



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

January 21, 2025

Village Hall - 3rd Floor Board Room

7:00 PM

1. CALL TO ORDER

2. ROLL CALL

- 2.1. Pledge of Allegiance - Trustee Colleen Saccotelli

3. APPROVAL OF MINUTES

- 3.1. Minutes of the regular meeting of the Village Board - January 7, 2025

4. MAYORS REPORT

- 4.1. Presentation: 2024 Holiday House Decorations Contest Award Winners
- 4.2. APPOINTMENT TO BOARDS AND COMMISSIONS
Finance Commission: Sam Cannizzaro | Term to expire October 2025 (to fill the unexpired term of Pam Bazan)
- 4.3. Motion to authorize changes to the Village of Mount Prospect/Michael J. Cassady Village Manager Employment Agreement

5. COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

6. CONSENT AGENDA

- 6.1. Monthly Financial Report - November 2024
- 6.2. List of Bills - January 1, 2025 to January 14, 2025 - \$3,739,556.58
- 6.3. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance decreases 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.
- 6.4. Waive the bid process and approve the purchase of Globe turnout gear from Air One at a price not to exceed \$72,160 in 2025.
- 6.5. A RESOLUTION AUTHORIZING PARTICIPATION AS A MEMBER IN THE ILLINOIS EMERGENCY MANAGEMENT MUTUAL AID SYSTEM RESPONSE PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT FOR THE ESTABLISHMENT OF A MUTUAL AID INTERGOVERNMENTAL SERVICE AGREEMENT.
- 6.6. Motion to waive the rule requiring two readings of an ordinance and adopt AN

ORDINANCE AMENDING ARTICLE XX ENTITLED "FIRE LANES" OF CHAPTER
18 "TRAFFIC CODE OF MOUNT PROSPECT

- 6.7. A RESOLUTION APPOINTING A DELEGATE AND ALTERNATE DELEGATE TO
THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY

7. OLD BUSINESS - None

8. NEW BUSINESS

- 8.1. Motion to waive the rule requiring two readings of an ordinance and adopt AN
ORDINANCE APPROVING A FIRST AMENDMENT TO THE VILLAGE OF MOUNT
PROSPECT SOUTH MOUNT PROSPECT TAX INCREMENT FINANCING
DISTRICT REDEVELOPMENT PLAN AND PROJECT
- 8.2. Motion to waive the rule requiring two readings of an ordinance and adopt AN
ORDINANCE DESIGNATING THE VILLAGE OF MOUNT PROSPECT SOUTH
MOUNT PROSPECT TAX INCREMENT FINANCING DISTRICT AMENDED
REDEVELOPMENT PROJECT AREA
- 8.3. Motion to waive the rule requiring two readings of an ordinance and adopt AN
ORDINANCE ADOPTING TAX INCREMENT FINANCING WITHIN THE VILLAGE
OF MOUNT PROSPECT SOUTH MOUNT PROSPECT TAX INCREMENT
FINANCING DISTRICT AMENDED REDEVELOPMENT PROJECT AREA
- 8.4. A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN
INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PROSPECT HEIGHTS
TO SHARE THE COST OF ENGINEERING SERVICES TO CERTIFY LEVEE 37
WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

9. VILLAGE MANAGER'S REPORT

- 9.1. Motion to accept lowest-cost, responsive bid for Parkway Tree Trimming in an
amount not to exceed \$229,812.
- 9.2. As submitted

10. ANY OTHER BUSINESS

11. ADJOURNMENT

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

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**Village of Mount Prospect
Regular Meeting of the Village Board
Tuesday, January 7, 2025 / 7:00 PM**

CALL TO ORDER

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

ROLL CALL

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

2.1. Pledge of Allegiance - Trustee John Matuszak

APPROVAL OF MINUTES

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

Motion by Bill Grossi, second by Vincent Dante to approve minutes.

Yea: Vincent Dante, TerTi Gens, Bill Grossi, John Matuszak, Colleen Saccotelli, Agostino Filippone

Nay: None

Final Resolution: Motion Passed

MAYORS REPORT

4.1. 1st reading of an ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance increases the number of Class "S-7" liquor licenses by one (1) VICTORIA VENUES LLC d/b/a VICTORIA VENUES located at 1700 S. Elmhurst, Mount Prospect, IL.

Victoria Venues owner and operator Theodore Mavrakakis, Jr. appeared before the Board to request approval of a Class "S-7" liquor license for Victoria Venues located at 1700 S. Elmhurst Road. The Class "S-7" liquor license allows the delivery of alcohol by a caterer. Mr. Mavrakakis operates three catering locations in the Chicagoland area and has been in the catering business for several years.

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

Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli, Agostino Filippone

Nay: None

Final Resolution: Motion Passed
Ordinance No. 6772

COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

John Korn
301 N. William

- Expressed his deep gratitude to the Mount Prospect Fire Department's Fire Buddies program members, through which his grandson received special attention from the Fire Department to help him celebrate Christmas. Mr. Korn presented the Fire Department with a donation to help others benefit from this program.

Fire Chief John Dolan stated that the Fire Buddies program, supported by the Fire Union 4119 members, helps children fighting critical illness.

Louis Goodman
310 N. School St.

- Stated that he feels not all citizens are being treated equally.

Without details, Mayor Hoefert stated it was difficult to respond and offered to speak with Mr. Goodman privately.

Carole Martz
W. Berskshire Lane

- Expressed criticism of the Police Department's handling of the recent arrests of several juveniles in the community. She feels the timing of releasing the press release put the gay community at risk.

Police Chief Mike Eterno responded. He explained and defended the department's decisions in this active legal matter.

Dutch DeGroot
217 S. I Oka

- Announced that VFW Post 1337 is celebrating its Centennial and is hosting a celebration at the Cotillion Banquets on April 5, 2025, and invited everyone to attend.

Vanessa DeJesus
Crystal Towers Homeowners Association representative

- Expressed concern regarding traffic while construction for the new bike path is

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underway; the path is very near Crystal Towers. She also had questions regarding the installation of a fence at Crystal Towers.

Director of Public Work Sean Dorsey responded and offered to speak with her after the meeting.

Kathleen Balow
1770 Crystal Lane

- She requested the Board explore a transportation solution connecting the north and south sides of town. Residents on the south end want to enjoy the new restaurants downtown, but accessing them can be challenging for some.

Village Manager Michael Cassady responded that a needs assessment study is in progress and this issue will be addressed.

CONSENT AGENDA

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

Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli, Agostino Filippone

Nay: None

Final Resolution: Motion Passed

- 6.1. List of Bills - December 11, 2024 to December 31, 2024 - \$4,531,735.89
- 6.2. Motion to approve the purchase for replacement of two Stryker power cots and Stryker power load systems not to exceed a cost of \$145,593.54

OLD BUSINESS - None

PUBLIC HEARING

- 8.1. This Public Hearing, called pursuant to proper legal notices having been given both by publication in the *Daily Herald* on December 16 and December 17, 2024 and by mail, is to present proposed amendments to the redevelopment plan for the South Mount Prospect TIF District to expand the boundaries by adding three expansion areas, pursuant to Section 5 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended

Mayor Hoefert opened the public hearing at 7:41 pm.

Director of Community and Economic Development Jason Shallcross provided an overview of the proposed amendments to the redevelopment plan that would expand the boundaries of the existing South Mount Prospect Tax Increment Financing District (SMPTIF). Mr. Shallcross displayed a map of the original boundaries of the SMPTIF, which was established in 2022. The proposed amendment will expand the boundaries by approximately 160 acres, adding three separate sub-areas. Mr. Shallcross provided reasons to amend the TIF, stating that TIF is a significant economic tool that provides opportunities to improve public infrastructure, including

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roads, water mains, stormwater improvements, paths, and more. It also encourages the construction of new industrial and office uses, creating new jobs and new investment in Mount Prospect. Tax Increment Financing Districts increase the area's equalized assessed value over time, which reduces property tax rates for all taxpayers in the Village. Mr. Shallcross noted that the Village had followed the State-mandated procedures to amend the existing SMPTIF, including the public hearing. He added that approval and adoption of the amendments to the SMPTIF will occur at the January 21, 2025, regular meeting of the Village Board.

Mr. Shallcross introduced Geoff Dickinson from SB Friedman Development, who serves as the Village's TIF advisor. Mr. Dickenson and his team performed an Eligibility Study for the proposed amendments to the redevelopment plan for the South Mount Prospect TIF. Mr. Dickenson provided additional information regarding the Eligibility Study findings and the process to expand the SMPTIF's Redevelopment Project Area, improving the Village's ability to fund infrastructure and utility improvements within the boundaries. Mr. Dickenson reviewed the data needed to evaluate the eligibility factors and provided details. He added that most of the primary structures within the expansion areas are over 35 years old. The data also revealed an area-wide lack of growth in parcel values in two of the three expansion areas.

Mr. Dickinson stated the study recommends adding one new objective to the redevelopment project area (RPA) to facilitate the renovation or construction of stormwater management systems and flood control within the RPA. The proposed amendments increase the estimated budget from \$145 million to \$170 million. He stated the anticipated taxable Equalized Assessed Value for the amended RPA increases from \$268 million to \$360 million by tax year 2045. Mr. Dickinson shared information regarding required tests and findings that must be satisfied to have a compliant TIF. He shared an update to the future land use map that includes "utility" as a future land use.

Mr. Dickinson answered questions from the Board.

Public Comment:

Tom Kost

Mount Prospect resident

- Expressed a few issues with the TIF, including using eminent domain to take the five private parcels included in the TIF.

Mayor Hoefert responded, stating the Village has no intention of using eminent domain in this situation.

Steve Polit

601 N. Wilshire Dr.

- Questioned what affordable housing would benefit from being in the TIF as none currently exists.
- Asked questions regarding park district uses under the high-tension wires.

Village Manager Michael Cassady responded, stating that any improvements "raise up" the entire TIF district; there are opportunities to install safe playgrounds and recreational amenities in areas where they are needed. There are also opportunities for affordable housing in south Mount Prospect.

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Kathleen Balow
1777 Crystal Lane

- Asked why, when discussing low-income housing, it usually only refers to south Mount Prospect and not north or central Mount Prospect.

Mayor Hoefert stated there is affordable housing throughout Mount Prospect, including the downtown area.

With no further questions or comments, Mayor Hoefert closed the public meeting at 8:19 p.m.

NEW BUSINESS

None.

VILLAGE MANAGER'S REPORT

10.1. MOTION TO ACCEPT PROPOSAL FROM HBK WATER METER SERVICES FOR THE 2025-2027 WATER METER SERVICES CONTRACT IN AN AMOUNT NOT TO EXCEED \$163,514 IN YEAR 1.

Director of Public Works Sean Dorsey presented background information, bid results, and staff recommendation.

Mr. Dorsey stated that the project includes water meter testing, replacements, and repairs, which help reduce unaccounted-for water flow. In addition, there are State and Federal requirements that need to be complied with regarding unaccounted-for water flow. The Metropolitan Water Reclamation District also requires routine sump pump inspections. These requirements have been included in the proposed contract's scope of work.

Mr. Dorsey stated that staff prepared a set of specifications for the project, including requiring contractors to maintain consistent unit pricing throughout the three-year contract period. The contractor must also be a licensed plumbing contractor in Illinois, with licensed plumbers on staff. Mr. Dorsey stated a Request for Proposals was sent to six (6) water meter service vendors. Two were submitted, one from HBK Water Meter Services in Palatine and another from Calumet City Plumbing & Heating in Calumet City.

HBK submitted the lowest cost and highest-rated responsive bid. HBK has held this contract in Mount Prospect for almost two decades and their work has been consistent, reliable and successful.

Mr. Dorsey stated that the contractors were also required to submit a cost proposal, and HBK's proposal was significantly lower than Calumet City Plumbing & Heating.

Mr. Dorsey stated that staff recommends accepting the proposal from HBK Water Meter Services for the 2025-2027 Water Main Services Contract for an amount not to exceed \$163,514 in year one; expenditures in 2026 and 2027 will be at the contract rates, but limited funds appropriated in 2025 budget. Staff also recommends that the Village Board authorize up to two additional one-year terms for 2028 and 2029, provided both the Village and the contractor agree.

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Mr. Dorsey answered a few questions from the Board.

Trustee Grossi stated he is not related to the owner of HBK Water Meter Services, who shares the same last name.

Motion by Colleen Saccotelli, second by Terri Gens to accept the proposal from HBK Water Meter Services for the 2025-2027 Water Meter Services Contract:.

Yea: Vincent Dante, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli, Agostino Filippone

Nay: None

Final Resolution: Motion Passed

10.2. DISCUSSION: Gateway Signage Design Concepts for South Mount Prospect and the Kensington Business Center

Director of Community and Economic Development Jason Shallcross stated staff has included sign improvements for multiple locations throughout the Village in the Capital Improvement Project budget. The two locations to be discussed are the gateway sign in south Mount Prospect at Busse Road and I-90 and entryway signage for the Kensington Business Center (KBC). The gateway sign is part of the Connect South Mount Prospect sub-area plan. Mr. Shallcross stated that the designs that will be presented are concept designs.

Mr. Shallcross introduced Mercedes Miley, President of Farr Associates, who presented design concepts for the South Mount Prospect and Kensington Business Center gateway signage. She began by sharing material samples with the Board and distributing design concept images.

Ms. Miley displayed images of the general location view of the Mount Prospect Gateway sign. She displayed three concept designs and provided details.

Concept #1:

- Laser cut letters running lengthwise and a cut-out of the Mount Prospect keystone on the front
- Features uplighting
- Cylinder landscape beds will feature native grasses and shrubs

Concept #2

- Face-mounted letters and a cut-out of the Mount Prospect keystone logo
- Backlit metal sign
- Integrated planter box and tiered landscaping

Concept #3

- Laser-cut horizontal letters and a cut out of the Mount Prospect keystone on the front
- Backlit metal sign
- Tiered steps to the base of the sign with native plants

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All signs include the date of the Village's incorporation, 1917. Ms. Miley also noted that materials can be swapped from one sign option to the next or mixed depending on preference.

A discussion followed. Ms. Miley answered questions from the Board. Each board member expressed their opinion on which design they preferred.

Board Comments on gateway signage for South Mount Prospect:

- Signs should be appropriately lit to be visible at night
- Vertical wording is awkward and difficult to read (Concept #1)
- Suggested adding the word "established" before the date, 1917.
- Does not like the overall appearance of the cylinder planters/bed displayed in concept #1
- Design should be classic to avoid becoming outdated
- A uniform brand design should be followed for Village signage

In response to a question from the Board, Mr. Shallcross stated that money from the South Mount Prospect Tax Increment Financing District could partially fund this project as it is a public improvement and, therefore, is a TIF-eligible item.

Ms. Miley next presented three design concepts for two identical signs for Kensington Business Center (entrances at Wolf Road and Rand Road)

Concept #1:

- Surface-mounted letters
- A laser-cut keystone logo viewed from either direction
- Up-lighting hidden behind landscaping
- Taller landscaping shrubs to be planted in front of the base of the sign

Concept #2:

- Laser-cut letters to read "KBC"
- Laser-cut keystone logo
- Back-lit letter which would glow when illuminated
- Integrated planter box

Concept #3:

- Etched black painted letters with diagonally spelled out name (Kensington Business Center) along the length of the sign
- Laser-cut keystone logo
- Backlit metal sculptural modern piece
- Simple grassy landscaping with integrated planter box

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A discussion followed. Ms. Miley answered questions from the Board. Each board member expressed their opinion on which design they preferred.

Board comments on the Kensington Business Center signage:

- Kensington Business Center is an outdated term; it is not just 9-5 businesses that occupy the center anymore
- Suggested renaming it Kensington Center; input from owners and tenants of KBC was suggested
- Does not need to be consistent with other Village signs

Mr. Shallcross discussed the next steps, which will start by surveying business owners for their input on design and naming. He stated that the final design will be presented to the Board for approval. He added that funding for this project is included in the 2025 budget.

10.3. As submitted

No additional report.

ANY OTHER BUSINESS

None.

ADJOURNMENT

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Gens seconded by Trustee Dante motioned to adjourn the meeting. By unanimous voice vote, the January 7, 2025 Regular Meeting of the Village Board of Trustees adjourned at 9:15p.m.

Respectfully submitted,

Karen M. Agoranos
Village Clerk



Item Cover Page

Subject **Presentation: 2024 Holiday House Decorations Contest Award Winners**

Meeting January 21, 2025 - 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 **APPOINTMENT TO BOARDS AND COMMISSIONS**
Finance Commission: Sam Cannizzaro | Term to expire October 2025 (to fill the unexpired term of Pam Bazan)

Meeting January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category MAYORS REPORT

Type Action Item

Information

Finance Commission

Sam Cannizzaro ~ Term to expire October 2025
(to fill the unexpired term of Pam Bazan)

Discussion

Alternatives

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

Staff Recommendation

Mayor Hoefert recommends the appointment of Mr. Cannizzaro to the Finance Commission and believes Mr. Cannizzaro will represent the Village fairly and objectively.

Attachments

1. Finance appointment

Village of Mount Prospect
Mount Prospect, Illinois

INTEROFFICE MEMORANDUM



TO: BOARD OF TRUSTEES
VILLAGE MANAGER MICHAEL CASSADY
FINANCE DIRECTOR AMIT THAKKAR

FROM: MAYOR PAUL WM. HOEFERT

DATE: JANUARY 15, 2025

SUBJECT: APPOINTMENT TO BOARDS/COMMISSIONS

I hereby nominate the following individual for appointment to the following Board and Commissions:

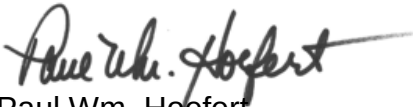
Finance Commission

Appointment:

Sam Cannizzaro
1700 Frediani Ct

Term to Expire October 2025
(To fill the unexpired term of Pam Bazan)

I recommend Mr. Cannizzaro to be appointed. I believe he will represent the Village fairly and objectively.


Paul Wm. Hoefert
Mayor

ph/dj



Item Cover Page

Subject **Motion to authorize changes to the Village of Mount Prospect/Michael J. Cassady Village Manager Employment Agreement**

Meeting January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category MAYORS REPORT

Type Action Item

Information

Village Manager Michael Cassady was appointed in September of 2015. The Village has an employment agreement with the Manager, which was last approved on February 6, 2024. As part of the annual evaluation process, the Manager, Mayor and Board of Trustees develop performance goals and objectives for the coming year. The evaluation was held on January 14, 2025. The majority of the Board expressed appreciating for Manager performance and progress on assigned goals and objectives. Some highlights include:

- Exceptional financial stewardship, allowing a reduction of the real estate property tax of 6.34 percent. Intergovernmental revenues continue to show steady growth due to a focus on economic development.
- Established an Economic Emergency Fund and Pension Stabilization Fund in 2024 to prepare for negative economic cycles.
- Enhanced Fire and Emergency Medical Services in the Village with the addition of a fourth fire station (Station 11) in South Mount Prospect. This has balanced critical life-safety staff and equipment on both sides of the railroad tracks.
- Savings of more than \$1.0M self-performing construction and management of the \$1.70M renovation of Station 11. This work was completed on a very compressed schedule and under budget.
- Created a Special Service Area to fund fire and EMS for unincorporated Elk Grove Township areas.
- Dissolved the Elk Grove Rural Fire Protection District via legislation.
- Made significant progress in downtown redevelopment, with seven new restaurants opening in 2024.
- Completed pilot project for free valet service and Al Fresco dining, both highly successful.
- Negotiated a shared parking agreement with Saint Mark's for 40 additional parking spaces for Prospect Avenue businesses.
- Negotiated acquisition of 310 W. Northwest Highway to construct the Central Road

Gateway.

- The Community Survey results continue to show all Village departments and services are rated highly by residents. The Village received the Lead the Way award from the ETC Institute.
- Completed annexation of 27.3 acres of commercial and industrial property in the Oakton corridor in South Mount Prospect.
- Completion of an emergency water interconnection with the Northwest Water Commission, allowing for a second high quality lake Michigan water source.
- Completed major intersection improvements at Rand-Central-Mount Prospect Road. The project was on schedule and under budget.

Discussion

Alternatives

1. Authorize changes to the Village of Mount Prospect/Michael J. Cassady Village Manager Agreement regarding compensation.
2. At the discretion of the Village Board.

Staff Recommendation

Attachments

None



Item Cover Page

Subject	Monthly Financial Report - November 2024
Meeting	January 21, 2025 - 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 November 2024.

Discussion

Alternatives

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

Staff Recommendation

Staff recommends accepting the Monthly Financial Report for November 2024.

Attachments

1. Monthly Financial Report November 2024 - 1
2. 11 November Board Reports for Upload



VILLAGE OF MOUNT PROSPECT
MONTHLY FINANCIAL REPORT
November 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: JANUARY 3, 2025

SUBJECT: MONTHLY FINANCIAL REPORT FOR THE MONTH OF NOVEMBER 2025

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 November 1, 2024, the beginning Cash and Cash Equivalents totaled \$104.4 million. During the month, the Village collected cash receipts totaling \$9.0 million. The investment income for the month totaled \$481,581. The monthly payroll cost was \$1.9 million, and accounts payable were paid in the amount of \$13.3 million. The inter-fund activity increased the cash position by \$3,210, while other disbursements totaled \$35,727. During the month under review, the Village invested additional \$500,000 from its liquid cash and cash equivalents. As of November 30, 2024, the Village's Cash and Cash Equivalents totaled \$98.2 million.

GOVERNMENTAL AND ENTERPRISE FUNDS

	Cash and Cash Equivalents	Investments	Total Cash and Investments
Balance at November 1, 2024	\$ 104,414,058	\$ 32,119,510	\$ 136,533,568
Cash receipts	8,999,532	-	8,999,532
Investment income	481,581	44,583	526,164
Transfers from investments to cash	-	-	-
Transfers to investments from cash	(500,000)	500,000	-
Interfund activity	3,210	-	3,210
Disbursements:			
Accounts payable	(13,279,387)	-	(13,279,387)
Payroll	(1,877,919)	-	(1,877,919)
Other	(35,727)	-	(35,727)
Balance at November 30, 2024	\$ 98,205,348	\$ 32,664,093	\$ 130,869,441

As of November 30, 2024, the Village has \$32.7 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 \$130.9 million as of November 30, 2024.

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

Fund Details	Amount
General Fund	\$ 45,540,684
Special Revenue Funds	28,379,812
Debt Service Funds	1,398,259
Capital Projects Funds	18,909,996
Enterprise Funds	18,972,003
Internal Service Funds	17,668,688
Total Cash and Cash Equivalents	\$ 130,869,441

In addition to the funds summarized above, the Village of Mount Prospect has \$1,301,680 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 November 2024.

Revenue Category	Budget 2024	Actual YTD November 2024	% of Annual Budget	Actual YTD November 2023	Actual 2024 Vs. Actual 2023	% Change
Property Taxes	22,022,359	24,303,647	110.4%	16,546,306	7,757,341	46.9%
Other Taxes	14,689,000	11,432,945	77.8%	11,183,292	249,653	2.2%
Intergovernmental Revenue	57,179,236	43,268,931	75.7%	37,730,018	5,538,913	14.7%
Licenses, Permits & Fees	2,037,000	2,107,491	103.5%	2,053,020	54,471	2.7%
Charges For Services	42,255,770	38,366,410	90.8%	38,433,810	(67,400)	-0.2%
Fines & Forfeits	470,955	534,444	113.5%	513,854	20,590	4.0%
Investment Income	1,818,245	6,096,415	335.3%	5,082,311	1,014,104	20.0%
Other Financing Sources	21,279,000	20,852,488	98.0%	13,856,693	6,995,794	50.5%
Other Revenue	2,854,944	3,933,255	137.8%	2,224,351	1,708,904	76.8%
Reimbursements	337,000	851,791	252.8%	715,455	136,337	19.1%
Total Revenues	164,943,509	151,747,817	92.0%	128,339,110	23,408,707	18.2%

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 December 2024 and later. Additionally, during November 2024, the Village received the following revenues from the State, which relate to a period prior to November 2024. These amounts are distributed after the State administrative fee deductions of \$12,010.

Revenues	Original Revenue Month	Revenue Recognition Month	Received by the Village	Amounts
State Sales Tax	Aug-24	Nov-24	Nov-24	3,574,592
Home Rule Sales Tax	Aug-24	Nov-24	Nov-24	729,628
Business District Tax	Aug-24	Nov-24	Nov-24	23,839
Auto Rental Tax	Aug-24	Nov-24	Nov-24	2,545
Telecom Tax	Aug-24	Nov-24	Nov-24	84,022
Total Revenues				\$4,414,626

The actual revenue recognized by the Village totaled \$151.7 million through November 2024, representing 92.0 percent of the annual budget. The overall recognized revenues are trending higher compared to the 2023 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 \$24.3 million in property taxes through November 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 November are reported in December or later. The YTD tax collection under this category totals \$11.4 million, an increase of \$249,653 or 2.2 percent compared to last year's collection. The Village collected \$1,575,630 in Food & Beverage Taxes and \$971,440 in Real Estate Transfer Taxes through November 2024. The same was \$1,429,172 and \$888,842 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 9.3 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 \$43.3 million in intergovernmental revenues through November 2024. The amount does not represent the total revenues to be recognized during the month, as significant revenues will be reported and collected after November 2024. The overall recognized revenues are trending higher by \$5.5 million, or 14.7 percent, compared to the amount recognized last year for the same period. Overall, the YTD 2024 state taxes collected are trending higher by \$1.6 million or 7.0 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 August, collected with a three-month lag between April and November. The State income tax revenue is recognized on a cash basis in the month of receipt and represents a 7.0 percent growth compared to the 2024 collections.

Major State Taxes	FY 2024	FY 2023	2024 vs. 2023	% Change
State Sales Tax	24,624,010	23,009,903	1,614,107	7.0%
State Income Tax	9,156,723	8,558,968	597,755	7.0%
State Motor Fuel Tax	2,083,967	1,996,154	87,812	4.4%
State Use Tax	1,750,479	1,864,118	(113,639)	-6.1%
Video Gaming Tax	281,544	244,152	37,392	15.3%
Cannabis Education Fund	76,462	71,917	4,545	6.3%
Municipal Cannabis Tax	60,612	52,817	7,795	14.8%
Total	38,033,797	35,798,030	2,235,767	6.2%

Licenses & Permits: The Village collected \$2.1 million in license and permit fees through November 2024. This amount is trending higher by \$54,471, or 2.7 percent, compared to last year's collection. The overall collection represents 103.5 percent of the annual budget for the category.

Business Licenses & Permits	FY 2024	FY 2023	2024 vs. 2023	% Change
Liquor Licenses	194,500	181,419	13,081	7.2%
Business Licenses	241,608	152,824	88,784	58.1%
Contractor Licenses	143,005	119,400	23,605	19.8%
Gaming Terminal Fees	112,000	93,000	19,000	20.4%
Alarm Licenses	60,164	44,206	15,958	36.1%
Elevator Licenses	26,555	26,410	145	0.5%
Utility Permit Fee	3,800	6,100	(2,300)	-37.7%
Gaming Applications	600	600	-	0.0%
Total Business Licenses & Permits	782,232	623,960	158,272	25.4%
Nonbusiness Licenses & Permits				
Building Permit	983,765	980,846	2,919	0.3%
Landlord/Rental Permit	321,364	311,785	9,579	3.1%
Village Impact Fees	20,130	136,160	(116,030)	-85.2%
Total Nonbusiness Licenses & Permits	1,325,259	1,428,791	(103,532)	-7.2%
Total Licenses & Permit Fees	2,107,491	2,052,750	54,741	2.7%

Charges for Services: The Village collected \$38.4 million in charges for services through November 2024. The amount represents 90.8 percent of the annual budget for the category, and it is trending marginally lower by \$67,400, or 0.2 percent, compared to last year's collection. The expected collection for the category was initially higher. However, due to timing issues with the ambulance billing fees, especially for the GEMT (Ground Emergency Medical Transport), the amount reported is marginally lower compared to the 2023 collection. This timing issue is expected to be resolved in the near future.

Investment Income: The Village earned \$6.1 million in investment income through November 2024, which represents 335.3 percent of the category's annual budget. The recognized revenue is trending higher by \$1.0 million, or 20.0 percent, compared to last year's amount.

Other Categories: All other revenue categories have collectively generated \$26.2 million through November 2024. The amount mainly includes \$534,444 in fines and forfeitures, \$3.9 million in other revenues, \$851,791 in reimbursements, and \$20.8 million in Other Finance Sources (inter-fund transfers). The Village executed various budgeted inter-fund transfers through November 2024 as below.

From	Transfer to	Amount
General Fund	Pension Stabilization Fund	2,000,000
General Fund	Economic Emergency Fund	6,500,000
General Fund	Debt Service Fund	2,140,000
General Fund	Debt Service Fund	31,000
General Fund	Capital Improvement Fund	2,868,000
General Fund	Flood Control Fund	265,000
General Fund	Street Construction Fund	2,000,000
General Fund	Water-Sewer Fund (Gravity Sewer)	900,000
General Fund	Water-Sewer Fund (Northwest Interconnect)	3,940,417
General Fund	Village Parking System	175,000
Total Transfers		\$ 20,819,417

c) Expenditures

The data below recaps the expenditures incurred through November 2024.

Departments	Amended Budget 2024	Actual Expenditure		Actual YTD November 2023	Actual 2024 Vs. Actual 2023	% of Total Budget Used	% Change
		YTD November 2024	% of Total Budget Used				
10 Public Representation	708,940	618,353	87.2%	539,328	79,025		14.7%
20 Village Administration	6,206,145	4,504,373	72.6%	3,993,982	510,391		12.8%
30 Finance	2,574,094	2,621,711	101.8%	1,947,474	674,237		34.6%
40 Community Development	5,428,453	3,656,670	67.4%	3,248,286	408,383		12.6%
50 Human Services	1,902,802	1,345,852	70.7%	1,235,224	110,627		9.0%
60 Police	25,156,755	22,138,875	88.0%	18,972,644	3,166,231		16.7%
70 Fire	24,849,331	20,631,157	83.0%	17,787,926	2,843,231		16.0%
80 Public Works	79,218,309	56,120,737	70.8%	47,379,715	8,741,022		18.4%
00 Non-Departmental	42,177,797	40,052,626	95.0%	32,052,762	7,999,864		25.0%
Total Expenditures	188,222,626	151,690,354	80.6%	127,157,341	24,533,012		19.3%

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		Actual YTD November 2023	Actual 2024 Vs. Actual 2023	% of Total Budget Used	% Change
		YTD November 2024	% of Total Budget Used				
Personnel	60,996,436	54,398,296	89.2%	47,556,507	6,841,789		14.4%
Contractual Services	40,381,969	34,696,811	85.9%	32,576,730	2,120,081		6.5%
Commodities & Supplies	2,687,523	1,956,759	72.8%	2,000,815	(44,057)		-2.2%
Capital Improvements	49,857,008	28,394,072	57.0%	20,915,176	7,478,896		35.8%
Debt Service	9,392,309	8,476,862	90.3%	8,492,932	(16,069)		-0.2%
Other Expenditures	24,907,381	23,767,554	95.4%	15,615,181	8,152,373		52.2%
Total Expenditures	188,222,626	151,690,354	80.6%	127,157,341	24,533,012		19.3%

Personnel Costs: The year-to-date expenditures for Personnel Costs, including benefits, are \$54.4 million, or 89.2 percent of the annual budget for the category. The amount is trending higher by \$6.8 million compared to last year's amount, mainly due to higher pension contributions for the year and cost-of-living adjustments for wages. The overtime expense through November 2024 totaled \$2.98 million, while at the

same time last year, it totaled \$2.3 million. The Village is staffing the Fire Station 11 engine on an overtime basis. Additionally, an increased number of worker's compensation claims has resulted in higher overtime for the year.

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 \$34.7 million in contractual services, equating to 85.9 percent of the annual budgeted amount for the category. The expenditure amount is trending higher by \$2.0 million, mainly due to inflationary and timing issues.

Supplies: Through November 2024, the Village spent \$1.96 million on supplies, which totaled 72.8 percent of the annual budget. The commodities and supplies are on track as expected and marginally trending slightly lower due to timing issues.

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 \$28.4 million on capital improvement projects through November 2024. The Village conducts major projects during the summer and concludes most projects in the fall and early winter. The Village is expected to book major expenditures in the coming few months.

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 \$8.5 million in debt service expenditures through November 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 \$23.8 million in expenditures under this category through November 2024. The expenditures include \$20.8 million in inter-fund transfers and \$2.9 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	Q3-2024	Oct-24	Nov-24	YTD 2024
Revenues - Unaudited	82,613,435	15,388,050	16,837,235	23,829,967	6,004,694	10,018,947	72,078,893
Expenses - Unaudited	(78,299,452)	(17,405,144)	(14,280,967)	(27,818,540)	(4,675,981)	(17,122,834)	(81,303,467)
Net Monthly Surplus/(Deficit)	4,313,983	(2,017,095)	2,556,268	(3,988,574)	1,328,713	(7,103,886)	(9,224,574)

Ending Unrestricted Reserves	43,700,864	41,683,769	44,240,037	40,251,463	41,580,176	34,476,290	34,476,290
As % of General Fund Budget	48%	45%	48%	44%	45%	38%	38%

Unencumbered Cash Balance	32,347,539	41,683,769	44,240,037	40,251,463	41,580,176	34,476,290	34,476,290
As % of General Fund Budget	35%	45%	48%	44%	45%	38%	38%

(Unaudited and Subject to Change)

The above fund balance analysis is not audited and is subject to change. As of November 30, 2024, the unrestricted fund balance is estimated at \$34.5 million, which equates to 38 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. During the month of November, the Village executed major inter-fund transfers. This was a planned and budgeted item. 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), reducing the overall fund balance starting in July 2024. During November 2024, the financial activities resulted in a net deficit of \$7.1 million for the General Fund, mainly due to inter-fund transfers. The year-to-date financial activities have resulted in a deficit of \$9.2 million. The overall fund balance is expected to increase between December 2024 and March 2025.

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 \$85,287 during November 2024. As of November 30, 2024, the Economic Emergency Fund reported an ending fund balance of \$13.67 million, which comprises \$13.0 million in the Village Contributions from the General Fund and \$673,660 in the interest income.

Economic Emergency Fund	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Q3-2024	Oct-24	Nov-24	Total (Since Inception)
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	159,128	57,276	85,287	673,660
	6,521,524	85,792	88,374	87,879	88,401	6,659,128	57,276	85,287	13,673,660
Expenditures	-	-	-	-	-	-	-	-	-
Net Monthly Surplus/Deficit	6,521,524	85,792	88,374	87,879	88,401	6,659,128	57,276	85,287	13,673,660
Beginning Fund Balance	-	6,521,524	6,607,316	6,695,690	6,783,570	6,871,970	13,531,098	13,588,374	-
Ending Fund Balance	6,521,524	6,607,316	6,695,690	6,783,570	6,871,970	13,531,098	13,588,374	13,673,660	13,673,660

e) Other Items:

- a. During November 2025, the Village issued 105 real estate transfer tax stamps, of which 40 were exempt and 65 were non-exempt. During the month under review, the Village collected \$70,908 in real estate transfer taxes. The average selling price for real estate was \$363,569. At the same time last year (November 2023), the Village sold 94 transfer tax stamps, of which 39 were exempt and 55 were non-exempt. In the same month last year, the Village collected real estate transfer tax totaling \$208,476, and the average selling price was \$469,168.

Respectfully Submitted,
Amit Thakkar
Director of Finance

VILLAGE OF MOUNT PROSPECT

BUDGET REVENUE & EXPENDITURE SUMMARIES

November 1 – November 30, 2024



Revenue Budget by Account Classification Report

Through 11/30/24
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	(114,420.93)	.00	17,754,331.61	223,002.39	99	12,502,715.01
Other Taxes	12,922,000.00	.00	12,922,000.00	1,203,763.02	.00	9,884,061.85	3,037,938.15	76	9,669,336.28
Licenses, Permits & Fees	2,036,000.00	.00	2,036,000.00	142,028.07	.00	2,107,490.76	(71,490.76)	104	2,052,750.20
Intergovernmental Revenue	43,574,002.00	.00	43,574,002.00	8,212,523.44	.00	36,473,061.00	7,100,941.00	84	29,701,429.93
Charges For Services	3,067,617.00	.00	3,067,617.00	186,482.90	.00	1,775,628.61	1,291,988.39	58	2,687,316.29
Fines & Forfeits	285,200.00	.00	285,200.00	44,717.78	.00	320,520.98	(35,320.98)	112	312,285.78
Investment Income	1,193,000.00	.00	1,193,000.00	240,465.19	.00	2,977,278.59	(1,784,278.59)	250	2,580,833.23
Reimbursements	112,000.00	.00	112,000.00	85,465.09	.00	340,479.31	(228,479.31)	304	257,661.42
Other Revenue	252,600.00	.00	252,600.00	17,922.78	.00	446,040.10	(193,440.10)	177	383,523.15
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$81,419,753.00	\$0.00	\$81,419,753.00	\$10,018,947.34	\$0.00	\$72,078,892.81	\$9,340,860.19	89%	\$60,147,851.29
Fund 001 - General Fund Totals	\$81,419,753.00	\$0.00	\$81,419,753.00	\$10,018,947.34	\$0.00	\$72,078,892.81	\$9,340,860.19		\$60,147,851.29



Revenue Budget by Account Classification Report

Through 11/30/24
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	1,234,925.00	.00	100	1,539,736.48
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	1,117,240.00	.00	1,117,240.00	29,335.19	.00	1,163,783.95	(46,543.95)	104	1,167,807.93
Investment Income	9,125.00	.00	9,125.00	6,660.87	.00	59,142.09	(50,017.09)	648	65,866.84
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	2,171,000.00	.00	2,171,000.00	2,171,000.00	.00	2,171,000.00	.00	100	1,236,599.00
REVENUE TOTALS	\$4,532,290.00	\$0.00	\$4,532,290.00	\$2,206,996.06	\$0.00	\$4,628,851.04	(\$96,561.04)	102%	\$4,010,010.25
Fund 002 - Debt Service Fund Totals	\$4,532,290.00	\$0.00	\$4,532,290.00	\$2,206,996.06	\$0.00	\$4,628,851.04	(\$96,561.04)		\$4,010,010.25



Revenue Budget by Account Classification Report

Through 11/30/24
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	1,600,000.00	2,584,625.00	38	1,600,000.00
Investment Income	95,200.00	.00	95,200.00	31,154.61	.00	325,046.03	(229,846.03)	341	243,399.73
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	2,868,000.00	.00	2,868,000.00	.00	100	2,000,000.00
REVENUE TOTALS	\$5,817,252.00	\$1,330,573.00	\$7,147,825.00	\$3,099,154.61	\$0.00	\$4,793,046.03	\$2,354,778.97	67%	\$3,843,399.73
Fund 020 - Capital Improvement Fund Totals	\$5,817,252.00	\$1,330,573.00	\$7,147,825.00	\$3,099,154.61	\$0.00	\$4,793,046.03	\$2,354,778.97		\$3,843,399.73



Revenue Budget by Account Classification Report

Through 11/30/24
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	69,107.92	.00	630,632.20	69,367.80	90	611,357.05
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	1,600,000.00	600,000.00	73	2,021,840.00
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	63,020.00	.00	63,020.00	23,086.80	.00	225,947.44	(162,927.44)	359	139,230.98
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	50,000.00	.00	50,000.00	.00	.00	21,333.04	28,666.96	43	24,752.65
Other Financing Sources	2,000,000.00	.00	2,000,000.00	2,000,000.00	.00	2,000,000.00	.00	100	1,900,000.00
REVENUE TOTALS	\$5,013,020.00	\$0.00	\$5,013,020.00	\$2,292,194.72	\$0.00	\$4,477,912.68	\$535,107.32	89%	\$4,697,450.68
Fund 023 - Street Improvement Construc Fund Totals	\$5,013,020.00	\$0.00	\$5,013,020.00	\$2,292,194.72	\$0.00	\$4,477,912.68	\$535,107.32		\$4,697,450.68



Revenue Budget by Account Classification Report

Through 11/30/24
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	861,075.20
Charges For Services	10,000.00	.00	10,000.00	90.00	.00	6,721.00	3,279.00	67	12,520.00
Investment Income	5,000.00	.00	5,000.00	9,416.01	.00	117,641.40	(112,641.40)	2353	48,798.30
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	265,000.00	.00	265,000.00	.00	100	1,000,000.00
REVENUE TOTALS	\$2,200,760.00	\$0.00	\$2,200,760.00	\$274,506.01	\$0.00	\$397,862.40	\$1,802,897.60	18%	\$2,234,396.45
Fund 024 - Flood Control Construction Fund Totals	\$2,200,760.00	\$0.00	\$2,200,760.00	\$274,506.01	\$0.00	\$397,862.40	\$1,802,897.60		\$2,234,396.45



Revenue Budget by Account Classification Report

Through 11/30/24
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 11/30/24
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	(22,815.86)	.00	799,905.84	(649,805.84)	533	.00
Investment Income	.00	.00	.00	2,745.12	.00	14,456.30	(14,456.30)	+++	.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	(\$20,070.74)	\$0.00	\$814,362.14	(\$664,262.14)	543%	\$0.00
Fund 037 - SMP TIF Fund Totals	\$150,100.00	\$0.00	\$150,100.00	(\$20,070.74)	\$0.00	\$814,362.14	(\$664,262.14)		\$0.00



Revenue Budget by Account Classification Report

Through 11/30/24
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	51,747.45	.00	444,431.04	(344,431.04)	444	165,720.74
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	\$51,747.45	\$0.00	\$6,944,431.04	(\$344,431.04)	105%	\$6,665,720.74
Fund 038 - Economic Emergency Fund Totals	\$100,000.00	\$6,500,000.00	\$6,600,000.00	\$51,747.45	\$0.00	\$6,944,431.04	(\$344,431.04)		\$6,665,720.74



Revenue Budget by Account Classification Report

Through 11/30/24
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 039 - Pension Stabilization Fund									
REVENUE									
Investment Income	.00	.00	.00	733.80	.00	2,896.19	(2,896.19)	+++	.00
Other Financing Sources	2,000,000.00	.00	2,000,000.00	.00	.00	2,000,000.00	.00	100	750,000.00
REVENUE TOTALS	\$2,000,000.00	\$0.00	\$2,000,000.00	\$733.80	\$0.00	\$2,002,896.19	(\$2,896.19)	100%	\$750,000.00
Fund 039 - Pension Stabilization Fund Totals	\$2,000,000.00	\$0.00	\$2,000,000.00	\$733.80	\$0.00	\$2,002,896.19	(\$2,896.19)		\$750,000.00



Revenue Budget by Account Classification Report

Through 11/30/24
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 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	348,076.32	.00	4,574,449.39	522,875.61	90	4,409,451.78
Fines & Forfeits	37,183.00	.00	37,183.00	2,918.45	.00	34,899.43	2,283.57	94	35,829.00
Investment Income	15,000.00	.00	15,000.00	3,437.66	.00	41,751.91	(26,751.91)	278	30,632.90
Reimbursements	200,000.00	.00	200,000.00	5,608.68	.00	66,263.16	133,736.84	33	80,538.21
Other Revenue	153,058.00	.00	153,058.00	20,041.98	.00	129,799.02	23,258.98	85	15,189.04
REVENUE TOTALS	\$5,502,566.00	\$0.00	\$5,502,566.00	\$380,083.09	\$0.00	\$4,847,162.91	\$655,403.09	88%	\$4,571,640.93
Fund 040 - Refuse Disposal Fund Totals	\$5,502,566.00	\$0.00	\$5,502,566.00	\$380,083.09	\$0.00	\$4,847,162.91	\$655,403.09		\$4,571,640.93



Revenue Budget by Account Classification Report

Through 11/30/24
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 041 - Motor Fuel Tax Fund									
REVENUE									
Intergovernmental Revenue	2,416,210.00	.00	2,416,210.00	218,258.28	.00	2,156,690.28	259,519.72	89	1,996,154.26
Investment Income	75,000.00	.00	75,000.00	15,967.96	.00	153,548.73	(78,548.73)	205	113,303.35
Reimbursements	10,000.00	.00	10,000.00	.00	.00	13,226.99	(3,226.99)	132	16,636.02
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$2,501,210.00	\$0.00	\$2,501,210.00	\$234,226.24	\$0.00	\$2,323,466.00	\$177,744.00	93%	\$2,126,093.63
Fund 041 - Motor Fuel Tax Fund Totals	\$2,501,210.00	\$0.00	\$2,501,210.00	\$234,226.24	\$0.00	\$2,323,466.00	\$177,744.00		\$2,126,093.63



Revenue Budget by Account Classification Report

Through 11/30/24
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 042 - CDBG									
REVENUE									
Intergovernmental Revenue	446,399.00	.00	446,399.00	.00	.00	84,903.33	361,495.67	19	231,246.31
Investment Income	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	50,000.00	.00	50,000.00	24,980.00	.00	65,199.00	(15,199.00)	130	81,866.00
REVENUE TOTALS	\$496,399.00	\$0.00	\$496,399.00	\$24,980.00	\$0.00	\$150,102.33	\$346,296.67	30%	\$313,112.31
Fund 042 - CDBG Totals	\$496,399.00	\$0.00	\$496,399.00	\$24,980.00	\$0.00	\$150,102.33	\$346,296.67		\$313,112.31



Revenue Budget by Account Classification Report

Through 11/30/24
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 043 - Asset Seizure Fund									
REVENUE									
Fines & Forfeits	1,000.00	.00	1,000.00	993.20	.00	36,103.47	(35,103.47)	3610	3,783.65
Investment Income	500.00	.00	500.00	258.88	.00	2,846.88	(2,346.88)	569	2,367.94
REVENUE TOTALS	\$1,500.00	\$0.00	\$1,500.00	\$1,252.08	\$0.00	\$38,950.35	(\$37,450.35)	2597%	\$6,151.59
Fund 043 - Asset Seizure Fund Totals	\$1,500.00	\$0.00	\$1,500.00	\$1,252.08	\$0.00	\$38,950.35	(\$37,450.35)		\$6,151.59



Revenue Budget by Account Classification Report

Through 11/30/24
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 044 - Federal Equitable Share Funds									
REVENUE									
Fines & Forfeits	5,500.00	.00	5,500.00	.00	.00	14,914.20	(9,414.20)	271	20,966.11
Investment Income	300.00	.00	300.00	487.29	.00	6,248.55	(5,948.55)	2083	6,502.10
REVENUE TOTALS	\$5,800.00	\$0.00	\$5,800.00	\$487.29	\$0.00	\$21,162.75	(\$15,362.75)	365%	\$27,468.21
Fund 044 - Federal Equitable Share Funds Totals	\$5,800.00	\$0.00	\$5,800.00	\$487.29	\$0.00	\$21,162.75	(\$15,362.75)		\$27,468.21



Revenue Budget by Account Classification Report

Through 11/30/24
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 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	127.50	.00	2,245.00	(2,145.00)	2245	1,822.27
REVENUE TOTALS	\$3,100.00	\$0.00	\$3,100.00	\$127.50	\$0.00	\$2,245.00	\$855.00	72%	\$2,098.07
Fund 045 - DUI Fine Fund Totals	\$3,100.00	\$0.00	\$3,100.00	\$127.50	\$0.00	\$2,245.00	\$855.00		\$2,098.07



Revenue Budget by Account Classification Report

Through 11/30/24
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 046 - Foreign Fire Tax Board Fund									
REVENUE									
Other Taxes	120,000.00	.00	120,000.00	.00	.00	143,419.77	(23,419.77)	120	121,119.75
Investment Income	5,000.00	.00	5,000.00	1,510.58	.00	17,564.81	(12,564.81)	351	15,330.61
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	\$1,510.58	\$0.00	\$160,984.58	(\$35,984.58)	129%	\$136,450.36
Fund 046 - Foreign Fire Tax Board Fund Totals	\$125,000.00	\$0.00	\$125,000.00	\$1,510.58	\$0.00	\$160,984.58	(\$35,984.58)		\$136,450.36



Revenue Budget by Account Classification Report

Through 11/30/24
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 048 - Business District Fund									
REVENUE									
Other Taxes	947,000.00	.00	947,000.00	83,725.34	.00	774,830.95	172,169.05	82	781,478.92
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	1,414.65	.00	27,983.43	(24,983.43)	933	16,822.66
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$1,750,000.00	\$0.00	\$1,750,000.00	\$85,139.99	\$0.00	\$993,307.18	\$756,692.82	57%	\$948,765.91
Fund 048 - Business District Fund Totals	\$1,750,000.00	\$0.00	\$1,750,000.00	\$85,139.99	\$0.00	\$993,307.18	\$756,692.82		\$948,765.91



Revenue Budget by Account Classification Report

Through 11/30/24
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 049 - Prospect and Main TIF District									
REVENUE									
Property Taxes	2,500,000.00	.00	2,500,000.00	131,174.89	.00	4,519,810.46	(2,019,810.46)	181	2,505,116.88
Investment Income	5,000.00	.00	5,000.00	4,807.53	.00	57,013.02	(52,013.02)	1140	31,468.27
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	\$135,982.42	\$0.00	\$4,576,823.48	(\$2,066,823.48)	182%	\$2,536,585.15
Fund 049 - Prospect and Main TIF District Totals	\$2,510,000.00	\$0.00	\$2,510,000.00	\$135,982.42	\$0.00	\$4,576,823.48	(\$2,066,823.48)		\$2,536,585.15



Revenue Budget by Account Classification Report

Through 11/30/24
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									
REVENUE									
Property Taxes	.00	.00	.00	(5,065.87)	.00	(5,326.28)	5,326.28	+++	(1,262.71)
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	1,766,693.81	.00	19,691,181.15	934,560.85	95	18,971,017.51
Fines & Forfeits	139,072.00	.00	139,072.00	16,182.21	.00	128,006.31	11,065.69	92	140,713.85
Investment Income	120,000.00	.00	120,000.00	29,932.46	.00	911,803.02	(791,803.02)	760	1,072,441.36
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	50,000.00	.00	50,000.00	243,057.64	.00	1,482,493.91	(1,432,493.91)	2965	70,142.29
Other Financing Sources	5,300,000.00	.00	5,300,000.00	4,840,416.72	.00	4,840,416.72	459,583.28	91	413,954.00
REVENUE TOTALS	\$26,755,448.00	\$15,366.00	\$26,770,814.00	\$6,891,216.97	\$0.00	\$27,048,574.83	(\$277,760.83)	101%	\$20,667,006.30
Fund 050 - Water and Sewer Fund Totals	\$26,755,448.00	\$15,366.00	\$26,770,814.00	\$6,891,216.97	\$0.00	\$27,048,574.83	(\$277,760.83)		\$20,667,006.30



Revenue Budget by Account Classification Report

Through 11/30/24
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									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	27,500.00	.00	27,500.00	4,159.95	.00	46,494.01	(18,994.01)	169	32,313.83
Investment Income	1,500.00	.00	1,500.00	147.94	.00	1,889.72	(389.72)	126	3,810.82
Other Revenue	500.00	.00	500.00	145.95	.00	1,701.00	(1,201.00)	340	962.50
Other Financing Sources	175,000.00	.00	175,000.00	175,000.00	.00	175,000.00	.00	100	.00
REVENUE TOTALS	\$204,500.00	\$0.00	\$204,500.00	\$179,453.84	\$0.00	\$225,084.73	(\$20,584.73)	110%	\$37,087.15
Fund 051 - Village Parking System Fund Totals	\$204,500.00	\$0.00	\$204,500.00	\$179,453.84	\$0.00	\$225,084.73	(\$20,584.73)		\$37,087.15



Revenue Budget by Account Classification Report

Through 11/30/24
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									
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	9,560.80	.00	118,498.80	(1,498.80)	101	114,226.00
Investment Income	500.00	.00	500.00	613.35	.00	7,185.59	(6,685.59)	1437	5,582.20
Other Revenue	3,500.00	.00	3,500.00	612.50	.00	7,646.10	(4,146.10)	218	6,363.70
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$121,000.00	\$0.00	\$121,000.00	\$10,786.65	\$0.00	\$133,330.49	(\$12,330.49)	110%	\$126,171.90
Fund 052 - Parking System Revenue Fund Totals	\$121,000.00	\$0.00	\$121,000.00	\$10,786.65	\$0.00	\$133,330.49	(\$12,330.49)		\$126,171.90



Revenue Budget by Account Classification Report

Through 11/30/24
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									
REVENUE									
Charges For Services	2,601,273.00	.00	2,601,273.00	216,772.76	.00	2,384,500.36	216,772.64	92	2,362,976.11
Investment Income	2,000.00	.00	2,000.00	3,670.93	.00	42,738.42	(40,738.42)	2137	30,405.16
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	\$220,443.69	\$0.00	\$2,427,238.78	\$176,034.22	93%	\$2,393,381.27
Fund 060 - Vehicle Maintenance Fund Totals	\$2,603,273.00	\$0.00	\$2,603,273.00	\$220,443.69	\$0.00	\$2,427,238.78	\$176,034.22		\$2,393,381.27



Revenue Budget by Account Classification Report

Through 11/30/24
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									
REVENUE									
Charges For Services	1,642,870.00	.00	1,642,870.00	136,905.83	.00	1,505,964.13	136,905.87	92	2,132,469.13
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	100,000.00	.00	100,000.00	51,426.28	.00	628,931.07	(528,931.07)	629	487,922.13
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	.00	.00	.00	(4,712.00)	.00	39,150.00	(39,150.00)	+++	.00
Other Financing Sources	.00	.00	.00	23,512.00	.00	33,071.00	(33,071.00)	+++	56,140.40
REVENUE TOTALS	\$1,742,870.00	\$0.00	\$1,742,870.00	\$207,132.11	\$0.00	\$2,207,116.20	(\$464,246.20)	127%	\$2,676,531.66
Fund 061 - Vehicle Replacement Fund Totals	\$1,742,870.00	\$0.00	\$1,742,870.00	\$207,132.11	\$0.00	\$2,207,116.20	(\$464,246.20)		\$2,676,531.66



Revenue Budget by Account Classification Report

Through 11/30/24
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									
REVENUE									
Charges For Services	229,000.00	.00	229,000.00	19,083.34	.00	209,916.74	19,083.26	92	165,916.74
Investment Income	.00	.00	.00	1,283.29	.00	14,839.06	(14,839.06)	+++	10,767.48
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$229,000.00	\$0.00	\$229,000.00	\$20,366.63	\$0.00	\$224,755.80	\$4,244.20	98%	\$176,684.22
Fund 062 - Computer Replacement Fund Totals	\$229,000.00	\$0.00	\$229,000.00	\$20,366.63	\$0.00	\$224,755.80	\$4,244.20		\$176,684.22



Revenue Budget by Account Classification Report

Through 11/30/24
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									
REVENUE									
Charges For Services	8,837,443.00	.00	8,837,443.00	720,246.98	.00	8,053,055.96	784,387.04	91	7,545,602.56
Investment Income	25,000.00	.00	25,000.00	484.87	.00	12,986.83	12,013.17	52	9,281.59
Reimbursements	.00	.00	.00	.00	.00	423,321.80	(423,321.80)	+++	48,616.15
Other Revenue	2,290,286.00	.00	2,290,286.00	159,017.59	.00	1,739,892.57	550,393.43	76	1,641,551.65
REVENUE TOTALS	\$11,152,729.00	\$0.00	\$11,152,729.00	\$879,749.44	\$0.00	\$10,229,257.16	\$923,471.84	92%	\$9,245,051.95
Fund 063 - Risk Management Fund Totals	\$11,152,729.00	\$0.00	\$11,152,729.00	\$879,749.44	\$0.00	\$10,229,257.16	\$923,471.84		\$9,245,051.95



Revenue Budget by Account Classification Report

Through 11/30/24
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 073 - Escrow Deposit Fund									
REVENUE									
Investment Income	.00	.00	.00	168.73	.00	2,988.50	(2,988.50)	+++	3,762.76
REVENUE TOTALS	\$0.00	\$0.00	\$0.00	\$168.73	\$0.00	\$2,988.50	(\$2,988.50)	+++	\$3,762.76
Fund 073 - Escrow Deposit Fund Totals	\$0.00	\$0.00	\$0.00	\$168.73	\$0.00	\$2,988.50	(\$2,988.50)		\$3,762.76
Grand Totals									
	\$157,097,570.00	\$7,845,939.00	\$164,943,509.00	\$27,197,316.50	\$0.00	\$151,750,805.40	\$13,192,703.60		\$128,342,872.51



Expense Budget by Account Classification Report

Through 11/30/24
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									
EXPENSE									
Personal Services, Salaries & Wages	35,186,113.00	1,010,469.00	36,196,582.00	2,632,551.37	.00	30,661,278.45	5,535,303.55	85	28,425,358.91
Employee Benefits	17,283,060.00	13,838.00	17,296,898.00	689,649.01	.00	16,448,998.68	847,899.32	95	13,178,461.00
Other Employee Costs	595,564.00	12,479.73	608,043.73	45,318.52	9,943.18	478,760.47	119,340.08	80	568,842.51
Pension Benefits	6,948.00	.00	6,948.00	578.98	.00	6,368.78	579.22	92	6,183.32
Contractual Services	10,569,124.00	162,682.15	10,731,806.15	758,297.13	287,889.82	9,004,005.60	1,439,910.73	87	8,731,554.39
Utilities	158,478.00	8,767.00	167,245.00	3,924.28	241.80	90,922.76	76,080.44	55	95,343.99
Insurance	811,875.00	.00	811,875.00	67,676.50	.00	744,702.72	67,172.28	92	715,553.21
Commodities & Supplies	1,078,084.00	4,421.44	1,082,505.44	61,691.02	56,501.49	707,160.02	318,843.93	71	672,103.45
Other Expenditures	333,326.00	828,500.00	1,161,826.00	.00	.00	974,655.19	187,170.81	84	389,018.27
Building Improvements	2,500.00	.00	2,500.00	694.51	.00	2,500.00	.00	100	1,523.12
Office Equipment	51,562.00	(1,291.88)	50,270.12	6,316.74	2,070.30	21,029.04	27,170.78	46	23,301.49
Other Equipment	259,769.00	27,635.56	287,404.56	12,843.44	17,327.44	230,478.52	39,598.60	86	232,534.97
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	1,054,350.00	2,187,668.19	3,242,018.19	521,600.20	983,224.83	1,110,914.74	1,147,878.62	65	642,009.19
Interfund Transfers	14,029,000.00	7,250,000.00	21,279,000.00	12,319,416.72	.00	20,819,416.72	459,583.28	98	13,800,553.00
EXPENSE TOTALS	\$81,419,753.00	\$11,505,169.19	\$92,924,922.19	\$17,120,558.42	\$1,357,198.86	\$81,301,191.69	\$10,266,531.64	89%	\$67,482,340.82
Fund 001 - General Fund Totals	\$81,419,753.00	\$11,505,169.19	\$92,924,922.19	\$17,120,558.42	\$1,357,198.86	\$81,301,191.69	\$10,266,531.64		\$67,482,340.82



Expense Budget by Account Classification Report

Through 11/30/24
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									
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	2,500,000.00	.00	2,500,000.00	.00	100	2,430,000.00
Interest Expense	2,031,340.00	.00	2,031,340.00	1,015,670.00	.00	2,031,238.89	101.11	100	2,102,940.00
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	\$3,515,670.00	\$0.00	\$4,532,138.89	\$151.11	100%	\$4,534,268.00
Fund 002 - Debt Service Fund Totals	\$4,532,290.00	\$0.00	\$4,532,290.00	\$3,515,670.00	\$0.00	\$4,532,138.89	\$151.11		\$4,534,268.00



Expense Budget by Account Classification Report

Through 11/30/24
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									
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	153,926.04	223,795.74	622,271.67	291,487.51	74	891,135.68
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	631,925.00	2,363,899.45	2,995,824.45	56,800.75	263,097.85	1,870,342.76	862,383.84	71	1,045,917.37
Office Equipment	.00	100,000.00	100,000.00	6,550.00	.00	93,119.00	6,881.00	93	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	1,050,000.00	.00	1,050,000.00	90,000.00	299,323.07	95,597.92	655,079.01	38	148,721.00
Infrastructure	3,070,327.00	1,124,179.86	4,194,506.86	466,748.89	1,056,690.58	1,442,918.50	1,694,897.78	60	1,242,033.05
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$5,817,252.00	\$3,660,634.23	\$9,477,886.23	\$774,025.68	\$1,842,907.24	\$4,124,249.85	\$3,510,729.14	63%	\$3,327,807.10
Fund 020 - Capital Improvement Fund Totals	\$5,817,252.00	\$3,660,634.23	\$9,477,886.23	\$774,025.68	\$1,842,907.24	\$4,124,249.85	\$3,510,729.14		\$3,327,807.10



Expense Budget by Account Classification Report

Through 11/30/24
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									
EXPENSE									
Contractual Services	40,000.00	.00	40,000.00	.00	33,057.50	6,942.50	.00	100	24,915.00
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	134,952.71	1,750,205.27	3,199,893.66	2,284,678.89	68	3,798,960.97
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$5,013,020.00	\$2,261,757.82	\$7,274,777.82	\$134,952.71	\$1,783,262.77	\$3,206,836.16	\$2,284,678.89	69%	\$3,823,875.97
Fund 023 - Street Improvement Construc Fund Totals	\$5,013,020.00	\$2,261,757.82	\$7,274,777.82	\$134,952.71	\$1,783,262.77	\$3,206,836.16	\$2,284,678.89		\$3,823,875.97



Expense Budget by Account Classification Report

Through 11/30/24
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									
EXPENSE									
Contractual Services	398,735.00	81,237.00	479,972.00	52,519.00	242,070.00	223,370.87	14,531.13	97	73,126.02
Utilities	6,983.00	.00	6,983.00	.00	.00	4,337.93	2,645.07	62	2,827.30
Commodities & Supplies	5,572.00	.00	5,572.00	.00	.00	.00	5,572.00	0	5,145.76
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	525,371.77	164,893.81	1,049,731.31	1,081,374.88	53	100,426.29
EXPENSE TOTALS	\$2,177,290.00	\$611,237.00	\$2,788,527.00	\$577,890.77	\$406,963.81	\$1,277,440.11	\$1,104,123.08	60%	\$181,525.37
Fund 024 - Flood Control Construction Fund Totals	\$2,177,290.00	\$611,237.00	\$2,788,527.00	\$577,890.77	\$406,963.81	\$1,277,440.11	\$1,104,123.08		\$181,525.37



Expense Budget by Account Classification Report

Through 11/30/24
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									
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	19,728.02	.00	75,513.61	19,486.39	79	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	\$19,728.02	\$0.00	\$75,513.61	\$74,586.39	50%	\$168.00
Fund 037 - SMP TIF Fund Totals	\$150,100.00	\$0.00	\$150,100.00	\$19,728.02	\$0.00	\$75,513.61	\$74,586.39		\$168.00



Expense Budget by Account Classification Report

Through 11/30/24
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 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 11/30/24
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 040 - Refuse Disposal Fund									
EXPENSE									
Personal Services, Salaries & Wages	369,945.00	.00	369,945.00	26,656.11	.00	297,745.21	72,199.79	80	285,786.49
Employee Benefits	142,783.00	.00	142,783.00	9,366.20	.00	115,773.98	27,009.02	81	117,916.97
Other Employee Costs	1,636.00	.00	1,636.00	.00	.00	135.61	1,500.39	8	1,442.67
Contractual Services	4,941,640.00	.00	4,941,640.00	428,281.21	475.00	4,155,529.26	785,635.74	84	3,728,645.95
Utilities	.00	.00	.00	.00	.00	.00	.00	+++	.00
Insurance	18,629.00	.00	18,629.00	1,552.42	.00	17,076.62	1,552.38	92	14,817.00
Commodities & Supplies	27,932.00	.00	27,932.00	1,536.19	9,761.78	7,763.18	10,407.04	63	29,745.42
EXPENSE TOTALS	\$5,502,565.00	\$0.00	\$5,502,565.00	\$467,392.13	\$10,236.78	\$4,594,023.86	\$898,304.36	84%	\$4,178,354.50
Fund 040 - Refuse Disposal Fund Totals	\$5,502,565.00	\$0.00	\$5,502,565.00	\$467,392.13	\$10,236.78	\$4,594,023.86	\$898,304.36		\$4,178,354.50



Expense Budget by Account Classification Report

Through 11/30/24
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 041 - Motor Fuel Tax Fund									
EXPENSE									
Contractual Services	401,403.00	.00	401,403.00	19,625.16	4,717.39	356,203.36	40,482.25	90	363,621.56
Utilities	225,000.00	.00	225,000.00	19,505.63	.00	187,432.56	37,567.44	83	162,158.52
Commodities & Supplies	415,197.00	.00	415,197.00	.00	140,939.72	274,060.28	197.00	100	212,426.97
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	1,550,000.00	.00	1,550,000.00	.00	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	\$39,130.79	\$145,784.96	\$2,267,568.35	\$178,246.69	93%	\$2,838,207.05
Fund 041 - Motor Fuel Tax Fund Totals	\$2,591,600.00	\$0.00	\$2,591,600.00	\$39,130.79	\$145,784.96	\$2,267,568.35	\$178,246.69		\$2,838,207.05



Expense Budget by Account Classification Report

Through 11/30/24
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 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	22,253.00	.00	130,051.81	442,556.19	23	311,884.40
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	\$22,253.00	\$0.00	\$130,051.81	\$442,556.19	23%	\$311,884.40
Fund 042 - CDBG Totals	\$487,723.00	\$84,885.00	\$572,608.00	\$22,253.00	\$0.00	\$130,051.81	\$442,556.19		\$311,884.40



Expense Budget by Account Classification Report

Through 11/30/24
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 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	1,500.00	.00	6,190.10	(3,190.10)	206	19,726.94
EXPENSE TOTALS	\$5,000.00	\$0.00	\$5,000.00	\$1,500.00	\$0.00	\$6,190.10	(\$1,190.10)	124%	\$19,726.94
Fund 043 - Asset Seizure Fund Totals	\$5,000.00	\$0.00	\$5,000.00	\$1,500.00	\$0.00	\$6,190.10	(\$1,190.10)		\$19,726.94



Expense Budget by Account Classification Report

Through 11/30/24
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 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



Expense Budget by Account Classification Report

Through 11/30/24
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 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	12,000.00	13,000.00	.00	.00	12,800.00	200.00	98	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$2,000.00	\$12,000.00	\$14,000.00	\$0.00	\$0.00	\$12,800.00	\$1,200.00	91%	\$0.00
Fund 045 - DUI Fine Fund Totals	\$2,000.00	\$12,000.00	\$14,000.00	\$0.00	\$0.00	\$12,800.00	\$1,200.00		\$0.00



Expense Budget by Account Classification Report

Through 11/30/24
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 046 - Foreign Fire Tax Board Fund									
EXPENSE									
Other Employee Costs	10,000.00	.00	10,000.00	.00	.00	12,857.61	(2,857.61)	129	1,711.86
Contractual Services	16,000.00	.00	16,000.00	992.10	.00	13,798.54	2,201.46	86	14,289.87
Insurance	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	.00	.00	.00	.00	.00	47,960.95	(47,960.95)	+++	65,324.10
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	115,000.00	.00	115,000.00	2,888.71	10,205.00	68,649.25	36,145.75	69	13,265.75
EXPENSE TOTALS	\$141,000.00	\$0.00	\$141,000.00	\$3,880.81	\$10,205.00	\$143,266.35	(\$12,471.35)	109%	\$94,591.58
Fund 046 - Foreign Fire Tax Board Fund Totals	\$141,000.00	\$0.00	\$141,000.00	\$3,880.81	\$10,205.00	\$143,266.35	(\$12,471.35)		\$94,591.58



Expense Budget by Account Classification Report

Through 11/30/24
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 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	55,598.03	.00	834,654.82	915,345.18	48	920,222.85
EXPENSE TOTALS	\$1,750,000.00	\$0.00	\$1,750,000.00	\$55,598.03	\$0.00	\$834,654.82	\$915,345.18	48%	\$920,222.85
Fund 048 - Business District Fund Totals	\$1,750,000.00	\$0.00	\$1,750,000.00	\$55,598.03	\$0.00	\$834,654.82	\$915,345.18		\$920,222.85



Expense Budget by Account Classification Report

Through 11/30/24
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 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	10,315.00	.00	91,075.86	73,924.14	55	110,518.39
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	1,331,000.00	737,000.00	2,068,000.00	.00	.00	1,351,210.66	716,789.34	65	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	670,000.00	.00	670,000.00	.00	100	605,000.00
Interest Expense	638,488.00	.00	638,488.00	319,243.88	.00	638,487.76	.24	100	667,037.76
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	\$737,000.00	\$3,543,888.00	\$999,558.88	\$0.00	\$2,751,674.28	\$792,213.72	78%	\$1,917,930.33
Fund 049 - Prospect and Main TIF District Totals	\$2,806,888.00	\$737,000.00	\$3,543,888.00	\$999,558.88	\$0.00	\$2,751,674.28	\$792,213.72		\$1,917,930.33



Expense Budget by Account Classification Report

Through 11/30/24
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	191,140.65	.00	2,250,745.36	500,387.64	82	2,118,576.48
Employee Benefits	938,352.00	.00	938,352.00	63,216.33	.00	765,820.84	172,531.16	82	811,008.97
Other Employee Costs	47,963.00	942.50	48,905.50	8,297.36	400.00	44,192.76	4,312.74	91	53,783.79
Contractual Services	10,312,170.00	149,957.50	10,462,127.50	935,840.96	102,976.73	9,043,895.25	1,315,255.52	87	8,284,957.76
Utilities	135,738.00	.00	135,738.00	433.47	.00	98,318.99	37,419.01	72	90,397.80
Insurance	235,114.00	.00	235,114.00	19,592.83	.00	215,521.13	19,592.87	92	190,978.37
Commodities & Supplies	321,521.00	.00	321,521.00	23,985.92	21,162.27	210,632.85	89,725.88	72	302,830.32
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	532,299.81	631,444.25	5,793,026.37	(1,893,736.98)	142	524,642.24
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	20,030.90	41,477.33	168,763.85	142,565.42	60	102,827.68
Distribution Systems	13,836,912.00	1,365,172.91	15,202,084.91	665,130.82	2,362,357.39	9,993,917.88	2,845,809.64	81	9,823,035.87
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	915,000.00	.00	915,000.00	915,000.00	.00	915,000.00	.00	100	840,000.00
Interest Expense	887,481.00	.00	887,481.00	443,740.51	.00	887,481.02	(.02)	100	927,731.00
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	\$6,016,272.15	\$36,783,777.15	\$3,818,709.56	\$3,159,817.97	\$30,388,666.30	\$3,235,292.88	91%	\$24,072,120.28
Fund 050 - Water and Sewer Fund Totals	\$30,767,505.00	\$6,016,272.15	\$36,783,777.15	\$3,818,709.56	\$3,159,817.97	\$30,388,666.30	\$3,235,292.88		\$24,072,120.28



Expense Budget by Account Classification Report

Through 11/30/24
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	5,000.00	58,756.00	2,444.60	1,699.08	46,813.16	10,243.76	83	34,217.07
Utilities	10,712.00	.00	10,712.00	633.03	.00	7,610.35	3,101.65	71	10,392.30
Insurance	5,243.00	.00	5,243.00	436.92	.00	4,806.12	436.88	92	5,376.25
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	11,098.00	35,647.47	58,408.41	32,944.12	74	69,596.99
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$197,337.00	\$5,000.00	\$202,337.00	\$14,612.55	\$37,346.55	\$118,264.01	\$46,726.44	77%	\$120,190.49
Fund 051 - Village Parking System Fund Totals	\$197,337.00	\$5,000.00	\$202,337.00	\$14,612.55	\$37,346.55	\$118,264.01	\$46,726.44		\$120,190.49



Expense Budget by Account Classification Report

Through 11/30/24
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	2,000.00	68,299.00	1,295.37	566.36	61,357.58	6,375.06	91	65,641.97
Utilities	11,087.00	.00	11,087.00	59.11	.00	1,342.95	9,744.05	12	2,157.72
Insurance	1,337.00	.00	1,337.00	111.42	.00	1,225.62	111.38	92	1,376.87
Commodities & Supplies	12,033.00	.00	12,033.00	98.10	789.72	8,378.63	2,864.65	76	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	\$2,000.00	\$92,756.00	\$1,564.00	\$1,356.08	\$72,304.78	\$19,095.14	79%	\$76,611.65
Fund 052 - Parking System Revenue Fund Totals	\$90,756.00	\$2,000.00	\$92,756.00	\$1,564.00	\$1,356.08	\$72,304.78	\$19,095.14		\$76,611.65



Expense Budget by Account Classification Report

Through 11/30/24
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	77,586.23	.00	966,336.60	242,453.40	80	899,998.52
Employee Benefits	395,480.00	.00	395,480.00	26,120.44	.00	337,933.72	57,546.28	85	327,362.82
Other Employee Costs	7,395.00	5,045.10	12,440.10	.00	.00	8,842.75	3,597.35	71	10,073.00
Contractual Services	136,791.00	(8,103.10)	128,687.90	4,572.25	11,816.84	103,211.88	13,659.18	89	88,217.93
Utilities	4,916.00	.00	4,916.00	.00	.00	2,579.67	2,336.33	52	2,830.31
Insurance	55,383.00	.00	55,383.00	4,615.25	.00	50,767.75	4,615.25	92	12,667.38
Commodities & Supplies	791,184.00	(1,992.00)	789,192.00	54,170.66	92,896.57	679,350.47	16,944.96	98	688,595.94
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	.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	\$167,064.83	\$104,713.41	\$2,174,335.84	\$343,749.75	87%	\$2,031,856.42
Fund 060 - Vehicle Maintenance Fund Totals	\$2,603,229.00	\$19,570.00	\$2,622,799.00	\$167,064.83	\$104,713.41	\$2,174,335.84	\$343,749.75		\$2,031,856.42



Expense Budget by Account Classification Report

Through 11/30/24
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	680,966.00	5,862,966.00	65,363.99	950,108.10	1,576,340.40	3,336,517.50	43	829,049.15
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$5,182,000.00	\$680,966.00	\$5,862,966.00	\$65,363.99	\$950,108.10	\$1,576,340.40	\$3,336,517.50	43%	\$829,049.15
Fund 061 - Vehicle Replacement Fund Totals	\$5,182,000.00	\$680,966.00	\$5,862,966.00	\$65,363.99	\$950,108.10	\$1,576,340.40	\$3,336,517.50		\$829,049.15



Expense Budget by Account Classification Report

Through 11/30/24
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	24,595.32	.00	89,395.21	139,604.79	39	122,274.30
EXPENSE TOTALS	\$229,000.00	\$0.00	\$229,000.00	\$24,595.32	\$0.00	\$89,395.21	\$139,604.79	39%	\$122,274.30
Fund 062 - Computer Replacement Fund Totals	\$229,000.00	\$0.00	\$229,000.00	\$24,595.32	\$0.00	\$89,395.21	\$139,604.79		\$122,274.30



Expense Budget by Account Classification Report

Through 11/30/24
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	5,022.50	10,700.00	14,772.50	(14,760.50)	238	.00
Insurance	10,721,115.00	.00	10,721,115.00	777,326.06	.00	9,940,473.59	780,641.41	93	9,434,516.33
Commodities & Supplies	37,500.00	.00	37,500.00	695.23	.00	17,915.58	19,584.42	48	16,600.30
Building Improvements	350,000.00	100,000.00	450,000.00	.00	.00	.00	450,000.00	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	\$100,000.00	\$11,219,327.00	\$783,043.79	\$10,700.00	\$9,973,161.67	\$1,235,465.33	89%	\$9,451,116.63
Fund 063 - Risk Management Fund Totals	\$11,119,327.00	\$100,000.00	\$11,219,327.00	\$783,043.79	\$10,700.00	\$9,973,161.67	\$1,235,465.33		\$9,451,116.63
Grand Totals	\$164,648,135.00	\$25,696,491.39	\$190,344,626.39	\$28,607,093.28	\$9,820,601.53	\$151,681,652.27	\$28,842,372.59		\$127,157,341.43



Item Cover Page

Subject **List of Bills - January 1, 2025 to January 14, 2025 - \$3,739,556.58**

Meeting January 21, 2025 - 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 January 1, 2025 to January 14, 2025 - \$3,739,556.58

Discussion

Alternatives

1. Approve the attached List of Bills for January 1, 2025 to January 14, 2025 - \$3,739,556.58.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the attached List of Bills for January 1, 2025 to January 14, 2025 - \$3,739,556.58.

Attachments

1. List of Bills - January 1, 2025 to January 14, 2025

VILLAGE OF MOUNT PROSPECT
List of Bills
January 1, 2025 - January 14, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund			
	Accurate Biometrics Inc	Fingerprinting Services - December 2024	\$ 249.00
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 1/2/25	3,614.29
	Emergency Assistance	Emergency Assistance	950.00
	Amazon Capital Services	Acrylic signs for food pantry	31.99
		Office Supplies BIS 12/17/24	529.59
		Photo/video evidence supplies	43.62
		Play and learn toys and rug	105.28
		Binders and sheet protectors	30.90
		Height Adjustable Standing Desk	529.97
		Phone cases for new rig phones	124.95
		Date Self Inking Stamp	29.95
		Self Inking Rubber Date Stamps	68.97
		Spatulas for St 13 and Paper Towel Dispenser for Stations	56.98
		Wall mounted file holders	36.57
		Coffee Cups	21.75
		Scale	19.87
		Tactical flashlights	33.96
		Slant boards, kettle bell and lacrosse balls	364.99
		Shelf Liners for food pantry	45.53
		Office Supplies BIS 12/17/24	345.92
		Shredder	254.20
		Office Supplies BIS 12/17/24	630.77
	Apple Inc	6 iPhones for the rigs	4,393.00
	Associated Property Counselors LTD	Appraisal fee 200 205 209 S Wille Dec 2024	3,500.00
	Banklian, Edward	Refund Police Ticket P0025308	30.00
	Baxter & Woodman, Inc.	12/15/24 GIS Managed Services	11,475.00
	Bedco Mechanical	12/20/24 VH Boiler air intake repair	803.55
	Bisnow LLC	Branding Sponsorship Chicago 2024 11/24/24	2,600.00
	Board of Trustees of the University of Illinois	09/01-12/19/24 Course registration	14,868.00
		10/28/24 Course registration	600.00
		12/06-08/24 Course registration	464.00
		11/25/24 Course registration	464.00
	Bond, Dickson & Associates PC	Administrative adjudication services - December 2024	337.50
		Administrative adjudication - December 2024	405.00
	Emergency Assistance	Emergency Assistance	1,650.00
	CBS Awards Inc	01/02/25 Retirement plaques	190.00
		Retirement Plaques January 2025	126.00
	Checkpoint Press	01/06-03/21/25 Police Officer Recruitment Listing	795.00
	Clerk of the Circuit Court of McHenry County	Garnishment 1/2/25	547.85
	Comcast	8771100701178947 1/1-1/31/25 21 S Emerson	178.85
		8771100700019308 12/18/24-1/17/25 1700 W Central	74.83
	Costar Realty Information, Inc.	Monthly Real Estate Publication January 2025	978.93
	Crystal Court Shopping Center	Rent for the CCC - February 2025	7,648.56
	Cummins-Allison Corp.	Cust#49211 Annual Contract-Coin Counter/Printer 2/1/25-1/31/26	835.00
	Elevated Safety LLC	TRS Hardware – Buckets, bucket bags, webbing and carabiners	687.31
	Endeavor Health Medical Group	Act 920000474 12/19/24 Medical services	78.00
	Experian	Background checks 11/30-12/27/24	102.48
	FBI - Leeda	01/20-24/2025 Training registration	795.00
	Fehr-Graham & Associates LLC	12/27/24 Environmental and Safety Services	2,010.75
	Filpi, Michael	Paramedic license renewal	40.00
	Fire Pension Fund	Fire Pension 1/2/25	44,181.65
	Fricano, Michael	Equipment Stipend	500.00
	Galls, LLC	10 Cotton Short Sleeve Shirts for CERT Team	278.89
	Gordon Flesch Company, Inc.	Acct#20VO08 Lease Contract M204292 1/22/25-2/21/25	3,186.49
	Government Finance Officers Assoc	Budget Award Application Review FY2025	575.00
	Graybar Electric Co.	Fuse insulators	169.20
	Heartland Business Systems, LLC	15 Office 365 licenses for acting lieutenants	800.12
	Home Depot USA Inc	Statement - 11/21/24 - 12/20/24	487.77
	Honeywell International Inc	Shipping charge for component	19.00
		Credit Memo - Shipping charge for component	(19.00)
		Extra Room Remote for all stations	1,950.30

VILLAGE OF MOUNT PROSPECT
List of Bills
January 1, 2025 - January 14, 2025

Fund	Vendor Name	Invoice Description	Amount
001	General Fund (continued)		
	Honeywell International Inc (continued)	Shipping - Extra Room Remote for all stations	19.00
	ICMA Retirement Trust - 457	MissionSquare 457 1/2/25	56,965.42
	Illinois American Water Company	1025-210002723281 1/1-1/31/25 2000 Kensington	54.57
	Illinois Department of Revenue	IL State Withholding 1/2/25	61,921.57
		IL State Withholding 1/3/25	27.65
		IL State Withholding 1/10/25	34.57
	Illinois Fire Chiefs Association	2025 Annual Dues	450.00
	Illinois Public Works Mutual Aid Network	IPWMAN Membership Renewal 01/01/2025-12/31/2025	250.00
	Illinois State Police	Sex Offender Registration Fees 2024	300.00
		Violent Offender Against Youth Registration Fees 2024	10.00
	Illinois State Toll Hwy Authority	Tolls 10/1/24 - 12/31/24 Act #3407	10.45
	Imaging Essentials Inc	VIL022 12/01-12/31/24 KIP Maintenance	60.00
	Intergovernmental Per.ben.coop	IPBC - January 2025	445.00
	Internal Revenue Service	Federal Withholding 1/2/25	282,931.77
		Federal Withholding 1/3/25	139.10
		Federal Withholding 1/10/25	173.89
	International Union of Operating Engineers	IUOE PW Membership Dues 1/2/25	1,851.40
	J.G. Uniforms, Inc.	11/25/24 Uniform supplies	63.50
		12/30/24 Cadet uniform supplies	3,089.90
	Jem Top Inc	1 Decked Pull Out Drawer Unit and Labor Cost	1,789.00
	JP Financial Services Inc	Refund Business License BL17-002049 (1740 Algonquin)	85.00
	Klein, Thorpe and Jenkins, LTD	KTJ legal services through 11/30/24	42,141.86
	Lands' End Business Outfitters	Jacket	77.87
	Language Line Services, Inc.	Act#9020694004 phone interpretation - December 2024	4.20
		Act#9020694004 phone interpretation - December 2024	72.86
	Lexipol LLC	SOG & Policy Management System Subscription 1/1/25 - 12/31/25	11,226.51
		MountProspectPD 01/01/25-12/31/25 Training series	776.88
	LexisNexis Risk Data Management Inc.	Background checks - December 2024	200.00
	Mac Strategies Group Inc	Legislative and Lobbying Services January 2025	5,000.00
	Masimo Americas Inc	Freight charge	9.00
	Maxx Contractors Corp	1/2-1/3/25 Debris Hauling and Aggregate Material Delivery	283.03
	Menard Inc.	31310258 ET supplies	18.74
		31310256 Repair material for holiday light outlets	159.88
		31310256 Street light wire	100.00
		31310256 Street light repair parts	25.65
	Mendoza Torres, Jhoana	NASW Membership Renewal	236.00
	Merchants Credit Guide Co	Cust #800870 Misc Billing Collection Services 12/2024	1,890.00
	Metro Federal Credit Union	MP Fire Local 4119 Dues 1/2/25	3,029.10
	Metropolitan Alliance - Police	MP Police Association Dues 1/2/25	1,710.00
	Morton Suggestion Co.	Acct# 3738 Stickers- Therapy Dog	690.00
		Act 3759 12/10/24 Citizens Police Academy supplies	202.30
	Mount Prospect Historical Society	2025 Budget Allocation - January 2025	4,166.66
	Nationwide Mutual Insurance Company	Nationwide 457 1/2/25	23,009.38
	Neopost USA Inc.	Postage Machine Replenishment 1/3/25	3,000.00
	North East Multi Regional Training Inc	Acct 2135 11/05/24 Course registration fee	250.00
		Acct 2135 12/07/24 Course registration	35.00
	Northeastern IL Public Safety Training	2025 Annual NIPSTA Membership	13,721.56
		Basic Ops Fire Academy, 1/6/25 - 3/7/25	3,850.00
		Instructor II, 2/3 - 2/7, 2/11 - 2/14/2025	450.00
	Northeastern Illinois Regional Crime Lab	Membership/Facility dues 1/1-12/31/25	86,004.00
	Northern Illinois Police Alarm System	Translation service - November 2024	62.50
	Northwest Central Dispatch System	Member Assessment - February 2025	32,935.22
	ODP Business Solutions LLC	Office supplies - pens, folders, tape	100.30
		Pens markers & folders	191.96
	Office of the Attorney General	Sex Offender Registration Fees 2024	300.00
	Paddock Publications, Inc.	Act#107831 CDBG PY23 CAPER Hearing 12/05/24	56.70
	Patina Mount Prospect LLC	2024 Website Grant - 133 W Prospect Ave	5,000.00
	Peerless Network Inc	Acct#1214052 12/15/24 - 01/14/25 Phone Service	1,945.42
	Petty Cash	Petty Cash CD- October-December 2024	107.75
		Petty Cash - FD - December 2024	30.87
		Petty Cash December 2024	176.16

VILLAGE OF MOUNT PROSPECT
List of Bills
January 1, 2025 - January 14, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Police Pension Fund	Police Pension 1/2/25	43,705.47
	Porter Lee Corporation	Annual Software support for BEAST evidence system 2/1/25-1/31/26	1,715.00
	Pritchard, John	Relief Plumbing Inspections 01/03/25	70.00
		Relief Plumbing Inspections 11/15/24	140.00
		Relief Plumbing Inspections 11/22/24	210.00
	Promos 911, Inc.	Acc# 31820 600 Puzzles for Pub Ed Giveaways	978.77
	Purple Rose Florist Inc.	Sympathy Flowers 12/11/24	108.00
	Emergency Assistance	Emergency Assistance	1,050.00
	Ray O'Herron Co Inc	Act 00-60056PD 12/27/24 Uniform supplies	145.95
		Act 00-60056PD 12/27/24 Uniform supplies	145.95
		Act 00-60056PD 12/27/24 Uniform supplies	145.95
		Act 00-60056PD 10/23/24 Uniform supplies	328.74
		Act 00-60056PD 10/23/24 Uniform supplies	328.74
	Roe, Alexander	Reimburse expenses for K-9 Nova 12/26/24	157.67
		Reimburse expenses for K-9 Nova 12/26/24	463.57
	Schulze, Daniel	01/01/25-12/31/25 UCC Site License	999.00
	Secretary of State	Trademark renewal	5.00
	Staples Contract & Commercial, Inc.	Office supplies, toner, copy paper	3,929.86
	State of Illinois	Sex Offender Registration Fees 2024	50.00
	Steiner Electric Company	7908 Lamps/Ballast VH/St 14	1,652.90
	Terrace Supply Company	Acct#5861111, Oxygen, 1415 E Algonquin Rd	17.55
		Acct#5861752, Oxygen, 111 E Rand Rd	15.30
		Acct#5861752, Oxygen, 111 E Rand Rd	132.83
		Acct#5861111, Oxygen, 1415 E Algonquin Rd	214.24
		Acct#5861752, Oxygen, 111 E Rand Rd	129.10
	The Stevens Group LLC	No Solicitation stickers	530.66
		Acct # 77-MTPROS, Note Pads	50.00
	T-Mobile USA Inc	Charges for increased data lines 11/21-12/20/24	478.54
	TransUnion Risk and Alternative Data Solutions Inc	Background checks - December 2024	333.00
	Tyler Business Forms	1099 Envelopes	142.08
		1099 Envelopes	30.50
	Uline Inc.	5418423 cotton and latex gloves	613.85
	VCG Uniform	Initial Issue	367.10
	Village of Mount Prospect	Flex - Mass Transit, Dependent, and Medical 1/2/25	11,622.24
		Fringe Benefit - Auto 1/2/25	410.45
	W. W. Grainger, Inc.	AC# 801548637 40 Red LED Batons	1,086.20
		#8696229 VH boiler repair supplies	120.10
	Wal-Mart Community	630683 PW Supplies	179.45
	Warehouse Direct	Wall calendar, post-it notes and correction tape	68.40
	Wisconsin Department of Revenue	WI State Withholding - December 2024	1,336.57
001 General Fund Total			\$ 845,054.96
002 Debt Service Fund			
	ZB, National Association	2025 Annual Paying Agent Fee	\$ 900.00
002 Debt Service Fund Total			\$ 900.00
020 Capital Improvement Fund			
	BOS of Illinois Inc	Lumbar support and armrest replacement chairs	\$ 2,243.65
	Combined Roofing Services LLC	9/3/24 Removal/installation of new hatch St 11	5,210.00
	McFig Corp.	2024 Façade & Green Building Grant - 100 E Prospect	25,000.00
	Motorola Solutions, Inc.	Charger, carrying cases, batteries, plugs, etc., for new radios	595.94
020 Capital Improvement Fund Total			\$ 33,049.59
023 Street Improvement Construction Fund			
	Illinois State Treasurer	5/19-7/7/24 Traffic signal painting	\$ 4,337.10
023 Street Improvement Construction Fund Total			\$ 4,337.10

VILLAGE OF MOUNT PROSPECT
List of Bills
January 1, 2025 - January 14, 2025

Fund	Vendor Name	Invoice Description	Amount
040 Refuse Disposal Fund			
	Eckert, Lisa	12/1/24 Recycling Newsletter Design	\$ 350.00
	ICMA Retirement Trust - 457	MissionSquare 457 1/2/25	123.53
	Illinois Department of Revenue	IL State Withholding 1/2/25	558.40
	Internal Revenue Service	Federal Withholding 1/2/25	3,440.35
	International Union of Operating Engineers	IUOE PW Membership Dues 1/2/25	154.55
	Nationwide Mutual Insurance Company	Nationwide 457 1/2/25	715.63
	Republic Services, Inc.	3-0551-0162357 12/1-12/31/24 Refuse	15,306.27
		3-0551-9551611 12/1-12/31/24 Refuse	275,917.91
	Third Millennium Associates Inc	Utility Billing 12/15/24	837.71
		E-Bill Transaction Fees Dec 2024	63.04
	United States Postal Service	EPS Postage - December 2024	1,895.21
	Village of Mount Prospect	Flex - Mass Transit, Dependent, and Medical 1/2/25	199.07
040 Refuse Disposal Fund Total			\$ 299,561.67
041 Motor Fuel Tax Fund			
	Constellation NewEnergy, Inc.	15033720 10/3-11/1/24 1051 N Elmhurst	\$ 299.38
		15033715 10/11-11/11/24 1901 1/2 Seminole	63.33
		15033720 11/1-12/3/24 1051 N Elmhurst	354.69
		15033715 11/11-12/11/24 1901 1/2 Seminole	67.07
	Lyons & Pinner Electric Companies	MTPROS 12/31/24 Traffic Signal Maintenance	1,140.00
		MTPROS 10/21/24 Traffic Signal Maintenance	475.00
041 Motor Fuel Tax Fund Total			\$ 2,399.47
046 Foreign Fire Tax Board Fund			
	Comcast	Cable, 2000 E Kensington 1/1/25-1/31/25	\$ 111.34
	Midwest Commercial Fitness	Stair climber for St. 11 PT Room	6,785.00
046 Foreign Fire Tax Board Fund Total			\$ 6,896.34
049 Prospect and Main TIF District			
	Elrod Friedman LLP	Consulting services 12/30/24	\$ 210.00
		Consulting services Prospect Main TIF - December 2024	595.00
		Consulting services South MP TIF - December 2024	3,751.20
	Five Star Valet	Valet Service Restaurant Row 12/05/24-12/31/24	4,030.00
	Klein, Thorpe and Jenkins, LTD	KTJ legal services through 11/30/24	2,927.00
	Salerno's Mount Prospect Inc	Developer Incentive per RDA - Salerno's/Whiskey Hill	200,000.00
	ZB, National Association	2025 Annual Paying Agent Fee	900.00
049 Prospect and Main TIF District Total			\$ 212,413.20
050 Water and Sewer Fund			
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 1/2/25	\$ 11.56
	Addison Building Material Co.	29215 Maintenance supplies for Well house	404.57
		29215 Sledge hammer	125.99
		29215 Threaded rod	39.00
		29215 Tools for main break trail	444.13
		29215 suction hose and clamps	228.66
		29215 hose strainers	43.11
		29215 cleaning supplies for BPS 5	122.03
		29215 cleaning supplies for BPS 5	38.86
	Alexander Chemical	100457 11/24-12/26/24 Chlorine cylinder rental fee	25.61
	Amazon Capital Services	Office supplies	12.29
	Artlow Systems Inc	69198 12/27/24 112 Highland BPS 5 Epoxy floor	23,089.90
	Associated Technical Services	12/3/24 Leak detection Assistance 101 S Main	856.00
	Badger Meter Inc	121678 M25 Registers	3,967.66
		121678 Badger water meters	1,590.49
		121678 five ft twist tight extensions	944.23
		121678 12/2024 Endpoint/Service Agreement thru 12/2025	2,480.49
	Baxter & Woodman, Inc.	12/15/24 GIS Managed Services	11,475.00

VILLAGE OF MOUNT PROSPECT
List of Bills
January 1, 2025 - January 14, 2025

Fund	Vendor Name	Invoice Description	Amount
050 Water and Sewer Fund (continued)			
	Core & Main LP	Acct 80463 Repair clamps	3,525.00
		080463 Repair clamps	980.00
	Des Plaines Material & Supply	Non Shear mission couplings for emergency repair	520.62
	Gordon Flesch Company, Inc.	Lease Contract M204292 1/22/25-2/21/25	159.83
	ICMA Retirement Trust - 457	MissionSquare 457 1/2/25	2,235.81
	Illinois Department of Revenue	IL State Withholding 1/2/25	5,011.74
	Illinois State Toll Hwy Authority	Tolls 10/1/24 - 12/31/24 Act #3407	98.00
	IMEG Consultants Corp	11/30/24 VilMtProspect 2025 Water Main Replacement	14,137.34
		12/30/24 VilMtProspect 2025 Water Main Replacement	45,864.10
	Internal Revenue Service	Federal Withholding 1/2/25	31,159.48
	International Union of Operating Engineers	IUOE PW Membership Dues 1/2/25	1,646.60
	ITpipes Opco LLC	ITPipes Software Renewal from 2/1/2025-1/31/2026	12,000.00
	Lands' End Business Outfitters	Clothing for staff	282.50
	Maxx Contractors Corp	12/26/24 Debris hauling	2,071.73
		1/2-1/3/25 Debris Hauling and Aggregate Material Delivery	1,450.17
	Merchants Credit Guide Co	Client #802441 UB Collection Services 12/24	16.63
	Mid American Water of Wauconda, Inc.	Hymax couplings	1,385.36
	Morgan, Dean	Safety Shoe reimbursement	200.24
	Mount Prospect Paint, Inc.	88693 Paint for BPS 5	149.98
	Nationwide Mutual Insurance Company	Nationwide 457 1/2/25	1,872.53
	NICOR	75532700004 11/20-12/19/24 112 E Highland	319.25
	Purple Rose Florist Inc.	12/26/24 Sympathy arrangement	137.00
	Republic Services, Inc.	3-0551-9023844 11/8-12/13/24 Refuse	5,425.15
	RST Inc.	29622 Safety Shoe Purchase	225.00
	Schuster, Michael	Safety shoe reimbursement	110.24
	Slesicki, Kyle	Safety Shoe reimbursement	186.99
	State Industrial Products Corporation	819247 1/1/25 Wastewater FOG treatment program	869.47
	Third Millennium Associates Inc	Utility Billing 12/15/24	2,463.10
		E-Bill Transaction Fees Dec 2024	547.43
	United States Postal Service	EPS Postage - December 2024	6,044.82
	Vazquez, Edgar	Safety Shoe Reimbursement	143.43
	Village of Mount Prospect	Flex - Mass Transit, Dependent, and Medical 1/2/25	573.44
	W. W. Grainger, Inc.	869622977 MCC air filters	162.96
	ZB, National Association	2025 Annual Paying Agent Fee	1,350.00
050 Water and Sewer Fund Total			\$ 189,225.52
051 Village Parking System Fund			
	AT & T Corp.	84781802941606 11/20-12/19/24 Phone Maple Deck	\$ 702.21
	Flowbird America Inc	Cust #30449 Flowbird Transactions - November 2024	145.95
051 Village Parking System Fund Total			\$ 848.16
052 Parking System Revenue Fund			
	Flowbird America Inc	Cust #30449 Flowbird Transactions - November 2024	\$ 612.50
052 Parking System Revenue Fund Total			\$ 612.50
060 Vehicle Maintenance Fund			
	Amazon Capital Services	Office supplies	\$ 21.99
	Computerized Fleet Analysis	9525 11/19/24-11/20/25 CFA Software annual maintenance	15,480.00
	ICMA Retirement Trust - 457	MissionSquare 457 1/2/25	2,080.28
	Illinois Department of Revenue	IL State Withholding 1/2/25	1,914.65
	Illinois Recovery Group, Inc.	040752 12/10/24 Parts washer service	160.00
	Internal Revenue Service	Federal Withholding 1/2/25	11,751.95
	International Union of Operating Engineers	IUOE PW Membership Dues 1/2/25	613.08
	Kelley Williamson Co.	OD458628 12/23/24 DEF fluid for stock	408.95
	NAPA Auto Parts	12820 601 intake cleaner	68.02
	Nationwide Mutual Insurance Company	Nationwide 457 1/2/25	22.50
	Sid Tool Co., Inc.	005823 Hardware for stock shop	488.03
	Village of Mount Prospect	Flex - Mass Transit, Dependent, and Medical 1/2/25	208.13
060 Vehicle Maintenance Fund Total			\$ 33,217.58

VILLAGE OF MOUNT PROSPECT
List of Bills
January 1, 2025 - January 14, 2025

Fund	Vendor Name	Invoice Description	Amount
061 Vehicle Replacement Fund			
	Heights Machinery Inc	Underbody scrappers for new truck builds 4537,4557	\$ 17,150.00
061 Vehicle Replacement Fund Total			\$ 17,150.00
063 Risk Management Fund			
	Favia, Joseph	PSEBA Reimbursement - January 2025	\$ 1,249.12
	Intergovernmental Per.ben.coop	IPBC - January 2025	777,683.63
	Intergovernmental Risk Management Agency	2025 Annual Contribution	1,303,429.00
	Mount Prospect Public Library	IMRF Health Insurance Deductions - January 2025	1,792.74
	Ricker, Jeffrey	PSEBA Reimbursement - December 2024	466.00
063 Risk Management Fund Total			\$ 2,084,620.49
073 Escrow Deposit Fund			
	24-7 Plumbing 4 U Inc.	Refund Escrow Permit #RB24-000193 (1008 Cypress Dr.)	\$ 100.00
	ABC Plumbing Heating Cooling	Refund Escrow Permit #RB23-008881 (1511 Mark Dr)	100.00
		Refund Escrow Permit #RB24-002016 (100 Yates Ln)	100.00
	Air Control Comfort	Refund Escrow Permit #CB24-000290 (684 Pickwick Ct)	125.00
	AM Woodland Outdoor Design	Refund Escrow Permit #RB24-001220 (207 N School St)	100.00
	American Trenchless Technology	Refund Escrow Permit #RB24-000452 (511 S. Owen St)	100.00
	American Weathermakers	Refund Escrow Permit #RB24-001915 (900 Golfhurst Ave)	100.00
	Baily Group	Refund Escrow Permit #RB24-001396 (1200 W Central Rd)	250.00
	Bishop Plumbing, Heating and Cooling	Refund Escrow Permit #RB24-000026 (1007 Cardinal Ln #2)	100.00
	BRS Field Ops, LLC	Refund Escrow Permit #RB24-001036 (11 Debbie Dr)	100.00
	Capps Plumbing	Refund Escrow Permit #RB24-000689 (506 Russel St)	100.00
	Cardenas Concrete Concepts	Refund Escrow and Permit Fee #RB21-004724 Reissue 849203-04	200.00
	Condor Transportation	Refund Escrow Permit #CB24-000268 (501 W Algonquin Rd)	100.00
	Duane Blanton Plumbing Sewer, Drainage	Refund Escrow Permit #RB24-000093 (1000 Prospect Manor Ave)	100.00
		Refund Escrow Permit #RB24-000923 (1107 Lavergne Dr)	100.00
		Refund Escrow Permit #RB24-002054 (613 S Emerson St)	100.00
	F3 Plumbing & Maintenance	Refund Escrow Permit #RB24-000147 (805 Westgate Rd)	100.00
	Flush Sewer & Drainage	Refund Escrow Permit #RB24-000102 (5 Wa Pella Ave)	100.00
		Refund Escrow Permit #RB24-002066 (613 Prospect Manor Ave)	100.00
	Four Seasons Heating and Air Conditioning	Refund Escrow Permit #RB24-001172 (52 N Albert St)	100.00
	Fox, Brian	Refund Escrow Permit #RB24-000097 (1302 W. Lincoln St)	100.00
	Gold Coast Builders-Russ Homes	Refund Escrow Permit #RB24-001977 (1200 W. Northwest Hwy #305)	150.00
	HVC Plumbing	Refund Escrow Permit #RB24-001896 (4 N Wille St)	500.00
	KB Plumbing	Refund Escrow Permit #RB24-000245 (1725 W Lincoln St.	100.00
	Kerr Mechanical Corp	Refund Escrow Permit #RB23-008147 (1112 Fern Dr)	100.00
		Refund Escrow Permit # RB24-000035 (410 Eastwood Ave)	100.00
		Refund Escrow Permit #RB24-000035 (410 Eastwood Ave)	400.00
	Kosinski, Andy	Refund Escrow Permit #RB24-002061 (708 Eastwood Ave)	100.00
	Lotz Custom Carpentry	Refund Escrow Permit #RB24-001177 (207 N School St)	350.00
	Mount Prospect Park District	2024 Lions Park Parking Lot Permit Sales	320.00
	Muphy Construction Services, LLC	Refund Escrow Permit #CB24-000089 (1450 S. Elmhurst Rd)	300.00
	Newline Kitchen and Bath	Refund Escrow Permit #RB24-001497 (403 Wa Pella Ave)	200.00
	Northshore Service Plumbers	Refund Escrow Permit #RB22-007088 (905 Tower Dr)	100.00
	R3 Contracting, LLC	Refund Escrow Permit #RB24-001672 (108 Hatlen Ave)	250.00
	Rick's Sewer & Drainage	Refund Escrow Permit #RB23-009155 (900 E Evergreen Ave)	100.00
		Refund Escrow Permit #RB24-002042 (6 S School St)	100.00
		Refund Escrow Permit #RB24-002072 (112 Russel St)	100.00
	Roto Rooter Services Company	Refund Escrow Permit #RB24-000060 (2 N Lancaster St)	100.00
	Skycrest Homes, LLC	Refund Escrow Permit #RB24-001416 (1112 N. Elmhurst Rd)	150.00
	Source Solar LLC	Refund Escrow Permit #RB24-001897 (1106 Alder Ln)	100.00
	Sunrun Installation Services	Refund Escrow Permit #RB24-001707 (612 Cedar Ln)	100.00
		Refund Escrow Permit #RB24-001712 (1801 Palm Dr)	100.00
		Refund Escrow Permit #RB24-001782 (503 Carol Ln)	100.00
	Third District Circuit Court	Bond Check Traffic 1/9/25	1,075.00
	Troch-McNeil Paving Company	Refund Escrow Permit #CB24-000059 (1601 E Algonquin Rd)	1,000.00
	US Waterproofing Inc.	Refund Escrow Permit #RB24-000138 (1240 Boxwood Dr)	100.00
		Refund Escrow Permit #RB24-000140 (109 S Maple St)	100.00

VILLAGE OF MOUNT PROSPECT
List of Bills
January 1, 2025 - January 14, 2025

Fund	Vendor Name	Invoice Description	Amount
073 Escrow Deposit Fund (continued)			
	Waxing the City	Refund Escrow Permit #CB24-000242 (1103 N Elmhurst Rd)	400.00
	Xclusive Concrete & Brick Paving	Refund Escrow Permit #RB24-000826 (1411 Park Dr)	100.00
		Refund Escrow Permit #RB24-001100 (502 W Busse Ave)	100.00
	Xolar Renewable Energy	Refund Escrow Permit #RB24-001625 (1111 Oakwood Dr)	100.00
073 Escrow Deposit Fund Total			\$ 9,270.00
Grand Total			\$ 3,739,556.58



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 decreases 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.
Meeting	January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

On November 6, 2024 the Village Board approved an ordinance creating a new Class "P-2" license for American Drug Stores LLC d/b/a Osco Drug #3476 located at 333 E. Euclid Mount Prospect, IL due to the reorganization of corporate members. On December 18, 2024, administration was informed that the merger between the Kroger Co and Albertsons Companies had been terminated and requested to formally withdraw their license. There was no completion of sale and the current license for American Drug Stores LLC was not deleted in November and remains active.

Discussion

Alternatives

1. Approve the Ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of an ordinance deleting the Class "P-2" license for American Drug Stores LLC d/b/a Osco Drug #3476 so that the number of liquor licenses remains current.

Attachments

1. American Drug Store LLC.docxdelete

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 decrease the number of Class "P-2-" licenses by (1) AMERICAN DRUG STORES LLC d/b/a OSCO DRUG # 3476 located at 333Euclid 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
Two(2)	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 _____, 2025.

Mayor

ATTEST:

Village Clerk

<u>Class</u>	<u>Establishment</u>	<u>Number</u>
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; Victoria Venues	2
S-8	Two Eagles Distillery	<u>1</u>
		84



Item Cover Page

Subject	Waive the bid process and approve the purchase of Globe turnout gear from Air One at a price not to exceed \$72,160 in 2025.
Meeting	January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$72,160
Budget Source	Operating Budget
Category	CONSENT AGENDA
Type	Action Item

Information

The Fire Department is seeking Board approval to waive the bid process for the 2025 purchase of up to 14 turnout gear sets. The 2025 budget allocates a total of \$72,160 for this purpose, covering 8 sets of replacement gear for current members and 6 sets for anticipated new hires. Current member replacement includes a coat, pants, suspenders, and boots (if necessary). Gear for new hires includes these items along with gloves, hoods, helmets, and rental PPE to be used until their gear arrives.

The National Fire Protection Association (NFPA) has a standard for structural firefighting gear. NFPA 1851 - Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting states: Structural turnout gear and ensemble elements should be retired no more than 10 years from the manufacturing date. Once the protective properties of the turnout gear have diminished, it is no longer safe to use. The Department currently replaces gear every 7 to 9 years. Replaced gear remains with the firefighter and is designated as backup gear for use when their primary set is being cleaned or repaired.

The department's current turnout gear is the "G-Xtreme 3.0" model by Globe. This gear offers a well-balanced combination of protection, breathability, and maneuverability, while remaining relatively cost-effective. It is a mid-to-high-tier option within Globe's lineup, positioned above two lower-tier options and below one higher-tier option. The Department previously used a lower-tier model, but after evaluating the enhanced flexibility and performance of the upgraded gear, the department's clothing committee determined that the small increase in cost was well worth the additional benefits.

The Department tested two sets of demo gear from another manufacturer in 2022. The materials selected were intentionally chosen to match the current turnout gear specifications to get a fair representation. It was equally as light and was more form fitting. While the gear was equally lightweight and offered a more form-fitting design, the slimmer cut was not universally favored by the members. Additionally, the cost of this comparable gear was

approximately 10% higher. The department's clothing committee still feels the Globe gear personnel currently use is the best option but will continue to monitor advancements across manufacturers to ensure the needs of the department are met.

Air One is the sole authorized distributor Globe products in Illinois. The Department is asking the Board to waive the bid process and approve the purchase of Globe turnout gear from Air One at a price not to exceed \$72,160 in 2025.

Discussion

Alternatives

1. Waive the bid process and approve the purchase of Globe turnout gear from Air One at a price not to exceed \$72,160 in 2025.
2. Action at discretion of board.

Staff Recommendation

Staff recommends the Board waive the bid process and approve the purchase of Globe turnout gear from Air One at a price not to exceed \$72,160 in 2025.

Attachments

1. Globe Sole Source 2023
2. Turnout Gear 1
3. Turnout Gear 2

January 03, 2023

To Whom It May Concern

Re: Air One Equipment Sole Source

This letter is to confirm that Air One Equipment is the sole authorized distributor for all Globe products in following Illinois counties: Boone, Bureau, Champaign, Cook, DeKalb, DeWitt, DuPage, Ford, Grundy, Iroquois, Kane, Kankakee, Kendall, Lake, LaSalle, Lee, Livingston, Logan, Macon, Marshall, McLean, McHenry, Ogle, Peoria, Piat, Putnam, Tazewell, Vermillion, Will Winnebago, and Woodford.

Globe is a 134-year old business engaged in the manufacture of turnout clothing for the fire and rescue industry. We take great pride in the design and construction of our garments and strive to continue to make the best products available in today's marketplace. We do business as Globe Manufacturing Company, LLC servicing a variety of needs. In addition, we offer care & cleaning services and training.

Air One Equipment and Globe Manufacturing Company, LLC are strong partners. By working together, we provide the high quality service that all of our customers expect and deserve.

We appreciate your interest in Globe Manufacturing Company products.

Sincerely,
GLOBE MANUFACTURING COMPANY, LLC

Mark Dolim
Customer Support Services Manager

MD







Item Cover Page

Subject	A RESOLUTION AUTHORIZING PARTICIPATION AS A MEMBER IN THE ILLINOIS EMERGENCY MANAGEMENT MUTUAL AID SYSTEM RESPONSE PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT FOR THE ESTABLISHMENT OF A MUTUAL AID INTERGOVERNMENTAL SERVICE AGREEMENT.
Meeting	January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	\$0
Budget Source	N/A
Category	CONSENT AGENDA
Type	Action Item

Information

Background

The Village of Mount Prospect Emergency Management has been apart of Illinois Emergency Management Mutual Aid System (IEMMAS) since 2012. The emergency management community in Illinois is closely interconnected, and this agreement ensures Mount Prospect and other Illinois communities can rely on each other when local resources are insufficient. Disasters may not always reach the level of a state declaration, so having a formalized system for sharing resources and personnel across jurisdictions is essential in ensuring effective and legal mutual aid during emergencies.

The IEMMAS agreement is closely modeled after the Mutual Aid Box Alarm System (MABAS) which is a statewide, non-discriminatory mutual aid response system for fire, EMS, and specialized incident operational teams. Similar to MABAS, IEMMAS having a pre-approved establishing agreement allows for the mobilization of resources to the Village of Mount Prospect in the event of a disaster. Several other communities already have updated agreements in place including Arlington Heights, Palatine, Hoffman Estates, Buffalo Grove, Schaumburg, Wheeling, and Des Plaines. The agreement is also supported by the Joint Emergency Management System, which the Village of Mount Prospect is a founding member of.

The updates to the IEMMAS agreement address changes in emergency management practices and structures. The agreement is crucial for establishing the legal framework necessary for providing mutual support for personnel, equipment, and facilities across agencies.

Agreement Updates

The following summarizes updates to the agreement:

- The agreement provides more detail on what is considered emergency management personnel and assets. Where a jurisdiction may have equipment, staff, or facilities that fall under the control of emergency management this document takes those assets into account. This allows a more inclusive working environment for all emergency management agencies with or without the agreement. The agreement expands the definition to include full-time, part-time, and volunteer staff, as recommended by the participating agencies and IEMA. The previous definition could have been interpreted as only covering the Director or Coordinator. This updated agreement also broadens the types of resources an agency may provide; for example, mobile command posts and special teams, which were not included previously, are now covered.
- Although the goal of Illinois Emergency Service Management Association (IESMA) is to further the mission of emergency management, not all Counties and Municipalities who are signatories to the IEMMAS agreement are IESMA members. The updated agreement establishes a governance structure for the oversight of emergency management mutual aid. IESMA will have a role in establishing this governing body and the initial governance structure, but the intent is for the IEMMAS governing body to be self-determining.
- The new signatory process is more flexible in the execution and has the means to shorten the approval time. A single signature line has been added where the signatory agrees to be a part of the emergency management agreement along with every other entity that has signed the agreement. The prior agreement was a three-party arrangement involving the signatory, IEMA, and IESMA. Adoption of the agreement could have taken one to three years in the past. The new agreement is modeled after the revised agreements for MABAS, Illinois Law Enforcement Alarm System (ILEAS) and the Illinois Public Works Mutual Aid Network (IPWMAN), thereby streamlining the process.

Discussion

Alternatives

1. Adopt the Illinois Emergency Management Mutual Aid System Agreement update.
2. Action at discretion of board.

Staff Recommendation

Staff recommends the board adopt the updated Illinois Emergency Management Mutual Aid System (IEMMAS) agreement.

Attachments

1. IEMMAS Agreement Final
2. RESOLUTION ILLINOIS EMERGENCY MANAGEMENT

Illinois Emergency Management MUTUAL AID SYSTEM AGREEMENT

This Agreement is made and entered into the date set forth next to the signature of the respective parties, by and between the units of local government subscribed hereto (hereafter "Unit(s)") that have approved this Agreement and adopted same in manner as provided by law and are hereafter listed at the end of this Agreement.

WHEREAS, the Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and,

WHEREAS, the "Intergovernmental Cooperation Act", 5 ILCS 220/1 et seq., provides that any power or powers, privileges or authority exercised, or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government; and,

WHEREAS, Section 5 of the Intergovernmental Cooperation Act, 5 ILCS 220/5, provides that any one or more public agencies may contract with any one or more public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform, provided that such contract shall be authorized by the governing body of each party to the contract; and,

WHEREAS, the parties hereto have determined that it is in their best interests to enter into this Agreement to secure to each the benefits of mutual aid in emergency management and the protection of life and property from an emergency or disaster; and,

WHEREAS, the parties hereto have determined that it is in their best interests to enter into this Agreement to secure to each the benefits of mutual aid in the preparedness and mitigation phases of emergency management; and,

WHEREAS, the parties hereto have determined that it is in their best interests to form an association to provide for communications procedures, training and other necessary functions to further the provision of said protection of life and property from an emergency or disaster.

NOW, THEREFORE, in consideration of the foregoing recitals, the Unit's membership in the Illinois Emergency Management Mutual Aid System (IEMMAS) and the covenants contained herein, **THE PARTIES HERETO AGREE AS FOLLOWS:**

SECTION ONE

Purpose

Certain situations arise, including, but not limited to, emergencies, natural disasters, man-made catastrophes, and special events, in which the Parties recognize that the use of an individual Member Unit's personnel and equipment to perform functions outside the territorial limits of the Member Unit is desirable and necessary to preserve and protect the health, safety and welfare of

the public. During such situations, one Member Unit's personnel and equipment may be called upon to perform functions within the territorial limits of another Member Unit, as is desirable and necessary to preserve and protect the health, safety and welfare of the public. Further, it is acknowledged that coordination of mutual aid through the Illinois Emergency Management Mutual Aid System is desirable for the effective and efficient provision of mutual aid.

SECTION TWO

Definitions

For the purpose of this Agreement, the following terms as used in this agreement shall be defined as follows:

- A. "Illinois Emergency Management Mutual Aid System" (hereinafter referred to as "IEMMAS", also "Agreement"): A definite and prearranged plan whereby response and assistance is provided to a Requesting Unit by the Aiding Unit(s) in accordance with the system established and maintained by the IEMMAS member Units and amended from time to time.
- B. "Unit": (also "Member Unit") Any unit of government, including but not limited to a city, village, or county having an Emergency Management Program, another unit of local government, or any other political subdivision of the State of Illinois, or an intergovernmental agency and the units of which such intergovernmental agency is comprised, which is a signatory to the IEMMAS Agreement, and has been appropriately authorized by their governing body to enter into the IEMMAS Agreement and otherwise and comply with the rules and regulations of IEMMAS.

- C. "Requesting Unit": Means any Unit requesting assistance of another Unit under this Agreement.
- D. "Aiding Unit": A Member Unit furnishing equipment, personnel, and/or services to a Requesting Unit.
- E. "Emergency": Any occurrence or condition which results in a situation where assistance is requested to supplement local efforts and capabilities to save lives, protect property and protect the public health and safety, or to lessen or avert the threat of a catastrophe or Disaster or other Serious Threat to Public Health and Safety.
- F. "Disaster": An occurrence or threat of widespread or severe damage, injury, or loss of life or property resulting from a natural or human-made cause, including fire, severe weather event, environmental contamination, utility failure, radiological incident, structural collapse, explosion, transportation accident, hazardous materials incident, epidemic, pandemic, or any other calamity.
- G. "IEMMAS Regions": The geographically associated Member Units or unit of which have been grouped for operational efficiency and representation of those Member Units. The State of Illinois shall be divided into eight (8) regions which as identified by Exhibit A, hereto attached and incorporated by this reference.
- H. "Training": The regular scheduled practice of emergency procedures during non-emergency drills or exercises to implement the necessary joint operations of IEMMAS.
- I. "IEMMAS Board": The governing body of IEMMAS shall be comprised of

elected representatives from each of the Member Units of the IEMMAS, in the manner detailed by this Agreement.

- J. "Special Event": Any non-routine event, that places a strain on any Member Unit's resources. Such an event may, but is not required to, involve a large number of people. Such an event should generally require additional planning, preparation, and mitigation for public safety.
- K. "Emergency Management Coordinator": Means the Emergency Management Coordinator or agency head of a Unit, or their designee.
- L. "Emergency Management Staff": includes any person who is an authorized employee or agent of a Unit. An Emergency Management Staff includes, without limitation, the following: full time, part time, volunteer, paid-on-call, paid on premises, and contracted personnel, as well as emergency operations center staff, support personnel, and authorized members of non-governmental response Units.
- M. "Emergency Services": means the provision of personnel, equipment, or other support to a Requesting Unit in the preparedness of, prevention of, response to, recovery from, or mitigation of any Disaster, Emergency, or Special Event, and includes joint training for the provision of any such services by a Unit.
- N. "Initial Governing Board": The first Governing Board of IEMMAS established after two or more Public Agencies enter into this Agreement.
- O. "Public Agency": A public agency shall have the same meaning as in the Illinois Intergovernmental Cooperation Act (5 ILCS 220/2(1)).
- P. "IEMMAS Regional Directors": The elected members of the Governing Board,

representing the IEMMAS Regions.

SECTION THREE

Authority and Action to Effect Mutual Aid

The Parties hereby authorize and direct their respective Emergency Management Coordinators, to take any reasonably necessary and proper action to render and request Mutual Aid to and from the other Parties to the Agreement, and to participate in Training activities, in furtherance of effective and efficient provision of Mutual Aid pursuant to this Agreement.

In accordance with a Party's policies and within the authority provided to its Emergency Management Coordination, upon an Aiding Unit's receipt of a request from a Requesting Unit for Emergency Services, the Emergency Management Coordinator may commit the requested Mutual Aid in the form of Emergency Management Staff, and/or Emergency Services to the Requesting Unit. All Mutual Aid rendered shall be to the extent of available personnel and equipment, taking into consideration the resources required for adequate protection of the territorial limits of the Aiding Unit. The decision of the Emergency Management Coordinator of the Aiding Unit as to the personnel and equipment available to render aid, if any, shall be final.

Whenever an Emergency, Disaster, or Special Event occurs and conditions are such that the Emergency Management Coordinator of the Requesting Unit determines it advisable to request aid pursuant to this Agreement he/she shall notify the Aiding Unit of the nature and location of the Emergency, Disaster, or Special Event, and the type and amount of equipment, Emergency Management Staff, and/or Emergency Services requested from IEMMAS.

The Emergency Management Coordinator of the Aiding Unit shall take the following

action immediately upon being requested for aid:

1. Determine what equipment, Emergency Management Staff, and/or Emergency Services is requested;
2. Determine if the requested equipment, Emergency Management Staff, and/or Emergency Services can be committed in response to the request from the Requesting Unit;
3. Dispatch the requested equipment, Emergency Management Staff and/or Emergency Services is, to the extent available, to the location of the event or location reported by the Requesting Unit in accordance with the procedures of IEMMAS; and
4. Notify the Requesting Unit if any or all of the requested equipment, Emergency Management Staff, and/or Emergency Services cannot be provided.

SECTION FOUR

Compensation for Aid

Equipment, Emergency Management Staff, and/or Emergency Services provided pursuant to this Agreement shall be at no charge to the party requesting aid; however, any expenses recoverable from third parties, including but not limited to reimbursements, fees, grants, or insurance proceeds tied to the events from which the Emergency, Disaster, or Special Event arose, shall be equitably distributed among responding parties, in the manner described by this Section Four of the Agreement.

Nothing herein shall operate to bar any recovery of funds from any third party, local, state, or federal agency under any existing statutes, or other authority. Each Aiding Unit is responsible for the compensation of its Emergency Responders providing Mutual Aid, equipment expenses, Emergency Services, and for any additional costs incurred to ensure its jurisdiction has adequate resources during the rendering of Mutual Aid.

Day-to-day Mutual Aid should remain free of charge because the administrative requirements of reimbursement make it infeasible to charge for day-to-day Mutual Aid. However, the following exceptions may apply:

1. Third Party Reimbursement. – Expenses for Emergency Services recovered from third parties shall be proportionally distributed to all participating Units by the Unit recovering such payment from a third party. The Unit responsible for seeking payment from a third party shall provide timely notice to Aiding Units of a date by which submission of a request for reimbursement must be received. Reimbursement shall be based on the accurate and timely submission of allowable costs and documentation attributable to the incident by each Aiding Unit. These costs include personnel, use of equipment and materials provided, damage or loss of equipment, use of facilities, and any other costs associated with the Aid provided that may be recoverable. The Unit recovering payment from a third party shall notify Aiding Units that such payment has been made, and such Unit will reimburse the other Aiding Units. If the third party payment is less than the full amount of all Units' cost submittals, the funds shall be proportionally distributed based on each Unit's submitted costs compared to the total of all costs submitted.
2. Intrastate Emergency Management Agency Tasking. Expenses recovered related to a

response to an Emergency or Disaster at the request of The Illinois Emergency Management Agency and Office of Homeland Security (IEMA-OHS) or other State or federal authority shall be based on the accurate and timely submission of allowable costs and documentation attributable to the response by each Aiding Unit. These costs include personnel, use of equipment and materials provided, damage or loss of equipment, use of facilities, and any other costs associated with the aid that may be recoverable. The Unit recovering payment from the State or Federal Government shall notify Aiding Units that such payment has been made, and such Unit will reimburse the other Aiding Units. If the payment is less than the full amount of all Units' cost submittals, the funds shall be proportionally distributed based on each Unit's submitted costs compared to the total of all costs submitted.

3. Interstate Emergency Management Assistance Compact ("EMAC") Response - Expenses recovered related to a response to an Emergency or Disaster at the request of another emergency management agency or the authority of another state government pursuant to an EMAC response. Reimbursement shall be based on the accurate and timely submission of allowable costs and documentation attributable to the response by each Aiding Unit. These costs include personnel, use of equipment and materials provided, damage or loss of equipment, use of facilities, and any other costs associated with the aid that may be recoverable. If these payments are not made directly to the participating Units, the Unit recovering payment from another state or emergency management agency shall notify Aiding Units that such payment has been made, and such Unit will reimburse the other Aiding Units. If the payment is less than the full amount of all Units' cost submittals, the

funds shall be proportionally distributed based on each Unit's submitted costs compared to the total of all costs submitted.

SECTION FIVE

Insurance

Each Party shall procure and maintain, at its sole and exclusive expense, insurance coverage, including comprehensive liability, personal injury, property damage, workers' compensation, auto, and, if applicable, watercraft, aircraft, or drone liability. The obligations of this Section may be satisfied by a Party's membership in a self-insurance pool, a self-insurance plan, or arrangement with an insurance provider approved by the jurisdiction. To the extent permitted by governing law, each Party agrees to waive subrogation rights it may acquire, and to require any insurer to waive subrogation rights they may acquire, by virtue of the payment of claims, suits, or other loss arising out of this Agreement, and shall, as to any insurer, obtain any endorsement necessary to effectuate such waiver of subrogation.

SECTION SIX

Jurisdiction Over Personnel, Equipment, and Assets

Emergency Management Staff, equipment, or other assets dispatched to aid a Requesting Unit pursuant to this Agreement shall, at all times, remain employees, agents, or equipment of the Aiding Unit, and are entitled to receive any benefits and compensation to which they may otherwise be entitled under the laws, regulations, or ordinances of the United States of America, their respective States, and their respective political subdivisions. This includes, but is not limited

to, benefits for pension, relief, disability, death, and workers' compensation. If a person from an Aiding Unit is injured or killed while rendering assistance under this Agreement, benefits shall be afforded in the same manner and on the same terms as if the injury or death were sustained while the person from the Aiding Unit was rendering assistance for or within the Aiding Unit's own jurisdiction.

Emergency Management Staff, equipment, or other assets of the Aiding Unit will come under the operational control of the Requesting Unit's Emergency Management Coordinator, or other appropriate authority, until released or withdrawn. The Aiding Unit shall, at all times, have the right to withdraw any and all aid upon the order of its Emergency Management Coordinator. The Aiding Unit shall notify the Requesting Unit of the extent of any withdrawal and coordinate the withdrawal to minimize jeopardizing the safety of the operation or other personnel.

If, for any reason, an Aiding Unit determines that it cannot respond to a Requesting Unit, the Aiding Unit shall promptly notify the Requesting Unit of the Aiding Unit's inability to respond; however, failure to promptly notify the Requesting Party of such inability to respond shall not be deemed to be noncompliance with the terms of this Agreement and no liability may be assigned. No liability of any kind shall be attributed to or assumed by a Party, for failure or refusal to render aid, or for withdrawal of aid.

The obligations and duties set forth in this Section shall survive the end or termination of this Agreement.

SECTION SEVEN

Liability

Each Party will be solely responsible for the acts of its own governing body, officers, employees, agents, and subcontractors, expressly including, but not limited to, all of its Emergency Management Staff, the costs associated with those acts, and the defense of those acts. No Party shall be responsible to another Party for any liability or costs arising from the act of an employee or agent of another Party. Each Party hereto shall hold all other Parties hereto harmless for any liability or costs arising from the act of an employee or agent of another Party. The Provisions of this Section shall survive the termination of this Agreement by any Party.

Any Party responding under this Agreement to another state shall be considered agents of the Requesting Unit in the other state for tort liability and immunity purposes related to third-party claims to the extent permissible under the laws of both states. Nothing in this Section shall be deemed a waiver by any Party of its right to dispute any claim or assert statutory and common law immunities as to third parties.

SECTION EIGHT

Term

This Agreement shall be in effect for a term of one year from the date of signature hereof and shall automatically renew for successive one-year terms unless terminated in accordance with this Section.

Any party hereto may terminate its participation in this Agreement at any time, provided that the party wishing to terminate its participation in this Agreement shall give written notice to the IEMMAS specifying the date of termination, such notice to be given at least 90 calendar days prior to the specified date of termination of participation. The written notice provided herein shall

be given by personal delivery, registered mail, or certified mail.

SECTION NINE

Effectiveness

This Agreement shall be in full force and effective for each Party, upon approval by that Party's governing body in the manner provided by law and upon proper execution of this Agreement.

SECTION TEN

Binding Effect

This Agreement shall be binding upon and inure to the benefit of any successor of entity which may assume the obligations of any party hereto. Provided, however, that this Agreement may not be assigned by a Member Unit without prior written consent of the parties hereto; and this Agreement shall not be assigned by IEMMAS without prior written consent of the parties hereto.

SECTION ELEVEN

Validity

The invalidity of any provision of this Agreement shall not render invalid any other provision. If, for any reason, any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, that provision shall be deemed severable, and this Agreement may be enforced with that provision severed or modified by court order.

SECTION TWELVE

Notices

Notices given under this Agreement shall be in writing and shall be delivered by one or more of the following processes: personally delivered, sent by express delivery service, certified mail, or first-class US mail postage prepaid to the head of the governing body of the participating Member Unit.

SECTION THIRTEEN

Governing Law

This Agreement shall be governed, interpreted, and construed in accordance with the laws of the State of Illinois.

SECTION FOURTEEN

Execution in Counterparts

This Agreement may be executed in multiple counterparts or duplicate originals, each of which shall constitute and be deemed as one and the same document.

SECTION FIFTEEN

IEMMAS Board

By agreement by and between each Member Unit to this Agreement, there shall exist a third party Public Agency, created by the Member Unit parties to this agreement, which shall be

known as the Illinois Emergency Management Mutual Aid System (hereinafter referred to as “IEMMAS”). IEMMAS that shall be considered a Public Agency, as that term is defined in 5 ILCS 220/2(1). The Public Agency IEMMAS shall have a governing board, consistent with the meaning of the phrase “governing board” in 5 ILCS 220/2(1), which shall be known as the “IEMMAS Board.”

The IEMMAS Board is hereby identified as the authority to consider, adopt and amend from time to time, as needed, rules, procedures, by-laws, and any other matters deemed necessary. For the avoidance of doubt, it is expressly understood that as a Public Body, the IEMMAS Board shall be subject to the Illinois Open Meetings Act (5 ILCS 120/1-1, et seq.), Illinois Freedom of Information Act (5 ILCS 140/1-1, et seq.), and any other laws and regulations of the state for which Public Bodies must comply.

An Initial Governing Board, created upon enactment of the IEMMAS agreement by two or more Public Agencies, shall serve as the IEMMAS Board. One (1) representative from each of the eight (8) IEMMAS regions, the State of Illinois shall be divided into eight (8) regions as identified by Exhibit A. Such representatives shall be selected by the President of IESMA, and along with the President of IESMA, (a total of nine (9) individuals), who shall serve as the Initial Governing Board of IEMMAS. If a member of the Initial Governing Board is not able to complete their term, the IESMA President shall appoint a replacement with a candidate from the same IEMMAS region as the person who was unable to complete the term. If there are no parties interested in the position from the IEMMAS region, the IESMA President can then appoint a replacement from any of the IEMMAS regions to finish the term.

The Initial Governing Board shall identify the process to be used for the election of the

permanent IEMMAS Board members. The proposed election process shall be approved by a vote of the eight (8) interim IEMMAS Regional Directors with a simple majority. If the vote on the election process should result in a split decision, the IESMA president shall cast the tie breaking vote. The Initial Governing Board shall conduct the election process to identify the eight (8) IEMMAS Regional Directors.

After the eight (8) IEMMAS Regional Directors have been duly elected, a date to transfer the responsibilities from the Initial Governing Board to the IEMMAS board shall be determined. Upon the transfer of responsibilities, all governing board powers are hereby transferred to the elected IEMMAS Board.

The composition of the IEMMAS Board after the Initial Governing Board have served their term shall consist of the following:

A. Eight (8) IEMMAS Regional Directors elected from each of the eight (8) IEMMAS Regions.

B. The President of IESMA, or their designee, will hold a permanent, and non-elective IEMMAS Board membership.

The eight (8) IEMMAS Regional Directors shall serve as the voting representative of their region on IEMMAS matters. Those elected to represent their region on the IEMMAS Board may appoint a designee to serve temporarily in their stead. The eight (8) IEMMAS Regional Directors shall be from a Member Unit within their respective IEMMAS Region and shall have all rights and privileges attendant to a representative of that region. Every Governing Board Member must be affiliated by employment with, or relation to, a signatory Member Unit.

The Public Agency IEMMAS shall have a President, Vice President, Secretary, and

Treasurer who shall be appointed by and from the elected members of the IEMMAS Board, at its discretion. The officers shall have the duties, responsibilities and powers accorded to them by the Bylaws of IEMMAS as the Bylaws are established and may be amended from time to time by the IEMMAS Board.

SECTION SIXTEEN

Duties of the IEMMAS Board

The IEMMAS Board shall meet regularly to conduct business and to consider and publish the rules and procedures of the IEMMAS.

SECTION SEVENTEEN

Rules and Procedures

The IEMMAS Board shall establish rules and procedures of the IEMMAS as deemed necessary for the purpose of administrative functions, the exchange of information and the common welfare of the IEMMAS, subject to the laws governing Public Bodies in the State of Illinois.

SECTION EIGHTEEN

Revocation of Prior Agreements

This Agreement shall replace all prior Illinois Emergency Management Mutual Aid System agreements effective at 12:01 a.m. Central Standard Time on January 1, 2025. Any Member Unit that has not become a Party to this Agreement by 12:01 a.m. Central Standard Time

on January 1, 2025, shall no longer be affiliated with IEMMAS in any capacity, shall not continue to benefit from its prior association with IEMMAS, and shall not rely on IEMMAS for emergency responses, until subsequently rejoining IEMMAS by the adoption of an approving ordinance or resolution and entering into this Agreement, as may be amended from time to time. The effective date for any new Member Unit joining after January 1, 2025, shall be the date set forth next to the signature of that new Member Unit.

SECTION NINETEEN

Amendments

This Agreement may only be amended by written consent of all the parties hereto. This shall not preclude the amendment of rules, procedures of the IEMMAS as established by the IEMMAS Board to this Agreement. The undersigned unit of local government or public agency hereby has adopted, and subscribes to, and approves this MUTUAL AID SYSTEM Agreement to which this signature page will be attached and agrees to be a party thereto and be bound by the terms thereof.

[SIGNATURE PAGES FOLLOW]

This Signatory certifies that this Illinois Emergency Management Mutual Aid System Agreement has been adopted and approved by ordinance, resolution, or other manner approved by law, a copy of which document is attached hereto. A certified copy of the approving ordinance, resolution or authority, along with the executed Agreement is included and shall be sent to the IEMMAS Board.

Public Agency Name

By: _____
Legally Authorized Agent

Printed Name: _____

Title: _____

Date: _____

State of Illinois)
) ss
County of)

_____, after being duly sworn on oath, deposes and states under penalty of perjury that he/she is the duly authorized agent for the Public Agency shown above, that he/she has read the agreement in its entirety, that the entity shown above the “Public Agency Name” line, above, is a Public Agency within the meaning of 5 ILCS 220/1 et seq. and that he/she signs this document pursuant to proper authority granted by that public agency.

EXHIBIT A



RESOLUTION NO.

A RESOLUTION AUTHORIZING PARTICIPATION AS A MEMBER IN THE ILLINOIS EMERGENCY MANAGEMENT MUTUAL AID SYSTEM RESPONSE PURSUANT TO AN INTERGOVERNMENTAL AGREEMENT FOR THE ESTABLISHMENT OF A MUTUAL AID INTERGOVERNMENTAL SERVICE AGREEMENT

WHEREAS, the Village of Mount Prospect Board has long since, pursuant to Ordinance, established an Emergency Management Agency/Emergency Services and Disaster Agency of the Village of Mount Prospect Board pertaining to appropriate functions in the case of an emergency; and

WHEREAS, it is recognized that at any given time emergency situations may occur that are beyond the capacities of the Village of Mount Prospect Emergency Management Agency/ Emergency Services and Disaster Agency to deal effectively with in terms of personnel, equipment and material resources; and

WHEREAS, in adopting the Illinois Emergency Management Mutual Aid System Intergovernmental Service Agreement the Village of Mount Prospect Board, as one of the Members thereof, hereby expresses its intent to assist a nearby member jurisdiction by assigning as appropriate some of its personnel, equipment or material resources to the requesting member jurisdiction as situations allow; and

WHEREAS, said Service Agreement is authorized by the Illinois Emergency Management Act, Section 3305/13 and pursuant to the Ordinances of the Village of Mount Prospect Board allowing for the participation in various mutual aid agreements; and

WHEREAS, it is in the best interests of the Village of Mount Prospect Board to provide as much as possible for assistance to the residents of the Village of Mount Prospect and other Members of said Mutual Aid Service Agreement.

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

SECTION ONE: That the above and foregoing recitals are incorporated as findings of fact in this Resolution.

SECTION TWO: That the Village of Mount Prospect Village Board may participate as a Member of the Illinois Emergency Management Mutual Aid System pursuant to that certain Mutual Aid Intergovernmental Service Agreement which is attached to this Resolution hereto and incorporated herein and identified as "**Exhibit A**".

SECTION THREE: That the Mayor be and is hereby authorized to execute, on behalf of the Village of Mount Prospect Board said Agreement and that the Village of Mount Prospect Clerk is authorized to attest to said Agreement.

SECTION FOUR: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this day of January 2025

Paul Wm. Hoefert
Mayor

Karen M. Agoranos
Village Clerk



Item Cover Page

Subject	Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING ARTICLE XX ENTITLED "FIRE LANES" OF CHAPTER 18 "TRAFIC CODE OF MOUNT PROSPECT
Meeting	January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	\$0
Budget Source	N/A
Category	CONSENT AGENDA
Type	Action Item

Information

The proposed ordinance updates addresses of fire lanes for new private properties that have been annexed and/or updated through development. The ordinance allows for fire lane enforcement on private properties per Chapter 18 of the traffic code and is generally updated every five to ten years depending on development/annexation of properties. The ordinance codifies fire lanes and allows the Fire Department to enforce marking, signage, and striping (of fire lanes) and the Police Department for traffic enforcement of these fire lanes. The proposed updates to 18.2014 Schedule XIV: Fire Lanes were reviewed by the police and fire departments.

Discussion

Alternatives

1. Request board approval of the updated Fire Lane Ordinance.
2. Action as discretion of board.

Staff Recommendation

Staff recommends adopting the attached update to the fire lane ordinance to include new private properties that have been annexed and/or updated through development.

Attachments

1. MP Fire Lane Ordinance

ORDINANCE NO.

**AN ORDINANCE AMENDING ARTICLE XX ENTITLED "FIRE LANES" OF
CHAPTER 18 (TRAFFIC CODE)
OF THE VILLAGE CODE OF MOUNT PROSPECT**

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

SECTION ONE: That Section 18.2014 entitled "SCHEDULE XIV –FIRE LANES" of Article XX of Chapter 18 (Traffic Code) of the Village Code of Mount Prospect, as amended, is hereby further amended by inserting, in alphabetical and numerical sequence, the following:

1415 E. Algonquin

The drive lanes and both East and West curbs lines from Linneman Road to the entrance of the fire station.

1441 E. Business Center

The paved drive adjacent to all sides of the building and the intersection

555 Carboy

The paved driveway along the East Side of the Building

601 Carboy

The paved driveway along the East side of the building

1084 E Central Road

The paved drive on the South of the building

1308 Cypress Drive

The paved marked drop-off zone that is adjacent to the school.

999 N. Elmhurst Road

the East driveway in front of the South-west Entrance to the store

1780 Wall Street

the West side of the building up to the gated area

2525 E Oakton

The paved driveway and all drive lanes around the perimeter of all buildings

2430-2490 E Oakton

The paved area adjacent to West drive behind buildings

1660 Kenneth

The paved area adjacent to the driveway around perimeter entire building

1600 James

The paved area adjacent to and along the West side of the building

3010 Malmo

The paved area adjacent to and along South side and West side of the building

3012 Malmo

The paved area adjacent to and along North side and South side of the building

3212 Nordic

The paved driveways adjacent to and along the North side of the building

3206 Nordic

The paved driveways adjacent to and along the South side of the building

1601 E. Algonquin

along the East side of the building

1405 W Algonquin

The paved driveway around the perimeter of the building and the 20-foot area along the West curb line

1305 W Algonquin

The paved area adjacent to and along the East and West driveways along the building

1229 W Algonquin

The paved area adjacent to and along the South and West driveways of the building

1551 W. Algonquin

The paved areas along all drives throughout the storage facility

1401 Feehanville

The paved curb line adjacent to and along the South side of the building

601 N Wheeling

The paved area along the North side of the building to the Northwest corner of the building.

1700- 1736 Sable Lane

The paved drive to the south of the buildings and along the Northwest fence line

1311-1329 N Wolf Road

The paved area along the West driveway

950 N. Elmhurst Road

The paved area along the North side of the building

102 W. Rand

The paved area along the Northeast side of the building

740 E. Rand

The paved area along the West side of the building except where designated parking areas are located. In addition, the striped area in the North materials yard.

930 Mount Prospect Plaza

The 20-foot paved area along the North, South, and East sides of the building

1731 Wall Street

The paved area along the entire East curb line and all areas in the curb line that contain fire hydrants.

1750 W. Central

The paved drive along the East drive day adjacent to the building

1084 Mount Prospect Plaza

The paved area that is adjacent to all sides of the building.

401 E. Kensington Street

The paved area that contains fire hydrants along the entire South side of the building.

700 W. Dempster Street

The adjacent curb lane that contains fire hydrants in front of 700 W. Dempster Street.

712-714 W. Dempster Street

The adjacent curb that contains fire hydrants between 712-714 W. Dempster Street.

722-724 W. Dempster Street

The adjacent curb that contains fire hydrants between 722-724 W. Dempster Street.

732-734 W. Dempster Street

The adjacent curb that contains fire hydrants between 732-734 W. Dempster Street.

740 W. Dempster Street

The adjacent curb that contains fire hydrants in front of 740. W. Dempster Street.

746-748 W. Dempster Street

The adjacent curb that contains fire hydrants between 746-748 W. Dempster Street.

754-756 W. Dempster Street

The adjacent curb that contains fire hydrants between 754-756 W. Dempster Street.

2040 W. Algonquin Road

The adjacent lane on the west side of the building and the turn-a-round on the north side of the building.

2240 South Busse Road

The paved area along the entire North curb line and all areas in the curb line that contain fire hydrants.

The paved area along the South curb line and all areas in the curb line that contain fire hydrants.

The paved area along the East curb line and all areas in the curb line that contain fire hydrants.

1111 Linneman Road

The paved area along the entire West curb line and all areas in the curb line that contain fire hydrants.

The paved area along the entire South curb line and all areas in the curb line that contain fire hydrants.

1 West Rand Road.

The paved area along the entire West side of the building.

215 E. Prospect Road.

The paved area along the East Side of the building by the entry doors.

350 N. Wolf Road

The North side adjacent curb that contains fire hydrants from Wolf Road to the loading docks.

The South side adjacent curb that runs from Wolf Road to the fire hydrant.

The paved area that contains fire hydrants along the entire West side of the building.

11 W. Prospect Ave

The Northwest side adjacent curb that contains fire hydrants.

The south side of the building in front of the canopy.

201-221 Dawson Drive

The entire South side adjacent curb that contains fire hydrants.

200-220 East Lincoln Street

The paved inner loop that contains fire hydrants.

311-323 Elm Court

The paved inner loop that contains fire hydrants.

320-330 South School Street

The paved inner loop that contains fire hydrants

332-338 South School Street

The paved inner loop that contains fire hydrants

340-350 South School Street

The paved inner loop that contains fire hydrants

SECTION TWO: 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 th day of 2025.

Mayor

ATTEST:

Village Clerk



Item Cover Page

Subject	A RESOLUTION APPOINTING A DELEGATE AND ALTERNATE DELEGATE TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY
Meeting	January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

The Village has been an Intergovernmental Risk Management Agency (IRMA) member since 2018 for risk management service needs. IRMA provides insurance and claims management services to the Village and protects/indemnifies the interest of the Village against various claims. The IRMA bylaws require all members to appoint a delegate and an alternate delegate to represent themselves.

Discussion

The Village has appointed Amit Thakkar, the Director of Finance, as a delegate to IRMA. Additionally, Heidi Neu, the former Director of Human Resources, served as an alternate delegate to manage daily operations and activities with IRMA. Heidi Neu has recently resigned from her position and is no longer with the Village.

Following her departure, the Village conducted a search for a new Director of Human Resources and successfully hired Patricia Anderson after completing the recruitment process. The proposed resolution now replaces the previously appointed Director of Human Resources, Heidi Neu, with the newly hired Director of Human Resources, Patricia Anderson, as an alternate delegate to IRMA.

Alternatives

1. Approve the attached resolution, replacing the previously appointed Director of Human Resources, Heidi Neu, with the newly hired Director, Patricia Anderson, as an alternate delegate to the IRMA.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approving the attached resolution, replacing the previously appointed

Director of Human Resources, Heidi Neu, with the newly hired Director, Patricia Anderson, as an alternate delegate to the IRMA.

Attachments

1. Appointing a Delegate and Alternate Delegate to IRMA

RESOLUTION NO. _____

A RESOLUTION APPOINTING
A DELEGATE AND ALTERNATE DELEGATE TO THE
INTERGOVERNMENTAL RISK MANAGEMENT AGENCY (IRMA)

WHEREAS, the Village of Mount Prospect adopted the Contract and By-Laws of the Intergovernmental Risk Management Agency by Ordinance and thereby became a member of said cooperative; and

WHEREAS, said contract provides that member units of local government shall by majority vote of its corporate authorities select one (1) person to represent that body on the Board of Directors of said Intergovernmental Agency; and

WHEREAS, the Village previously appointed Heidi Neu as the alternate delegate and she is no longer available; and

BE IT RESOLVED by the CORPORATE AUTHORITIES, of the Village of Mount Prospect, Cook County, Illinois, as follows:

Section 1, Amit Thakkar, Director of Finance for the Village of Mount Prospect, will remain appointed to represent the Village of Mount Prospect on the Board of Directors of said Intergovernmental Risk Management Agency

Section 2, Patricia Anderson, Director of Human Resources for the Village of Mount Prospect, is hereby appointed as the alternative representative to serve if Amit Thakkar is unable to carry out his aforesaid duties as the representative of the Village of Mount Prospect to said Intergovernmental Agency.

AYES: _____

NAYES: _____

ABSENT: _____

Approved by the Board of Trustees of the Village of Mount Prospect, Illinois, this _____ day of _____, 2025.

Paul Wm. Hoefert, Mayor

ATTEST:

Karen Agoranos, Village Clerk



Item Cover Page

Subject **Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE VILLAGE OF MOUNT PROSPECT SOUTH MOUNT PROSPECT TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PLAN AND PROJECT**

Meeting January 21, 2025 - 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 of Mount Prospect (the "Village") is considering adopting three ordinances that would amend the South Mount Prospect 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 three ordinances for consideration include the following:

1. Ordinance Approving a First Amendment to the Village of Mount Prospect South Mount Prospect Tax Increment Financing District Redevelopment Plan and Project;
2. Ordinance Designating the Village of Mount Prospect South Mount Prospect Tax Increment Financing District Amended Redevelopment Project Area; and
3. Ordinance Adopting Tax Increment Financing Within the Village of Mount Prospect South Mount Prospect Tax Increment Financing District Amended Redevelopment Project Area.

Discussion

The Village engaged SB Friedman Development Advisors ("SB Friedman") in June 2024 to conduct a Redevelopment Project Area feasibility study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan") to incorporate newly annexed areas in South Mount Prospect into the South Mount Prospect Tax Increment Financing District (the "South Mount Prospect RPA" or the "RPA"). As part of that process, three subareas were identified for inclusion in the South Mount Prospect RPA.

The report was completed and posted publicly on the village website and has been available via the Village Clerk's office since Friday, October 4, 2024. The webpage also included an

interested parties registration form.

At the November 6, 2024 Village Board meeting, the Village Board adopted an ordinance which established the Public Hearing Date of January 7, 2025, as well as a date for the meeting of the Joint Review Board (JRB), which was held on December 2, 2024. The JRB consists of representatives of all the taxing bodies which fall within the proposed TIF district area. At this meeting, the JRB heard an overview of the proposed amendments to the Redevelopment Project Area and the associated TIF Redevelopment Plan and Project report. At the December 2, 2024 JRB Meeting, the Joint Review Board voted unanimously to recommend to the Mount Prospect Village Board that the South Mount Prospect Tax Increment Financing District be amended to include the proposed expansion areas.

On January 7, 2024, the Village Board held a public hearing to provide the public with information regarding the proposed amendment of the South Mount Prospect RPA and to address any concerns/issues raised by the public. After discussion, the Village Board concluded the hearing by indicating that they would be considering the adoption of the necessary ordinances to amend the RPA at their January 21, 2025 meeting.

Additional background and access to related documents are also available on the TIF portal, <https://www.mountprospect.org/SouthMPTIF>.

Report Details:

Attachment B: Eligibility Report for the Expansion Area of the Amended RPA, of SB Friedman's Report, details the eligibility factors found within the three expansion areas in support of the three areas being designated as "conservation areas", with the vacant portion of Expansion Area #2 qualifying as a "blighted area", 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 2 of this Report, Modifications to the Original Plan, outlines the amendments to the Redevelopment Plan, as required by the Act.

The expansion areas proposed to be amended into the South Mount Prospect RPA are located within the village in Cook County. They consist of 118 tax parcels and 104 primary structures. Expansion Area 1 is 72 acres of land and includes 34 parcels, all of which are improved. Expansion Area 2 adds 59 acres of land and includes 33 parcels (1 vacant and 32 improved). Expansion Area 2 has 34 primary structures. Expansion Area 3 adds 43 acres of land and includes 51 parcels, all of which are improved. The location of these three subareas to be amended into the RPA are illustrated in Map 2: Amended RPA Boundary. Based upon SB Friedman's research, the proposed RPA consists primarily of a mix of industrial, commercial, residential, public institutional, and park/open space, as shown in Maps 3A: Existing Land Use of the Original RPA and 3B: Existing Land Use of Expansion Areas. In instances where there was common ownership, parcels that are primarily used for parking were assigned the land use of the parcel that was serviced.

SB Friedman has found that the proposed subareas to be amended into the Original RPA qualify as a "conservation area", with 88% of primary structures in Expansion Area 1, 71% of primary structures in Expansion Area 2, and 92% of primary structures in Expansion Area 3 being 35 years of age or older. SB Friedman found four of the thirteen eligibility factors were present to a meaningful extent and reasonably distributed within each subarea. 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. Gewalt Hamilton Associates, Inc. found that the vacant portion of Expansion Area 2 qualified as a "blighted area" as 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 was found to be present to a meaningful extent and reasonably distributed throughout the vacant portion of Expansion Area 2.

The overall goal of the amended 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.

Notification

In addition to the aforementioned meetings and postings, the Village sent certified mail notices to all property owners in the proposed TIF area and regular mail notices to property owners within 750' of the TIF area to ensure that they were made aware of the January 7th public hearing. In addition, copies of the amended Redevelopment Plan have been available for viewing in the Village Clerk's office since October 4th. Staff and representatives from SB Friedman also made a brief presentation and answered questions raised at the public hearing held on January 7, 2025.

Alternatives

1. Adopt the three ordinances amending the South Mount Prospect TIF District
2. Discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board adopt the three ordinances (items 8.1, 8.2, and 8.3), amending the South Mount Prospect RPA.

Attachments

1. Ordinance Approving a First Amendment to Redevelopment Project Area Plan and Project

ORDINANCE NO. ____

**AN ORDINANCE APPROVING A FIRST AMENDMENT TO
THE VILLAGE OF MOUNT PROSPECT SOUTH MOUNT
PROSPECT TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the Village of Mount Prospect (“**Village**”) is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

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, pursuant to Section 5(c) of the TIF Act, is authorized to add additional parcels of property to the Redevelopment Project Area after giving notice, convening a joint review board, and conducting a public hearing; and

WHEREAS, the Village is considering additions to the Redevelopment Project Area by adding three expansion areas, resulting in the Redevelopment Project Area having the boundaries 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 amendments to the TIF Plan to add the expansion areas to the Redevelopment Project Area (“**Amended TIF Plan**”); and

WHEREAS, the Amended TIF Plan, attached hereto as **Exhibit D** and made a part hereof, has been on file and available at Village Hall since October 4, 2024; and

WHEREAS, pursuant to the TIF Act, the Village President and Board of Trustees convened a meeting of the SMP TIF Joint Review Board on December 2, 2024, and

WHEREAS, at its meeting on December 2, 2024, the Joint Review Board: (i) reviewed the public record, planning documents, and proposed ordinances approving the Amended Redevelopment Project Area and the Amended TIF Plan, and (ii) approved a

resolution recommending approval of the Amended Redevelopment Project Area and approval of the Amended TIF Plan; and

WHEREAS, pursuant to the TIF Act, the Village President and Board of Trustees held a public hearing relative to the Amended Redevelopment Project Area and the Amended TIF Plan on January 7, 2025 ("**Public Hearing**"), at which hearing the Village President and Board of Trustees: (i) reviewed the Amended TIF Plan, the Amended Redevelopment Project Area, and the Joint Review Board resolution; (ii) heard testimony and received written information concerning the Amended Redevelopment Project Area and the Amended TIF Plan, and (iii) reviewed other information, documentation, and studies so as to be generally informed about the conditions of the Amended Redevelopment Project Area; and

WHEREAS, the Village President and Board of Trustees have reviewed the information concerning the factors presented at the Public Hearing and are generally informed of the conditions in the Amended Redevelopment Project Area that cause the Amended Redevelopment Project Area to be a "blighted area" in part and a "conservation area" in part as defined in the TIF Act; and

WHEREAS, the Village President and Board of Trustees have reviewed the conditions pertaining to real property in the Amended Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Amended Redevelopment Project Area would be substantially benefited by the Amended TIF Plan improvements; and

WHEREAS, the Village President and Board of Trustees have reviewed the Amended TIF Plan and the existing comprehensive planning process for development of the Village as a whole to determine whether the Amended TIF Plan conforms to the existing comprehensive planning process of the Village; and

WHEREAS, all notices required pursuant to the TIF Act were provided in accordance with the TIF Act; and

WHEREAS, pursuant to the TIF Act, the Village has waited at least 14 days, but not more than 90 days, from the public hearing date to introduce this Ordinance approving the Amended TIF Plan; and

WHEREAS, the Village President and Board of Trustees have determined that approving the Amended TIF Plan would best serve the public's health, safety, and welfare;

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: CONFIRMATION OF PRIOR FINDINGS. To the extent required, the Village President and Board of Trustees confirm the findings in Ordinance Nos. 6625, 6626, and 6627 regarding the qualifications of the SMP TIF required by the TIF Act.

SECTION 3: ADOPTION OF AMENDED TIF PLAN. The Amended TIF Plan, which was the subject matter of the Public Hearing, is adopted and approved.

SECTION 4. AUTHORIZATION FOR TRANSMITTALS AND OTHER ACTION. The Village President and Board of Trustees authorize and direct the Village Manager to take any and all other statutorily required steps in connection with the approval of the Amended TIF Plan, including, without limitation, the transmission of a certified copy of this Ordinance to the Cook County Clerk.

SECTION 5: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, repealed.

SECTION 6: 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 will remain in full force and effect, and will 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 7: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage and approval according to law.

PASSED this _____ day of _____, 2025.

APPROVED this _____ day of _____, 2025.

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; 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.

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 $\frac{3}{4}$ 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,

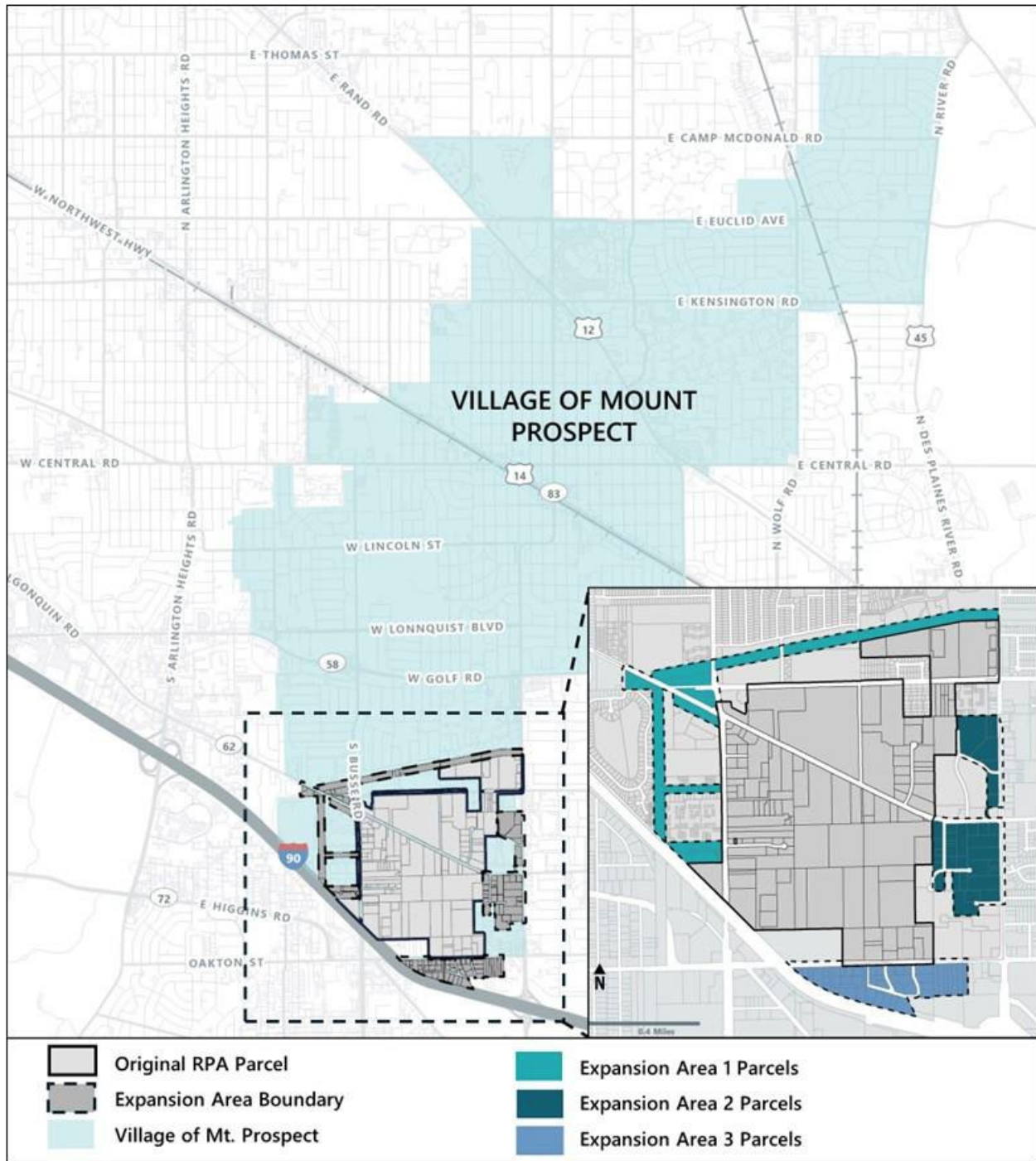
TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 2,800 FEET, MORE OR LESS, TO THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH ALONG SAID WEST LINE 213 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH 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.

Parcel Identification Numbers: 0823203035, 0823401005, 0823401028, 0823401030, 0823401023, 0823401007, 0823401019, 0823401045, 0823401047, 0823203009, 0823401050, 0823401013, 0823402010, 0823401037, 0823203039, 0823203045, 0823402016, 0823402015, 0823401011, 0823401022, 0823203017, 0823401049, 0823401016, 0823401038, 0823401046, 0823401036, 0823401026, 0823401012, 0823401008, 0823203040, 0823401048, 0823401014, 0823401035, 0822203037, 0822401059, 0822401066, 0815400042, 0814302009, 0815402023, 0822201002, 0815400085, 0822401060, 0815402011, 0815401004, 0822203030, 0815402021, 0822201009, 0822201008, 0822201007, 0815400068, 0822401068, 0822203040, 0814302006, 0815400050, 0822401065, 0815400019, 0815402022, 0822401067, 0814300005, 0814401011, 0822401061, 0822203041, 0815400084, 0815400048, 0822401017, 0814403010, 0822202004, 0826102016, 0826203007, 0826201003, 0826203003, 0826204009, 0826102035, 0826102026, 0826204002, 0826102032, 0826102038, 0826102049, 0826102048, 0826202005, 0826201005, 0826204015, 0826101006, 0826102051, 0826102044, 0826204008, 0826202003, 0826202006, 0826204012, 0826203006, 0826201008, 0826102043, 0826203004, 0826102027, 0826201006, 0826202001, 0826203008, 0826102029, 0826203005, 0826102050, 0826201009, 0826201004, 0826102039, 0826102042, 0826200012, 0826203009, 0826204011, 0826204003, 0826204007, 0826204001, 0826102047, 0826201007, 0826202002, 0826102046, 0826102019, 0826102025, 0826102018, 0826203002, 0822401019, 0823100012, 0823100018, 0823100020, 0823100021, 0823101009, 0823101014, 0823101015, 0823101016, 0823101017, 0823101020, 0823101024,

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0823201084, and 0823203042

EXHIBIT C

Depiction of Amended Redevelopment Project Area



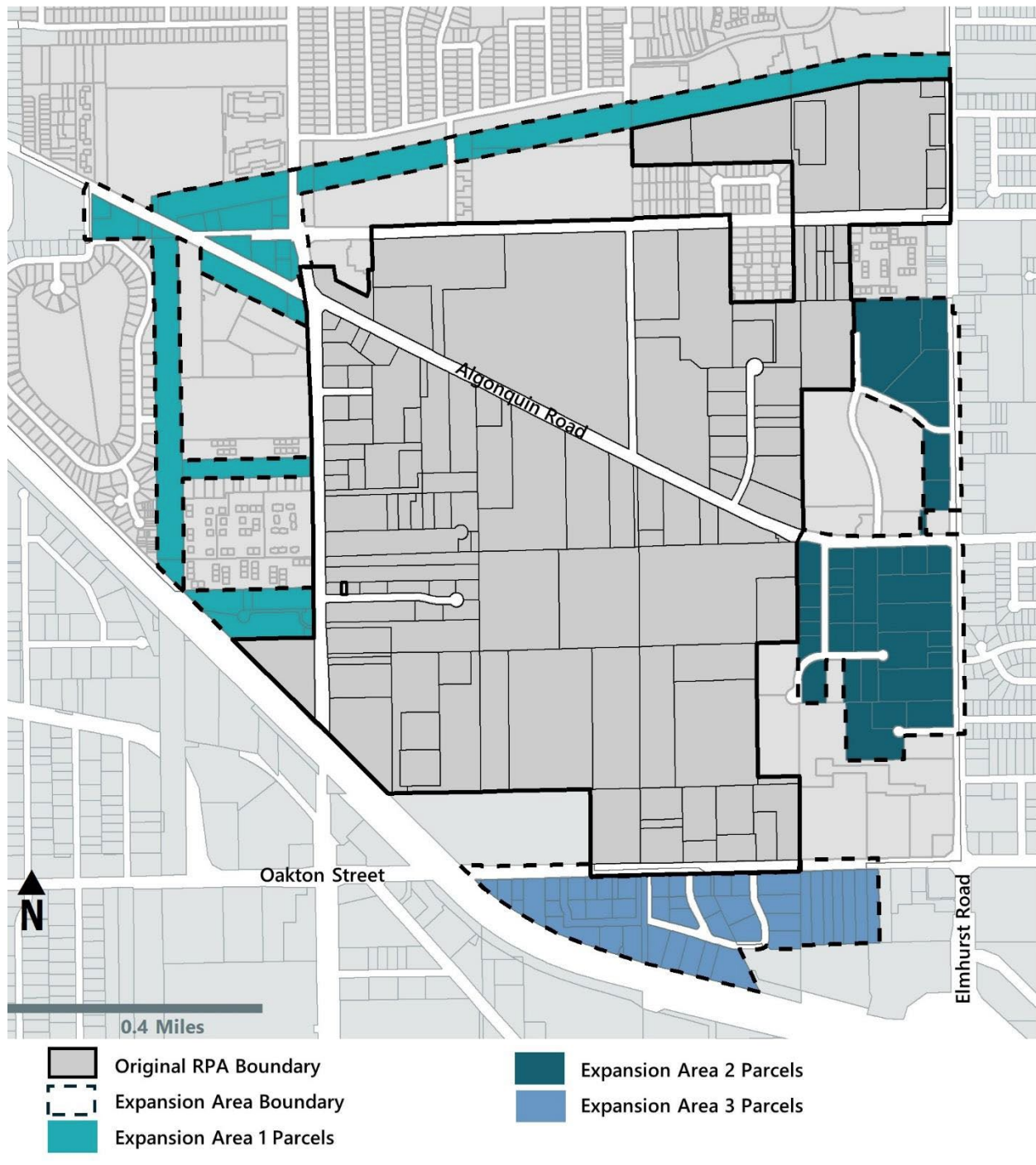


EXHIBIT D

Amended TIF Plan

(attached)

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

Table of Contents

SECTION	PAGE
1. Introduction to Amendment No. 1.....	3
2. Modifications to the Original Plan.....	4

ATTACHMENTS	PAGE
Attachment A: Amended Maps.....	13
Attachment B: Eligibility Report for the Expansion Area of the Amended RPA.....	19
Attachment C: Boundary Legal Description, as Amended.....	29
Attachment D: Expansion Area PIN List.....	34
Attachment E: Original South Mount Prospect Redevelopment Project and Plan.....	37

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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"

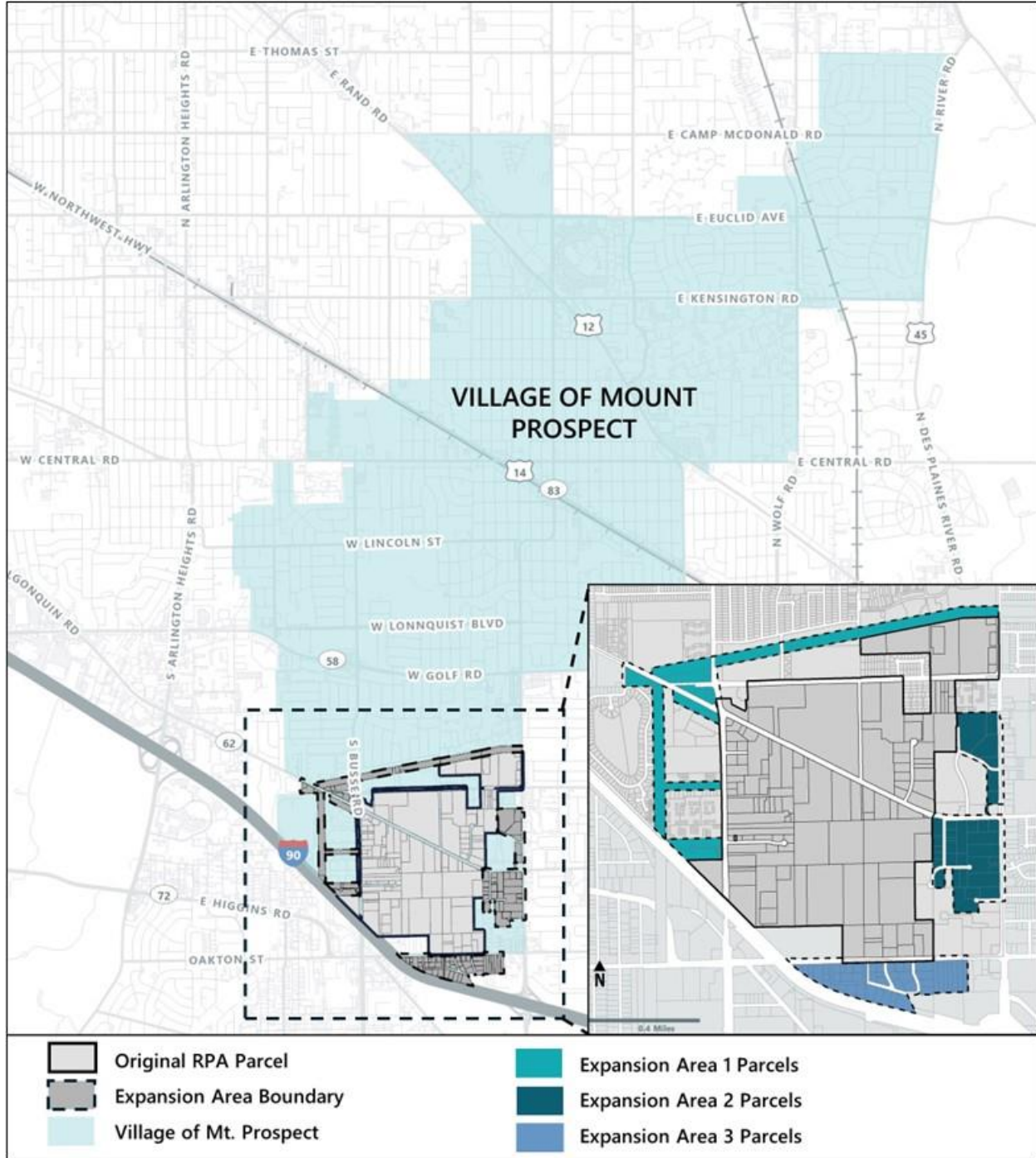
50) Under **Appendix 4: List of PINs in Proposed South Mount Prospect RPA**, remove the following PIN and associated 2020 EAV data from the table:

"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.

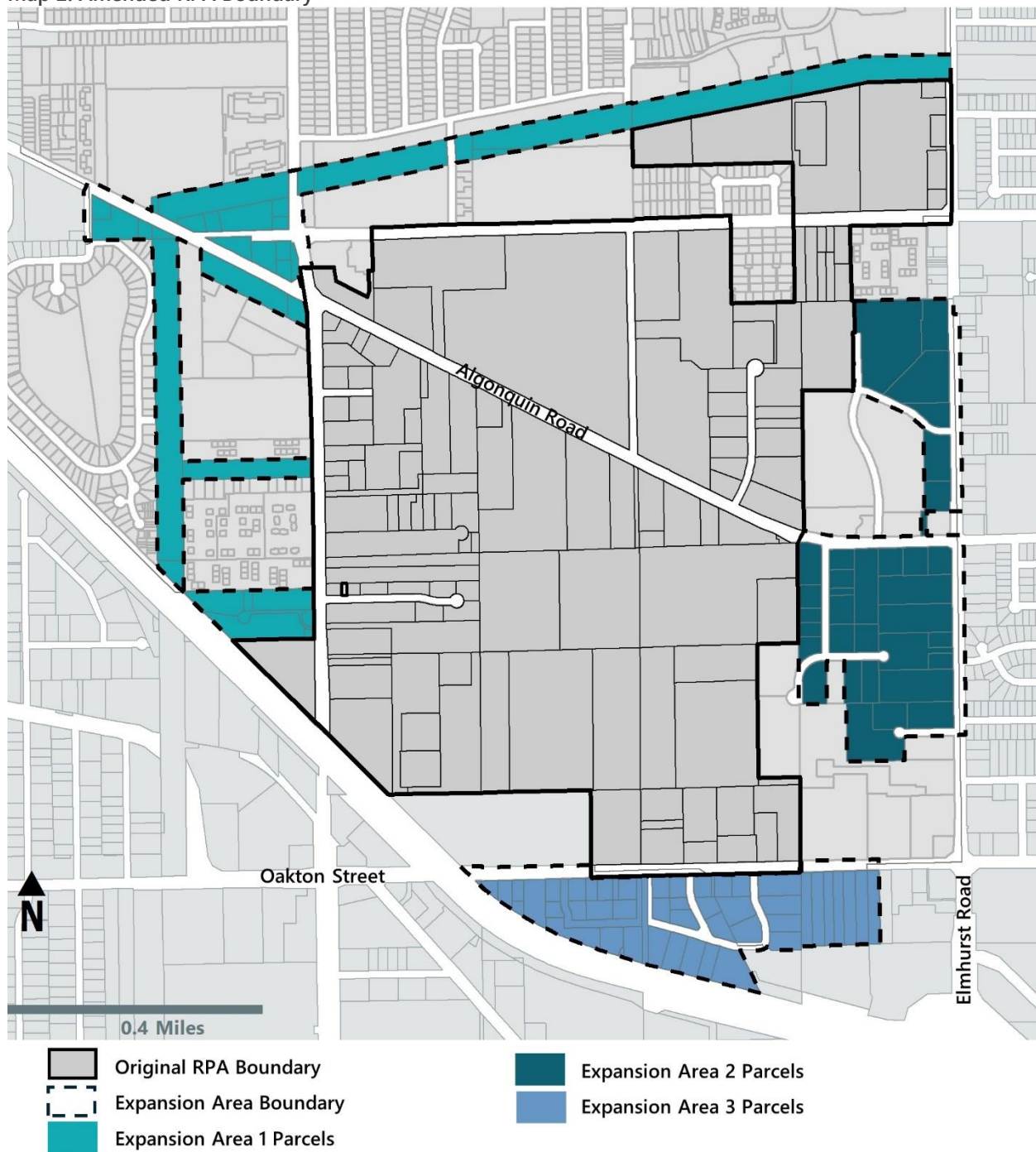
Attachment A: Amended Maps

Map 1: Amended Community Context



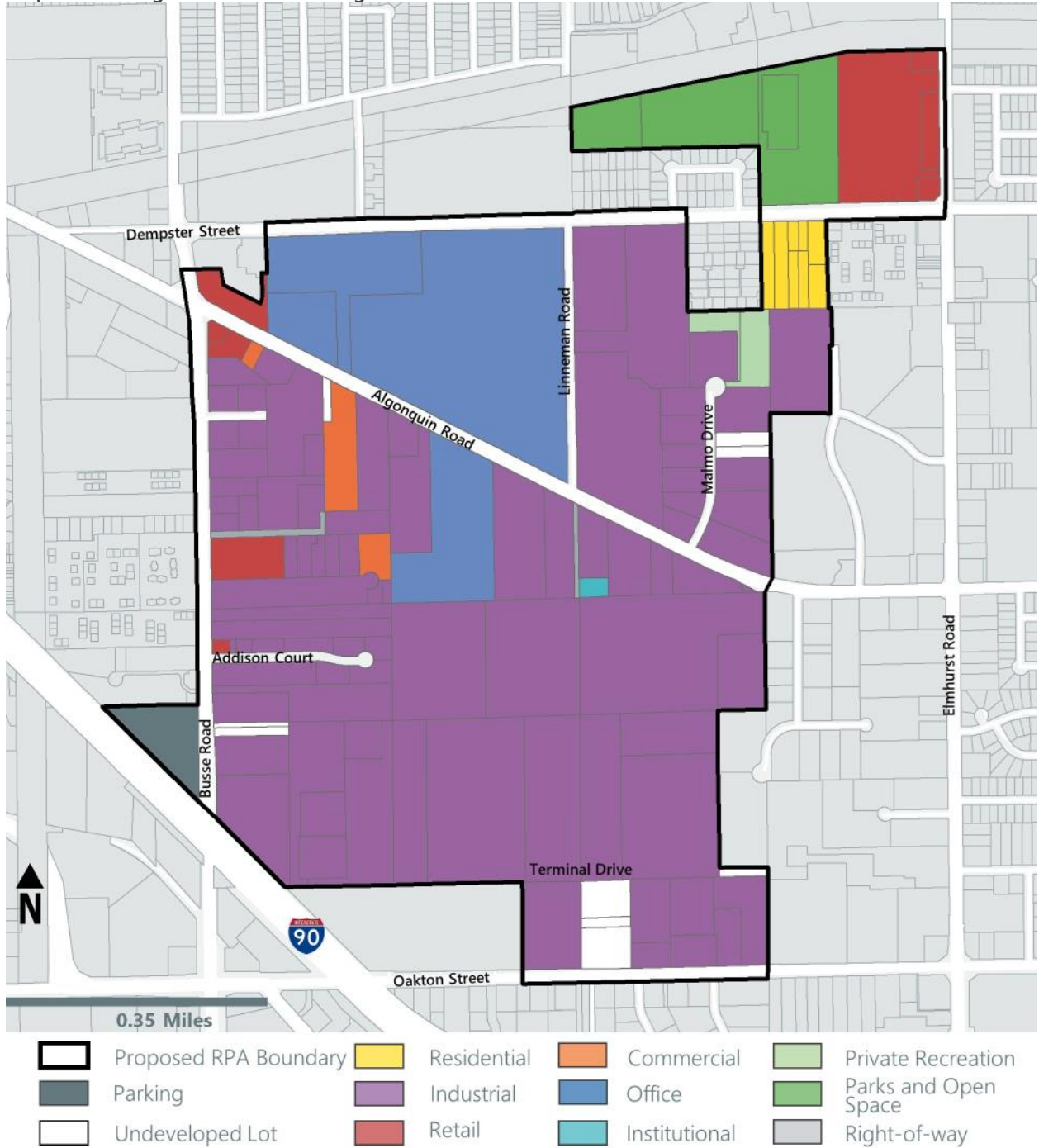
Source: Cook County, Esri, SB Friedman. Village of Mount Prospect

Map 2: Amended RPA Boundary



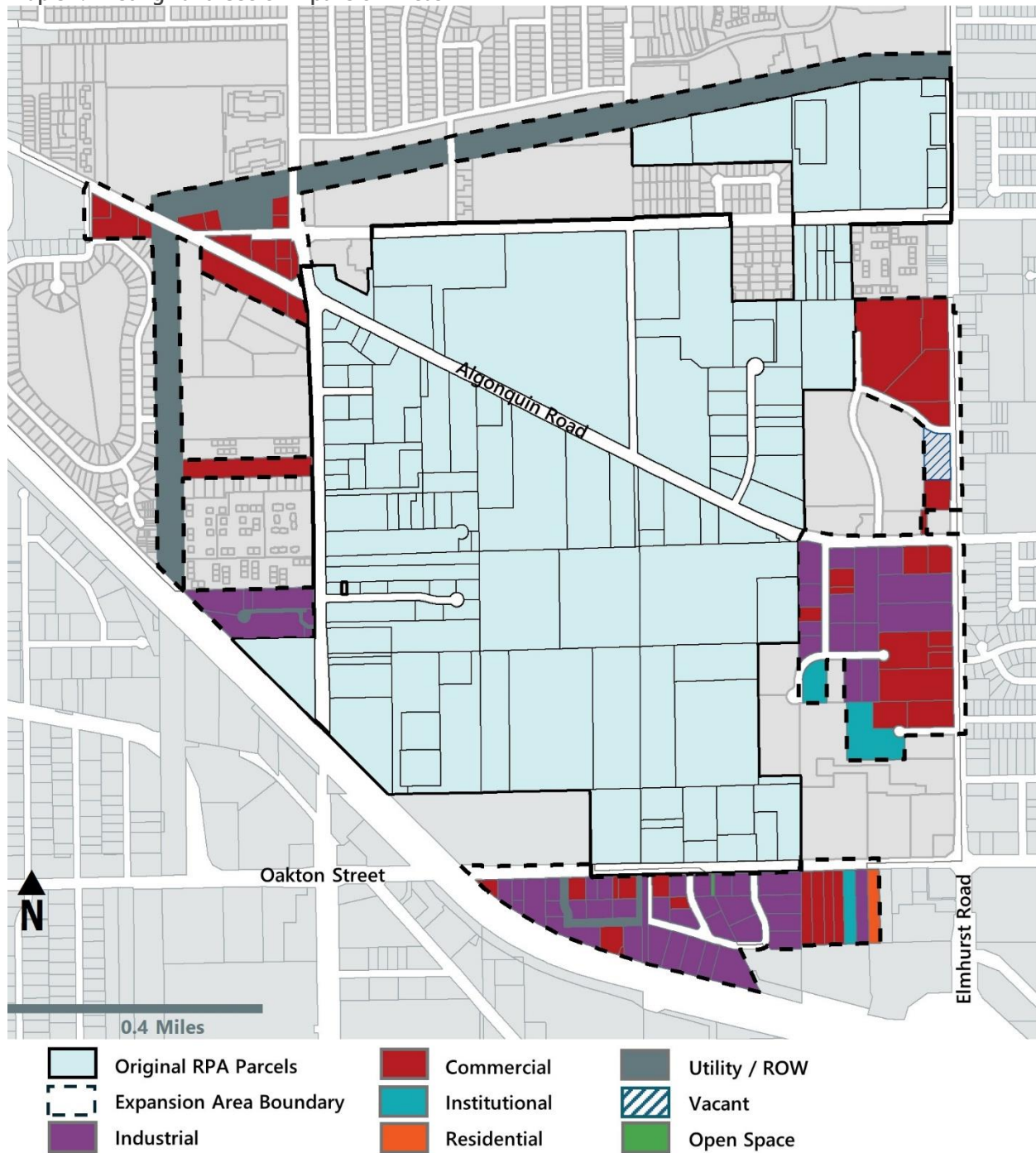
Source: Cook County, Esri, SB Friedman. Village of Mount Prospect

Map 3A: Existing Land Use of the Original RPA



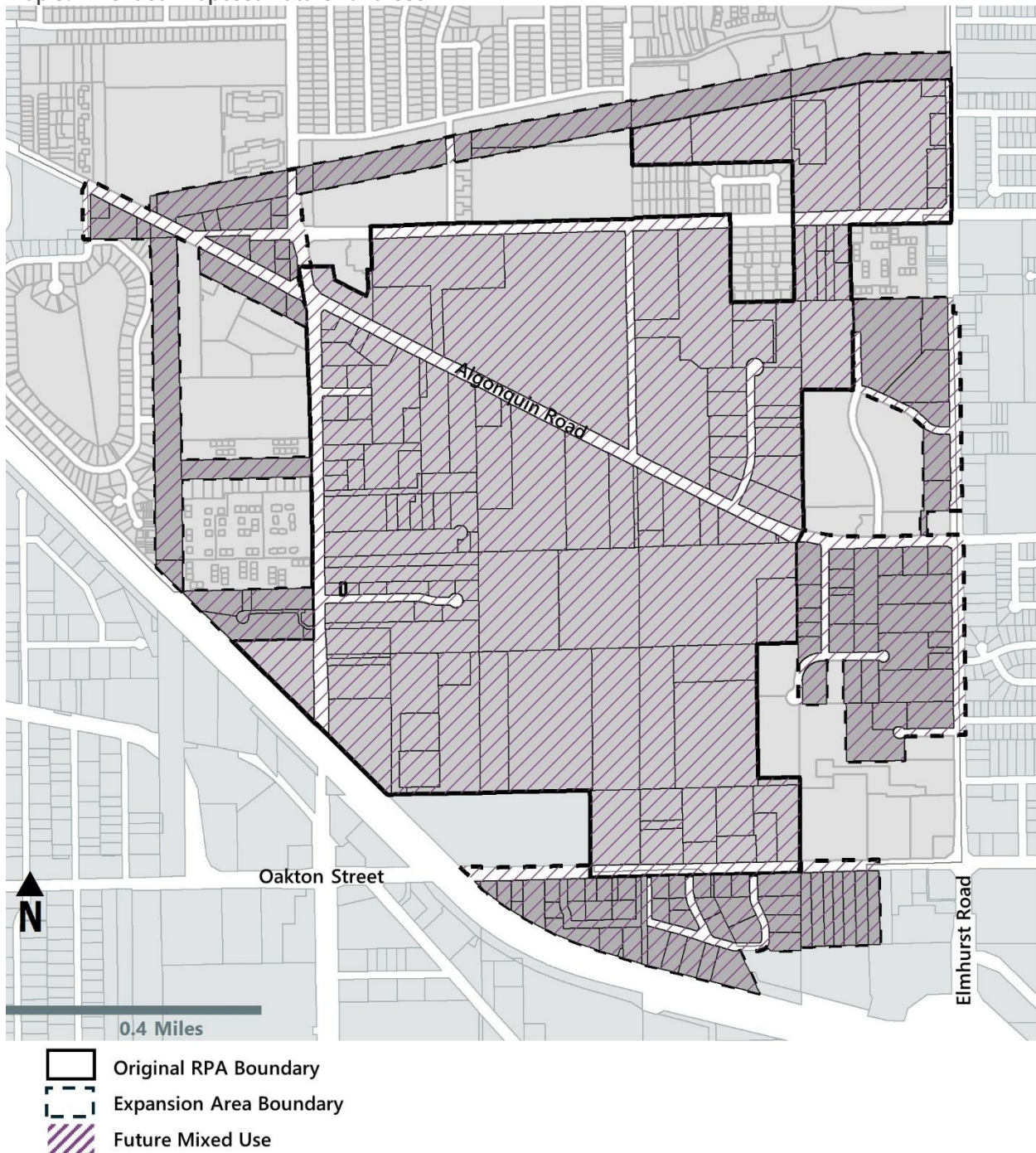
Source: Cook County, Esri, SB Friedman. Village of Mount Prospect

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

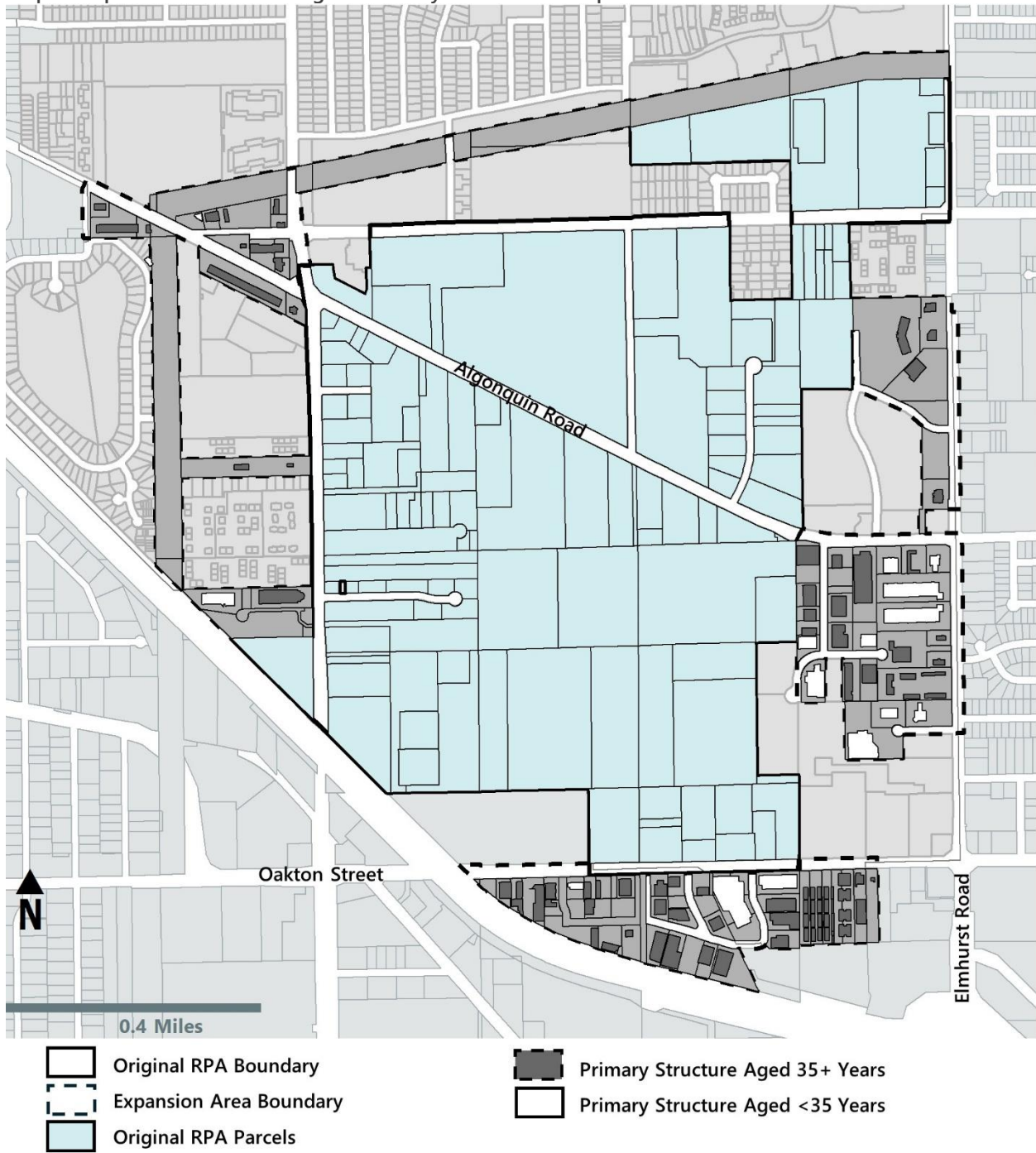
SB Friedman reviewed a memorandum prepared by Gewalt Hamilton Associates, Inc., a third-party engineer engaged by the Village, that indicated that runoff from 100% of the vacant portion of the proposed Expansion Area 2 contributes to flooding within Zone AE areas of the Des Plaines River watershed. This 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:

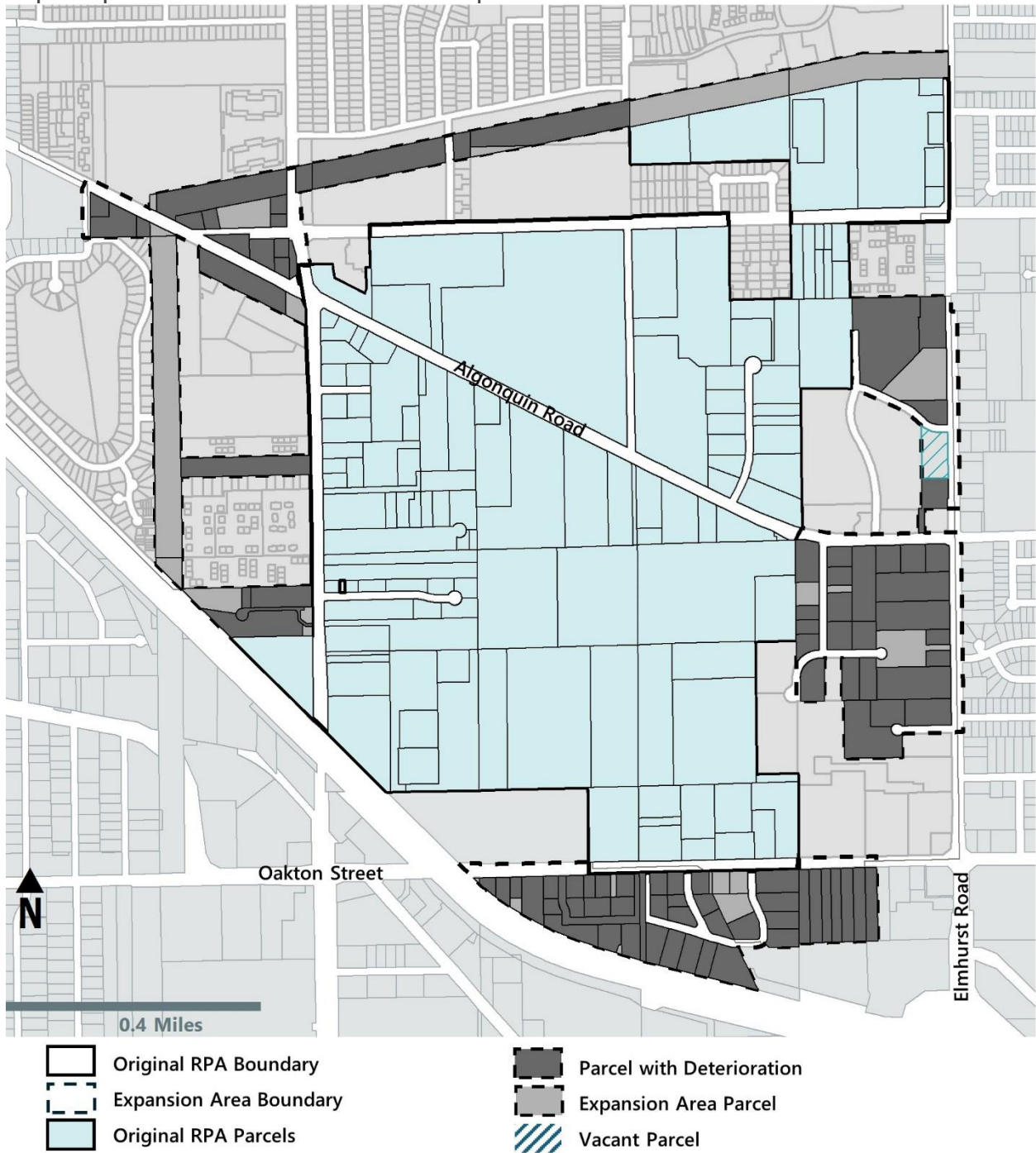
- Expansion Area 1 is eligible for designation as a "conservation area" for improved land;
- Expansion Area 2 is eligible for designation as a "conservation area" for improved land and as a "blighted area" for vacant land; and
- Expansion Area 3 is eligible for designation as a "conservation area" for improved land.

Map A: Improved Land Factor: Age of Primary Structures of Expansion Areas



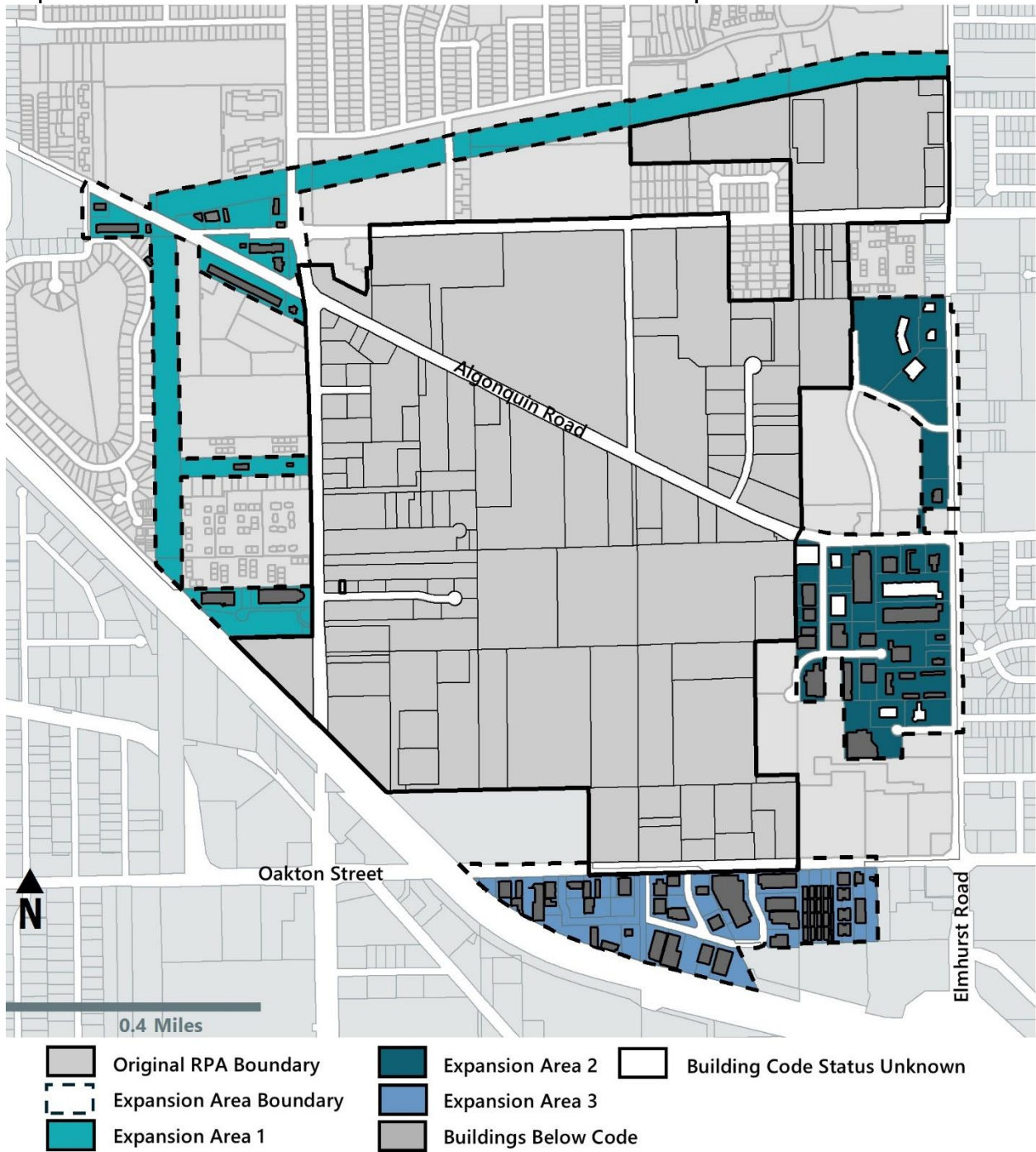
Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

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 $\frac{3}{4}$ 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.

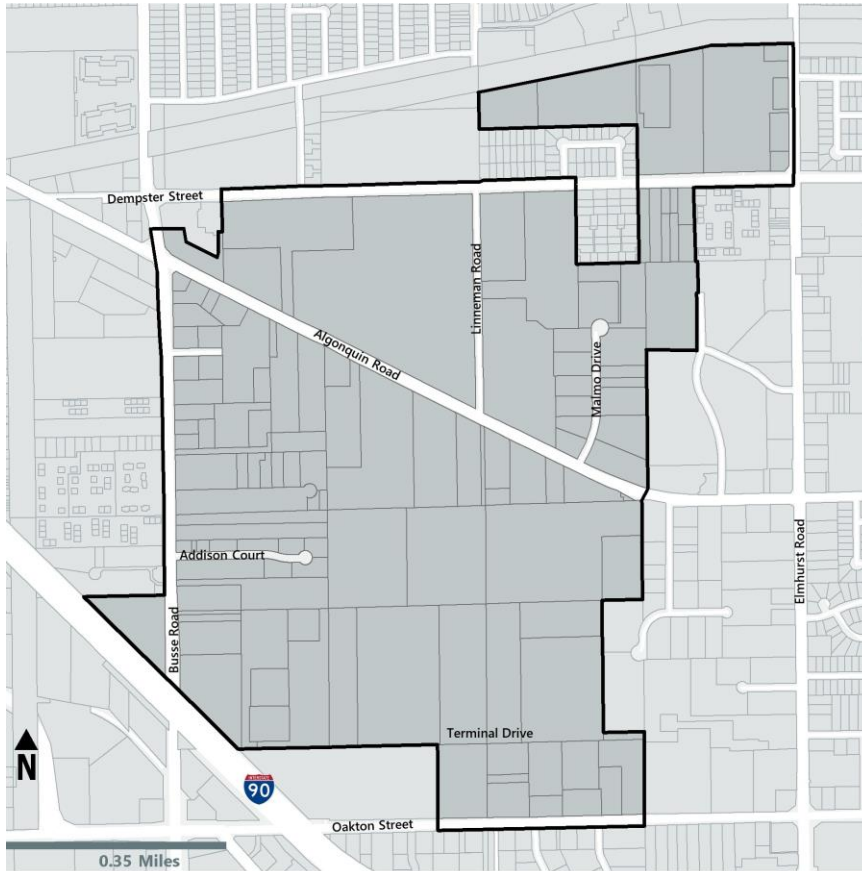
Attachment D: Expansion Area PIN Lists

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



Mount Prospect, IL

South Mount Prospect Redevelopment Project Area

Tax Increment Financing District

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Mount Prospect, IL
South Mount Prospect Redevelopment Project Area
Tax Increment Financing District
Eligibility Report and Redevelopment Plan and Project

Table of Contents

SECTION	PAGE
1. Introduction.....	1
2. Eligibility Report	8
3. Redevelopment Plan and Project.....	16
Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities	28
Appendix 2: Glossary.....	29
Appendix 3: South Mount Prospect RPA Boundary Legal Description	31
Appendix 4: List of PINs in South Mount Prospect RPA.....	33

LIST OF MAPS	PAGE
Map 1: Community Context.....	5
Map 2: Proposed RPA Boundary	6
Map 3: Existing Land Use.....	7
Map 4: Age of Structures.....	12
Map 5A: Deterioration	13
Map 5B: Presence of Structure Below Minimum Code Standards	14
Map 5C: Inadequate Utilities	15
Map 6: Proposed Future Land Use.....	18

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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 million¹. 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

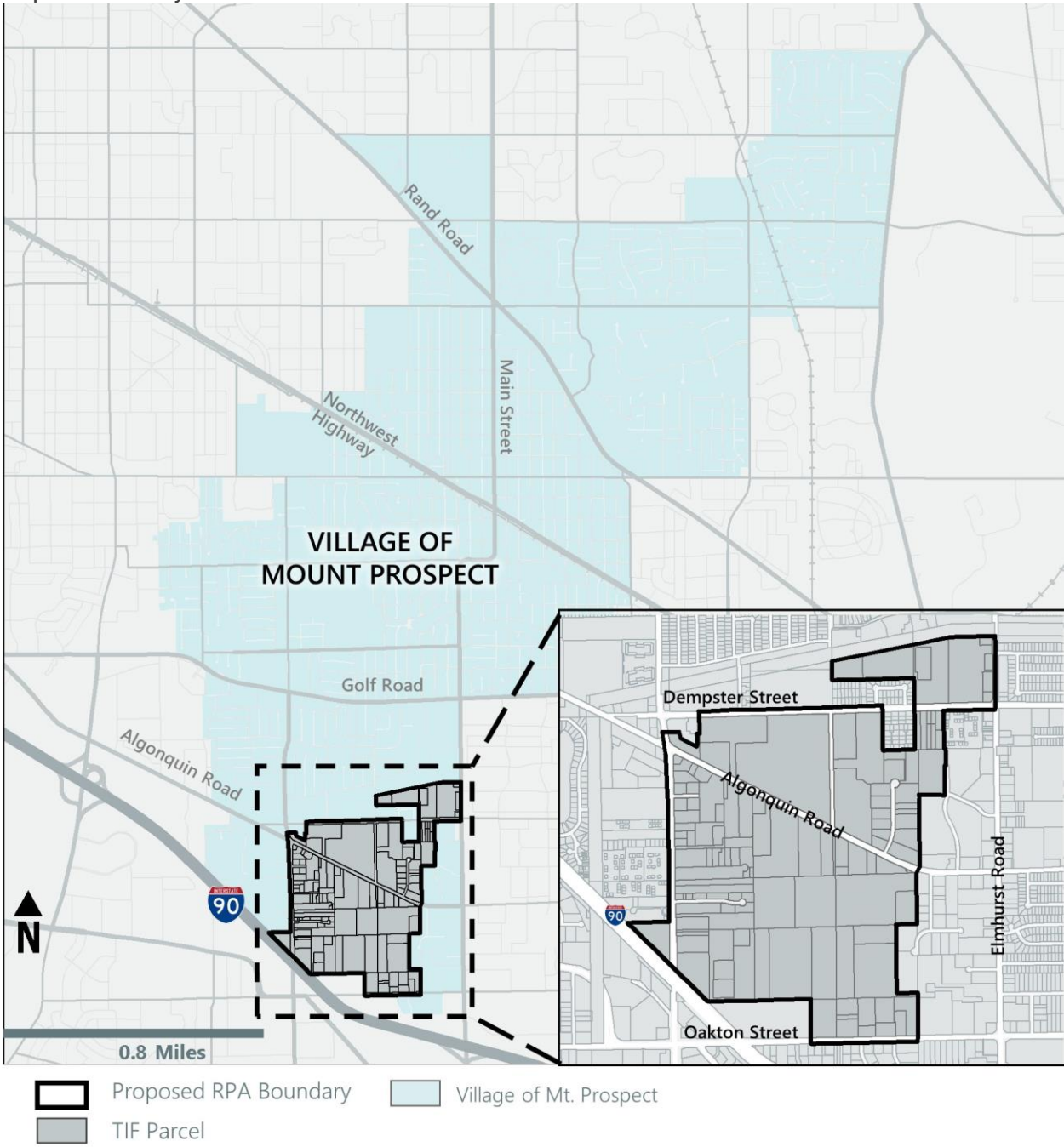
The required conditions for the adoption of this Redevelopment Plan and Project are found to be present within the proposed South Mount Prospect RPA:

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

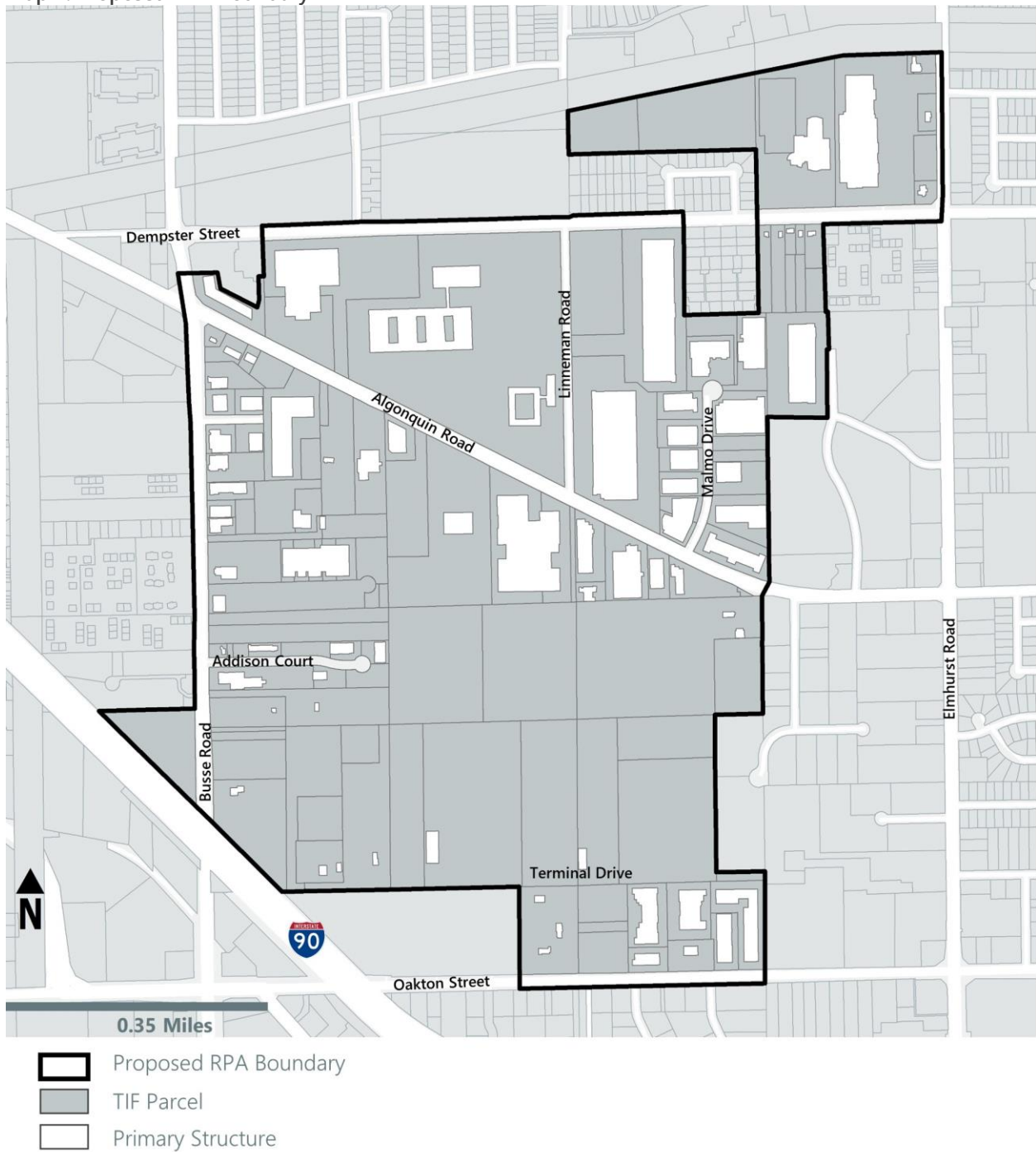
4. The proposed South Mount Prospect RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project;
5. The Redevelopment Plan conforms to and proposes land uses that are consistent with the 2017 Comprehensive Plan, 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



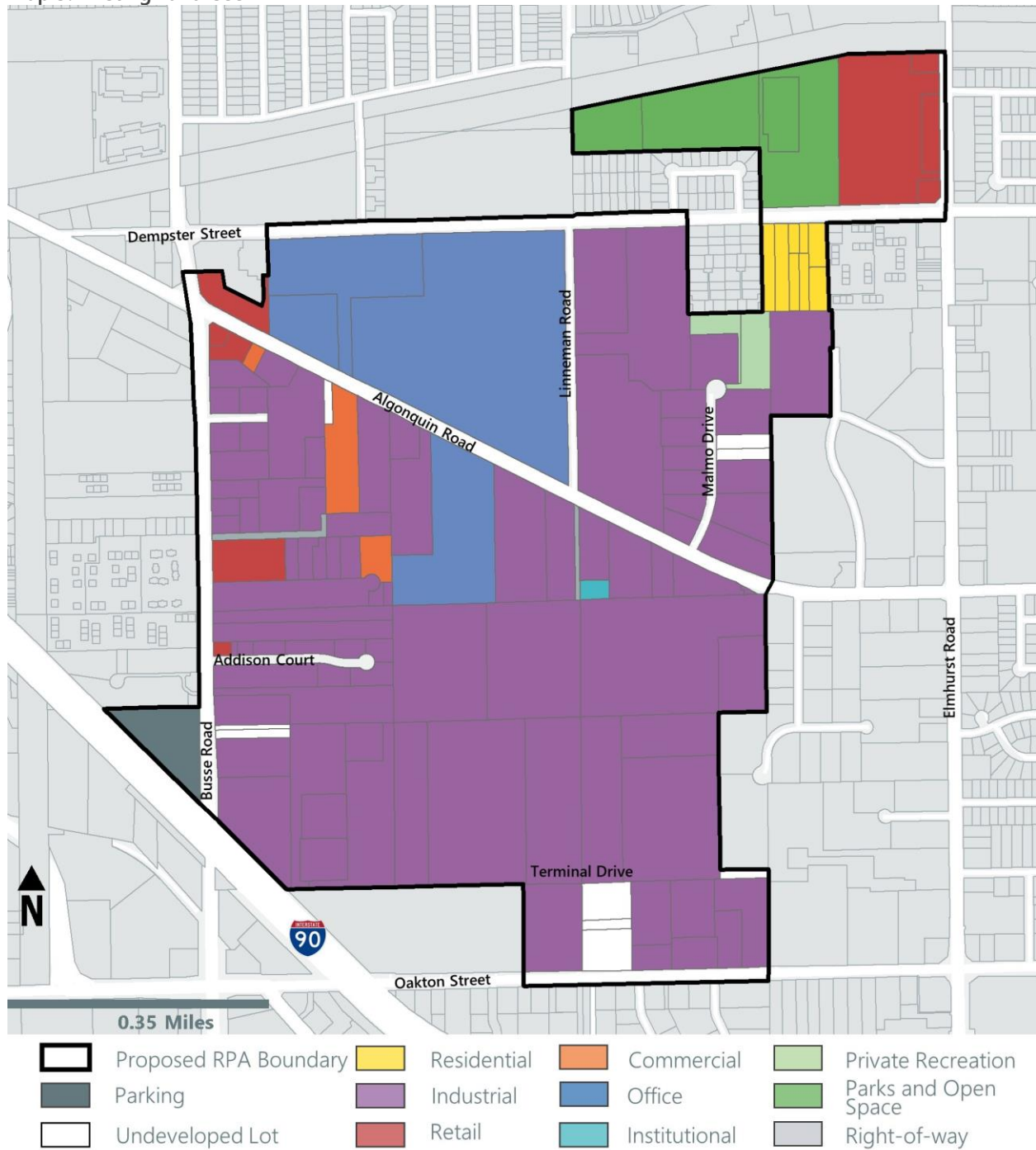
Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

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 **5C** 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:

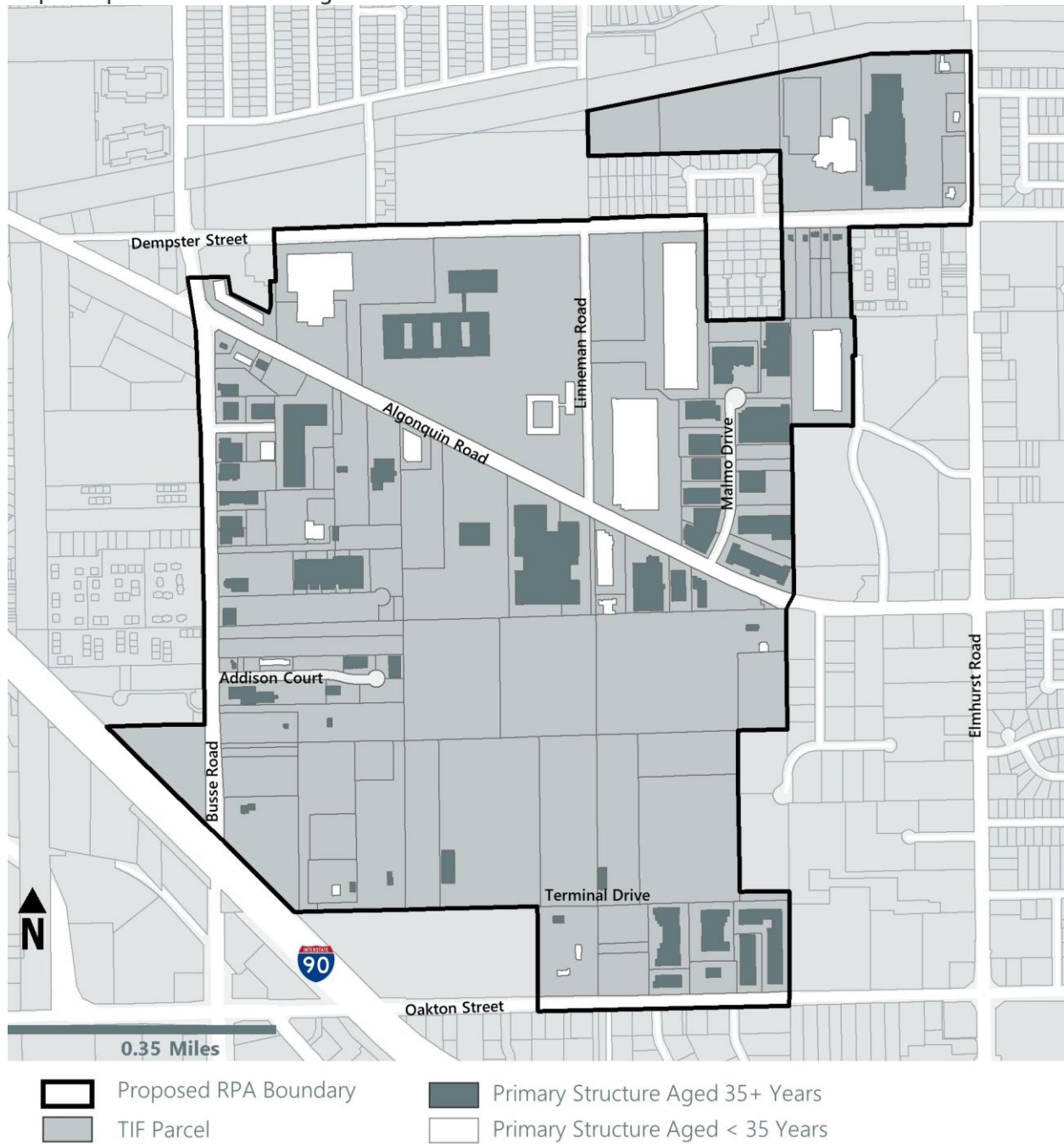
- Incompatible land use relationships with single-family residential lots fronting highly trafficked roads and single-family residential lots adjacent to industrial land uses.
- The two arterials serving the RPA are Oakton Street and Busse Road. Both streets are characterized by numerous curb cuts and 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

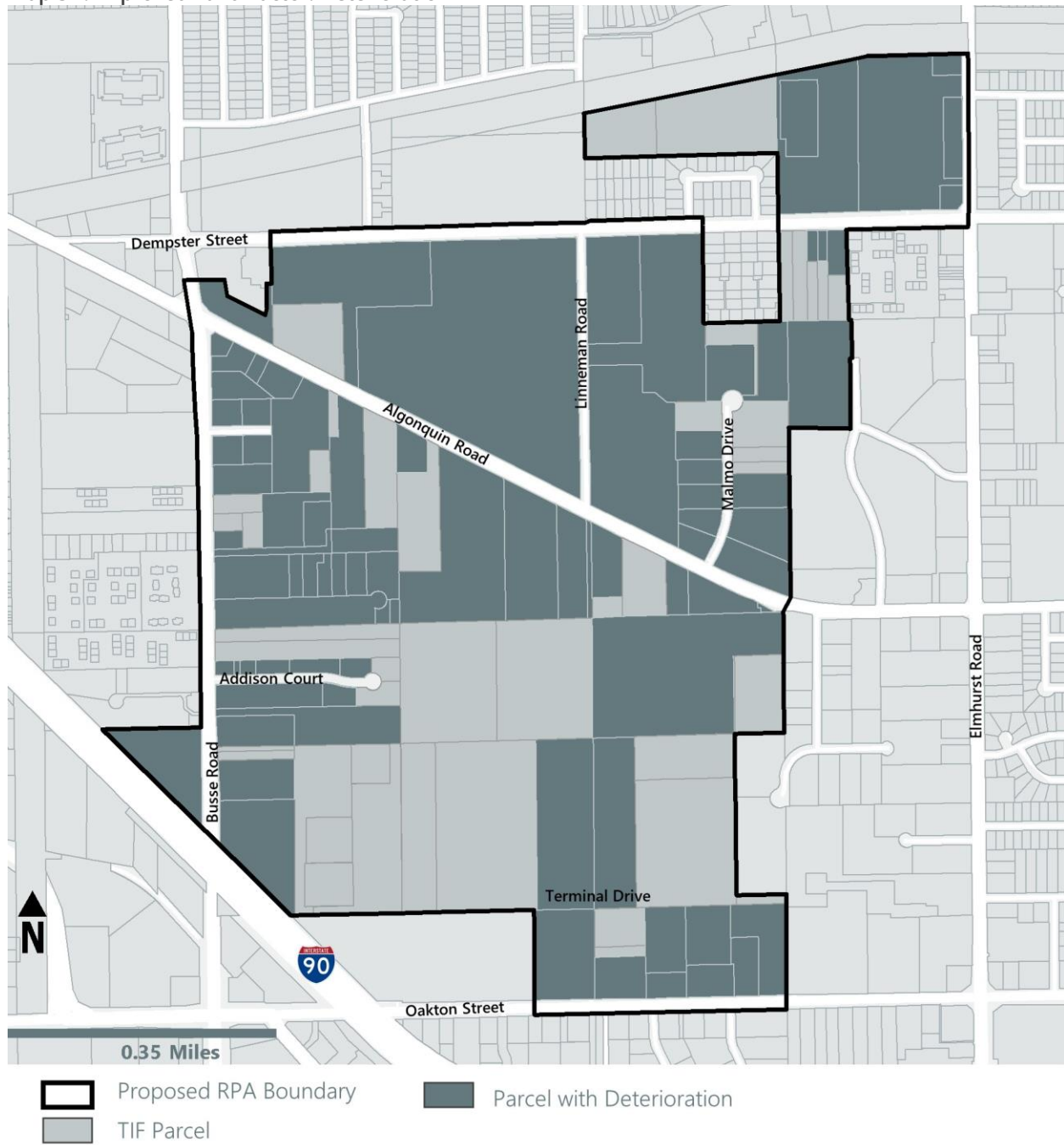
SB Friedman has found that the proposed RPA qualifies as a “conservation area” for improved land, with 74% of the structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors present to a meaningful extent and reasonably distributed within the proposed RPA.

Map 4: Improved Land Factor: Age of Structures



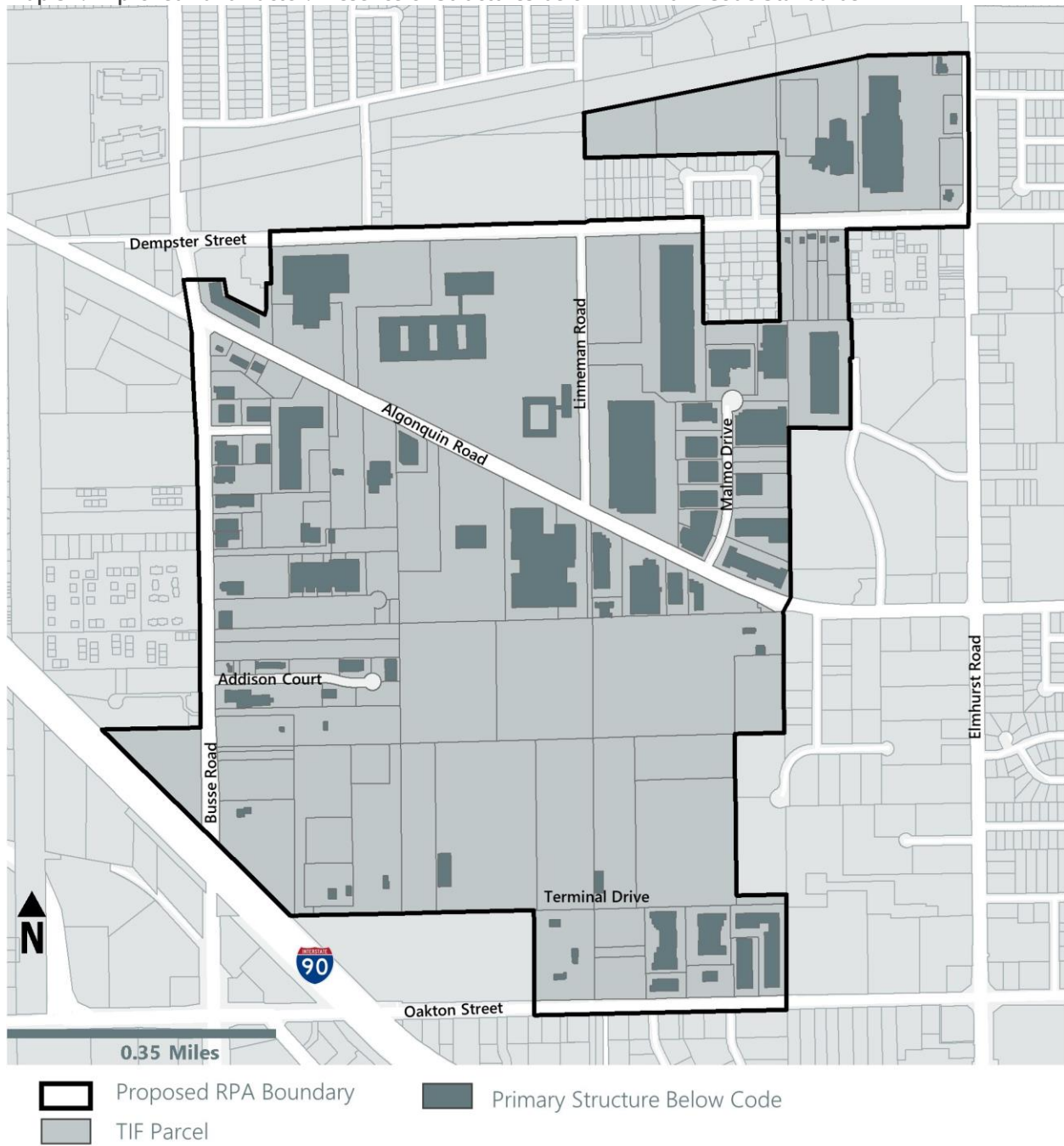
Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map 5A: Improved Land Factor: Deterioration



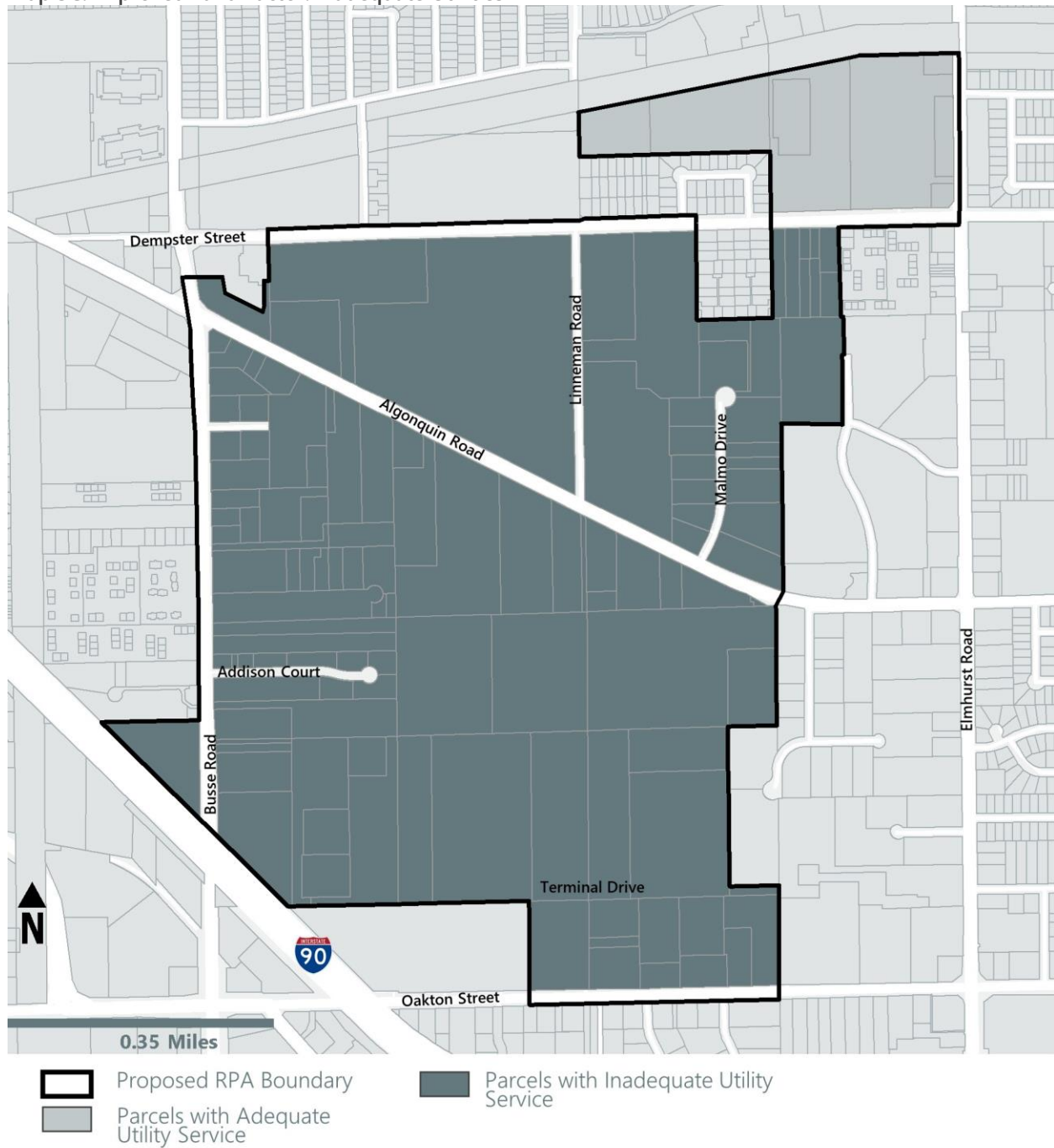
Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

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.

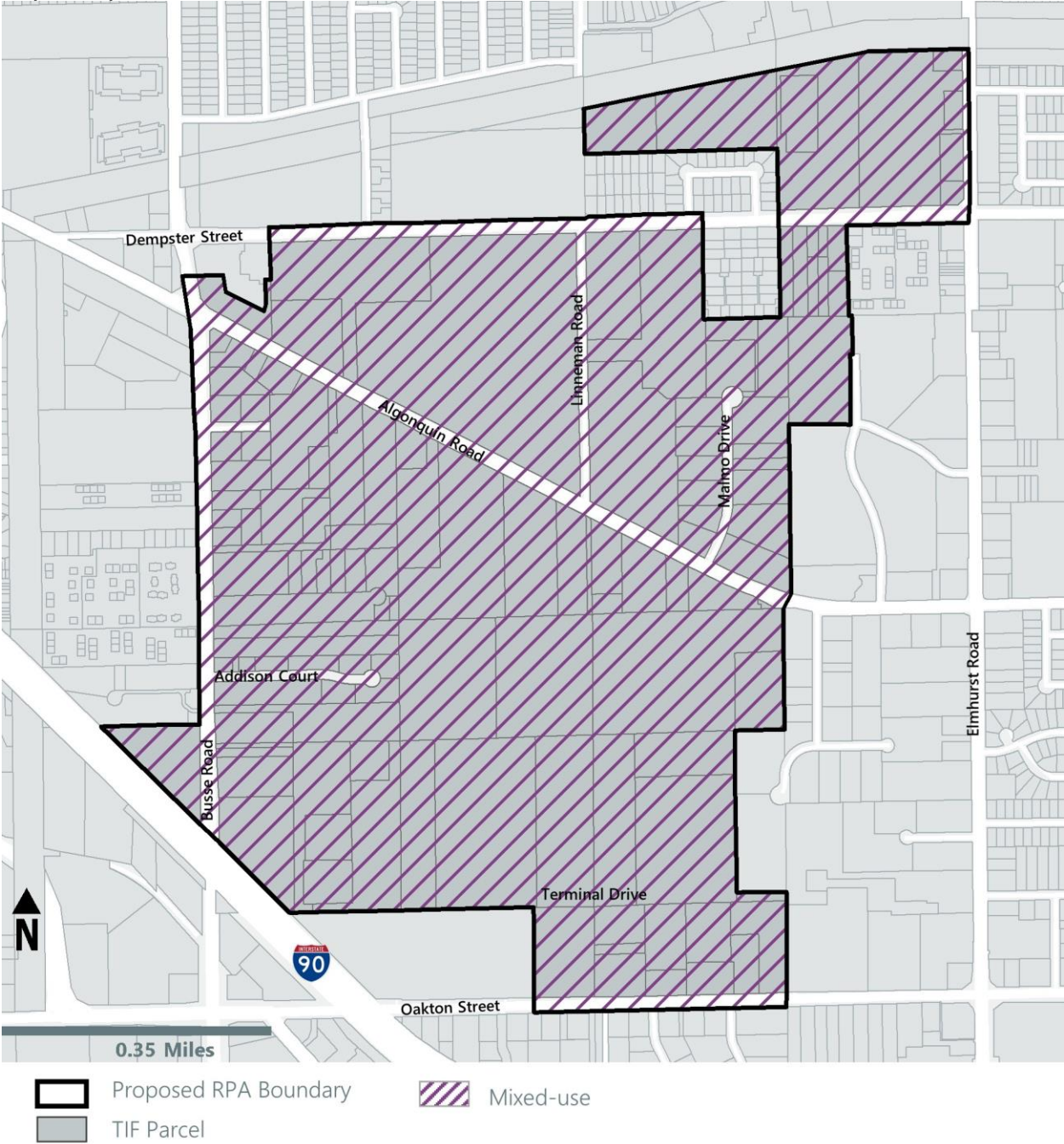
STRATEGY. Redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage private investment.

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

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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 **Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE DESIGNATING THE VILLAGE OF MOUNT PROSPECT SOUTH MOUNT PROSPECT TAX INCREMENT FINANCING DISTRICT AMENDED REDEVELOPMENT PROJECT AREA**

Meeting January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category NEW BUSINESS

Type Action Item

Information

Please see cover memo for Agenda Item 8.1: 1st reading of AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE VILLAGE OF MOUNT PROSPECT SOUTH MOUNT PROSPECT TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PLAN AND PROJECT

Discussion

Alternatives

Staff Recommendation

Attachments

1. Ordinance

ORDINANCE NO. ____

**AN ORDINANCE DESIGNATING THE VILLAGE OF
MOUNT PROSPECT SOUTH MOUNT PROSPECT TAX
INCREMENT FINANCING DISTRICT
AMENDED REDEVELOPMENT PROJECT AREA**

WHEREAS, the Village of Mount Prospect (“**Village**”) is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

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, pursuant to Section 5(c) of the TIF Act, is authorized to add additional parcels of property to the Redevelopment Project Area after giving notice, convening a joint review board, and conducting a public hearing; and

WHEREAS, the Village is considering additions to the Redevelopment Project Area by adding three expansion areas, resulting in the Redevelopment Project Area having the boundaries 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 Redevelopment Project Area (“**Amended TIF Plan**”); and

WHEREAS, the Amended TIF Plan, which addresses the Amended Redevelopment Project Area, has been on file and available at Village Hall since October 4, 2024; and

WHEREAS, pursuant to the TIF Act, the Village President and Board of Trustees convened a meeting of the SMP TIF Joint Review Board on December 2, 2024, and

WHEREAS, at its meeting on December 2, 2024, the Joint Review Board: (i) reviewed the public record, planning documents, and proposed ordinances approving the Amended Redevelopment Project Area and the Amended TIF Plan, and (ii) approved a

resolution recommending approval of the Amended Redevelopment Project Area and approval of the Amended TIF Plan; and

WHEREAS, pursuant to the TIF Act, the Village President and Board of Trustees held a public hearing relative to the Amended Redevelopment Project Area and the Amended TIF Plan on January 7, 2025 (“**Public Hearing**”), at which hearing the Village President and Board of Trustees: (i) reviewed the Amended TIF Plan, the Amended Redevelopment Project Area, and the Joint Review Board resolution; (ii) heard testimony and received written information concerning the Amended Redevelopment Project Area and the Amended TIF Plan, and (iii) reviewed other information, documentation, and studies so as to be generally informed about the conditions of the Amended Redevelopment Project Area; and

WHEREAS, the Village President and Board of Trustees have reviewed the information concerning the factors presented at the Public Hearing and are generally informed of the conditions in the Amended Redevelopment Project Area that cause the Amended Redevelopment Project Area to be a “blighted area” in part and a “conservation area” in part as defined in the TIF Act; and

WHEREAS, the Village President and Board of Trustees have adopted and approved the Amended TIF Plan, and it is now necessary and desirable to designate the area referred to therein as the Amended Redevelopment Project Area of the SMP TIF;

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: DESIGNATION OF AMENDED REDEVELOPMENT PROJECT AREA. The area described and depicted in ***Exhibits B*** and ***C***, respectively, is designated as the Amended Redevelopment Project Area for the SMP TIF.

SECTION 3. AUTHORIZATION FOR TRANSMITTALS AND OTHER ACTION. The Village President and Board of Trustees authorize and direct the Village Manager to take any and all other statutorily required steps in connection with the designation of the Amended Redevelopment Project Area, including, without limitation, the transmission of a certified copy of this Ordinance to the Cook County Clerk.

SECTION 4: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, repealed.

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 will remain in full force and effect, and will 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 will be in full force and effect from and after its passage and approval according to law.

PASSED this _____ day of _____, 2025.

APPROVED this _____ day of _____, 2025.

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

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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 $\frac{3}{4}$ 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,

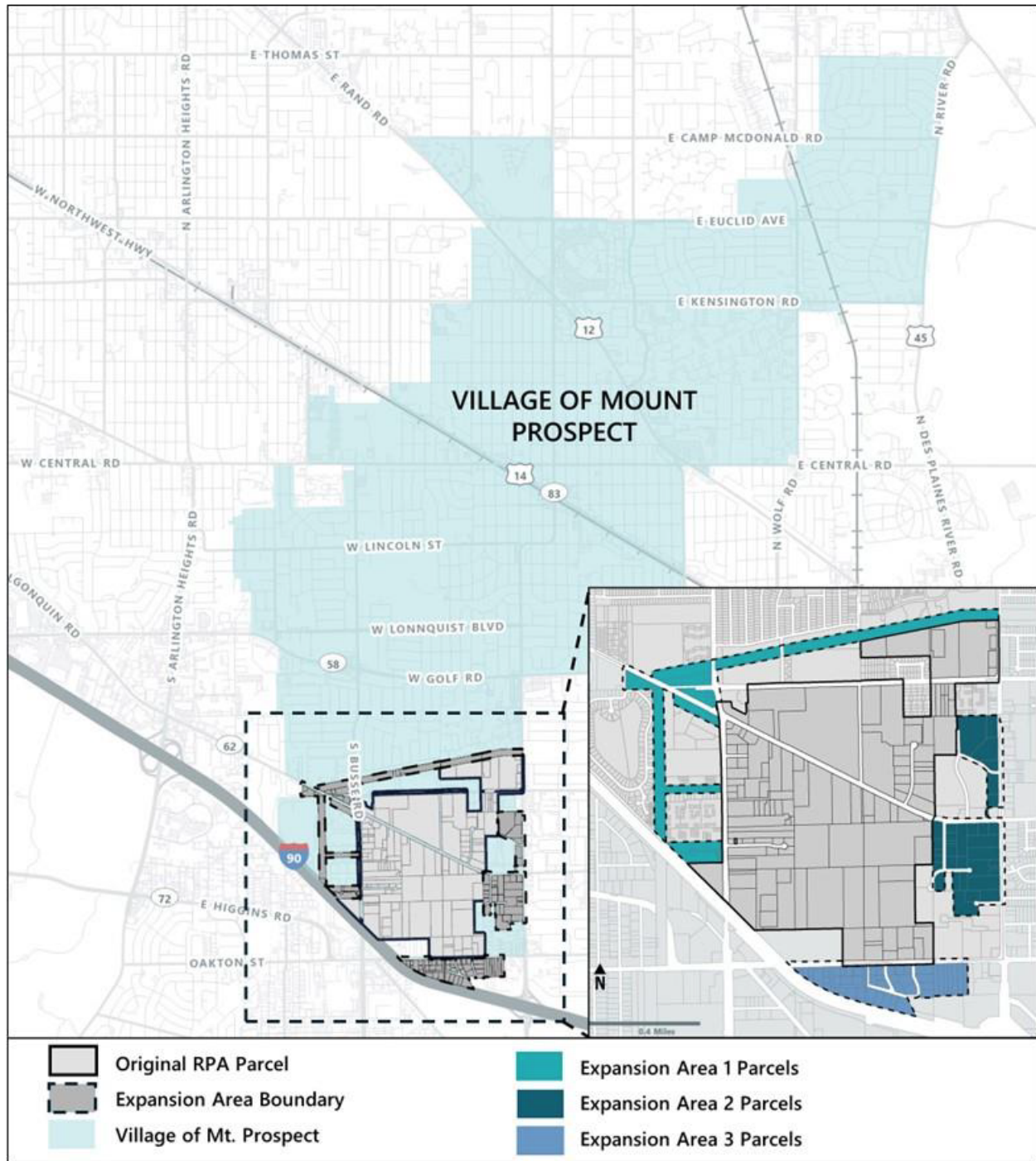
TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 2,800 FEET, MORE OR LESS, TO THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH ALONG SAID WEST LINE 213 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH 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.

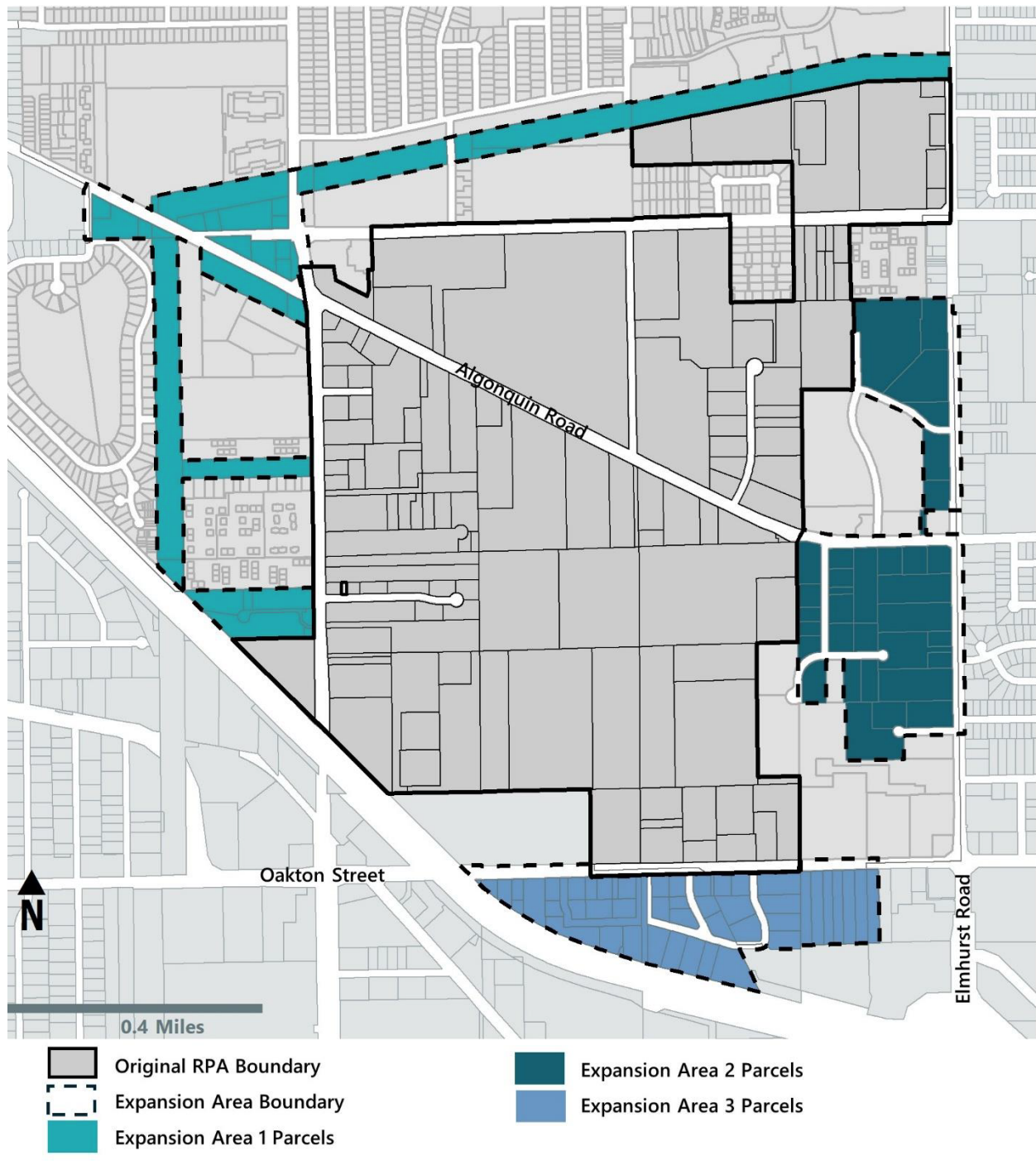
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0823201084, and 0823203042

EXHIBIT C

Depiction of Amended Redevelopment Project Area







Item Cover Page

Subject Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE ADOPTING TAX INCREMENT FINANCING WITHIN THE VILLAGE OF MOUNT PROSPECT SOUTH MOUNT PROSPECT TAX INCREMENT FINANCING DISTRICT AMENDED REDEVELOPMENT PROJECT AREA

Meeting January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N) N

Dollar Amount

Budget Source

Category NEW BUSINESS

Type Action Item

Information

Please see cover memo for Agenda Item 8.1: 1st reading of AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE VILLAGE OF MOUNT PROSPECT SOUTH MOUNT PROSPECT TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PLAN AND PROJECT

Discussion

Alternatives

Staff Recommendation

Attachments

1. Ordinance

ORDINANCE NO. ____

**AN ORDINANCE ADOPTING TAX INCREMENT
FINANCING WITHIN THE VILLAGE OF MOUNT
PROSPECT SOUTH MOUNT PROSPECT TAX
INCREMENT FINANCING DISTRICT AMENDED
REDEVELOPMENT PROJECT AREA**

WHEREAS, the Village of Mount Prospect (“**Village**”) is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

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, pursuant to Section 5(c) of the TIF Act, is authorized to add additional parcels of property to the Redevelopment Project Area after giving notice, convening a joint review board, and conducting a public hearing; and

WHEREAS, the Village is considering additions to the Redevelopment Project Area by adding three expansion areas, resulting in the Redevelopment Project Area having the boundaries 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 amendments to the TIF Plan to add the expansion areas to the Redevelopment Project Area (“**Amended TIF Plan**”); and

WHEREAS, the Amended TIF Plan has been on file and available at Village Hall since October 4, 2024; and

WHEREAS, pursuant to the TIF Act, the Village President and Board of Trustees convened a meeting of the SMP TIF Joint Review Board on December 2, 2024, and

WHEREAS, at its meeting on December 2, 2024, the Joint Review Board: (i) reviewed the public record, planning documents, and proposed ordinances approving the Amended Redevelopment Project Area and the Amended TIF Plan, and (ii) approved a

resolution recommending approval of the Amended Redevelopment Project Area and approval of the Amended TIF Plan; and

WHEREAS, pursuant to the TIF Act, the Village President and Board of Trustees held a public hearing relative to the Amended Redevelopment Project Area and the Amended TIF Plan on January 7, 2025 (“**Public Hearing**”), at which hearing the Village President and Board of Trustees: (i) reviewed the Amended TIF Plan, the Amended Redevelopment Project Area, and the Joint Review Board resolution; (ii) heard testimony and received written information concerning the Amended Redevelopment Project Area and the Amended TIF Plan, and (iii) reviewed other information, documentation, and studies so as to be generally informed about the conditions of the Amended Redevelopment Project Area; and

WHEREAS, the Village President and Board of Trustees have reviewed the information concerning the factors presented at the Public Hearing and are generally informed of the conditions in the Amended Redevelopment Project Area that cause the Amended Redevelopment Project Area to be a “blighted area” in part and a “conservation area” in part as defined in the TIF Act; and

WHEREAS, the Village President and Board of Trustees desire to confirm the adoption of tax increment financing within the Amended Redevelopment Project Area pursuant to the TIF Act; and

WHEREAS, the Village President and Board of Trustees have approved the Amended TIF Plan and designated the Amended Redevelopment Project Area pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act in connection therewith;

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: ADOPTION OF TAX INCREMENT FINANCING. Tax increment financing is adopted with respect to the SMP TIF and within the Amended Redevelopment Project Area, with the Amended TIF Plan in relation thereto having been approved and adopted pursuant to an Ordinance adopted by the Village President and Board of Trustees on January 21, 2025, and with the Amended Redevelopment Project Area in relation thereto, described and depicted in ***Exhibits B*** and ***C***, respectively, having been approved, adopted and so designated pursuant to an Ordinance adopted by the Village President and Board of Trustees on January 21, 2025.

SECTION 3: ALLOCATION OF AD VALOREM TAXES. *Ad valorem* taxes arising from the levies upon taxable real property in the Amended Redevelopment Project Area

by taxing districts, and tax rates determined in the manner provided in the TIF Act, each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs have been paid, will be divided as set forth in the TIF Act, this Ordinance, the ordinances referenced in Section 2 above, and Ordinance Nos. 6625, 6626, and 6627, as amended.

SECTION 4: USE OF ALLOCATED INCREMENTAL TAXES. The Village will obtain and utilize incremental taxes from the Amended Redevelopment Project Area for the payment of redevelopment project costs and all Village obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the Amended TIF Plan.

SECTION 5. AUTHORIZATION FOR TRANSMITTALS AND OTHER ACTION. The Village President and Board of Trustees authorize and direct the Village Manager to take any and all other statutorily required steps in connection with the adoption of tax increment allocation financing, including, without limitation, the transmission of a certified copy of this Ordinance to the Cook County Clerk.

SECTION 6: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, repealed.

SECTION 7: 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 will remain in full force and effect, and will 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 8: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage and approval according to law.

PASSED this ____ day of _____, 2025.

APPROVED this ____ day of _____, 2025.

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; 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.

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 $\frac{3}{4}$ 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,

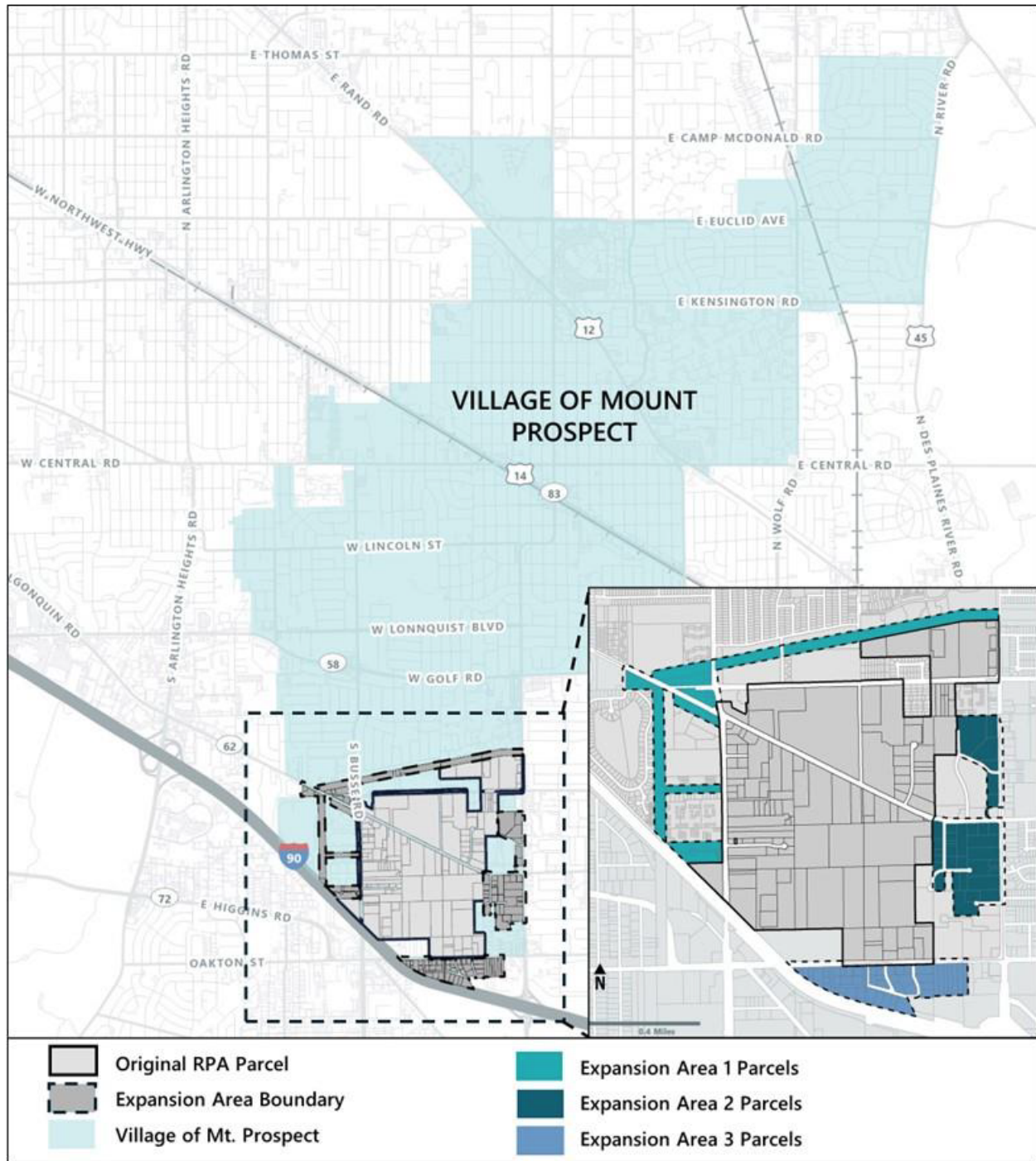
TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 2,800 FEET, MORE OR LESS, TO THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH ALONG SAID WEST LINE 213 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH 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.

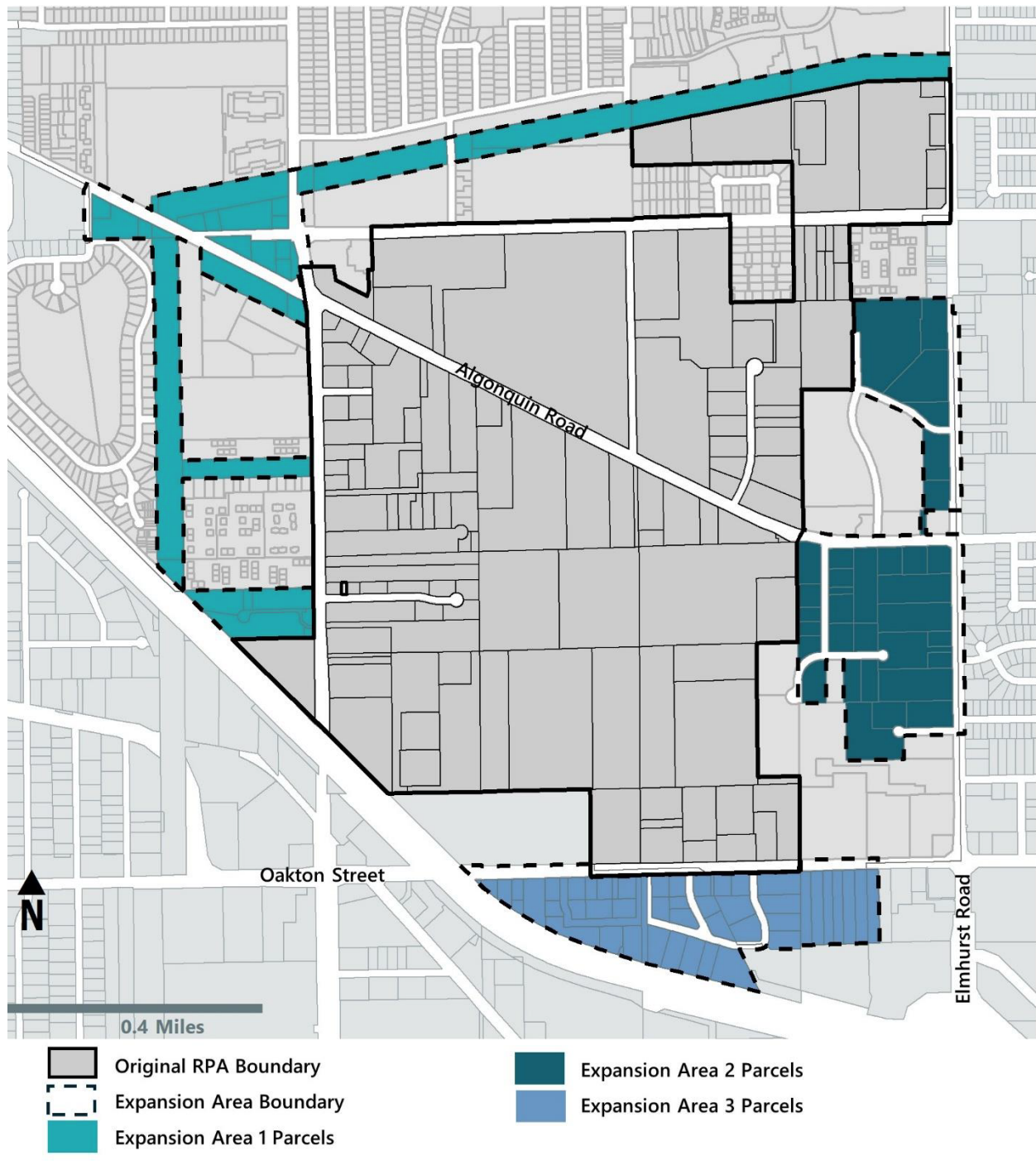
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0823201084, and 0823203042

EXHIBIT C

Depiction of Amended Redevelopment Project Area







Item Cover Page

Subject	A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PROSPECT HEIGHTS TO SHARE THE COST OF ENGINEERING SERVICES TO CERTIFY LEVEE 37 WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
Meeting	January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$28,500.00
Budget Source	Flood Control Construction Fund
Category	NEW BUSINESS
Type	Action Item

Information

Construction of Levee 37 was completed in 2024 with the commissioning of a supplemental pump station (Pump Station 2.5). This station increased the dewatering capability of the levee pump system to mirror the natural drainage rate for properties in northeast Mount Prospect prior to levee construction.

The original pump station system only provided about 60 cubic feet per second (CFS) worth of dewatering pump capacity. With the addition of Pump Station 2.5, the dewatering capacity improves to over 200 CFS. The drainage capacity of the area prior to the levee (overland, through soil, and via gravity storm sewers) was 240 CFS. This improvement provides valuable protection from riverine and interior drainage flooding for Mount Prospect homes and businesses.

Another important benefit the levee provides is relief from a federal requirement that property owners in the regulated floodplain have flood insurance. The Federal Emergency Management Agency (FEMA) requires homes and businesses within a designated Special Flood Hazard Zone maintain adequate flood insurance. 183 homes and businesses behind the levee in Mount Prospect are required to have flood insurance. Hundreds more in Prospect Heights are also subject to this requirement. The average cost of flood insurance is \$2,000 per year.

The levee can potentially nix this requirement. To do this, FEMA must be petitioned to issue a Letter of Map Revision (LOMR) that states the levee can provide protection against the 100-year recurrence interval riverine flood. A 100-year river flood is an event that has a 1% chance of happening in any given year.

Once a LOMR is issued, FEMA will remove the Special Flood Hazard designation from their Flood Insurance Rate Maps (FIRM). The new maps release property owners from the

mandatory requirement to have flood insurance.

To certify a levee, the community or levee owner must work with a licensed engineer to develop and certify documentation that the levee meets design construction standards. In the case of Levee 37, this scope of work includes:

- Requesting information from United States Army Corps of Engineers (USACE) designers.
- Reviewing, updating, and affirming hydraulic modeling for the levee and for upstream compensatory storage at Heritage Park.
- Reviewing and updating interior drainage models and river profiles to comply with current FEMA requirements.
- Coordinate findings and LOMR request with the Illinois Department of Natural Resources – Office of Water Resources (IDNR-OWR).
- Prepare Letter of Map Revision for submittal to FEMA.
- Respond to FEMA review comments.

Discussion

USACE originally intended to certify the levee utilizing their in-house staff at no charge to Mount Prospect or Prospect Heights. Recent rule changes at USACE require a funding source to proceed with certification work. USACE estimates that their cost to perform this work would be between \$300,000 - \$500,000. As the local sponsors and owners of the levee, Mount Prospect and Prospect Heights would have to foot this bill.

As an alternative, staff solicited a proposal from Christopher B. Burke Engineering, LTD (CBBEL) to prepare a certification request for Levee 37. In the opinion of staff, CBBEL is uniquely qualified for this role because of their extensive work on the 2015 Levee 37 Drainage Study which included analysis of the interior drainage behind the levee as well as the impact of mechanical pump dewatering on downstream river profiling. This work was extremely influential in persuading USACE and IDNR to fund the supplemental pump station. It also has given CBBEL a rather exclusive understanding of the levee system and the key stakeholders. In addition, CBBEL is one of the few consulting firms who have actual experience with the levee certification process.

CBBEL's requested fee to certify the levee is \$57,000. The work effort includes 324 hours and the hourly rate is \$176 / hour. It is the opinion of staff that this rate is acceptable considering the experience and knowledge requirements to successfully complete the task.

The City of Prospect Heights has agreed to share in this cost equally. The Village's anticipated cost to certify the levee is \$28,500.

Attached are a resolution and an intergovernmental agreement memorializing this arrangement.

Alternatives

1. Pass a resolution authorizing the mayor to sign an intergovernmental agreement with the City of Prospect Heights to certify Levee 37.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board pass a resolution authorizing the mayor to sign an intergovernmental agreement with the City of Prospect Heights to share equally in the cost of engineering services necessary to certify Levee 37 with FEMA.

Attachments

1. VOMP-PH IGA FOR LEVEE 37 CERTIFICATION COSTS
2. A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PROSPECT HEIGHTS FOR THE CERTIFICATION OF LEVEE 37ka

INTERGOVERNMENTAL AGREEMENT

This Intergovernmental Agreement (the “Agreement”) is made and entered into by and between the City of Prospect Heights (the “City” or “Party”) and the Village of Mount Prospect, an Illinois municipal corporation (the “Village” or “Party”) (collectively “Parties”).

RECITALS

WHEREAS, the 1970 Constitution of the State of Illinois, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

WHEREAS, the provisions of the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorizes and encourages intergovernmental cooperation; and

WHEREAS, the City of Prospect Heights (the City) and the Village of Mount Prospect (the Village) are units of government within the meaning of the 1970 Constitution of the State of Illinois, Article VII, Section 10, having the power and authority to enter into an intergovernmental agreement; and

WHEREAS, the United States Army Corps of Engineers (USACE) constructed Levee 37 and its supplemental Pump Station 2.5 to protect homes and businesses from riverine and interior drainage system flooding, and

WHEREAS, the City and the Village have agreed to be local community sponsors for the Levee 37 improvements accepting ownership, operation, and maintenance responsibilities for the levee system when completed, and

WHEREAS, USACE recently advised the City and the Village that it would cost between \$300,000 and \$500,000 for USACE to certify Levee 37 with the Federal Emergency Management Agency (FEMA), and

WHEREAS, FEMA certification of the levee is necessary to remove the federal requirement for homeowners protected by the levee to have flood insurance, to permit new construction below the current base flood elevation, and to remove the area protected by the levee from FEMA’s Flood Insurance Rate Maps (FIRM), and

WHEREAS, the City and the Village affirm that these outcomes are desirable and provide good and valuable benefits for the residents of both communities, and

WHEREAS, the City and the Village have obtained a proposal from Christopher B. Burke Engineering, LTD, of Rosemont, Illinois (CBBEL), to prepare and submit the documentation necessary for FEMA certification of Levee 37 at less than 25% of USACE’s estimated cost, and

WHEREAS, the City and the Village have mutually agreed to share equally in the cost of the CBBEL contract for engineering services necessary to certify Levee 37, and

NOW, THEREFORE, in consideration of the promises, covenants, terms and conditions set forth in this Agreement, the Parties hereto agree as follows:

Section 1. Incorporation of Recitals. The above recitals are incorporated into this Agreement as if fully set forth herein.

Section 2. Scope of the Work. The Parties agree that the general purpose of the Work shall is to prepare and submit necessary documentation and supporting data necessary for FEMA certification of Levee 37 and issuance of a Letter of Map Revision (LOMR) removing properties protected by the levee from the Special Flood Hazard Area designation on FIRM maps. To this end, work tasks include:

Task 1 – USACE Data Request and Coordination: CBBEL will request additional information from the United States Army Corps of Engineers including the most recent hydraulic model and interior drainage analysis.

Task 2 – Hydraulic Modeling Review and Updates: CBBEL will complete a review of the hydraulic model provided for concurrence with the Levee 37 as-built plans and upstream compensatory storage at Heritage Park in Wheeling, IL. It is assumed these were the proposed conditions plans. Updates to the model for compliance with the as-built plans will be performed.

Task 3 – Interior Drainage Modeling Review and Updates: CBBEL will review the previously submitted model for concurrence with the as-built plans. It is assumed that this model was a proposed conditions model and not updated per the as built plans as this software is no longer supported by USACE. CBBEL previously prepared a more current model as part of the Levee 37 interior drainage improvements project. CBBEL will update this model as necessary to conform with the previously submitted hydrology and in accordance with FEMA interior drainage analysis guidelines.

Task 4 – Pre-Submittal Agency Coordination: Illinois Department of Natural Resources Office of Water Resources (IDNR-OWR) concurrence is required. The modeling analysis completed in Task 2 will be provided to IDNR-OWR along with a LOMR cover letter describing changes from the previous submittal. IDNR-OWR will review the technical aspects of the hydraulic modeling and flood mapping. After IDNR-OWR has concurred with the technical aspects of the LOMR request, they will issue a 21-day public notice to affected property owners and other governmental agencies. If comments are received during the public notice period, CBBEL will provide IDNR-OWR with appropriate responses.

Task 5 – LOMR Resubmittal and Agency Response: Upon receipt of IDNR-OWR concurrence, the LOMR request will be submitted to FEMA for approval. This task includes responding to any FEMA review comments and general project coordination.

Section 3. Sharing of the costs, fees, and expenses of the Work. The City and the Village will each pay one half of the costs, fees, and expenses of the Work as set forth in a technical proposal and a cost proposal prepared by CBBEL. The City and the Village agree the Party that contracts for the Work shall pay for it and the non-contracting Party shall reimburse the contracting Party for one half of the cost within ten (10) days after receipt of written notice the reimbursement is required.

Section 4. Insurance. The City and the Village each shall procure and maintain, at their sole cost and expense, during the Work, a policy or policies of insurance with a company or companies authorized to do business in Illinois that insure each Party against general liability, fire, casualty, theft and property damage caused by the entity retained to do the Work, along with its employees and contractors. The coverage amounts for the insurance policy or policies for each Party shall be \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate. The City and the Village shall be named as a primary insured on the insurance policies. The City and the Village will provide to each other Certificates of Insurance if requested.

Section 5. General Provisions.

5.1. Governing Law and Venue. This Agreement shall be interpreted under, and governed by, the laws of the State of Illinois. Any claim, suit, action or proceeding brought in connection with this Agreement shall be in the Circuit Court of Cook County, Illinois, and both City and the Village consent to the personal and subject matter jurisdiction of said Circuit Court and waive any claim that venue therein is not proper.

5.2. Modification of the Agreement. This Agreement shall not be modified, altered, or amended in any way except in writing agreed upon by both the City and the Village.

5.3. Notices. All written notices made pursuant to this Agreement shall be directed to the specified individuals at the addresses set forth below by any of the following means: personal service, overnight courier or first-class mail, postage pre-paid.

TO THE CITY OF PROSPECT HEIGHTS:

City Administrator
City of Prospect Heights
8 North Elmhurst Road
Prospect Heights, Illinois 60070

TO THE VILLAGE OF MOUNT PROSPECT:

Village Manager
50 South Emerson Street
Mount Prospect, Illinois 60056

5.4. Entire Agreement. This Agreement constitutes the entire agreement between the City and the Village and supersedes and replaces any and every other prior or contemporaneous agreement, negotiation, understanding, commitments and/or other writings with respect to the subject matter herein.

IN WITNESS WHEREOF, the City of Prospect Heights and the Village of Mount Prospect have caused this Agreement to be executed by their respective officials on the dates indicated.

VILLAGE OF MOUNT PROSPECT

CITY OF PROSPECT HEIGHTS

Paul W. Hoefert
Mayor

Patrick Ludvigsen
Mayor

This ____ day of _____, 2025

This ____ day of _____, 2025

ATTEST:

ATTEST:

Mount Prospect Village Clerk

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL
AGREEMENT WITH THE CITY OF PROSPECT HEIGHTS FOR THE CERTIFICATION OF LEVEE 37**

WHEREAS, the 1970 Constitution of the State of Illinois, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance; and

WHEREAS, the provisions of the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorizes and encourages intergovernmental cooperation; and

WHEREAS, the City of Prospect Heights (the City) and the Village of Mount Prospect (the Village) are units of government within the meaning of the 1970 Constitution of the State of Illinois, Article VII, Section 10, having the power and authority to enter into an intergovernmental agreement; and

WHEREAS, the United States Army Corps of Engineers (USACE) constructed Levee 37 and its supplemental Pump Station 2.5 to protect homes and businesses from riverine and interior drainage system flooding, and

WHEREAS, the City and the Village have agreed to be local community sponsors for the Levee 37 improvements accepting ownership, operation, and maintenance responsibilities for the levee system when completed, and

WHEREAS, USACE recently advised the City and the Village that it would cost between \$300,000 and \$500,000 for USACE to certify Levee 37 with the Federal Emergency Management Agency (FEMA), and

WHEREAS, FEMA certification of the levee is necessary to remove the federal requirement for homeowners protected by the levee to have flood insurance, to permit new construction below the current base flood elevation, and to remove the area protected by the levee from FEMA's Flood Insurance Rate Maps (FIRM), and

WHEREAS, the City and the Village affirm that these outcomes are desirable and provide good and valuable benefits for the residents of both communities, and

WHEREAS, the City and the Village have obtained a proposal from Christopher B. Burke Engineering, LTD, of Rosemont, Illinois (CBBEL), to prepare and submit the documentation necessary for FEMA certification of Levee 37 at less than 25% of USACE's estimated cost, and

WHEREAS, the City and the Village have mutually agreed to share equally in the cost of the CBBEL contract for engineering services necessary to certify Levee 37, and

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

SECTION ONE: The Mayor is hereby authorized to execute an intergovernmental agreement between the City of Prospect Heights and the Village of Mount Prospect to share equally in the financial cost of an engineering services contract necessary to obtain FEMA certification of Levee 37.

SECTION TWO: The intergovernmental agreement between the City of Prospect Heights and the Village of Mount Prospect to share equally in the financial cost of an engineering services contract necessary to obtain FEMA certification of Levee 37 is attached.

SECTION THREE: That this Resolution shall be in full force and effect from and after its passage.

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 21st day of January, 2025

Paul Wm. Hoefert
Mayor

Karen M. Agoranos
Village Clerk



Item Cover Page

Subject	Motion to accept lowest-cost, responsive bid for Parkway Tree Trimming in an amount not to exceed \$229,812.
Meeting	January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$229,812
Budget Source	General Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

Sealed bids for parkway tree trimming were opened on January 6, 2025. Prices were sought for trimming trees in areas due for routine pruning on the Village's five-year cycle in 2025 and 2026. As in the past, staff also sought prices for emergency tree work in the event of a major storm. A provision was included which will allow the Village to extend the contract for a third year in 2027 at the same bid prices as 2026, if both the contractor and Village agree.

BID RESULTS

The bid was placed on the Village's website utilizing DemandStar online bidding portal. Six bids were received. The bid results for trimming an estimated 4,315 trees in 2025, and 3,900 trees in 2026, plus an estimated 20 hours of emergency work, were as follows:

	Sawvell	R.W. Hendricksen	Advanced Tree Care	Yellowstone Landscape	Homer Tree Care	Tiles In Styles
2025 Base Bid Trimming	\$208,920	\$222,635	\$257,093.96	\$289,800	\$478,285	\$483,966
Emergency Work	\$18,000	\$28,300	\$14,000	\$35,800	\$30,000	\$39,200
2026 Base Bid Trimming	\$203,475	\$218,125	\$255,928.72	\$274,730	\$450,890	\$477,127
Emergency Work	\$18,000	\$28,300	\$14,000	\$35,800	\$30,000	\$39,200
TOTALS	\$448,395	\$497,360	\$541,022.68	\$636,130	\$989,175	\$1,039,493

Discussion

The low bidder, Sawvell Tree Service has not worked for the Village in the past. However, required references were provided with the bid submittal. Staff contacted all references. Each confirmed that Sawvell completed work similar in scope and all work was completed satisfactorily. All references spoke highly of Sawvell and would work with Sawvell again if given the opportunity.

Sawvell Tree Service has completed parkway tree trimming contracts for the Villages of Mundelein, Grayslake, and Libertyville. Sawvell successfully worked on all three trim contracts simultaneously in 2023-24. Although the individual contracts were smaller than the bid project, the combination of all three contracts is comparable in size to the Village's bid.

For 2025, Sawvell has already completed their contract with Libertyville and do not hold contracts for Grayslake or Mundelein for 2025, making the Village of Mount Prospect their exclusive municipal tree trimming contract in 2025.

Their equipment list shows they own the resources necessary to successfully complete the contract. It is the opinion of staff that Sawvell Tree Service is qualified and capable of successfully executing the contract. A copy of Sawvell's bid submittal is attached.

Sawvell Tree Service's bid price represents a 5% decrease when compared to 2024 contract prices for similar work.

The contract documents include a provision which allows the contract to be extended for a third year at 2026 bid prices if both the contractor and Village agree.

Staff recommends including a small contingency (10%) in the project award to allow for quantity variances and unanticipated conditions. In this instance, a 10% contingency added to the lowest cost bid would result in a total contract award of \$229,812.00 (Base Bid: \$208,920.00 + Contingency: \$20,892.00 = Total Recommended Award: \$229,812.00).

Alternatives

1. Accept the lowest cost, responsive bid for 2025-26 Parkway Tree Trimming Contract.
2. Action at discretion of Village Board.

Staff Recommendation

Staff recommends award of contract to the lowest qualified bidder, Sawvell Tree Service, in an amount not to exceed \$229,812 in 2025, and in an amount that does not exceed the amount budgeted for 2026.

Staff also recommends that the Village Board authorize staff to extend the contract for one (1) additional year at 2026 bid prices if both the Village and contractor agree to terms.

Attachments

1. Sawvell 2025-26 Trim Bid

Bid Proposal Form
Village of Mount Prospect
PARKWAY TREE TRIMMING CONTRACT 2025 - 2026

OWNER INFORMATION

Owner Name: NICOLE MCNELLIS

Address: 26270 W INGLESIDE AVE. INGLESIDE, IL 60041

Business Name: SAWELL TREE SERVICE

Business Address: PO BOX 593 MUNDELEIN, IL 60060

Home Phone: 224-715-2244 Business Phone: 847-566-9372

This Business is a:

☐ Individual Proprietorship

☐ Joint Venture

☒ Partnership

☐ Corporation

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

Name	Address
NICOLE MCNELLIS PRESIDENT	26270 W INGLESIDE AVE. INGLESIDE, IL 60041
CARI ANNARELLA VICE PRESIDENT	609 OAK LANE INGLESIDE, IL 60041
DAVE MARINO CFO	609 OAK LANE INGLESIDE, IL 60041
ERIK NORIEGA CEO	26270 W INGLESIDE AVE. INGLESIDE, IL 60041

Has the applicant, business, or member of the business ever had a
license or contract revoked, suspended or cancelled? ☐ YES ☒ NO

If yes, explain in full detail on a separate sheet of paper.

Does the business currently hold a license or have a contract with any other municipality for
TREE SERVICE service? ☒ YES ☐ NO

If yes, explain in full on a separate sheet of paper.

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

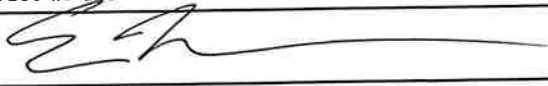
Please note, the Village reserves the right to conduct its own search with the Illinois Commerce Commission, the Illinois Attorney General, or any other governmental body, and may take into consideration any complaints and/or pending complaints made against the business or owner.

In submitting this Proposal Form requesting award of the Village of Mount Prospect PARKWAY TREE TRIMMING CONTRACT 2025 - 2026, I hereby certify that:

1. I will not assign or subcontract any contracted work or services for the Village without prior written approval of the Corporate Authorities of the Village of Mount Prospect;
2. Neither I, nor any person who will be working on my behalf, has been convicted under the laws of Illinois or any other state of an offense which under the laws of this state would be a felony involving the theft of property, violence to persons, or criminal damage to property. Please note that in the case of a person whose last conviction was more than two years past, and can demonstrate a compelling showing that he/she is nevertheless fit, such person or operator may be approved by the Village Manager if otherwise eligible;
3. I am not barred by law from contracting with the Village because of a conviction for prior violations of either Sections 33E-3 or 33E-4 of the Illinois Criminal Code of 1965 (720 ILCS 5/33E-3 (Bid Rigging) or 720 ILCS 5/33-4 (Bid Rotating));
4. I am not delinquent in payment of any taxes to the Illinois Department of Revenue pursuant to Section 11-42.1-1 of the Illinois Municipal Code (65 ILCS 5/11-42.1-1) or in any payment, fee or tax owed to the Village;
5. I provide a drug free workplace pursuant to the Drug Free Workplace Act (30 ILCS 580/1, et seq.);
6. I shall comply with Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101, et seq.), and the Rules and Regulations of the Illinois Department of Human Rights, including establishment and maintenance of a sexual harassment policy as required by Section 2-105 of that Article and Act;
7. I shall comply with the Americans with Disabilities Act;
8. I shall comply with the Illinois Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.); and
9. All of the information I have provided in this Application has been truthful and given in good faith.

I have read and understand the information provided with this Proposal Form, including the Notice to Bidders, Instructions to Bidder, the General Conditions, the Specifications and the PARKWAY TREE TRIMMING CONTRACT 2025 - 2026, and agree to abide by the conditions set forth therein. My signature below indicates my acceptance of all such conditions and my bid for award of the Village of Mount Prospect PARKWAY TREE TRIMMING CONTRACT 2025 - 2026.

Name of Company Nedco llc dba SAWWELL TREE SERVICE

Bid Submitted By 
ERIK NORIEGA

Position in Company CHIEF EXECUTIVE OFFICER

Phone No. 847-514-7800 Date JANUARY 6th 2025

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

BID FORM

**PARKWAY TREE TRIMMING CONTRACT 2025 - 2026 Village of Mount Prospect
Department of Public Works**

FROM: Nedco llc dba SAWWELL TREE SERVICE

PO BOX 593 MUNDELEIN, IL 60060

(hereinafter called "Bidder")

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

PARKWAY TREE TRIMMING CONTRACT 2025 - 2026

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

- Notice to Bidders
- Table of Contents
- Bid Packet Information
- Instructions for Bidders
- Specifications
- General Conditions
- Proposal Form
- Bid Form
- Affidavit – Bid Certification Form
- Bid Security
- Performance Bond
- Bid Sheet(s)
- Contract Document

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

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

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

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

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

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

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

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

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

Addendum No.	Addendum Date	Acknowledgement by Bidder or Authorized Representative	Date Acknowledged

Failure to acknowledge receipt, as provided above, may be considered sufficient grounds for disqualification of the bidder and rejection of his/her bid submittal. A record of all Addenda and copies of same will be available to all qualified bidders from the Village of Mount Prospect Public Works Department, 1700 West Central Road, Mount Prospect, Illinois two (2) days prior to the letting. It shall be the Bidder's responsibility to become fully advised of all Addenda prior to submitting its bid.

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

Security in the sum of one thousand dollars (\$1000) in form of (check one):
☒ Bid Bond ☐ Certified Check ☐ Bank Cashier's Check
is attached hereto in accordance with the "Instructions for Bidders".

This Bid Submittal contains the following:

- 1) Bid Proposal Form – Exhibit A
- 2) Bid Form
- 3) Affidavit – Bid Certification Form
- 4) Bid Security
- 5) BID SHEET(S)
- 6) List of required references and equipment

Respectfully submitted:

Name of Firm/Bidder: Nedco LLC dba SAWVELL TREE SERVICE

By: 
ERIK NORIEGA (Signature)

Title: CHIEF EXECUTIVE OFFICER

Date: JANUARY 6TH, 2025

Contact Information:

Official Address: PO BOX 593
MUNDELEIN, IL 60060

Telephone: B- 847-566-9372 C-847-514-7800

Email: sawvelltree@gmail.com

AFFIDAVIT – BID CERTIFICATION FORM

Bidder:

Company/Firm Name: Nedco llc dba SAWWELL TREE SERVICE

Address: PO BOX 593 MUNDELEIN, IL 60060

As a condition of entering into a contract with the Village of Mount Prospect, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned, ERIK NORIEGA, being first duly sworn on oath, deposes and states that he or she is CHIEF EXECUTIVE OFFICER (sole owner, partner, joint ventured, President, Secretary, etc.) of NEDCO LLC DBA SAWWELL TREE SERVICE and has the authority to make all
(Name of Company)
certifications required by this affidavit.

Section I

Non-Collusion

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

Section II

Bid Rigging and Rotating

The undersigned further states that NEDCO LLC DBA SAWWELL TREE SERVICE
(Name of Company)

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

Section III

Drug Free Workplace

The undersigned further states that NEDCO LLC DBA SAWWELL TREE SERVICE
(Name of Company)

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

Section IV

Tax Payment

The undersigned further states that NEDCO LLC DBA SAWWELL TREE SERVICE is
(Name of Company)

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

Section V

Sexual Harassment Policy

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

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

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

The undersigned further states that NEDCO LLC DBA SAWWELL TREE SERVICE has
(Name of Company)
a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

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

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

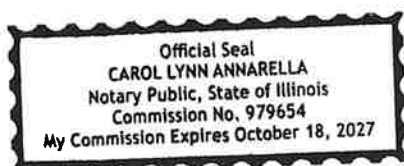
Signed by: [Signature] Title: CHIEF EXECUTIVE OFFICER
Signature

Name Printed: ERIK NORIEGA

Signed and sworn to before me this 6th day of JANUARY, 2025.

My commission expires: 10/18/2027

[Signature]
Notary Public CAROL LYNN ANNARELLA





Bond Number 2635684

Bid Bond

KNOW ALL BY THESE PRESENTS, That We, Nedco LLC DBA Sawvell Tree Service as Principal, and WEST BEND MUTUAL INSURANCE COMPANY, a corporation organized under the laws of the State of Wisconsin and having its principal office in Middleton, Wisconsin, in said State, as Surety, are held and firmly bound unto Village of Mount Prospect as Owner, in the full and just sum of One-Thousand Dollars and Zero Cents (NA %) of amount bid for the payment whereof said Principal binds its heirs, administrators, and executors and said Surety binds itself, its successors and assigns firmly by these presents

WHEREAS, said Principal has submitted to said Owner a bid or proposal for Trimming of publicly owned trees in village parkways

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if within Sixty days hereof and in accordance with said proposal a contract shall be awarded to said Principal and the said Principal shall enter into a contract for said work and shall furnish bond with surety as required for its faithful performance then this obligation shall be void, otherwise remain in full force and virtue.

Signed and Sealed this 6 day of January, 20 25

Principal:

Nedco LLC DBA Sawvell Tree Service

By: Cari Annarella (SEAL)

Witness: [Signature]

Name Typed: Cari Annarella, VP
Title

Surety:

West Bend Mutual Insurance Company

By: Norma Fabbri-Blake (SEAL)

Witness: [Signature]

Name Typed: NORMA FABBRI-BLAKE, Attorney in Fact
Title



Agency Name: GUY VITI INSURANCE AGENCY INC
Address: 445 SHERIDAN ROAD
HIGHWOOD, IL 60040
Phone Number: (847) 432-1000

MICHIGAN ONLY: This policy is exempt from the filing requirements of Section 2236 of the Insurance Code of 1956, 1956 PA 218 and MCL 500.2236.

NB 0192 11 17

Page 1 of 1



Bond No. 2635684

POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

NORMA FABBRI-BLAKE

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

Attest

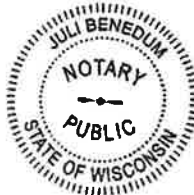
Christopher C. Zwygart
Christopher C. Zwygart
Secretary



Robert J. Jacques
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli Benedum
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 6th day of January, 2025.



Christopher C. Zwygart
Christopher C. Zwygart
Secretary

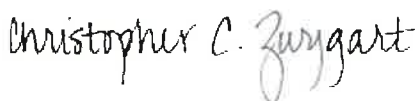
Digital Seal, Signature Authority and Enforceability

The use of an electronic image of the corporate seal of West Bend Insurance Company (the "Digital Seal") and the attachment of the Digital Seal to any surety bond issued by West Bend Insurance Company is authorized. The Digital Seal may be affixed to any West Bend Insurance Company bond and relied upon to the same extent as if a raised corporate seal were physically attached to the bond. Also, as permitted by law, the electronic delivery and submission of any surety bond on behalf of West Bend Insurance Company and the execution of such surety bonds by an attorney-in-fact of the West Bend Insurance Company using a digital signature shall have the same legal effect as delivery of a tangible original with the original "wet" signature of an attorney-in-fact.

Delivery of a digital copy of this Digital Seal, Signature Authority and Enforceability notice, executed electronically, to an Oblige or Obligee's representative shall constitute effective execution and delivery of this notice and shall have the same legal effect as delivery of a tangible original of the notice with my original "wet" signature.

In witness whereof, this has been executed by the Secretary of West Bend Insurance Company.

Dated this 2nd day of April, 2024.



Christopher C. Zwygart
Secretary



West Bend Insurance Company

BID SHEETS

PARKWAY TREE TRIMMING CONTRACT 2025 - 2026

The undersigned herewith submits a bid on the "PARKWAY TREE TRIMMING CONTRACT 2025 - 2026" in accordance with the attached documents. All bids are to be delivered to the office of the Village Manager at 50 S. Emerson Street, 3rd Floor, Mount Prospect, Illinois 60056, prior to 1:00p.m. on January 6, 2025.

SCHEDULE OF PRICES

We will perform the services as outlined in the PARKWAY TREE TRIMMING CONTRACT 2025 - 2026 for sums as follows:

2025 BASE BID PARKWAY TREE TRIMMING*

Size / Class	DBH	Approx. # of Trees	Unit Price	Ext Total
1	3-12.4"	2110	\$ 30.00	\$ 63,300.00
2	12.5-24.4"	1470	\$ 55.00	\$ 80,850.00
3	24.5-36.4"	661	\$ 85.00	\$ 56,185.00
4	36.5-48.4"	69	\$ 115.00	\$ 7,935.00
5	48.5"+	5	\$ 130.00	\$ 650.00
		4,315 Trees	Ext. Total for tree trimming 2025	\$ 208,920.00

*Quantities are approximate; for comparison purposes in determining lowest qualified bidder.

EMERGENCY WORK 2025*

Minimum 2-person crew required, however, additional personnel/crews may be required. Regular Rates (All hours and days of the week apply)

Two-Person Crew
Including **Aerial Truck, Chipper/Truck 20hrs. @ \$ 500.00/hour Ext. Cost \$ 10,000.00

Two-person Chipper/Truck crew 20hrs. @ \$ 200.00/hour Ext. Cost \$ 4,000.00

Tree Climber 20hrs. @ \$ 100.00/hour Ext. Cost \$ 2,000.00

Hydraulic Log Loader Truck with Operator 20hrs. @ \$ 100.00/hour Ext. Cost \$ 2,000.00

(**Minimum 55' Working height required)

Emergency Work 2025 Extended Total \$ 18,000.00

*Quantity of hours listed are only for comparison purposes in determining lowest qualified bidder.

2026 BASE BID PARKWAY TREE TRIMMING*

Size / Class	DBH	Approx. # of Trees	Unit Price	Ext Total
1	3-12.4"	1481	\$ 30.00	\$ 44,430.00
2	12.5-24.4"	1514	\$ 55.00	\$ 83,270.00
3	24.5-36.4"	780	\$ 85.00	\$ 66,300.00
4	36.5-48.4"	79	\$ 115.00	\$ 9,085.00
5	48.5"+	3	\$ 130.00	\$ 390.00
		3,857 Tress	Ext. Total for trimming 2026	\$ 203,475.00

* Quantities are approximate; for comparison purposes in determining lowest qualified bidder.

EMERGENCY WORK 2026**

Minimum 2-person crew required, however, additional personnel/crews may be required. Regular Rates (All hours and days of the week apply)

Two Person Crew	20hrs. @ \$ 500.00 /hour	Ext. Cost \$ 10,000.00
Including **Aerial Truck, Chipper/Truck		
Two person Chipper/Truck crew	20hrs. @ \$ 200.00 /hour	Ext. Cost \$ 4,000.00
Tree Climber	20hrs. @ \$ 100.00 /hour	Ext. Cost \$ 2,000.00
Hydraulic Log Loader Truck with Operator	20hrs. @ \$ 100.00 /hour	Ext. Cost \$ 2,000.00

(**Minimum 55' working Height Required)

Emergency Work 2026 Extended Total \$ 18,000.00

** Quantity of hours listed are only for comparison purposes in determining lowest qualified bidder.

GRAND TOTALS FROM ABOVE

2025 Base Bid Trimming Ext. Total	\$ 208,920.00
2025 Emergency Work Ext. Total	\$ 18,000.00
2026 Base Bid Trimming Ext. Total	\$ 203,475.00
2026 Emergency Work Ext. Total	\$ 18,000.00
BID GRAND TOTAL	\$ 448,395.00

Submitted this 6th day of January, 2025.

Mark outside of envelope: "PARKWAY TREE TRIMMING CONTRACT 2025 - 2026"
and deliver to the Village Manager's office at 50 South Emerson Street 3rd Floor,
Mount Prospect, Illinois, 60056, by 1:00 p.m., MONDAY, January 6, 2025.

NEDCO LLC DBA SAWWELL TREE SERVICE

Name of Company/Firm

PO BOX 593 MUNDELEIN, IL 60060

Address of Company/Firm

By:

ERIK NORIEGA

Phone: 847-514-7800

Date submitted: January 6th, 2025

Also note any exceptions to the specifications.

NICOLE MCNELLIS

COMPANY OWNER

26270 W Ingleside Ave.

Ingleside, IL 60041

ADDRESS

CITY, STATE, ZIP

847-566-9372

PHONE #

January 6th

2025.

SIGNATURE

DATE

Note: All bids to remain firm for ninety (90) days. Be sure to mark the outside of
the envelope, "Sealed Bid for PARKWAY TREE TRIMMING CONTRACT 2025-
2026."



**P.O Box 593
Mundelein, IL 60060**

LIST OF CURRENT CONTRACTS HELD BY NEDCO LLC DBA SAWVELL TREE SERVICE

- **VILLAGE OF MUNDELEIN- PARKWAY TRIMMING**
- **VILLAGE OF LIBERTYVILLE PARKWAY TRIMMING/TREE REMOVALS**
- **PARK DISTRICT OF MUNDELEIN TREE REMOVALS**
- **VILLAGE OF GRAYSLAKE - TREE MAINTENCE**

LIST OF REFERENCES

✓ Company Name : VILLAGE OF MUNDELEIN
Address..... : 300 PLAZA CIRCLE
City & State..... : MUNDELEIN, IL 60060
Telephone Number..... : 224-627-4122
Person to contact..... : ADAM SCHMIDT
E-MailAddress..... : ASCHMIDT@MUNDELEIN.ORG

✓ Company Name : VILLAGE OF GRAYSLAKE
Address..... : 10 SEYMOUR AVENUE
City & State..... : GRAYSLAKE, IL 60030
Telephone Number..... : 847-223-8515
person to Contact..... : NICK NIERMAN
E-Mail Address..... : NNIERMAN@VILLAGEOFGRAYSLAKE.COM

✓ Company Name : VILLAGE OF LIBERTYVILLE
Address..... : 118 W COOK AVENUE
City & State..... : LIBERTYVILLE, IL 60048
Telephone Number..... : 847-918-2074
person to Contact..... : DAVID HEURICH
E-Mail Address..... : DHEUICH@LIBERTYVILLE.ORG



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Credential Verification

Certification ID search 'IL-1659A' returned 1 records

[Back to Search](#)

<u>First Name</u>	<u>Last Name</u>	<u>City</u>	<u>State \ Province</u>	<u>Country</u>	<u>Credentials</u>
Bryan E.	Westphal	McHenry	IL	UNITED STATES	ISA Certified Arborist®

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Item Cover Page

Subject

Meeting

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category

Type

As submitted

January 21, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

VILLAGE MANAGER'S REPORT

Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None