



**Village of Mount Prospect
Committee of the Whole
Meeting Agenda
50 S. Emerson St. Mount Prospect, IL 60056**

April 8, 2025

Village Hall - 3rd Floor Board Room

7:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MAYOR'S COMMENTS**
- 4. APPROVAL OF MINUTES**
 - 4.1. Minutes of the March 11, 2025, Village Board Workshop and Committee of the Whole Meeting
- 5. CITIZENS TO BE HEARD**
- 6. DISCUSSION ITEMS**
 - 6.1. Present proposed concept plan, cost estimate, and schedule for the construction of the Central Gateway Plaza Project at 310 West Northwest Highway.
 - 6.2. Proposed Signage Design, Cost Estimate, and Schedule for the Construction of the South Mount Prospect Gateway Signage Project at 3229 S. Busse Road.
- 7. VILLAGE MANAGER'S REPORT**
 - 7.1. As submitted
- 8. ANY OTHER BUSINESS**
- 9. ADJOURNMENT**

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

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**Village of Mount Prospect
Village Board Workshop
and
of the Committee of the Whole
Tuesday, March 11, 2025 / 6:00 PM**

CALL TO ORDER

Mayor Hoefert called the Village Board Workshop to order at 6:20 p.m. in the Board Room at Village Hall, 50 S. Emerson St.

ROLL CALL

2.1. Village Board

Planning and Zoning Commission

Members present upon roll call by the acting Village Clerk, Alex Bertolucci: Mayor Hoefert, Trustee Vincent Dante, Trustee Terri Gens, Trustee Bill Grossi, and Trustee Colleen Saccotelli.

Absent: Trustee John Matuszak

Planning and Zoning Commission: Chairman Donnelly, Commissioner Beattie, Commissioner Szymczak, Commissioner Rogers, and Commissioner Fricaco.

Absent: Commissioner Olsen and Commissioner Weir

WORKSHOP

- 3.1. Discuss visions for redeveloping the property at the southeast corner of Busse Avenue and Emerson Street (111 E. Busse Ave).

Director of Economic and Community Development Jason Shallcross introduced the discussion regarding the redevelopment of the Busse and Emerson site and introduced the Community Development team: Ann Choi, Antonia Lalagos, and Charlie Hogan.

Mr. Shallcross explained the RFP (Request for Proposals) submittal requirements and process. For context before the discussion, Mr. Shallcross provided an overview and brief analysis of downtown parking that includes two parking decks and four surface parking lots. He informed that Village staff are in the process of updating the 2018 Downtown Parking Study. He provided a site overview

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of the 2.15-acre property at Busse and Emerson, including a vacant six-story building, a surface parking lot for 122 parking stalls, and a rooftop lease for a cellular tenant that expires in 2065. Mr. Shallcross provided a brief site history and potential visioning for the property. He discussed the reuse process, new construction options, and different considerations for this site. He shared the proposed timeline for this project, beginning with a proposed RFP release date on March 28 and concluding with a developer selection tentatively planned for July 2025. Mr. Shallcross answered questions from the Board.

Board Comments:

- Wants unique development but open to all suggestions
- The project must include parking alongside new, innovative dining options.
- Substantial investment; needs to be more than just green space
- Looking forward to hearing from residents
- Large parcel and key property in downtown; numerous opportunities to incorporate various options

Mayor Hoefert opened the floor to residents who shared their ideas, comments, and suggestions regarding the redevelopment of 111 E. Busse:

Resident

- Asked a question regarding parking and existing downtown residential development vacancies

Mr. Shallcross responded that all residential developments are stabilized in the first year (95-97% occupancy).

BL Pelicore

112 S. Owen

- Pleased the Village is soliciting citizen input regarding this development, shared feedback and ideas from Mount Prospect Facebook groups posts

Mitch Kenoe

17 S. Maple

- Multi-purpose athletic fitness center; combination of indoor and outdoor space

Kathleen Schalk

645 Maple

- Senior housing so those who grew up and raised a family here can stay here; decisions should be people-focused, not money-focused.

Nathan Britsch

211 S. William

- Expressed traffic concerns

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Frank Styzek
811 S. Maple

- Green space for public gatherings, concerts, playgrounds, and walking paths

Robin

- Would like native plants and trees planted to promote a healthy ecosystem, a public gathering space, and a music venue

Brian Demski
220 S. Louis

- Public green space, native plants, and trees with benches, trails, and a water feature. Incorporate the historical building on Maple; possibly relocate the Farmers Market.

Mark Lattner
705 Can Dota

- Suggested retail space on the northeast corner, a mix of office and residential space, and commercial space on the southwest corner. Green space should also be included. The buildings should be set back to allow for wider sidewalks.

Nancy Winkler
Maple Street

- Consider green space; building another residential and commercial development would be a wasted opportunity to create an open, public gathering space.

Jamier N.
Russel St.

- Would be in favor of anything that would reduce property taxes; in favor of mixed commercial use; also suggested an indoor farm to promote sustainability initiatives

Margaret Geppert
211 S. William

- Questioned where downtown festivals would be held if this space is redeveloped; would like these uses built into the plan along with space for the Farmers Market.

Bo Graham
310 S. WaPella

- Suggested a main street idea, park or downtown plaza; would support taller building if it created more space for the community and more pedestrian friendly

Joe Stecher
400 block of S. Pine St.

- Would like more space for events; include green space with a mixed-use building

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Sara Raymond 19

N. Emerson

- Balance of retail and green space; maintain a sense of neighborhood

Joe Alaimo

221 Dawson

- Suggested a museum or an activity/entertainment center

Liz F.

North Maple St.

- Does not want another mixed-use or residential building; this is a unique opportunity to build something that attracts people to our Village; traffic calming should be included in the plan.

Jason Raymond

19 N. Emerson

- Retain a neighborhood feel; find a balance between green space and development

Bettina Heller

- For those that live downtown, consider traffic and day/time impact; the project needs to blend neighborhood residents with the downtown residents.

Steve Polit

601 N. Wilshire

- Consider underground parking with a one-level retail on Emerson and a second-floor green space.

Carole Martz

- Underground parking poses safety concerns

Jennifer VanWakeman

400 S. Pine

- Would like green space and a building with a rooftop bar, city museum

Jeff Nejd

303 N. MacArthur

- Space for downtown events and parking

Wayne Zediker

410 N. Maple

- Some portions of the property should remain green space; the current structure is not suitable for re-purposing.

Eileen Kowalczyk

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11 S. Maple

- It is important to have green space in the area, and a survey was suggested for residents to rank three or four of the top ideas.

Terri Cortese

Marcella St.

- Green space; keep the small-town feel

Linda Lawrence

Russel St.

- Wants to promote friendliness and plant a lot of trees as we are a designation Tree City.

No further comments.

Mayor Hoefert stated that this is not the last time residents can provide input. There will be more opportunities to do so. Mayor Hoefert thanked everyone who attended and provided their thoughtful ideas and comments.

Mayor Hoefert called for a short recess at 8:06 p.m. and will reconvene to the Committee of the Whole meeting.

COMMITTEE OF THE WHOLE MEETING

Mayor Hoefert reconvened the Committee of the Whole meeting at 8:12 p.m.

Approval of Minutes:

Motion by Vincent Dante, second by Bill Grossi to approve the minutes of the February 11, 2025 Committee of the Whole meeting:.

Yea: Vincent Dante, Terri Gens, Bill Grossi, Colleen Saccotelli

Nay: None

Absent: John Matuzsak

Final Resolution: Motion Passed

Discussion of the 'Triangle Valet Pilot Project'

The Director of Community and Economic Development presented the Triangle Valet Pilot Program.

He stated the Village has provided complementary valet services in the downtown triangle since March last year, on Thursday, Friday, and Saturday evenings from 5:00 p.m. to midnight. A need was identified because there are 63 parking stalls for seven businesses and three full-service restaurants, stressing parking availability. Mr. Shallcross displayed a map of traffic patterns in the area. He added that aside from a few stalls reserved for ultra-luxury vehicles, most cars are parked in the west Metro lot. The Emerson Street parking deck serves as an overflow lot. Since the Village initiated the pilot program in March of last year, an average of more than 100 vehicles utilize the

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valet program per weekend. The peak was when The Prospect reopened after taking a winter break, parking 85 cars in a single night. According to the parking service used for this program, Five Star, this location is three times busier than the next highest location in their portfolio.

Mr. Shallcross stated that this program, utilizing FiveStar Valet, costs \$310 per night for two attendants, totaling \$48,360 annually. Funding for this program comes from the Village's General Fund. The Village received quotes from V.I.P. Valet Services for \$370 per night, or \$57,720 annually, and FC Valet for \$395 per night, or \$61,620 annually.

Mr. Shallcross stated that the Village has received positive feedback from the participating restaurants. Comments indicate that it is a valuable asset for both the restaurants and their patrons.

Mr. Shallcross answered questions from the Board. Representatives from Station 34 and The Prospect spoke about the positive impact valet parking has had on their businesses.

Public Comment:

Steve Polit

601 N. Wilshire

- Residents should be reminded that enhancements to the pedestrian crossing have increased safety; promote use of the parking deck
- Adding cameras to the parking decks to address safety concerns was suggested.

Carole Martz

Mount Prospect resident

- Asked how much the Village is paying for leasing the St. Marks lot.
Mr. Shallcross responded, stating approximately \$2,000 per month or \$24,000/year.
- Offered other options for valet services that would reduce the use of Village funds.

Mayor Hoefert provided closing statements. Village Manager Cassady requested and received Board approval to extend the pilot valet parking program for one year.

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Saccotelli, seconded by Trustee Grossi, motioned to adjourn the meeting. By unanimous voice vote, the March 11, 2025, Village Board Workshop and Committee of the Whole meeting adjourned at 8:56p.m.

Respectfully submitted,

Karen M. Agoranos

Village Clerk



Item Cover Page

| | |
|----------------|--|
| Subject | Present proposed concept plan, cost estimate, and schedule for the construction of the Central Gateway Plaza Project at 310 West Northwest Highway. |
| Meeting | April 8, 2025 - MEETING OF THE MOUNT PROSPECT COMMITTEE OF THE WHOLE |
| Fiscal Impact | Y |
| Dollar Amount | \$1,095,503.00 |
| Budget Source | Prospect and Main Tax Increment Financing Fund |
| Category | DISCUSSION ITEMS |
| Type | Presentation |

Information

This memorandum transmits a proposed concept plan, cost estimate, and schedule for the construction of a gateway plaza at 310 West Northwest Highway. The Village purchased this property in June 2024 and took possession of the property on November 30, 2024.

This property operated as a gas station and an automotive repair shop for more than half a century. Soil on the site is contaminated with gasoline, waste oil, and hydraulic oil from the site's uses.

The Village and the former property owner are jointly pursuing No Further Remediation Letters (NFRs) from the Illinois Environmental Protection Agency (IEPA). The issuance of an NFR will mean that the site does not constitute a significant risk of harm to human health or the environment, provided the site is utilized in accordance with the terms of the NFR letter.

The former owner enrolled in the Leaking Underground Storage Tank (LUST) program to secure an NFR for contamination resulting from leaking gasoline storage tanks.

The Village has enrolled in the Site Remediation Program (SRP) to secure an NFR letter for contamination from hydraulic lifts, waste oil tanks, and supplemental piping that were part of the garage facility.

Both filings are presently moving through the IEPA review process. Both filings indicate that the site will be redeveloped as a passive gateway plaza for the downtown area. Staff expect IEPA approval of this proposed restoration plan by the end of April 2025.

The site will primarily feature permeable surfaces, including native plantings, trees, shrubs, turf, and some seasonal flowers. Staff also proposed a clocktower as the main architectural focal point in the center of the plaza. A small amount of brick sidewalk will be installed within the plaza to access the clocktower and six new public parking spaces will be installed along the

eastern edge of the property. A new garbage enclosure, some nominal pedestrian-level lighting, curb-cut removal, and brick replacement in the adjacent Central Road and Northwest Highway rights-of-way will also be included in the project scope. For reference, a copy of the proposed restoration plan is enclosed as Attachment A.

The estimated cost to construct this project is \$1.096 million. Attachment B contains a summarized estimate of costs. \$1.425 million has been allocated for this project from the Prospect & Main tax increment financing (TIF) fund.

Staff proposes to let a bid for demolition and site restoration services in April and present a contract award recommendation to the Village Board in May. This key benchmark could be disrupted if IEPA takes longer than expected to review already submitted LUST and SRP filings.

Demolition and site restoration work should commence in June and be completed in August. Installation of plant materials will take place when the weather cools in the fall (September or October). Staff plans to install the last improvement, the clocktower, in November or December.

To facilitate this schedule, staff needs to place an order for the clocktower as soon as possible. The current lead time for the preferred design is 6–8 months.

In addition, staff needs to know the base requirements and electrical needs of the clocktower before starting restoration work. Consequently, staff is seeking Village Board approval to purchase the clocktower before the site is demolished, or restoration work has commenced.

Staff recommends a clocktower manufactured by the Verdin Company of Cincinnati, Ohio. The firm is family-owned and has been making bells, towers, and clocks for 182 years. Attachment C contains a rendering of the recommended design. This clocktower is approximately 30' tall and 8' wide. It will be delivered painted black with gold accents. The tower will feature four 5' diameter clock faces. One clock will be installed on each of the tower's four faces. The clocks and the tower are manufactured, delivered, and installed by the Verdin Company.

Verdin offers optional aluminum bells, the ability to add signage or messaging (i.e. "Village of Mount Prospect"), as well as established integration with an electronic carillon bell chime system.

Staff solicited proposed designs and costs from two other firms, Campbellsville Industries of Taylor County, Kentucky and Parkreation of Prospect Heights, Illinois.

Campbellsville Industries designs and builds church steeples and cupolas. As part of this business, they also build and construct clocktowers. However, they do not make clocks. Instead, they mount clocks purchased from third-party vendors for mounting on their structures. A rendering of the Campbellsville submittal is enclosed as Attachment D.

Parkreation primarily represents outdoor recreation brands. As part of this role, the firm offers a clocktower product. Parkreation would design a clocktower, job-shop the manufacture of the tower, and procure third-party clocks for mounting. A rendering of the Parkreation submittal is enclosed as Attachment E.

Below is a table that summarizes the attributes of each manufacturer:

| Company | Height | Width | Clock | Bells | Carillon | Signage |
|----------------|---------------|--------------|--------------|--------------|-----------------|----------------|
|----------------|---------------|--------------|--------------|--------------|-----------------|----------------|

| | | | Size | | | |
|----------------|-----|-------|------|-----------|-----------|-----|
| Campbellsville | 25' | 5'10" | 2'6" | Available | Available | No |
| Parkreation | 26' | 7'6" | 4' | N/A | N/A | No |
| Verdin | 30' | 8' | 5' | Available | Available | Yes |

The costs associated with each manufacturer are denoted below. Delivery and installation included except where noted:

| Company | Base Cost | Bell Cost | Carillon Cost | Total Cost |
|----------------|-----------|-----------|---------------|------------|
| Campbellsville | \$110,237 | \$8,815 | \$11,991 | \$131,043 |
| Parkreation* | \$151,797 | N/A | N/A | \$151,797 |
| Verdin | \$238,980 | \$7,235 | \$13,435 | \$259,650 |

*Installation not included.

Discussion

Although the Verdin Company clocktower is the most expensive, it is the opinion of staff that it is the best solution for this application.

Notably, it is sufficiently robust in size, has the largest clock face to facilitate viewing from passing motorists, fully facilitates a carillon bell system, can be customized with signage, is produced by a single manufacturer, and is a turnkey purchase. It appears that the Verdin product is manufactured to higher quality standards, including flush-mounted support brackets, fully ground weld seams, and thicker metal structure throughout.

Staff also examined more notable clocktowers, including the clocktower at Cornish Park in Algonquin, Illinois. A picture of this clocktower is enclosed as Attachment F. While this tower is arguably more substantive, the estimated cost to construct a similar tower today is approximately \$1 million. This estimate does not include the cost of architectural design. Because of this high cost, staff stopped developing this option.

Alternatives

1. Receive feedback on the proposed concept plan, cost estimate and schedule for the construction of the Central Gateway Plaza Project at 310 West Northwest Highway.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff proposes to seek Village Board approval to purchase the Verdin clocktower at a Village Board meeting later this month. The specific request will be to waive the requirement for public bidding and accept the proposal from the Verdin Company of Cincinnati, Ohio to construct, deliver, and install a 30' metal-framed clocktower including aluminum bells and a carillon bell sound system for a cost not to exceed \$259,650.

Attachments

1. Attachment A - Central Gateway Plaza Layout Plan
2. Attachment B - Cost Estimate
3. Attachment C - Verdin Rendering with Bells
4. Attachment D - Campbellsville Design
5. Attachment E - Parkreation Design
6. Attachment F - Cornish Park Clocktower in Algonquin

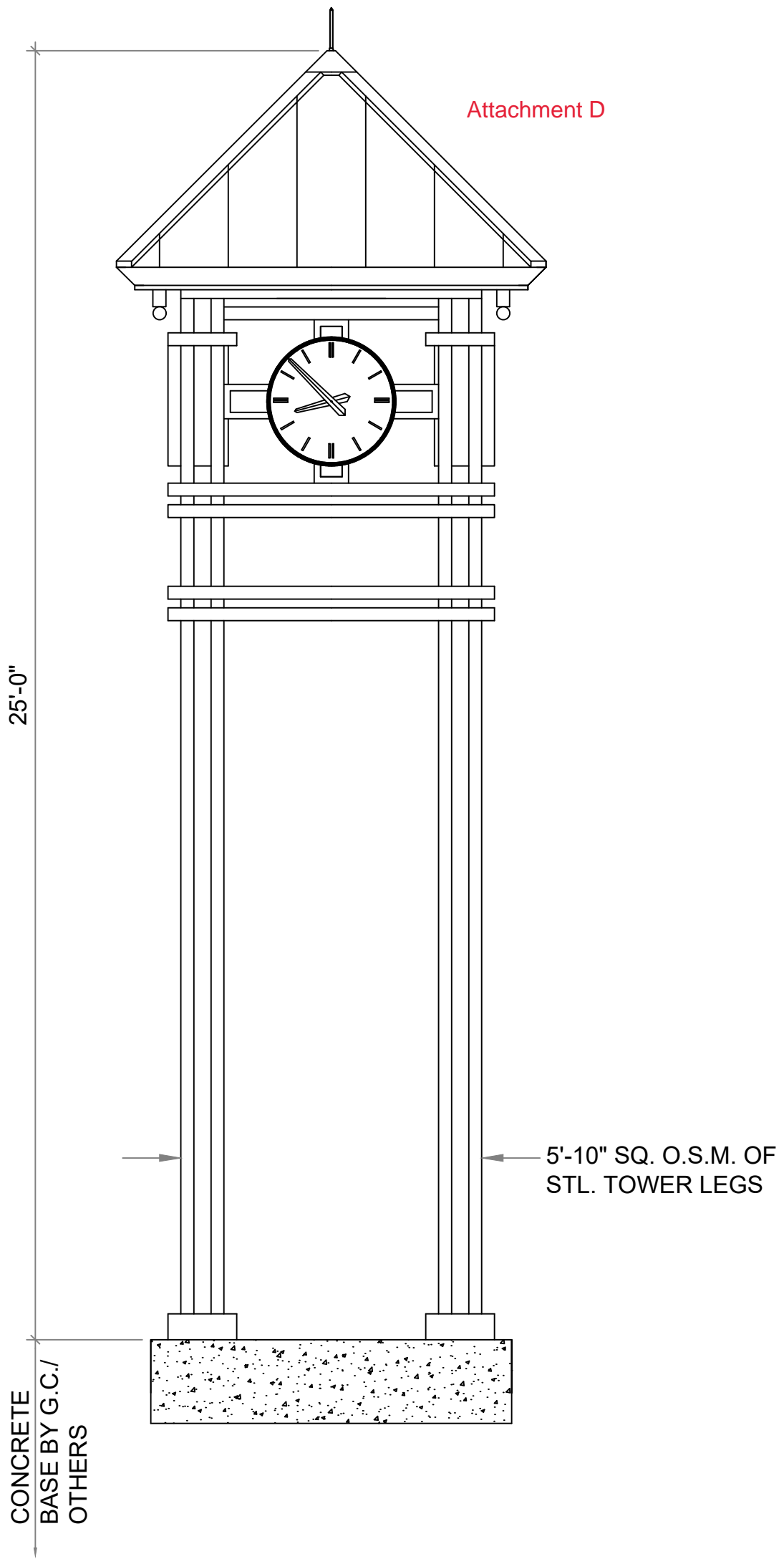
Attachment B
Central Gateway Plaza Estimate of Costs
 31-Mar-25

| Task # | Task | Cost Estimate |
|------------------------------|--|---------------------|
| 1 | Demolition and removal of existing structure | \$ 50,000 |
| 2 | Removal of asphalt, concrete, sign, other hardscape, and 24" of soil | \$ 114,000 |
| 3 | Construct parking lot, dumpster enclosure, mill & resurface alley | \$ 90,545 |
| 4 | Central & NW HY ROW brick replacement | \$ 160,000 |
| 5 | TACO replacement soil and rough grade | \$ 29,000 |
| 6 | Electric pole relocation and new electric service | \$ 30,000 |
| 7 | Clocktower with bells & Carillon chime system | \$ 259,650 |
| 8 | Interior plaza pavers | \$ 35,000 |
| 9 | Seat wall | \$ 21,600 |
| 10 | Coping stone | \$ 9,000 |
| 11 | Irrigation | \$ 50,000 |
| 12 | Plantings | \$ 35,000 |
| 13 | Sod | \$ 25,110 |
| 14 | Mulch | \$ 4,000 |
| 15 | Contingency (20%) | \$ 182,598 |
| Total Estimated Cost: | | \$ 1,095,503 |

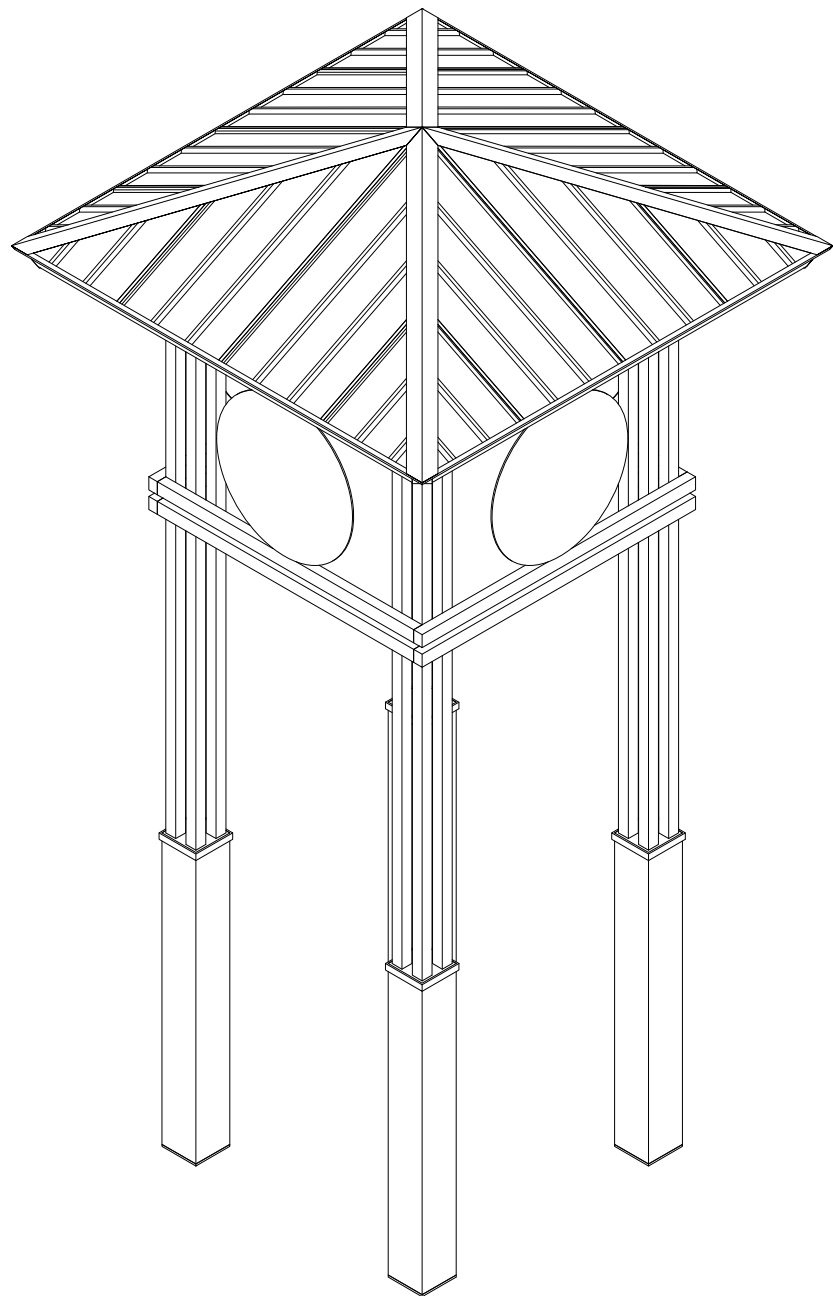


RENDERING PREPARED FOR:
Village of Mount Prospect
Mount Prospect, IL
Millennium TWR Rendering 1
January 28, 2025
This photo-rendering is an approximation of the Verdin tower on your site and is not intended to be used as final artwork for text, color, dial art and other options.
PROPERTY OF THE VERDIN COMPANY
Cincinnati, OH 800-543-0488 verdin.com



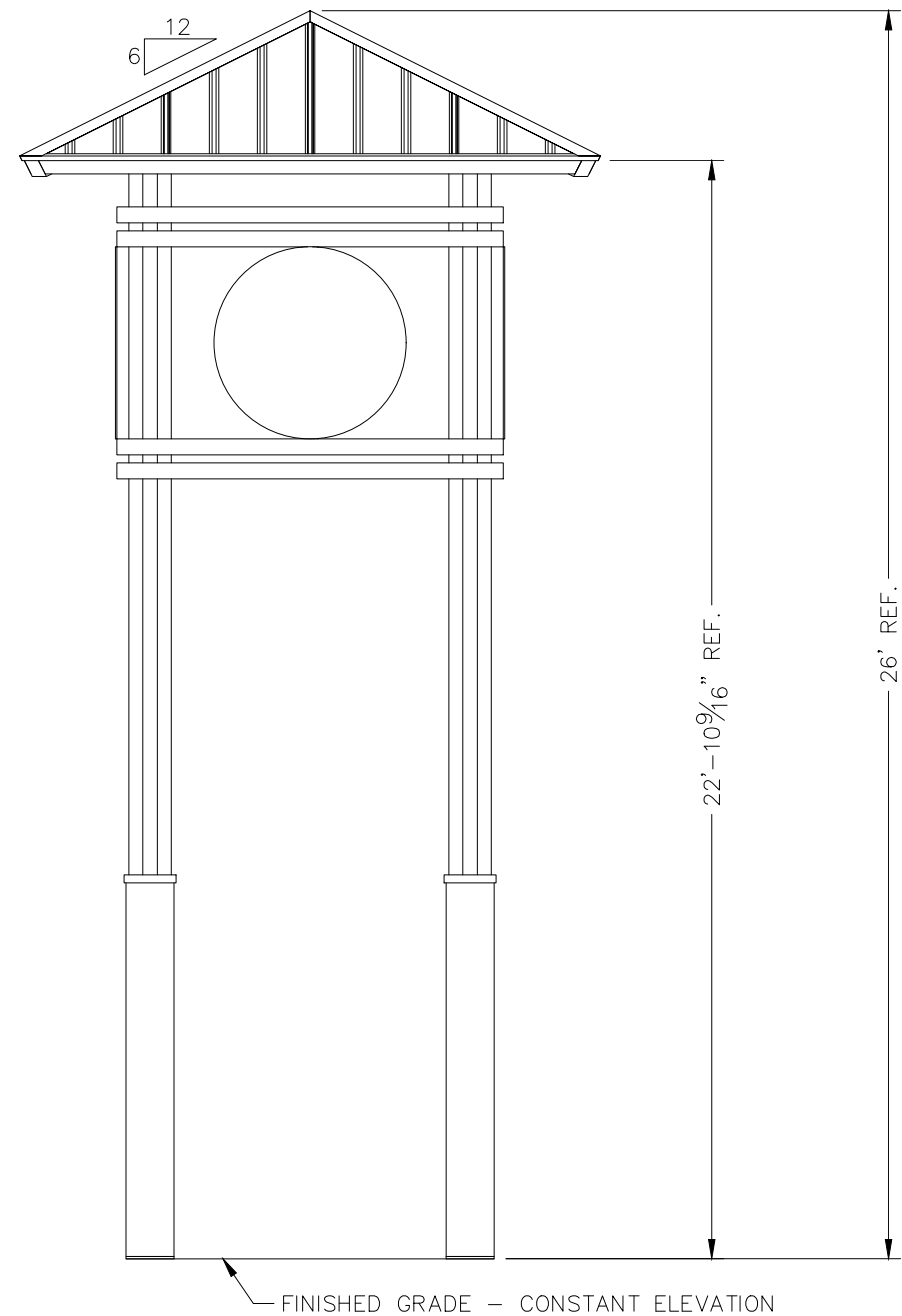


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| DRAWN/EST. BY: N.T. | SCALE: 3/8"=1'-0" | REP.: SHIRLEY | Page 15 of 34 |



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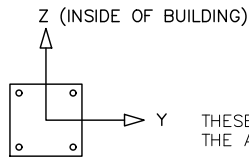


Elevation

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| REVISION: | A |
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| PROJECT NAME: | |

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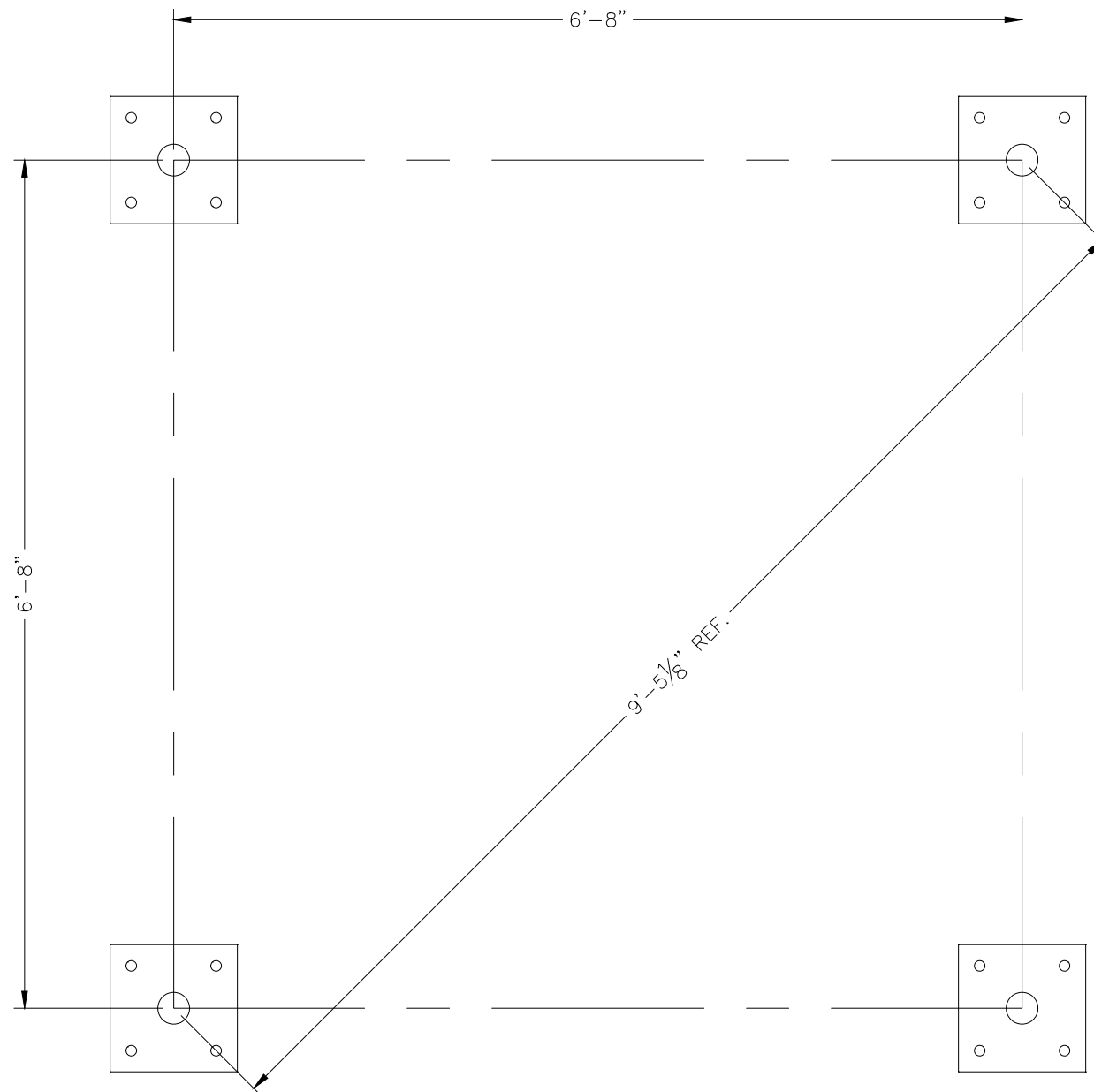


THESE FOUNDATION LOADS ARE FOR ESTIMATING PURPOSE ONLY.
THE ACTUAL LOADS WILL BE DETERMINED IN THE FINAL ENGINEERING

- NOTES:**
- TABLE SHOWS UNFACTORED SERVICE LOADS
 - A FOUNDATION DESIGN HAS NOT BEEN PERFORMED BY ICON SHELTER SYSTEMS INC.
 - A LICENSED ENGINEER FAMILIAR WITH SOIL CONDITIONS AT CONSTRUCTION SITE MUST PERFORM A FOUNDATION DESIGN.
 - THE STRUCTURE HAS BEEN ENGINEERED AS AN OPEN STRUCTURE.
 - CONSULT ICON SHELTER SYSTEMS INC. IF THE STRUCTURE IS TO BE ENCLOSED.
 - COORDINATES ARE LOCAL TO THE COLUMN

- DEFINITIONS:**
- DL = SERVICE LEVEL DEAD LOAD REACTION WITH THE GREATEST AXIAL LOAD
 - SL = SERVICE LEVEL SNOW LOAD REACTION WITH THE GREATEST AXIAL LOAD
 - W-UL = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST UPLIFT LOAD
 - W-Y = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST MAGNITUDE OF SHEAR IN THE LOCAL Y DIRECTION
 - W-Z = SERVICE LEVEL WIND LOAD REACTION WITH THE GREATEST SHEAR VALUE ACTING IN THE SAME DIRECTION AS THE DL SHEAR LOAD
 - E-Y = SERVICE LEVEL SEISMIC LOAD REACTION WITH THE GREATEST MAGNITUDE OF SHEAR IN THE LOCAL Y DIRECTION
 - E-Z = SERVICE LEVEL SEISMIC LOAD REACTION WITH THE GREATEST MAGNITUDE OF SHEAR IN THE LOCAL Z DIRECTION

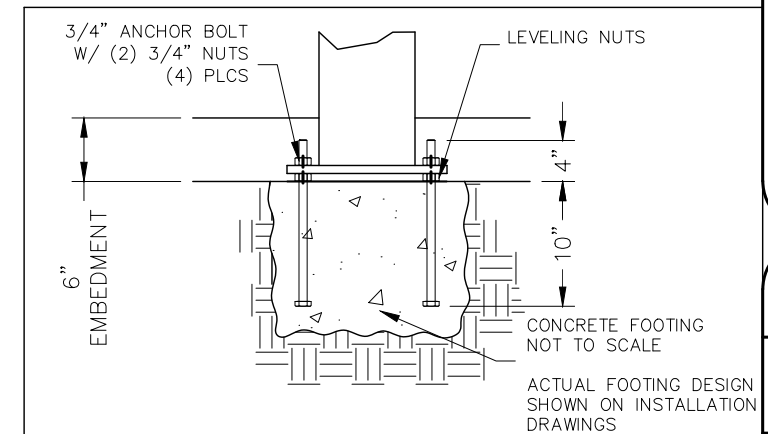
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| SL | 2.74 | 0.00 | 0.00 | 0.29 | 0.00 |
| W-UPLIFT | -1.28 | -0.05 | -0.05 | 10.98 | -10.71 |
| W-FY | -0.99 | -0.05 | 0.05 | -10.73 | -11.20 |
| W-FZ | -1.28 | -0.05 | -0.05 | 10.98 | -10.71 |
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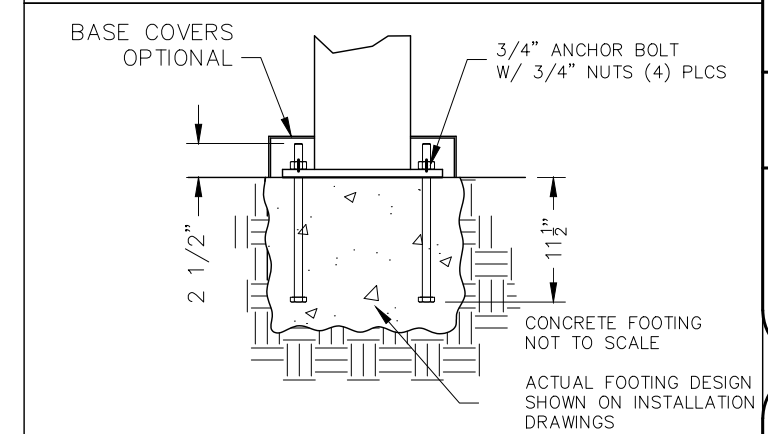
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Anchor Bolt Layout



PRELIMINARY DRAWINGS SHOWN AS 6" BURIED
STANDARD BASE CONNECTION
COLUMN TYPE: A (6" BURIED)



OPTIONAL BASE CONNECTION
COLUMN TYPE: B (SURFACE MOUNT W/ COVERS)

DRAWN BY: RGB

DATE: 1/24/2025

PRELIMINARY ID: 96194

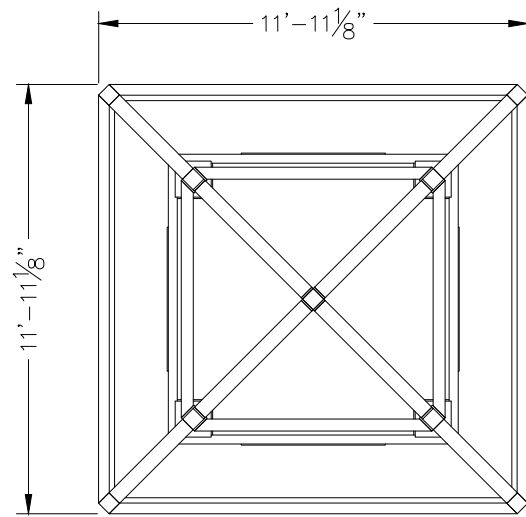
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BUILDING TYPE: TH12X12-26M

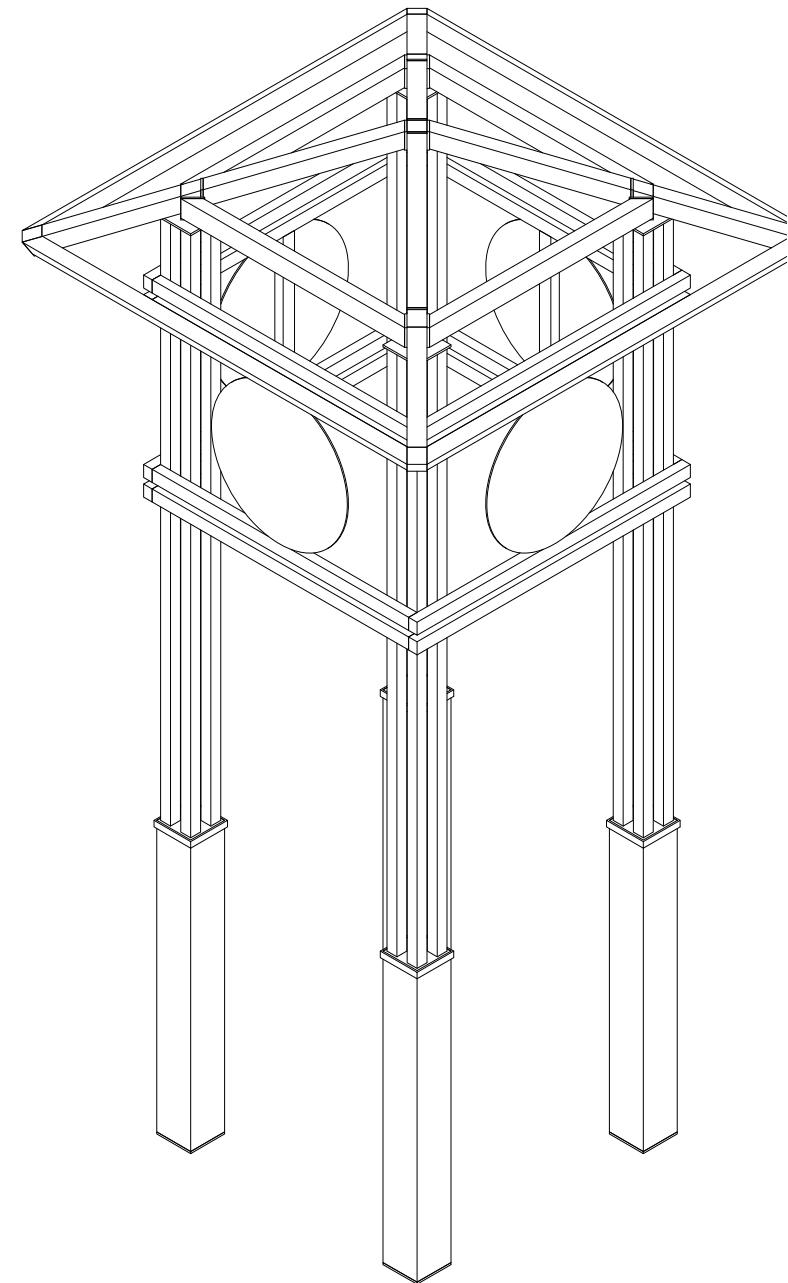
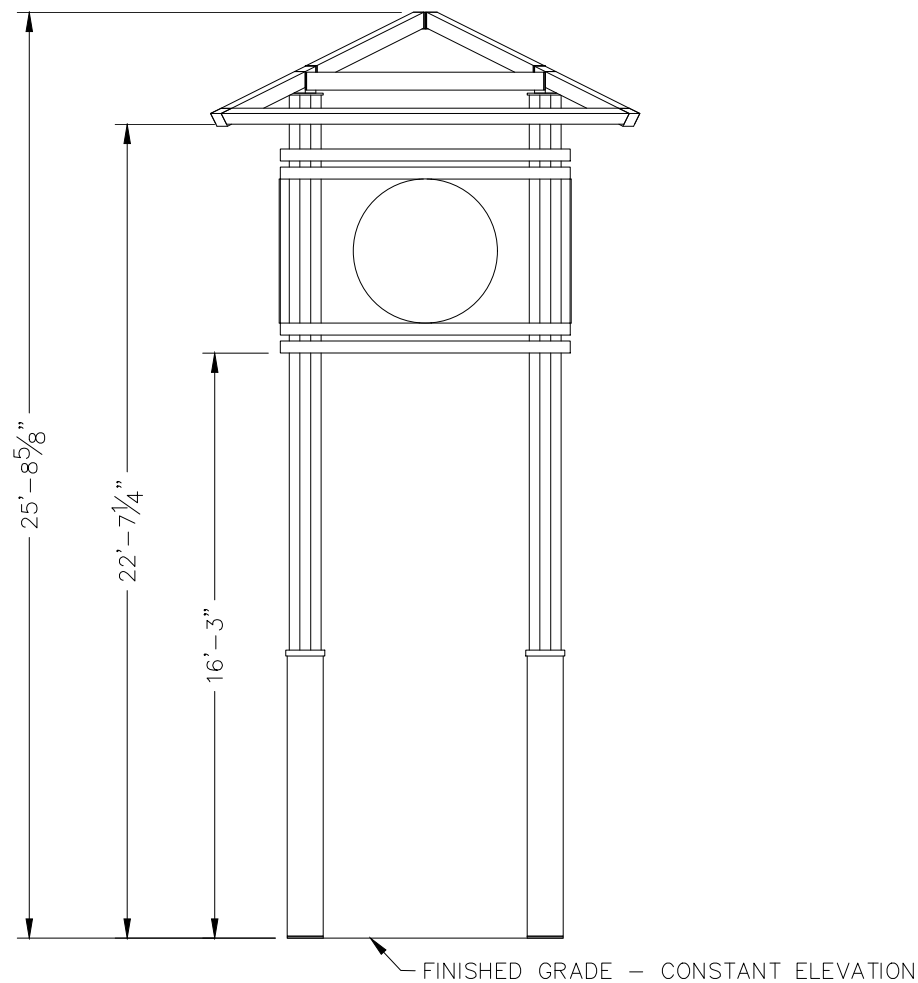
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Attachment E



ALL STRUCTURAL COMPONENTS WILL BE:
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 PLATE: ASTM A36
 BOLTS: ASTM A325
 NUTS: ASTM A563
 WELDING: GMAW

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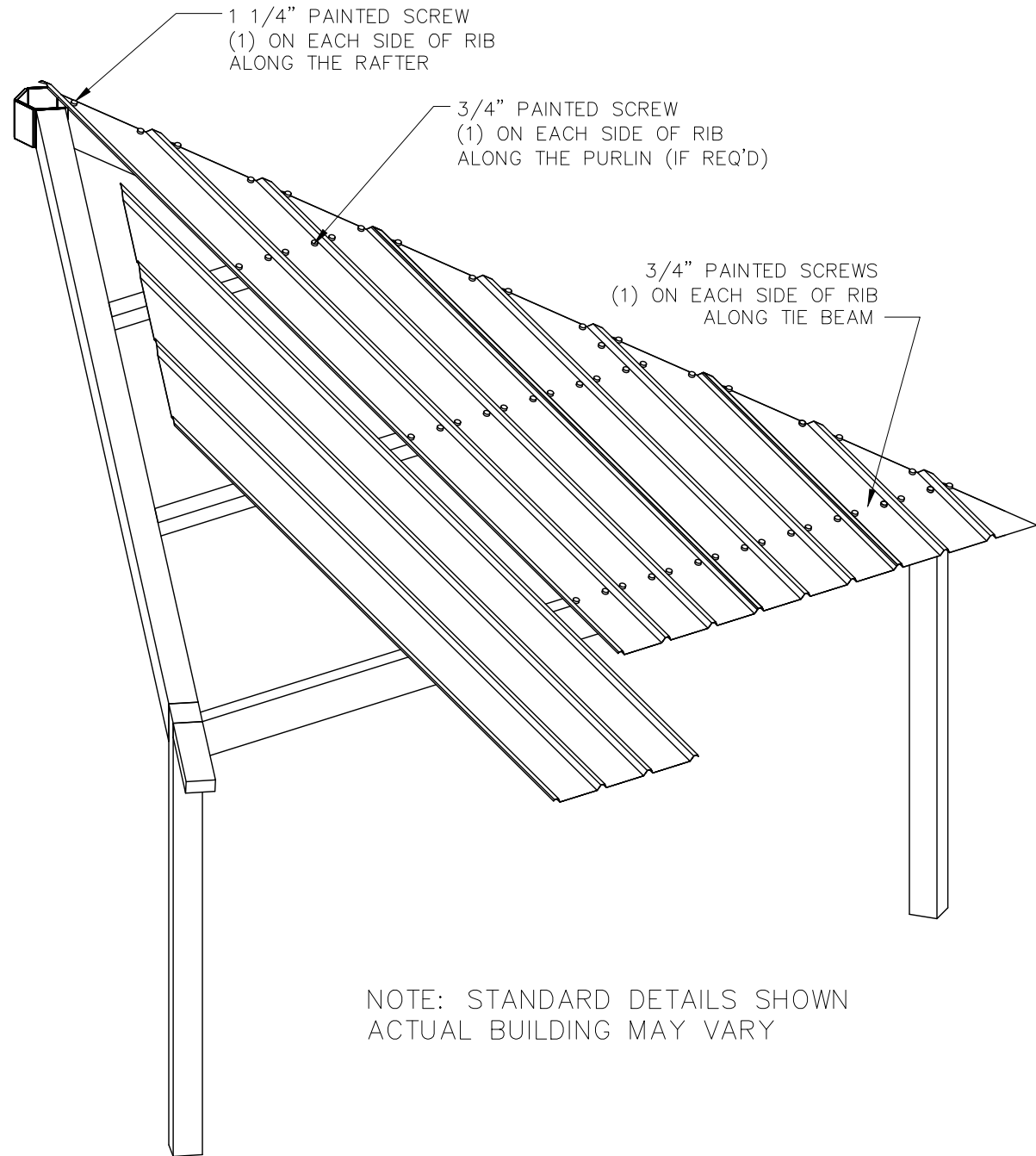
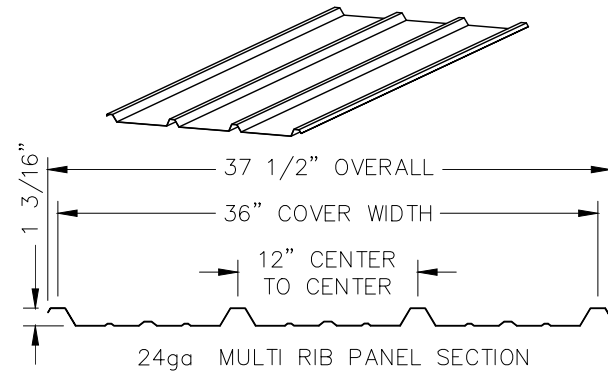
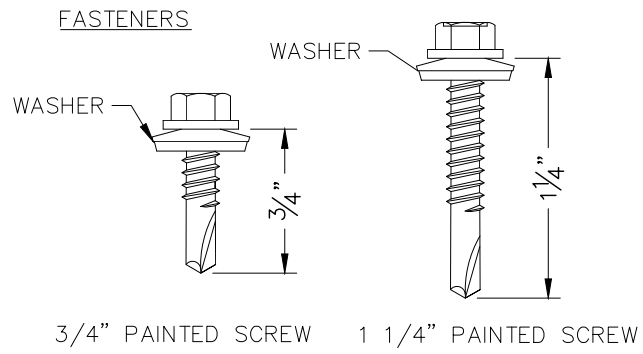
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Frame

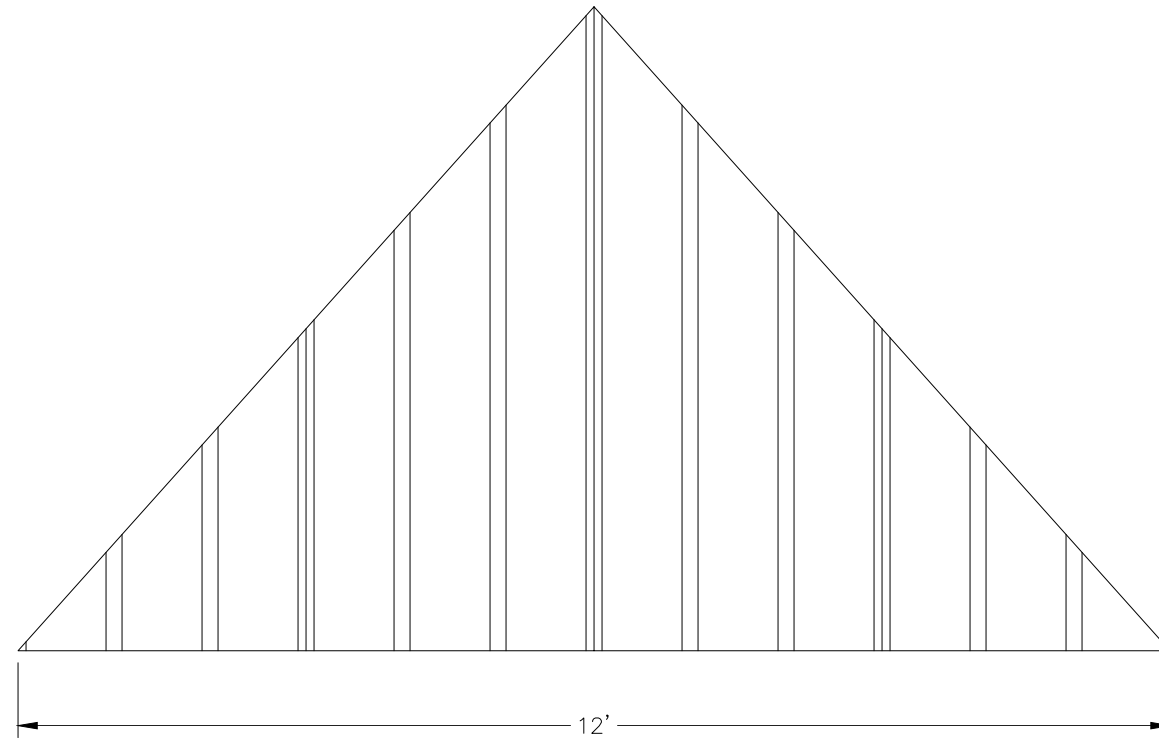
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SHEET
 3.0

DWG: TH\12X12\M-P6-25-90-17\Drawings\Preliminary\TH12-26M-P6-25-90-17~96194.DWG



NOTE: STANDARD DETAILS SHOWN
ACTUAL BUILDING MAY VARY



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800.748.0985
616.396.0944 FX

Roof Layout

| | |
|-----------------|-------------|
| DRAWN BY: | RGB |
| DATE: | 1/24/2025 |
| PRELIMINARY ID: | 96194 |
| REVISION: | A |
| BUILDING TYPE: | TH12X12-26M |
| PROJECT NAME: | |

SHEET
4.0

DWG: TH\12X12\M-P6-25-90-17\Drawings\Preliminary\TH12-26M-P6-25-90-17~96194.DWG

ELECTRICAL INFORMATION - SQUARE

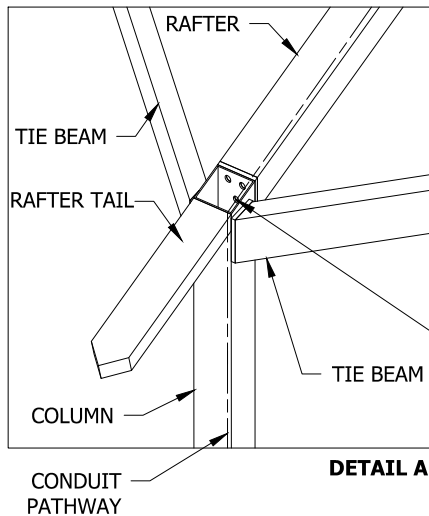
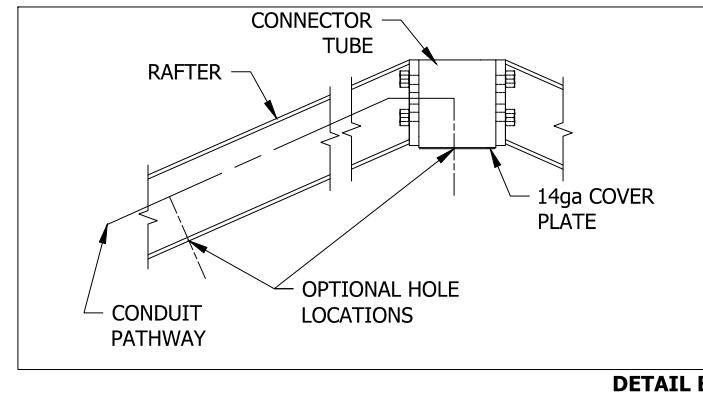
ICON'S STANDARD ELECTRICAL IS DESIGNED TO ACCOMMODATE $\varnothing 1/2"$ CONDUIT WITH A $\varnothing 3"$ INLET HOLE ON THE BOTTOM OF EACH COLUMN. THE CONDUIT PATHWAY RUNS THROUGH THE COLUMN, RAFTER, AND RIDGE BEAM THROUGH ALL BOLTED CONNECTIONS AS SHOWN. IF YOU HAVE SPECIAL ELECTRICAL REQUIREMENTS, PLEASE OUTLINE ANY CHANGES BELOW AS DESCRIBED.

PLEASE NOTE: DESIGN LIMITATIONS ON HOLE/CUTOUT SIZES MAY APPLY. ICON WILL REACH OUT TO DISCUSS ANY SUCH LIMITATIONS AS NEEDED.

NOTE: ICON SHELTER FRAME IS NOT UL LISTED TO ACT AS A CONDUIT FOR ELECTRICAL WIRING. CONSULT LOCAL BUILDING CODES WHEN PLANNING YOUR ELECTRICAL SYSTEM.

OPTIONAL EXIT HOLES

IF REQUIRED, EXIT HOLES FOR LIGHTING, ETC. CAN BE PLACED IN THE RAFTER AND/OR CONNECTOR TUBE WITH 14ga COVER PLATE AS SHOWN (CHARGES APPLY) USE FRAME SHEET OF THIS PRELIMINARY TO SPECIFY REQUIRED EXIT HOLE LOCATIONS AND SIZE.

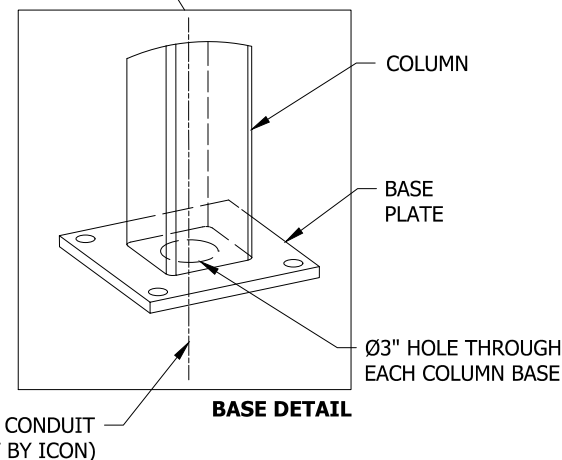
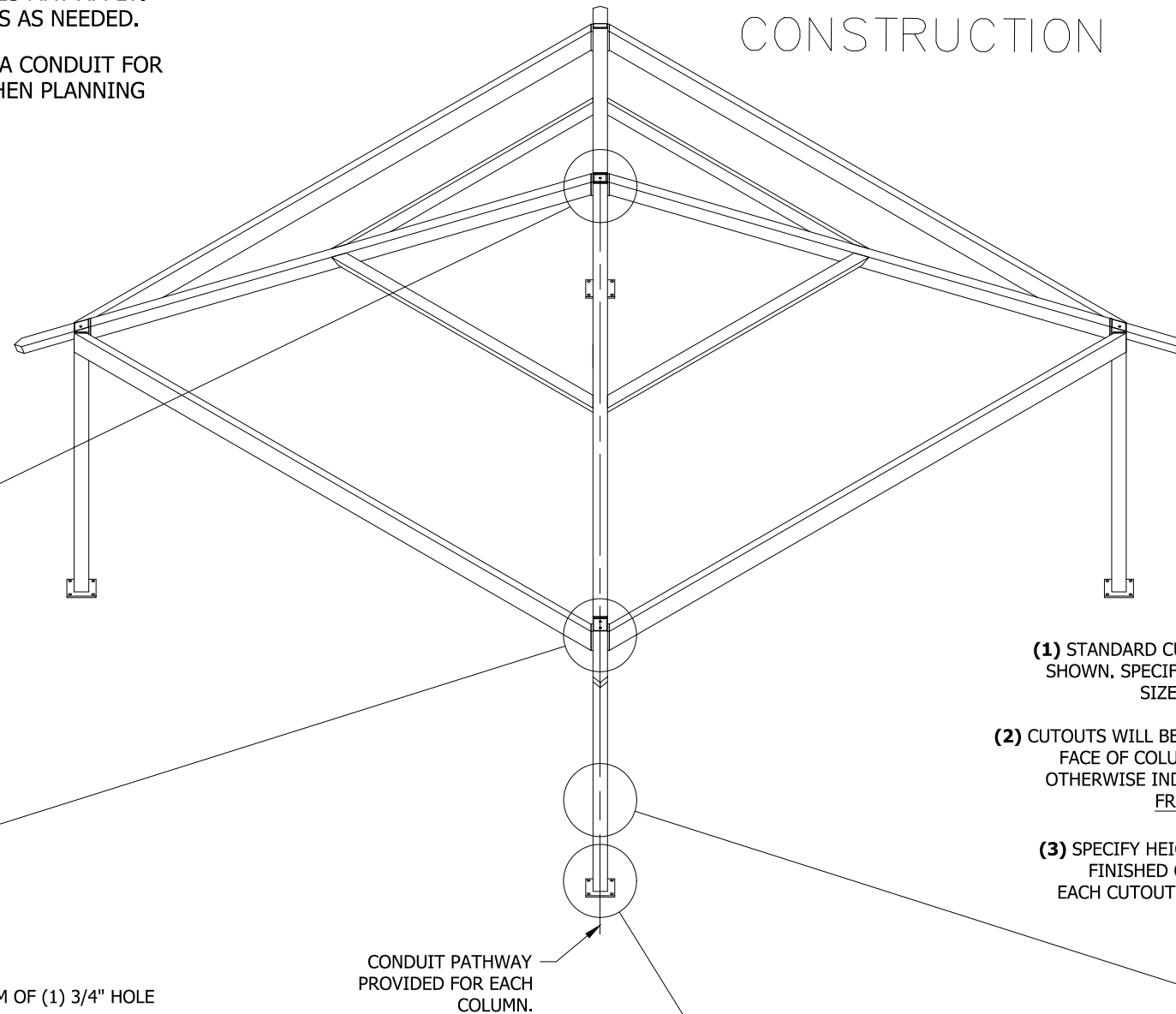


ICON PROVIDES A MINIMUM OF (1) 3/4" HOLE AT EACH CONNECTION FOR 1/2" CONDUIT. IF APPLICABLE, PLEASE SPECIFY REQUIRED CONDUIT SIZE: (CHARGES APPLY)

- 3/4" CONDUIT (1" HOLES)
- 1" CONDUIT (1 1/4" HOLES)
- OTHER (PLEASE SPECIFY)

NOTE: BUILDING DEPICTED ON THIS SHEET FOR ILLUSTRATION PURPOSES ONLY. ACTUAL LAYOUT AND FRAME MEMBER QUANTITIES VARY BY DESIGN. PLEASE REFER TO ELEVATION AND FRAME SHEETS IN THIS PRELIMINARY FOR ORDER-SPECIFIC CONFIGURATION.

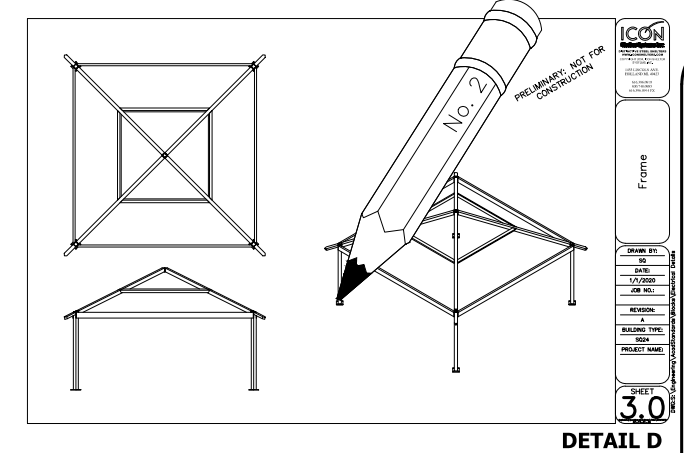
PRELIMINARY: NOT FOR CONSTRUCTION



STEPS:

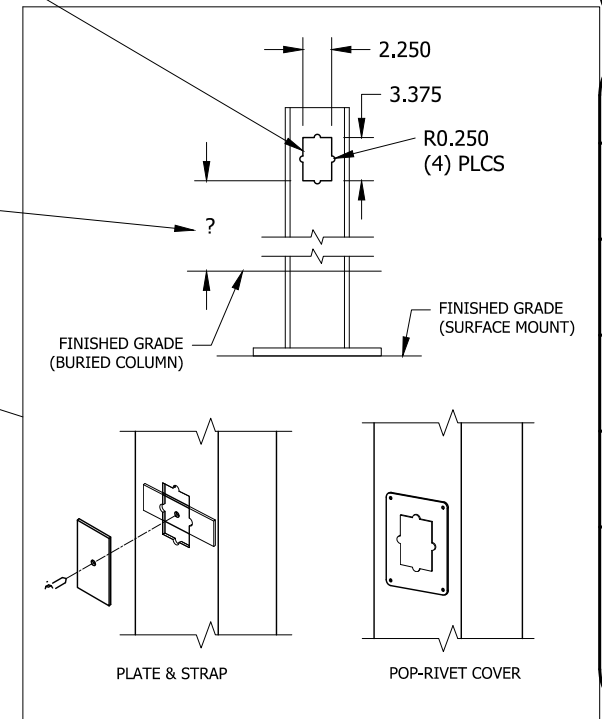
1. CONDUIT HOLE SIZE (DETAIL A)
2. ELECTRICAL EXIT HOLES (DETAIL B)
3. ELECTRICAL ACCESS & COVER PLATES (DETAIL C)
4. ELECTRICAL CONDUIT PATHWAY (DETAIL D)

IF REQUIRED, PLEASE DRAW THE NECESSARY ELECTRICAL CONDUIT PATHWAY ON THE FRAME SHEET OF THIS PRELIMINARY.



OPTIONAL CUTOUTS
USE FRAME SHEET OF THIS PRELIMINARY TO SPECIFY REQUIRED CUTOUT LOCATIONS (CHARGES APPLY) SEE REQUIRED INFO BELOW

- (1) STANDARD CUTOUT SIZE SHOWN. SPECIFY IF OTHER SIZE REQUIRED.
- (2) CUTOUTS WILL BE ON INSIDE FACE OF COLUMN UNLESS OTHERWISE INDICATED ON FRAME SHEET.
- (3) SPECIFY HEIGHT ABOVE FINISHED GRADE FOR EACH CUTOUT AS SHOWN



- (4) COVER PLATES PROVIDED UPON REQUEST (CHARGES APPLY) PLEASE SPECIFY TYPE AND QUANTITY REQUIRED:
- PLATE & STRAP
 - POP-RIVET COVER PLATE
- HOW MANY REQUIRED? _____

ICON
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DISTINCTIVE STEEL SHELTERS
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616.396.0944 FX

Electrical

DRAWN BY: RGB
DATE: 1/24/2025
PRELIMINARY ID: 96194
REVISION: A
BUILDING TYPE: TH12X12-26M
PROJECT NAME:

SHEET 5.0

DWG: TH12X12\M-P6-25-90-17\Drawings\Preliminary\TH12-26M-P6-25-90-17~96194.DWG





Item Cover Page

| | |
|----------------|---|
| Subject | Proposed Signage Design, Cost Estimate, and Schedule for the Construction of the South Mount Prospect Gateway Signage Project at 3229 S. Busse Road. |
| Meeting | April 8, 2025 - MEETING OF THE MOUNT PROSPECT COMMITTEE OF THE WHOLE |
| Fiscal Impact | Y |
| Dollar Amount | \$345,000 |
| Budget Source | Capital Improvement Fund |
| Category | DISCUSSION ITEMS |
| Type | Presentation |

Information

This memorandum transmits a proposed signage design, cost estimate, and schedule for the construction of a new gateway sign into south Mount Prospect at 3229 S. Busse Road. The Village has a commitment from Builder's Asphalt that is to be memorialized via an access and maintenance easement for the project.

Initial sign design alternatives were presented for discussion at the January 7, 2025 Village Board Meeting (a link to that agenda packet is [provided here](#), and a link to a video of the meeting is [provided here](#)). Feedback coming out of the meeting was for staff to create a cohesive public infrastructure design strategy ensuring future infrastructure was of the same design style. Additionally, staff was instructed to put "established" in front of the '1917' on the sign. Staff from the Village Manager's Office, Public Works, and Community Development held an internal infrastructure design meeting to discuss a way forward on January 22nd, 2025. Staff determined that key design materials to be incorporated into any future public infrastructure investment should consist primarily of masonry, with a 'fieldstone' appearance and black metal accents. Additionally, the Village's 'keystone' logo, should be prominently displayed.

The proposed entry sign will feature a design and materials consistent with other village infrastructure and signage including the Village Hall sign, downtown civic events sign, Rand Road gateway sign, and the Edwin and Elsie Meyn Busse Park sign. The proposed sign would be constructed with a decorative 'fieldstone' design with black metal accents, with the Village logo as a prominent feature. The plantings surrounding the sign will consist of perennials and annuals, with plant species ultimately approved by public works staff.

The estimated cost to construct the sign is \$345,000 and includes a contingency (8.5%), general conditions (6%), overhead and profits (6%), and insurance/bonds (1.3%) along with an allowance for lighting design. Design fees for the project are \$111,000 and include the design of two other gateway signs for the Kensington Business Center, which are forthcoming.

The total project budget is \$800,000, which has been allocated for this project from the Capital Improvement Fund.

Staff proposes to let a bid for construction services in May and present a contract award recommendation to the Village Board in July. Construction would begin shortly thereafter with the sign being completed before the end of the year and plantings installed as weather allows.

Discussion

Alternatives

1. Staff requests direction in letting a bid to construct the proposed gateway sign.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff requests direction in letting a bid to construct the proposed gateway sign.

Attachments

1. SMP Gateway Signage

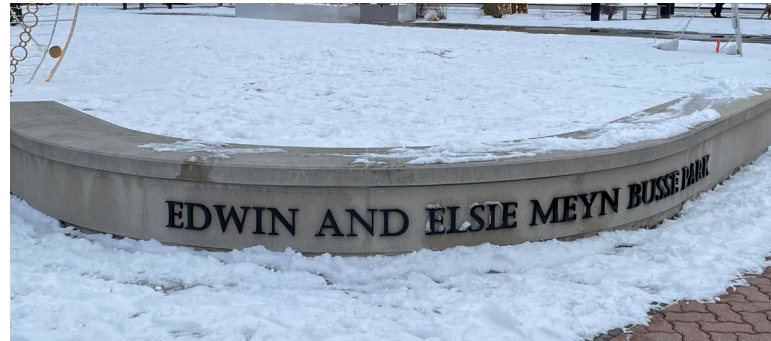


MOUNT PROSPECT MONUMENT SIGNAGE FINAL DESIGN CONCEPTS



MATERIAL INSPIRATION

EXISTING ELEMENTS IN THE VILLAGE



1
DESIGN CONCEPT: MAIN ENTRANCE





MAIN ENTRANCE SIGNAGE LOCATION





MAIN ENTRANCE SOUTH MOUNT PROSPECT





FINAL CONCEPT

REACHING NEW HEIGHTS





FINAL CONCEPT

REACHING NEW HEIGHTS



3 FEE & SCHEDULE





TOTAL CONSTRUCTION COST ESTIMATE

GATEWAY SIGN CONSTRUCTION COST: \$345,000

This estimate includes a contingency (8.5%), general conditions (6%), overhead and profits (6%), and insurance/bonds (1.3%) and an allowance for lighting design.

DESIGN FEES: \$111,000

Also includes the design of two Kensington Business Center entrance signs. Designs are forthcoming.

TOTAL PROJECT BUDGET: \$800,000



PROJECT TIMELINE

TENTATIVE

MAY 26TH
Project is Publicly
Advertised to
Contractors

MAY 23RD
Final Bid &
Construction
Documents are
submitted to the
Village

JUNE 13TH
Submitted Bids
are publicly
opened

JULY 15TH
Bids are
presented to the
Village Board & a
Construction
Contract is
Awarded

SPRING 2026
Estimated
Project
Completion

THANK YOU

