



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

March 13, 2025

Village Hall - 3rd Floor Board Room

7:00 PM

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - 2.1. PZ-22-24 / 930 E Northwest Highway / CU: Massage Therapy
 - 2.2. Workshop: Plan Commission Training February 27, 2025
- 3. NEW BUSINESS**
 - 3.1. PZ-02-25 / 500 W Algonquin Road / CU: Major PUD Amendment / Village Board Final
- 4. CITIZENS TO BE HEARD**
- 5. QUESTIONS AND COMMENTS**
- 6. ADJOURNMENT**

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

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-22-24 Hearing Date: January 23, 2025

PROPERTY ADDRESS: 930 East Northwest Highway, Mount Prospect

PETITIONER: Renew Yourself Massage Therapy

PUBLICATION DATE: January 8, 2025

REQUEST: Conditional Use for Massage Therapy Establishment

MEMBERS PRESENT: Joseph Donnelly
Walter Szymczak
Donald Olsen
Michael Fricano

MEMBERS ABSENT: William Beattie
Ewa Weir
Richard Rogers

STAFF MEMBERS PRESENT: Antonia Lalagos – Development Planner

INTERESTED PARTIES: Julie Reidy, Renew Yourself Massage Therapy

Chairman Donnelly called the meeting to order at 7:02 PM. Commissioner Fricano made a motion seconded by Commissioner Olsen to approve the minutes from the Planning and Zoning Commission meeting on October 24, 2024. The minutes were approved 4-0.

Chairman Donnelly introduced case number PZ-22-24, 930 East Northwest Highway, a request for a conditional use permit to operate a massage therapy establishment at the subject property. The Village Board's decision is final for this case.

Ms. Lalagos stated that the subject property is a single-story multi-tenant commercial building with a mixture of professional office and personal service establishments. She reported that the petitioner is moving their massage therapy business from another office building in Mount Prospect to the subject property. Ms. Lalagos noted that massage therapy establishments require conditional use approval to operate in the Village. She indicated that the petitioner, Julie Reidy of Renew Yourself Massage Therapy, proposes to operate a 240 square foot massage establishment at the subject property. Ms. Lalagos explained that the petitioner proposes to use the existing floor plan, with no interior or exterior renovations requiring a building permit. She shared that the petitioner has held a massage therapist license for 19 years and has operated in Mount Prospect for 18 years. In the business summary, the petitioner described the types of services offered, including Swedish massage, sports massage, lymphatic drainage therapy, and reflexology. Ms. Lalagos stated that the petitioner will be the only practitioner seeing approximately three to four patients per day, six days per week. She reported that the proposed hours of operation are Monday

and Tuesday 9AM to 2PM, Wednesday and Thursday 11AM to 6PM, Friday and Saturday 9AM to 12PM, and closed Sunday.

Ms. Lalagos confirmed that the subject property is zoned B-5 Central Commercial. She noted five parking stalls are located at the rear of the subject property, and on-street public parking is available at the front of the building. Ms. Lalagos stated that since the proposal does not involve new construction or major rehabilitation, or a change in use which warrants additional parking, no additional off-street parking is required. She reported that the petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11.

Ms. Lalagos asserted that the proposed conditional use meets the standards contained in Section 14.203(F) of the Mount Prospect Zoning Ordinance. She requested that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend approval of the following motion:

"A conditional use to operate a massage therapy establishment at 930 East Northwest Highway, subject to the following conditions:

- a) The business shall hold a valid Mount Prospect business license;
- b) Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
- c) Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
- d) A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;
 - ii. A change in legal entity; or
 - iii. A change in location."

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

Chairman Donnelly swore in the petitioner, Julie Reidy of 930 East Northwest Highway, Mount Prospect, Illinois. Ms. Reidy explained that she is moving her business from 1100 West Northwest Highway. She said she has worked in Mount Prospect for 18 years.

Chairman Donnelly asked the petitioner if the conditions of approval were acceptable.

Ms. Reidy replied in the affirmative.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion. Commission Olsen made a motion seconded by Commissioner Szymczak to approve the following motion:

"A conditional use to operate a massage therapy establishment at 930 East Northwest Highway, subject to the following conditions:

- a) The business shall hold a valid Mount Prospect business license;
- b) Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;

- c) Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
- d) A new conditional use approval shall be required for:
 - iv. A change of ownership involving 50% or more of the officers or partners;
 - v. A change in legal entity; or
 - vi. A change in location.”

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

The Planning and Zoning Commission gave a positive recommendation (4-0) to the Village Board for the February 4th meeting.

Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Commissioner Szymczak made a motion seconded by Commissioner Olsen and the meeting was adjourned at 7:09 PM.



Antonia Lalagos, Development Planner

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

MEETING DATE	Workshop (Plan Commissioner Training): February 27, 2025
PROPERTY ADDRESS:	50 S. Emerson Street, Mount Prospect
MEMBERS PRESENT:	Joseph Donnelly William Beattie Walter Szymczak Donald Olsen Ewa Weir Michael Fricano
MEMBERS ABSENT:	Richard Rogers
STAFF MEMBERS PRESENT:	Jason C. Shallcross – Director of Community and Economic Development Ann Choi – Development Planner Antonia Lalagos – Development Planner Charlie Hogan – Development Planner
INTERESTED PARTIES:	Village of Mount Prospect Planning and Zoning Commission Planning staff members listed above

Chairman Donnelly called the meeting to order at 6:05 PM. Planner Ann Choi took a roll call.

Due to the recent addition of several new commissioners to the Planning and Zoning Commission, staff organized a training workshop during the regularly scheduled meeting on February 27, 2025. The session was conducted with support from the Illinois Chapter of the American Planning Association. Michael Blue, FAICP (former Deputy Director of Community Development with the Village of Mount Prospect), facilitated the training session along with Dan Bolin of Ancel Glink's Zoning and Land Use Group.

Below is an extended list of topics that were covered under the 2.5-hour training, including the zoning request process, responsibilities of the Commission, information about the importance of 'findings of fact', standards of approvals, and tools and resources for commission members to refer to.

- Brief History of Planning
- Comprehensive Plan
- Plan Implementation
- Regulating Development
- Zoning Ordinance
- Zoning Districts
- Types of Zoning Approval
- Planned Unit Developments
- Items not subject to review by Commission
- Annexation
- Other Development Review Tools
- Role of Plan Commission Members
- Role of Elected Officials
- Other Commissions
- Other Jurisdictions
- Role of Planner/Staff Representative
- Staff Reports
- Roles of Other Key Actors
- Role of the Chair
- Ex Parte Contacts

- Subdivision Regulations
- Findings of Fact
- Special Use/Conditional Use Standards
- Variation/Variance Standards
- Ethics
- Goal of Taking Testimony
- Conflicts of Interest
- Open Meetings Act
- Closed Sessions
- Additional Resources

The meeting was adjourned at 8:34 PM.

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

Ann Choi, Development Planner



Item Cover Page

Subject **PZ-02-25 / 500 W Algonquin Road / CU: Major PUD Amendment / Village Board Final**

Meeting March 13, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION

Fiscal Impact (Y/N) N

Dollar Amount

Budget Source

Category NEW BUSINESS

Type Action Item

Information

The petitioner (AGL 500 West LLC) is seeking conditional use approval to amend an existing Planned Unit Development (PUD) to construct a 5,500 square foot warehouse, update the existing light industrial building, and complete related site modifications at 500 West Algonquin Road (the subject property). The proposal requires Village Board approval for a conditional use to amend the existing PUD. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

Discussion

The petitioner, AGL 500 West LLC, intends to use the property for its business operation, which includes Broadway Electric Inc, a full-service electrical contractor, and Cornerstone Contracting Inc, a general contractor specializing in large-scale, federally funded projects. The petitioner proposes to renovate the existing 22,135 square foot office/warehouse and to construct a new 5,500 square foot warehouse on the west side of the property, replacing the tennis courts.

The existing office/warehouse building will have approximately 13,514 square feet dedicated to office use, and will undergo renovation to include new window treatments, interior and exterior paint, updated signage, and upgrades to plumbing and mechanical systems. The remaining 8,621 square feet will be dedicated for warehousing, including housing tools, materials, and equipment for the electrical contractor business.

The new building will measure approximately 50' by 110' (5,500 square feet), with side and rear yard setbacks of 19' and 20' respectively, and a height of 17.7'. It will be used for material storage for contractor and electrical equipment, with no outdoor storage on-site. The exterior walls of the building will be composed of fiber cement cladding panel over metal framing over structural girts, stone sill banding, and manufactured stone panel. The structure will have four 12' x 14' overhead doors on the east elevation, as well as an aluminum and glass storefront with a suspended entry canopy. No roof top units are proposed for the new building.

The petitioner will provide additional perimeter, foundation, and parking island landscaping, as well as screening for the garbage enclosure and ground-mounted mechanical equipment. The petitioner is proposing to remove a total of six trees: four trees that pose a safety hazard to the existing building structure, and two trees that are located in the area where the new warehouse will be constructed.

Staff does not anticipate a significant increase in traffic congestion as the new building will provide additional storage and warehouse space. The commercial vehicles owned by the business will be parked overnight in a designated area of the parking lot on the rear elevation of the primary building. The existing facility currently provides 75 parking stalls (including 3 accessible spaces) which meets the parking minimums established by the Village Code.

As of this writing there has been no public comment on the case.

Alternatives

1. Recommend approval of a conditional use to amend Ord. 3831 and Ord. 5617 of the Lake Center Plaza Planned Unit Development to construct a 5,500 square foot warehouse, update the existing light industrial building, and complete related site modifications at 500 West Algonquin Road, Case No. PZ-02-25, subject to the conditions listed in the staff report.
2. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

To recommend approval of a conditional use to amend Ord. 3831 and Ord. 5617 of the Lake Center Plaza Planned Unit Development to construct a 5,500 square foot warehouse, update the existing light industrial building, and complete related site modifications at 500 West Algonquin Road, Case No. PZ-02-25, subject to the conditions listed in the staff report.

Attachments

1. PZ-02-25 Staff Report
2. PZ-02-25 Administrative Content
3. PZ-02-25 Plans
4. PZ-02-25 Village Review Letter Feb 25, 2025



DATE: March 6, 2025

CASE NUMBER

PZ-02-25

APPLICANT/PROPERTY OWNER

AGL 500 West LLC

PUBLIC HEARING DATE

March 13, 2025

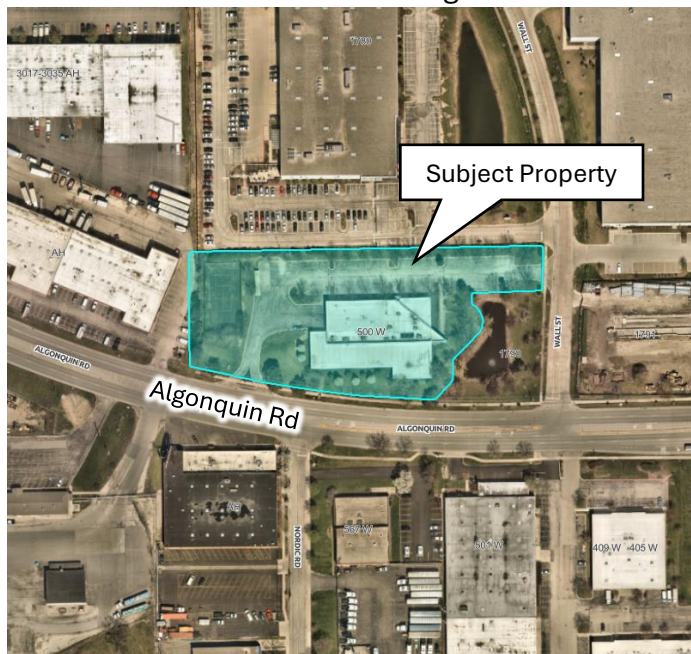
PROPERTY ADDRESS/LOCATION

500 W Algonquin Rd

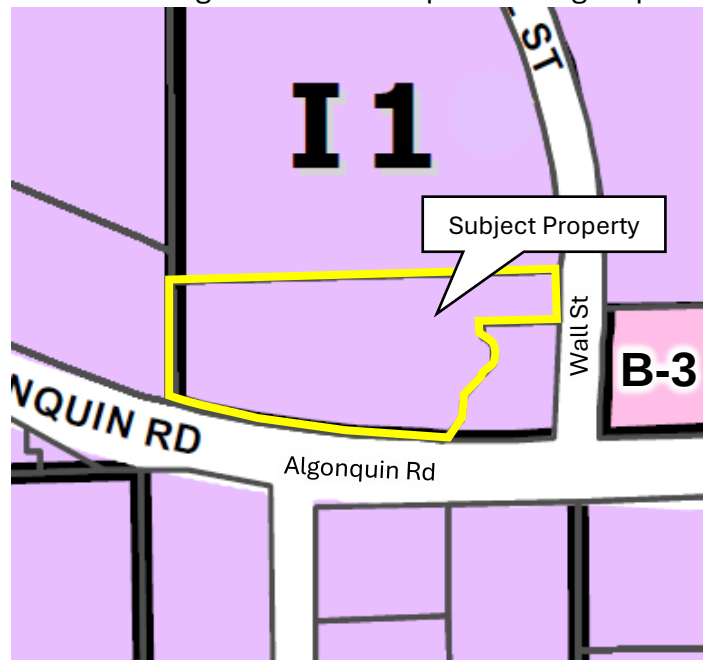
BRIEF SUMMARY OF REQUEST

The petitioner (AGL 500 West LLC) is seeking conditional use approval to amend an existing Planned Unit Development (PUD) to construct a 5,500 square foot warehouse, update the existing light industrial building, and complete related site modifications at 500 West Algonquin Road (the subject property). The proposal requires Village Board approval for a conditional use to amend the existing PUD. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map



EXISTING ZONING

I-1 Limited Industrial PUD

EXISTING LAND USE/ SITE IMPROVEMENTS

Multi-tenant commercial

SURROUNDING ZONING & LAND USE

North: I-1 Limited Industrial PUD
East: I-1 Limited Industrial PUD
South: I-1 Limited Industrial
West: I-1 Limited Industrial

SIZE OF PROPERTY

2.60 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

DENY

BACKGROUND / PROPERTY HISTORY

The subject property is located on the north side of Algonquin Road, west of Wall Street, and contains an existing office/warehouse facility with related improvements. The subject property is part of an existing Planned Unit Development (PUD), commonly known as Lake Center Plaza, composed of multiple lots of record that are illustrated in **Exhibit B** of this staff report. The original Lake Center Plaza PUD was created in 1987 via Ord. 3831 and allowed for industrial, office, and office research business uses. In 2007, the PUD was amended via Ord. 5617 to allow more than 75% lot coverage for individual lots within the PUD if the entire Lake Center Plaza development maintains a 75% lot coverage overall.

The subject property contains an existing office/warehouse building that was originally constructed in 1991 for Mutoh Americas, a drafting machine and wide-format printer manufacturer. The subject property improvements include a parking lot with associated driveways and a blacktop tennis court. The permit history indicates that the building footprint and site improvements have remained largely unchanged since construction, albeit with several interior remodels over the years. The subject property was occupied by various office users in recent years but has been vacant since the summer of 2024. The petitioner purchased the subject property in December 2024.

PROPOSAL

The petitioner, AGL 500 West LLC, intends to use the property for its business operation, which includes Broadway Electric Inc, a full-service electrical contractor, and Cornerstone Contracting Inc, a general contractor specializing in large-scale, federally funded projects. The business currently employs 83 full-time staff, including 46 employees who will work on-site at the subject property. The petitioner proposes to renovate the existing 22,135 square foot office/warehouse and to construct a new 5,500 square foot warehouse on the west side of the property, replacing the tennis courts. The new warehouse will be used for material storage for contractor and electrical equipment, with no outdoor storage on-site. As proposed, the project requires conditional use approval for a major change to the PUD. The various elements of the proposal are outlined below.

Site Plan: There are two (2) existing vehicular access points into the subject property, one (1) on Algonquin Road and one (1) on Wall Street. The petitioner is not proposing changes to the access points. The petitioner intends to remove the tennis courts and build the new 5,500 square foot warehouse and driveway in its place. The new building will measure approximately 50' by 110', with side and rear yard setbacks of 19' and 20' respectively, and a height of 17.7'. The petitioner is also adding a 6' garbage enclosure and a generator near the existing warehouse driveway. The overall lot coverage of the subject property will remain at 57% as the new structure will be constructed in the area of the existing tennis courts.

Traffic and Parking: Staff does not anticipate a significant increase in traffic congestion as the new building will provide additional storage and warehouse space. According to the petitioner, items such as conduit, fittings, wire, and switchgear will be stored on-site for less than 30 days before being transported to various project sites by in-house drivers using vans or smaller box trucks. The business utilizes 3 to 4 vans and/or trucks and one 16' box truck. The commercial vehicles will be parked overnight in a designated area of the parking lot on the rear elevation of the primary building. Village Code requires 1 parking space per 1,500 square feet of warehouse area and 4 parking spaces per 1,000 square feet of office area. The proposed project will provide approximately 14,121 square feet of warehouse area and 13,514 square feet of office area after the new building is constructed. A

total of 64 parking stalls are required by code. The existing facility currently provides 75 parking stalls (including 3 accessible spaces).

Building Elevations: The existing office/warehouse building will have approximately 13,514 square feet dedicated to office use, and will undergo renovation to include new window treatments, interior and exterior paint, updated signage, and upgrades to plumbing and mechanical systems. The remaining 8,621 square feet will be dedicated for warehousing, including housing tools, materials, and equipment for the electrical contractor business.

The new warehouse building will have approximately 5,500 square feet and a height of 17.7'. The exterior walls of the building will be composed of fiber cement cladding panel over metal framing over structural girts, stone sill banding, and manufactured stone panel. The roof will be a standing seam or single-ply roofing membrane with a low slope. The structure will have four 12' x 14' overhead doors on the east elevation, as well as an aluminum and glass storefront with a suspended entry canopy. No roof top units are proposed for the new building.

Landscaping: The petitioner will provide additional perimeter landscaping consisting of a variety of shrubs to complement the existing shade and ornamental trees on the subject property. A four-foot (4') wide band of foundation landscaping will be provided on the north and south elevation of the new building, and on the south and east elevation of the existing building. Shade trees and live coverage will be added to parking lot islands throughout the site. The existing freestanding signs will have a minimum of two square feet of landscaping per square foot of sign face added to the base of the podium. The trash enclosure and ground mounted mechanical equipment will be screened with six-foot (6') tall arborvitae.

The petitioner prepared a tree preservation plan, including an inventory of 87 existing trees on the subject property, as well as a tree removal plan. The petitioner proposes to remove six (6) trees in total. Two (2) trees on the west side of the subject property will be removed to allow construction of the new warehouse building and driveway. Four trees on the southeast side of the subject property were found to contribute to floor slab displacement at the existing building, according to a structural engineering report submitted by the petitioner. The petitioner is proposing to remove the four trees that pose a safety hazard to the existing building structure.

Lighting: The petitioner provided the photometric plan for the existing site and noted that the existing exterior light fixtures will be replaced, including four (4) pole-mounted lights, two (2) wall mounted lights, and three (3) bollard lights. The light poles will remain. The ground mounted lights (ten total) will be removed. The petitioner is proposing exterior wall-mounted light fixtures on the east façade of the new building. A fully compliant photometric plan will be required as part of building permit submittal.

Signage: The petitioner intends to install two wall-mounted signs on the existing building, one on the south elevation and one on the east elevation over the entryway. The petitioner intends to keep the existing freestanding signs located at the access points on Algonquin Road and Wall Street. Relief from the sign code is not part of the PUD request and any signage proposed for the subject property will be required to meet the standards in Chapter 7 of the Village Code.

Performance Standards: The petitioner indicated in their application that the site will meet the performance standards related to noise, vibrations, smoke, fire hazard, toxic matter, odorous matter, and glare listed in Mount Prospect's Code of Ordinances Section 14.2101.

Other Departments: Public Works, Building & Inspection Services, and the Fire Department did not have any conditions of approval for the zoning request. The departments each provided comments on items to be provided at the time of building permit submittal. These comments can be found in the Village review letter dated February 25, 2025.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the standards and findings of fact outlined in **Exhibit A** and 1) accept them without changes, 2) accept them with changes, or 3) reject the findings. The Planning and Zoning Commission shall use the findings of fact to guide their recommendation to the Village Board.

STAFF RECOMMENDATION

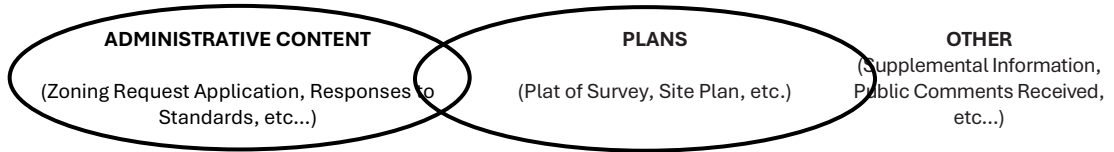
Staff finds that the proposed conditional use meets the applicable standards contained in the Mount Prospect Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

“Motion to approve:

1. A conditional use to amend Ord. 3831 and Ord. 5617 of the Lake Center Plaza Planned Unit Development to construct a 5,500 square foot warehouse, update the existing light industrial building, and complete related site modifications at 500 West Algonquin Road, Case No. PZ-02-25, subject to the following conditions:
 - a. The petitioner shall revise the plan sets to include:
 - i. The latest revision date on all pages;
 - ii. Elevations for the north side of the detached warehouse building. The elevations for the north side of the building shall be consistent with the other elevations of the building;
 - iii. The schematic landscape plan depicted on LS-3 shall be updated to match the Landscape Plan, as prepared by Pamela Self, bearing the latest revision date February 26, 2025;
 - b. The subject property shall be developed in strict compliance with the approved development plans which will consist of the following:
 - i. Conceptual Site Plan, Floor Plan, Elevations, Trash Enclosure, and Schematic Landscape Plan (LS-1, LS-2, LS-3) titled “Proposed Remodeling for Broadway Electric / Cornerstone Contracting Inc”, as prepared by Wojcik + Associates Architects, Inc bearing the latest revision date February 26, 2025;
 - ii. Landscape Plan (L-1, L-2, T-1, T-2, IR-1), as prepared by Pamela Self, bearing the latest revision date February 26, 2025;
 - c. The petitioner shall address all comments included in the Village review letter dated February 25, 2025;
 - d. A fully compliant photometric plan will be required as part of the building permit submittal;
 - e. A fully compliant signage proposal will be required for the sign permit submittal; and
 - f. Compliance with all applicable development, fire, building, and other Village Codes and regulations.

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

ATTACHMENTS:



I concur:

Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A

Standards and Findings of Fact

PLANNED UNIT DEVELOPMENT STANDARDS

Section 14.504.A of the Village of Mount Prospect Zoning Ordinance provides that a Planned Development shall conform to the following requirements:

1. Except as modified by and approved in the final Planned Unit Development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
2. The principal use in the proposed Planned Unit Development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
3. The proposed Planned Unit Development is in the public interest and is consistent with the purposes of this zoning ordinance.
4. The streets have been designed to avoid:
 - a. Inconvenient or unsafe access to the Planned Unit Development;
 - b. Traffic congestion in the streets which adjoin the Planned Unit Development;
 - c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the Planned Unit Development.

Petitioner's Findings: The petitioner has responded that the proposed PUD amendment aligns with the bulk regulations originally approved for the existing PUD. Per the petitioner, the principal use aligns with the Village Comprehensive Plan recommendation of business and light industrial future land uses, and also aligns with Policy 1.2, which encourages the reuse and redevelopment of underutilized properties. The petitioner asserts that the proposed project is in the public interest because it will relocate a 40+ year old Illinois-based business to Mount Prospect, and in turn will bring job opportunities to the community. The petitioner states that the proposed use is consistent with the purpose of the I-1 Limited Industrial District, and that the warehousing component of the site is low-hazard and will not create nuisances in the area. The petitioner notes that the access for the site will remain the same, with primary ingress and egress on Algonquin Road and secondary access on Wall Street. The petitioner concludes that the site is already served by public facilities and adding a small warehouse building will not overburden the local resources.

Staff's Findings: The proposed warehouse building and site improvements will conform to the bulk requirements and allowed uses in the I-1 zoning district; will provide a sufficient amount of off-street parking; adheres to the Village's Comprehensive Plan and Future Land Use Plan designating the subject property in a mixed-use district; is in the public interest to reactivate a vacant property with a permitted use; and will not create inconvenient or unsafe access, traffic congestion in the streets, or excessively burden public parks, recreation areas, schools, and other public facilities which serve the Planned Unit Development.

CONDITIONAL USE STANDARDS

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

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the

immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;

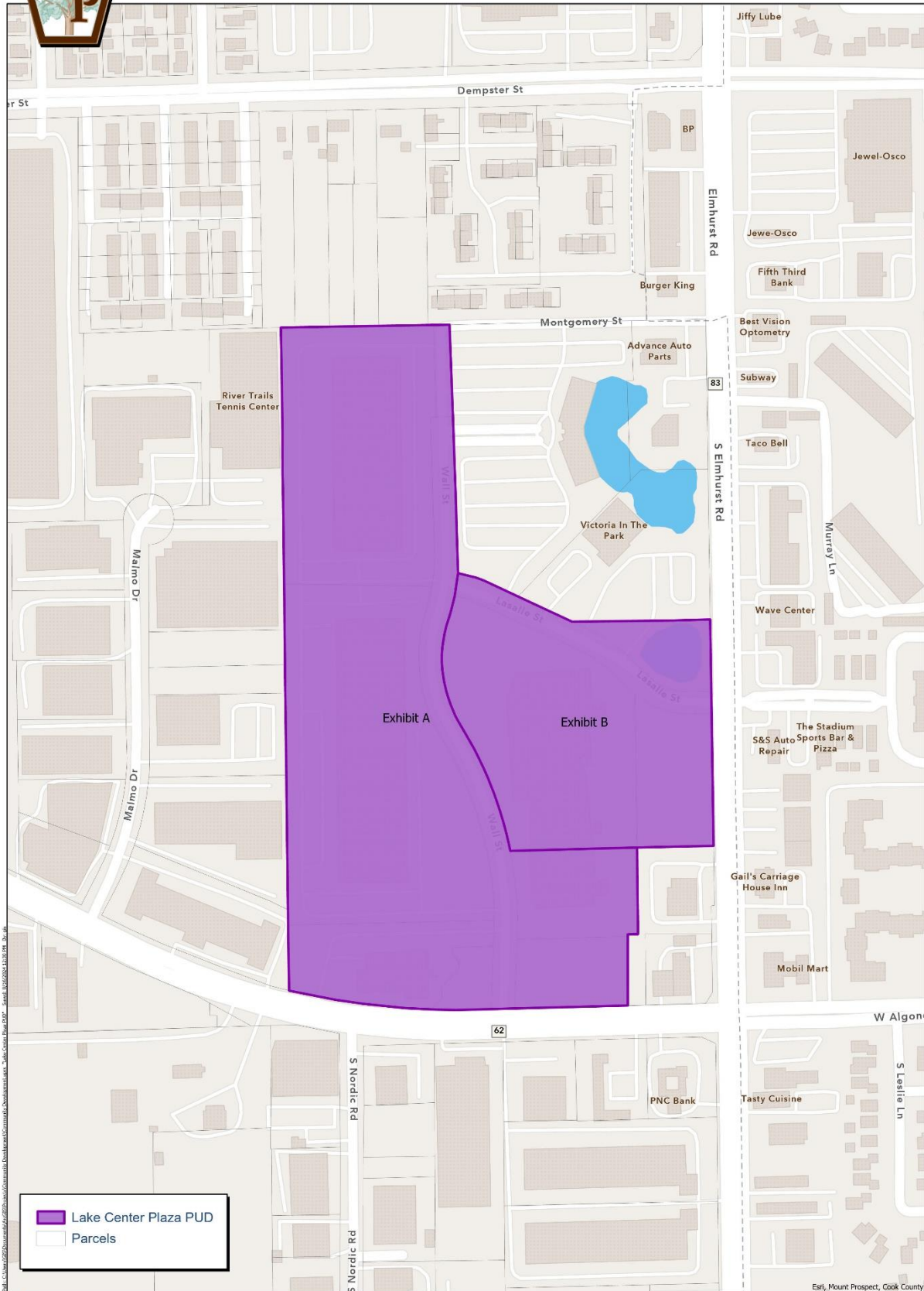
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission.

Petitioner's Findings: The petitioner states that the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare as the proposed site improvements will complement the surrounding buildings and the proposal will bring a quality business to Mount Prospect. The petitioner contends that the proposed use and improvements are consistent with the general character of the area and that all business activities will take place indoors. The petitioner does not expect heavy vehicular traffic, consistent with their existing operation. The petitioner notes that the proposed amendment aligns with the existing PUD which allows for office and warehouse uses, and that the new warehouse will not impede normal and orderly development of the surrounding property. The petitioner asserts that the property is adequately served by public utilities and access roads and will comply with all Public Works, Building, and Fire code requirements. The petitioner states that the site includes two access points that are sufficient to manage traffic flow. Per the petitioner, the proposal aligns with the future land uses recommended by the Village Comprehensive Plan, and also aligns with policy encouraging the reuse and redevelopment of underutilized properties. The petitioner concludes that the property will adhere to all applicable zoning regulations and PUD requirements.

Staff's Findings: Staff has reviewed the petitioner's request for conditional use approval for a PUD amendment and finds that the standards have been met. Staff finds that the proposal will not endanger public health, safety, morals, comfort, or general welfare. The proposed new warehouse and site improvements will reactivate a vacant industrial property with a permitted office/warehouse use appropriate for the district. The information provided does not suggest that the proposal will generate nuisances that will be injurious to the uses and enjoyment of other property in the immediate vicinity. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, staff recommends approval of the conditional use request.



Lake Center Plaza PUD





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

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - _____ - _____ Date of Submission: _____ Hearing Date: _____

Project Name/Address: _____

I. Subject Property

Address(es): 500 W. Algonquin Road, Mt. Prospect, IL.

Zoning District (s): I1* - Limited Industrial PUD Property Area (Sq.Ft. and/or Acreage): +/- 2.6 acres

Parcel Index Number(s) (PIN(s): 08-23-203-037-0000

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

☐ Conditional Use: For _____

☐ Variation(s): To _____

☐ Zoning Map Amendment: Rezone From _____ To _____

☐ Zoning Text Amendment: Section(s) _____

☒ Other: Major Amendment for Lake Center Plaza PUD

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

The Applicant proposes to add a +/- 5,500 sq. ft. warehouse and update the existing building at 500 W. Algonquin Road, Mt. Prospect, IL, to support an electric contractor and general contractor business (Broadway Electric Inc. and Cornerstone Contracting Inc.) with office and warehousing.

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

Name: AGL 500 WEST LLC c/o Katarina Karac, Birchwood Law LLC Corporation: _____

Address: 5 Revere Drive, Suite 200

City, State, ZIP Code: Northbrook, Illinois 60062

Phone: 224-955-7095

Email: katarina@birchwood.law

Interest in Property: Owner (AGL 500 WEST LLC); Attorney for the Applicant (Katarina Karac, Esq.)

(e.g. owner, buyer, developer, lessee, architect, etc...)

V. Property Owner☐ Check if Same as Applicant

Name: AGL 500 WEST LLC

Corporation: _____

Address: 732 Saddlers Court

City, State, ZIP Code: Naperville, IL 60540

Phone: +1 (847) 354-0457

Email: cblake@broadwayelectric.com

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant: _____

(Signature)

AGL 500 West LLC

(Print or Type Name)

Date: _____

1/15/25

If applicant is not property owner:

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

Property Owner: _____

(Signature)

Date: _____

(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
STATE OF ILLINOIS)

I, AGL 500 West, LLC, under oath, state that I am
(print name)

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

commonly described as 500 West Algonquin Road, Mount Prospect, Illinois 60056
(property address and PIN) PIN: 08-23-203-037-0000

and that such property is owned by AGL 500 West, LLC as of this date.
(print name)



Signature

Subscribed and sworn to before

me this 15 day of
January, 2025.



Notary Public



WARRANTY DEED
ILLINOIS STATUTORY
(Limited Liability Company to Individual)
24GCO061283NB

THE GRANTOR, 500 Algonquin LLC, an Illinois **Limited Liability Company**, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of **TEN (\$10.00) DOLLARS**, and other good and valuable consideration in hand paid, **CONVEY(S) and WARRANTS** unto **AGL 500 WEST LLC**, an **Illinois limited liability company**,

of 732 Saddlers Court, Naperville Illinois 60540, of the County of DuPage, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 OF PART OF THE NORTHEAST 1/4 OF SECTION 23 TOWNSHIP 41 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: general real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 08-23-203-037-0000

Address of Real Estate: 500 West Algonquin Road, Mount Prospect, Illinois 60056

Dated this 19th day of December, 2024.

GRANTOR:
500 Algonquin LLC

By: [Signature]
Frank Schnitzler, its Manager

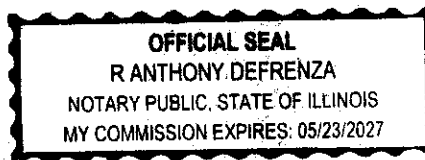
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT Frank Schnitzler**, individually and as Manager of 500 Algonquin LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the operating agreement of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of December, 2024.

[Signature] (Notary Public)

Prepared By: R. Anthony DeFrenza, Esq.
DEFRENZA MOSCONI, PC
707 Skokie Boulevard, Suite 410
Northbrook, Illinois 60062



Mail To: Mr. Leo Aubel
Howard & Howard
200 South Michigan Avenue
Suite 1100
Chicago, IL 60604

Taxpayer: AGL 500 West LLC
732 Saddlers Court
Naperville Illinois 60540

TOTAL PAYMENT DUE		2023 Second Installment Property Tax Bill - Cook County Electronic Bill						
\$0.00		Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
By 02/01/2025		08-23-203-037-0000	050	16048	2023	(2024)	ELK GROVE	5-17
IF PAYING LATE, PLEASE PAY		02/02/2025 - 03/01/2025	03/02/2025 - 04/01/2025		04/02/2025 - 05/01/2025		LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW	
		\$0.00	\$0.00		\$0.00			

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES			
Total 2023 Tax Bill \$125,563.00		\$4,995.98 MORE than 2022	
Taxing District	2023 Tax	2022 Tax	Difference
Community Consolid. SD 59 Arlington Hts	\$42,343.72	\$40,071.59	\$2,272.13 More
Township HS District 214 (Arlington Hts)	\$35,540.81	\$33,139.37	\$2,401.44 More
Village of Mount Prospect	\$12,835.39	\$13,272.66	-\$437.27 Less
Mt Prospect Park District	\$8,154.76	\$7,707.16	\$447.60 More
Mount Prospect Library Fund	\$7,297.13	\$6,974.49	\$322.64 More
Harper College Comm College 512 Palatine	\$6,003.42	\$5,776.85	\$226.57 More
Metro Water Reclamation Dist of Chicago	\$5,014.96	\$5,269.61	-\$254.65 Less
County of Cook	\$2,471.15	\$3,494.28	-\$1,023.13 Less
Cook County Public Safety	\$2,020.52	\$1,493.53	\$526.99 More
Cook County Health Facilities	\$1,119.28	\$1,084.92	\$34.36 More
Cook County Forest Preserve District	\$1,090.21	\$1,141.28	-\$51.07 Less
Town of Elk Grove	\$741.34	\$704.49	\$36.85 More
Consolidated Elections	\$465.16	\$0.00	\$465.16 More
Road & Bridge Elk Grove	\$174.43	\$169.08	\$5.35 More
Northwest Mosq Abatement Dist Wheeling	\$145.36	\$126.81	\$18.55 More
General Assistance Elk Grove	\$145.36	\$140.90	\$4.46 More

DO NOT PAY THESE TOTALS	\$125,563.00	\$120,567.02	\$4,995.98	More
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The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR		IMPORTANT MESSAGES	
2022 Assessed Value	481,919	2023 Total Tax Before Exemptions	125,563.00
		Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
2023 Assessed Value	481,919	Senior Freeze Exemption	.00
2023 State Equalizer	X 3.0163		
2023 Equalized Assessed Value (EAV)		2023 Total Tax After Exemptions	125,563.00
	1,453,612	First Installment	66,311.86
2023 Local Tax Rate	X 8.638%	Second Installment +	59,251.14
2023 Total Tax Before Exemptions		Total 2023 Tax (Payable in 2024)	125,563.00
	125,563.00		
PROPERTY LOCATION		MAILING ADDRESS	
500 W ALGONQUIN RD MOUNT PROSPECT IL 60056 6207		500 ALGONQUIN LLC 100 SAUNDERS RD STE150 LAKE FOREST IL 600452526	

TAXING DISTRICT BREAKDOWN

Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax
MISCELLANEOUS TAXES					
Northwest Mosq Abatement Dist Wheeling	145.36	0.010	0.12%		126.81
Metro Water Reclamation Dist of Chicago	5,014.96	0.345	3.99%	523.30	5,269.61
Mt Prospect Park District	8,154.76	0.561	6.49%	726.80	7,707.16
Miscellaneous Taxes Total	13,315.08	0.916	10.60%		13,103.58
SCHOOL TAXES					
Harper College Comm College 512 Palatine	6,003.42	0.413	4.78%		5,776.85
Township HS District 214 (Arlington Hts)	35,540.81	2.445	28.31%	639.58	33,139.37
Community Consolid. SD 59 Arlington Hts	42,343.72	2.913	33.72%	1,002.99	40,071.59
School Taxes Total	83,887.95	5.771	66.81%		78,987.81
MUNICIPALITY/TOWNSHIP TAXES					
Mount Prospect Library Fund	7,297.13	0.502	5.81%		6,974.49
Village of Mount Prospect	12,835.39	0.883	10.22%	5,669.08	13,272.66
Road & Bridge Elk Grove	174.43	0.012	0.14%		169.08
General Assistance Elk Grove	145.36	0.010	0.12%		140.90
Town of Elk Grove	741.34	0.051	0.59%		704.49
Municipality/Township Taxes Total	21,193.65	1.458	16.88%		21,261.62
COOK COUNTY TAXES					
Cook County Forest Preserve District	1,090.21	0.075	0.87%	14.53	1,141.28
Consolidated Elections	465.16	0.032	0.37%		0.00
County of Cook	2,471.15	0.170	1.97%	450.61	3,494.28
Cook County Public Safety	2,020.52	0.139	1.61%		1,493.53
Cook County Health Facilities	1,119.28	0.077	0.89%		1,084.92
Cook County Taxes Total	7,166.32	0.493	5.71%		7,214.01
(Do not pay these totals)	125,563.00	8.638	100.00%		120,567.02

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the \$5 duplicate bill fee.

*** Please see 2023 Second Installment Payment Coupon next page ***

Cook County Payment Coupon

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE \$0.00 By 02/01/2025 If paying later, refer to amounts above.		IMPORTANT PAYMENT MESSAGES Cook County eBill Click to pay online Click to update Mailing Name/Address SN 0020230200 RTN 500001075 AN (see PIN) TC 008911		Property Index Number (PIN) 08-23-203-037-0000 Amount Paid \$ T3LG Volume 050	
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Internal use only

00202302004082320303700000008911200

**This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.**

**COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116**

January 17, 2025

Antonia Lalagos
Development Planner
Community Development Department
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

Re: Letter of Intent - 500 W. Algonquin Rd., Mt. Prospect, Illinois (PIN: 08-23-203-037-0000)

Dear Ms. Lalagos,

I hope this correspondence finds you well. I am writing on behalf of my client, AGL 500 WEST LLC (“Applicant”), the owner of the property located at 500 W. Algonquin Road, Mt. Prospect, Illinois. As part of the application for a Major Amendment to the Lake Center Plaza PUD, we are submitting this Letter of Intent to outline the proposed improvements and usage.

The property consists of approximately 2.6 acres and is part of a Limited Industrial Planned Unit Development (PUD) established in 1987 and amended by Ordinances in 1989 and 2007. The properties to the south and west are zoned as Limited Industrial, while the properties to the north and east are zoned as Limited Industrial PUD.

The Applicant intends to use the property for its business operation, which includes Broadway Electric, Inc., a full-service electrical contractor, and Cornerstone Contracting, Inc., a general contractor specializing in large-scale, federally funded projects. The operation currently employs 83 full-time staff, including 46 employees who will work on-site at the subject property.

The site features an existing vacant building with a total area of +/- 22,135 square feet, including a warehouse and office space. Approximately 13,514 square feet of the building will be dedicated to office use, which will undergo renovation to include new window treatments, interior and exterior paint, updated signage, and upgrades to plumbing and mechanical systems. The remaining +/-8,621 square feet will be dedicated for warehousing, including housing tools, materials, and equipment for the electrical contractor business. There will be +/-75 parking spaces, providing sufficient parking for employees and visitors.

Additionally, the Applicant proposes to construct a new +/- 5,500 square foot habitable, Fire Code compliant warehouse in the northwest quadrant of the property, replacing the existing tennis court. This structure will measure approximately 50' by 110' with side and rear yard setbacks of 19' and 20', respectively, and a height of 17' 8 ½".

The new warehouse will be used for material storage only for contractor and electrical equipment, with no outdoor storage on-site. Items such as conduit, fittings, wire, and switchgear will be stored on-site for less than 30 days before being transported to various project sites by in-house drivers using vans or smaller box trucks. The business has approximately 3-4 vans and/or trucks and one 16' box truck. The box truck is typically in the field, as it gets reassigned to field employees from one project to another. The box truck will be parked in the loading dock of the existing building and the other small trucks/vans will be parked right outside of the existing warehouse on the north side in the parking stalls. There will be no larger vehicles kept on site.

As a result of the proposed new warehouse, there will be no increase to the impervious surface, since the building is replacing the existing tennis court. The site will also meet the performance standards related to noise, vibrations, smoke, fire hazard, toxic matter, odorous matter, and glare listed in Mt. Prospect's Code of Ordinances Section 14.2101. Any mechanical equipment will be screened and in compliance with Mt. Prospect Code of Ordinances Section 14.3041. Outdoor lighting will meet the standards of Mt. Prospect Code of Ordinance Section 14.314. The Applicant understands that full cutoff luminaries with a total cutoff angle of not more than 90 degrees and flat lenses are required. Signage will comply with standards of Chapter 7 of the Mt. Prospect Code of Ordinances. Lastly, we are in the process of confirming with MWRD if the proposed improvements would require a Watershed Management Ordinance (WMO) permit from the MWRD. We will update our Village Staff once we receive a response related to this inquiry.

We believe that the proposed improvements will enhance the property and the surrounding area and are supported by the Village Code of Ordinances. Please feel free to contact me directly at 224-955-7095 or katarina@birchwood.law should you require any additional information. We look forward to working with you and the Village of Mount Prospect on this project.

Sincerely,



Katarina S. Karac

Responses to Conditional Use Standards

To: Ms. Antonia Lalagos
Development Planner
Community Development Department
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

Date: 01/17/2025

Re: 500 W. Algonquin Road, Mt. Prospect, IL.

14.203: STANDARDS FOR CONDITIONAL USE

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

a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

Response: The proposed site updates to 500 W. Algonquin Rd. will not be detrimental to public health, safety, morals, comfort, or the general welfare. The business activity that will be supported includes office and warehousing of contractor equipment to be used off-site on various projects. The proposal will foster a stronger Mount Prospect by bringing in a quality business that has existed for more than 40 years. The site improvements complement the surrounding buildings and will enhance the surrounding area.

b) That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.

Response: The proposed use and improvements are consistent with the general character of the area. All activities, including the storage of tools, equipment, and materials, will take place indoors, with no outdoor storage or excessive noise. The vehicles on site will consist of mostly office building workers' vehicles with 3-4 small trucks and vans and one 16' box truck. No heavy vehicular traffic is expected (consistent with the existing operation). The proposal will not be injurious to the uses and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values within the neighborhood.

c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Response: The proposed amendment aligns with the existing PUD which allows for office and warehouse uses. No new uses are being proposed. The Applicant is requesting to add a +/-5,500 warehouse building to the northwest section of the site where the tennis courts are currently located. The new warehouse will serve the Applicant's business. The proposal will not impede the normal and orderly development of the surrounding property.

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

Response: The property will be adequately served by public utilities. The main access will continue to be off of Algonquin Road. The site will comply with all Public Works, Building and Fire Code requirements.

e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Response: The site includes primary two-way access via Algonquin Road and secondary access on Wall Street, sufficient to manage traffic flow.

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

Response: The proposal aligns with the recommended future land uses identified by the Comprehensive Plan – Business and Light Industrial. Also, the Comprehensive Plan recommends encouraging the reuse of underutilized industrial properties. The proposed improvements will contribute to the economic vitality of the industrial/commercial corridor along Algonquin Road.

g) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission.

Response: The property will adhere to all applicable zoning regulations and PUD requirements. No modifications from the development standards will be required.

Sincerely,



Katarina Karac

To: Ms. Antonia Lalagos
Development Planner
Community Development Department
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

Date: 01/17/2025

Re: 500 W. Algonquin Road, Mt. Prospect, IL.

RESPONSES TO STANDARDS FOR PLANNED UNIT DEVELOPMENTS:

14.504: STANDARDS FOR PLANNED UNIT DEVELOPMENTS:

A. General Standards:

1. Except as modified by and approved in the final planned unit development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.

Response: The proposed amendment to the PUD complies with the bulk regulations for the I-1 Limited Industrial PUD District, including parking, setbacks, height, and impervious surface requirements.

2. The principal use in the proposed planned unit development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.

Response: The principal use aligns with the Village's Comprehensive Plan which recommends Business and Light Industrial for future land uses. The proposal also aligns with Policy 1.2, which encourages the reuse and redevelopment of underutilized properties. This proposal will revitalize a vacant office building and more fully utilize the site by removing the tennis court and adding a +/- 5,500 warehouse building.

3. The proposed planned unit development is in the public interest and is consistent with the purposes of this zoning ordinance.

Response: The proposed project is in the public interest as it will relocate a 40+ year old Illinois-based business to the Mount Prospect community and will open future job opportunities in the community. Also, the proposed use is consistent with the purpose of I-1 Limited Industrial District, which is “intended to provide an area suitable for industrial, manufacturing, warehousing and research facilities that do not create appreciable nuisance or hazards, or an area for such uses that require a pleasant, hazard and nuisance free environment.” The warehousing component of the site is low-hazard and will not create any nuisances in the area.

4. The streets have been designed to avoid:

a. Inconvenient or unsafe access to the planned unit development;

Response: The access for the site will remain the same with primary ingress and egress on Algonquin Road and secondary access on Wall Street.

b. Traffic congestion in the streets which adjoin the planned unit development;

Response: The proposed development will not significantly increase traffic congestion. Deliveries will be limited to 2–3 times per week during off-peak hours (6:00 a.m. to 9:00 a.m.). The site’s existing infrastructure is sufficient to handle current and projected traffic volumes.

c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned unit development.

Response: The proposed use will not place any undue burden on public facilities. The site is already served by public facilities. Adding a small warehouse building will not overburden the local resources.

Sincerely,



Katarina Karac

LEGAL DESCRIPTION

500 West Algonquin, Mount Prospect, Illinois

PIN: 08-23-203-037-0000

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 OF PART OF THE
NORTHEAST 1/4 OF SECTION 23 TOWNSHIP 41 NORTH RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

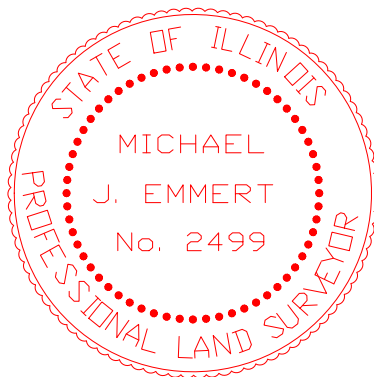
PLAT OF SURVEY
ALTA \NSPS LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc.

AS PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021, ITEM 7 – CERTIFICATION:
THE PLAT OR MAP OF AN ALTA/NSPS LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B

TO: VILLAGE BANK AND TRUST, N.A., AS LENDER,
AGL 500 WEST, LLC, AS BORROWER AND
CHICAGO TITLE INSURANCE COMPANY, AS TITLE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 14, 16, 17, 18 AND 20 (ABOVE GROUND VISIBLE UTILITIES) OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2024.

DATED THIS 16TH DAY OF DECEMBER, 2024

BY: MICHAEL J. EMMERT SURVEYS, INC.
MICHAEL J. EMMERT PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499



mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383

FLOOD ZONE

MICHAEL J. EMMERT SURVEYS, INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER – 170129
CURRENT EFFECTIVE MAP DATE – AUGUST 19, 2008
ON PANEL NUMBER – 17031C0214J
AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

BEARING BASIS

THE NORTH LINE OF SUBJECT PROPERTY IS ASSUMED TO BE NORTH 89 DEGREES 19 MINUTES 05 SECONDS EAST

PARKING

AS BUILT PARKING SUMMARY
REGULAR SPACES – 72
HANDICAP SPACES – 3
TOTAL SPACES – 75

LEGALLY DESCRIBED AS FOLLOWS:

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NUMBER 2, OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 113,364 SQ. FT. OR 2.6025 ACRES
MORE OR LESS

REFERENCE BEING HAD TO THE LEGAL DESCRIPTION AS SHOWN IN SCHEDULE A OF TITLE INSURANCE COMMITMENT NUMBER 24GC0061283NB BEARING AN EFFECTIVE DATE OF OCTOBER 30, 2024 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY

THE SUBJECT PROPERTY ADJOINS ALGONQUIN ROAD (A PUBLIC STREET) ON THE SOUTH AND ADJOINS WALL STREET (A PUBLIC STREET) ON THE EAST . DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREETS.

SCHEDULE B GENERAL EXCEPTIONS

ITEMS 1 THROUGH 7 – NOT SURVEY RELATED
8. PERMANENT TAX NUMBER 08-23-203-037-0000
ITEMS 9 THROUGH 16 – NOT SURVEY RELATED
17. DECLARATION DOCUMENT 24594255 RECORDED AUGUST 22, 1978 – AFFECTS UNDERLYING LAND)
18. DECLARATION OF EASEMENT DOCUMENT 24594254 RECORDED AUGUST 22, 1978 – AFFECTS UNDERLYING LAND.
19. EASEMENT DOCUMENT 24594255 RECORDED AUGUST 22, 1978 – EASEMENT FOR ROADWAY – AFFECTS OTHER PROPERTY
20. 20 FT. EASEMENT DOCUMENT 24594254 RECORDED AUGUST 22, 1978 – PLOTTED
21. NOTICE OF REQUIREMENTS DOCUMENT 24498918 RECORDED JUNE 1, 1978 – AFFECTS UNDERLYING LAND
22. EASEMENT DOCUMENT 88291118 RECORDED JULY 1, 1968 – PLOTTED
23. EASEMENT DOCUMENT 88291118 RECORDED JULY 1, 1988 – PLOTTED
ITEMS 24 AND 25 – NOT SURVEY RELATED
26. DECLARATION DOCUMENT 24594255 RECORDED AUGUST 22, 1978 – AFFECTS UNDERLYING LAND.
27. EASEMENT DOCUMENT 24929979 RECORDED APRIL 23, 1979 – AFFECTS UNDERLYING LAND.
28. 10 FT. EASEMENT DOCUMENT 88291118 RECORDED JULY 1, 1988 – PLOTTED
29. 30 FT. BUILDING LINE DOCUMENT 88291118 RECORDED JULY 1, 1988 – PLOTTED
30. 30 FT. UTILITY EASEMENT DOCUMENT 24594254 RECORDED JULY 1, 1988 – PLOTTED
31. 20 FT. EASEMENT DOCUMENT 88291118 RECORDED JULY 1, 1988 – PLOTTED
32. ACCESS EASEMENT DOCUMENT 88291118 RECORDED JULY 1, 1988 – PLOTTED
33. EASEMENT DOCUMENT 88291118 RECORDED JULY 1, 1988 – PLOTTED
34. EASEMENT DOCUMENT 88291118 RECORDED JULY 1, 1988 – AFFECTS UNDERLYING PROPERTY
35. 20 FT. WATER MAIN EASEMENT DOCUMENT 91321871 – PLOTTED
36. 10 FT. EASEMENT DOCUMENT 91321871 – PLOTTED
37. 30 FT. BUILDING LINE DOCUMENT 91321871 – PLOTTED
38. ACCESS EASEMENT DOCUMENT 91321871 – PLOTTED
39. EASEMENT DOCUMENT 91321871 – PLOTTED
ITEMS 40 AND 41 – NOT SURVEY RELATED
42. BROKEN PAVEMENT NOTED. EDGE NOT DEFINED.
43. WOOD POLES AND OVERHEAD WIRES – PLOTTED
44. NOT SURVEY RELATED
END OF SCHEDULE B

NOTES:

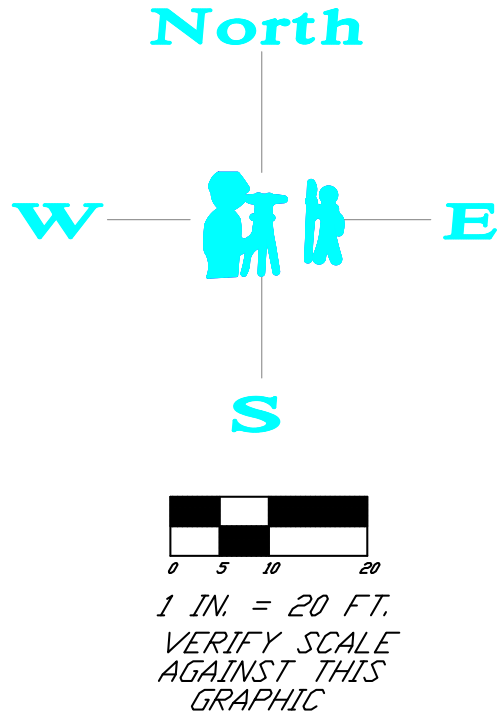
1. SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.
9. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

PAGE 1 OF 2

500 ALGONQUIN ROAD
MT. PROSPECT, ILLINOIS

SCALE: 1" = 20'	CHKD. / AP'VD:
DATE: DECEMBER 16, 2024	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	

PLAT OF SURVEY
ALTA \NSPS LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc.

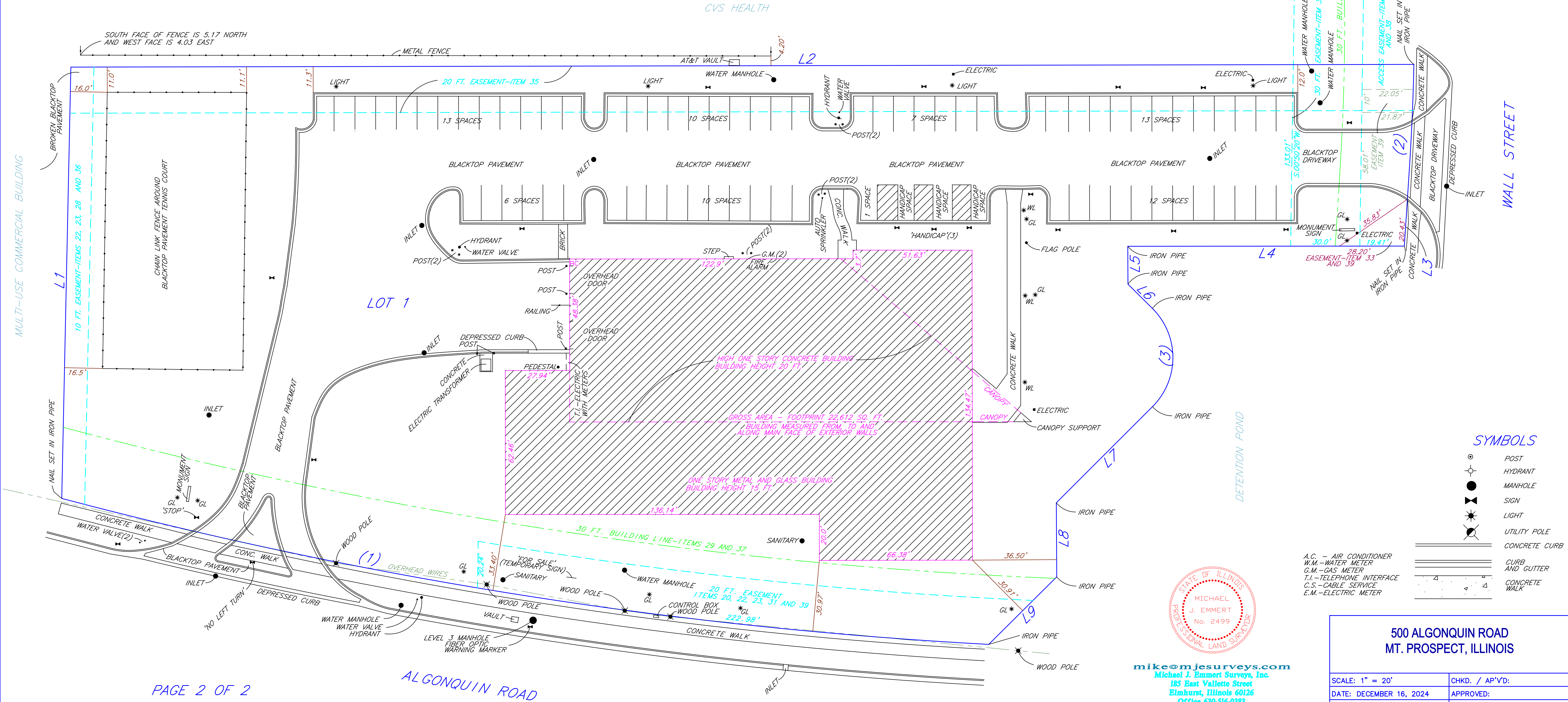


LINE TABLE

Line	Bearing	Distance	Measure
L1	N.01°12'35"E	187.19'	187.19'
L2	N.89°53'05"E	582.32'	582.32'
L3	S.03°43'08"W	33.99'	33.99'
L4	S.89°57'11"W	119.70'	119.91'
L5	S.00°15'06"E	16.50'	16.43'
L6	S.45°11'11"E	15.00'	14.96'
L7	S.44°58'56"W	59.00'	59.03'
L8	S.00°19'49"E	32.00'	32.13'
L9	S.45°11'06"W	41.50'	41.59'

CURVE TABLE

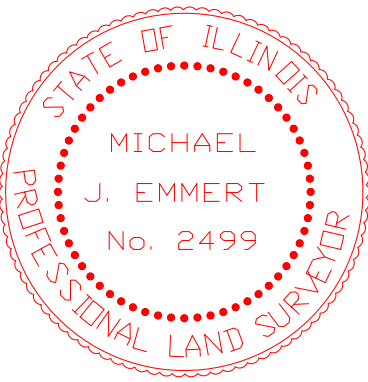
NO.	RADIUS	ARC	MEASURE ARC	MEASURE CHORD	MEASURE CHORD BEARING
(1)	1996.49'	407.06'	407.58'	406.87'	N.81°02'40"W
(2)	1011.97'	44.73'	44.73'	44.96'	S.02°16'35"W
(3)	30.00'	47.12'	47.32'	42.56'	S.00°04'17"E



SYMBOLS

- POST
- HYDRANT
- MANHOLE
- SIGN
- LIGHT
- UTILITY POLE
- CONCRETE CURB
- CURB AND GUTTER
- CONCRETE WALK

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER



mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Einhurst, Illinois 60126
Office 630-516-0383

500 ALGONQUIN ROAD
MT. PROSPECT, ILLINOIS

SCALE: 1" = 20'	CHKD. / AP'VD:
DATE: DECEMBER 16, 2024	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	

BROADWAY ELECTRIC, INC.

LS-1	Title Sheet, Proposed Site Plan and Detached Warehouse Floor Plan
LS-2	Primary Building and Detached Warehouse Exterior Elevations, Renderings and Signage
LS-3	Tree Preservation Plan and Landscaping Plan
A-1	Primary Building - Existing Floor Plan / Demolition Plan
A-2	Primary Building - Construction Floor Plan
Pg 1 of 2	Photometric Plan - Existing
Pg 2 of 2	Photometric Plan - Existing

2021 INT'L BUILDING CODE
2021 INT'L MECHANICAL CODE
ILLINOIS STATE PLUMBING CODE, LATEST EDITION,
WITH LOCAL AMENDMENTS

2020	NATIONAL ELECTRICAL CODE
2021	ILLINOIS ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS
2019	NATIONAL FIRE ALARM CODE
2021	INT'L FIRE CODE

PROJECT STATISTICS:

<u>PROJECT STATISTICS:</u>	
<u>ZONING:</u>	I-1 LIMITED INDUSTRIAL DISTRICT
<u>CONSTRUCTION TYPE:</u>	
PRIMARY BUILDING	TYPE 2B
DETACHED WAREHOUSE	TYPE 2B
<u>OCCUPANCY CLASSIFICATION:</u>	
PRIMARY BUILDING	B-BUSINESS / 5-2 LOW HAZARD
DETACHED WAREHOUSE	5-2 LOW HAZARD STORAGE

TOTAL SITE AREA:	114,296 SQ. FT.
EXISTING PRIMARY BUILDING AREA:	22,128 SQ. FT.
PROPOSED DETACHED WAREHOUSE:	5500 SQ. FT.
EXISTING PARKING LOT (IMPERVIOUS):	36,221 SQ. FT.

ALLOWED: 75% MAXIMUM (85,122 SQ. FT.)
EXISTING: 58% (66,353 SQ. FT.)

INCLUDES 7398 S.F. TENNIS COURT

PROPOSED NEW: 56% (64,455 SQ. FT.)

••NO INCREASE IN IMPERVIOUS SURFACE AREA••

PRIMARY BUILDING:

OFFICE AREA	13,514 SF	WAREHOUSE AREA	8621 S.F.
-------------	-----------	----------------	-----------

DETACHED WAREHOUSE:		WAREHOUSE AREA	5500 S.F.
TOTAL OFFICE:	13,514 S.F.	TOTAL WAREHOUSE:	14,121 S.F.

ULTIMATE DESIGN WIND SPEED, V , ULT	115 MPH
NOMINAL DESIGN WIND SPEED, V , ASD	90 MPH
RISK CATEGORY	2
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENT	0.18

MAXIMUM BUILDING HEIGHT ALLOWED : 20'-0"

ACTUAL (PROPOSED): 17'-8 1/2'

ROOF: INSULATION ENTIRELY ABOVE THE DECK R-30CI

WALLS: R-13 CAVITY INSULATION + R-10 CI

FLOOR (SLAB): R-15 FOR 24-INCH BELOW SLAB (PERIMETER)

NORTH

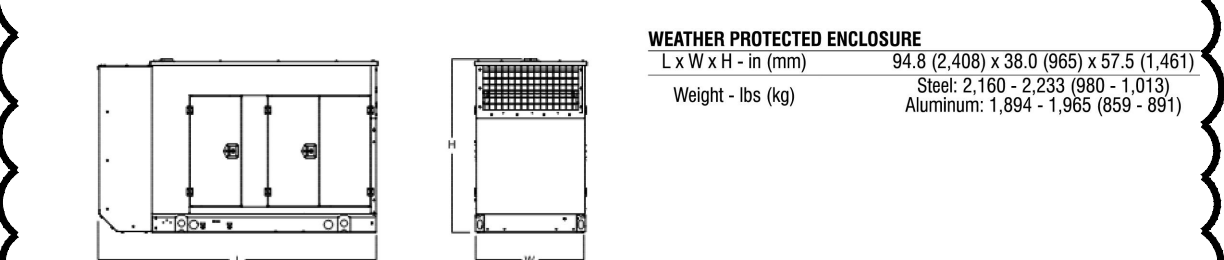
NORTH



+

1 LOCATION OF OVERNIGHT PARKING FOR WORK VANS AND BOX TRUCK

2 40 KW, INDUSTRIAL SPARK-IGNITED GENERATOR SET W/ WEATHER PROTECTION ENCLOSURE
MFR: GENERAC
MODEL NO. SG040
DIMENSIONS: 34.8" L x 30.6" W x 51.5" H



3 EXISTING DUAL-SIDE PODIUM SIGNAGE TO REMAIN. ACTUAL SIZE OF SIGN IS 3'-4"H X 6'-8"L (22.2 S.F.) - TYP. @ 2

4 NO NEW RTU'S PROPOSED FOR THE EXISTING BUILDING OR THE PROPOSED NEW DETACHED WAREHOUSE BUILDING

1. THIS PROPOSED WAREHOUSE WILL BE SUITABLE FOR WAREHOUSING (STORAGE) OPERATIONS SHALL NOT CREATE APPRECIABLE NUISANCES OR HAZARDS AND SHALL MEET THE PERFORMANCE STANDARDS RELATING TO NOISE, VIBRATION, SMOKE, FIRE HAZARD, TOXIC MATTER, ODOROUS MATTER AND GLARE PER LOCAL CODE.
2. BUILDING SHALL MEET THE 2021 IECC REQUIREMENTS RELATING TO INSULATION AND OTHER UTILITY EFFICIENCY REQUIREMENTS.
3. BUILDING WILL BE HEATED WITH AN INTERNAL HEATING SYSTEM (E. UNIT HEATERS OR SIMILAR), NO ROOF TOP UNITS ARE INTENDED.
4. EXTERIOR WALL MOUNTED LIGHT FIXTURES ON THE EAST FAÇADE WILL BE FLAT LENSED, FULL CUTOFF TYPE LUMINAIRES AND FULLY SHIELDED WITH A CUTOFF ANGLE NOT MORE THAN 30-DEGREES.
 - UNDER MOUNTED LIGHTING PROPOSED AT THE ENTRANCE CANOPY SHALL BE RECESSED AND FULL CUTOFF.
5. THE WAREHOUSE WILL BE USED FOR LOW-HAZARD STORAGE, LOADING AND UNLOADING OF THE WORK TRUCKS.
6. BUILDING WILL BE FULLY SPRINKLERED AND WILL HAVE AN APPROVED FIRE ALARM SYSTEM
7. SERVICES TO THE PROPOSED DETACHED WAREHOUSE BUILDING INCLUDE WATER, GAS AND ELECTRIC.

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	PUD AMENDMENT REVIEW #2	2/26/25
	ISSUED FOR ZONING	1/16/25
No:	Description:	Date:

Project No: 24-15

Sheet Title:

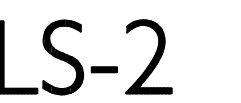
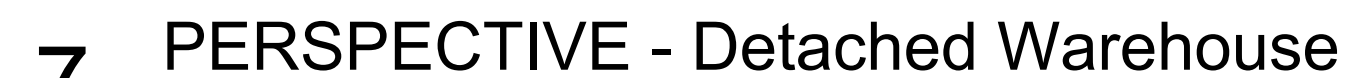
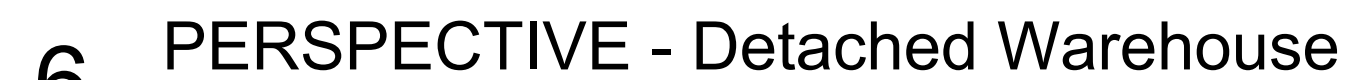
Conceptual Site Plan and and Floor Plan - Detached Warehouse

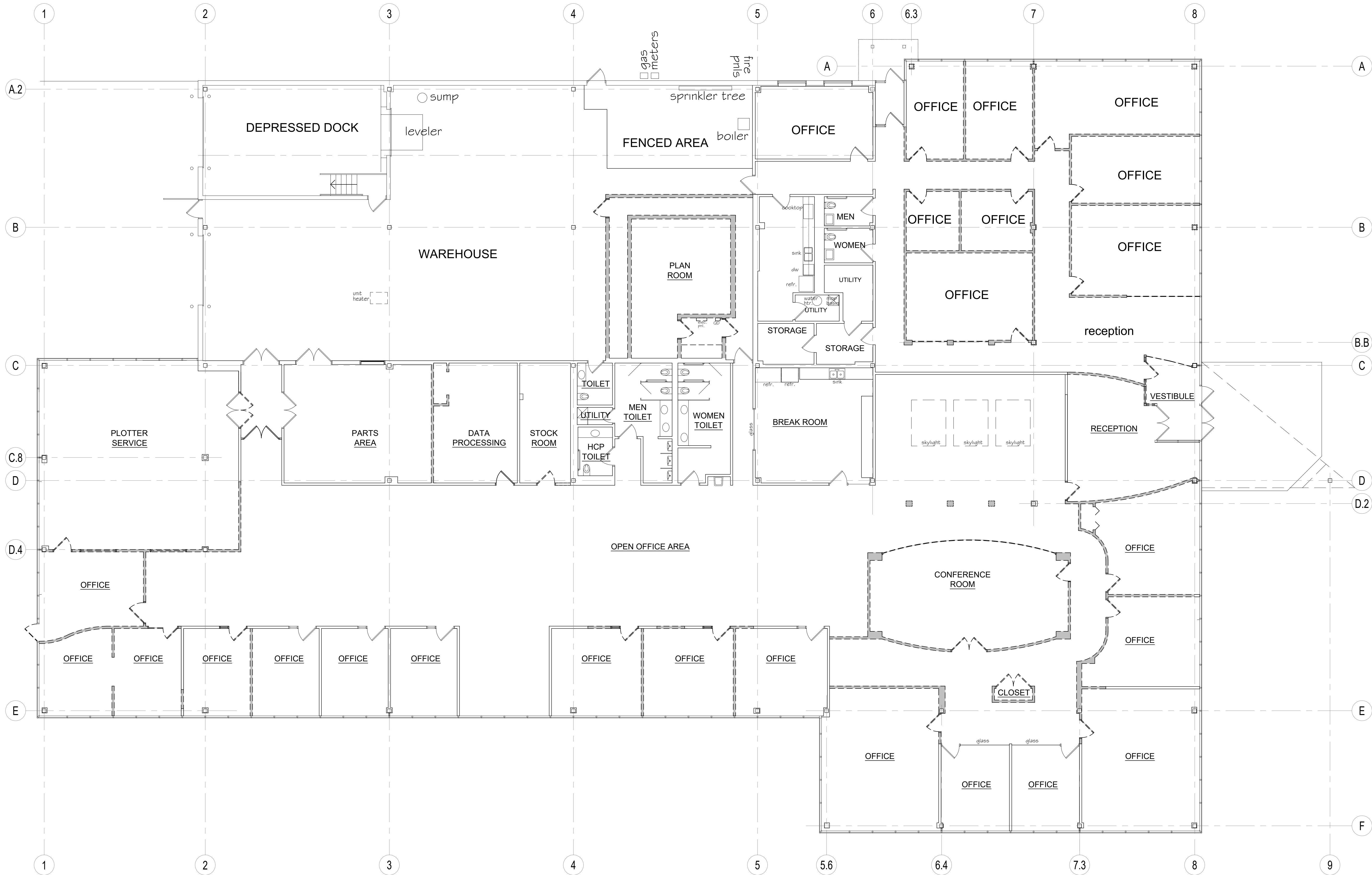
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LS-1



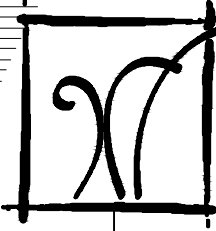
NOTE: "BEI BLUE" IS A HUE OF NAVY BLUE





EXISTING FLOOR PLAN - Primary Building
1/8" = 1'-0"

LEGEND:
— INDICATES EXISTING CONSTRUCTION TO REMAIN
- - - INDICATES EXISTING CONSTRUCTION TO BE REMOVED



Wojcik + Associates
Architects, inc.

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Elk Grove Village, IL
60007

847-439-0815
www.wojcikarchitects.com

W
A
A
inc.

Proposed Remodeling for:
**Broadway Electric /
Cornerstone
Contracting, Inc.**
500 W. Algonquin Road
Mount Prospect, Illinois 60056

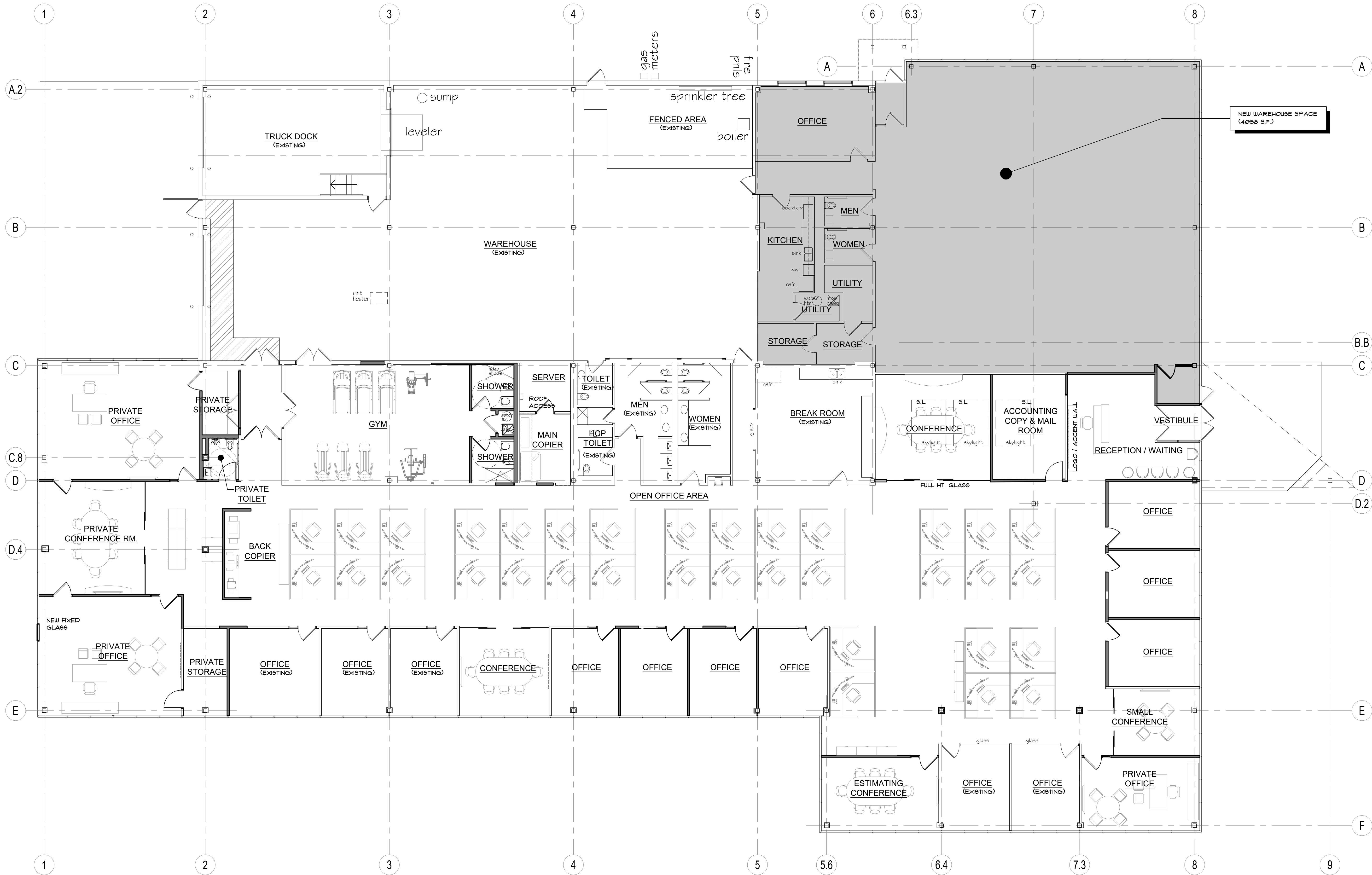
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ISSUED FOR ZONING		1/16/25
No:	Description:	Date:

Project No: 24-15

Sheet Title:
**Primary Building
Existing Floor /
Demolition Plan**

Sheet No:
A-I



CONSTRUCTION FLOOR PLAN - Concept D
1/8" = 1'-0"



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ISSUED FOR ZONING		1/16/25
No:	Description:	Date:

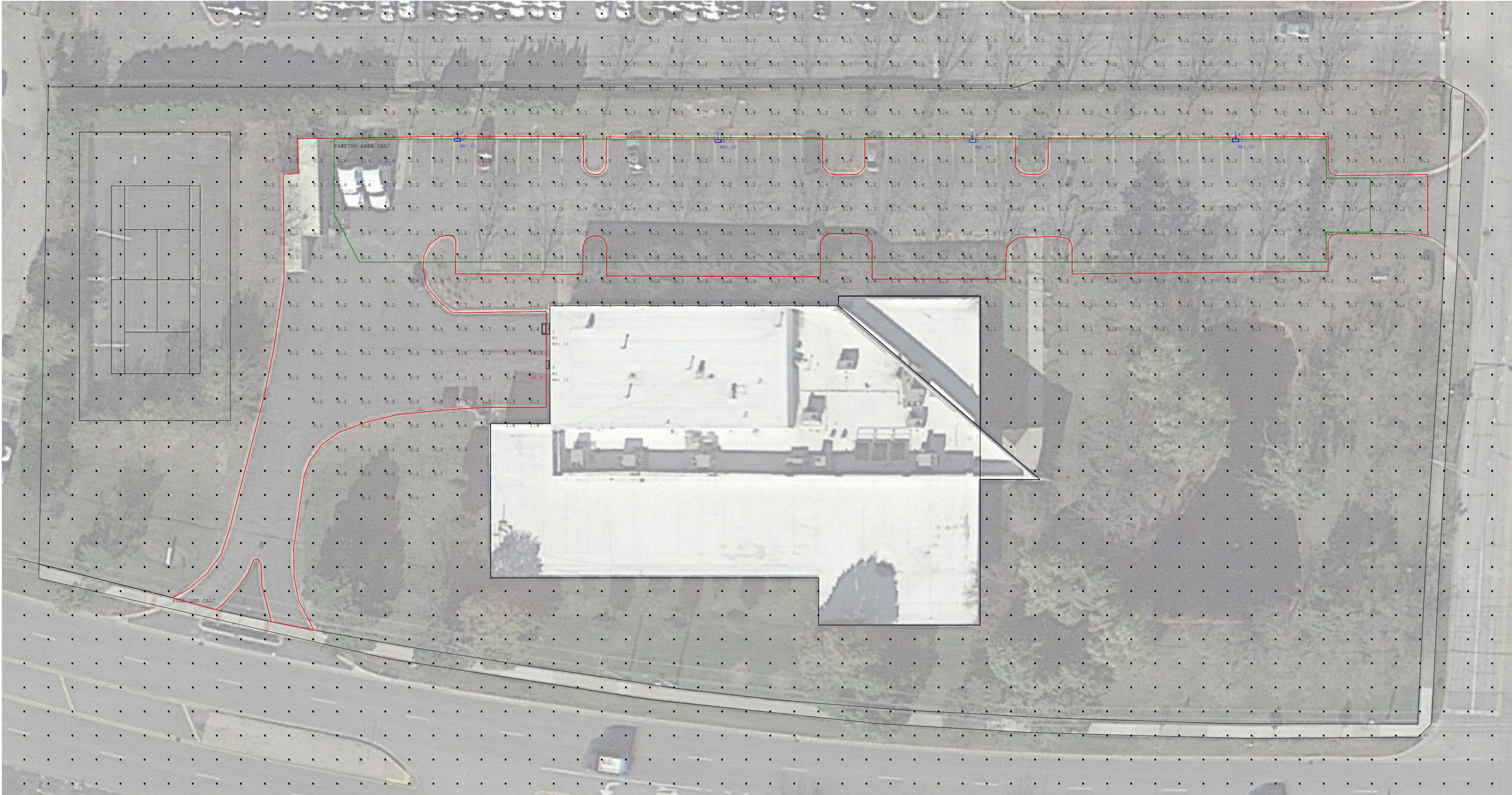
Project No: 24-15

Sheet Title:
Primary Building
Construction Floor Plan
Concept 'D'

Sheet No:
A-2



Not to Scale



Not to Scale

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min
500 W ALGONQUIN CALC	Illuminance	Fc	0.21	16.9	0.0	N.A.	N.A.
FULL LOT CALC	Illuminance	Fc	1.20	16.9	0.0	N.A.	N.A.
PARKING AREA CALC	Illuminance	Fc	1.41	2.6	0.5	5.20	2.82

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Manufacturer	Description	Arrangement	Luminaire Lumens	Luminaire Watts	LLF	Pole Height	
	4	P1	EXO	RAR1-160L-100-4K7-4W-U	Single	11787	87.9	0.900	22	
	1	W1	BEACON	TRP2-36L-40-AM-4W	Single	2523	38.9	0.900	15	
	1	W2	EXO	WGH3-LSCS-4K-90W	Single	14619	89.7	0.900	12	

Luminaire Location Summary		
LumNo	Label	Mtg Ht
1	RAR1-160L-100-4K7-4W	22
2	RAR1-160L-100-4K7-4W	22
3	RAR1-160L-100-4K7-4W	22
4	RAR1-160L-100-4K7-4W	22
5	TRP2-36L-40-AM-4W	15
6	WGH3-LSCS-4K-90W	12

NOTES	
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.	
ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.	
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.	
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.	
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.	
CALCULATION GRID VALUES 10'-0" O.C.	



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708.826.5600

REVISIONS	DESCRIPTION
1	XX/XX/XXXX
2	XX/XX/XXXX
3	XX/XX/XXXX

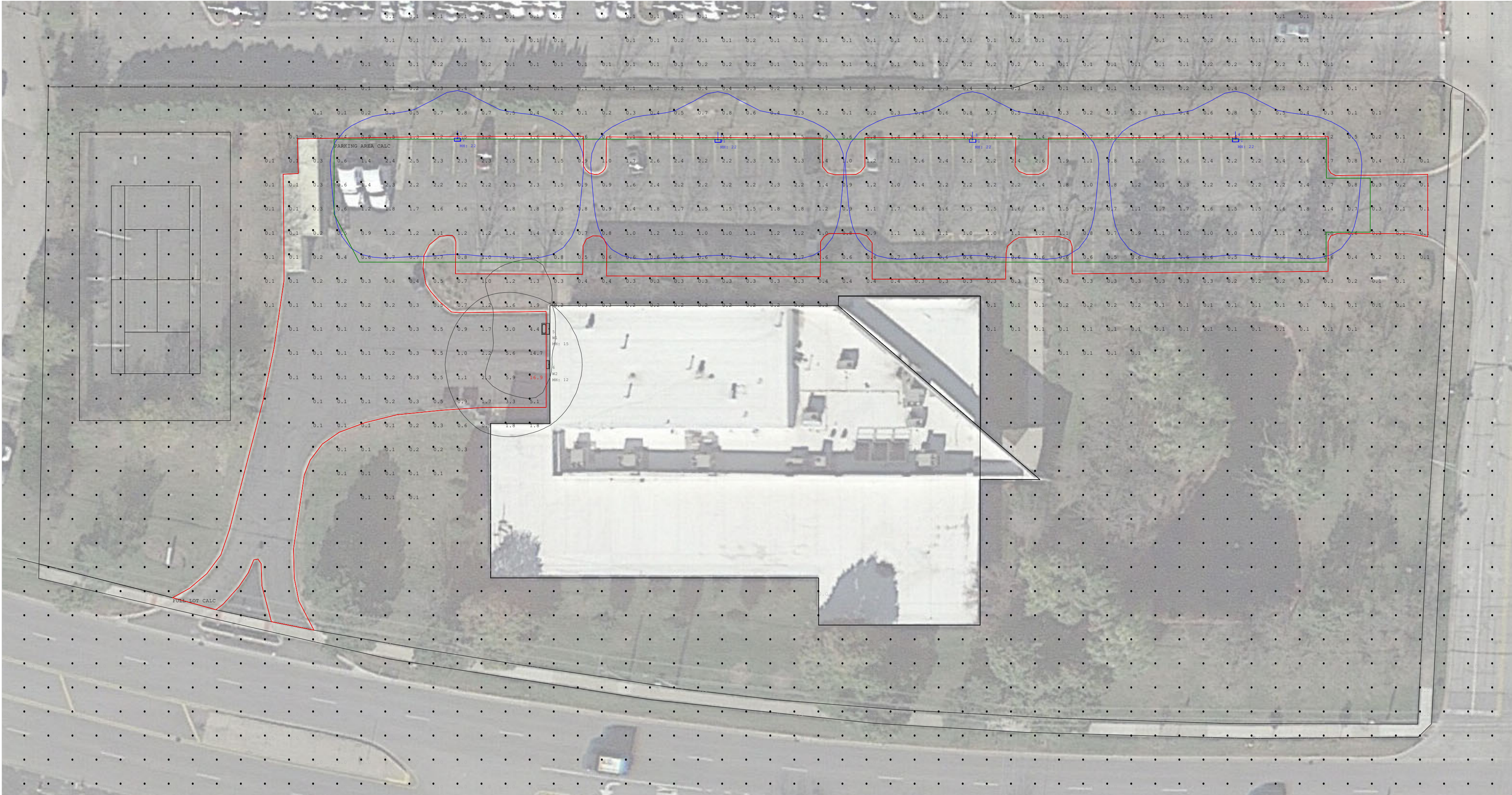
CLIENT NAME:
BROOKMAN GROUP CONSULTING ENG

PROJECT NAME:

500 ALGONQUIN RD, MOUNT PROSPECT, IL 60056



Not to Scale



Not to Scale

Calculation Summary

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4	RAR1-160L-100-4K7-4W	22
5	TRP2-36L-40-AM-4W	15
6	WGH3-LSCS-4K-90W	12

NOTES

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CALCULATION GRID VALUES 10'-0" O.C.



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REVISIONS	1	2	3
DESCRIPTION	XX/XX/XXXX	XX/XX/XXXX	XX/XX/XXXX
DESCRIPTION			
DESCRIPTION			

CLIENT NAME:
BROOKMAN GROUP CONSULTING ENG

PROJECT NAME:

500 ALGONQUIN RD, MOUNT PROSPECT, IL 60056

PLANT LIST

SHADE TREES					
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
ARF	2	2.5"	Acer rubrum 'Frank Jr.' PP 16764	Redpointe Maple	Specimen, symmetrical
CEO	2	2.5"	Celtis occidentalis	Common Hackberry	Specimen, symmetrical
GTS	2	2.5"	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	Specimen, symmetrical
GYD	1	2.5"	Gymnocladus dioica	Kentucky Coffeetree	Specimen, symmetrical
QUB	1	2.5"	Quercus bicolor	Swamp White Oak	Specimen, symmetrical
ORNAMENTAL TREES					
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
ZER	1	5'	Cercis canadensis	Eastern Redbud	Specimen, clump form
SYR	1	5'	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	Specimen, clump form
SHRUBS					
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
BUX	38	24"	Buxus x 'Green Velvet'	Green Velvet Boxwood	Full branching to ground
CSI	24	3'	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	Full branching to ground
DKR	11	24"	Dierilla 'S2X2624H'	Kodiak Red Dierilla	Full branching to ground
HYI	7	24"	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	Full branching to ground
JCS	37	24"	Juniperus var. sargentii	Sargent Juniper	Full branching to ground
JSE	7	3'	Juniperus chinensis 'Sea Green'	Sea Green Juniper	Full branching to ground
RHG	13	24"	Rhus aromatica 'Smo-Low'	Smo-Low Fragrant Sumac	Full branching to ground
ROS	30	24"	Rosa 'Mejacos'	Pink Drift Rose	Full branching to ground
SPD	4	24"	Spiraea japonica 'NCSX2'	Double Play Dazzle Spirea	Full branching to ground
SYB	16	3'	Syringa 'SWSJBFT'	Blooming Dark Purple Lilac	Full branching to ground
THT	3	6'	Thuja occidentalis 'Technyl'	Mission Arborvitae	Full branching to ground
TMT	5	24"	Taxus x media 'Tauntoni'	Taunton Yew	Full branching to ground
TOS	17	6'	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	Full branching to ground
ORNAMENTAL GRASSES AND GROUNDCOVER					
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
ZKF	107	gal.	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	Container
SPO	114	gal.	Sporobolus heterolepis	Prairie Dropseed	Container
VIN	16	Flats	Vinca minor	Periwinkle	24 plants/Flat; 8" o.c.

LANDSCAPE NOTES

PLANT MATERIALS OF ALL TYPES AND SPECIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM TECHNICAL SPECIFICATIONS OF THE VILLAGES "ARBORICULTURAL STANDARDS MANUAL" (SEE SECTION 4.105 OF THE VILLAGE CODE), INCLUDING THE GUARANTEE AND REPLACEMENT SECTIONS.

PRUNE/REMOVE ALL DEAD AND BROKEN BRANCHES FROM EXISTING TREES AND FOUNDATION SHRUBS.

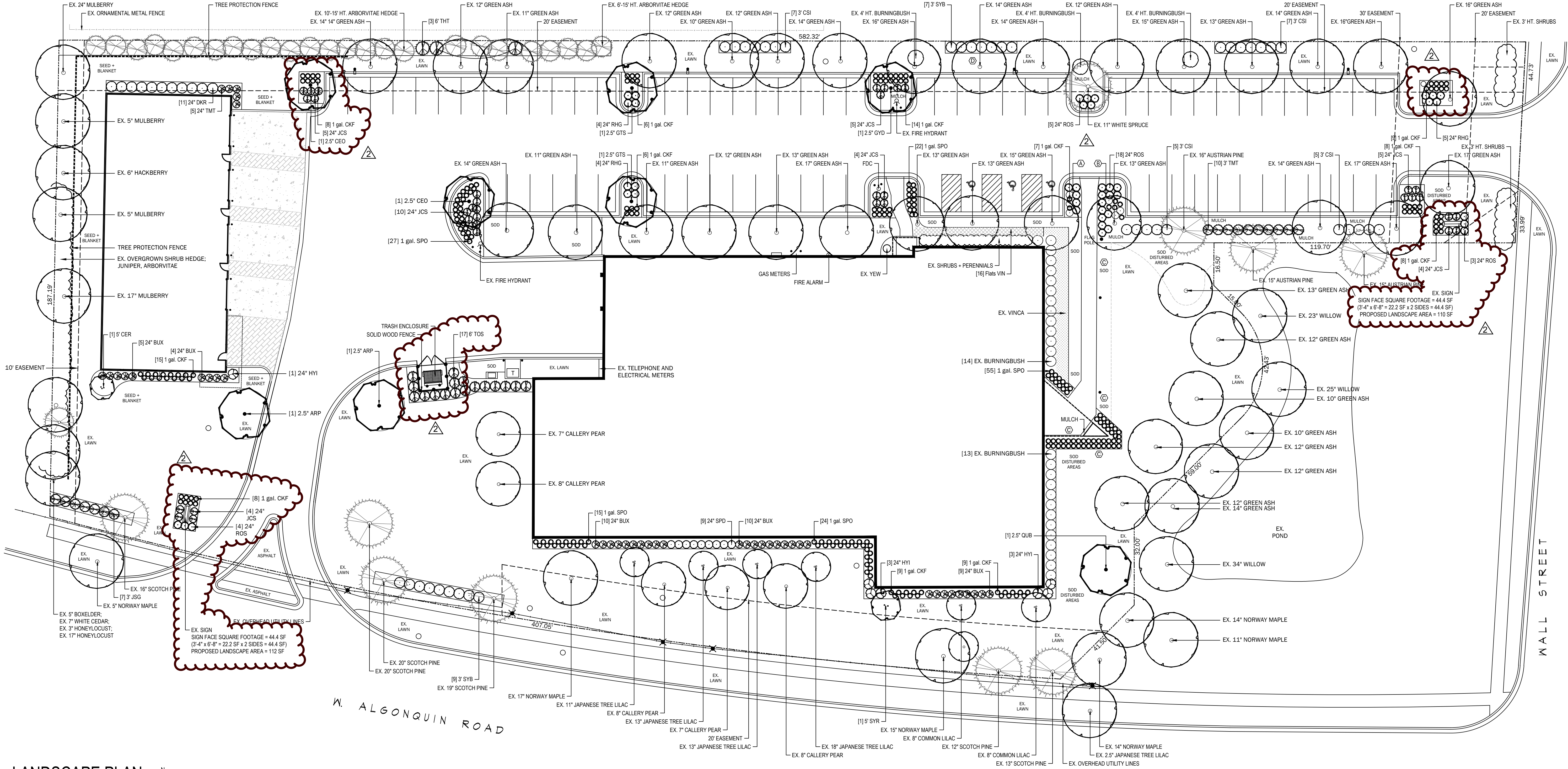
SOD TO BE SALT-TOLERANT.

① REMOVE EX. GRAVEL AND ROCKS; BACKFILL WITH CLEAN TOPSOIL. REMOVE EX. (2) DEAD BURNINGBUSH, EX. FEATHER REED GRASS TO REMAIN.

② REMOVE EX. GRAVEL AND ROCKS; BACKFILL WITH CLEAN TOPSOIL. REMOVE EX. SHRUBS, EX. FEATHER REED GRASS TO REMAIN.

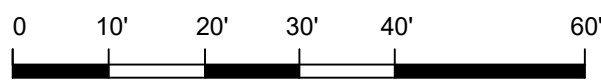
③ REMOVE EX. GRAVEL AND ROCKS; BACKFILL WITH CLEAN TOPSOIL. REMOVE EX. SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER. SOD DISTURBED AREA.

④ REMOVE EX. REDCEDAR (VOLUNTEER). SOD DISTURBED AREA.



LANDSCAPE PLAN

SCALE: 1"=20'-0"



Project Team:

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265 Cottonwood Dr.
Elk Grove Village, IL
847.439.0815

Broadway Electric/
Cornerstone
Contracting, Inc.

500 W. Algonquin Road
Mt. Prospect, Illinois

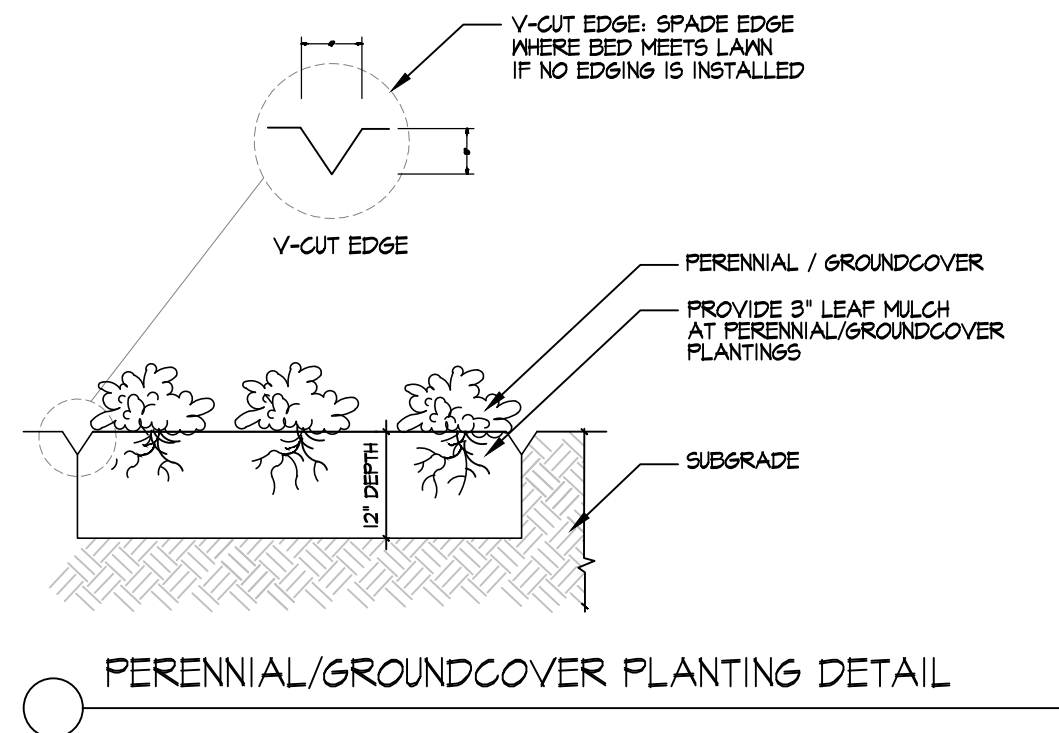
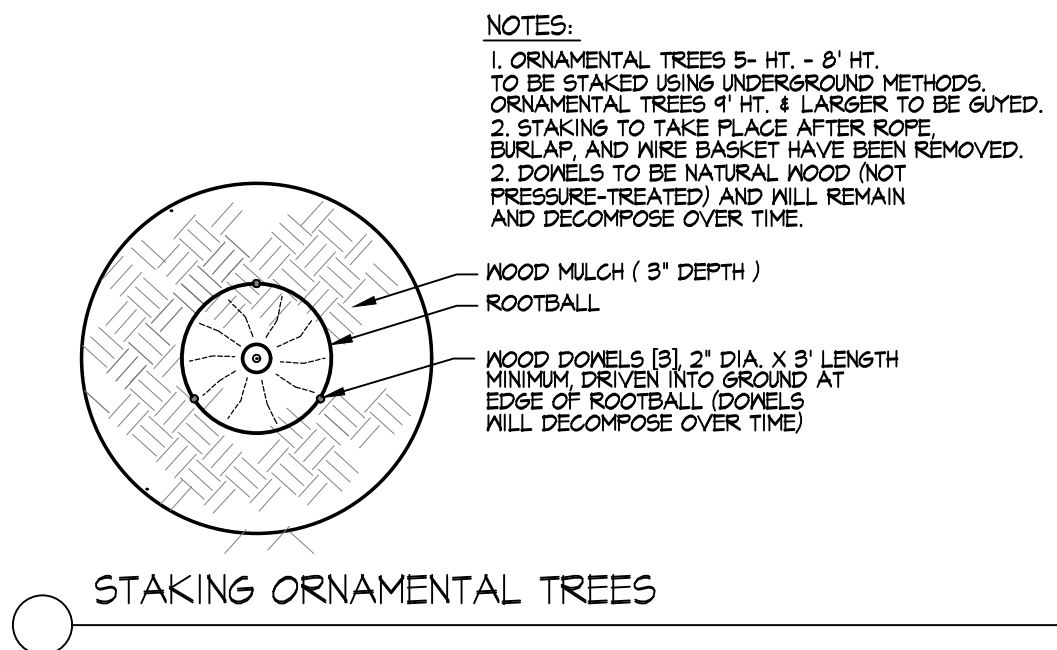
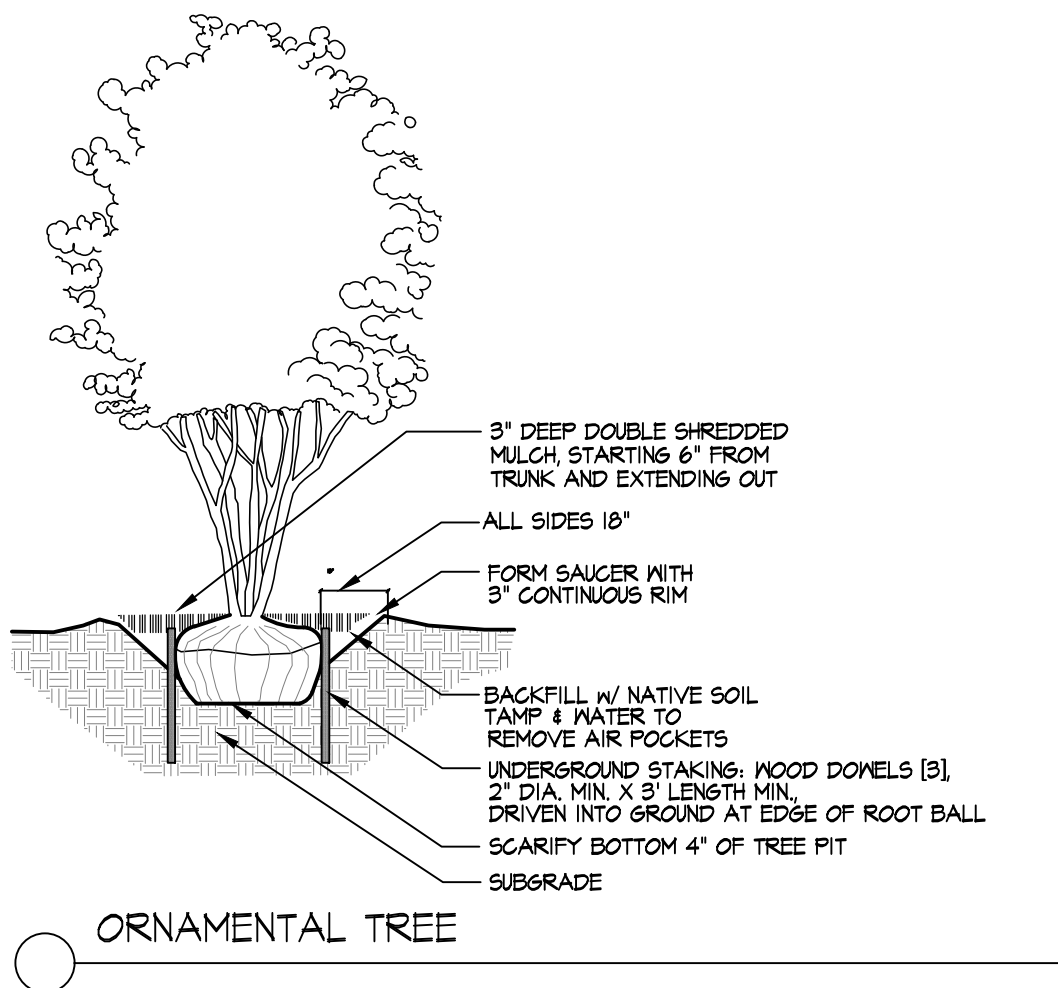
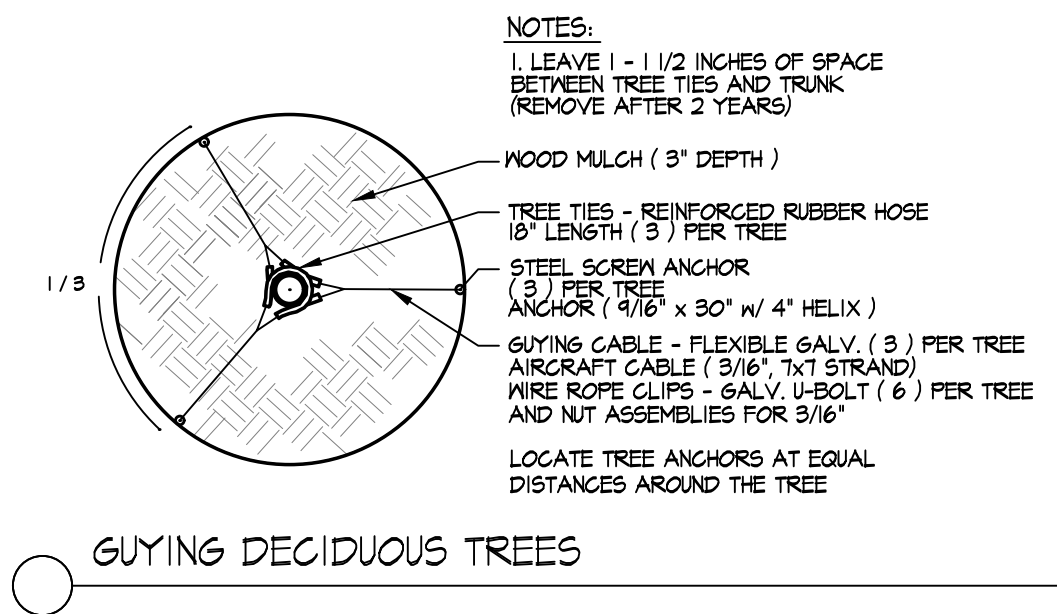
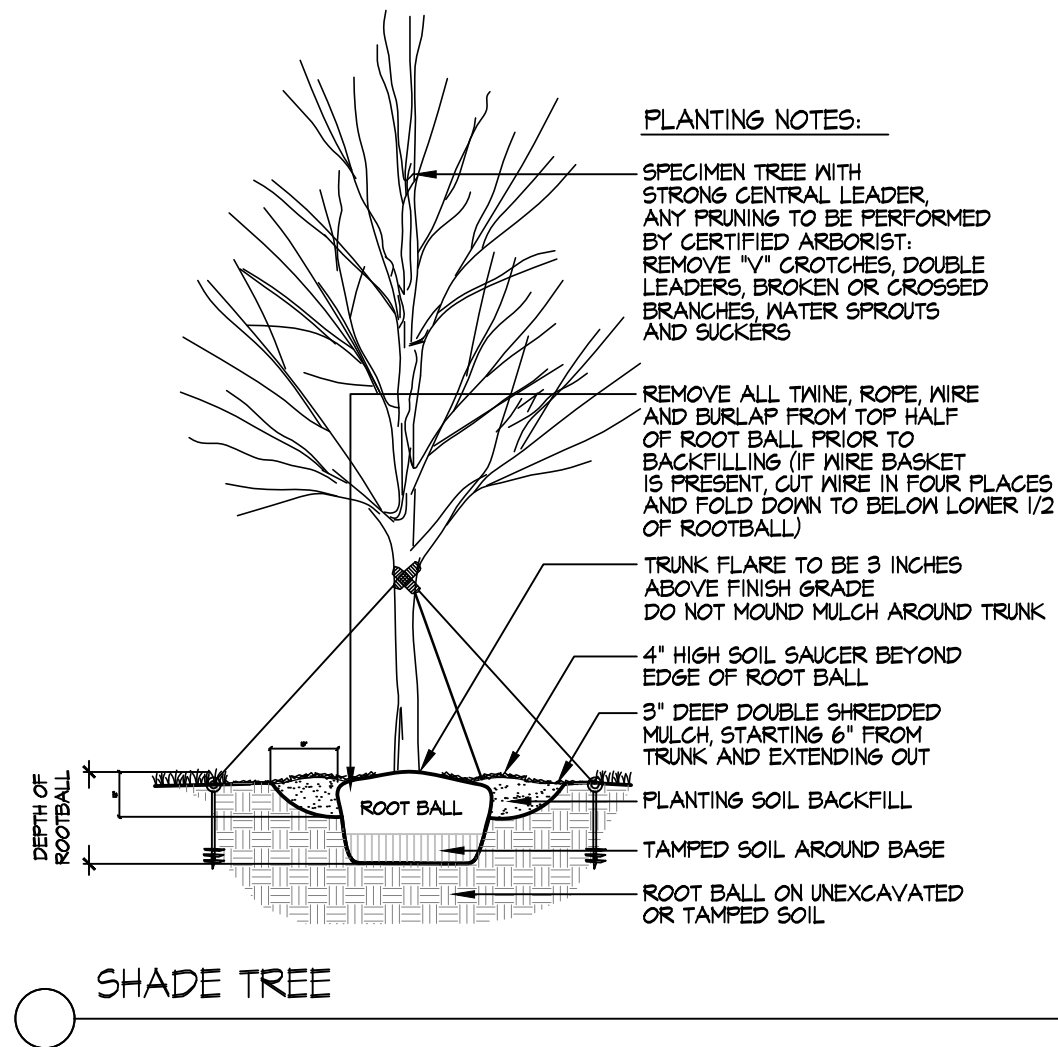
Date Revision

02.21.25

Landscape Details

Sheet

L-2.0



NOTES

- In general, contractor should become familiar with the site and with scope of work prior to the submission of bid proposal and should notify Landscape Architect (LA) and/or owner of any discrepancies between the drawings and existing site conditions.
- Bid Proposal shall show unit prices and quantities for all items shown on this drawing.
- Contractor shall follow and conform to the Village of Mt. Prospect, IL building codes.
- Job site safety and means and methods of construction are the responsibility of the Contractor.
- Contractor shall excavate and dispose of excavated materials off site.
- Contractor shall be responsible for any damage to buildings or site as a result of executing the work which is part of this contract or additional work which may be added to this contract at a later date.
- Site shall be kept clean at all times and shall be thoroughly cleaned at the end of each working day.
- Driveways shall be unobstructed at all times and consideration for the neighboring properties maintained.
- Determine and verify exact locations of all underground utilities in the field before work begins. Call JULIE 1-800-892-0123 (48 hours) before you dig, excluding Saturdays, Sundays, and holidays.
- Plants and other materials are quantified and summarized for the convenience of the owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn.
- Landscape Architect not responsible for installation permits unless otherwise noted.
- Determine subsoil conditions and subsurface drainage requirements of all plant material.
- Removals:** Contractor shall clear existing plant material and weeds as needed where new planting is provided per plan. New topsoil shall be provided and/or amended as needed to fine grade planting areas.
- Topsoil:** Any new topsoil shall be fertile, pulverized, friable, natural loam, surface soil, free of subsoil, clay lumps, brush, weeds, stones larger than 1" in any dimension and other extraneous or toxic matter harmful to plant growth. Soil shall have acidity range of pH 5-7, not less than 3% humus as determined by loss on ignition of moisture free samples dried at 100 degrees centigrade, less than 60% of material passing VSS #100 sieve consists of clay by dried weights of material.
- Amend Existing Soil:** Amend existing soil in all planting beds. Amended soil shall be 25% mushroom compost and 75% existing soil backfill. Rototill amendments into planting beds.
- Plant Material:** The Landscape Architect reserves the right to personally select any or all nursery stock prior to digging. All plant material shall bear the same relationship to the new grade as they bore to the previous (nursery) grade. Comply with sizing and grading standards of the latest edition 'American Standard for Nursery Stock'. All plants are subject to inspection by the Landscape Architect at the job site or nursery.
- Plant Installation:** Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and face to give the best appearance or relationship to each other or adjacent structure. Do not fill around trunks or stems. Do not use frozen or muddy mixture for backfilling. Supply a minimum of 12" of soil mix on all sides of rootballs for trees and shrubs unless otherwise noted. Plant groundcover and perennials and tamp down soil around pot so pot does not heave in frost. Water in before applying mulch. Do not cover foliage with mulch. Balled roots shall be protected from drying out and care taken to prevent the ball from freezing.
- Mulch:** Provide 3" loose measure of mulch throughout all planting areas excluding groundcover beds. Mulch to be 6 month old, well rotted, shredded, hardwood bark mulch, not larger than 4" in length and 1/2" in width, free of wood chips and sawdust.
- Irrigation:** Provide automatic irrigation system for all new plantings.
- Watering:** LC to water installed plant materials for the entire first season to supplement irrigation as needed.
- Sod:** Supply and install new bluegrass blend sod as shown on plan. Place sod on min. 4" depth rolled, fine graded, pulverized topsoil. Guarantee new sod for 30 days. Time delivery of sod so that sod will be placed within 24 hours after shipping. Protect sod against drying and breaking of rolled strips. If new sod is laid late in the Fall, the guarantee shall be extended into the Spring of the next growing season.
- Seed:** Supply and install new seed, Kentucky Bluegrass Blend on minimum 4" depth rolled, fine graded, pulverized, topsoil as needed. Straw mat to cover seed.
- Repair Disturbed Areas:** All disturbed areas shall be repaired and fine graded and topdressed with a minimum 4" depth, rolled, pulverized topsoil. All excess soil not used in repair of disturbed areas shall be removed from site. Sod or seed and blanket all repaired areas as shown on plan.
- Bed Edge:** Spade edge where bed meets lawn if no edging is installed.
- Upon completion of all landscape work, the LC shall notify the LA and owner for approval and acceptance. LC shall guarantee all work and plant material for a minimum of one year, after acceptance by the LA and owner, of completed landscape work.

LANDSCAPE NOTES

PLANT MATERIALS OF ALL TYPES AND SPECIES SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM TECHNICAL SPECIFICATIONS OF THE VILLAGES' ARBORICULTURAL STANDARDS MANUAL (SEE SECTION 4.105 OF THE VILLAGE CODE), INCLUDING THE GUARANTEE AND REPLACEMENT SECTIONS.

PRUNE/REMOVE ALL DEAD AND BROKEN BRANCHES FROM EXISTING TREES AND FOUNDATION SHRUBS.

SOD TO BE SALT-TOLERANT.

① REMOVE EX. GRAVEL AND ROCKS; BACKFILL WITH CLEAN TOPSOIL. REMOVE EX. (2) DEAD BURNINGBUSH; EX. FEATHER REED GRASS TO REMAIN.

② REMOVE EX. GRAVEL AND ROCKS; BACKFILL WITH CLEAN TOPSOIL. REMOVE EX. SHRUBS. EX. FEATHER REED GRASS TO REMAIN.

③ REMOVE EX. GRAVEL AND ROCKS; BACKFILL WITH CLEAN TOPSOIL. REMOVE EX. SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVER. SOD DISTURBED AREA.

④ REMOVE EX. RED CEDAR (VOLUNTEER). SOD DISTURBED AREA.

PLANTING DATA BOX - PERIMETER LANDSCAPING

NORTH LOT LINE - 502.32'		LENGTH	
ADJACENT TO PUBLIC RIGHT-OF-WAY:	0'	502.32'	
ADJACENT TO NONRESIDENTIALLY ZONED PROPERTY:			
ADJACENT TO RESIDENTIAL PROPERTY:			
		REQUIRED	PROPOSED
TOTAL TREES	(8) shade trees	(5) ex. shade trees	
TOTAL SHRUBS/LANDSCAPING - 50% AT 3' HT.	241 lf	214 lf ex. shrubs + (2) new 3' ht. shrubs	
EAST LOT LINE - 404.85'		LENGTH	
ADJACENT TO PUBLIC RIGHT-OF-WAY:	78.12'	78.12'	
ADJACENT TO NONRESIDENTIALLY ZONED PROPERTY:	526.13'		
ADJACENT TO RESIDENTIAL PROPERTY:	0'		
		REQUIRED	PROPOSED
TOTAL TREES	(6) shade trees	(4) ex. shade trees + (1) new shade tree	
TOTAL SHRUBS/LANDSCAPING - 50% AT 3' HT.	202 lf	46 lf ex. shrubs (at Mall Street) + (1) ex. evergreen tree + (20) new shrubs	
SOUTH LOT LINE - 407.05'		LENGTH	
ADJACENT TO PUBLIC RIGHT-OF-WAY:	407.05'	407.05'	
ADJACENT TO NONRESIDENTIALLY ZONED PROPERTY:	0'		
ADJACENT TO RESIDENTIAL PROPERTY:	0'		
		REQUIRED	PROPOSED
TOTAL TREES	(6) shade trees	(6) ex. shade trees	
TOTAL SHRUBS/LANDSCAPING - 50% AT 3' HT.	204 lf	(6) ex. evergreen trees + (6) ex. ornamental trees + (1) new ornamental tree + (16) new 3' ht. shrubs	
WEST LOT LINE - 187.14'		LENGTH	
ADJACENT TO PUBLIC RIGHT-OF-WAY:	0'	0'	
ADJACENT TO NONRESIDENTIALLY ZONED PROPERTY:	187.14'		
ADJACENT TO RESIDENTIAL PROPERTY:	0'		
		REQUIRED	PROPOSED
TOTAL TREES	(3) shade trees	(2) ex. shade trees	
TOTAL SHRUBS/LANDSCAPING - 50% AT 3' HT.	44 lf	(1) ex. evergreen tree + 116 lf ex. overgrown shrub hedge	

PLANT LIST

KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
ARF	2	2.5"	Acer rubrum 'Frank Jr.' PP 16764	Redpointe Maple	Specimen, symmetrical
CEO	2	2.5"	Geltia occidentalis	Common Hackberry	Specimen, symmetrical
GTS	2	2.5"	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	Specimen, symmetrical
GVD	1	2.5"	Gymnocladus dioica	Kentucky Coffeetree	Specimen, symmetrical
QUB	1	2.5"	Quercus bicolor	Swamp White Oak	Specimen, symmetrical
ORNAMENTAL TREES					
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
CER	1	5'	Cercia canadensis	Eastern Redbud	Specimen, clump form
SYR	1	5'	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	Specimen, clump form
SHRUBS					
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
BUX	35	24"	Buxus x 'Green Velvet'	Green Velvet Boxwood	Full branching to ground
CSI	24	3"	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	Full branching to ground
DKR	11	24"	Diervilla '62XB55411'	Kodak Red Diervilla	Full branching to ground
HYI	7	24"	Hydrangea arborescens 'Abetno'	Incrediball Hydrangea	Full branching to ground
JCS	27	24"	Juniperus var. sargentii	Sargent Juniper	Full branching to ground
JSS	7	3"	Juniperus chinensis 'Sea Green'	Sea Green Juniper	Full branching to ground
RHS	8	24"	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	Full branching to ground
ROS	30	24"	Rosa 'Majestas'	Pink Drift Rose	Full branching to ground
SPD	4	24"	Spiraea japonica 'NCSX2'	Double Play Doozie Spirea	Full branching to ground
SYB	16	3"	Syringa 'SM5-BPM'	Blooming Dark Purple Lilac	Full branching to ground
THT	3	6"	Thuja occidentalis 'Technyl'	Mission Arborvitae	Full branching to ground
TMT	5	24"	Taxus x media 'Tautoni'	Tautoni Yew	Full branching to ground
TMT	10	3"	Taxus x media 'Tautoni'	Tautoni Yew	Full branching to ground
TOS	8	5'	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	Full branching to ground
ORNAMENTAL GRASSES AND GROUNDCOVER					
KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
CKF	82	1 gal.	Colymboglossa x oculiflora 'Karl Foerster'	Feather Reed Grass	Container
SPO	114	1 gal.	Sporobolus heterolepis	Prairie Dropseed	Container
VIN	16	Flats	Vinca minor	Periwinkle	24 plants/flat; 8" o.c.

TREE NOTES

ALL EXISTING TREES TO REMAIN, UNLESS NOTED TO BE REMOVED (EXISTING TREES NO. 21, 22, 46, 55, 56, 57).

LOCATION OF EXISTING TREES ARE APPROXIMATE; FIELD VERIFY EXACT LOCATIONS.

PRUNE/REMOVE ALL DEAD AND BROKEN BRANCHES FROM EXISTING TREES.

ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE DRIP LINE OF A TREE.

CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE DRIP LINE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.

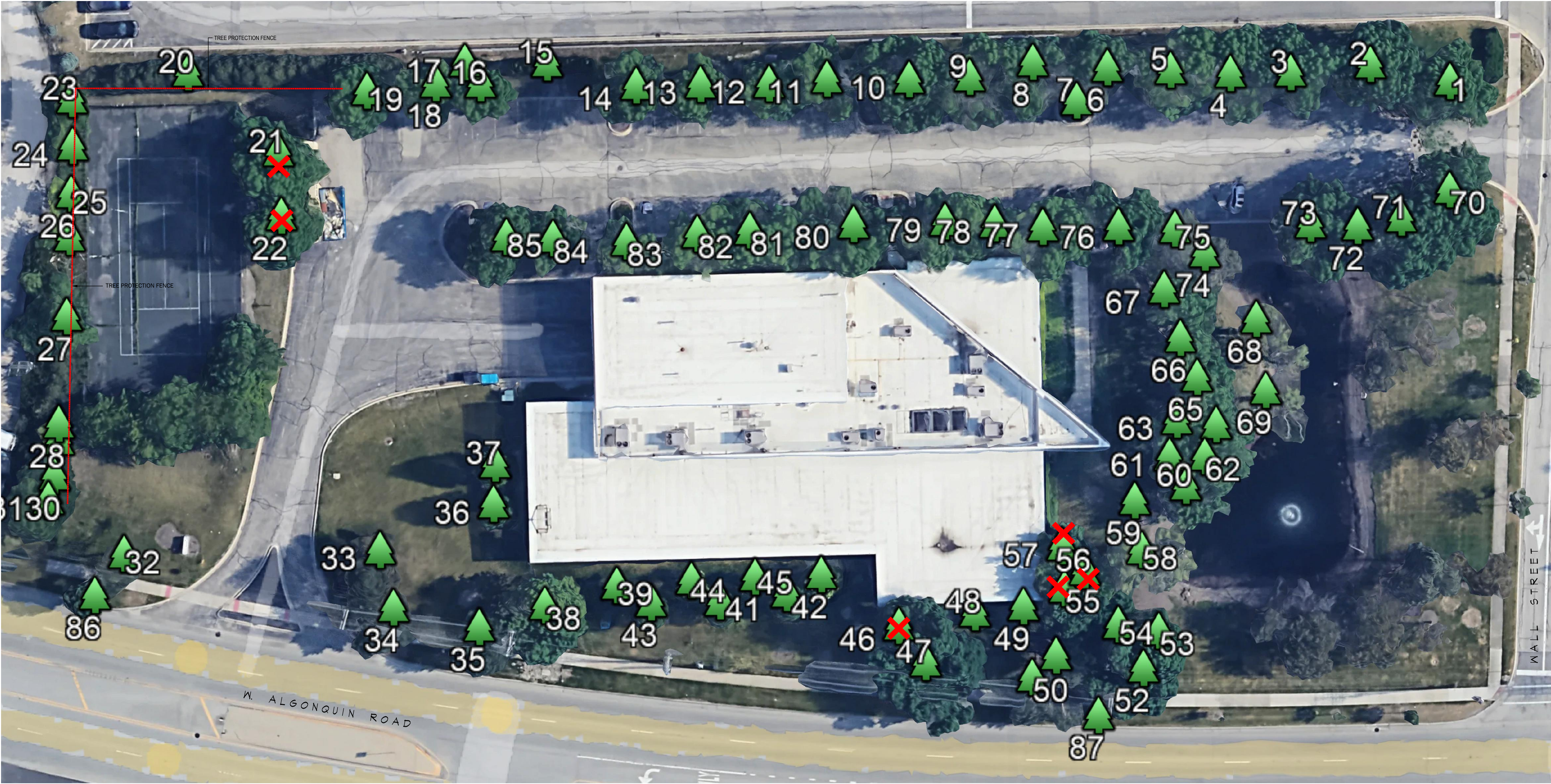
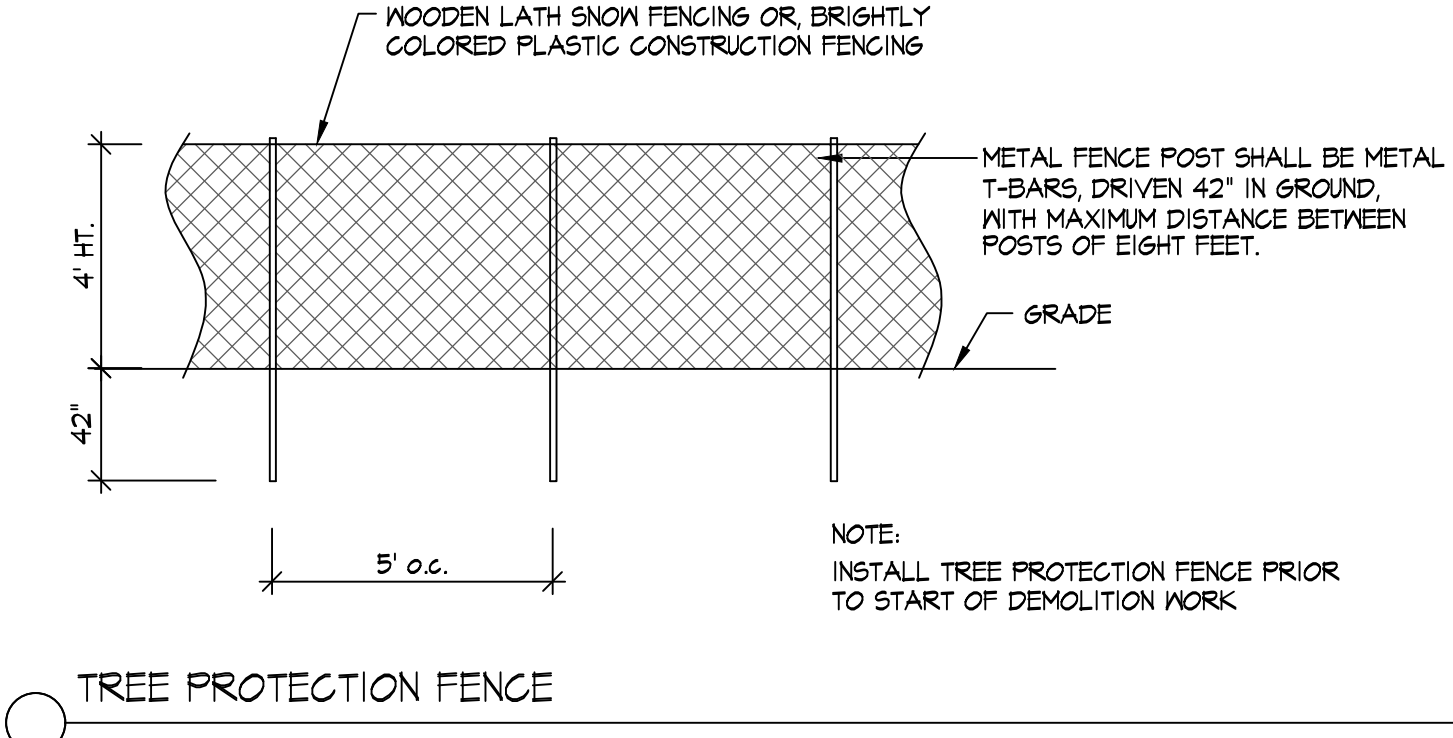
TREE PROTECTION FENCING SHALL BE TEMPORARILY INSTALLED AT THE PERIPHERY OF THE TREE'S DRIP LINE (SEE PLAN FOR FENCE LOCATION).

NO GRADE CHANGES SHALL BE ALLOWED UNDER DRIP LINE OF ANY TREES LOCATED ON THE TREE SURVEY.

 EXISTING TREE TO BE REMOVED

 TREE PROTECTION FENCE

SEE SHEET T-2.0 FOR TREE TAG NUMBERS



TREE INVENTORY/PRESERVATION PLAN

SCALE: 1"=20'-0"

0 10' 20' 30' 40' 60'

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECTURE

pamelaself

202 South Cook Street Ste #212-214
Barrington, Illinois 60010
847.438.4922
www.pamelaself.com

Project Team:

Wojcik + Associates Architects, inc.
265 Cottonwood Dr.
Elk Grove Village, IL
847.439.0815

**Broadway Electric/
Cornerstone
Contracting, Inc.**

500 W. Algonquin Road
Mt. Prospect, Illinois

Date	Revision
02.21.25	

Tree Inventory/Preservation
Plan

Sheet

T-1.0

Project Team:

Wojcik + Associates Architects, inc.
265 Cottonwood Dr.
Elk Grove Village, IL
847.439.0815

Broadway Electric/
Cornerstone
Contracting, Inc.

500 W. Algonquin Road
Mt. Prospect, Illinois

Date Revision

02.21.25

Tree Details

Sheet

T-2.0

TREE NOTES

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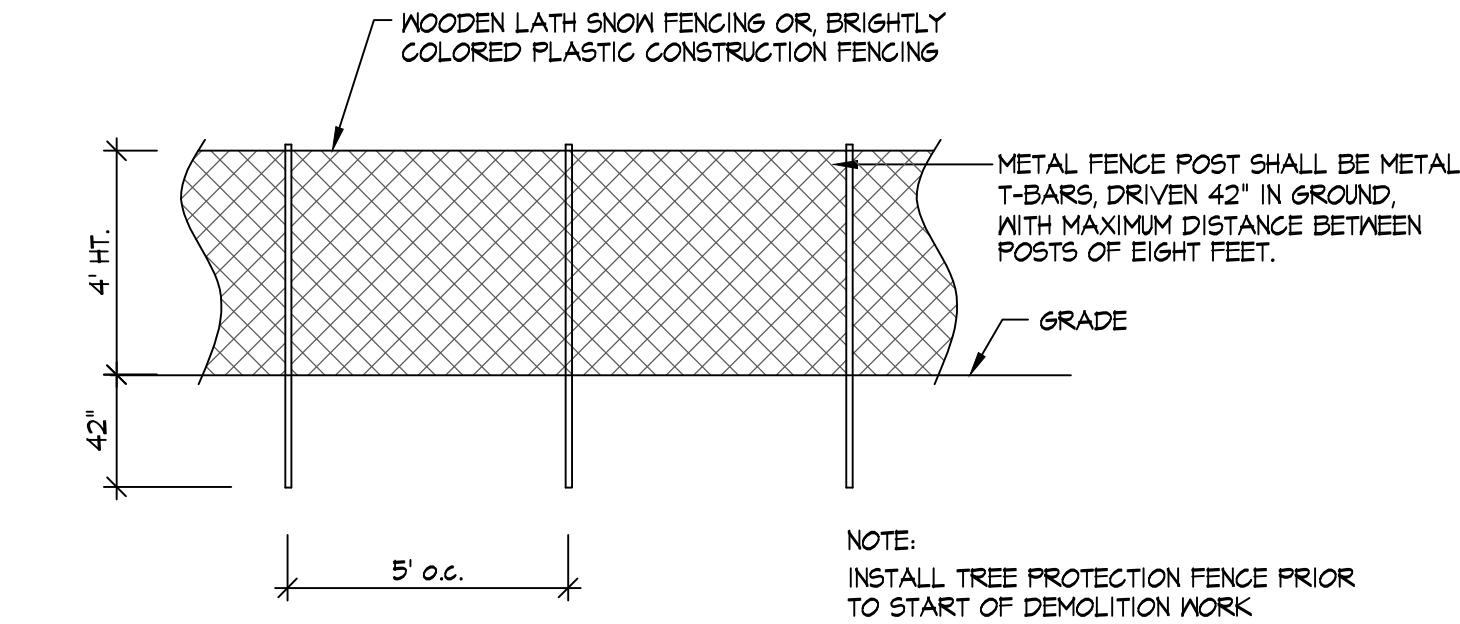
CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE DRIP LINE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.

TREE PROTECTION FENCING SHALL BE TEMPORARILY INSTALLED AT THE PERIPHERY OF THE TREE'S DRIP LINE (SEE PLAN FOR FENCE LOCATION).

NO GRADE CHANGES SHALL BE ALLOWED UNDER DRIP LINE OF ANY TREES LOCATED ON THE TREE SURVEY.

✕ EXISTING TREE TO BE REMOVED

--- TREE PROTECTION FENCE



○ TREE PROTECTION FENCE

TREE INVENTORY

Common Name	Scientific Name	DBH	Condition	Tree Tag #	Additional Comments
Green ash	Fraxinus pennsylvanica	16.7	Fair	1	DW, co dominants
Green ash	Fraxinus pennsylvanica	16.3	Fair	2	DW, co dominants
Green ash	Fraxinus pennsylvanica	14.3	Fair	3	DW, co dominants
Green ash	Fraxinus pennsylvanica	13.7	Fair	4	DW, co dominants
Green ash	Fraxinus pennsylvanica	15.7	Poor	5	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	12.5	Poor	6	DW, co dominants, missing canopy
White spruce	Picea glauca	11.0	Fair	7	DW, leaning, girdling roots
Green ash	Fraxinus pennsylvanica	14.0	Poor	8	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	14.6	Poor	9	DW, co dominants
Green ash	Fraxinus pennsylvanica	16.0	Fair	10	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	14.9	Poor	11	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	12.0	Poor	12	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	10.9	Poor	13	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	12.9	Poor	14	DW, co dominants, missing canopy
Northern white cedar	Thuja occidentalis	7.0	Good	15	11 MS trees
Green ash	Fraxinus pennsylvanica	11.6	Poor	16	DW, missing canopy, trunk damage
Northern white cedar	Thuja occidentalis	8.0	Good	17	5 MS trees
Green ash	Fraxinus pennsylvanica	12.5	Fair	18	DW, co dominants
Green ash	Fraxinus pennsylvanica	14.4	Fair	19	DW, co dominants, trunk damage
Northern white cedar	Thuja occidentalis	8.0	Good	20	38 MS trees
Green ash	Fraxinus pennsylvanica	18.1	Fair	21	DW, co dominants
Green ash	Fraxinus pennsylvanica	16.4	Fair	22	DW, co dominants, trunk damage
White mulberry	Morus alba	24.1	Fair	23	MS; 7.4, 7.2, 4.7, 4.5, DW, included bark, poor form, overhead utilities present
White mulberry	Morus alba	5.8	Fair	24	DW, co dominants, poor form, overhead utilities present
Northern hackberry	Celtis occidentalis	6.4	Fair	25	poor form, overhead utilities present
White mulberry	Morus alba	5.2	Fair	26	DW, co dominants, included bark, poor form, overhead utilities present
White mulberry	Morus alba	17.6	Fair	27	DW, co dominants, included bark, poor form, overhead utilities present
Boxelder	Acer negundo	5.2	Fair	28	DW, poor form, overhead utilities present
Northern white cedar	Thuja occidentalis	7.0	Fair	29	14 MS trees
Honeylocust	Gleditsia triacanthos	3.7	Good	30	co dominants
Honeylocust	Gleditsia triacanthos	17.0	Good	31	co dominants, co dominants, overhead utilities present
Scots Pine	Pinus sylvestris	16.0	Fair	32	DW, co dominants, leaning, overhead utilities present
Scots Pine	Pinus sylvestris	20.3	Good	33	DW, co dominants, included bark, overhead utilities present
Scots Pine	Pinus sylvestris	20.4	Fair	34	DW, co dominants, included bark, poor form, overhead utilities present
Scots Pine	Pinus sylvestris	19.2	Fair	35	DW, co dominants, included bark, poor form, overhead utilities present
Callery pear	Pyrus calleryana	8.1	Good	36	co dominants, included bark
Callery pear	Pyrus calleryana	7.9	Good	37	co dominants, included bark
Norway maple	Acer platanoides	17.8	Fair	38	DW, co dominants, included bark, girdling roots, overhead utilities present, missing canopy
Japanese tree lilac	Syringa reticulata	11.9	Fair	39	MS; 2.3, 2.5, 2.6, 2.4, 2.0, included bark
Japanese tree lilac	Syringa reticulata	13.3	Fair	40	MS; 1.8, 2.7, 2.3, 3.5, 3.0, included bark, DW
Japanese tree lilac	Syringa reticulata	13.0	Fair	41	MS; 2.6, 2.3, 1.6, 1.5, 2.1, 3.0, included bark, DW
Japanese tree lilac	Syringa reticulata	18.3	Fair	42	MS; 1.8, 2.6, 2.9, 2.8, 2.5, 2.8, 2.9, included bark, DW
Callery pear	Pyrus calleryana	8.6	Good	43	co dominants, included bark
Callery pear	Pyrus calleryana	7.7	Good	44	co dominants, included bark

DW = Deadwood
MS = Multistem (DBH is total of all stems. Individual DBH's are listed in the comments.)

The data above represents the findings of a site inspection performed on February 10th, 2025 by:

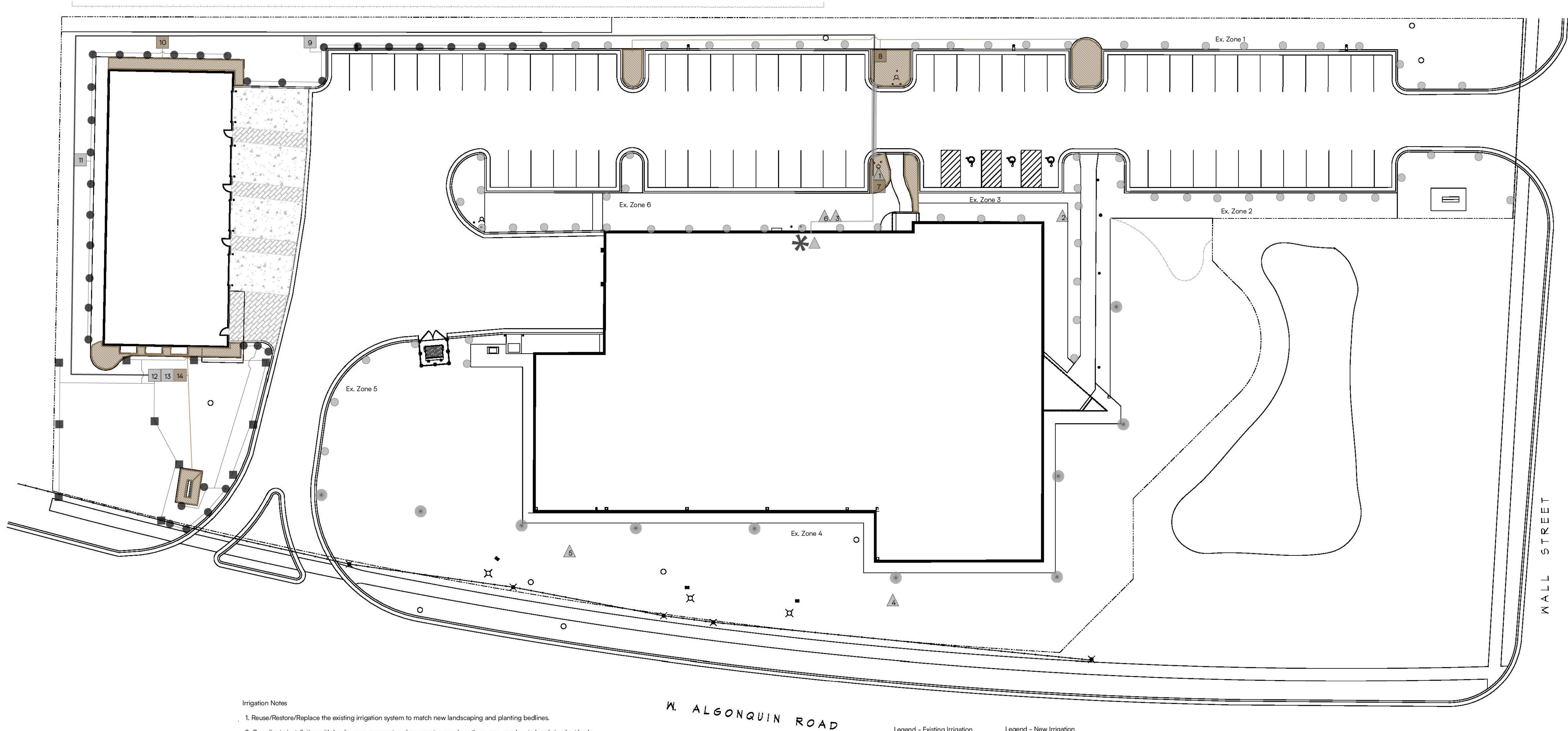
Nicholas Howell, Inventory Arborist (IL-101954)

Davey Resource Group Inc.

930 S Riverside Dr #5

Elmhurst, IL 60126

Common Name	Scientific Name	DBH	Condition	Tree Tag #	Additional Comments
Callery pear	Pyrus calleryana	8.4	Good	45	co dominants, included bark
Norway maple	Acer platanoides	18.5	Fair	46	DW, co dominants, included bark, overhead utilities present, missing canopy, girdling and exposed roots, broken branches
Norway maple	Acer platanoides	15.0	Fair	47	DW, co dominants, included bark, overhead utilities present, missing canopy, girdling and exposed roots
Common lilac	Syringa vulgaris	8.0	Fair	48	MS; 2.0, 2.0, 1.6, 2.4, included bark, DW
Common lilac	Syringa vulgaris	8.0	Fair	49	MS; 1.2, 1.2, 1.4, 1.4, 1.3, 1.5
Scots Pine	Pinus sylvestris	12.6	Fair	50	DW, leaning, overhead utilities present, missing canopy
Scots Pine	Pinus sylvestris	13.2	Fair	51	DW, co dominants, overhead utilities present, missing canopy
Norway maple	Acer platanoides	14.8	Fair	52	DW, co dominants, included bark, overhead utilities present, missing canopy, exposed and girdling roots
Norway maple	Acer platanoides	11.0	Fair	53	DW, co dominants, included bark, exposed roots, overhead utilities present
Norway maple	Acer platanoides	14.5	Fair	54	DW, co dominants, included bark, broken leader, trunk wound, missing canopy, exposed roots, overhead utilities present
Plum/Cherry species	Prunus spp.	7.8	Good	55	co dominants, leaning
Plum/Cherry species	Prunus spp.	10.6	Fair	56	co dominants, included bark
Plum/Cherry species	Prunus spp.	12.5	Fair	57	co dominants, included bark, girdling roots
Willow species	Salix spp.	34.9	Critical	58	DW, co odominants, included bark, decay, broken branches
Scots Pine	Pinus sylvestris	9.3	Dead	59	
Green ash	Fraxinus pennsylvanica	14.9	Poor	60	DW, co dominants, leaning, decay
Green ash	Fraxinus pennsylvanica	12.6	Poor	61	DW, co dominants, included bark
Green ash	Fraxinus pennsylvanica	12.5	Poor	62	DW, co dominants, included bark, leaning
Green ash	Fraxinus pennsylvanica	12.0	Poor	63	DW, co dominants, broken branches, leaning
Green ash	Fraxinus pennsylvanica	10.4	Poor	64	DW, co dominants, broken branches
Green ash	Fraxinus pennsylvanica	10.5	Poor	65	DW, co dominants
Green ash	Fraxinus pennsylvanica	12.0	Poor	66	DW, co dominants
Green ash	Fraxinus pennsylvanica	13.0	Poor	67	DW, co dominants
Willow species	Salix spp.	23.8	Critical	68	DW, co dominants, decay
Willow species	Salix spp.	25.4	Critical	69	DW, co dominants, decay
Green ash	Fraxinus pennsylvanica	17.8	Poor	70	DW, co dominants, included bark, decay
Green ash	Fraxinus pennsylvanica	17.0	Fair	71	DW, co dominants, leaning, broken branch
Austrian pine	Pinus Nigra	15.0	Fair	72	DW, co dominants
Green ash	Fraxinus pennsylvanica	14.8	Fair	73	DW, co dominants, broken branches
Austrian pine	Pinus Nigra	15.3	Fair	74	co dominants, leaning, missing canopy
Austrian pine	Pinus Nigra	16.7	Fair	75	DW, girdling roots
Green ash	Fraxinus pennsylvanica	13.8	Poor	76	DW, co dominants, exposed roots, missing canopy
Green ash	Fraxinus pennsylvanica	15.6	Poor	77	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	13.5	Poor	78	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	13.1	Poor	79	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	17.5	Poor	80	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	13.7	Poor	81	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	12.0	Poor	82	DW, co dominants, included bark, missing canopy
Green ash	Fraxinus pennsylvanica	11.3	Poor	83	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	11.3	Poor	84	DW, co dominants, missing canopy
Green ash	Fraxinus pennsylvanica	14.3	Poor	85	DW, co dominants, missing canopy
Norway maple	Acer platanoides	5.8	Fair	86	co dominants, poor form, overhead utilities present
Japanese tree lilac	Syringa reticulata	2.5	Good	87	



Irrigation Notes

1. Reuse/Restore/Replace the existing irrigation system to match new landscaping and planting bedlines.
2. Coordinate installation with landscaper, remove to salvage parts or replace them, cap or relocate heads in plant beds.
3. Existing RPZ Backflow Preventer - Provide annual RPZ test report and submit to the village.
4. At least 55 PSI is required for this system design. Propose a booster pump if pressure cannot be maintained.
5. Reuse/Expand/Replace the existing irrigation controller & rain sensor as needed for Hunter Hydrowise & EZ Decoder capabilities.
6. Reuse PVC sleeve under hardscapes or install new. Directional boring may be required.
7. Install valve boxes flush with final grade, straight side-by-side, lined up along edges, keep out of sight lines.
8. If required, provide necessary village permits or state contractor & irrigation licenses for the installation.
9. Submittals include product cut sheets and any product or material substitutions.
10. Close outs include 1-year contractor warranty with one spring start up & fall winterization, O&M's, As-built, owner's training & operational test.

W. ALGONQUIN ROAD

Legend - Existing Irrigation

- RPZ
- Controller
- Mist Head
- Rotor
- Valve Box
- Mainline

*Locations are not exact.

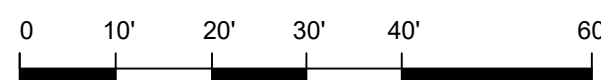
Legend - New Irrigation

- Hunter 4" PRS40-CV Pro Spray w/ MP Rotator Nozzle
- Hunter PGP Ultra Rotor
- Hunter Dripline HDL-09-12-CV
- Hunter Drip Zone Control Kit - PCZ-101G-40PSI, Include 1 Eco-Indicator & 2 Flush Valves for each drip zone.
- Hunter 101G Remote Control Valve
- Hunter 151G Remote Control Valve
- Mainline: 1" - 1-1/2" PVC SDR21
- Lateral Line: 1" & 1-1/2" Poly HD80
- Sleeve: 2" - 3" PVC SCH40

PROPOSED IRRIGATION PLAN PREPARED BY:
JM IRRIGATION, LLC
25850 WEST HIGHWAY 60
VOLO, ILLINOIS
847 546-0165

IRRIGATION PLAN - PROPOSED AND EXISTING

SCALE: 1"=20'-0"



Protecting Our Water Environment



Metropolitan Water Reclamation District of Greater Chicago

100 EAST ERIE STREET

CHICAGO, ILLINOIS 60611-3154

312.751.5600

BOARD OF COMMISSIONERS

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February 6, 2025

David T. Wojcik
President
Wojcik and Associates Architects, Inc.
265 Cottonwood Drive
Elk Grove Village, IL 60007

Dear Mr. Wojcik:

Subject: Watershed Management Ordinance Permit Applicability
Broadway Electric, Inc. and Cornerstone Contracting, Inc.
500 West Algonquin Road
Mount Prospect, IL

This is in response to your letter, dated January 17, 2025, requesting whether a Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO) permit will be required for the subject project. As described in your letter and shown on the submitted exhibit, the proposed project includes tennis court removal, a new warehouse building, a concrete and permeable paver ramp, and internal building modifications. Per your electronic correspondence, grading is only proposed for the ramp. Your electronic correspondence also indicates that floor drains from the warehouse are proposed to connect to a subsurface drainage system and not to the sanitary sewer system. Detention was provided and required for the property under MWRD Permit No. 1974-0216. The detention facility was modified under MWRD Permit Nos. 1978-0179 and 1987-0805, and the property was developed under MWRD Permit No. 1991-0063. The detention facility was then further modified under MWRD Permit Nos. 2007-0288, 2018-0114, and 2023-0055. The proposed development area is approximately 0.19 acre. Per your electronic correspondence, sanitary sewers are not proposed.

Per WMO §702.2.C(1), all floor drains must connect to the sanitary sewer and may not connect to a subsurface drainage system. Since sanitary sewers would be required for the floor drains, a WMO permit will be required for qualified sewer construction. The runoff and volume control provisions of Article 5 apply. Detention is required; however, it may be deferred until the aggregate development on the property holdings since the effective date of the WMO, May 1, 2014, exceeds 0.50 acre. Please submit a permit application, plan set, and applicable fees for our review and approval. Permit and plan documents shall be submitted electronically via our WPASS system. The procedures for electronic submissions, as well as the WMO, Technical Guidance Manual, and permit forms can be found at www.mwrdd.org/wmo.

If the project scope is modified to not include floor drains and sanitary sewers are not proposed, a WMO permit will not be required, since the project development area is less than 0.50

acre and qualified sewer construction would not be proposed. Prior to conducting any work, be sure to contact the local authorities to obtain any and all approvals for the project.

This permit determination is dependent on the information provided and may change if the project scope is modified. If you have any questions, please email me at MihalacheC@mwrd.org.

Sincerely,

A handwritten signature in black ink that reads "Constance Mihalache". The script is cursive and fluid.

Constance Mihalache, PhD, P.E.
Senior Civil Engineer

CM

cc: Mayor Paul Wm. Hoefert, Village of Mount Prospect
Marek Grabis, MWRD

Permit File 1991-0063

PD#7



November 13, 2024

Mr. Chris Blake
President
Broadway Electric, Inc.
831 Oakton Street
Elk Grove Village, Illinois 60007
via email: cblake@broadwayelectric.com

Re: Inspection at 500 W. Algonquin Road, Mount Prospect, Illinois

Dear Mr. Blake,

On November 8, 2024, Eric J. Van Duyne, P.E., S.E. of Building Infrastructure Consultants, LLC inspected the structure located at 500 W. Algonquin Road in Mount Prospect, Illinois. The purpose of the inspection was to investigate the cause of reported displacement within the concrete slab-on-ground within the structure.

The subject structure is a south facing single-level commercial structure constructed with cast-in-place concrete, steel, and precast concrete wall panels. The exterior of the structure is clad with a glass curtain wall system on the western, southern, and eastern elevations. Precast concrete wall panels form the exterior walls of the truck loading dock area within the northern portion of the structure.

It was reported that the concrete slab-on-ground within the structure was displaced downward at various locations.

OBSERVATIONS

Throughout the structure, the concrete slab-on-ground was covered with floor finishes, including tiles and carpeting. However, finishes had been locally removed within the southeast portion of the structure to expose the slab edge at the foundation wall. The slab was visibly displaced downward near the southeast corner where the slab met the concrete foundation wall. Vertical displacement was also apparent within the wall base trim and the trim around the column enclosure (Photographs 1 and 2). A large tree was present at the exterior of the structure, coincident with the observed slab displacement (Photograph 3).

Downward slab displacement was also apparent at the southwest corner of the structure, but the total displacement was less. A large tree was present at the exterior at this location also (Photograph 4).

When large trees are within 15 feet of a structure, the tree root system can seek water during dry weather. If clay soils are present below foundations and concrete slabs, the tree roots can cause desiccation of the soil mass below the concrete, resulting in vertical settlement. It is

believed that the slab displacement at both locations is related to the trees at the exterior. The foundation walls were not affected by the tree roots however.

FINDINGS AND RECOMMENDATIONS

1. The vertical displacement in the slab at two locations along the southern exterior wall was likely due settlement related to the large trees at the exterior.
2. The two large trees should be cut down to prevent further slab movement.
3. The slab edge can be drilled from the exterior to install horizontal dowels that will lock the slab to the foundation wall and prevent further displacement. Floor leveling materials can be used to bring the floor back to the desired level of flatness.

Building Infrastructure Consultants, LLC has no direct knowledge of, and offers no warranty regarding, the condition of concealed construction, or conditions beyond what was exposed during our investigation. The findings herein are based on information possessed by Building Infrastructure Consultants, LLC as of the date of this letter. We reserve the right to modify this report and its opinions based on additional information as it becomes available.

Let me know if you have any questions.

Sincerely,

Eric Van Duyne

Eric J. Van Duyne, PE SE
Building Infrastructure Consultants, LLC
evanduyne@gmail.com
(815) 260-2825
6615 Grand Avenue Suite B-321
Gurnee, IL 60031



Eric Van Duyne
EXP 11/30/24



Photograph 1. Vertical displacement of the floor slab with respect to the concrete foundation wall along the southern exterior wall of the structure.



Photograph 2. The vertical displacement was apparent between the base trim around the column and the carpet.



Photograph 3. A tree was present at the exterior coincident with the slab displacement.



Photograph 4. Vertical slab displacement was also apparent at the southwest corner of the structure. Note the large tree at the exterior.



Wojcik + Associates Architects, Inc.

265 Cottonwood Drive Elk Grove Village, IL 60007 (847) 439-0815

TREE PRESERVATION / REMOVAL PLAN SUMMARY

500 W. Algonquin Road, Mt. Prospect, IL
Per Tree Preservation section 14.2308

2a. Reason for tree removal:

Trees #1 - #3: Evidence of structural slab displacement was observed in the southeast and southwest corners of the building as well as along the southernmost building wall. The cause of displacement was determined to be soil desiccation most likely from tree roots beneath the slab absorbing water from the soil causing it to dry out and shrink. This soil desiccation resulted in undermined soil beneath the building's floor slab bearing, creating unsupported areas of the floor slab edge, ultimately resulting in the downward slab displacement.

It is likely that if the tree roots remain as is, water absorption and further desiccation will likely continue; further exacerbating the slab displacement and loss of structural integrity of the concrete foundation is probable.

Tree #4: Same as above with floor slab displacement occurring along the southern-most wall and the south-west corner of the southern-most building bump-out.

Trees #5 and #6: The existing conditions of the site limit the design options and restrict the location of where the overhead doors can be located on the proposed detached Warehouse building. A function of operation for the business and purpose of the proposed Warehouse requires work truck access to and from the overhead doors. Trees #5 and #6 create a challenging obstacle incapable for trucks to navigate safely around for access to the proposed Warehouse.



Photo 1:
Depicts slab displacement
along the east office wall
looking south.

2b. A general description of the Tree(s) to be removed:



Trees #1 thru #3: Identified as Cherry trees. Caliper = 8-inch Ø (*measured approximately 4.5 feet above grade*). Center of trunks are located approximately 10-feet, 13-feet and 17-feet from the east exterior wall (southeast corner). Age of the three trees is estimated at 35-years and the canopies are approximately 14' Radius.

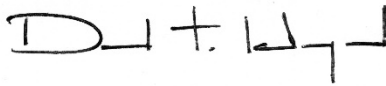
Tree #4: Identified as a Sugar Maple. Caliper = 18-inch Ø (*measured approximately 4.5 feet above grade*). Center of trunk is located approximately 20-feet from the south exterior wall. Age of the tree is estimated at 35-years and the canopy of the tree is approximately 21' Radius.

Trees #5 and #6: Identified as Ash trees. Caliper = 16-inch Ø and 17-inch Ø respectively (*measured approximately 4.5 feet above grade*). Center of trunks are located approximately 4 and 5 -feet west of the existing concrete curb. Age of the tree is estimated at 35-years the canopy of the tree is approximately 14' Radius.

The trees proposed for removal, identified above pose a safety hazard to both building structure (*trees #1 - #4*) as well as vehicular traffic (*trees #5 & #6*).

It is the intention of the new building Owner to replace the removed trees with a tree species more appropriate for below power lines, with a less aggressive lateral root system and allowed by local landscaping ordinance.

Wojcik + Associates Architects, Inc. (Architect of Record) concurs with the opinions, findings and recommendations of the Illinois licensed structural engineer Mr. Van Duyne as documented in the inspection report by Building Infrastructure Consultants, LLC., dated November 13, 2024.

A handwritten signature in black ink, appearing to read 'D. T. Wojcik'.

David T. Wojcik, AIA, IIBEC, CSI
LEED AP O+M | CDT | BEC-II | CCCA
President

MAYOR
Paul Wm. Hoefert

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VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

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Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

February 25, 2025

AGL 500 WEST LLC
c/o Katarina Karac
Birchwood Law LLC
5 Revere Dr
Northbrook IL 60062
Via e-mail: katarina@birchwood.law

Re: 500 W Algonquin Rd / PUD Major Amendment / Review #2

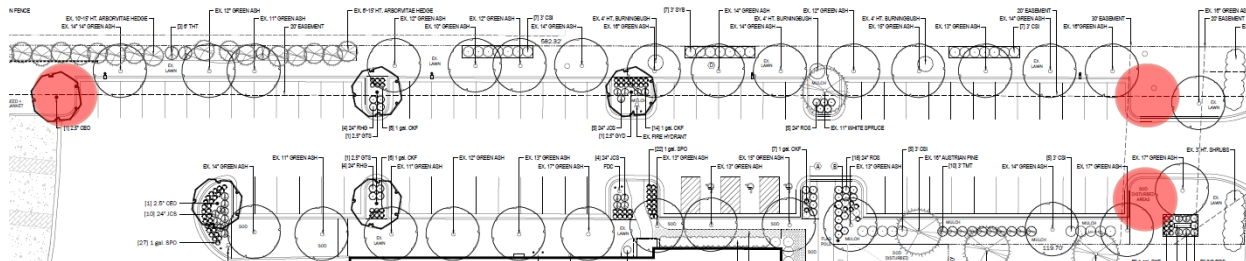
Dear Ms. Karac,

The Village of Mount Prospect has reviewed the second submittal for a major amendment to the Lake Center Plaza PUD at 500 West Algonquin Road, Mount Prospect. Staff has the following review comments:

Planning Division:

Items to be revised prior to Village Board hearing:

1. Please move the overnight parking information from the schematic landscape plan (LS-3) to the conceptual site plan (LS-1).
2. Verify that the existing transformer and new generator will be under 6' tall.
3. Provide fence elevations for the trash enclosure.
4. Provide landscape screening around the trash enclosure fence.
5. Provide at minimum 120 square feet of live landscaping coverage at the islands at the end of each parking row. See red circles.



6. Provide the monument sign face square footage. A minimum of two square feet of landscaping is required for every one square foot of sign face.
7. No new RTUs are indicated or approved for the new or existing building.
8. A complete revised set of plans bearing the latest revision date will need to be provided and reviewed by staff prior to scheduling the Village Board meeting.

Items to be revised prior to building permit submittal:

9. It is noted that the existing exterior light fixtures will be replaced, including 4 pole-mounted lights, 2 wall mounted lights, and 3 bollard lights. The light poles will remain. The ground mounted lights (10 total) will be removed. As a condition of approval, a fully compliant photometric plan will be required as part of building permit submittal.
10. All signs shall meet the standards of Chapter 7 of the Village Code.
11. A business license application shall be submitted with the building permit. Business operations shall meet the performance standards related to noise, vibrations, smoke, fire hazard, toxic matter, odorous matter, and glare listed in Section 14.2101.

Public Works Department:

No PW issues regarding the requested Conditional Use to construct a new warehouse on site, subject to the following conditions to be addressed prior to issuing the Building Permit:

12. No new utilities are shown on the plan. If water (including fire protection) or sanitary services are to be installed to the new warehouse, they must be shown on the site plan.
13. Sheet LS-1 seems to show the entry walks to be brick, and the driveways to the garage doors to be concrete. Confirm, and provide details on the site plan. If the brick is to be permeable, an Operation & Maintenance Plan shall be required.
14. A grading plan will be required showing the new pavement grades, and drainage patterns.
15. If a sanitary service is desired, it will have to be permitted by the Metropolitan Water Reclamation District of Greater Chicago (MWRD). If any changes to the driveway onto Algonquin Road are desired, they will have to be permitted by the Illinois Department of Transportation (IDOT).

Building Department:

16. When plans come in for a building permit, please note that necessary, structural, and MEP shall be included in the submittal package. If a floor or trench drain is added anywhere, please add an FOG intercept as needed. Will confirm IECC design and permit review.
17. Any existing structural repair will require third party testing report or Village of Mount Prospect on-site inspection.

Fire Department:

Please advise the petitioner the following items must be included in the building/site plans submittal:

18. A fire sprinkler system in accordance with NFPA 13 will be required for this project for all buildings. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review. (Village of Mount Prospect Fire Prevention Code, 24.20)
19. A fire alarm system will be required for this project. Ensure fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
20. An egress plan must be provided for the entire building. This plan must include occupant loads, travel distances, egress widths, and common path of travel distances. An egress plan will be required when the building plans are submitted for review. Additional exits may be required.
21. All egress doors are to use keyless locksets on the egress side. No flush bolts, dead or draw bolts, etc. will be allowed. (Life Safety Code, 7.2.1.5.1)

If any changes are requested, please make the changes as noted above and submit a point-by-point response letter and pdf files of the drawings. Please upload revisions into the portal. Feel free to contact me at (847) 818-5302 / alalagos@mountprospect.org if you have any questions.

Sincerely,



Antonia Lalagos
Development Planner
Community Development

c: File