposed RPA qualifies as a "conservation area" with 74% of the primary structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors were found to be present to a meaningful extent and reasonably distributed within the proposed RPA.

These conditions hinder the potential to redevelop the proposed RPA and capitalize on its unique attributes. The proposed RPA will benefit from a strategy that addresses the aged buildings, deterioration, presence of structures below minimum code, inadequate utilities, and lack of community planning to facilitate the overall improvement of its physical condition.

Redevelopment Plan Goal, Objectives and Strategy

GOAL. The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed RPA as a "conservation area" and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant industrial mixed-use district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village's overall quality of life.

OBJECTIVES. The following five (5) objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the proposed RPA, and encourage the construction of new commercial, industrial, residential, public, civic/cultural and recreational development, where appropriate;

2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;

3. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act;

4. Support the goals and objectives of other overlapping plans, including the Village of Mount Prospect Comprehensive Plan published in 2017 (the "2017 Comprehensive Plan"), Connect South Mount Prospect Sub-Area Plan (2020), the Mount Prospect Bicycle Plan (2012), the Public Transportation System Plan (2009), and subsequent plans;

5. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

STRATEGY. Redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage private investment.

Financial Plan

ELIGIBLE COSTS. The Act outlines categories of expenditures that can be funded using incremental property taxes. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred and any such costs incidental to this Redevelopment Plan pursuant to the Act.

ESTIMATED REDEVELOPMENT PROJECT COSTS. The estimated redevelopment project costs of this Redevelopment Plan are $145 million[1]. The total of redevelopment project costs provides an upper limit on expenditures that are to be funded using incremental property tax revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs.

EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA. The 2020 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the proposed RPA is approximately $152,173,065. By tax year 2045 (collection year 2046), the total taxable EAV for the proposed RPA is anticipated to be approximately $268 million.

Required Tests and Findings

The required conditions for the adoption of this Redevelopment Plan and Project are found to be present within the proposed South Mount Prospect RPA:

1. The proposed RPA is 505 acres in size and thus satisfies the requirement that it be at least 1.5 acres;

2. Limited private investment has occurred in the proposed South Mount Prospect RPA over the last five years;

3. Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. Accordingly, "but for" the designation of a TIF district, these projects would be unlikely to occur on their own;

[1] As noted below in "Estimated Redevelopment Project Costs," this amount is expressed in 2022 dollars and may be increased as allowed under the Act by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI), published by the U.S. Department of Labor

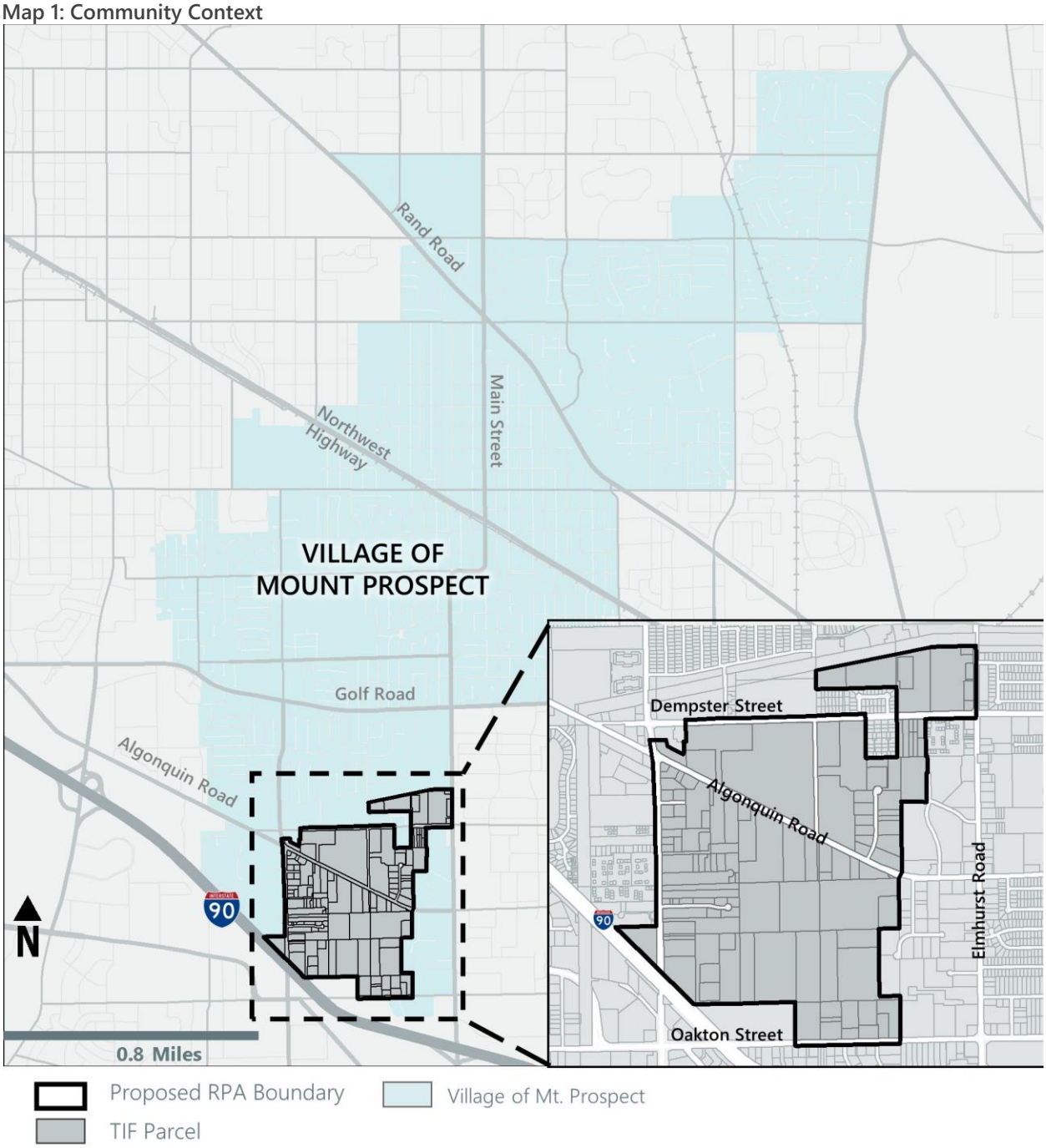
4. The proposed South Mount Prospect RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project;

5. The Redevelopment Plan conforms to and proposes land uses that are consistent with the 2017 Comprehensive Plan, and Connect South Mount Prospect Sub-Area Plan (2020);

6. The Village certifies that the Redevelopment Plan will not result in the displacement of 10 or more inhabited residential units as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act; and

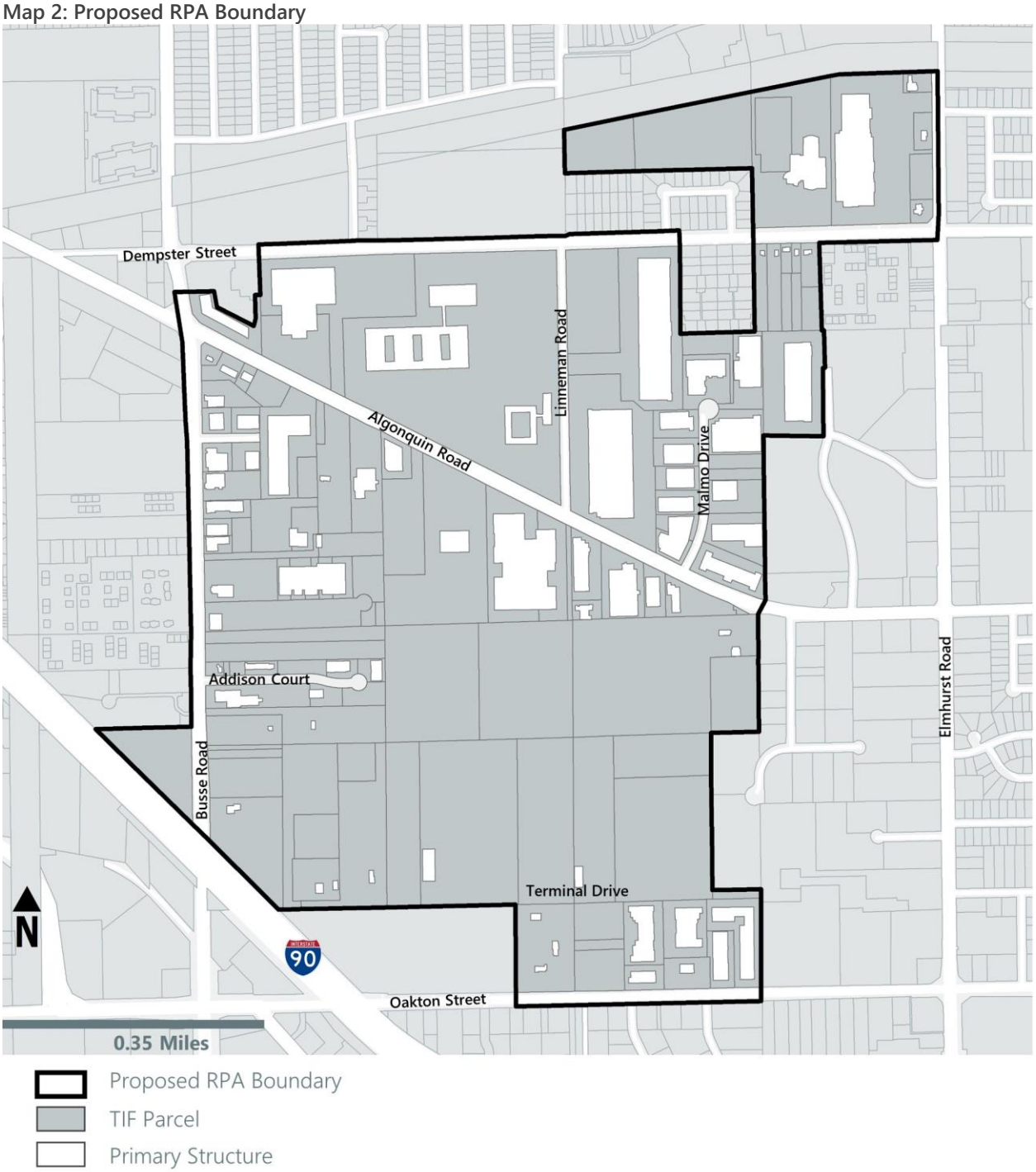
7. The Redevelopment Plan is estimated be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2046, if the ordinances establishing the proposed RPA are adopted during 2022.

Map 1: Community Context



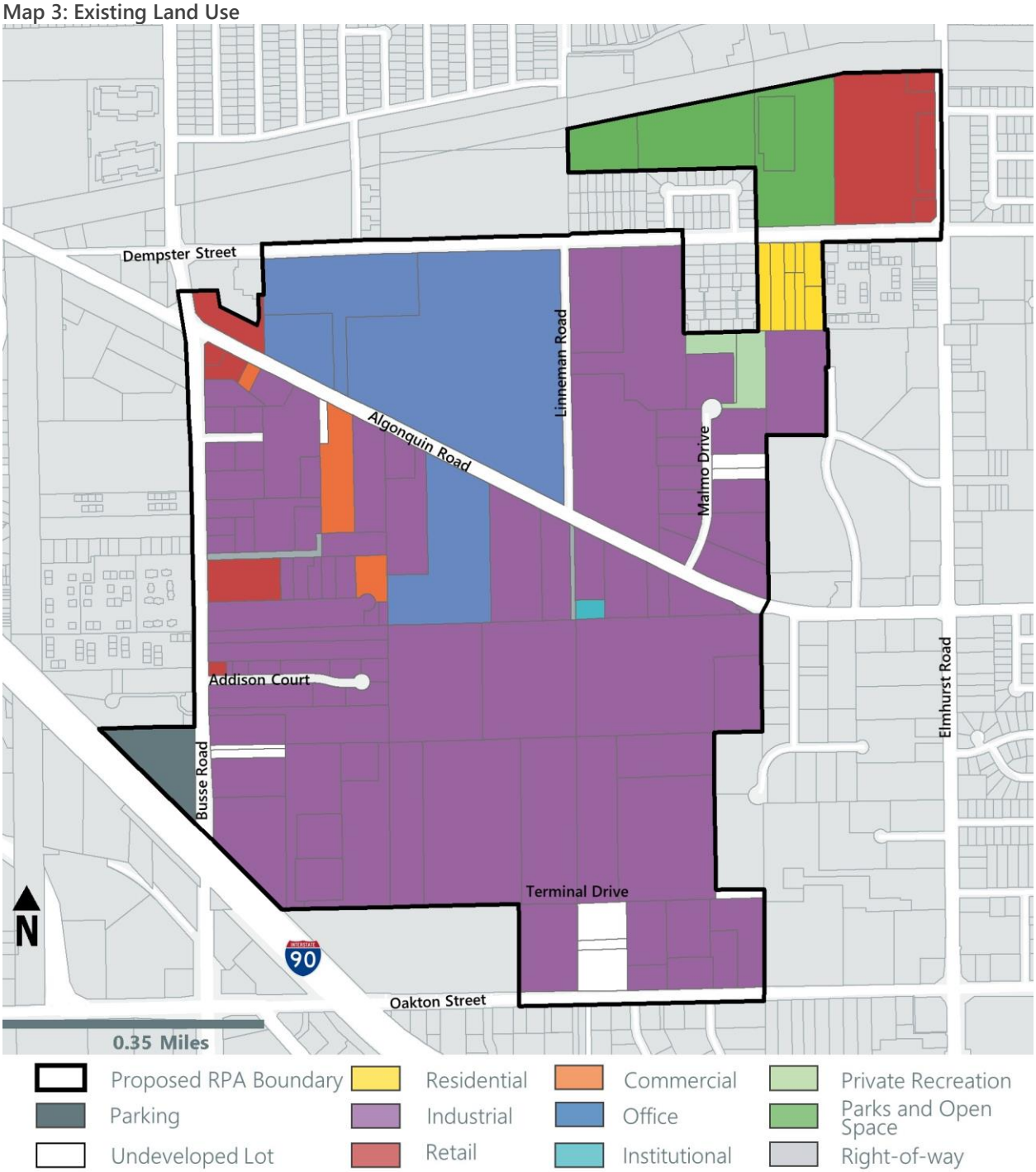
Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map 2: Proposed RPA Boundary



Source: Cook County, Esri, SB Friedman. Village of Mount Prospect

Map 3: Existing Land Use



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

2. Eligibility Report

This report concludes that the proposed South Mount Prospect RPA is eligible for designation as a "conservation area" for improved land, per the Act.

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a "blighted area" and/or a "conservation area". "Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas that are deteriorating and declining and soon may become blighted. A description of the statutory provisions of the Act is provided below.

Factors for Improved Areas

According to the Act, "blighted areas" for improved land must demonstrate at least five (5) of the following eligibility factors, which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a "blighted area." The following are eligibility factors for improved areas:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of Structures below Minimum Code Standards
- Illegal Use of Individual Structures
- Excessive Vacancies
- Lack of Ventilation, Light or Sanitary Facilities
- Inadequate Utilities
- Excessive Land Coverage and Overcrowding of Structures and Community Facilities
- Deleterious Land Use or Layout
- Environmental Clean-Up
- Lack of Community Planning
- Lack of Growth in EAV

A definition of each factor is provided in **Appendix 2**.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed South Mount Prospect RPA is eligible for designation as a "conservation area" for improved land, per the Act:

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Review of building age data from the Cook County Assessor's Office;
- Review of parcel-level GIS shapefile data provided by the County;
- Review of municipal and county codes, building permit records (2016-2021), and code violation records

as of November 2021;

- Review of a utility memorandum provided by the Village regarding locations, ages and conditions of water, stormwater and sanitary sewer infrastructure;
- Review of current and prior comprehensive plans provided by the Village (from 1965, 2007, and 2017), as well as the Connect South Mount Prospect Sub-Area Plan (2020), the Mount Prospect Bicycle Plan (2012), and the Public Transportation System Plan (2009).

SB Friedman examined all parcels for qualification factors consistent with requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building, parcel-by-parcel basis and/or aggregate basis as applicable. Building and parcel data were then plotted on maps of the proposed RPA, as applicable, to determine which factors were present to a meaningful extent and reasonably distributed throughout the proposed RPA.

Conservation Area Findings: Improved Parcels

Based upon the conditions found within the proposed RPA at the completion of SB Friedman's research, it has been determined that the proposed RPA meets the eligibility requirements of the Act as a "conservation area." Of the 81 primary structures in the proposed RPA, at least 60 structures (74%) are 35 years of age or older, as they were constructed before 1985. **Map 4** shows the location of primary structures that are 35 years or older. SB Friedman's research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Deterioration
2. Presence of Structures below Minimum Code Standards
3. Inadequate Utilities
4. Lack of Community Planning

Each eligibility factor that was found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA is summarized below. **Maps 5A** through 5**C** illustrate the distribution of those eligibility factors found to be reasonably distributed on a building-by-building and/or parcel-by-parcel basis within the proposed RPA by highlighting each parcel or building where the respective factors were found to be present to a meaningful degree.

1. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Physical deterioration was observed on 85 parcels of 127 improved parcels (approximately 67% of improved parcels). The most common form of deterioration was on surface improvements, including streets, parking lots and alleys. Catalogued surface improvement deterioration included cracks in infrastructure, and potholes. Building deterioration included stairstepping in brick and cinderblock, cracked foundations and water damage. Deterioration of buildings and surface improvements can make it appear as though the proposed RPA lacks

investment and can make it more difficult to attract new businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the proposed RPA.

2. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the RPA;
2. Deteriorated, antiquated, obsolete or in disrepair; or
3. Lacking within the redevelopment project area.

Based on the memorandum provided by the Village's Public Works Department and a follow-up interview with the Village's Public Works Department, the water mains serving the RPA south of Dempster Street do not have sufficient capacity to service parcels in the area. Insufficient capacity has resulted in low water pressure throughout the RPA and weak water velocity at fire hydrants which the Village plans to address by constructing an elevated tank in the area. Thus inadequate utility lines (or no utility lines) serve 119 of the proposed RPA's 127 improved parcels (94%). Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA.

3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public, including building occupants, pedestrians and occupants of neighboring structures.

According to a review of building age data, building permit data for structures within the RPA, and a memorandum prepared by the Village's Public Works Department, all of the structures in the proposed RPA were constructed prior to the adoption of the Village's current Building Code in 2022. Although the development of these properties predates current codes and standards of the Village, the buildings may not be in direct violation of all ordinances, as they may have been "grandfathered in" or received a sufficient level of upgrades and improvements since being constructed.

A memorandum from the Village staff indicates that all 81 primary structures in the proposed RPA (100%) do not meet at least one current code. The presence of structures below minimum code standards, and the cost to upgrade "grandfathered" structures to meet modern codes may also reduce the overall competitiveness and economic viability of the area. Based on information provided by the Village, this factor was found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA.

4. LACK OF COMMUNITY PLANNING

Lack of community planning within the proposed RPA is an area-wide factor not necessarily attributable to any one parcel. The Act provides that "Lack of Community Planning" can be found in areas that have been developed without the benefit of a comprehensive plan, and as a result, have seen negative consequences. Examples of negative consequences include: incompatible land use relationships, inadequate street layout,

improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other related conditions.

85% of primary structures in the RPA (69 of 81) were constructed in unincorporated Cook County prior to annexation into the Village, according to Village staff. Cook County produced its first Comprehensive Plan, *Cook County Comprehensive Land Use and Policies Plan*, in 1976, at which point 78% of the primary structures in the previously unincorporated portion of the proposed RPA had already been constructed. Consequently, the majority (67%) of primary structures in the RPA (54 of 81 primary structures) were constructed without benefit of a comprehensive plan. The adverse effects of this development are: incompatible land use relationships, inadequate street layout, and street and parcel layouts that do not meet contemporary development standards. Examples include:

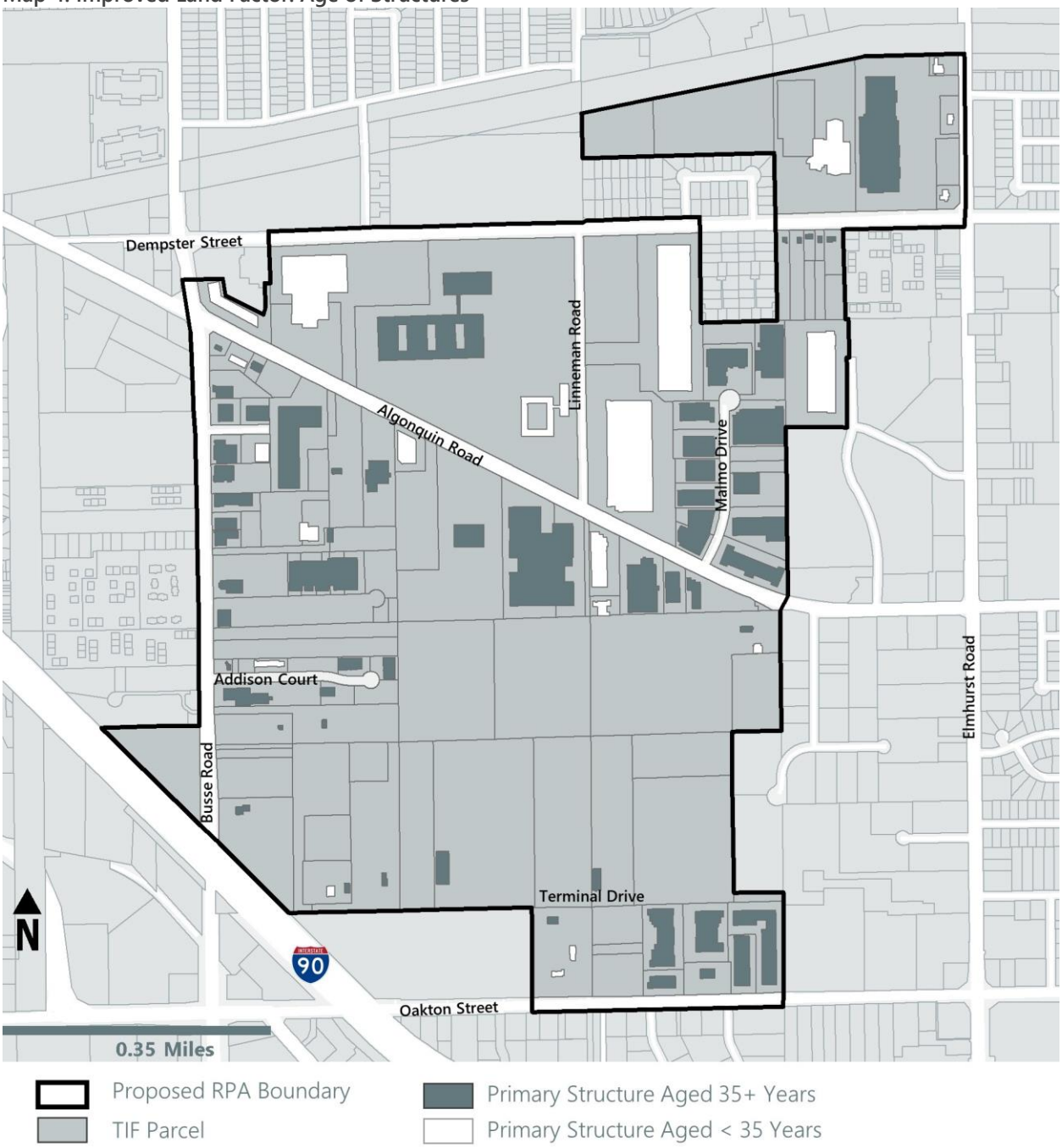
- Incompatible land use relationships with single-family residential lots fronting highly trafficked roads and single-family residential lots adjacent to industrial land uses.
- The two arterials serving the RPA are Oakton Street and Busse Road. Both streets are characterized by numerous curb cuts and infrequent signalization. These conditions result in roads that fail to effectively accommodate turning vehicles and the movement of freight. Data from the Village police department reveals that intersections along both roads are common places for motor vehicle crashes.
- Current parcel shapes and sizes throughout the RPA do not meet contemporary standards for development. These parcel shapes and size thus, make the area difficult to redevelop on a planned basis.
- In addition, the platting in some parts of the Study Area failed to create rights-of-way for streets adjacent to parcels, leaving several parcels without direct access to rights-of-way. This condition further challenges redevelopment.

This factor is evaluated area-wide and is found to be present to a meaningful extent throughout the proposed RPA.

Summary of Findings

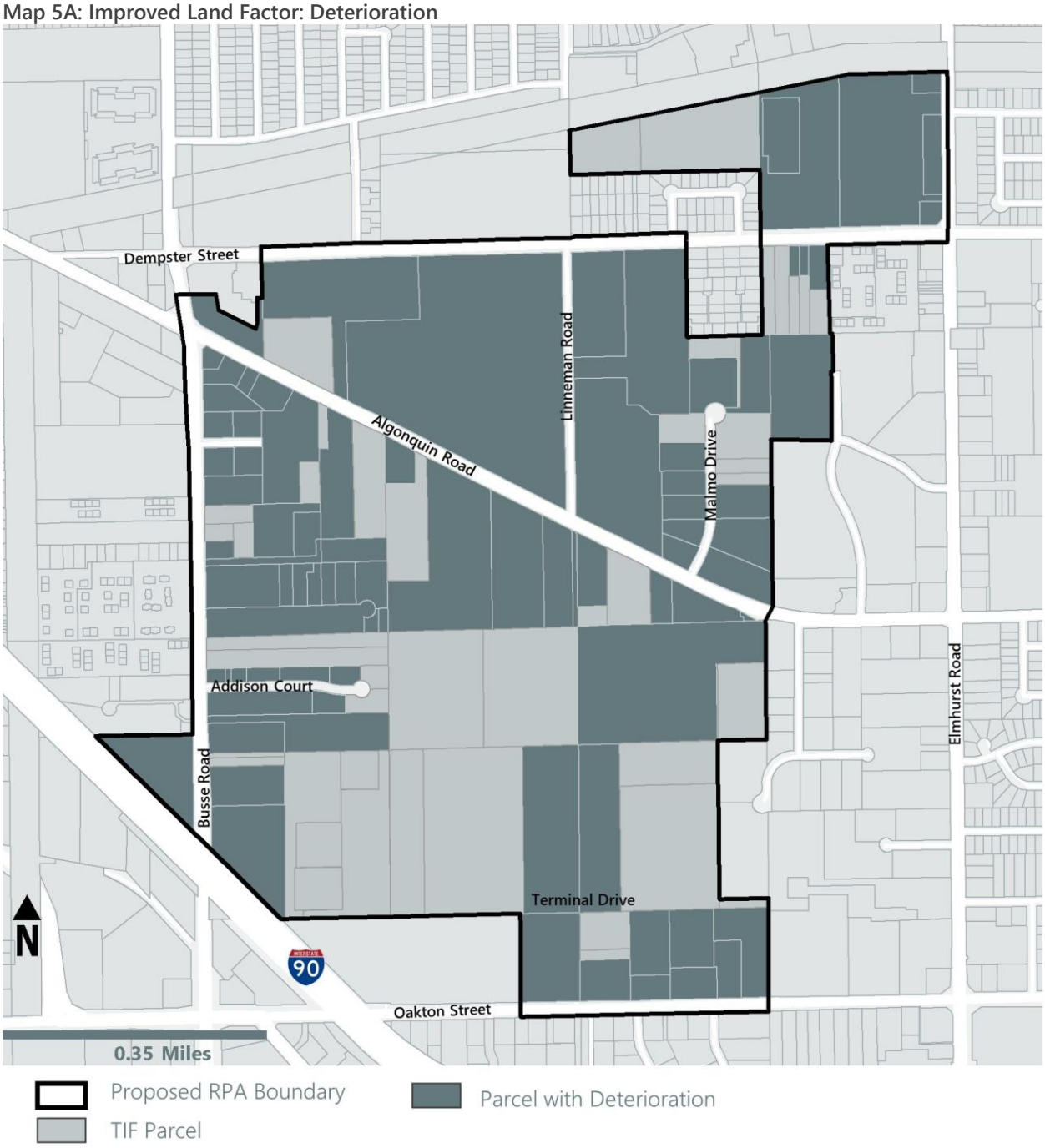
SB Friedman has found that the proposed RPA qualifies as a "conservation area" for improved land, with 74% of the structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors present to a meaningful extent and reasonably distributed within the proposed RPA.

Map 4: Improved Land Factor: Age of Structures



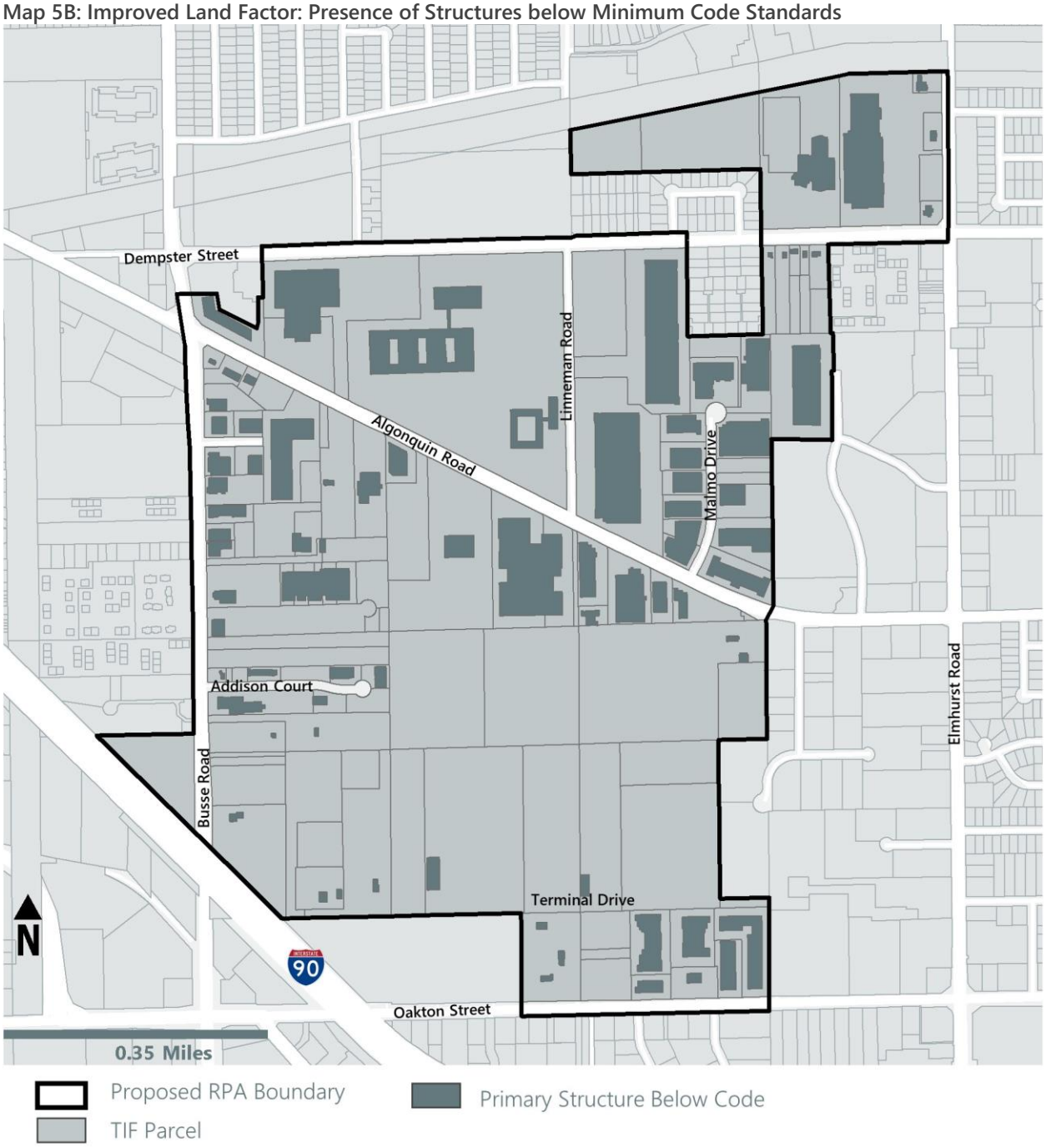
Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map 5A: Improved Land Factor: Deterioration



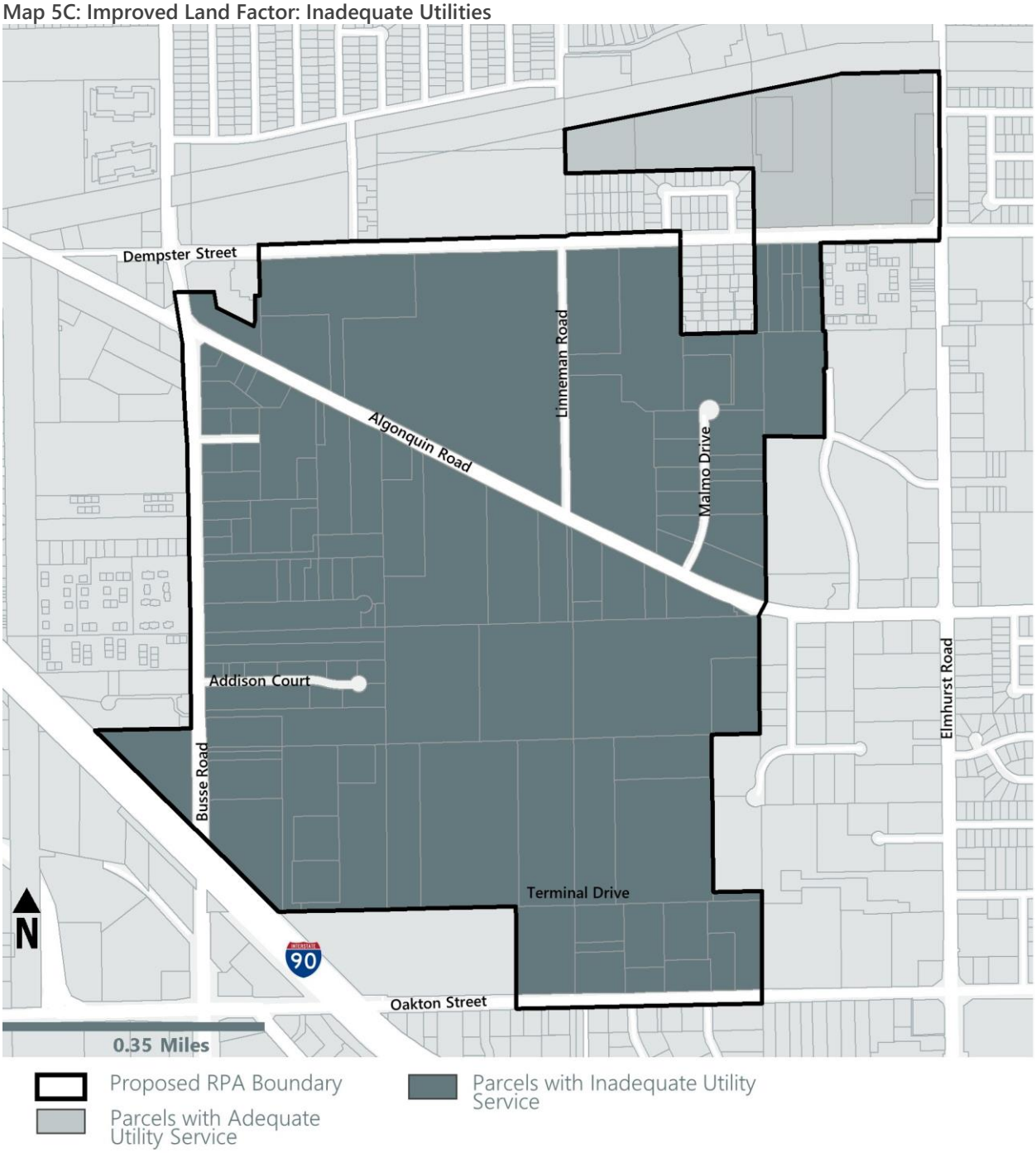
Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map 5B: Improved Land Factor: Presence of Structures below Minimum Code Standards



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map 5C: Improved Land Factor: Inadequate Utilities



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

3. Redevelopment Plan and Project

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be implemented over the 23-year life of the proposed RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions and promoting rehabilitation and development in the proposed RPA.

Redevelopment Needs of the Proposed RPA

Currently, the proposed RPA is comprised of aged buildings that are characterized by a failure to meet current code standards, building and surface deterioration, inadequate utilities, and a lack of community planning. These conditions reduce the value of the properties in the area and make the proposed RPA less competitive, overall, with property in other communities, thus limiting local area employment and development opportunities, and contributing to the lack of new investment in the proposed RPA.

The existing conditions for the proposed RPA suggest five (5) major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation, environmental remediation and stormwater management;
3. Redevelopment of underutilized parcels;
4. Rehabilitation of existing buildings; and
5. Resources for redevelopment and rehabilitation of a mix of commercial, residential, public institutional, park/open space, and vacant land uses.

The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the proposed RPA.

GOAL, OBJECTIVES AND STRATEGY

GOAL. The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed RPA as an improved "conservation area", and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant industrial mixed-use district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village's overall quality of life.

OBJECTIVES. The following five (5) objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the proposed RPA, and encourage the construction of new commercial, industrial, residential, public, civic/cultural and recreational development, where appropriate;

2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;

3. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act;

4. Support the goals and objectives of other overlapping plans, including the Village of Mount Prospect Comprehensive Plan published in 2017 (the "2017 Comprehensive Plan"), Connect South Mount Prospect Sub-Area Plan (2020), the Mount Prospect Bicycle Plan (2012), the Public Transportation System Plan (2009), and subsequent plans;

5. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

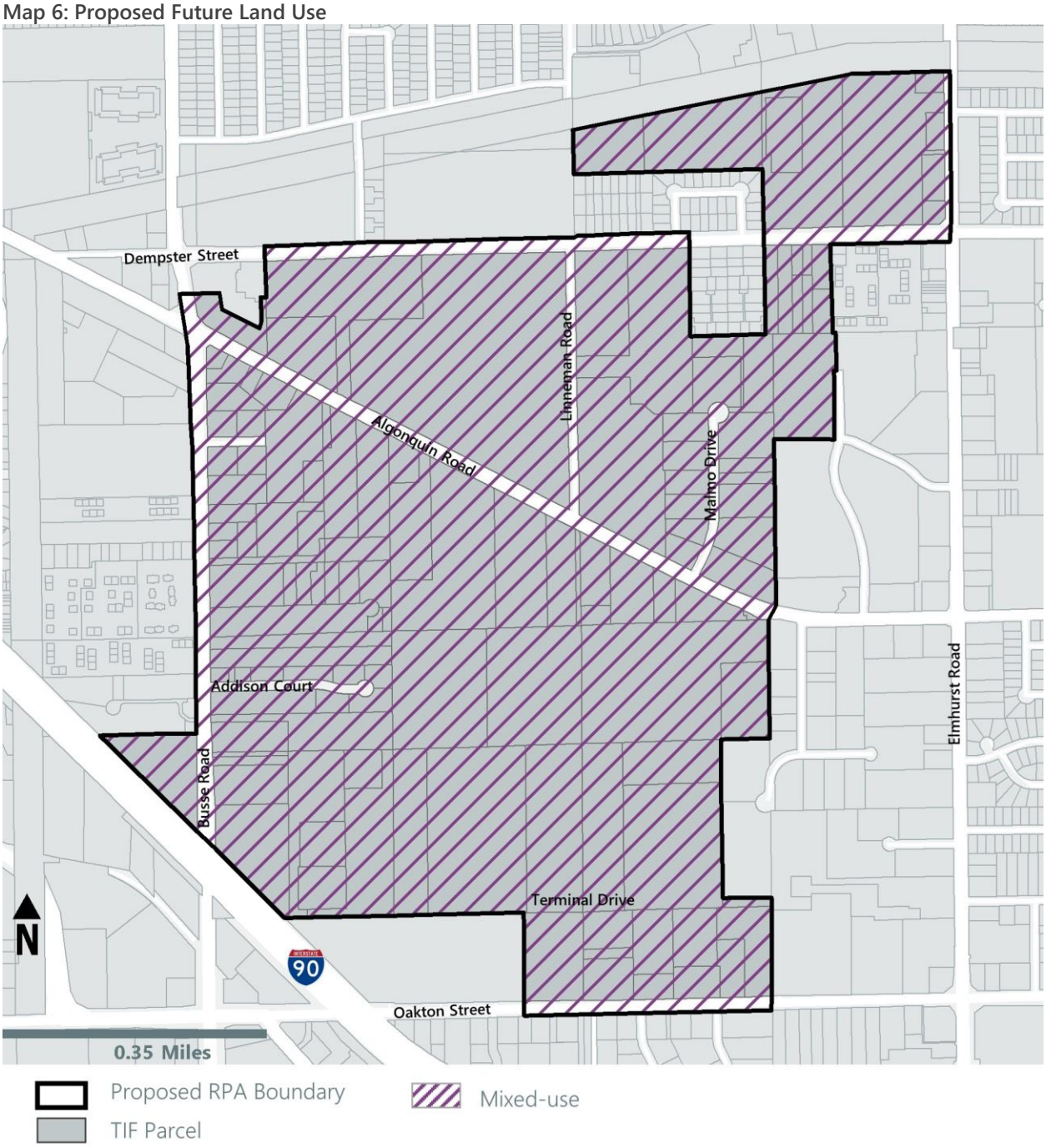
STRATEGY. Redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage private investment.

Proposed Future Land Use

The proposed future land use of the proposed RPA, as shown in **Map 5**, reflects the objectives of this Redevelopment Plan. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the proposed RPA, in a manner that is in conformance with the Comprehensive Plan and Connect South Mount Prospect Sub-Area Plan (2020). The Future Land Use Plan establishes long-term targets for development in the Village, which are consistent with the community's vision for the future. The plan can help guide day-to-day development decisions, infrastructure improvements, and public and private investment. The mixed-use designation promotes corridor and streetscape improvements, additional open space and access to recreation, convenient vehicular site access while minimizing the impact on traffic congestion, walkability and safe connections, thoughtful corridor signage, and several development opportunities. The designation also for the following land uses within the proposed RPA:

- Commercial
- Industrial
- Residential
- Recreational
- Hospitality
- Civic

Map 6: Proposed Future Land Use



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Financial Plan

ELIGIBLE COSTS

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).

2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.

3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).

4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.

5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.

6. Costs of job training and retraining projects, including the costs of "welfare to work" programs implemented by businesses located within the RPA, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).

7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.

8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

9. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.

10. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.

11. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.

12. Payment in lieu of taxes, as defined in the Act.

13. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(10).

14. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:

    a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;

    b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;

    c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

    d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality, pursuant to the Act;

    e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 14b and 14d above; and

    f. Instead of the interest costs described above in paragraphs 14b and 14d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-

income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the RPA for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

ESTIMATED REDEVELOPMENT PROJECT COSTS

The total eligible redevelopment project costs define an upper expenditure limit that may be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. The totals of line items are not intended to place a limit on the described expenditures. Adjustments to the estimated line-item costs are expected and may be made administratively by the Village without amendment to this Redevelopment Plan, either increasing or decreasing line item costs because of changed redevelopment costs and needs. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The estimated eligible costs of this Redevelopment Plan are shown in **Table 1**.

Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities within the proposed RPA.

Table 1: Estimated TIF-Eligible Redevelopment Project Costs

Eligible Expense [1]	Estimated Project Costs
Administration and Professional Service Costs	$1,000,000
Site Marketing Costs	$1,000,000
Property Assembly and Site Preparation Costs	$6,000,000
Costs of Building Rehabilitation	$6,000,000
Costs of Construction of Public Works or Improvements	$125,000,000
Costs of Job Training or Retraining (Businesses)	$100,000
Financing Costs	$300,000
Taxing District Capital Costs	$300,000
Relocation Costs	$100,000
Interest Costs (Developer or Property Owner)	$100,000
Affordable Housing Construction	$5,000,000
School District Increased Costs	$50,000
Transfers to contiguous TIF Districts	$50,000
TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]	**$145,000,000**

[1] Described in more detail in Eligible Costs Section.

[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the proposed RPA may be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the proposed RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the proposed RPA, but may not be reduced by the amount of redevelopment project costs incurred in the proposed RPA that are paid from incremental property taxes generated in contiguous RPAs or those separated from the proposed RPA only by a public right-of-way.

[4] All costs are in 2022 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI), published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

PHASING, SCHEDULING OF THE REDEVELOPMENT, AND ESTIMATED DATES OF COMPLETION

Each private project within the proposed RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village of Mount Prospect. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this proposed RPA is adopted. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2046, if the ordinances establishing the proposed RPA are adopted during 2022.

SOURCES OF FUNDS TO PAY COSTS

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from the funds of the Village other than incremental taxes, and the Village then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental property tax revenues. Incremental property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract or parcel of property in the proposed RPA over and above the certified initial EAV of each such property.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer may deem appropriate.

The proposed RPA may be or become contiguous to or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the proposed RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the proposed RPA made available to

support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the proposed RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 1** of this Redevelopment Plan.

ISSUANCE OF OBLIGATIONS

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the proposed RPA, or such other bonds or obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under "Phasing, Scheduling of the Redevelopment, and Estimated Dates of Completion" above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds.

MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA

The purpose of identifying the most recent EAV of the proposed RPA is to provide an estimate of the initial EAV for the purpose of annually calculating the incremental EAV and incremental property taxes of the proposed RPA. The 2020 EAV (the most recent year in which final assessed values and equalization factor were available) of all taxable parcels in the proposed RPA is $152,173,065. This total EAV amount by property index number ("PIN") is summarized in **Appendix 4**. The EAV is subject to verification by the Cook County Assessor's Office. After verification, the final figure shall be certified by the Cook County Clerk and shall become the "Certified Initial EAV" from which all incremental property taxes in the proposed RPA will be calculated by the County.

ANTICIPATED EQUALIZED ASSESSED VALUE

By tax year 2045 (collection year 2046), the total taxable EAV for the proposed RPA is anticipated to be approximately $268 million.

Impact of the Redevelopment Project

This Redevelopment Plan is expected to have short and long-term financial impacts on the affected taxing districts. During the period when TIF is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used

to pay eligible redevelopment project costs for the proposed RPA. To the extent that property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act. At the time when the proposed RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the proposed RPA will be distributed to all taxing district levying taxes against property located in the proposed RPA. These revenues will then be available for use by the affected taxing districts.

DEMAND ON TAXING DISTRICT SERVICES AND PROGRAMS TO ADDRESS FINANCIAL AND SERVICE IMPACT

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

Replacement of underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. At this time, no special programs are proposed for these taxing districts. The Village intends to monitor development in the area and should demand increase, the Village intends to work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

The following taxing districts presently levy taxes on properties within the proposed RPA:

- Cook County
- Consolidated Elections
- Cook County Forest Preserve District
- Elk Grove Township
- Elk Grove General Assistance
- Elk Grove Road Fund
- Elk Grove Rural Fire Protection District
- Cook County School District 59
- Arlington Heights Township HS 214
- Harper Community College District 512
- Mount Prospect Park District
- Greater Chicago Metro Water Reclamation District
- Northwest Mosquito Abatement district
- Village of Mount Prospect
- Village of Mount Prospect Library Fund
- Village of Mount Prospect Special Service Area 5

Required Tests and Findings

As a part of establishing the proposed RPA, the following additional findings must be made:

FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The Village is required to evaluate whether the proposed RPA has been subject to growth and development through private investment and must substantiate a finding of lack of such investment. Limited private investment has occurred in the proposed South Mount Prospect RPA during the past six years (2016-2021), as demonstrated by the following:

- **LIMITED CONSTRUCTION-RELATED PERMIT ACTIVITY.** Building permit data provided by the Village indicates that there has been an annual average investment of approximately $950,000 each year over the past six years from 2016 to 2021. This investment has included interior remodeling of commercial spaces, plumbing and electrical work, but only six instances of building exterior or façade remodels, three instances of commercial additions or expansions. There has been no new construction. Thus, the proposed RPA has not been subject to growth and development through investment by private enterprise.

Finding: The proposed RPA, on the whole, has not been subject to growth and development through investment by private enterprise.

FINDING 2: "BUT FOR…" REQUIREMENT

The Village is required to find that the proposed RPA would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. The investments required to update and maintain buildings exhibiting deterioration, inadequate utilities, a lack of planning, and that are below minimum code throughout the proposed South Mount Prospect RPA are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public improvements and project-specific development costs are essential to leverage private investment and facilitate area-wide redevelopment.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking to support the redevelopment of the proposed RPA, and the proposed RPA would not reasonably be anticipated to be redeveloped.

FINDING 3: CONTIGUITY

No RPA can be designated unless a plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.

Finding: The proposed RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project.

FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE

The Redevelopment Plan and Project must conform to the comprehensive plan for the development of the municipality as a whole.

The 2017 Comprehensive Plan identifies the proposed RPA as a "Mixed-Use District" for the Village, as indicated in the Growth, Preservation, and Opportunities section of the 2017 Comprehensive Plan. The Connect South Mount Prospect Sub-Area Plan also identified most of the proposed RPA as a "Mixed-Use District". Areas of the RPA excluded from the "Mixed-Use District" include the existing commercial and park land uses north of Dempster Street as well as the existing commercial land uses in the northwest corner of the RPA along Busse Road and Dempster Street. These areas will remain their current land uses. Additionally, the 2017 Comprehensive Plan and Connect South Mount Prospect Sub-Area Plan (2020) contemplate converting existing single family lots along Dempster Street to accommodate multi-family housing.

All aspects of this Redevelopment Plan are in agreement with, but subservient to, plans made in the Village's 2017 Plan and the Connect South Mount Prospect Sub-Area Plan (2020).

Finding: The South Mount Prospect Redevelopment Plan conforms to and proposes predominant land uses that are consistent with the Comprehensive Plan.

FINDING 5: HOUSING IMPACT AND RELATED MATTERS

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan and Project document.

Finding: SB Friedman found that there are approximately 5 housing units within the proposed RPA. The Village hereby certifies that the Redevelopment Plan will not result in the displacement of residents from 10 or more inhabited residential units as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act.

FINDING 6: ESTIMATED DATES OF COMPLETION

As set forth in the Act, the redevelopment plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs.

Finding: The estimated dates of completion of the project and retirement of obligations are described in "Phasing and Scheduling of the Redevelopment" above. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2046, if the ordinances establishing the proposed RPA are adopted during 2022.

Provisions for Amending Action Plan

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

Commitment to Fair Employment Practices and an Affirmative Action Plan

The Village of Mount Prospect hereby affirms its commitment to fair employment practices and an affirmative action plan.

Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities

The Eligibility Report covers events and conditions that were determined to support the designation of the proposed Redevelopment Project Area ("RPA" or "TIF District") as a "conservation area" under the Act at the completion of our field research in November-December 2021 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Report, Redevelopment Plan and Project, (the "Report") summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The Village is entitled to rely on the findings and conclusions of the Report in designating the proposed RPA as a redevelopment project area under the Act. SB Friedman has prepared the Report with the understanding that the Village would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the proposed RPA, so that the Report will comply with the Act and that the proposed RPA can be designated as a redevelopment project area in compliance with the Act.

The Report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Tax Increment Financing (TIF) projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF District boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the proposed TIF District.

As such, our report and the preliminary projections prepared under this engagement are intended solely for the Village's information, for the purpose of establishing a TIF District. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

Appendix 2: Glossary

Factors for Improved Land

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Deterioration. With respect to buildings, defects including but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Presence of Structures below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the *Presence of Structures below Minimum Code Standards*.

Excessive Vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Lack of Ventilation, Light or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem

conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Layout. The existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Appendix 3: Proposed South Mount Prospect RPA Boundary Legal Description

OF PROPERTY DESCRIBED AS:

THOSE PARTS OF SECTIONS 14, 22, 23 AND 26, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF DEMPSTER STREET; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF THE WEST 479.60 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 2 IN LAKE CENTER, PLAZA RESUBDIVISION PER DOCUMENT NUMBER 0819145106; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE SOUTH 270.28 FEET TO A BEND POINT; (2) THENCE WESTERLY 20.07 FEET TO A BEND POINT; (3) THENCE SOUTH 397.41 FEET TO A POINT OF CURVATURE; (4) THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 466.07 FEET, AN ARC LENGTH OF 71.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 422.28 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID LAKE CENTER, PLAZA RESUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 980.71 FEET TO THE NORTHWEST CORNER OF LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 PER DOCUMENT NUMBER 91321871; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 187.19 FEET TO THE NORTH LINE OF ALGONQUIN ROAD; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF 289.0 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN ELMHURST-ALGONQUIN INDUSTRIAL PARK–UNIT NO. 8 SUBDIVISION PER DOCUMENT NUMBER 20409121; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF SAID LOT 15, A DISTANCE OF 341.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ELMHURST-ALGONQUIN INDUSTRIAL PARK–UNIT NO. 8 SUBDIVISION 539.36 FEET TO THE NORTH LINE OF THE SOUTH 1175.0 FEET OF THE NORTH THREE-QUARTERS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE EAST ALONG SAID NORTH LINE 4.0 FEET TO THE NORTHWEST CORNER OF DENNES RESUBDIVISION PER DOCUMENT NUMBER 25198789; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID DENNES RESUBDIVISION 1110.85 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID DENNES SUBDIVISION; THEN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 339.52 FEET TO SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE WEST HALF TO THE SOUTH LINE OF OAKTON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE OF OAKTON STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 2 IN GARLAND C. RICHARDSON'S SUBDIVISION PER DOCUMENT NUMBER 16662336; THENCE NORTHERLY ALONG SAID EXTENSION AND SAID EAST LINE OF LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2 TO THE EASTERLY LINE OF SAID I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCE

NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER 96489523; THENCE THE FOLLOWING (3) COURSES ALONG SAID EXTENSION AND NORTH LINE; (1) THENCE EAST ALONG SAID EXTENSION AND NORTH LINE TO A BEND POINT; (2) THENCE SOUTHEASTERLY 116.13 FEET TO A BEND POINT; (3) THENCE SOUTHEASTERLY 353.13 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 IN SAID PLAZA UNITED RESUBDIVISION; THENCE THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE NORTHEASTERLY 52.09 FEET; (2) THENCE NORTH 170 FEET; (3) THENCE EASTERLY 39 FEET; (4) THENCE NORTH 250.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EASTERLY LINE OF LOT 2 TO THE NORTH LINE OF DEMPSTER STREET; THENCE EASTERLY ALONG SAID NORTH LINE OF DEMPSTER STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BRIARWOOD BUSINESS CENTER SUBDIVISION PER DOCUMENT NUMBER 0627931120; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE OF LOT 1 TO THE SOUTH LINE OF LOT 2 IN LINNEMAN'S DIVISION PER DOCUMENT NUMBER 15716544; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 2 TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF PICKWICK COMMONS SUBDIVISION PER DOCUMENT NUMBER 20563555; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PICKWICK COMMON SUBDIVISION AND THE NORTH LINE OF LOT 1 IN SAID LINNEMAN'S DIVISION TO THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER SECTION 14; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A BEND POINT; THENCE CONTINUING EAST ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.

Appendix 4: List of PINs in Proposed South Mount Prospect RPA

Count	PIN	2020 EAV
1	0823100018	$20,013,623
2	0823200051	$4,686,882
3	0823101014	$1,240,509
4	0823200052	$1,765,079
5	0823101015	$987,166
6	0823101016	$443,353
7	0823101017	$634,800
8	0823101020	$431,936
9	0823101024	$352,279
10	0823101032	$483,510
11	0823101033	$632,592
12	0823101034	$377,138
13	0823101036	$1,448,077
14	0823101037	$566,548
15	0823101038	$439,188
16	0823101041	$185,346
17	0823300047	$551,740
18	0823100012	$2,187,112
19	0823101044	$115,804
20	0823101045	$3,294,553
21	0823100020	$14,066,918
22	0823101047	$664,020
23	0823101051	$728,292
24	0823101055	$1,879,239
25	0823101058	$742,517
26	0823100021	$3,213,727
27	0823101059	$625,365
28	0823101062	$2,141,189
29	0823300007	$1,178,736
30	0823102005	$5,262,055
31	0823202050	$5,802,120
32	0823102006	$4,694,295
33	0823102007	$2,094,910
34	0823102009	$3,198,138

Count	PIN	2020 EAV
35	0823202008	$1,054,049
36	0823202009	$785,704
37	0823202013	$1,447,722
38	0823202017	$1,145,197
39	0823202022	$1,305,480
40	0823202023	$406,052
41	0823202024	$288,269
42	0823202025	$647,442
43	0823202032	$1,973,530
44	0823300006	$921,796
45	0823202034	$1,306,683
46	0823300051	$549,612
47	0823202035	$662,879
48	0823202036	$754,327
49	0823202037	$425,995
50	0823202038	$241,755
51	0823202042	$2,306,475
52	0823101060	$294,967
53	0823202044	$1,156,098
54	0823300017	$680,134
55	0822401019	$643,890
56	0823300018	$545,751
57	0823300024	$247,419
58	0823300025	$402,880
59	0823300026	$483,510
60	0823101052	$615,070
61	0823300027	$283,218
62	0823300028	$283,782
63	0823300029	$1,514,992
64	0823300030	$293,304
65	0823300031	$30,287
66	0823300036	$1,435,154
67	0823300049	$1,590,687
68	0823300053	$518,052
69	0823300054	$1,607,242
70	0823301003	$2,958,875
71	0823301006	$718,741
72	0823301007	$1,598,810
73	0823301008	$1,708,205
74	0823301009	$851,400

Count	PIN	2020 EAV
75	0823202041	$1,173,904
76	0823400004	$1,274,845
77	0823400008	$3,305,171
78	0823101035	$502,850
79	0823400015	$1,753,530
80	0823400011	$275,646
81	0823400016	$615,669
82	0823400017	$1,916,041
83	0823300055	$275,085
84	0823400009	$254,368
85	0823400018	$431,707
86	0823400019	$2,349,855
87	0823400020	$867,091
88	0823101048	$244,534
89	0823400021	$473,656
90	0823400022	$2,807,894
91	0823300023	$283,898
92	0823101064	$456,005
93	0823101061	$400,765
94	0823102011	$137,143
95	0823300058	$75,476
96	0823202046	$109,644
97	0823202047	$87,712
98	0823400010	$69,635
99	0823401004	$59,620
100	0823101026	$509,294
101	0823300057	$35,754
102	0823101009	$41,543
103	0823101057	$35,490
104	0823101056	$33,394
105	0823300022	$30,181
106	0823102008	$3,584
107	0823101046	$0
108	0823202039	$0
109	0823202007	$2,202
110	0823401033	$570,687
111	0823300050	$695,088
112	0823101063	$392,987
113	0823201007	$93,717
114	0823201018	$96,370

Count	PIN	2020 EAV
115	0823201020	$96,080
116	0823201080	$77,249
117	0823201081	$97,598
118	0823201082	$70,557
119	0823201083	$77,926
120	0823201084	$147,264
121	0814401018	$0
12	0814401019	$0
123	0814403015	$0
124	0814403016	$0
125	0814403021	$840,502
126	0814403024	$499,627
127	0814403029	$501,638
128	0814403030	$148,054
129	0823203042	$3,060,348
Total		$152,173,065

Source: Cook County, SB Friedman

Item Cover Page

Subject	**1st reading of AN ORDINANCE AMENDING CHAPTER 11 "MERCHANTS, BUSINESSES AND OCCUPATIONS", CHAPTER 14 "ZONING", AND APPENDIX A OF THE VILLAGE CODE OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS**
Meeting	November 6, 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 Village has received complaints about local tobacco and vape shops selling tobacco products to underage customers. The minimum age to purchase tobacco products in Illinois is twenty-one.

"Tobacco products" includes traditional tobacco leaf products such as cigarettes, cigars, and chewing tobacco and electronic nicotine delivery systems (ENDS) such as e-cigarettes, vapes, and e-cigars. "Tobacco establishments" are businesses where the primary use is tobacco product sales or consumption, such as tobacco shops, vape shops, tobacco lounges, and vape lounges. Tobacco products and tobacco establishments are inclusive of vape products and vape establishments.

The goal of the proposed code revision is to increase scrutiny of tobacco establishments in order to deter business owners from engaging in criminal activity and to further curb illegal sales of tobacco products to persons under twenty-one years of age.

Discussion

Current Review Process in Mount Prospect

The Village of Mount Prospect allows tobacco shops by right in B-3, B-4, B-5, and B-5C zoning districts, and vape shops by right in B-3 and B-4 zoning districts. Tobacco lounges are a conditional use in B-3, B-4, B-5, and B-5C zoning districts. Vape lounges are a conditional use in B-3 and B-4 zoning districts.

Tobacco establishment owners are required to obtain a business license with an additional tobacco license fee. Other retail establishments such as grocery stores, gas stations, liquor stores, and pharmacies are permitted to sell tobacco products as an ancillary use. At this time, there is no requirement for tobacco establishments to undergo any kind of background investigation by the Police Department.

Summary of Proposed Changes to the Village of Mount Prospect Code
Staff is proposing several updates to the code to increase regulation of tobacco establishments where the primary use is tobacco product sales and/or consumption. Tobacco establishments include tobacco shops, vape shops, tobacco lounges, and vape lounges.

14.604: LAND USE TABLES
Staff proposes that tobacco shops, vape shops, tobacco lounges, and vape lounges shall require conditional use approval in the following zoning districts:

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Tobacco lounges			C	C	C	C			
Tobacco shops			~~P~~ **C**	~~P~~ **C**	~~P~~ **C**	~~P~~ **C**			
Vape lounges			C	C					
Vape shops			~~P~~ **C**	~~P~~ **C**					

Tobacco product sales as a primary use would no longer be permitted by right in any zoning district in the Village.

Establishments that sell tobacco products as an accessory retail use (e.g. grocery stores, gas stations) would not be subject to conditional use approval unless otherwise noted in the land use tables.

11.802: APPLICATION FOR TOBACCO ESTABLISHMENT LICENSE
Staff proposes a more rigorous business license process for tobacco and vape shops and lounges. "Tobacco establishment" will be a new subtype of license for tobacco product sales and/or consumption as a primary use. Applicants will be required to submit a tobacco addendum with their business license application, undergo a criminal record check, and be fingerprinted with the Mount Prospect Police Department.

11.802.1: APPLICATION FOR TOBACCO SALES LICENSE
Staff proposes that other establishments selling tobacco products as an accessory retail use obtain a tobacco sales license in conjunction with a valid Class I or Class II business license. Such establishments include, but are not limited to, gas stations, liquor stores, pharmacy stores, and grocery stores. These establishments will not be required to submit a tobacco addendum, nor will they undergo additional investigation by the Mount Prospect Police Department.

11.803: ISSUANCE OF LICENSE FOR A TOBACCO ESTABLISHMENT
Staff proposes that tobacco establishments will be denied a business license if the applicant has been found guilty of certain offenses, if the applicant has made fraudulent statements or omissions in their application, or if the applicant has had a similar permit or license revoked or suspended elsewhere.

11.808: VENDING MACHINES OR SELF-SERVICE DISPLAYS
Staff proposes to prohibit tobacco product vending or self-service displays in any form and in any location in the Village.

11.813: SALE OR TRANSFER OR CHANGE OF LOCATION
Staff proposes that upon sale, transfer, or relocation of the business, the tobacco establishment license shall be null and void. This provision would not apply to the tobacco sales license afforded to Class 1 and Class 2 businesses that sell tobacco products as an accessory use.

APPENDIX A, DIVISION II FEES, RATES AND TAXES
Staff proposes a new fee structure for the annual tobacco establishment license, with the first year fee at $250, and then $100 each year thereafter. The annual tobacco sales license fee will remain at $50. The tobacco vending machine fee will be stricken from the code.

Standards for Text Amendments
Staff finds that the proposed text amendments meet the standards contained in Section 14.203(D) of the Zoning Ordinance. The amendments will support the Zoning Ordinance purpose, which is to protect and promote the health, safety, comfort, convenience and general welfare of residents of the Village, by curbing sales of tobacco products to underage consumers.

Public Comment
As of this writing, staff has not received public comment pertaining to the proposal.

Public Hearing
The proposed text amendments were presented to the Planning and Zoning (P&Z) Commission on October 10, 2024, as case PZ-13-24. Staff provided an overview of the proposed changes to Chapters 11, 14 and Appendix A. However, the P&Z Commission can only make recommendations on amendments to Chapter 14. The P&Z Commission gave a positive recommendation (5-0) to the Village Board to adopt the text amendments to Chapter 14 as proposed in the staff report.

Alternatives

1. Adopt the text amendments to Chapter 11, Chapter 14, and Appendix A of the Mount Prospect Village Code, as outlined in the attached documents for case PZ-13-24 and the attached ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Adopt the text amendments to Chapter 11, Chapter 14, and Appendix A of the Mount Prospect Village Code, as outlined in the attached documents for case PZ-13-24 and the attached ordinance.

Attachments

1. PZ-13-24 Staff Report
2. PZ-13-24_Attachment 1_Chapter 14 Article 6_Land Use Tables_10.25.24
3. PZ-13-24_Attachment 2_Chapter 11 Article 8_Tobacco_10.25.24
4. PZ-13-24_Attachment 3_Appendix A Division II Fees Rates and Taxes_10.25.24

5. PZ-13-24 Administrative Content
6. PZ-13-24_Waive Second Reading Letter
7. PZ-13-24 (50 S Emerson St) Minutes - Tobacco
8. Ord. XXXX An Ordinance Amending Chapters 11, 14 and Appendix A of the Village Code

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

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C Shallcross, AICP, CEcD
Director of Community Development

Antonia Lalagos
Development Planner

DATE: October 3, 2024

CASE NUMBER
PZ-13-24

PUBLIC HEARING DATE
October 10, 2024

APPLICANT/PROPERTY OWNER
Village of Mount Prospect

PROPERTY ADDRESS/LOCATION
50 South Emerson Street

BRIEF SUMMARY OF REQUEST
The purpose of this memo is to discuss proposed code amendments to Chapter 14, Chapter 11, and Appendix A of the Village Code. The motivation for the proposed code amendments, a summary of the proposed changes, and their potential impacts are described below.

STAFF RECOMMENDATION APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF STAFF RECOMMENDATION

PROPOSAL

The Village has received complaints about local tobacco and vape shops selling tobacco products to underage customers. In Illinois, the minimum age to purchase tobacco products is twenty one (21).

"Tobacco products" includes traditional tobacco leaf products such as cigarettes, cigars, and chewing tobacco and electronic nicotine delivery systems (ENDS) such as e-cigarettes, vapes, and e-cigars. "Tobacco establishments" are businesses where the primary use is tobacco product sales or consumption, such as tobacco shops, vape shops, tobacco lounges, and vape lounges. Tobacco products and tobacco establishments are inclusive of vape products and vape establishments.

The goal of the proposed code revision is to increase scrutiny of tobacco establishments in order to deter business owners from engaging in criminal activity and to further curb illegal sales of tobacco products to persons under twenty one (21) years of age.

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

- Attachment 1: Chapter 14, Article 6 – Land Use Tables
- Attachment 2: Chapter 11, Article 8 – Sale of Tobacco and Related Products
- Attachment 3: Appendix A, Division II Fees, Rates and Taxes

Information

Section 14.2401 provides the following definitions for various types of tobacco establishments:

TOBACCO LOUNGE: An establishment where patrons consume tobacco or alternative nicotine products by using combustible tobacco products such as cigarettes, cigars, pipes, and hookah/shisha.

TOBACCO SHOP: A retail establishment which offers the sale or distribution of combustible tobacco products (cigarettes, cigars, pipe tobacco, hookah/shisha), smokeless tobacco products, and dissolvable tobacco products.

VAPE LOUNGE: An establishment where patrons consume tobacco or alternative nicotine products by utilizing vapes, vaporizers, vape pens, hookah pens, electronic cigarettes (e-cigarettes or e-cigs), e-cigars, e-pipes and other electronic nicotine delivery systems (ENDS).

VAPE SHOP: A retail establishment which offers the sale or distribution of vapes, vaporizers, vape pens, hookah pens, electronic cigarettes (e-cigarettes or e-cigs), e-cigars, e-pipes and other electronic nicotine delivery systems (ENDS). These products use an "e-liquid" that may contain nicotine derived from tobacco, as well as flavorings, propylene glycol, vegetable glycerin, and other ingredients. The liquid is heated to create an aerosol that the user inhales.

Section 11.102 defines tobacco products in the following manner:

ELECTRONIC CIGARETTE OR E-CIGARETTE: Any electronically operated device which may or may not contain nicotine in a combination with other chemicals that are intended to be inhaled as a vapor via vapes, vaporizers, or vape pens, by the user. This is intended to include, but not be limited to, e-cigarettes, e-cigars, e-pipes, hookah pens, vape pens, and any other electronic nicotine delivery system (ENDS). Electronic cigarette excludes any product approved by the United States food and drug administration as a nontobacco product for sale as a tobacco use cessation product or for other medical purposes, and is being marketed and sold solely for that approved purpose.

TOBACCO AND RELATED PRODUCTS: For purposes of this chapter and for section 23.603 of this code, tobacco and related products shall include any substance containing tobacco leaf, including, but not limited to, cigarettes, cigars, pipe tobacco, snuff, chewing tobacco, dipping tobacco, and dissolvable tobacco products, and electronic cigarettes as defined in this article.

Current Review Process in Mount Prospect

The Village of Mount Prospect allows tobacco shops by right in B-3, B-4, B-5, and B-5C zoning districts, and vape shops by right in B-3 and B-4 zoning districts. Tobacco lounges are a conditional use in B-3, B-4, B-5, and B-5C zoning districts. Vape lounges are a conditional use in B-3 and B-4 zoning districts.

Tobacco establishment owners are required to obtain a business license with an additional tobacco license fee. The business license application is submitted to the Community Development Department and is reviewed for compliance with applicable zoning, building, and fire codes, as well as the standards listed in Chapter 11 Article 8.

Other retail establishments such as grocery stores, gas stations, liquor stores, and pharmacies are permitted to sell tobacco products as an ancillary use. These businesses are required to obtain a business license, pay the additional tobacco license fee, and are subject to applicable zoning, building, and fire codes, as well as the standards listed in Chapter 11 Article 8.

At this time, there is no requirement for tobacco establishments to undergo any kind of background investigation with the Police Department.

Summary of Proposed Changes to the Village of Mount Prospect Code

Staff is proposing several updates to the code to increase regulation of tobacco establishments where the primary use is tobacco product sales and / or consumption. Tobacco establishments include tobacco shops, vape shops, tobacco lounges, and vape lounges.

14.604: LAND USE TABLES

Staff proposes that tobacco shops, vape shops, tobacco lounges, and vape lounges shall require conditional use approval in the following zoning districts:

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Tobacco lounges			C	C	C	C			
Tobacco shops			~~P~~ **C**	~~P~~ **C**	~~P~~ **C**	~~P~~ **C**			
Vape lounge**s**			C	C					
Vape shop**s**			~~P~~ **C**	~~P~~ **C**					

Tobacco product sales and consumption as a primary use would no longer be permitted by right in any zoning district in the Village.

Establishments that sell tobacco products as an accessory use (e.g. grocery stores, gas stations) would not be subject to conditional use approval unless otherwise noted in the land use tables.

11.802: APPLICATION FOR TOBACCO ESTABLISHMENT LICENSE

Staff proposes a more rigorous business license process for tobacco and vape shops and lounges. "Tobacco establishment" will be a new subtype of license for tobacco product sales and / or consumption as a primary use. Applicants will be required to submit a tobacco addendum with their business license application, and will be required to undergo a criminal record check and fingerprinting with the Mount Prospect Police Department.

11.802.1: APPLICATION FOR TOBACCO SALES LICENSE

Staff proposes that other establishments selling tobacco products as an accessory retail use shall obtain a tobacco sales license in conjunction with a valid Class I or Class II business license. Such establishments include but are not limited to gas stations, liquor stores, pharmacy stores, and grocery stores. These establishments will not be required to submit a tobacco addendum, nor will they undergo additional investigation with the Mount Prospect Police Department.

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Staff proposes that tobacco establishments will be denied a business license if the applicant has been found guilty of certain offenses, if the applicant has made fraudulent statements or omissions in their application, or if the applicant has had a similar permit or license revoked or suspended elsewhere.

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Staff proposes to prohibit tobacco product vending or self-service displays in any form and in any location in the Village.

11.813: SALE OR TRANSFER OR CHANGE OF LOCATION

Staff proposes that upon sale, transfer, or relocation of the business, the tobacco establishment license shall be null and void. This provision would not apply to the tobacco sales license afforded to Class 1 and Class 2 businesses that sell tobacco products as an accessory use.

APPENDIX A, DIVISION II FEES, RATES AND TAXES

Staff proposes a new fee structure for the annual tobacco establishment license, with the first year fee at $250, and then $100 each year thereafter.

The annual tobacco sales license fee will remain at $50.

The tobacco vending machine fee will be stricken from the code.

STANDARDS FOR TEXT AMENDMENTS

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

STAFF RECOMMENDATION

The proposed text amendments meet the standards contained in Section 14.203(D) of the Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. "To adopt the text amendments to Chapter 14, Chapter 11, and Appendix A of the Mount Prospect Village Code."

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

Section 14.204(D) - Text Amendment Standards

Text Amendments: When a text amendment is proposed, the planning and zoning commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

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

<u>Staff's Findings:</u>
The proposed changes are applicable to the Village at large and will not benefit a specific property. The amendments will support the Zoning Ordinance purpose, which is to protect and promote the health, safety, comfort, convenience and general welfare of residents of the Village, by curbing sales of tobacco products to underage consumers. The existing tobacco establishments that were established by right will be allowed to continue as existing nonconforming uses unless the ownership changes, the location changes, or the use is discontinued for more than six months. The amendments are intended to make the chapter more restrictive for tobacco-related uses. The proposed changes reflect current Village objectives as outlined in the Comprehensive Plan and is consistent with Village policy as established in previous rulings on tobacco uses. Staff finds that the amendments satisfy the standards as required in Section 14.204(D) of the zoning code.

Modifications to the text are indicated as ~~deletions~~ and **additions**.

14.604: LAND USE TABLES:

LAND USE TABLE 2
COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Tobacco lounges			C	C	C	C			
Tobacco shops			~~P~~ **C**	~~P~~ **C**	~~P~~ **C**	~~P~~ **C**			
Vape lounge**s**			C	C					
Vape shop**s**			~~P~~ **C**	~~P~~ **C**					

14.604: LAND USE TABLES:

LAND USE TABLE 2
COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Tobacco lounges			C	C	C	C			
Tobacco shops			C	C	C	C			
Vape lounges			C	C					
Vape shops			C	C					

Modifications to the text are indicated as ~~deletions~~ and **additions**.

ARTICLE VIII
SALE OF TOBACCO AND RELATED PRODUCTS

SECTION:

11.801: License Required

11.802: Application **for Tobacco Establishment License**

11.802.1: Application for Tobacco Sales License

11.803: ~~License Fee~~ **Issuance of License for a Tobacco Establishment**

11.803.1: Restricted Access

11.804: Prohibited Sales Or Delivery

11.805: Signage Prohibiting Sales To Underage Persons

11.806: Proof Of Age Required

11.807: Certain Distributions Prohibited

11.807.1: Home Deliveries; Consent Form, Person To Person Delivery

11.808: Vending Machines Or Self-Service Displays

11.809: Responsibility For Agents And Employees

11.810: Suspension; Revocation Of License, Fines, Costs

11.811: Use Of Premises After Revocation

11.812: Penalties

11.813: Sale or Transfer or Change of Location

11.801: LICENSE REQUIRED:

It shall be unlawful for any person, firm or corporation to sell, give away, deliver, possess with intent to sell at wholesale or retail, possess with intent to give away or deliver for promotional purposes, either retail or wholesale, any tobacco and related products within the Village without first having obtained a license therefor from the Village in the manner provided in this chapter. For the purposes of this chapter, tobacco products includes tobacco related products as defined in article I of this chapter, and includes traditional tobacco leaf products including but not limited to cigarettes, cigars, and chewing tobacco

and also electronic nicotine delivery systems including but not limited to e-cigarettes, vapes, and e-cigars. (Ord. 6672, 4-5-2023)

Tobacco lounges, tobacco shops, vape lounges, and vape shops, as defined in Section 14.2401, shall obtain a tobacco establishment license.

Other establishments selling tobacco and related products as an accessory retail use shall obtain a tobacco sales license in conjunction with a valid Class I or Class II business license. Such establishments include but are not limited to gas stations, liquor stores, pharmacy stores, and grocery stores.

11.802: APPLICATION **FOR TOBACCO ESTABLISHMENT LICENSE:**

~~A written application for a license hereunder shall be made in writing to the Director of Community Development or his designee and shall be processed in accordance with requirements set forth in this chapter. (Ord. 6672, 4-5-2023)~~

Every applicant for a license to maintain, operate, or conduct a tobacco establishment shall file an application, under oath, with the Village of Mount Prospect upon a form provided by the Department of Community Development and pay a nonrefundable annual license fee, in the amount set forth in appendix A, division II of this code. Copies of the tobacco establishment business license application shall be forwarded to the building inspector and the health inspector. Each such inspector shall, within thirty (30) days, inspect the premises proposed to be operated as a tobacco establishment and upon inspection, each inspector shall file a written report with the Department of Community Development concerning compliance with the applicable regulations. The application, once accepted, shall also be referred to the Police Department for investigation. The Police Department will perform the required criminal record check. Background investigations shall require the submission of fingerprints. The cost of the criminal record check and cost of fingerprint submissions shall be borne by the applicant. Each application shall contain the following information:

A. A detailed description of services and products that will be offered, including any non-tobacco products and accessories.

B. The location, mailing address and all telephone numbers where the business is to be conducted.

C. Federal employer identification number (FEIN) and state of Illinois business tax number (IBT).

D. The name and residence address of each applicant (all provisions which refer to applicant include an applicant which may be a corporation, limited liability company or partnership).

1. If applicant is a corporation or limited liability company, the names and residence addresses of each of the officers and directors of the corporation or company and of each stockholder owning more than ten percent (10%) of the stock of the corporation or company, and the address of the corporation or company itself, if different from the address of the tobacco establishment.

2. If applicant is a partnership, the names and residence addresses of each of the partners including limited partners, and the address of the partnership itself, if different from the address of the tobacco establishment.

E. The two (2) previous addresses immediately prior to the present address of the applicant.

F. Proof that the applicant is at least twenty one (21) years of age.

G. Individual or partnership applicant's height, weight, color of eyes, hair and sex.

H. Copy of photo identification, such as a driver's license.

I. One portrait photograph of the applicant at least two inches by two inches (2" x 2") and a complete set of applicant's fingerprints shall be taken by the chief of police or his/her agent. If the applicant is a partnership, limited liability company, or corporation, the chief of police shall have the right to require fingerprints of any and all officers, shareholders, directors, partners, members, managers or agents of the entity along with the fee for each.

J. Business, occupation, or employment of the applicant for the three (3) years immediately preceding the date of application.

K. The business license history of the applicant, including:

1. Whether such person, in previously operating in this or another municipality, county or state, has had a business license revoked or suspended, the reason for the revocation or suspension, and the business activity or occupation subsequent to such action of suspension or revocation; and

2. Whether such person, in previously operating in this or another municipality, county or state, has had a business fined or suspended for FDA Tobacco Compliance Checks.

L. All criminal convictions other than misdemeanor traffic violations, including the dates of convictions, nature of the crimes and place convicted.

M. The name and address of any other business owned or operated by any person whose name is required to be given in subsection D of this section.

N. A description of any other business to be operated on the same premises or on adjoining premises owned or controlled by the applicant.

O. Authorization of the Village, its agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application and the qualifications of the applicant for the license.

P. Such other identification and information necessary to discover the truth of the matters required to be set forth in the application.

Q. Written statements of at least three (3) bona fide permanent residents of the United States that the applicant is of good moral character. Each written statement shall include the reference's name, current address, phone number, and a copy of a government-issued ID. If the applicant is able, the statement must first be furnished from residents of the Village, then the county, then the state of Illinois, and lastly from the rest of the United States. These references must be persons other than relatives and business associates.

Upon the completion of the above provided form and the furnishing of all foregoing information, the Department of Community Development shall accept the application for the necessary investigations. The holder of a tobacco establishment license shall notify the Department of Community Development of each change in any of the data required to be furnished by this section within ten (10) days after such change occurs.

11.802.1: APPLICATION FOR TOBACCO SALES LICENSE:

A written application for a tobacco sales license shall be made in writing to the Director of Community Development or his designee and shall be processed in accordance with requirements set forth in this chapter.

The license fee for a tobacco sales license shall be as set forth in appendix A, division II.

11.803: ~~LICENSE FEE:~~ **ISSUANCE OF LICENSE FOR A TOBACCO ESTABLISHMENT:**

~~The license fee for a tobacco dealer's license shall be as set forth in appendix A, division II. (Ord. 6672, 4-5-2023)~~

The Village of Mount Prospect shall issue a license for a tobacco establishment if all requirements for a tobacco establishment described in this article are met unless it finds:

A. The correct license fee or other fees or fines owed to the Village of Mount Prospect have not been tendered to the Village; or

B. The operation, as proposed by the applicant, if permitted, would not comply with all applicable laws, including, but not limited to, the Village's building, zoning, and health regulations; or

C. The applicant has been found guilty of any of the following offenses or found guilty of an offense outside the state of Illinois that would have constituted any of the following offenses if committed within the state of Illinois:

1. A violation of the Illinois Prevention of Tobacco Use by Persons under 21 Years of Age and Sale and Distribution of Tobacco Products Act, 720 Illinois Compiled Statutes 675 et seq., as amended from time to time.

2. An offense involving the use of force and violence upon the person of another that amounts to a felony.

3. A violation of the Illinois controlled substances act, 720 Illinois Compiled Statutes 570/100 et seq., as amended from time to time.

4. A violation of the Illinois cannabis control act, 720 Illinois Compiled Statutes 550/1 et seq., as amended from time to time.

5. A felony offense enumerated in article 24, deadly weapons, of the Illinois criminal code, 720 Illinois Compiled Statutes 5/24-1 et seq., as amended from time to time, or any other offense that involves the use of weapons.

The Village of Mount Prospect may issue a license to any person found guilty of any of the crimes described in subsections C1 through C5 of this section only if it determines that such finding of guilt occurred at least ten (10) years prior to the date of the application and the individual has had no subsequent felony findings of guilty of any nature and no subsequent misdemeanor findings of guilty for a crime or crimes set forth in this section. Further, for the purpose of this section, any finding of guilty, including an order resulting in supervision, shall apply.

D. Any applicant has knowingly made any false, misleading or fraudulent statement of fact or failed to disclose required information or a fact in the license application or in any other document required by the Village.

E. Any applicant has had a tobacco establishment or other similar permit or license denied, revoked or suspended by the Village or any other state, county or local agency within five (5) years prior to the date of the application.

F. Any applicant is not over twenty one (21) years of age or older.

11.803.1: RESTRICTED ACCESS:

Any licensee or any person in the business of selling or otherwise distributing, promoting or advertising tobacco products shall keep tobacco products behind a counter in an area restricted in access to the licensee or the licensee's agents or employees. (Ord. 6672, 4-5-2023)

11.804: PROHIBITED SALES OR DELIVERY:

A. It shall be unlawful for any person, firm or corporation to sell, offer for sale, give away, or deliver tobacco products to any person under twenty one (21) years of age.

B. Persons engaged in the business of retail tobacco ~~dealer~~ **sales** may engage, employ or permit a person under nineteen (19) years of age to work on the licensed premises, if the person under nineteen (19) years of age has no duties relating to the sale, dispensing, service or delivery of tobacco products on the premises. A licensee who engages, employs or permits a person under nineteen (19) years of age to work pursuant to this subsection shall not assign or permit that person to perform any duties or acts relating to the sale, dispensing, service or delivery of tobacco products on the premises. A licensee who engages, employs or permits persons under nineteen (19) years of age to work as allowed in this subsection shall be responsible for ensuring that such person does not consume, obtain or possess tobacco products on the licensed premises. (Ord. 6672, 4-5-2023)

11.805: SIGNAGE PROHIBITING SALES TO UNDERAGE PERSONS:

Signs informing the public of the age restrictions provided in section 11.804 of this article, shall be posted by every licensee within one foot (1') of every display of tobacco products, ~~on every vending machine which offers tobacco products for sale~~ and at each cash register or other point of purchase on the premises. Each such sign shall state:

The sale of tobacco products to persons under twenty one (21) years of age is prohibited by law. A photo identification showing proof of age shall be required of everyone under twenty seven (27) years of age desiring to purchase tobacco products. Violations shall be reported to the Police Department.

Said sign(s) shall be plainly visible and shall measure at least eight and one-half inches (81/2") in height and eleven inches (11") in width. Lettering on said sign shall be at least one-half inch (1/2") in height. Said signs shall also inform the public that the Village Police Department is to be contacted should the law be violated. (Ord. 6672, 4-5-2023)

11.806: PROOF OF AGE REQUIRED:

No tobacco products may be sold to any person under twenty seven (27) years of age unless that person has provided, at the point of purchase, a photo identification showing date of birth. (Ord. 6672, 4-5-2023)

11.807: CERTAIN DISTRIBUTIONS PROHIBITED:

It shall be unlawful for any licensee or any person in the business of selling or otherwise distributing, promoting or advertising tobacco products, or any employee or agent of any

such licensee or person in the course of such licensee's business, to deliver tobacco products to any person on any right-of-way, playground, park, or other property owned by the Village, any School District, any Park District, or any public library. (Ord. 6672, 4-5-2023)

11.807.1: HOME DELIVERIES; CONSENT FORM, PERSON TO PERSON DELIVERY:

A. It shall be unlawful to deliver tobacco products to a residence in the Village, unless the delivering agency has, on file at the time of delivery, an original consent form, executed by a person twenty one (21) years of age or older in the presence of an employee of the delivering agency.

B. It shall be unlawful to make a home delivery of a tobacco product except by face to face delivery into the hands of an individual providing proof that he or she is twenty one (21) years of age or older. (Ord. 6672, 4-5-2023)

11.808: VENDING MACHINES OR SELF-SERVICE DISPLAYS:

~~A.~~ It shall be unlawful for any person to sell or offer for sale, give away, deliver or to keep tobacco products with the intention of selling, giving away, or delivering such products by use of a vending machine or self-service display.

~~B. The following premises are exempt from subsection A of this section:~~

~~1. Those premises including taverns and cocktail lounges where access by persons under twenty one (21) years of age is prohibited by law.~~

~~2. Premises where the public is generally not permitted, and where vending machines are strictly for the use of employees of a business located at such premises and none of those employees are under twenty one (21) years of age. (Ord. 6672, 4-5-2023)~~

11.809: RESPONSIBILITY FOR AGENTS AND EMPLOYEES:

Every act or omission of whatsoever nature constituting a violation of any of the provisions of this article by any officer, director, manager, or other agent or employee of any licensee, shall be deemed and held to be the act of such licensee; and such licensee shall be punished in the same manner as if such act or omission had been done or omitted by the licensee personally. (Ord. 4189, 5-15-1990; amd. Ord. 4914, 3-3-1998; Ord. 6672, 4-5-2023)

11.810: SUSPENSION; REVOCATION OF LICENSE, FINES, COSTS:

A. The Village President may fine and/or suspend and/or revoke the tobacco **establishment** license **or the tobacco sales license** of any licensee that the Village President determines has violated any Village regulation or other law of any kind or nature if the violation is related to the operation of the licensed premises. In addition, the Village President may fine any individual that the Village President determines has violated any provision of this chapter even if that individual is not a licensee. The procedure for declaring and enforcing such fine, suspension or revocation shall be as follows:

1. The Village Manager, the Chief of Police or the Village Attorney may file a written charge of a violation with the Village President.

2. The charges shall be served on the licensee. The charges shall set a hearing date and time informing the licensee of the right to such hearing for the purpose of presenting evidence to dispute the charges. The matter shall be set for a hearing to take place not less than seven (7) nor more than twenty one (21) days after service of the charges on the licensee.

3. The Village President may, in writing, delegate to the Village Manager the authority to confer with the licensee with respect to any charges. However, the penalty to be assessed and any waiver of a hearing shall be subject to the Village President's final approval.

4. If the licensee fails to respond to the charges, the Village President may enter a default order against the licensee.

5. If the Village President sustains the charge or any portion of it either after default, hearing or conference, the Village President may, by written order, suspend or revoke the tobacco license and/or may fine the licensee. The fine may be in addition to a revocation or suspension. If the Village President decides to suspend the license, the term of the suspension shall be within the discretion of the Village President.

6. If, after the conclusion of the hearing, the Village President finds the licensee to be guilty of any charges, the licensee will be responsible for all costs incurred for the hearing, including, but not limited to, court reporter fees, witness fees and attorney fees. This shall be in addition to any other penalties assessed against the licensee.

7. All proceedings before the Village President shall be recorded and placed in a certified official record of such proceedings taken and prepared by the certified court reporter.

B. In addition to any other powers set forth in this chapter, the Village President may immediately suspend, pending the exercise of the right to a hearing, the privilege of service of tobacco products of any licensee who does not display a currently valid State or local tobacco license or who in the judgment of the Village President is operating the business in such a manner as to endanger the health or safety of patrons of the premises or of the community.

C. The fines imposed shall be an amount set forth in appendix A, division III of this Code, for each violation.

D. The licensee shall pay any said fines and costs assessed under this section to the Village within thirty (30) days of notification of the costs by the Village President. Failure to pay said costs within thirty (30) days of notification shall be cause for immediate revocation of the license. No hearing as set forth in this article shall be necessary for revocation for failure to pay hearing costs. (Ord. 6434, 2-19-2019; amd. Ord. 6672, 4-5-2023)

11.811: USE OF PREMISES AFTER REVOCATION:

When any license shall have been revoked for any reason, no subsequent license shall be granted for that premises or to the licensee or any principal agent or manager of that licensee for a period of six (6) months thereafter for the conduct of the business of selling "tobacco products" as defined in this chapter in the premises of the revoked license. (Ord. 6672, 4-5-2023)

11.812: PENALTIES:

Nothing herein shall prevent the Village from proceeding against a licensee in the Circuit Court in lieu of administrative proceedings. Any person found guilty of violating any provisions of this article shall be fined an amount set forth in appendix A, division III of this Code, for each offense. A separate offense shall be deemed to have been committed on each day during or on which a violation occurs or continues. (Ord. 6672, 4-5-2023)

11.813: SALE OR TRANSFER OR CHANGE OF LOCATION:

Upon sale, transfer or relocation of a tobacco establishment, the tobacco establishment license shall be null and void.

ARTICLE VIII
SALE OF TOBACCO AND RELATED PRODUCTS

SECTION:

11.801: License Required

11.802: Application for Tobacco Establishment License

11.802.1: Application for Tobacco Sales License

11.803: Issuance of License for a Tobacco Establishment

11.803.1: Restricted Access

11.804: Prohibited Sales Or Delivery

11.805: Signage Prohibiting Sales To Underage Persons

11.806: Proof Of Age Required

11.807: Certain Distributions Prohibited

11.807.1: Home Deliveries; Consent Form, Person To Person Delivery

11.808: Vending Machines Or Self-Service Displays

11.809: Responsibility For Agents And Employees

11.810: Suspension; Revocation Of License, Fines, Costs

11.811: Use Of Premises After Revocation

11.812: Penalties

11.813: Sale or Transfer or Change of Location

11.801: LICENSE REQUIRED:

It shall be unlawful for any person, firm or corporation to sell, give away, deliver, possess with intent to sell at wholesale or retail, possess with intent to give away or deliver for promotional purposes, either retail or wholesale, any tobacco and related products within the Village without first having obtained a license therefor from the Village in the manner provided in this chapter. For the purposes of this chapter, tobacco products includes tobacco related products as defined in article I of this chapter, and includes traditional tobacco leaf products including but not limited to cigarettes, cigars, and chewing tobacco and also electronic nicotine delivery systems including but not limited to e-cigarettes, vapes, and e-cigars. (Ord. 6672, 4-5-2023)

Tobacco lounges, tobacco shops, vape lounges, and vape shops, as defined in Section 14.2401, shall obtain a tobacco establishment license.

Other establishments selling tobacco and related products as an accessory retail use shall obtain a tobacco sales license in conjunction with a valid Class I or Class II business license. Such establishments include but are not limited to gas stations, liquor stores, pharmacy stores, and grocery stores.

11.802: APPLICATION FOR TOBACCO ESTABLISHMENT LICENSE:

Every applicant for a license to maintain, operate, or conduct a tobacco establishment shall file an application, under oath, with the Village of Mount Prospect upon a form provided by the Department of Community Development and pay a nonrefundable annual license fee, in the amount set forth in appendix A, division II of this code. Copies of the tobacco establishment business license application shall be forwarded to the building inspector and the health inspector. Each such inspector shall, within thirty (30) days, inspect the premises proposed to be operated as a tobacco establishment and upon inspection, each inspector shall file a written report with the Department of Community Development concerning compliance with the applicable regulations. The application, once accepted, shall also be referred to the Police Department for investigation. The Police Department will perform the required criminal record check. Background investigations shall require the submission of fingerprints. The cost of the criminal record check and cost of fingerprint submissions shall be borne by the applicant. Each application shall contain the following information:

A. A detailed description of services and products that will be offered, including any non-tobacco products and accessories.

B. The location, mailing address and all telephone numbers where the business is to be conducted.

C. Federal employer identification number (FEIN) and state of Illinois business tax number (IBT).

D. The name and residence address of each applicant (all provisions which refer to applicant include an applicant which may be a corporation, limited liability company or partnership).

1. If applicant is a corporation or limited liability company, the names and residence addresses of each of the officers and directors of the corporation or company and of each stockholder owning more than ten percent (10%) of the stock of the corporation or company, and the address of the corporation or company itself, if different from the address of the tobacco establishment.

2. If applicant is a partnership, the names and residence addresses of each of the partners including limited partners, and the address of the partnership itself, if different from the address of the tobacco establishment.

E. The two (2) previous addresses immediately prior to the present address of the applicant.

F. Proof that the applicant is at least twenty one (21) years of age.

G. Individual or partnership applicant's height, weight, color of eyes, hair and sex.

H. Copy of photo identification, such as a driver's license.

I. One portrait photograph of the applicant at least two inches by two inches (2" x 2") and a complete set of applicant's fingerprints shall be taken by the chief of police or his/her agent. If the applicant is a partnership, limited liability company, or corporation, the chief of police shall have the right to require fingerprints of any and all officers, shareholders, directors, partners, members, managers or agents of the entity along with the fee for each.

J. Business, occupation, or employment of the applicant for the three (3) years immediately preceding the date of application.

K. The business license history of the applicant, including:

1. Whether such person, in previously operating in this or another municipality, county or state, has had a business license revoked or suspended, the reason for the revocation or suspension, and the business activity or occupation subsequent to such action of suspension or revocation; and

2. Whether such person, in previously operating in this or another municipality, county or state, has had a business fined or suspended for FDA Tobacco Compliance Checks.

L. All criminal convictions other than misdemeanor traffic violations, including the dates of convictions, nature of the crimes and place convicted.

M. The name and address of any other business owned or operated by any person whose name is required to be given in subsection D of this section.

N. A description of any other business to be operated on the same premises or on adjoining premises owned or controlled by the applicant.

O. Authorization of the Village, its agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application and the qualifications of the applicant for the license.

P. Such other identification and information necessary to discover the truth of the matters required to be set forth in the application.

Q. Written statements of at least three (3) bona fide permanent residents of the United States that the applicant is of good moral character. Each written statement shall include

the reference's name, current address, phone number, and a copy of a government-issued ID. If the applicant is able, the statement must first be furnished from residents of the Village, then the county, then the state of Illinois, and lastly from the rest of the United States. These references must be persons other than relatives and business associates.

Upon the completion of the above provided form and the furnishing of all foregoing information, the Department of Community Development shall accept the application for the necessary investigations. The holder of a tobacco establishment license shall notify the Department of Community Development of each change in any of the data required to be furnished by this section within ten (10) days after such change occurs.

11.802.1: APPLICATION FOR TOBACCO SALES LICENSE:

A written application for a tobacco sales license shall be made in writing to the Director of Community Development or his designee and shall be processed in accordance with requirements set forth in this chapter.

The license fee for a tobacco sales license shall be as set forth in appendix A, division II.

11.803: ISSUANCE OF LICENSE FOR A TOBACCO ESTABLISHMENT:

The Village of Mount Prospect shall issue a license for a tobacco establishment if all requirements for a tobacco establishment described in this article are met unless it finds:

A. The correct license fee or other fees or fines owed to the Village of Mount Prospect have not been tendered to the Village; or

B. The operation, as proposed by the applicant, if permitted, would not comply with all applicable laws, including, but not limited to, the Village's building, zoning, and health regulations; or

C. The applicant has been found guilty of any of the following offenses or found guilty of an offense outside the state of Illinois that would have constituted any of the following offenses if committed within the state of Illinois:

1. A violation of the Illinois Prevention of Tobacco Use by Persons under 21 Years of Age and Sale and Distribution of Tobacco Products Act, 720 Illinois Compiled Statutes 675 et seq., as amended from time to time.

2. An offense involving the use of force and violence upon the person of another that amounts to a felony.

3. A violation of the Illinois controlled substances act, 720 Illinois Compiled Statutes 570/100 et seq., as amended from time to time.

4. A violation of the Illinois cannabis control act, 720 Illinois Compiled Statutes 550/1 et seq., as amended from time to time.

5. A felony offense enumerated in article 24, deadly weapons, of the Illinois criminal code, 720 Illinois Compiled Statutes 5/24-1 et seq., as amended from time to time, or any other offense that involves the use of weapons.

The Village of Mount Prospect may issue a license to any person found guilty of any of the crimes described in subsections C1 through C5 of this section only if it determines that such finding of guilt occurred at least ten (10) years prior to the date of the application and the individual has had no subsequent felony findings of guilty of any nature and no subsequent misdemeanor findings of guilty for a crime or crimes set forth in this section. Further, for the purpose of this section, any finding of guilty, including an order resulting in supervision, shall apply.

D. Any applicant has knowingly made any false, misleading or fraudulent statement of fact or failed to disclose required information or a fact in the license application or in any other document required by the Village.

E. Any applicant has had a tobacco establishment or other similar permit or license denied, revoked or suspended by the Village or any other state, county or local agency within five (5) years prior to the date of the application.

F. Any applicant is not over twenty one (21) years of age or older.

11.803.1: RESTRICTED ACCESS:

Any licensee or any person in the business of selling or otherwise distributing, promoting or advertising tobacco products shall keep tobacco products behind a counter in an area restricted in access to the licensee or the licensee's agents or employees. (Ord. 6672, 4-5-2023)

11.804: PROHIBITED SALES OR DELIVERY:

A. It shall be unlawful for any person, firm or corporation to sell, offer for sale, give away, or deliver tobacco products to any person under twenty one (21) years of age.

B. Persons engaged in the business of retail tobacco sales may engage, employ or permit a person under nineteen (19) years of age to work on the licensed premises, if the person under nineteen (19) years of age has no duties relating to the sale, dispensing, service or delivery of tobacco products on the premises. A licensee who engages, employs or permits a person under nineteen (19) years of age to work pursuant to this subsection shall not assign or permit that person to perform any duties or acts relating to the sale, dispensing, service or delivery of tobacco products on the premises. A licensee who

engages, employs or permits persons under nineteen (19) years of age to work as allowed in this subsection shall be responsible for ensuring that such person does not consume, obtain or possess tobacco products on the licensed premises. (Ord. 6672, 4-5-2023)

11.805: SIGNAGE PROHIBITING SALES TO UNDERAGE PERSONS:

Signs informing the public of the age restrictions provided in section 11.804 of this article, shall be posted by every licensee within one foot (1') of every display of tobacco products, and at each cash register or other point of purchase on the premises. Each such sign shall state:

The sale of tobacco products to persons under twenty one (21) years of age is prohibited by law. A photo identification showing proof of age shall be required of everyone under twenty seven (27) years of age desiring to purchase tobacco products. Violations shall be reported to the Police Department.

Said sign(s) shall be plainly visible and shall measure at least eight and one-half inches (81/2") in height and eleven inches (11") in width. Lettering on said sign shall be at least one-half inch (1/2") in height. Said signs shall also inform the public that the Village Police Department is to be contacted should the law be violated. (Ord. 6672, 4-5-2023)

11.806: PROOF OF AGE REQUIRED:

No tobacco products may be sold to any person under twenty seven (27) years of age unless that person has provided, at the point of purchase, a photo identification showing date of birth. (Ord. 6672, 4-5-2023)

11.807: CERTAIN DISTRIBUTIONS PROHIBITED:

It shall be unlawful for any licensee or any person in the business of selling or otherwise distributing, promoting or advertising tobacco products, or any employee or agent of any such licensee or person in the course of such licensee's business, to deliver tobacco products to any person on any right-of-way, playground, park, or other property owned by the Village, any School District, any Park District, or any public library. (Ord. 6672, 4-5-2023)

11.807.1: HOME DELIVERIES; CONSENT FORM, PERSON TO PERSON DELIVERY:

A. It shall be unlawful to deliver tobacco products to a residence in the Village, unless the delivering agency has, on file at the time of delivery, an original consent form, executed

by a person twenty one (21) years of age or older in the presence of an employee of the delivering agency.

B. It shall be unlawful to make a home delivery of a tobacco product except by face to face delivery into the hands of an individual providing proof that he or she is twenty one (21) years of age or older. (Ord. 6672, 4-5-2023)

11.808: VENDING MACHINES OR SELF-SERVICE DISPLAYS:

It shall be unlawful for any person to sell or offer for sale, give away, deliver or to keep tobacco products with the intention of selling, giving away, or delivering such products by use of a vending machine or self-service display.

11.809: RESPONSIBILITY FOR AGENTS AND EMPLOYEES:

Every act or omission of whatsoever nature constituting a violation of any of the provisions of this article by any officer, director, manager, or other agent or employee of any licensee, shall be deemed and held to be the act of such licensee; and such licensee shall be punished in the same manner as if such act or omission had been done or omitted by the licensee personally. (Ord. 4189, 5-15-1990; amd. Ord. 4914, 3-3-1998; Ord. 6672, 4-5-2023)

11.810: SUSPENSION; REVOCATION OF LICENSE, FINES, COSTS:

A. The Village President may fine and/or suspend and/or revoke the tobacco establishment license or the tobacco sales license of any licensee that the Village President determines has violated any Village regulation or other law of any kind or nature if the violation is related to the operation of the licensed premises. In addition, the Village President may fine any individual that the Village President determines has violated any provision of this chapter even if that individual is not a licensee. The procedure for declaring and enforcing such fine, suspension or revocation shall be as follows:

1. The Village Manager, the Chief of Police or the Village Attorney may file a written charge of a violation with the Village President.

2. The charges shall be served on the licensee. The charges shall set a hearing date and time informing the licensee of the right to such hearing for the purpose of presenting evidence to dispute the charges. The matter shall be set for a hearing to take place not less than seven (7) nor more than twenty one (21) days after service of the charges on the licensee.

3. The Village President may, in writing, delegate to the Village Manager the authority to confer with the licensee with respect to any charges. However, the penalty to be assessed and any waiver of a hearing shall be subject to the Village President's final approval.

4. If the licensee fails to respond to the charges, the Village President may enter a default order against the licensee.

5. If the Village President sustains the charge or any portion of it either after default, hearing or conference, the Village President may, by written order, suspend or revoke the tobacco license and/or may fine the licensee. The fine may be in addition to a revocation or suspension. If the Village President decides to suspend the license, the term of the suspension shall be within the discretion of the Village President.

6. If, after the conclusion of the hearing, the Village President finds the licensee to be guilty of any charges, the licensee will be responsible for all costs incurred for the hearing, including, but not limited to, court reporter fees, witness fees and attorney fees. This shall be in addition to any other penalties assessed against the licensee.

7. All proceedings before the Village President shall be recorded and placed in a certified official record of such proceedings taken and prepared by the certified court reporter.

B. In addition to any other powers set forth in this chapter, the Village President may immediately suspend, pending the exercise of the right to a hearing, the privilege of service of tobacco products of any licensee who does not display a currently valid State or local tobacco license or who in the judgment of the Village President is operating the business in such a manner as to endanger the health or safety of patrons of the premises or of the community.

C. The fines imposed shall be an amount set forth in appendix A, division III of this Code, for each violation.

D. The licensee shall pay any said fines and costs assessed under this section to the Village within thirty (30) days of notification of the costs by the Village President. Failure to pay said costs within thirty (30) days of notification shall be cause for immediate revocation of the license. No hearing as set forth in this article shall be necessary for revocation for failure to pay hearing costs. (Ord. 6434, 2-19-2019; amd. Ord. 6672, 4-5-2023)

11.811: USE OF PREMISES AFTER REVOCATION:

When any license shall have been revoked for any reason, no subsequent license shall be granted for that premises or to the licensee or any principal agent or manager of that licensee for a period of six (6) months thereafter for the conduct of the business of selling "tobacco products" as defined in this chapter in the premises of the revoked license. (Ord. 6672, 4-5-2023)

11.812: PENALTIES:

Nothing herein shall prevent the Village from proceeding against a licensee in the Circuit Court in lieu of administrative proceedings. Any person found guilty of violating any provisions of this article shall be fined an amount set forth in appendix A, division III of this Code, for each offense. A separate offense shall be deemed to have been committed on each day during or on which a violation occurs or continues. (Ord. 6672, 4-5-2023)

11.813: SALE OR TRANSFER OR CHANGE OF LOCATION:

Upon sale, transfer or relocation of a tobacco establishment, the tobacco establishment license shall be null and void.

Modifications to the text are indicated as ~~deletions~~ and **additions**.

DIVISION II
FEES, RATES AND TAXES

CHAPTER 11 - MERCHANTS, BUSINESSES, OCCUPATIONS AND AMUSEMENTS

~~Section 11.202: LICENSE FEES:~~

~~See section 11.3410 of this division II.~~

Section 11.407: CLASS I ESTABLISHMENTS:

A.

Gross Floor Area In Square Feet		Annual Fee
0 -	999	$60.00
1,000 -	2,499	75
2,500	4,999	100
5,000 -	9,999	125
10,000 -	19,999	150
20,000 -	29,999	200
30,000 -	39,999	250
40,000 -	49,999	300
50,000 -	74,999	350
75,000 -	99,999	425
100,000 and over		600

Section 11.408: CLASS II ESTABLISHMENTS:

A.

Gross Floor Area In Square Feet		Annual Fee
0 -	999	$135.00
1,000 -	2,499	150
2,500	4,999	175
5,000 -	9,999	200
10,000 -	19,999	225
20,000 -	29,999	275

30,000 -	39,999	350
40,000 -	49,999	425
50,000 -	74,999	500
75,000 -	99,999	600
100,000 and over		700

Section 11.409: HIGH HAZARD SURCHARGE:

A. Surcharge: 150% of the business' annual fee.

B. Surcharge: 150% increase in the inspection limit.

Section 11.410: MIDYEAR FEE REDUCTION:

50% of annual fee.

Section 11.411: TRANSFER OF LICENSE:

Fee: $20.00.

Section 11.412: LATE PAYMENTS FOR LICENSE RENEWALS:

A. Fee received in the month of January: 110% of the annual license fee.

B. Fee received in the month of February: 125% of the annual license fee.

C. Fee received in the month of March: 150% of the annual license fee.

D. Fee received in the month of April: 175% of the annual license fee.

E. Fee received after April 30 but before July 1: 200% of the annual license fee.

Section 11.506: LICENSE FEE:

Up to 120 days, maximum: $150.00

Up to 1 month: $75.00

Per day, for any period less than one month: $20.00 per day.

Section 11.603 A: LICENSE FEES; TERM:

Fee: $200.00 per license term. State licensed contractors are exempted from payment; only proper registration required.

Section 11.702: APPLICATION FOR MASSAGE ESTABLISHMENT:

First year: $250.00; each year thereafter (annually): $100.00.

Section 11.802: APPLICATION FOR TOBACCO ESTABLISHMENT LICENSE:

First year: $250.00; each year thereafter (annually): $100.00.

~~Section 11.803: LICENSE FEE:~~ **Section 11.802.1: APPLICATION FOR TOBACCO SALES LICENSE:**

$50.00 annually.

~~Section 11.808: VENDING MACHINES OR SELF-SERVING DISPLAYS:~~

~~$150.00 per machine, annually.~~

Section 11.904: APPLICATION FOR LICENSE:

C. Nonrefundable application fee: $25.00. If, at the end of 120 days, a raffle license holder wants to extend the license in order to continue issuing or selling chances for a single raffle for up to, but no more than 54 weeks, it shall pay an additional nonrefundable fee of $250.00.

DIVISION II
FEES, RATES AND TAXES

CHAPTER 11 - MERCHANTS, BUSINESSES, OCCUPATIONS AND AMUSEMENTS

Section 11.407: CLASS I ESTABLISHMENTS:

A.

Gross Floor Area In Square Feet		Annual Fee
0 -	999	$60.00
1,000 -	2,499	75
2,500	4,999	100
5,000 -	9,999	125
10,000 -	19,999	150
20,000 -	29,999	200
30,000 -	39,999	250
40,000 -	49,999	300
50,000 -	74,999	350
75,000 -	99,999	425
100,000 and over		600

Section 11.408: CLASS II ESTABLISHMENTS:

A.

Gross Floor Area In Square Feet		Annual Fee
0 -	999	$135.00
1,000 -	2,499	150
2,500	4,999	175
5,000 -	9,999	200
10,000 -	19,999	225
20,000 -	29,999	275
30,000 -	39,999	350
40,000 -	49,999	425
50,000 -	74,999	500
75,000 -	99,999	600
100,000 and over		700

Section 11.409: HIGH HAZARD SURCHARGE:

A. Surcharge: 150% of the business' annual fee.

B. Surcharge: 150% increase in the inspection limit.

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50% of annual fee.

Section 11.411: TRANSFER OF LICENSE:

Fee: $20.00.

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A. Fee received in the month of January: 110% of the annual license fee.

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Section 11.506: LICENSE FEE:

Up to 120 days, maximum: $150.00

Up to 1 month: $75.00

Per day, for any period less than one month: $20.00 per day.

Section 11.603 A: LICENSE FEES; TERM:

Fee: $200.00 per license term. State licensed contractors are exempted from payment; only proper registration required.

Section 11.702: APPLICATION FOR MASSAGE ESTABLISHMENT:

First year: $250.00; each year thereafter (annually): $100.00.

Section 11.802: APPLICATION FOR TOBACCO ESTABLISHMENT LICENSE:

First year: $250.00; each year thereafter (annually): $100.00.

Section 11.802.1: APPLICATION FOR TOBACCO SALES LICENSE:

$50.00 annually.

Section 11.904: APPLICATION FOR LICENSE:

C. Nonrefundable application fee: $25.00. If, at the end of 120 days, a raffle license holder wants to extend the license in order to continue issuing or selling chances for a single raffle for up to, but no more than 54 weeks, it shall pay an additional nonrefundable fee of $250.00.

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

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - 13-24 - _____ Date of Submission: 09/18/24 Hearing Date: 10/01/24

Project Name/Address: Text Amendments: Tobacco Establishments

I. Subject Property

Address(es): 50 S Emerson St, Mount Prospect IL

Zoning District (s): n/a Property Area (Sq.Ft. and/or Acreage): n/a

Parcel Index Number(s) (PIN(s): n/a

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

- ☐ Conditional Use: For _____
- ☐ Variation(s): To _____
- ☐ Zoning Map Amendment: Rezone From _____ To _____
- ☒ Zoning Text Amendment: Section(s) 14.604; Chapter 11, Article 8; Appendix A Division II
- ☐ Other: _____

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

Amending text pertaining to tobacco establishments in Chapter 14, Chapter 11, and Appendix A

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

Name: Jason C Shallcross Corporation: Village of Mount Prospect

Address: 50 S Emerson St

City, State, ZIP Code: Mount Prospect IL 60056

Phone: 847-818-5328 Email: comdev@mountprospect.org

Interest in Property: Director of Community Development
(e.g. owner, buyer, developer, lessee, architect, etc…)

V. Property Owner	
☐ Check if Same as Applicant	
Name: N/A	Corporation:
Address:	
City, State, ZIP Code:	
Phone:	Email:

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

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

Applicant: Jason C. Shallcross _____ Date: 9/18/24
(Signature)

Jason C Shallcross
(Print or Type Name)

If applicant is not property owner:

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

Property Owner: N/A _____ Date: _____
(Signature)

_____
(Print or Type Name)

October 25, 2024

Jason C Shallcross, AICP, CEcD
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056
or
Via fax: 847/818-5329
or
Via email: jshallcross@mountprospect.org

Dear Mr. Shallcross,

Staff would like to move forward and request that the Village Board waive the 2nd reading for the proposed ordinance. The proposed text amendments in case PZ-13-24 are in the best interest of the Village and promote the health, safety, comfort, convenience, and general welfare of residents of the Village.

Sincerely,

Antonia Lalagos

Antonia Lalagos
Development Planner
Village of Mount Prospect

MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION

CASE NO. PZ-13-24	Hearing Date: October 10, 2024
PROPERTY ADDRESS:	50 South Emerson Street
PETITIONER:	Village of Mount Prospect
PUBLICATION DATE:	September 25, 2024
REQUEST:	Text Amendments Chapter 14 of the Village Code (Tobacco Establishments)
MEMBERS PRESENT:	William Beattie Ewa Weir Walter Szymczak Greg Miller Richard Rogers
MEMBERS ABSENT:	Joseph Donnelly Donald Olsen
STAFF MEMBERS PRESENT:	Charles Hogan – Development Planner Antonia Lalagos – Development Planner
INTERESTED PARTIES:	Village of Mount Prospect

Chairman Beattie called the meeting to order at 7:06 PM. Commissioner Miller made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on September 12, 2024. The minutes were approved 3-0 (Commissioners Miller and Rogers abstained).

After hearing one item of new business, Chairman Beattie introduced case number PZ-13-24 for text amendments to the Village code.

Ms. Lalagos stated that Village staff is proposing text amendments for sections of the Village Code pertaining to tobacco and vape uses. She explained that the goal of the proposed code revision is to increase scrutiny of tobacco establishments in order to deter business owners from engaging in criminal activity and to further curb illegal sales of tobacco products to persons under twenty one (21) years of age. Ms. Lalagos noted that the staff report includes information about proposed changes in Chapter 14, Chapter 11, and Appendix A, but the Planning and Zoning Commission discussion will focus on Chapter 14, which is the zoning code.

Ms. Lalagos reviewed the current and proposed zoning land use table for tobacco uses. She noted that tobacco product sales and consumption as a primary use would no longer be permitted by right in any zoning district in the Village. Ms. Lalagos stated that tobacco shops would be a conditional use in B-3, B-4, B-5, and B-5C zoning districts, and vape shops would be a conditional use in B-3 and B-4 zoning

districts. She explained that establishments that sell tobacco products as an accessory use, such as grocery stores and gas stations, would not be subject to conditional use approval unless otherwise noted in the land use tables.

Ms. Lalagos reiterated that the Planning and Zoning Commission is not providing recommendations on the changes to Chapters 11 and Appendix A. She noted that Chapter 11 and Appendix A will be presented to the Village Board along with Chapter 14 changes on November 6th.

Ms. Lalagos asserted that the proposed text amendments meet the standards contained in Section 14.203(D) of the Zoning Ordinance and requested 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 adopt the text amendments to Chapter 14 of the Mount Prospect Village Code."

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

Chairman Beattie confirmed that the P&Z Commission was only making a recommendation with respect to Chapter 14. He asked if tobacco uses were currently allowed in any other district besides B3, B4, B5, and B5C.

Ms. Lalagos responded that tobacco uses are not permitted in B1, B2, or any industrial zoning district.

Chairman Beattie asked if existing tobacco and vape shops would need to apply for conditional use approval.

Ms. Lalagos stated that existing tobacco and vape shops would be permitted to continue as an existing nonconforming use. She explained that if the business changes location or is sold to another owner then it would need to obtain conditional use approval.

Chairman Beattie asked how many tobacco shops exist now as permitted uses.

Ms. Lalagos stated there are ten tobacco shops and two tobacco lounges. She added that most of the tobacco shops also sell vape products.

Chairman Beattie asked if the existing tobacco shops wanted to operate for the next 50 years they could continue operating as they exist today.

Ms. Lalagos replied yes. She reported that if the existing tobacco shops violated any provisions of Chapter 11 as it is written today, they could have their license revoked. Ms. Lalagos explained that the proposed text amendments are an additional step to ensure that shop owners are practicing their business legally.

Chairman Beattie asked if new tobacco establishments would have to come before the Planning and Zoning Commission and the Village Board.

Ms. Lalagos confirmed that a new establishment would have to come before the board to determine if it was an appropriate land use in that location, and in addition it would have to qualify for the business license with a background check and reference letters.

Chairman Beattie observed that these changes raise the bar for these types of businesses to open in the future.

Ms. Lalagos confirmed that the changes make it more restrictive.

Hearing no further comments or questions, Chairman Beattie closed the hearing and asked for a motion. Commission Miller made a motion seconded by Commissioner Szymczak to approve the following motion:

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

UPON ROLL CALL AYES: Szymczak, Weir, Beattie, Miller, Rogers
NAYS: None

The Planning and Zoning Commission gave a positive recommendation (5-0) to the Village Board.

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

Hearing no further discussion, Commissioner Miller made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 7:36 PM.

Antonia Lalagos

Antonia Lalagos, Development Planner

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 11 "MERCHANTS, BUSINESSES AND OCCUPATIONS", CHAPTER 14 "ZONING", AND APPENDIX A OF THE VILLAGE CODE OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS

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

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

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

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

SECTION 1: Section 11.801 "License Required" shall be amended to read as:

11.801: LICENSE REQUIRED:

It shall be unlawful for any person, firm or corporation to sell, give away, deliver, possess with intent to sell at wholesale or retail, possess with intent to give away or deliver for promotional purposes, either retail or wholesale, any tobacco and related products within the Village without first having obtained a license therefor from the Village in the manner provided in this chapter. For the purposes of this chapter, tobacco products includes tobacco related products as defined in article I of this chapter, and includes traditional tobacco leaf products including but not limited to cigarettes, cigars, and chewing tobacco and also electronic nicotine delivery systems including but not limited to e-cigarettes, vapes, and e-cigars.

Tobacco lounges, tobacco shops, vape lounges, and vape shops, as defined in Section 14.2401, shall obtain a tobacco establishment license.

Other establishments selling tobacco and related products as an accessory retail use shall obtain a tobacco sales license in conjunction with a valid Class I or Class II business license. Such establishments include but are not limited to gas stations, liquor stores, pharmacy stores, and grocery stores.

SECTION 2: Section 11.802 "Application" shall be labeled as Section 11.802:

"Application for Tobacco Establishment License" and shall read as:

11.802: APPLICATION FOR TOBACCO ESTABLISHMENT LICENSE:

Every applicant for a license to maintain, operate, or conduct a tobacco establishment shall file an application, under oath, with the Village of Mount Prospect upon a form provided by the Department of Community Development and pay a nonrefundable annual license fee, in the amount set forth in appendix A, division II of this code. Copies of the tobacco establishment business license application shall be forwarded to the building inspector and the health inspector. Each such inspector shall, within thirty (30) days, inspect the premises proposed to be operated as a tobacco establishment and upon inspection, each inspector shall file a written report with the Department of Community Development concerning compliance with the applicable regulations. The application, once accepted, shall also be referred to the Police Department for investigation. The Police Department will perform the required criminal record check. Background investigations shall require the submission of fingerprints. The cost of the criminal record check and cost of fingerprint submissions shall be borne by the applicant. Each application shall contain the following information:

A. A detailed description of services and products that will be offered, including any non-tobacco products and accessories.
B. The location, mailing address and all telephone numbers where the business is to be conducted.
C. Federal employer identification number (FEIN) and state of Illinois business tax number (IBT).
D. The name and residence address of each applicant (all provisions which refer to applicant include an applicant which may be a corporation, limited liability company or partnership).
    1. If applicant is a corporation or limited liability company, the names and residence addresses of each of the officers and directors of the corporation or company and of each stockholder owning more than ten percent (10%) of the stock of the corporation or company, and the address of the corporation or company itself, if different from the address of the tobacco establishment.
    2. If applicant is a partnership, the names and residence addresses of each of the partners including limited partners, and the address of the partnership itself, if different from the address of the tobacco establishment.
E. The two (2) previous addresses immediately prior to the present address of the applicant.

F. Proof that the applicant is at least twenty one (21) years of age.
G. Individual or partnership applicant's height, weight, color of eyes, hair and sex.
H. Copy of photo identification, such as a driver's license.
I. One portrait photograph of the applicant at least two inches by two inches (2" x 2") and a complete set of applicant's fingerprints shall be taken by the chief of police or his/her agent. If the applicant is a partnership, limited liability company, or corporation, the chief of police shall have the right to require fingerprints of any and all officers, shareholders, directors, partners, members, managers or agents of the entity along with the fee for each.
J. Business, occupation, or employment of the applicant for the three (3) years immediately preceding the date of application.
K. The business license history of the applicant, including:
    1. Whether such person, in previously operating in this or another municipality, county or state, has had a business license revoked or suspended, the reason for the revocation or suspension, and the business activity or occupation subsequent to such action of suspension or revocation; and
    2. Whether such person, in previously operating in this or another municipality, county or state, has had a business fined or suspended for FDA Tobacco Compliance Checks.
L. All criminal convictions other than misdemeanor traffic violations, including the dates of convictions, nature of the crimes and place convicted.
M. The name and address of any other business owned or operated by any person whose name is required to be given in subsection D of this section.
N. A description of any other business to be operated on the same premises or on adjoining premises owned or controlled by the applicant.
O. Authorization of the Village, its agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application and the qualifications of the applicant for the license.
P. Such other identification and information necessary to discover the truth of the matters required to be set forth in the application.
Q. Written statements of at least three (3) bona fide permanent residents of the United States that the applicant is of good moral character. Each written statement shall include the reference's name, current address, phone number, and a copy of a government-issued ID. If the applicant is able, the statement must first be furnished from residents of the village, then the county, then the state of Illinois, and lastly from the rest of the United States. These references must be persons other than relatives and business associates.

    Upon the completion of the above provided form and the furnishing of all foregoing information, the Department of Community Development shall accept the application for the necessary investigations. The holder of a tobacco establishment license shall notify the Department of Community Development of each change in any of the data required to be furnished by this section within ten (10) days after such change occurs.

DRAFT

SECTION 3: Chapter 11, Article VIII "Sale of Tobacco and Related Products" shall be amended by adding a new section labeled Section 11.802.1: "Application for Tobacco Sales License" and shall read as follows:

11.802.1: APPLICATION FOR TOBACCO SALES LICENSE:

A written application for a tobacco sales license shall be made in writing to the Director of Community Development or his designee and shall be processed in accordance with requirements set forth in this chapter.

The license fee for a tobacco sales license shall be as set forth in appendix A, division II.

SECTION 4: Section 11.803 "License Fee" shall be labeled as Section 11.803: "Issuance of License for a Tobacco Establishment" and shall read as:

11.803: ISSUANCE OF LICENSE FOR A TOBACCO ESTABLISHMENT:

The village of Mount Prospect shall issue a license for a tobacco establishment if all requirements for a tobacco establishment described in this article are met unless it finds:

A. The correct license fee or other fees or fines owed to the village of Mount Prospect have not been tendered to the village; or
B. The operation, as proposed by the applicant, if permitted, would not comply with all applicable laws, including, but not limited to, the village's building, zoning, and health regulations; or
C. The applicant has been found guilty of any of the following offenses or found guilty of an offense outside the state of Illinois that would have constituted any of the following offenses if committed within the state of Illinois:
    1. A violation of the Illinois Prevention of Tobacco Use by Persons under 21 Years of Age and Sale and Distribution of Tobacco Products Act, 720 Illinois Compiled Statutes 675 et seq., as amended from time to time.
    2. An offense involving the use of force and violence upon the person of another that amounts to a felony.
    3. A violation of the Illinois controlled substances act, 720 Illinois Compiled Statutes 570/100 et seq., as amended from time to time.
    4. A violation of the Illinois cannabis control act, 720 Illinois Compiled Statutes 550/1 et seq., as amended from time to time.
    5. A felony offense enumerated in article 24, deadly weapons, of the Illinois criminal code, 720 Illinois Compiled Statutes 5/24-1 et seq., as amended from time to time, or any other offense that involves the use of weapons.

The village of Mount Prospect may issue a license to any person found guilty of any of the crimes described in subsections C1 through C5 of this section only if it determines that such finding of guilt occurred at least ten (10) years prior to the date of the application and the individual has had no subsequent felony findings of guilty of any nature and no subsequent misdemeanor findings of guilty for a crime or crimes set forth in this section. Further, for the purpose of this section, any finding of guilty, including an order resulting in supervision, shall apply.

D. Any applicant has knowingly made any false, misleading or fraudulent statement of fact or failed to disclose required information or a fact in the license application or in any other document required by the village.
E. Any applicant has had a tobacco establishment or other similar permit or license denied, revoked or suspended by the village or any other state, county or local agency within five (5) years prior to the date of the application.
F. Any applicant is not over twenty one (21) years of age or older.

SECTION 5: Subsection B of Section 11.804 "Prohibited Sales or Delivery" shall be amended to read as:

11.804: PROHIBITED SALES OR DELIVERY:

B. Persons engaged in the business of retail tobacco sales may engage, employ or permit a person under nineteen (19) years of age to work on the licensed premises, if the person under nineteen (19) years of age has no duties relating to the sale, dispensing, service or delivery of tobacco products on the premises. A licensee who engages, employs or permits a person under nineteen (19) years of age to work pursuant to this subsection shall not assign or permit that person to perform any duties or acts relating to the sale, dispensing, service or delivery of tobacco products on the premises. A licensee who engages, employs or permits persons under nineteen (19) years of age to work as allowed in this subsection shall be responsible for ensuring that such person does not consume, obtain or possess tobacco products on the licensed premises.

SECTION 6: Section 11.805 "Signage Prohibiting Sales to Underage Persons" shall be amended to read as:

11.805: SIGNAGE PROHIBITING SALES TO UNDERAGE PERSONS:

Signs informing the public of the age restrictions provided in section 11.804 of this article, shall be posted by every licensee within one foot (1') of every display of tobacco products, and at each cash register or other point of purchase on the premises. Each such sign shall state:

The sale of tobacco products to persons under twenty one (21) years of age is prohibited by law. A photo identification showing proof of age shall be required of everyone under twenty seven (27) years of age desiring to purchase tobacco products. Violations shall be reported to the Police Department.

Said sign(s) shall be plainly visible and shall measure at least eight and one-half inches (81/2") in height and eleven inches (11") in width. Lettering on said sign shall be at least one-half inch (1/2") in height. Said signs shall also inform the public that the Village Police Department is to be contacted should the law be violated.

SECTION 7: Section 11.808 “Vending Machines or Self-Service Displays” shall be amended to read as:

11.808: VENDING MACHINES OR SELF-SERVICE DISPLAYS:

It shall be unlawful for any person to sell or offer for sale, give away, deliver or to keep tobacco products with the intention of selling, giving away, or delivering such products by use of a vending machine or self-service display.

SECTION 8: Subsection A of Section 11.810 “Suspension; Revocation of License, Fines, Costs” shall be amended to read as:

11.810: SUSPENSION; REVOCATION OF LICENSE, FINES, COSTS:

A. The Village President may fine and/or suspend and/or revoke the tobacco establishment license or the tobacco sales license of any licensee that the Village President determines has violated any Village regulation or other law of any kind or nature if the violation is related to the operation of the licensed premises. In addition, the Village President may fine any individual that the Village President determines has violated any provision of this chapter even if that individual is not a licensee. The procedure for declaring and enforcing such fine, suspension or revocation shall be as follows:

SECTION 9: Chapter 11, Article VIII “Sale of Tobacco and Related Products” shall be amended by adding a new section labeled Section 11.813: “Sale or Transfer or Change of Location” and shall read as follows:

11.813: SALE OR TRANSFER OR CHANGE OF LOCATION:

Upon sale, transfer or relocation of a tobacco establishment, the tobacco establishment license shall be null and void.

SECTION 10: Land Use Table 2: "Commercial and Industrial Zoning Districts" of Section 14.604 "Land Use Tables" shall be amended to change "Tobacco shops" and "Vape shops" to conditional uses:

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Tobacco lounges			C	C	C	C			
Tobacco shops			C	C	C	C			
Vape lounges			C	C					
Vape shops			C	C					

SECTION 11: Section 11.202 "License Fees" of Division II "Fees, Rates and Taxes" of Appendix A shall be stricken in its entirety.

SECTION 12: Division II "Fees, Rates and Taxes" of Appendix A shall be amended to add Section 11.802: "Application for Tobacco Establishment License" and shall read as follows:

Section 11.802: APPLICATION FOR TOBACCO ESTABLISHMENT LICENSE:

First year: $250.00; each year thereafter (annually): $100.00.

SECTION 13: Section 11.803: "License Fee" of Division II "Fees, Rates and Taxes" of Appendix A shall be renumbered and labeled to read "Section 11.802.1: Application for Tobacco Sales License".

SECTION 14: Section 11.808: "Vending Machines or Self-Serving Displays" of Division II "Fees, Rates and Taxes" of Appendix A shall be stricken in its entirety.

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SECTION 15: This Ordinance shall be in full force and effect from and after its passage, approval, adoption and publication in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this 6th day of November, 2024, by the Village Mayor of the Village of Mount Prospect, and attested by the Village Clerk, on the same day.

_____
Paul Wm. Hoefert
Village Mayor

ATTEST:

_____
Karen Agoranos
Village Clerk

DRAFT

Item Cover Page

Subject	**As submitted**
Meeting	November 6, 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