



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

June 17, 2025

Village Hall - 3rd Floor Board Room

7:00 PM

1. CALL TO ORDER

2. ROLL CALL

2.1. Pledge of Allegiance - Trustee Terri Gens

3. APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - June 3, 2025

4. MAYORS REPORT

4.1. Mayor's Comment

4.2. PROCLAMATION: Recognizing Juneteenth as a Day of Celebration and Reflection

5. COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

5.1. Individuals wishing to address the Village Board in person regarding issues not on the agenda must register to participate in the Citizens to Be Heard process. You may sign in before the start of the meeting in person or by emailing your intent to speak no later than 1:00 p.m. on the day of the meeting at publiccomment@mountprospect.org.

6. CONSENT AGENDA

6.1. List of Bills - May 28, 2025, to June 10, 2025 - \$6,646,125.55

6.2. Approval of Minutes - June 3, 2025 Closed Session meeting of the Village Board

6.3. Motion to accept Sourcewell Contract Pricing from Brown Equipment for the purchase of one 2025 Tarco Windy 100 Leaf Loader for a total sum not to exceed \$91,650.

6.4. Motion to accept proposal from the Ciorba Group, Inc., for engineering design and construction inspection services for the 2025 Burning Bush Lane Streetlighting Project for an amount not to exceed \$54,493.99

6.5. Motion to approve a Request for Additional Tower Pre-construction Costs for an amount not to exceed 6,925.69.

7. OLD BUSINESS

7.1. Motion to reconsider the Village of Mount Prospect's annual donation of \$4,500 to the Lions Club, as itemized on the List of Bills for May 14, 2025– May 27, 2025. This motion was voted on during the June 3, 2025, regular meeting of the Village Board.

- 7.2. Motion to approve a \$4,500 annual donation to the Lions Club by the Village of Mount Prospect to sponsor the fireworks display for the Mount Prospect Lions Club 4th of July Festival.
- 7.3. 2nd reading of an ordinance and adopt AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A TOBACCO RETAIL ESTABLISHMENT AT THE PROPERTY 1703 WEST ALGONQUIN ROAD MOUNT PROSPECT, ILLINOIS (PZ-05-25)
- 7.4. Second reading of an ordinance and adopt an ORDINANCE GRANTING A CONDITIONAL USE FOR A DAYCARE CENTER FOR THE PROPERTY LOCATED AT 1040 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS (PZ-03-25)

8. NEW BUSINESS

9. VILLAGE MANAGER'S REPORT

- 9.1. Motion to Approve The Settlement Agreement Between The Village of Mount Prospect, The City of Des Plaines, and Prestige Feed LLC,
- 9.2. Motion to accept Sourcewell Contract Pricing from Brown Equipment for the purchase of one 2025 Multihog CV350 (sidewalk plow) with associated components at a total price not exceeding \$204,540.
- 9.3. Motion to accept Sourcewell Contract Pricing from Brown Equipment for the purchase of one 2024 Sewer Equipment of America Flusher/Jetter truck for a total sum not to exceed \$255,000.
- 9.4. As submitted

10. ANY OTHER BUSINESS

11. ADJOURNMENT

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

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**Village of Mount Prospect
Regular Meeting of the Village Board
Tuesday, June 3, 2025 / 7:00 PM**

CALL TO ORDER

Mayor Hoefert called the Regular Meeting of the Village Board to order at 7:18 p.m. in the Board Room at Village Hall, 50 S. Emerson St.

ROLL CALL

Members present upon roll call by the Village Clerk: Mayor Paul Hoefert, Trustee Vincent Dante, Trustee Beth DiPrima, Trustee Terri Gens, Trustee Bill Grossi, Trustee John Matuszak, Trustee Colleen Saccotelli

Absent: None

2.1. Pledge of Allegiance - Trustee Elizabeth DiPrima

APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - May 20, 2025

Motion by Terri Gens, second by Vincent Dante to approve the minutes of the May 20, 2025 meeting of the Village Board:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli

Nay: None

Final Resolution: Motion Passed

MAYORS REPORT

4.1. Mayor's Comment

Mayor Hoefert announced that tonight's meeting will initiate the new procedures for public comment under "Citizens to be Heard".

4.2. PROCLAMATION: Recognizing the 250th Birthday of the United States Army

Mayor Hoefert read a proclamation into the record honoring the United States Army's 250th birthday. Army veterans Dutch DeGroot, Laura Matuszak, and veteran Les Durov were present to accept the proclamation.

4.3. PROCLAMATION: In Recognition of LGBTQ+ Pride Month - June 2025

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Mayor Hoefert read a proclamation into the record recognizing LGBTQ+ Pride Month in the Village of Mount Prospect. Resident and member of the Special Events Commission, Alan Cervenka accepted it and offered a brief history of Pride Month and its significance.

- 4.4. APPOINTMENT: Appointment of Trustee Terri Gens to serve as Mayor Pro- Tem for the term beginning July 1, 2025, and ending June 30, 2026.

4.5.

Mayor Hoefert motioned to nominate Trustee Terri Gens to serve as Mayor Pro Tem for the term beginning July 1, 2025, and ending June 30, 2026. Trustee Dante seconded the motion. Mayor Hoefert opened the floor to other nominations and discussion. There were no other nominations and no discussion. Mayor Hoefert closed the nomination period.

Motion by John Matuszak, second by Vincent Dante to ratify the nomination of Terri Gens to serve as Mayor Pro tem for the term July 1, 2025, to June 30, 2026:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli

Nay: None

Final Resolution: Motion Passed

COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

Jaime Riche Clark
Mount Prospect resident

- Encouraged the Board to think about displaying the Pride flag throughout the year

Mae DiBenedetto
Mount Prospect resident

- Wants to see more support for Pride month and believes there is more we can do as a community
- Asked about a proclamation for Juneteenth, a day to celebrate the end of slavery in the United States

Mayor Hoefert responded that a proclamation recognizing Juneteenth will be presented at the June 17 Village Board meeting.

Carole Delahunty
Mount Prospect resident

- Appreciates the declaration of Pride month in Mount Prospect and asked the Board to consider flying the Pride flag and/or banners

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Carole Martz
Mount Prospect resident

- Requested the Board to consider adopting a new flag ordinance

Martha Nava
Mount Prospect resident

- Thanked the Board for recognizing LGBTQ+ month and asked them to consider celebrating all aspects of this recognition.

Ben McIntyre
Mount Prospect resident, Audrey Lane

- Expressed concerns about the traffic calming study being conducted on Audrey Lane; disapproves of the use of islands and traffic circles that raise safety concerns, and inquired if there are alternative approaches.

George Chartourni
Mount Prospect resident

- Expressed concerns about the traffic-calming study on Audrey Lane and instead suggested enforcing the existing laws.

Jeff Nejd
313 MacArthur

- Concerns regarding parking in the Metra lot

Rocco DeFrisco
Mount Prospect resident, Audrey Lane

- He expressed concern about the traffic study in Hatlen Heights, feeling it is ineffective and inconvenient for the neighborhood residents

Dutch DeGroot
217 S. I Oka

Thanked the community for their support on Memorial Day; while he respects Pride month, he questioned if flying the Pride flag is appropriate.

Vito LiRosi
Mount Prospect resident

- He appreciates the efforts to calm traffic in Hatlen Heights, but the residents are unhappy and feel that this is not the solution.

Richard McNulty
Mount Prospect resident

- Agrees with prior comments regarding the Hatlen Heights traffic-calming study; efforts have not worked to calm or slow down traffic.

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Kevin Morrison

Cook County Commissioner, 1st District and Mount Prospect resident

- Thanked the Board for celebrating Pride Month and stated that the Pride flag is flown in many municipalities in Cook County.

CONSENT AGENDA

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

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli

Nay: None

Final Resolution: Motion Passed

- 6.1. Monthly Financial Report - April 2025
- 6.2. List of Bills - May 14, 2025, to May 27, 2025 - \$7,105,311.40
- 6.3. Approval of Minutes - May 20, 2025 Closed Session meeting of the Village Board
- 6.4. A RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BY AND BETWEEN THE VILLAGE OF MOUNT PROSPECT AND CAP'S ICE CREAM, LLC FOR THE PROPERTY LOCATED AT 10 S. PINE STREET

Resolution No. 17-25

- 6.5. Motion to accept the National Purchasing Partners Government joint purchasing agreement pricing for the purchase of one (1) dump body and one (1) salt spreader from Henderson Products, Inc. for a cost not to exceed \$89,169.

OLD BUSINESS - None

NEW BUSINESS

- 8.1. A RESOLUTION TO INITIATE THE COMPREHENSIVE PLAN PROCESS FOR "MOUNT PROSPECT 2040 - PLANNING FOR OUR FUTURE"

Director of Community and Economic Development, Jason Shallcross, introduced Development Planner Charlie Hogan, who presented the initiation of the Comprehensive Plan process.

Mr. Hogan stated that the Comprehensive Plan is a policy document updated every ten years. It serves as the Community Development department's official policy for land use, development, housing, transportation, infrastructure, and community facilities. The current Comprehensive Plan was adopted in 2017. The new comprehensive planning process is titled "Mount Prospect 2040 - Planning for Our Future".

Mr. Hogan described what a comprehensive plan is and is not, stating it is a plan for the future and a decision-making guide that is flexible and adaptive. He explained the importance of the

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comprehensive plan process and its value to staff and the community. He discussed the plan's elements, the importance of community engagement throughout the process, the plan's timeline, and next steps. Mr. Hogan stated that the staff's goal is to adopt the final plan in the Spring of 2026.

Mr. Hogan answered questions from the Board.

Public Comment:

Carole Martz

Mount Prospect resident

- Asked how members of the steering committee were chosen

Mr. Shallcross stated that the fourteen-member committee includes elected officials, stakeholders, business leaders, and residents.

Jeannie Lee-Mac

Mount Prospect resident

- Asked if there was anyone of color on the steering committee

Mr. Shallcross responded that he did not know the ethnic background of every member of the committee.

Ronak McFadden

Mount Prospect resident

- Asked how the steering committee was formed

Mr. Shallcross responded.

Motion by Colleen Saccotelli, seconded by Terri Gens, to adopt the resolution initiating the comprehensive plan process for Mount Prospect 2040:

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli

Nay: None

Final Resolution: Motion Passed Resolution

No. 18-25

8.2. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A TOBACCO RETAIL ESTABLISHMENT AT THE PROPERTY 1703 WEST ALGONQUIN ROAD MOUNT PROSPECT, ILLINOIS (PZ-05-25)

Director of Community and Economic Development Jason Shallcross presented an ordinance granting a conditional use to operate a 1703 West Algonquin Road tobacco retail store. He indicated this is a transfer of ownership of an existing establishment.

Mr. Shallcross stated that although this is an existing use, recent text amendments to the Village Code identify tobacco establishments as conditional uses that must undergo the conditional use approval process. He stated that the petitioner, Samantha Savarimuthu, plans to purchase the existing tobacco establishment, 92 Smoke and Vape, and continue to operate it

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as a tobacco and vape store. Mr. Shallcross stated that the Planning and Zoning Commission, on May 22, 2025, recommended approval by a vote of 5-0 based on several conditions as detailed in the proposed ordinance.

Mr. Shallcross also stated that the petitioner passed a rigorous background check, including reference checks, as required by the Village Code. Mr. Shallcross introduced Ms. Savarimuthu, who provided additional information regarding her business plan, which includes expanding the product assortment to include clothing, shoes, and novelty items. She answered questions from the Board. In response to a concern from the Board regarding products aimed at children, Ms. Savarimuthu assured the Board that the products target those in their 20s and 30s.

Trustee Grossi motioned to waive the rule requiring two readings of an ordinance and adopt the subject ordinance as presented. There was no second, and the motion failed. A brief discussion followed among the Board regarding their concerns. To give the petitioner time to address these concerns, Mayor Hoefert announced that the reading will stand as the first reading, and the second reading of this ordinance will take place at the June 17, 2025, regular meeting of the Village Board.

8.3. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A CONDITIONAL USE FOR A DAYCARE CENTER FOR THE PROPERTY LOCATED AT 1040 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS (PZ-03-25)

Mr. Shallcross presented plans for a conditional use for a daycare center at 1040 W. Northwest Highway. He stated that the former office building is vacant and presented existing conditions, as well as site and floor plans. He discussed proposed traffic patterns for entering and exiting the area property. The site plan included space for indoor and outdoor play areas. Mr. Shallcross stated that the petitioner, responding to staff concerns and results from a traffic study, agreed to identify certain areas to be delineated for specific uses. Mr. Shallcross displayed a map depicting the parking delineation. Spaces will be reserved for staff parking, while other stalls are designated for drop-off and pick-up. The plan allows for any stacking that may occur to happen on-site, rather than on Northwest Highway.

Mr. Shallcross discussed the landscaping plan, which will utilize existing landscaping and add complementary landscaping to the current design conditions. He added that the proposed parking requirements meet the Village Zoning Code. Mr. Shallcross stated that the petitioner has provided a plan to landbank areas around the site that could be converted into additional parking stalls.

The Planning and Zoning Commission voted 5-0 at their meeting on May 22, 2025, to recommend approval of the conditional use with conditions outlined in the subject ordinance. Mr. Shallcross detailed the approval conditions for the ordinance.

Several members of the Board expressed concerns and had questions regarding parking, drop-off/pick-up procedures, and noise conditions. Representatives for the petitioner, attorney Tim Foley and engineer Kevin Heffernan, answered questions from the Board.

Public Comment:

Jan Ramion

715 French Way

Representative for the residents of the Villas of Sevres

- Expressed concerns with noise, placement of dumpsters (odor), hours of operation, traffic (school buses) and cars stacking on Northwest Highway.

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Mr. Heffernan and Mr. Foley responded.

Simona Hines
702 French Way

- Expressed concerns regarding traffic and noise

A Board discussion followed. To allow time for the petitioner to address some concerns raised regarding traffic, noise, and odor, Mayor Hoefert announced that this will stand as a first reading. The second reading will be held at the June 17, 2025, regular meeting of the Village Board.

VILLAGE MANAGER'S REPORT

- 9.1. Motion to accept lowest-cost, responsive bid for the Central Gateway Demolition and Restoration Project in an amount not to exceed \$186,692.

Director of Public Works Sean Dorsey presented bid results and staff recommendations for the Central Gateway Demolition and Restoration Project, which involves the demolition and restoration of the property at 310 W. Northwest Highway.

Mr. Dorsey described the scope of work, which includes the demolition of the existing gas station building, foundation, footings, pavement stone base, and some earth to construct the Central Gateway Plaza. He stated that bid documents were prepared and advertised on the Village website, and ten companies were invited to bid on the project. Staff received seven bids. Fowler Enterprises of Hampshire, IL submitted the lowest cost bid. He stated that although they had not previously performed work in Mount Prospect, they had undertaken similar projects for Elk Grove Village, the Villages of Skokie, Franklin Park, and South Elgin, as well as the Arlington Heights Park District. Reference checks revealed high marks for their work performance, and the work was completed on time and under budget. Staff also interviewed the company's principal, Jake Fowler, who confirmed that the work can be completed within the budget.

Mr. Dorsey stated that staff recommends including a 10% contingency in the contract award for a total contract award of \$186,692.

Mr. Dorsey answered questions from the Board.

Motion by John Matuszak, second by Vincent Dante to accept the lowest cost responsive bid in an amount not to exceed \$186,692.00.

Yea: Vincent Dante, Beth DiPrima, Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli
Nay: None

Final Resolution: Motion

- 9.2. As submitted

No additional report.

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ANY OTHER BUSINESS

None.

ADJOURNMENT

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Dante seconded by Trustee Grossi motioned to adjourn the meeting. By unanimous voice vote, the June 3, 2025 Regular Meeting of the Village Board of Trustees adjourned at 10:18 p.m.

Respectfully submitted,

Karen M. Agoranos
Village Clerk



Item Cover Page

Subject

Meeting

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category

Type

Mayor's Comment

June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT
VILLAGE BOARD

MAYORS REPORT

Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject

PROCLAMATION: Recognizing Juneteenth as a Day of Celebration and Reflection

Meeting

June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)**Dollar Amount****Budget Source****Category**

MAYORS REPORT

Type

Presentation

Information**Discussion****Alternatives****Staff Recommendation****Attachments**

1. Proclamation Juneteenth 2025

PROCLAMATION

RECOGNIZING JUNETEENTH AS A DAY OF CELEBRATION AND REFLECTION

WHEREAS, our country is made up of people from every nation on earth, who are declared equal not only in freedom but also in justice, both of which are essential for a healthy human civilization; and

WHEREAS, on June 19, 1865, Union Major General Gordon Granger landed at Galveston, Texas with news that the American Civil War had ended two and a half years prior with the signing of President Lincoln’s Emancipation Proclamation on January 1, 1863, and that the enslaved are now free and recognized for the first time as citizens; and

WHEREAS, Black Americans came to commemorate June 19 as Juneteenth, with celebrations across the country, building new lives and a new tradition that we honor today; and

WHEREAS, in its celebration of freedom, Juneteenth is a day that all Americans should recognize and remember the moral stain and terrible toll of slavery on our country; and

WHEREAS, Juneteenth is also a day that reminds us of our incredible capacity to heal, hope, and emerge from our darkest moments with purpose and resolve; and

WHEREAS, we celebrate the centuries of struggle, courage, and hope that have brought us to this time of progress and possibility, and everyday Americans who have helped make real the ideals of our founding documents for all; and

WHEREAS, on Juneteenth, we recommit ourselves to the work of equity, equality, and justice; and

WHEREAS, the Village of Mount Prospect supports Juneteenth as a day to celebrate Black American freedom and achievement.

NOW, THEREFORE, I, Paul Wm. Hoefert, Mayor of the Village of Mount Prospect, do hereby proclaim June 19, 2025, as Juneteenth in the Village of Mount Prospect and urge all residents to participate fittingly in its observance through listening, learning, celebrating, and taking action to create a more equal and just society not only on June 19 but throughout the year.

Paul Wm. Hoefert
Mayor

ATTEST:

Karen M. Agoranos
Village Clerk

Dated this 17TH day of June 2025



Item Cover Page

Subject **List of Bills - May 28, 2025, to June 10, 2025 - \$6,646,125.55**

Meeting June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category CONSENT AGENDA

Type Action Item

Information

Discussion

Alternatives

1. Approve the attached List of Bills for May 28, 2025, to June 10, 2025 - \$6,646,125.55
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the attached List of Bills for May 28, 2025, to June 10, 2025 - \$6,646,125.55

Attachments

1. List of Bills - May 28, 2025 to June 10, 2025

VILLAGE OF MOUNT PROSPECT

List of Bills

May 28, 2025 - June 10, 2025

Fund	Vendor Name	Invoice Description	Amount
001	General Fund		
	ABC Plumbing Heating Cooling	Refund Permit Fees #RB25-000184 (1801 Locust)	\$ 100.00
	Accurate Biometrics Inc	Fingerprinting Services - May 2025	640.00
	ACP CreativIT LLC	Backup Storage 05/14/25 - 05/13/26	2,856.00
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 6.5.25	3,614.31
	Addison Building Material Co.	Tree cable supplies	18.90
	Advanced Landscaping LLC	Turf Mowing throughout the Village 5/28/25	3,524.58
	Advanced Tree Care	Removal of Parkway Trees 5/7/2025	13,327.00
	Air One Equipment, Inc.	Quarterly Air Quality Testing and Compressor Maintenance	919.00
		Quarterly Air Quality Testing and Compressor Maintenance	274.46
		Quarterly Air Quality Testing and Compressor Maintenance	165.00
	Alvarez, Inc.	Parkway Restoration throughout the Village 4/30-5/13/25	1,767.74
		Furnish and install plantings Pocket Park 5/16/25	11,614.00
	Amazon Capital Services	Pressure washer fittings and picture hanging nails - St 12	24.98
		6/3/25 Squad emergency supplies	109.76
		05/30/25 Office equipment	167.55
		05/30/25 Office supplies	172.42
		Locker organizers for EM Lockers	109.92
		Batteries, Keyboard and mouse	71.25
		Shredder	265.97
		Pens, Pencils, Key Tags and Legal Pads	14.49
		Pens, Pencils, Key Tags and Legal Pads	54.37
		Note pads, pens, storage locker organizers, and storage bins	248.14
		Plastic table cover rolls - red and black	45.52
		Carabiners for dive team	57.98
		3 Pack - Heavy Duty Chair Mats	186.27
		Correction Tape & Clear Zip Bags	22.52
		Office Equipment BIS 05/15/25	51.61
		05/23/25 Supplies for CPU event	9.99
		05/23/25 Squad emergency supplies	806.40
		Iphone chargers and screen protectors	55.93
		Toilet tissue dispenser	274.28
		3 iphone cases/screen protectors	79.96
		Air purifier	45.44
		Emergency Care Book - EMT Basic	134.99
		Trays	11.96
		Phone chargers	73.44
		Transom saver for dive boat	39.36
		Ultrasonic Cleaner - St 13	159.98
		Key tags for Knox Boxes	29.99
	American Landscaping Inc.	Grass Cutting - 1902 Yuma 5/28/2025	289.00
	Anderson Lock Company	5/21/25 Cylinder change and key cut	100.60
		Padlocks for Well 8 and 5	219.62
	APWA Chicago Metro Chapter	Backhoe Competition Fee 5/21/25	140.00
		Snow Plow Competition Fee 5/21/25	100.00
	Armenakis Enterprises Ltd.	Table rentals for open house 5/17/25	567.60
	Banner Plumbing Supply Co LLC	PW kitchen faucet	382.81
		St 13 Faucet	60.69
	Banner Sales and Consulting Inc	Tree injection products	441.50
		Tree injection materials	295.00
	Bedco Mechanical	Maintenance Contract for HVAC repairs May and June 2025	5,242.20
	Bowman Consulting Group	Wolf Rd Sdwk Project Eng Design/const/inspections 4/9-4/30/25	5,348.89
	Brogdan, Zachary	Safety Shoe reimbursement	225.00
	Builders Asphalt LLC	5/15/25 pot hole patching	31.68
		5/23/25 Patching materials	518.10
	Building Technology Consultants, PC	St #12 Exterior Envelope Inspection 4/3/25	3,008.64
	Carioti, Francis	Edit Mount Prospect update 05/16/2025	144.00
	Case Lots, Inc.	Custodial cleaning supplies	874.50
		Custodial cleaning supplies	29.95
	Catanzano, Grady	Safety Shoe reimbursement	188.09
	CDS Office Systems, Inc.	05/30/25 Equipment maintenance supplies	72.00
	CDW LLC	Email filter license renewal 05/27/25 - 05/26/26	15,428.63

VILLAGE OF MOUNT PROSPECT

List of Bills

May 28, 2025 - June 10, 2025

Fund	Vendor Name	Invoice Description	Amount
001	General Fund (continued)		
	Central Continental Bakery	Donuts to celebrate APWA Roadeo Winners	164.16
		Open House Pastries 5/17/25	1,145.48
	Chardon Laboratories Inc	Closed loop water test 5/16/25	1,430.00
	Chem-Wise Pest Management	Monthly pest control 111 E Rand 5/28/25	40.00
		Monthly pest control 1415 E Algonquin 5/28/25	175.00
		Monthly pest control 2000 E Kensington 5/28/25	30.00
		Monthly pest control 1700 W Central 5/28/25	215.00
	ClearGov Inc	Budget Book Software Renewal 4/1/25-3/31/26	10,692.34
	Clerk of the Circuit Court of McHenry County	Garnishment 6.5.25	547.85
	Clowning Around Entertainment Inc	Moonwalk for Open House 5/17/25	595.00
	Comcast	VMO Cable 5/12/25-6/11/25	20.94
		6/1-6/30/25 21 S Emerson	177.40
		5/18-6/17/25/25 1700 W Central cable	32.07
		06/04-07/03/25 Comcast business services	497.69
		06/04-07/03/25 Comcast business services	192.38
	Compass Minerals America, Inc.	Bulk Road Salt per State Contract 3/31/25	69,192.15
		Road Salt credit	(1,700.81)
	Constellation NewEnergy, Inc.	3/5-4/16/25 Traffic light electricity	20,498.95
		4/3-5/5/25 755 S Meier electricity	61.98
		4/7-5/7/25 1051 N Elmhurst Rd electricity	266.45
		4/11-5/13/25 21 S Emerson electricity	62.93
		4/15-5/15/25 1901 1/2 E Seminole Electricity	57.85
	Crystal Court Shopping Center	Rent for the CCC- July 2025	7,955.39
	Dailey, Amanda	5/30/25 Grooming for K-9 Nova	85.00
	Decatur Electronics LLC	5/28/25 Equipment maintenance supplies	136.00
	Des Plaines Journal Inc	Graduation 2025 Advertisement	60.00
	Des Plaines Material & Supply	Pipe repair materials	800.58
		Structure rebuild materials	110.00
	Doty Nurseries LLC	Tree for PW open house	225.00
	Dupage Topsoil Inc.	Pulverized Topsoil 5/8-5/9/25	474.00
	EAS Group Inc	Ambulance Billing Brochures - 250 qty	242.27
	Eckert, Lisa	Veteran Banner Design Services 05/12/2025	3,570.00
		Banner for Open House PW	250.00
	Endeavor Health Medical Group	5/20/25 Medical exam	228.00
		5/25/25 Medical exam	480.00
		5/14/25 Medical exam	480.00
	Experian	4/26/25-5/30/25 Background checks	100.00
	Federal Express Corp	5/1/25 Shipping fees	33.73
		5/7/25 Shipping fees	26.18
		5/15/25 Shipping	28.27
		5/23/25 Shipping charges	66.16
	Fire Pension Fund	Fire Pension 6.5.25	41,729.83
	Five Star Valet	Valet Services Restaurant Row 04/03/25-04/26/25	3,720.00
		Valet Services Restaurant Row 05/01/25-05/31/25	4,650.00
	Flooring Resources Corp.	Strip/clean Ops Floor-Seal/wax tile men's room 5/14/25	4,413.00
	G & J Associates, Inc.	St #13 sign by Rt 83 4/4/25	2,000.00
		Veteran Banner Design Services 05/8/2025	5,113.11
	General Medical Devices, Inc.	06/03/25 Squad emergency supplies	900.00
	Genuine Parts Company Inc	Fuel hose for forestry small equipment	94.00
	Gordon Flesch Company, Inc.	Leasing Contract M204292 06/22/25-07/21/25	3,186.49
		Pint Usage 4/22/25-5/22/25 Contract M204292	2,335.45
	Graybar Electric Co.	Break away couplings for street lights	1,500.00
	HDR Engineering Inc	Central Rd Railroad Crossing - Phase I Eng Services 3/30-5/3/25	19,808.74
	Health Endeavors	Annual Physicals POCs 2025	2,873.00
		Annual Physicals 2025	25,069.00
	HM Witt and Co	Refund Contractors License CL25-000217 (3313 Newport)	200.00
	Home Depot USA Inc	Parts and supplies various divisions	660.06
		Statement 4/22/25 - 5/21/25	766.05
	Homer Industries, LLC	Double Processed Hardwood Mulch for LMC Contract 5/19/25	1,170.00
		Double Processed Hardwood Mulch LMC Contract 5/21/25	1,170.00
		Double Processed Hardwood Mulch LMC Contract 5/20/25	1,170.00

VILLAGE OF MOUNT PROSPECT

List of Bills

May 28, 2025 - June 10, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Homer Industries, LLC (continued)	Mulch for LMC Contract 5/22/25	1,170.00
		Mulch for LMC Contract 5/22/25	1,170.00
		Mulch for LMC Contract 5/27/25	1,170.00
		Mulch for LMC Contract 5/27/25	1,170.00
		Double Processed Hardwood Mulch for LMC Contract 5/28/25	1,170.00
	Huuso LLC	5/31/25 Equipment maintenance	95.00
	ICMA Retirement Trust - 457	Mission Square 6.5.25	56,314.36
	Illinois American Water Company	4/2-5/1/25 1415 E Algonquin water	126.98
		5/31-6/30/25 2000 Kensington water	55.83
		5/2-6/2/25 1415 E Algonquin water	134.22
	Illinois Department of Revenue	IL State Withholding 5.30.25	32.19
		IL State Withholding 6.5.25	64,947.87
	Illinois Law Enforcement Admin Professionals	9/11-12/25 Conference registration	1,316.00
	Imaging Essentials Inc	5/1-5/31/25 KIP Plotter Maintenance	60.00
	Intergovernmental Per.ben.coop	IPBC - June 2025	497.50
	Internal Revenue Service	Federal Tax Liability 5.30.25	313.00
		Federal Tax Liability 6.5.25	296,703.21
	International Union of Operating Engineers	IUOE Dues 6.5.25	2,007.92
	Jackson-Hirsh Inc	Lamination packets, 10 mil	69.92
	Jakupovic, Kristina	Reimbursement purchase of games for open house 5/17/25	220.55
	Klein, Thomas	Fridays on the Green 6/6/25 - Liquid Soul	2,500.00
	Emergency Assistance	Emergency Assistance	456.00
	Laner Muchin, LTD	Professional services rendered for period ending 4/20/25	105.00
		Professional services rendered for period ending 4/20/25	472.50
		Professional services rendered for period ending 4/20/25	3,832.50
	Langton Snow Solutions Inc	Stump removal throughout the Village 4/10/25	19,342.07
		Landscape Maintenance throughout Village 5/15/25	12,641.41
		Landscape Maintenance contractual 111 E Busse 5/28/25	3,226.72
		Plant 129 trees throughout the VOMP 5/28/25	17,190.00
	LexisNexis Risk Data Management Inc.	May 2025 Background checks	200.00
	Lyons & Pinner Electric Companies	Traffic Signal Maintenance 4/30/25	942.00
		Traffic Signal Maintenance 2/10-3/13/25	4,849.68
	Mac Construction and Roofing Inc	Refund Contractors License CL25-000310	200.00
	Mac Strategies Group Inc	Consulting Services legislative and lobbying June 2025	5,000.00
	Mammoser, Mark	Paramedic License Renewal	40.00
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 5/8/25	633.33
	McMaster-Carr Supply Co	Mats for PW	2,788.18
	Meade Electric Co Inc	5/22/25 Traffic Signal maintenance	380.43
	Menard Inc.	Custodial supplies	112.28
		Cleaning supplies	63.79
		VH paint supplies and plumb parts	99.52
		Sign making materials	17.99
		Potting mix for Open House/oil dry for shop	84.53
		Paint supplies	29.12
		St 12 wall blocks repairs	14.24
		Cleaning supplies	32.89
		PW hardware supplies	91.68
		PW supplies	51.75
		CCC door closure drill and tap	94.92
		Lock for wellhouse gate	14.99
		5/23/25 Training supplies	105.01
		Sprinkler maintenance parts and supplies	60.24
		6/02/25 Training supplies	79.96
		6/2/25 Training supplies	23.94
	Metro Door and Dock, Inc.	Overhead door/spring prevent maintenance St 13 4/10/25	586.99
		5/16/25 St11 Eng overhead door repair	568.08
		Door #7 mechanics door riding up when closed 5/20/25	455.00
		5/21/25 PW door maintenance	2,960.00
		5/22/25 PW outside garage door maintenance	1,991.59
		5/27/25 St 12 door maintenance	750.00
		5/27/25 St 11 Door maintenance	455.00

VILLAGE OF MOUNT PROSPECT

List of Bills

May 28, 2025 - June 10, 2025

Fund	Vendor Name	Invoice Description	Amount
001	General Fund (continued)		
	Metro Door and Dock, Inc. (continued)	5/28/25 St 14 doors	650.00
	Metro Federal Credit Union	MP Fire Local 4119 Dues 6.5.25	3,204.70
	Metropolitan Alliance - Police	MAP Dues 6.5.25	1,903.50
	Michigan West Shore Nursery LLC	Annual flowers seasonal planting beds throughout Village	8,568.10
		Annual flowers seasonal planting beds throughout Village	515.50
	Microsystems Inc.	Laserfiche Import Utility 05/15/25 - 05/14/26	226.00
	Midwest Groundcovers, LLC	Open House planting materials 5/17/25	484.88
	Moran Consulting Inc	Specialized Communication Coaching 4/17/25	1,056.00
	Mount Prospect Historical Society	2025 Budget Allocation - June 2025	4,166.66
	Multisystem Management Company	Custodial Services for all Buildings March 2025	15,757.76
		Custodial Services for all Buildings May 2025	15,757.76
	Nationwide Mutual Insurance Company	Nationwide 6.5.25	26,082.51
	NCPERS Group Life Insurance	NCPERS June 2025	377.60
	Nedco LLC	Parkway Tree Trimming 5/5-5/30/25	20,140.00
	Newman-Brandes, Alexis	4/30/25 Training for K-9 Nova	50.00
	NICOR	4/17-5/18/25 1325 N River Natural gas	58.15
		4/21-5/21/25 1807 N River Rd Natural gas	65.87
	North East Multi Regional Training Inc	4/21-22/25 Training registrations	650.00
		5/10/25 Training registration	400.00
	Northeastern IL Public Safety Training	Vehicle Machinery Ops 6/16/25 - 6/20/25	1,700.00
	Northern Illinois Police Alarm System	5/1/25-4/30/26 NIPAS fees	7,345.00
	Northwest Central Dispatch System	Member Assessment - July 2025	32,935.22
	Northwest Community Hospital	System Entry Fee - Reisel	75.00
	Novak & Parker Inc.	Microwave for CD	287.00
	Nyhart Part of FuturePlan by Ascensus	Pension obligation projection and cost of new entrant	6,500.00
		Pension obligation projection and cost of new entrant	6,500.00
	ODP Business Solutions LLC	Toner and mouse wrist rest	192.17
	Pete the Painter, Inc.	Interior painting 10 S Pine 5/8/25	5,550.00
	Petty Cash	Petty Cash VMO 2/18/25 - 5/14/25	377.74
		Petty Cash - Human Services March-May 2025	246.29
	PhotoFax Inc	Investigation April 2025	250.00
	Police Pension Fund	Police Pension 6.5.25	44,878.21
	Purple Rose Florist Inc.	Congratulations Arrangement 4/23/25	170.00
	Ramel, Andrew	CDL reimbursement	30.00
	Ray O'Herron Co Inc	06/04/25 Uniform supplies	22.69
		06/05/25 Uniform supplies	220.39
	Reliance Standard Life Insurance Co.	Reliance Short Term Disability May 2025	3,749.16
	Rentokil North America, Inc.	Pest control for the CCC - June 2025	58.85
	Republic Services, Inc.	5/31/25 Refuse disposal	59.02
	RHP Risk Management Inc	Plan Review Radienz 1804 Central 04/14/25-05/29/25	9,227.50
	RHW Customized Graphics & Promotions	Reusable VOMP Bags for New Hires	304.86
	Rogers, Richard	Equipment Stipend 5/23/25	500.00
	RST Inc.	Safety Shoe Purchase 5/8/25	195.49
	Russo Hardware, Inc.	Credit for duplicate payment 12/6/24	(20.99)
		Parkway restoration materials	91.96
	Secretary of State	Title and Registration for Trailer 4565	173.00
		License Plate Renewal #7236219 (I-61)	171.00
		License Plate Renewal #AF11140 (I-62)	151.00
		License Plate Renewal #ET47957 (I-44)	151.00
	Serendipity Band 1 LLC	Fridays on the Green -Serendipity 6/20/25	2,000.00
	Shallcross, Jason	Reimbursement- ICSC Conference Las Vegas 5/17/25-5/21/25	324.82
	St Mark Lutheran Church	Lease of 40 Parking Spaces 200 S Wille June 2025	2,000.00
	Staples Contract & Commercial, Inc.	Office supplies	258.00
		5/25/25 Office supplies, training supplies	2,434.40
	State Industrial Products Corporation	Trap cleaner	715.95
	Steiner Electric Company	Civic Event sign VH	1,679.16
		PW Interior lamps	385.60
		Lamps/Ballast VH	211.72
		Lighting material	323.53
	Stericycle, Inc.	June 2025 Steri-safe Select Monthly	212.08
	Superior Industrial Supply Co.	Custodial supplies	1,870.30

VILLAGE OF MOUNT PROSPECT

List of Bills

May 28, 2025 - June 10, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Superior Industrial Supply Co. (continued)	Custodial supplies	113.68
	System 2/90 Inc.	New trustee sign plate for Board Room vestibule	35.74
	Target Solutions Learning, LLC	Annual Subscription 6/1/25-5/31/26 - 100 Users	9,295.00
	The Stevens Group LLC	05/28/25 Business cards and memo pads	105.00
		06/04/25 Business cards	275.00
		2025 Fridays on the Green rack cards	480.38
	T-Mobile USA Inc	05/15/25 Tower search	50.00
		04/21/25-05/20/25 Charges for increased data lines	513.54
	TransUnion Risk and Alternative Data Solutions Inc	May 2025 Background checks	326.60
	Trugreen Limited Partnership	Weed control/Fertilizer for mowing sites 5/15/25	36.10
	Uline Inc.	Gloves/earplugs/tape	720.24
	UniFirst Corporation	Uniform Rental Services 5/9/25	265.32
		Uniform Rental Services 5/16/25	264.13
		Uniform Rental Services 5/23/25	307.89
	Verona Safety Supply	Welding Helmet - Shipping	10.10
	View Transit LLC	Bus Shelter Advertisements Mental Health Matters May 2025	250.00
	Village of Mount Prospect	Flex Section 125 Deds 6.5.25	12,207.89
		Fringe Benefit Auto 6.5.25	410.45
	W. W. Grainger, Inc.	St 11 shoreline	1,932.36
		PW Boiler Motor	195.91
		Ear muffs and hard hat	778.75
	Warehouse Direct	Office supplies	20.53
	West Central Municipal Conference	Trees for replacement/reforestation throughout VOMP	38,975.00
	Wisconsin Department of Revenue	WI State Withholding May 2025	851.62
	Wolf, Lisa	On camera announcer for MP Update 03-07-2025	200.00
		On camera announcer for MP Update 05-16-2025	200.00
		On camera announcer for MP Update 06/06/2025	200.00
	Z Search Recruiting, Inc.	Photo Service 5/17/25 - PW Open House	500.00
	Zelek, Katelyn	Tuition Reimbursement - Spring 2025	1,750.00
001 General Fund Total			\$ 1,136,309.30
002 Debt Service Fund			
	PNC Bank NA	2022B Bond Interest #611005147	\$ 96,749.45
	ZB, National Association	2016A Bond Interest #5650	109,275.00
		2018B Bond Interest #6999	765,125.00
002 Debt Service Fund Total			\$ 971,149.45
020 Capital Improvement Fund			
	North Shore Sign Company Inc	Installation of new civics event sign at NW Hwy and Main Street	\$ 43,680.00
	Thomas Interior Systems, Inc.	Replacement chair for foreman and project engineer	1,415.46
020 Capital Improvement Fund Total			\$ 45,095.46
023 Street Improvement Construction Fund			
	Chastain & Associates	Construction Inspection Services 3/30-4/26/25	\$ 20,777.75
	Rubino Engineering Inc	Material Testing Services 4/7-4/30/25	9,384.50
		Material Testing Services 4/23-4/30/25	2,520.00
	The Lakota Group Inc	Busse Av Streetscape -Concept Design Services 4/1-4/30/25	5,679.40
023 Street Improvement Construction Fund Total			\$ 38,361.65
024 Flood Control Construction Fund			
	Engineering Resource Associates	Weller Creek Bank Stabilization Study 4/30/25	\$ 304.93
	Manhard Consulting Ltd.	NPDES MS4 Permit Compliance Services 4/25/25	975.00
024 Flood Control Construction Fund Total			\$ 1,279.93
037 SMP TIF Fund			
	Burns & McDonnell Engineering Co.	Oakton St water main extension - Eng 4/30/25	\$ 11,492.00

VILLAGE OF MOUNT PROSPECT

List of Bills

May 28, 2025 - June 10, 2025

Fund	Vendor Name	Invoice Description	Amount
037 SMP TIF Fund (continued)			
	DiMeo Bros Inc	Oakton Street water main extension project 5/19-5/30/25	512,764.88
037 SMP TIF Fund Total			\$ 524,256.88
040 Refuse Disposal Fund			
	ICMA Retirement Trust - 457	Mission Square 6.5.25	\$ 128.40
	Illinois Department of Revenue	IL State Withholding 6.5.25	599.87
	Internal Revenue Service	Federal Tax Liability 6.5.25	3,710.35
	International Union of Operating Engineers	IUOE Dues 6.5.25	156.88
	Nationwide Mutual Insurance Company	Nationwide 6.5.25	530.10
	NCPERS Group Life Insurance	NCPERS June 2025	16.00
	Republic Services, Inc.	5/1-5/31/2025 Refuse disposal	269,127.82
	Third Millennium Associates Inc	Utility Billing 5/15/25	47.79
	Village of Mount Prospect	Flex Section 125 Deds 6.5.25	199.09
040 Refuse Disposal Fund Total			\$ 274,516.30
041 Motor Fuel Tax Fund			
	Builders Paving LLC	Street Resurfacing Group 1 - MFT Fund 5/14/25	\$ 1,569,453.16
041 Motor Fuel Tax Fund Total			\$ 1,569,453.16
042 CDBG			
	Peterson Roofing	CDBG PY24 Roof Repairs 4 E Judith Ann 05/02/25	\$ 2,500.00
042 CDBG Total			\$ 2,500.00
046 Foreign Fire Tax Board Fund			
	Engine Company Leather LLC	Helmet Shiels for 37 Leather Helmets	\$ 2,357.00
		37 Leather Helmets	39,540.00
	Tragas, Charles	Customized hanging roster boards for each station	6,000.00
046 Foreign Fire Tax Board Fund Total			\$ 47,897.00
049 Prospect and Main TIF District			
	ZB, National Association	2017 Bond Interest #6405	\$ 66,684.51
		2018A Bond Interest #6659	115,184.38
		2019B Bond Interest #7861	121,550.00
049 Prospect and Main TIF District Total			\$ 303,418.89
050 Water and Sewer Fund			
	Acosta Fence Corporation	Repairs to fence at St 4 2/14/25	\$ 650.00
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 6.5.25	11.54
	Addison Building Material Co.	Turnbuckle for open house display	24.82
	Alexander Chemical	4/27-5/27/25 Chlorine cylinder rental fee	24.01
	Alvarez, Inc.	Parkway Restoration throughout the Village 4/30-5/13/25	12,488.26
	Amazon Capital Services	Industrial stairway ladder - credit	(1,417.19)
	Backflow Solutions Inc	Failed Notice Letter Fee	195.00
	Badger Meter Inc	Monthly endpoint charges 5/2025	2,084.73
	Bautista, Gavin	Safety shoe reimbursement	188.09
	Baxter & Woodman, Inc.	SCADA Services agreement 5/19/25	5,974.17
		Design/Inspection Deep Well 16 rehab project 4/14-5/5/25	50.00
		Combined Sanitary Rehab - Eng Services 4/15/25	42.50
	Chicagoland Paving Contractors, Inc.	Asphalt Patching for water main breaks 5/20/25	43,919.78
	Ciorba Group Inc	Engineering Fairview Gardens 10/29/24-4/25/25	1,339.50
	Dupage Topsoil Inc.	Pulverized Topsoil 5/8-5/9/25	316.00
	Federal Signal Corporation	Piranha hose for flusher	2,234.58
	Gordon Flesch Company, Inc.	Leasing Contract M204292 06/22/25-07/21/25	159.83
		Pint Usage 4/22/25-5/22/25 Contract M204292	51.42
	HBK Water Meter Service	5/8-5/21/25 Meter replacement/Clear Water Inspections	18,095.50

VILLAGE OF MOUNT PROSPECT

List of Bills

May 28, 2025 - June 10, 2025

Fund	Vendor Name	Invoice Description	Amount
050 Water and Sewer Fund (continued)			
	HBK Water Meter Service (continued)	Flow meter at Pump St 4 replacement 5/22/25	11,913.52
	HD Supply Facilities Maintenance LTD	Pressure sensor adapter	47.95
		Wilkins Fire Hydrant Meter	3,666.73
	Home Depot USA Inc	Parts and supplies various divisions	320.94
	ICMA Retirement Trust - 457	Mission Square 6.5.25	2,085.37
	Illinois Department of Revenue	IL State Withholding 6.5.25	4,332.10
	IMEG Consultants Corp	Water Main replacement design and inspection services 5/11/25	33,149.50
	Internal Revenue Service	Federal Tax Liability 6.5.25	25,875.21
	International Union of Operating Engineers	IUOE Dues 6.5.25	1,659.88
	IT Supplies Inc	Plotter paper	576.56
	Kerr Mechanical	Fairview Gardens drain tile project 108 N Stevenson 4/25/25	24,000.00
	Langton Snow Solutions Inc	Landscape Maintenance throughout Village 5/15/25	6,226.37
		Landscape Maintenance contractual 111 E Busse 5/28/25	1,589.28
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 5/8/25	3,244.95
	Menard Inc.	Plumbing material for BPS5	118.78
		Material for ladder at Station 5	16.32
		Tools for 2714	104.88
	Michael Wagner & Sons, Inc.	Toilet for BPS 5	591.45
	Midwest Power Industry Inc	Generator Maintenance Program 5/16/25	5,500.00
		Generator Maintenance Program 5/16/25	7,600.00
		Generator repair Louis St relief station 5/29/25	495.00
	Moran Consulting Inc	Specialized Communication Coaching 4/17/25	3,290.00
	Nationwide Mutual Insurance Company	Nationwide 6.5.25	1,425.71
	NCPERS Group Life Insurance	NCPERS June 2025	121.60
	NICOR	4/22-5/21/25 117 N Waverly natural gas	152.83
		4/23-5/16/25 112 E Highland natural gas	202.93
		4/23-5/22/25 1 W Wapella natural gas	155.28
	Northwest Water Commission	Water supply JAWA main repair 3/31-4/4/25	29,721.03
	PreCise MRM LLC	AVL Monthly Data Charges April 2025	520.00
	Prosafety, Inc.	Safety Vests with embroidery	550.00
	Purple Rose Florist Inc.	Sympathy and congrats arrangements 2/25-3/6/25	835.00
	Reliance Standard Life Insurance Co.	Reliance Short Term Disability May 2025	272.52
	Research Prod Intern Corp	Utility Refund - 410 Business Center Dr #2	30.22
	RHW Customized Graphics & Promotions	Replacements polos and 1/4 zip	714.88
	State Industrial Products Corporation	6/1/25 Wastewater FOG treatment program	895.55
	Tank Industry Consultants, Inc.	Booster Pump St 4 Rehab design/constr/eng 4/27-5/17/25	1,432.38
	Third Millennium Associates Inc	Utility Billing 5/15/25	2,460.14
	UniFirst Corporation	Uniform Rental Services 5/9/25	92.88
		Uniform Rental Services 5/16/25	92.47
		Uniform Rental Services 5/23/25	107.78
	United States Postal Service	EPS Postage - May 2025	6,039.88
	Village of Mount Prospect	Flex Section 125 Deds 6.5.25	573.49
	Village Sewer & Plumbing	Fairview Gardens drain tile project 103 N Stevenson 4/29/25	2,800.00
		Fairview Gardens drain tile project 130 N Horner 4/21/25	6,200.00
		Fairview Gardens drain tile project 128 N Horner 4/21/25	5,800.00
		Fairview Gardens drain tile project 126 Horner 4/23/25	5,800.00
	W. W. Grainger, Inc.	New station dehumidifier	1,715.00
	Wal-Mart Community	Open House supplies	151.87
	ZB, National Association	2017 Bond Interest #6405	61,765.50
		2018A Bond Interest #6659	71,875.00
		2019A Bond Interest #7408	141,150.00
		2022 Bond Interest #9720	147,025.00
	Ziebell Water Service Products	5300 B-box lids and valve box cover	354.25
050 Water and Sewer Fund Total			\$ 713,870.52
051 Village Parking System Fund			
	AT & T Corp.	4/20-5/19/25 Maple St Deck phone	\$ 702.63
	Constellation NewEnergy, Inc.	4/11-5/13/25 301 S Maple electricity	728.72
	Flowbird America Inc	Flowbird Transactions - April 2025	268.80
	Maxx Contractors Corp	Emerson Garage Concrete Stair Repair 5/28/25	9,150.00

VILLAGE OF MOUNT PROSPECT

List of Bills

May 28, 2025 - June 10, 2025

Fund	Vendor Name	Invoice Description	Amount
051 Village Parking System Fund (continued)			
	Multisystem Management Company	Custodial Services for all Buildings March 2025	1,027.68
		Custodial Services for all Buildings May 2025	1,027.68
051 Village Parking System Fund Total			\$ 12,905.51
052 Parking System Revenue Fund			
	Flowbird America Inc	Flowbird Transactions - April 2025	\$ 794.15
	Multisystem Management Company	Custodial Services for all Buildings March 2025	342.56
		Custodial Services for all Buildings May 2025	342.56
	NICOR	4/23-5/21/25 11 E NWH natural gas	77.47
052 Parking System Revenue Fund Total			\$ 1,556.74
060 Vehicle Maintenance Fund			
	Al Warren Oil Co Inc	87 Octane UL fuel May 2025	\$ 22,870.82
		Diesel for May 2025	21,028.11
	Alpha Prime Communications	Radio power cables	187.92
	Amazon Capital Services	Hydraulic Hose Crimper	106.99
		Drain covers/rolling drain pan/AC crimp tool	581.48
	Bristol Hose & Fitting Inc	2725 Quick connect pressure wash fittings	133.64
	Chicago Parts & Sound LLC	Warranty credits	(289.53)
		Scrap battery credit	(44.00)
		Battery return and core credit	(105.00)
		Credit core	(100.00)
		Washer solvent	275.40
		Calipers for 627	283.24
		Filters for stock	193.67
		507 Brakes	300.60
		639 Front Struts	203.00
		4540 Front Brakes	411.49
		4503 Rear brakes	263.56
		640 Battery	129.17
		300 Battery	200.12
		Stock battery	129.17
		Return and core credit	(210.00)
	Dave & Jim's Auto Body Inc	P-39 Alignment 5/27/25	130.00
	Eisen, Sean	ASE Certification Testing reimbursement 6/12/25	211.00
	Elliott Auto Supply Co, Inc.	602 Engine gaskets and reassembly parts	283.53
		602 Injector cleaner	96.70
		Gloves	301.30
		Gloves for shop	88.38
	Everclean Group LLC	Car washes for May 2025	553.00
	Genuine Parts Company Inc	Brake cleaner and lube spray	339.36
		Seal for R53	6.39
		Valve cover gasket set for 4540	95.43
		P-39 Front Struts	590.76
		Shop tool brake lathe silencer	58.58
		Light pigtails for oval tail lights	12.42
		Shop wipes for tow truck	20.20
	Headco Industries, Inc.	R-53 Tiller seal	33.94
	ICMA Retirement Trust - 457	Mission Square 6.5.25	2,433.94
	Illinois Department of Revenue	IL State Withholding 6.5.25	1,702.49
	Illinois Recovery Group, Inc.	5/6/25 Parts washer service	160.00
	Internal Revenue Service	Federal Tax Liability 6.5.25	10,346.60
	International Union of Operating Engineers	IUOE Dues 6.5.25	762.41
	Interstate Power Systems, Inc.	Parts/labor engine rebuild Tower 530 3/18/25	631.84
	James Drive Safety Lane LLC	Truck/Trailer State Safety Lane Tests IDOT inspection May 2025	451.00
		Truck/Trailer State Safety Lane Tests May 2025	205.00
		Safety lane inspections May and June 2025	389.00
	Kelley Williamson Co.	Def bulk fluid	418.99
	LKQ Midwest Inc	Engine assembly Incorrect bill with tax	3,337.40

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May 28, 2025 - June 10, 2025

Fund	Vendor Name	Invoice Description	Amount
060 Vehicle Maintenance Fund (continued)			
	LKQ Midwest Inc (continued)	Engine assembly Incorrect bill credit	(3,034.00)
		602 Used Engine	3,034.00
		Engine assembly wrongly billed tax credit	(303.40)
		Engine core 602 credit	(200.00)
	MacQueen Equipment LLC	Pierce screws for stock	514.13
	McMaster-Carr Supply Co	Batteries for stock	64.84
	Nationwide Mutual Insurance Company	Nationwide 6.5.25	22.50
	NCPERS Group Life Insurance	NCPERS June 2025	28.80
	Professional Finish Inc.	Washbay supplies	472.72
		Washbay supplies	279.76
	Reliance Standard Life Insurance Co.	Reliance Short Term Disability May 2025	353.68
	Ronco Industrial Supply	Shop supplies for stock	381.86
		Shop supplies for stock	365.49
		Flap discs for stock	48.47
		Grinding discs	90.47
		Shop supplies	219.94
		Shop supplies stainless brushes credit	(32.40)
	Rush Truck Centers of Illinois, Inc.	2755 ABS Valve	335.58
		4513 Inside door handle drivers	88.03
	Russo Hardware, Inc.	Repair parts for saw damage	82.08
	Sid Tool Co., Inc.	Bolts and hardware for stock	471.95
	Terrace Supply Company	Helium for open house	622.08
	Valvoline Inc	Coolant for stock	258.72
	Verona Safety Supply	Welding Helmet	2,400.00
	Village of Mount Prospect	Flex Section 125 Deds 6.5.25	208.13
	W. W. Grainger, Inc.	Wash sink spray head	57.11
		Sprayer for wash bay	187.72
	West Side Tractor Sales	2726 Bucket pins	20.40
	WIPECO Inc	Shop rags	496.06
060 Vehicle Maintenance Fund Total			\$ 77,744.23
061 Vehicle Replacement Fund			
	Currie Motors	2023 Transit 350 TV Services Van	\$ 43,031.00
	Midwest 911 Inc	05/22/25 P-15 Squad conversion	3,823.85
061 Vehicle Replacement Fund Total			\$ 46,854.85
062 Computer Replacement Fund			
	Amazon Capital Services	Epson DS-770 II Scanners	\$ 2,042.32
	Dell Marketing LP	10 Laptops and Docking Stations	16,364.00
	Gens, Terri	Trustee Equipment Stipend	2,500.00
	Matuszak, John	Trustee Equipment Stipend	2,500.00
062 Computer Replacement Fund Total			\$ 23,406.32
063 Risk Management Fund			
	Anderson Lock Company	VH Work Out Room doors/hardware 5/20/25	\$ 13,094.00
	Banner Plumbing Supply Co LLC	VH Work Out Room Plumbing Fixtures	5,216.11
		ADA second valve	426.81
		Extension kit for diverter	79.20
	Favia, Joseph	PSEBA Reimbursement - June 2025	1,249.12
	Home Depot USA Inc	Parts and supplies various divisions	740.12
	Integrated Specialty Contractors	Provide/install drop ceiling VH gym bathrooms/entryway 5/29/25	8,500.00
	Intergovernmental Per.ben.coop	IPBC - June 2025	786,377.70
	Menard Inc.	Drywall VH Gym	37.76
	Michael Wagner & Sons, Inc.	Work out room bottle filler	301.62
	National Decorating Service Inc	Taping/mudding VH workout room and bathrooms 5/20/25	14,505.00
		Prep/paint exposed duct work in VH work out room 5/20/25	2,880.00
	Northwest Electrical Supply	Breaker for work out room	129.40
	Pete the Painter, Inc.	VH Work Out Room/bathrooms/door frames painting 4/28/25	12,450.00

VILLAGE OF MOUNT PROSPECT

List of Bills

May 28, 2025 - June 10, 2025

Fund	Vendor Name	Invoice Description	Amount
063 Risk Management Fund (continued)			
	Petty Cash	Petty Cash VMO 2/18/25 - 5/14/25	10.26
	Steiner Electric Company	Outlets and covers for bathroom	25.34
		Outlet cover for concrete wall	27.00
		Wire for hot water tank feed	459.80
		Wire for hot water tank in workout room	660.12
063 Risk Management Fund Total			\$ 847,169.36
073 Escrow Deposit Fund			
	3D Brick Paving	Refund Escrow Permit #RB250190 (1807 Bittersweet)	\$ 100.00
	A1 All Clear Sewer & Plumbing	Refund Escrow Permit #RB250772 (1441 Fern)	100.00
	ABC Plumbing Heating Cooling	Refund Escrow Permit #RB250184 (1801 Locust)	100.00
		Refund Escrow Permit #RB250639 (249 Hatlen)	100.00
	Absolute Construction Inc	Refund Escrow Permit #RB250489 (625 Hunt Comm Rd)	100.00
	Bills Plumbing and Sewer Inc	Refund Escrow Permit #RB250537 (1816 Tano)	100.00
	Bishop Plumbing Heating and Cooling	Refund Escrow Permit #CB250070 (901 Business Center)	100.00
	Blackstone Asphalt	Refund Escrow Permit #RB250315 (513 Elmhurst)	100.00
	Bocenda, Heini	Refund Escrow Permit #RB250336 (202 Emerson)	100.00
	Bundy, Jacklyn	Refund Escrow Permit #RB250545 (902 White Gate)	100.00
	County Wide Landscaping	Refund Escrow Permit #RB242074 (3 William)	100.00
	De La Torre Concrete Inc	Refund Escrow Permit #RB238341 (1815 Magnolia)	100.00
	Espinoza Twin Bro	Refund Water Deposit #25PW05 - Maple St Townhomes	200.00
	F&C Demo and Construction	Refund Escrow Permit #RB250509 (802 We Go)	100.00
	Flush Sewer and Drain	Refund Escrow Permit #RB240570 (402 Garwood)	100.00
	Fly Plumbing Electrical and HVAC	Refund Escrow Permit #RB250470 (502 William)	100.00
	Foresman, Luke	Refund Escrow Permit #RB241871 (104 Lancaster)	100.00
	G-Cat Construction	Refund Escrow Permit #RB250158 (1417 Birch)	100.00
	Genoa Custom Carpentry	Refund Escrow Permit #RB250112 (1520 Lonnquist)	100.00
	Gruszczyka, Marek	Refund Escrow Permit #RB240311 (613 Bunting)	100.00
	Guerrero Trucking & Paving Company	Refund Escrow Permit #RB240772 (920 Elm St)	100.00
	Hamburg, Jason	Refund Escrow Permit #RB250411 (408 Hatlen)	100.00
	Illinois Fire Inspectors Association	Underground Storage Tank Class 9/27/24 - Reissue check	30.00
	Illinois Remodel	Refund Escrow Permit #RB250221 (40 Northwest Hwy)	150.00
	International Contractors Inc	Refund Escrow Permit #CB240188 (950 Rand Rd)	300.00
	JD Pro Electric Inc	Refund Escrow Permit #RB250168 (712 Hi Lusi)	100.00
	Jet-Black	Refund Escrow Permit #RB250388 (1511 Park)	600.00
	Johnson, Kathie	Refund Escrow Permit #RB250459 (501 Russel)	100.00
	Jovanovic, Dusica	Refund Escrow Permit #RB250716 (114 Pine)	100.00
	Jozwik, Michal	Refund Escrow Permit #RB250319 (1012 Moki)	100.00
	Kerr Mechanical	Refund Escrow Permit #RB250730 (506 Elm)	100.00
	Kerr Mechanical Corp	Refund Escrow Permit #RB250141 (1829 Catalpa)	100.00
	L&A Temperature Solutions	Refund Escrow Permit #RB250496 (1922 Cholo)	100.00
	Legacy Home Services	Refund Escrow Permit #RB250674 (700 Dogwood)	100.00
	LMV Electric Corp	Refund Escrow Permit #RB250685 (109 Prospect Manor)	100.00
	Lorentz, Tom	Refund Escrow Permit #RB250435 (1712 Mura)	100.00
	Maloy Concrete LLC	Refund Escrow Permit #RB250348 (807 Edward)	100.00
	Martin, Matthew	Refund Escrow Permit #RB241877 (305 Wille)	100.00
	Mr Duct	Refund Escrow Permit #RB250679 (250 Parliament)	100.00
	MZ Development Partners	Refund Escrow Permit #RB242055 (200 Wa Pella)	100.00
	Nasto, Sonia	Refund Escrow Permit #RB240854 (507 Can Dota)	100.00
	Nemeti, Romona	Refund Escrow Permit #RB240196 (14 Marcella) Reissue 858038	600.00
	Oisin Sewer & Water	Refund Escrow Permit #RB250746 (503 Go Wando)	100.00
	Perma Seal Basement Systems	Refund Escrow Permit #RB241539 (1700 Frediani Ct)	100.00
	Playroom Cafe LLC	Refund Escrow Permit #CB250012 (141 Randhurst Vil)	200.00
	Powerhorse Construction LLC	Refund Escrow Permit #RB250440 (421 Elmhurst)	100.00
	Precision Today	Refund Escrow Permit #RB241189 (1411 Boro)	100.00
		Refund Escrow Permit #RB241813 (1509 Park)	100.00
	Precision Today Plumbing Heating Cooling	Refund Escrow Permit #RB241033 (708 Holly)	100.00
		Refund Escrow Permit #RB250154 (710 Sha Bonee)	100.00
	Prospect Restaurant & Bar Inc	Refund Escrow Permit #CB240166 (1702 Algonquin)	200.00
	Rejdak, Mateuxz	Refund Escrow Permit #RB242040 (100 Berkshire)	250.00

VILLAGE OF MOUNT PROSPECT**List of Bills****May 28, 2025 - June 10, 2025**

Fund	Vendor Name	Invoice Description	Amount
073 Escrow Deposit Fund (continued)			
	Ricks Sewer and Drain	Refund Escrow Permit #RB250652 (1200 Milburn)	100.00
		Refund Escrow Permit #RB250680 (209 Russel)	100.00
	Roto Rooter Services	Refund Escrow Permit #RB250804 (1320 Mulberry)	100.00
	Salas O'Brien	Refund Escrow Permit #CB240265 (699 Wheeling)	200.00
	Shirley, Matthew	Refund Escrow Permit #CB231314 (2420 Oakton)	100.00
	Solelectric LLC	Refund Escrow Permit #RB250191 (1818 Phasant)	100.00
	Sunrun Installation Services	Refund Escrow Permit #RB250128 (219 Main)	100.00
		Refund Escrow Permit #RB250148 (508 Golf)	100.00
		Refund Escrow Permit #RB250188 (1437 Fern Dr)	100.00
	Via Galante Cement Contractors	Refund Escrow Permit #RB240913 (1012 Grace)	100.00
	Wendell, Sarah	Refund Escrow Permit #RB250407 (403 Albert)	250.00
	Xclusive Concrete & Brick Paving	Refund Escrow Permit #RB250328 (5 Elm)	100.00
	Zual, Than	Refund Escrow Permit #RB241059 (907 Central) Reissue 857266	100.00
073 Escrow Deposit Fund Total			\$ 8,380.00
Grand Total			<u>\$ 6,646,125.55</u>



Item Cover Page

Subject **Approval of Minutes - June 3, 2025 Closed Session meeting of the Village Board**

Meeting June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category CONSENT AGENDA

Type Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject	Motion to accept Sourcewell Contract Pricing from Brown Equipment for the purchase of one 2025 Tarco Windy 100 Leaf Loader for a total sum not to exceed \$91,650.
Meeting	June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$91,650.00
Budget Source	Vehicle Replacement Fund
Category	CONSENT AGENDA
Type	Action Item

Information

There are funds available to replace a Public Works leaf loader vacuum in the current budget. The current piece of equipment is a 2004 Tarco tow-behind leaf loader utilized by the Public Works Department during leaf season for loading leaves by suction into a dump truck for disposal. This unit is utilized extensively in tight or extremely busy places, such as rural profile roads or highways, where it is difficult for the larger leaf machines to operate.

A 2025 Tarco Windy 100 leaf loader vacuum is available for purchase utilizing Sourcewell Contract Pricing (contract #010925- TRK) from Brown Equipment of McHenry, IL. This machine essentially mirrors the functionality of the existing vacuum leaf loader but provides better suction and discharge flow.

The new leaf loader will be ordered from Brown Equipment with an estimated time of arrival of late September, in time for this year's leaf season.

Discussion

Replacement Policy

The current leaf loader (Public Works ID #4533) was evaluated, utilizing the department's detailed comprehensive replacement policy. This policy utilizes point-based criteria that rate each vehicle on four major factors, including age, mileage, repair & maintenance (R&M) cost, and condition of the body/mechanical components. A point total equaling or exceeding eleven out of sixteen indicates that the vehicle should be replaced.

This equipment scored fifteen points, indicating that it should be replaced. The vehicle condition evaluation form and summary report for this vehicle are attached.

Other Factors

The Village meets the requirement to purchase the 2025 Tarco Windy 100 through Sourcewell Contract Pricing (contract #010925- TRK) from Brown Equipment. This contract is publicly bid

and satisfies the requirements of the Village of Mount Prospect Purchasing Policy.

Brown Equipment has been established since 1968 and have recently expanded their sales and services to our area from Indiana. They offer quality equipment with competitive pricing.

The leaf loader being replaced will be sold through GovDeals.com internet auction.

Alternatives

1. Accept Sourcewell Contract Pricing for the purchase of one 2025 Tarco Windy 100 from Brown Equipment.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommend that the Village Board accept the Sourcewell Contract Pricing (contract #010925- TRK) for the purchase of one (1) 2025 Tarco Windy 100 from Brown Equipment of McHenry, IL at a cost not to exceed \$91,650.

Attachments

1. 4533 Tarco 2004
2. Tarco Windy
3. 4533-2025 Vehicle_Equipment Condition Evaluation Form
4. Tarco Quote \$91,650.00





Village of Mount Prospect
Vehicle/Equipment Condition Evaluation Form

Unit # 4533 Assigned Dept./Div. MPPW

Year: 2004 Make: Tarco Model: TTL-1 Mileage: N/A

Hours: 2800 Date of Evaluation: 5-15-25 Performed By: Kevin DeLuca

System	Diagnosis	Estimated Repair Cost
Engine	Fair Dry rotted seals/gaskets	1,200
Transmission	NA	
Differential	NA	
Exhaust System	Poor	1,000
Cooling System	NA	
Brakes	NA	
Tires	Fair	
Steering	NA	
Suspension	Fair	
HVAC	NA	
Electrical	Fair	
Body/Frame	Fair rust	
Interior	Good	
Other- describe	Fan Assembly	5,000
Total Estimated Repair Cost		\$7,200

Diagnosis Code	Code Description
Good	Systems are functioning well and no major repairs are expected.
Fair	Some major repairs are needed, but unit can remain in service a little longer in current condition.
Poor	Major repairs are required as soon as possible to ensure unit safety and reliability.

Appendix - B
Village of Mount Prospect
Vehicle/Equipment Evaluation Summary Report

Unit # 4533 Assigned Dept./Div. MPPW

Year: 2004 Make: Tarco Model: TTL-1 Mileage: NA/2800hrs

Date of Evaluation: 5-15-25 Performed By: K DeLuca

Ratings:

Unit age: 21 Base Policy Age: 17 Points: 4

Mileage/Hrs: 2800 Base Policy Mileage/Hrs: 2500 Points: 2

Maintenance Cost:

Repair and Maintenance Cost: \$ 37,155 ÷ Purchase Price: \$ 26,810

Repair and Maintenance Percentage of Purchase Price: 138 % Points: 4

Condition Evaluation: (attach Vehicle Condition Evaluation Form)

Estimated Repair Cost: \$ 7,200 ÷ Current Book Value: \$ 2,500

Repair Cost Percentage of Current Book Value: 288 % Points: 4

Total Ownership Cost Per Mile:

(Lifetime Fuel + R&M + Purchase Price) \$ 75,523

Less Salvage Value \$ 2,500

Net Lifetime Costs \$ 73,023.00

Divided by Mileage/Hours 2800

Operating Cost Per Mile/Hour \$ 26.07 hr

Total Points: 15

Comments and other considerations:

Superintendent's recommendation:

~~This equipment has exceeded its life expectancy replacement is recommended~~

Total Point Evaluation: A point total equaling or exceeding eleven (11) indicates that the vehicle should be recommended for replacement. The point total is used to rank its replacement priority. The larger the number the higher the replacement priority will be.



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q14556
5/29/2025

Bill To

Village of Mount Prospect IL
1700 W Central Rd
Mount Prospect IL 60056
United States

Ship To

Village of Mount Prospect IL
1700 W Central Rd
Mount Prospect IL 60056
United States

TOTAL

\$91,650.00

Sales Rep: Tommy Miklasz

Expires	PO #	Quote Information	Shipping Method
5/31/2025		Sourcwell Contract 010925-TRK	

Item	Description	Qty	Price	Extended Price
TARCO-WINDY 100	TARCO MODEL: WINDY 100 LEAF LOADER 74HP JOHN DEERE 4045 ENGINE SAFETY OIL AND TEMP SHUTDOWNS 13" INDUSTRIAL AUTO CLUTCH 4B GRIP NOTCHED POWER BAND 33" 6 BLADE CONVEX AR STEEL IMPELLER 1/4' STEEL REPLACEABLE FAN HOUSING LINERS 16" X 8' RUBBER HEAVY-DUTY SUCTION HOSE HYDRAULIC 4-WAY BOOM w/wireless remote 19" X 16" DISCHARGE W/ FLEXIBLE RUBBER DISCHARGE HOSE 6,000 LBS. AXLE W/ ELECTRIC BRAKES AND BREAK-AWAY CONTROLLER HYDRAULIC LANDING JACK RAKE/TOOL RACK (2) REAR AMBER LED FLASHERS LED LIGHTING 36" WIDE SUCTION NOZZLE SPARE WHEEL/TIRE Tarco Yellow	1	\$91,650.00	\$91,650.00

Payment Information

A 3% fee will be applied to credit card transactions process through our system. Please note that this fee will only be applied to credit card transactions, and all other payment methods will remain without any additional fees, including the option to pay via ACH. For inquiries about this update or assistance with setting up ACH payments, please contact accounting@brownequipment.net.

Subtotal \$91,650.00

Tax (0%) \$0.00

Total \$91,650.00

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q14556
5/29/2025

FINAL INVOICE AMOUNT MAY BE SUBJECT TO ADDITIONAL MATERIAL AND MANUFACTURING SURCHARGES INCLUDING ANY TARIFFS THAT MAY ARISE. THIS ESTIMATE DOES NOT INCLUDE APPLICABLE TAXES. CUSTOMER IS RESPONSIBLE FOR ALL APPLICABLE FEDERAL, STATE AND LOCAL TAXES. WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS ESTIMATE.

PLEASE NOTE THAT A RESTOCKING FEE AND SHIPPING COSTS MAY BE ADDED TO ELIGIBLE PART RETURNS.

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



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www.brownequipment.net

Vehicle Quote

#Q14556
5/29/2025

TERMS AND CONDITIONS

1. **ACCEPTANCE.** This quotation is an offer to sell products (equipment and/or parts) and/or service to potential customer(s). BUYER'S RIGHT TO ACCEPT THIS OFFER IS LIMITED TO BUYER'S ASSENT TO THE TERMS AND CONDITIONS PRINTED HEREON AND THE ATTACHED OR ACCOMPANYING QUOTE, AND NO TERMS ADDITIONAL TO OR DIFFERENT FROM THOSE IN THIS OFFER ARE BINDING ON SELLER. THERE ARE NO UNDERSTANDINGS, TERMS, CONDITIONS OF WARRANTIES NOT FULLY EXPRESSED HEREIN.

2. **LIMITED WARRANTIES.** Seller warrants that it can convey good title to the goods sold under this contract and that they are free of liens and encumbrances. Warranties are per manufacturer's written warranty or unless specified. There are no warranties, express or implied with respect to products sold hereunder which are misused, abused, or used in conjunction with mechanical equipment improperly designed, used or maintained or which are used, supplied for use or made available for use in any nuclear application of which Seller has not been notified in writing by Buyer at the time of order for the products sold hereunder. SELLER MAKES NO OTHER WARRANTY WHATSOEVER, EXPRESS OR IMPLIED. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY SELLER AND EXCLUDED FROM THIS CONTRACT.

3. **LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY.** Seller's liability hereunder shall be limited to the obligation to repair or replace only those products proven to have been defective in material or workmanship at the time of delivery, or allow credit, at its option. Seller's total cumulative liability in any way arising from or pertaining to any product sold or required to be sold under this contract shall NOT in any case exceed the purchase price paid by Buyer for such products. IN NO EVENT SHALL SELLER HAVE ANY LIABILITY FOR COMMERCIAL LOSS, LOST PROFITS, CLAIMS FOR LABOR, OR CONSEQUENTIAL OR INCIDENTAL DAMAGES OF ANY TYPE, WHETHER BUYER'S CLAIM BE BASED IN CONTRACT, TORT, WARRANTY, STRICT LIABILITY, NEGLIGENCE, OR OTHERWISE. IT IS EXPRESSLY AGREED THAT BUYER'S REMEDIES EXPRESSED IN THIS PARAGRAPH ARE BUYER'S SOLE AND EXCLUSIVE REMEDIES.

4. **LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY FOR FAILURE OR DELAY IN DELIVERY.** NO DELIVERY DATES ARE GUARANTEED. BUYER'S SOLE AND EXCLUSIVE REMEDIES AND SELLER'S ONLY LIABILITY FOR ANY DELAY IN DELIVERY SHALL BE LIMITED AS SET FORTH IN PARAGRAPH 3 OF THIS CONTRACT.

5. **FORCE MAJEURE.** In any event and in addition to all other limitations stated herein, Seller shall not be liable for any act, omission, result or consequence, including but not limited to any delay in delivery or performance, which is (i) due to any act of God, the performance of any government order, any order bearing priority rating or order placed under any allocation program (mandatory or voluntary) established pursuant to law, local labor shortage, fire, flood or other casualty, governmental regulation or requirement, shortage or failure of raw material, supply, fuel, power or transportation, breakdown of equipment, or any cause beyond Seller's reasonable control whether of similar or dissimilar nature to those above enumerated, or (ii) due to any strike, labor dispute, or difference with workers, regardless of whether or not Seller's is capable of settling any such labor problem.

6. **BUYER'S OBLIGATION TO PASS ON LIMITATION OR WARRANTIES AND REMEDIES.** In order to protect Seller against claims by Buyer's buyer, if Buyer resells any of the goods purchased under this agreement, Buyer shall include the language contained in paragraphs 2 and 3 of this agreement, dealing with Seller's limitations of warranties and remedies, in an enforceable agreement with Buyer's buyer, or otherwise include language in an enforceable agreement with its buyer that makes Seller's limitation of warranties and remedies binding on its buyer. Buyer shall also include a provision in its agreement with its buyer applying Indiana law to any claims its buyer might assert against Seller with respect to goods repaired, manufactured or sold by Seller, and requiring its buyer to bring any such action against Seller either in federal district court in Evansville, IN or the common pleas court for Vanderburgh County, Indiana. Buyer shall defend, indemnify and hold Seller harmless from any and all claims, causes of action, damages, losses or expenses (including reasonable attorneys' fees) that Seller incurs by reason of Buyer's failure to comply with this paragraph.

7. **PASSAGE OF TITLE.** Except with respect to title for vehicles that have a certificate of title or for equipment vehicles for which the full purchase price has not been paid, title to the products sold hereunder shall pass upon delivery to the carrier at the point of shipment. Neither Buyer nor the consignee shall have the right to divert or re-consign such shipment to any destination other than specified in the bill of lading without permission of the Seller. Unless otherwise agreed, Seller reserves the right to select the mode of transportation. With respect to title for vehicles that have a certificate of title or vehicles for which the full purchase price has not been paid to the Seller, title will only transfer on the delivery of the certificate of title and payments due from the Buyer to the Seller has been paid in full. After the Buyer takes possession of a piece of equipment from the Seller, the risk of loss passes to the Buyer regardless of whether the legal title is transferred to the Buyer. Buyer will indemnify and hold harmless the seller with respect to any losses, damages, or claims related to the vehicle(s) after the Buyer receives possession of the vehicle(s), including any attorney's fees or costs associated with the indemnity or the enforcement of the Seller's rights herein.

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q14556
5/29/2025

8. **PAYMENTS AND LATE CHARGES ON PAST DUE ACCOUNTS.** Buyer represents that Buyer is solvent and can and will pay for the products sold to Buyer in accordance with the terms hereof. If Buyer shall fail to comply with any provision or to make payments in accordance with the terms of this contract or any other contract between Buyer and Seller, Seller may at its option defer shipments or, without waiving any other rights it may have, terminate this contract. All deliveries shall be subject to the approval of Seller's Credit Department. Seller reserves the right, before making any delivery, to require payment in cash or security for payment, and if Buyer fails to comply with such requirement, Seller may terminate this contract. A late charge of 1-1/2% monthly (18% annual rate) or the maximum allowed by state law, if less, will be imposed on all past due accounts.

9. **TRANSPORTATION CHARGES.** Delivered prices or prices involving competitive transportation adjustments shall be subject to appropriate adjustment to reflect changes in transportation charges.

10. **CLAIMS BY BUYER.** Buyer shall thoroughly inspect products sold under this contract immediately upon receipt to verify for itself that they conform to the specifications of the contract. Buyer must notify Seller of claims for failure or delay in delivery within 30 days after the scheduled delivery date. Buyer must notify Seller of any claims for nonconforming or defective goods within 30 days after the nonconformity or defect was or should have been discovered. In addition, Seller must be given an opportunity to investigate the claim before Buyer disposes of the material, or else Buyer's claim will be barred. Seller shall incur no liability for damage, shortages, or other cause alleged to have occurred or existed at or prior to delivery to the carrier unless the Buyer shall have entered full details thereof on its receipt to the carrier.

11. **MECHANICAL PROPERTIES; CHEMICAL ANALYSES.** Data referring to mechanical properties or chemical analysis are the result of tests performed on specimens obtained from specific locations of the product(s) in accordance with prescribed sampling procedures; any warranty thereof is limited to the values obtained at such locations and by such procedures. There is no warranty with respect to values of the materials at other locations.

12. **PATENTS.** Seller shall indemnify Buyer against attorneys' fees and any damages or costs awarded against Buyer in the event any legal proceeding is brought against Buyer by a third person claiming the material delivered hereunder in itself constitutes an infringement of any U.S. patent, provided Buyer gives Seller prompt notice of any such suit being brought, gives Seller the opportunity to defend any such suit, and cooperates with Seller with respect to any such defense; unless the material is made in accordance with material designs, or specifications required by Buyer, in which case Buyer shall similarly indemnify Seller.

13. **PERMISSIBLE VARIATIONS.** The products sold hereunder shall be subject to Seller's standard manufacturing variations, tolerances and classifications.

14. **TECHNICAL ADVICE.** Buyer represents that it has made its own independent determination that the products it is purchasing under this contract meet the design requirements of Buyer's project and are suitable for Buyer's intended application. Buyer further represents that it has not relied in any respect on any written or oral statements or advice from Seller, other than the standard product specifications set forth in the most recent addition of Seller's published product brochures, in making that determination.

15. **TAXES.** Any applicable sales, excise and/or use taxes, if any, due under the laws of any state, any local government authority, or the federal government of the United States, in connection with the purchase and sale of any equipment, parts, and/or services shall be the responsibility of the Buyer.

16. **BUYER'S RIGHT OF TERMINATION.** Buyer may terminate this contract in whole or in part upon notice in writing to Seller. Seller shall thereupon cease work and transfer to Buyer title to all completed and partially completed products and to any raw materials or supplies acquired by Seller especially for the purpose of performing this contract, and Buyer shall pay Seller the sum of the following: (1) the contract price for all products which have been completed prior to termination; (2) the cost to Seller of the material or work in process as shown on the books of Seller in accordance with the accounting practice consistently maintained by Seller plus a reasonable profit thereon, but in no event more than the contract price; (3) the cost f.o.b. Seller's plant of materials and supplies acquired especially for the purpose of performing this contract; and (4) reasonable cancellation charges, if any, paid by Seller on account of any commitment(s) made hereunder.

17. **SELLER'S RIGHT OF TERMINATION.** In addition to the other rights of termination provided for in this contract, and if this contract is made pursuant to any governmental rule or regulation, plan, order or other directive, upon the termination thereof, Seller shall have the option of canceling this contract in whole or in part.

18. **WAIVER.** Failure or inability of either party to enforce any right hereunder shall not waive any right in respect to any other or future rights or occurrences.

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



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Vehicle Quote

#Q14556
5/29/2025

19. DELIVERY. Unless otherwise agreed to in writing by the Seller, the Buyer hereby agrees to take delivery of the materials on this order within the later of five (5) days after the wanted date shown on the face of the order or within five (5) days after notification, oral or written, that the materials are ready for shipment. In the event that the Buyer does not arrange to take delivery of the materials in accordance with this Contract, Seller, at Seller's option, may:

(a) invoice the Buyer for the materials less freight if applicable; store the material in Seller's yard for a period not to exceed sixty (60) days from the date of invoice; charge a storage fee not to exceed 5% per month or fraction thereof of the selling price of the stored materials; add any applicable price increases listed on the face of the order; charge for any repair work to protective coatings harmed by weathering while such material is being stored; and charge applicable freight when shipment to the Buyer is made. Materials remaining in storage after sixty (60) days from the invoice date shall become the property of the Seller for disposition at the Seller's discretion. In that event, Buyer shall not be liable for the invoice price of the materials, but shall be liable for the storage fee and any repair work to protective coatings; or

(b) cancel the order and invoice the Buyer for cancellation charges, which shall be 50% of the selling price of the materials if the materials are standard, in- stock material, or the full selling price if the materials are special or nonstandard in nature and were especially fabricated for the Buyer.

20. PERIOD OF LIMITATIONS. Buyer and Seller agree that any action by Buyer against Seller for a breach of this contract, including any action for breach of warranty, or otherwise in connection with the goods sold under this contract, must be commenced by Buyer against Seller within one year after the cause of action therefore accrues.

21. CONFLICTING PROVISIONS OFFERED BY BUYER. Any terms and conditions of any purchase order or other instrument issued by the Buyer, in connection with the subject matter of this document, which are in addition to or inconsistent with the terms and conditions expressed herein, will not be binding on Seller in any matter whatsoever unless accepted by Seller in writing.

22. SEVERABILITY. In case any provision of this contract shall be declared invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

23. APPLICABLE LAW. This contract shall be governed by, and construed and enforced in accordance with, the laws of the State of Indiana. Buyer and Seller specifically agree that any legal action brought relating to this contract will be brought and tried in the federal district court in Evansville, Indiana, or, in the absence of jurisdiction, the Vanderburgh County Court of Common Pleas in Evansville, IN.

Name(Printed)

Signature

Title

Date

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



Item Cover Page

Subject	Motion to accept proposal from the Ciorba Group, Inc., for engineering design and construction inspection services for the 2025 Burning Bush Lane Streetlighting Project for an amount not to exceed \$54,493.99
Meeting	June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$54,493.99
Budget Source	Capital Improvement Fund
Category	CONSENT AGENDA
Type	Action Item

Information

A key component of the Mount Prospect Strategic Plan is to improve the Village's residential streetlight system. 2025 street lighting improvements are targeted for Burning Bush Lane between Kensington Road and Euclid Avenue. This section of Burning Bush Lane is currently the third-highest ranked project on the Village's Streetlight Priority Matrix ([see Village website](#)). The two streets ranked higher are temporarily on hold due to other near-term projects that may affect streetlight design.

Burning Bush Lane is classified as a collector street, a neighborhood street that carries more traffic than other local streets. Along the east side of the street near Kensington Road is Prairie Trails School. The locations of the streetlights have not yet been determined.

Staff is seeking to enter into a contract with a consulting engineering firm for engineering design and construction inspection services to facilitate construction of the street lighting improvement project. The 2025 Village budget has allocated funds for engineering design and construction inspection in 2025.

Request for Proposals

A request for technical and cost proposals for engineering consultant firms to provide design and construction inspection services was posted on the Demandstar bidding website. Three consulting engineering firms responded and submitted Technical and Cost Proposals. Each firm was asked to provide the following information in their proposals:

1. Resumes of key personnel and related experience on similar type of projects.
2. Summary of the firm's approach to the project.
3. Staff hours estimate and cost proposal for major phases of work.
4. Project schedule.

Key tasks for each consultant:

1. Perform a field survey.
2. Prepare construction plans, specifications, and a construction cost estimate.
3. Coordinate design with utility companies.
4. Provide bidding assistance for a construction contract.
5. Provide construction staking.
6. Provide construction supervision and inspection.
7. Coordinate final inspection and paperwork.
8. Prepare pay estimates, punch-list, and as-built drawings.

RFP Results

The consulting firms' Technical and Cost Proposals were reviewed based on their understanding of project goals and their methodology of the design process. They were rated (with a maximum score of 100 points) according to these specific categories: firm background, personnel background, project experience, proposal content, and value. The rankings are:

Technical Proposals

Category	Maximum Points	Ciorba Group	Clark Dietz	AAA Engineering
Firm Background	20	20	20	20
Personnel Background	25	25	23	23
Project Experience	20	20	16	15
Proposal Content	15	15	13	11
Value	20	19	18	10
Total	100	99	90	79

Cost Proposals

Firm	Cost / Hour	Labor Cost	Direct Cost	Total Cost
Engineer's Estimate	\$ 140.00	\$ 58,800.00	\$ 0.00	\$ 58,800.00
Ciorba Group, Inc.	\$ 143.33	\$ 54,465.99	\$ 28.00	\$ 54,493.99
Clark Dietz, Inc.	\$ 145.64	\$ 50,245.00	\$ 1,300.00	\$ 51,545.00
AAA Engineering, LTD.	\$ 152.42	\$ 111,725.00	\$ 0.00	\$ 111,725.00

Discussion

Staff has identified Ciorba Group, Inc. as the preferred consultant. Ciorba Group, Inc. has a very strong project team with experience in design engineering for numerous residential lighting projects in the Village of Mount Prospect. They recently completed engineering design and construction services for the section of Burning Bush Lane from Euclid Avenue to Camp McDonald Road. They have a very experienced professional engineering staff with a thorough understanding of the project coordination, communication, and documentation needed to successfully accomplish the project within the proposed schedule.

Ciorba Group, Inc. experience also extends to construction inspection services as they worked on the previously mentioned Burning Bush Lane streetlighting project from Euclid Avenue to Camp McDonald Road, as well as numerous other Village lighting projects. It is staff's opinion that Ciorba Group, Inc. will provide the best product at an appropriate number of hours dedicated to engineering design and construction inspection services.

In addition, it is the opinion of staff that Ciorba Group, Inc. has requested a reasonable, competitive fee for requested services.

Alternatives

1. Accept proposal for engineering design and construction inspection services for the 2025 Burning Bush Lane Streetlighting Project.
2. Action at the discretion of the Village Board.

Staff Recommendation

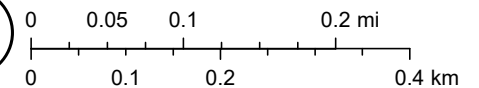
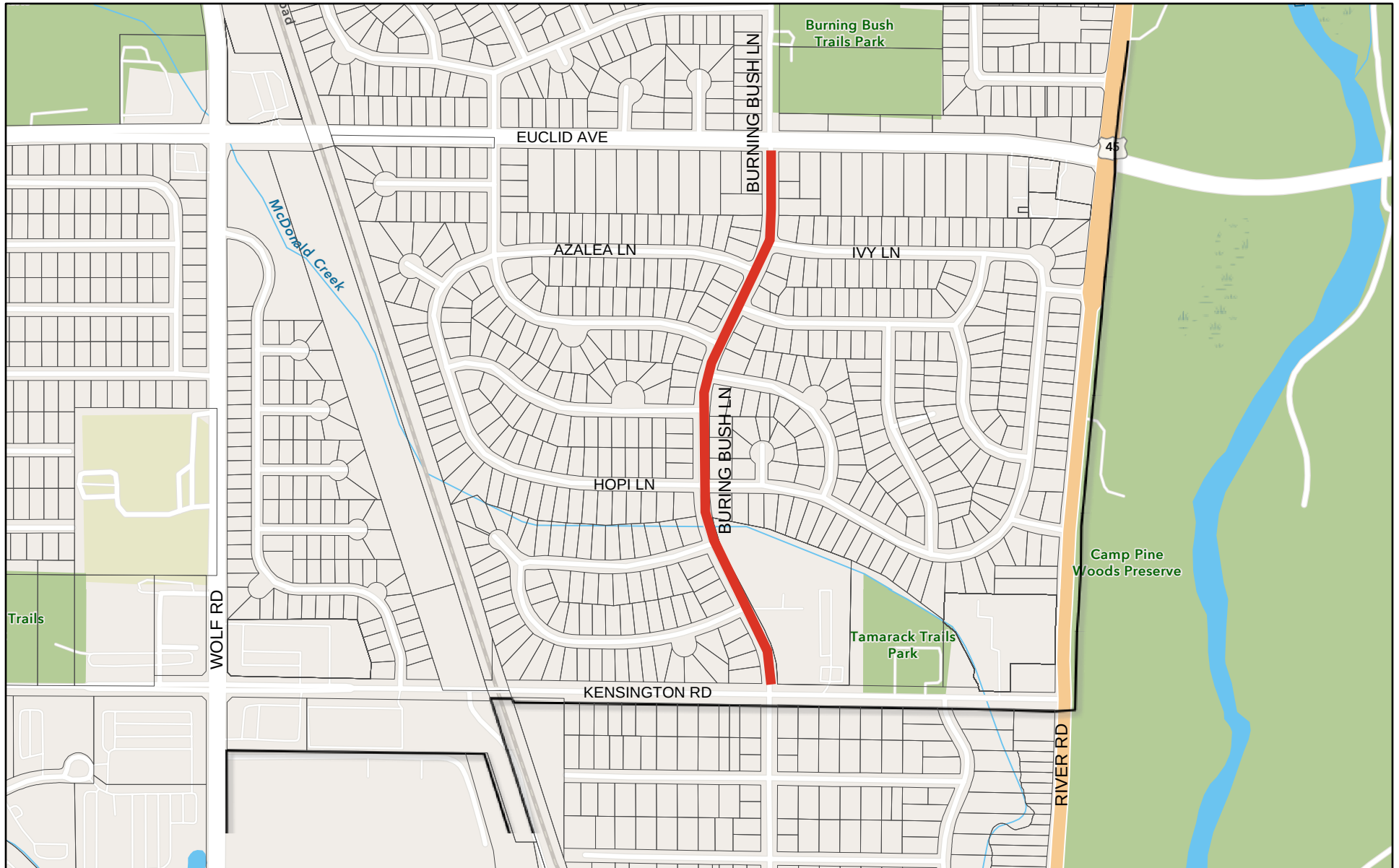
Staff recommends that the Village Board accept the proposal from Ciorba Group, Inc. of Chicago, Illinois to provide engineering design and construction inspection services for the 2025 Burning Bush Lane Streetlighting Project for an amount not to exceed \$54,493.99.

Attachments

1. Location Map
2. RFP
3. Residential Lighting Program Matrix
4. Ciorba Technical Proposal
5. Ciorba Cost Proposal

Burning Bush Lighting Project - Kensington Rd to Euclid Av

Village of Mount Prospect



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

MAYOR
Paul Wm. Hoefert

TRUSTEES
Terri Gens
John J. Matuszak
William A. Grossi
Colleen E. Saccotelli
Vincent J. Dante



VILLAGE MANAGER
Michael J. Cassady

DIRECTOR OF PUBLIC WORKS
Sean Dorsey

Phone: 847/870-5640
Fax: 847/253-9377
www.mountprospect.org

Village of Mount Prospect Public Works

1700 W. Central Road, Mount Prospect, Illinois 60056

Request for Technical & Cost Proposals

DATE: March 28, 2025

FROM: Donna Brown, Project Engineer
Village of Mount Prospect
Public Works Department

RE: Request for Technical & Cost Proposals
Burning Bush Lane Lighting Project – Design Engineering and Construction Inspection Services

The Village of Mount Prospect seeks *Technical & Cost Proposals* from engineering firms for design engineering and construction inspection services for the Burning Bush Lane Lighting Project between Kensington Road and Euclid Avenue.

Attached to this memo are:

1. A list of materials and information that should be included with your *Technical & Cost Proposals* (Exhibit A).
2. A general definition of the scope of work and requirements for your submittal (Exhibit B).
3. A map identifying the project location/limits (Exhibit C).

Your *Technical & Cost Proposals* should be emailed to the following address and received no later than 5:00 p.m. on Friday, April 18, 2025 to the attention of:

Matthew Lawrie, P.E.
Village Engineer
Village of Mount Prospect
mlawrie@mountprospect.org

The Village may conduct interviews with the shortlist firms. Those selected for an interview will be contacted by the Village to arrange a date/time to meet at the Mount Prospect Public Works Department, 1700 W. Central Road, or via Microsoft Teams.

The Village of Mount Prospect appreciates your interest in this study. Any questions regarding this *Request for Technical & Cost Proposals* can be directed to Donna Brown, Project Engineer with the Village of Mount Prospect, by phone at 847-870-5640 or email at dbrown@mountprospect.org.



Exhibit A

Requirements for Technical & Cost Proposals

Agency: **Village of Mount Prospect**
Project: **Burning Bush Lane Lighting Project**
Location: **Burning Bush Lane, Kensington Road to Euclid Avenue**

Your *Technical & Cost Proposals* should include the following information:

1. Name, address, and brief history of firm.
2. Organizational chart and résumés of key personnel to be assigned to this project.
3. Related experience during the last five (5) years.
4. Description of process to accomplish the required tasks of the project. This should include:
 - a. An understanding of the project.
 - b. Objectives to be met as part of the project.
 - c. Your approach to completing the project.
 - d. The projected number of hours to complete the project broken down by task and personnel.
 - e. A project schedule.
5. A complete cost proposal broken down by task as described in the General Scope of Work.

Exhibit B

General Scope of Work

Agency: **Village of Mount Prospect**
Project: **Burning Bush Lane Lighting Project**
Location: **Burning Bush Lane, Kensington Road to Euclid Avenue**

The Village is interested in providing a street lighting system on Burning Bush Lane. Burning Bush Lane is a Village-owned collector street and from Kensington Road to Euclid Avenue the length is approximately 2,800'. Removal of the Commonwealth Edison lights located at the intersections along the proposed route will be included with this project. This project will provide Village streetlights at approximately 300' spacing and at intersections, and installation of a new lighting controller. New lights will not be located within the Kensington Road ROW or the Euclid Avenue ROW. Permits from the Cook County Department of Transportation and Highways (CCDOTH) and the Illinois Department of Transportation (IDOT) will not be required with this project. Design, construction, and construction engineering services will be funded 100% by the Village.

At a minimum, the following tasks shall be included in the scope of services. The Village will consider additional tasks at the consultant's recommendation.

Design Services:

1. Coordinate a Project Kick-Off Meeting with Village Staff.
2. Perform field survey of topography, utilities, and right-of-way features along the route of the proposed improvement. Plans to also show Village boundaries.
3. Coordinate with public utility companies.
4. Prepare preliminary and final construction plans, details, specifications, and bid documents.
5. Prepare preliminary and final cost estimates.
6. Coordinate with ComEd for new service.
7. Assist with the bidding process.

Construction Engineering Services:

1. Coordinate a Preconstruction Meeting with Village Staff and the Contractor.
2. Provide horizontal and vertical construction layout of the proposed improvements as necessary.
3. Provide construction supervision and inspection.
4. Coordinate with Commonwealth Edison connection of new streetlights.
5. Attend and conduct weekly construction coordination/status meetings.
6. Prepare continual construction punch-list.
7. Prepare bi-weekly pay estimates for contractor work performed.
8. Coordinate final inspection and paperwork.
9. Prepare *as-built* drawings.
10. Respond to residents' questions and concerns during construction.

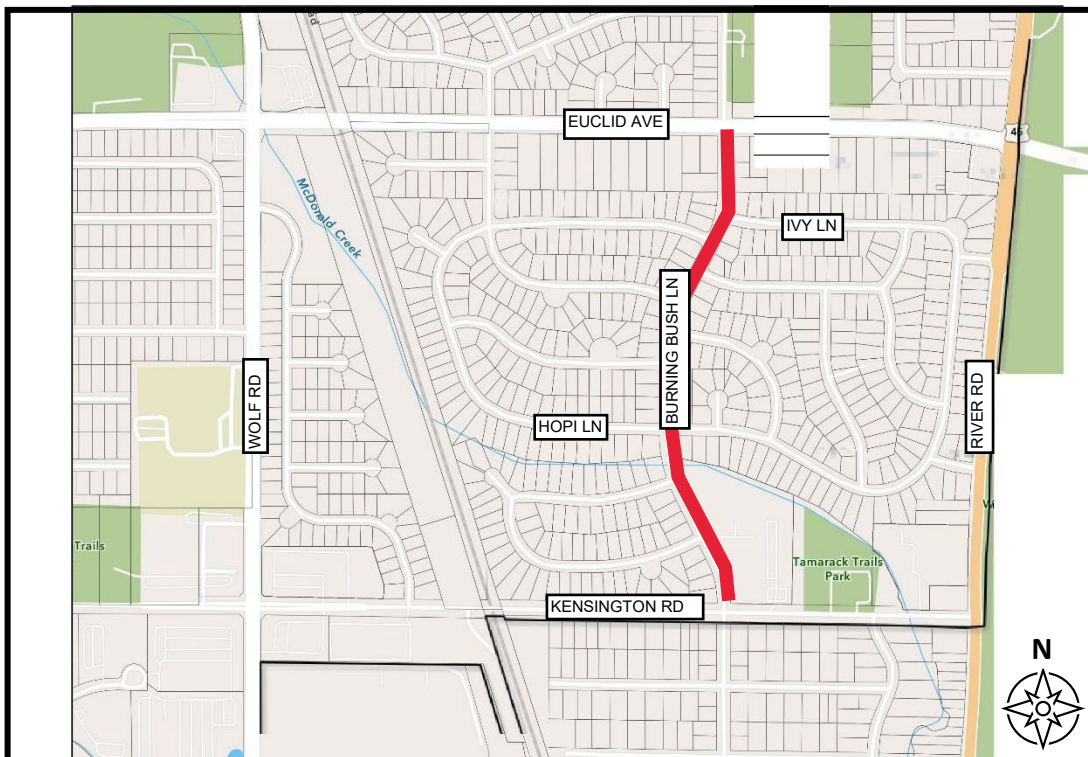
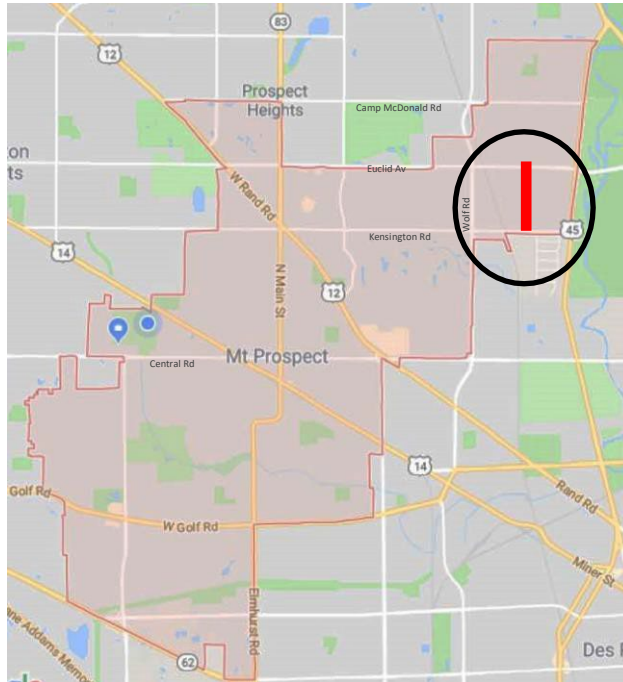
Tentative Schedule

Task	Target
Submit Technical and Cost Proposals	April 18, 2025
Select consultants for interview (as determined by Village)	April 25, 2025
Select consultant and negotiate contract	May 2, 2025
Award contract to consultant	May 20, 2025
Kick-Off Meeting	May 29, 2025
Complete topo / field work	June 2025
Submit preliminary plans to Village	July 2025
Submit final plans to Village	August 2025
Bid opening	September 2025
Start construction	October 2025
Substantial completion	December 2025
Final construction	April 2026
Complete as-built drawings	May 2026

Exhibit C

Project Location/Limits Map

Agency: **Village of Mount Prospect**
Project: **Burning Bush Lane Street Lighting Project**
Location: **Burning Bush Lane, Kensington Road to Euclid Avenue**



Residential Street Lighting Program
Priority Matrix

3/26/2025

				max points	25	20	15	10	10	5	5	5	5		
Street	From	To	Classification	ADT	Sidewalk	Schools	Length/ Intersection	Multi-Family Units	Parks	Churches	Other Ped Generators	Bike Route	Score	Rank	
Gregory Street*	Waterman Avenue	Elmhurst Road (IL 83)	Collector	9.10	2.00	7.50	7.57	0.00	5.00	0.00	0.00	5.00	36.17	1	
Busse Avenue*	Main Street (IL 83)	Owen Street	Collector	5.50	0.00	7.50	7.95	0.00	2.50	2.50	3.57	5.00	34.52	2	
Burning Bush Lane	Euclid Avenue	Kensington Road	Collector	9.16	0.00	7.50	9.16	0.00	2.50	0.00	0.00	5.00	33.32	3	
Meier Road	Lincoln Street	Golf Road	Collector	13.61	1.00	0.00	8.63	0.00	0.00	5.00	0.00	5.00	33.24	4	
Prospect Avenue	Main Street (IL 83)	Mount Prospect Road	Collector	14.14	0.00	0.00	3.21	10.00	0.00	0.00	5.00	0.00	32.35	5	
Westgate Road	Euclid Avenue	Kensington Road	Collector	4.32	20.00	0.00	7.55	0.00	0.00	0.00	0.00	0.00	31.87	6	
William Street	Prospect Avenue	Golf Road	Collector	6.98	1.00	0.00	2.31	8.00	5.00	2.50	0.71	5.00	31.51	7	
Gregory Street	Elmhurst Road (IL 83)	Owen Street	Collector	4.84	0.00	7.50	7.97	0.00	2.50	2.50	0.00	5.00	30.31	8	
Lincoln Street	western Village limits	Busse Road	Collector	11.61	2.00	0.00	8.93	0.00	2.50	0.00	0.00	5.00	30.04	9	
Emerson Street	Northwest Highway	Golf Road	Collector	10.16	0.00	0.00	5.78	0.00	2.50	2.50	2.14	5.00	28.08	10	
Council Trail	Elmhurst Road (IL 83)	Marina Drive	Collector	7.68	0.00	7.50	7.67	0.00	0.00	0.00	0.00	5.00	27.85	11	
Lonnquist Boulevard	Busse Road	Elmhurst Road (IL 83)	Collector	9.16	2.00	0.00	7.14	0.00	2.50	0.00	0.00	5.00	25.80	12	
Briarwood Drive	entire subdivision		Local	3.98	19.00	0.00	0.00	0.00	0.00	0.00	1.43	0.00	24.41	13	
Highland Street	Elmhurst Road (IL 83)	Rand Road	Collector	5.42	0.00	0.00	8.29	6.00	0.00	0.00	2.86	0.00	22.57	14	
Council Trail	Seegwun Avenue	Elmhurst Road (IL 83)	Collector	6.46	0.00	0.00	7.28	0.00	2.50	0.00	0.00	5.00	21.24	15	
Greenwood Drive	Wheeling Road	Wolf Road	Collector	2.71	8.00	0.00	4.91	0.00	0.00	0.00	0.00	5.00	20.62	16	
Elmhurst Avenue	Prospect Avenue	Lincoln Street	Collector	4.97	0.00	7.50	5.53	0.00	0.00	2.50	0.00	0.00	20.51	17	
Burning Bush Lane	Seminole Lane	Camp McDonald Road	Collector	6.02	3.00	0.00	6.44	0.00	0.00	0.00	0.00	5.00	20.46	18	
Prospect Avenue	Central Road	Main Street (IL 83)	Collector	10.99	0.00	0.00	7.42	0.00	0.00	0.00	1.43	0.00	19.84	19	
Isabella Street	Owen Street	Rand Road	Collector	9.95	0.00	0.00	9.48	0.00	0.00	0.00	0.00	0.00	19.43	20	
Lonnquist Boulevard	Elmhurst Road (IL 83)	Emerson Street	Collector	7.33	0.00	0.00	6.54	0.00	0.00	0.00	0.00	5.00	18.87	21	
Wego Trail	Central Road	Lincoln Street	Collector	4.19	0.00	0.00	6.41	0.00	2.50	0.00	0.00	5.00	18.10	22	
Owen Street	Central Road	Northwest Highway	Collector	2.88	0.00	0.00	5.60	0.00	2.50	0.00	1.43	5.00	17.41	23	
Lincoln Street	Main Street (IL 83)	Emerson Street	Collector	6.02	0.00	0.00	10.00	0.00	0.00	0.00	0.00	0.00	16.02	24	
Owen Street	Gregory Street	Central Road	Collector	4.71	0.00	0.00	3.55	0.00	2.50	0.00	0.00	5.00	15.77	25	
Fairview Avenue	Kensington Road	Northwest Highway	Collector	5.67	0.00	7.50	1.85	0.00	0.00	0.00	0.00	0.00	15.02	26	
Highland Street	Forest Avenue	Elmhurst Road (IL 83)	Collector	6.02	0.00	0.00	8.34	0.00	0.00	0.00	0.00	0.00	14.36	27	
Seegwun Avenue	Lincoln Street	Golf Road	Collector	4.45	0.00	0.00	1.63	0.00	2.50	0.00	0.71	5.00	14.30	28	
Elmhurst Avenue	Kensington Road	Central Road	Collector	7.50	1.00	0.00	0.81	0.00	0.00	2.50	0.71	0.00	12.53	29	
Lincoln Street	Busse Road	Elmhurst Road (IL 83)	Collector	15.10	5.00	15.00	6.60	0.00	0.00	2.50	0.71	5.00	49.91	***	
Cottonwood Drive	Busse Road	Linneman Road	Collector	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	10.00	***	
Burning Bush Lane	Camp McDonald Road	Euclid Avenue	Collector											complete	
Business Center Drive	Rand Road	Feehanville Drive	Collector											complete	
Emerson Street	Central Road	Northwest Highway	Collector											complete	
Feehanville Drive	Business Center Drive	Wolf Road	Collector											complete	
Hunt Club Road	Golf Road	Huntington Commons Road	Collector											complete	
Huntington Commons Road	Linneman Road	Elmhurst Road (IL 83)	Collector											complete	
Linneman Road	Golf Road	Church Road	Collector											complete	
Linneman Road	Willow Lane	Dempster Street	Collector											complete	
Linneman Road	Dempster Street	Algonquin Road	Collector											complete	
Lonnquist Boulevard	Meier Road	Busse Road	Collector											complete	
Schoenbeck Road	Camp McDonald Road	Rand Road	Collector											complete	
Seminole Lane	western Village limits	River Road	Collector											complete	
Westgate Road	Wildwood Lane	Central Road	Collector											complete	
Wheeling Road	Euclid Avenue	Kensington Road	Collector											complete	
Wheeling Road	Kensington Road	Business Center Drive	Collector											complete	
Willow Lane	western Village limits	Busse Road	Collector											complete	
Willow Lane	Busse Road	Church Road	Collector											complete	

*on hold due to other planned work

*** street has complete ComEd lighting system; low priority

Technical Proposal for

BURNING BUSH LANE LIGHTING PROJECT

Design Engineering and
Construction Inspection
Services

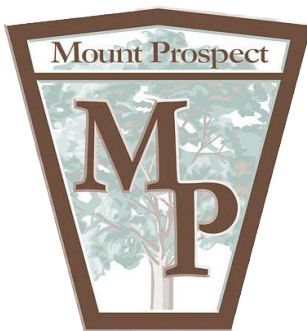


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2. Key Personnel

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Resumes

3. Similar Project Experience

4. Project Plan

Project Understanding & Objective
Project Approach
Scope of Services
Staff Hour Estimate
Project Schedule

April 18, 2025

Mr. Matthew Lawrie, PE
Village Engineer
Village of Mount Prospect
1700 W. Central Road
Mount Prospect, IL 60056

**Subject: Request for Technical & Cost Proposals
Burning Bush Lane Lighting Project - Design and Construction Engineering**

Dear Mr. Lawrie:

The Burning Bush Lane Lighting Project will provide the following benefits to the Village:

- Increased safety for pedestrians and motorists along Burning Bush Lane
- Provide an increased sense of security in the area
- Address resident requests for additional street lighting

Our project team has proven expertise and experience to deliver these benefits, including:

- Experience on similar projects for area municipalities, including design and construction services provided to the Village for the adjacent section of Burning Bush Lane, Schoenbeck Road, Seminole Lane, Algonquin Road, Busse Road, Central Road, Dempster Street, and Main Street.
- Familiarity with the Village's preferences and requirements developed through our long working relationship with the Village and our work developing the Village's Lighting Program Guidelines.
- Proactive communication with the Village to maintain project schedule and ensure a successful project.

Enclosed please find our Technical and Cost Proposals for the Village of Mount Prospect's Burning Bush Lane Street Lighting Project. We look forward to being selected and continuing our professional relationship with the Village. Should you have any questions or require additional information, please contact me at **773.355.2964** or jvondra@ciorba.com.

Sincerely,
Ciorba Group, Inc.



Joseph Vondra, PE
Vice-President - Electrical and Lighting

Firm Background

HISTORY

For over 90 years, Ciorba Group, Inc. has provided comprehensive engineering solutions for water resources, transportation, structural, municipal, construction, and site development projects. Ciorba's engineers and technicians are dedicated to providing practical designs while maintaining project schedules and budgets. For more complex projects, we develop distinctive and innovative solutions that minimize both construction time and project cost. Ciorba maintains high professional standards, and we sustain a proactive attitude for all projects, no matter the size. We deliver people-first engineering solutions that add value to communities, solve real-world problems and improve lives; meeting the needs of our clients and making their jobs easier. And we do it all collaboratively and with respect for each other, those we work with, and the environment. At Ciorba, we've built our community to better serve yours.

LOCATIONS

Headquarters:

8725 W. Higgins Road, Suite 600
Chicago, IL 60631
P: 773-775-4009

Indiana Office:

115 S. Court Street, Suite E
Crown Point, IN 46307
P: 844-271-5923

Peoria Office:

6035 N Knoxville, Suite 203 D
Peoria, IL 61614
P: 833-903-4022



www.ciorba.com



Total Employees: 64



Professional Engineers: 34

IDOT PREQUALIFICATIONS

Structures

- Highway: Simple-Complex
- Railroad
- Major River Bridges

Location Design Studies

- Rehabilitation
- Reconstruction / Major Rehabilitation
- New Construction / Major Reconstruction

Special Services

- Construction Inspection
- **Electrical Engineering**
- **Mechanical Engineering**
- Public Involvement
- Sanitary
- Survey

Special Studies

- Feasibility
- Location Drainage
- Traffic Studies
- Safety

Hydraulic Reports

- Pump Stations
- Waterways: Typical
- Waterways: Complex

Highways

- Roads and Streets
- Freeways

Special Plans

- Pump Stations
- Traffic Signals
- **Lighting: Complex**

SERVICES / CAPABILITIES

Ciorba offers an array of engineering services, which include studies and reports, design plans and specifications, and construction engineering in the following areas.

▶ ELECTRICAL & LIGHTING

- Electric Vehicle Charging Stations
- Roadway and Site Lighting
- Sewer / Water Facility Power Design
- Standby Power Design
- Electrical Design
- Program Management
- Traffic Signals

▶ WATER RESOURCES

- Water Distribution Analysis and Design
- Wastewater Collection Analysis and Design
- Lift/Pump Station Planning and Design
- Water Storage Planning and Design
- Stormwater Management Studies and Design
- Floodplain Management
- Soil Erosion / Sediment Control Design and Inspection
- Streambank and Shoreline Restoration

▶ STRUCTURAL

- Concept and Feasibility Studies
- Water Facility Rehabilitation
- Utility Contractor Services
- Bridge Inspection and Condition Reports
- Bridge Type Studies
- Bridge Design

▶ ROADWAY

- Arterial, Collector and Local Street Improvements
- Shared Use Paths
- Traffic Studies
- Feasibility Studies
- Safety Studies
- Streetscaping

▶ CONSTRUCTION

- Construction Observation
- Manage Bid Process
- Preconstruction Services
- Project Documentation
- Project Closeout

▶ MUNICIPAL SERVICES

- Topographic Surveys
- Capital Improvement Budgeting
- Grant Applications and Management
- Facility Assessment Studies
- Developer Plan and Agreement Review
- Utility Coordination
- Updates to Municipal Standards and Maps
- Meeting Attendance (City Council, Plan Commission, Etc.)

Key Personnel

INTRODUCTION TO KEY PERSONNEL

Ciorba Group has assembled a Project Team with the experience and expertise to provide the comprehensive consulting services required by the Village of Mount Prospect for the Burning Bush Lane Street Lighting project. Our Project Team has completed the design of three recent Village roadway lighting projects. Our Team has also successfully designed roadway lighting improvements for several nearby municipalities, the City of Chicago, the Illinois Department of Transportation (IDOT) and the Illinois Tollway. We are prequalified by IDOT in Special Plans - Lighting Complex and Special Services - Construction Inspection.

Key personnel assigned to the project will include:

Joseph Vondra, PE, LC - Project Manager: Joe has over 28 years of experience designing lighting systems for residential, collector and arterial streets; interstate expressways; interchanges; streetscaping; tunnels; underpasses; and parking lots. These projects were designed for local municipalities, including the Village of Mount Prospect, using both local and federal funds, the City of Chicago, IDOT and the Illinois Tollway. He served as **Project Manager for the Village's recently completed Burning Bush Lane, Schoenbeck Road, and Seminole Lane Lighting Improvements projects**. Joe was the lead for the development of the Village's Residential Street Lighting Program Guidelines and Corridor Lighting Evaluation. His experience includes the preparation of photometric analysis for both HPS and LED lighting, pole layout, voltage drop calculations and controller design. Joe will supervise the lighting design and plan preparation. Based on examination, Joe is Lighting Certified (LC) by the National Council on Qualifications for the Lighting Professions and is a member of the Illuminating Engineering Society (IES).

Daniel Johnson, PE - Project Engineer: Dan has 21 years of experience designing lighting improvements for municipalities, IDOT, the Illinois Tollway and other state transportation agencies. He served as **Project Engineer for Mount Prospect's recently completed Burning Bush Lane, Schoenbeck Road, and Seminole Lane Lighting Improvements projects**. Dan also assisted in the development of the Village's Residential Street Lighting Program Guidelines and Corridor Lighting Evaluation. Dan has completed the design of several residential street lighting projects for the City of Chicago. This work included photometric analysis, pole layout and voltage drop calculations for new lighting systems. He will assist Joe in the development of plans, specifications, and estimates for this project.

Duane O'Laughlin, PE - Project Principal/Quality Manager: Duane is Ciorba's Chief Operating Officer. He has supervised engineering studies, design plan preparation, and construction engineering for improvements to local streets, county highways, arterial roadways, and expressways. Duane has over 39 years of experience in engineering for public infrastructure projects. His experience comes from 11 years in the US Army assigned to the Corps of Engineers and 28 years in the public sector both with a contractor and with consulting engineers. As Project Principal, he will be responsible for making sure that our team meets or exceeds the Village's expectations. Duane will also serve as the Quality Manager, verifying that QC/QA procedures are implemented throughout the development of the project for all deliverables.

Mike Kowalski, PE - Resident Engineer: 14 years of construction engineering experience includes roadway and bridge projects for various municipalities, counties, and the Illinois Tollway. His expertise includes the reconstruction and rehabilitation of bridges over live traffic, water, and rail as well as experience with reinforced concrete, soldier pile, sheet pile and MSE retaining walls. **Recent lighting projects include Burning Bush Lane for Mount Prospect, North Ave for the Village of Melrose Park, and 2024 Residential Lighting Improvements for the Village of Wheeling.** He has been the Resident Engineer or Assistant Resident Engineer on federal aid local agency construction projects. Mike is certified in IDOT's Documentation of Contract Quantities, Construction Materials Management System (CMMS), Erosion and Sediment Control, Fundamentals and Inspection Modules, and HMA Level I and II, and a PCC Level I Technician.

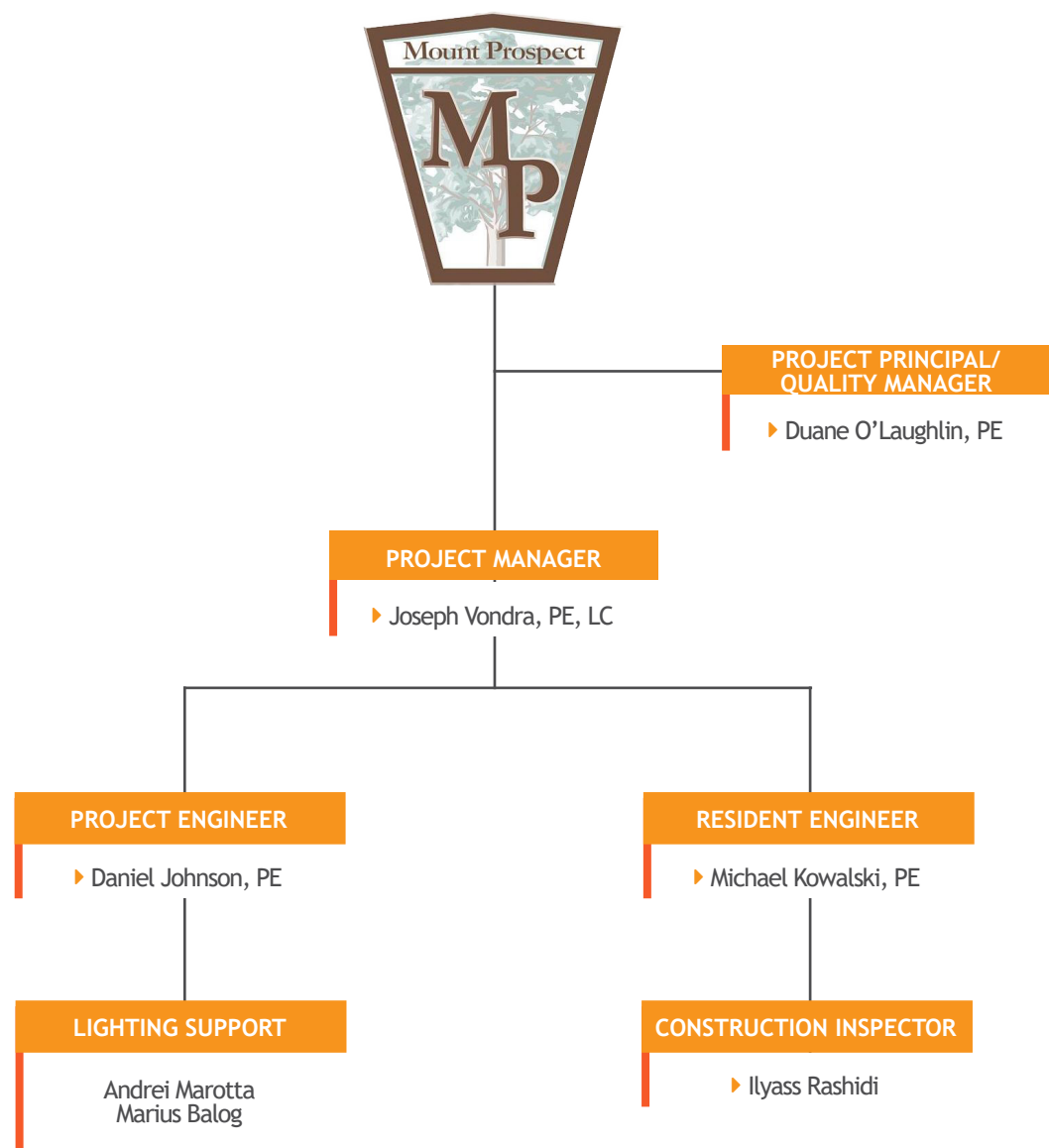
Ilyass Rashidi, EI - Construction Inspector: 4 years of construction experience on municipal projects that have included roadway lighting, water main, storm sewer, detention basins, and roadway reconstruction and rehabilitation. **Recent lighting projects include Burning Bush Lane for Mount Prospect, North Ave for the Village of Melrose Park, and 2024 Residential Lighting Improvements for the Village of Wheeling.**

An organizational chart and the resumes of the key Project Team members are included on the following pages.

Key Personnel

ORGANIZATIONAL CHART

▶ Resume Included



Key Personnel



Joseph Vondra, PE, LC

Project Manager

ABOUT JOE

Joe has over 28 years of experience in designing lighting systems for residential, collector and arterial streets; interstate expressways; and parking lots. These projects were completed for municipalities, counties, IDOT, and the Illinois Tollway. Joe oversees the photometric analysis, equipment selection and layout, control cabinet design, voltage drop calculations, and preparation of specifications for new lighting systems. He has also worked with lighting manufacturers to troubleshoot problems in existing systems and coordinate owner requirements for new systems.

REPRESENTATIVE PROJECT EXPERIENCE

Burning Bush Lane, Village of Mount Prospect

Project Manager for the design and construction of 2,600' of new collector roadway lighting within a primarily residential area. Design plans and special provisions were prepared for advertisement by the Village. Construction engineering services were provided for the installation of this lighting system.

Schoenbeck Road Lighting Project, Village of Mount Prospect.

Project Manager for the design of 2,000' of new collector roadway lighting. Design plans and special provisions were prepared for advertisement by the Village. Construction engineering services were provided for the installation of this lighting system.

Seminole Lane Lighting Improvements, Village of Mount Prospect

Project Manager for the design and construction of 4,400' of new collector roadway lighting along Seminole Lane. Design plans and special provisions were prepared for advertisement by the Village. Construction engineering services were provided for the installation of this lighting system.

2024 Residential Lighting Improvements, Village of Wheeling

Project Manager for the replacement of existing lighting along 9,700' of residential streets, including Honeysuckle Drive, Pear Tree Lane, Ridgfield Lane, Shady Tree Lane, Tanglewood Drive, Weeping Willow Drive, and Willowbrook Drive. Ciorba prepared design plans and special provisions for advertisement by the Village. The design incorporated the Village's existing excess luminaire into the design, reducing the project cost.

Residential Street Lighting Program Review, Village of Mount Prospect

Project Engineer for the analysis of the Village's existing residential street lighting system. This study also included the review and summary of potential residential lighting schemes ranging from the removal of existing lighting to illuminating all roadways to IES recommended levels. Pole spacing, equipment types and budgetary costs were provided. This report was prepared for use by the Village Board as they explore options to address the community's request for improved residential street lighting. It is anticipated that Ciorba will continue to assist the Village to develop a guide document for future residential lighting installations.

Street Lighting Program Management, Village of Mount Prospect

Project Engineer for the review of existing street lighting equipment database information and identified additional information to be collected. Developed inspection procedures to evaluate equipment and identify required maintenance or replacement. Developed a critical inventory list for frequently used maintenance items. Reviewed key corridors within the Village for deficient or out-of-date lighting. Prepare a recommendation for the potential installation of over 900 new poles and the retrofit of almost 1,100 luminaires with LED units along arterial routes within the Village.

Street Lighting Capitol Program Management, Village of Mount Prospect.

Project Engineer for the review of existing street lighting equipment database information and identified additional information to be collected. Developed inspection procedures to evaluate equipment and identify required maintenance or replacement. Developed a critical inventory list for frequently used maintenance items. Reviewed key corridors within the Village for deficient or out-of-date lighting. Prepare a recommendation for the potential installation of over 900 new poles and the retrofit of almost 1,100 luminaires with LED units along arterial routes within the Village.

YEARS EXPERIENCE

28 Total / 28 Ciorba

EDUCATION

Bachelor of Science Civil Engineering

University of Illinois

PROFESSIONAL REGISTRATION

Professional Engineer

Illinois #062-055846

Indiana #PE10708785

Wisconsin # 49218

CERTIFICATION

Lighting Certified

National Council on Qualifications for the Lighting Professions

EXPERTISE

Lighting

Traffic Signals

ITS

Pump Station Electrical

PROFESSIONAL AFFILIATIONS

Illuminating Engineering Society (IES)

ITS Midwest

Key Personnel



Daniel T. Johnson, PE

Project Engineer

ABOUT DAN

Dan has 20 years of experience designing new lighting systems for residential, collector and arterial streets; interstate expressways; interchanges; parking lots; and multiuse paths. Dan has worked on projects for IDOT, the Illinois Tollway, the City of Chicago and other municipalities. He will assist in the equipment evaluation, performing photometric analysis, and the development of plans, specifications and estimates for this project.

REPRESENTATIVE PROJECT EXPERIENCE

Burning Bush Lane, Village of Mount Prospect

Project Engineer for the design and construction of 2,600' of new collector roadway lighting within a primarily residential area. Design plans and special provisions were prepared for advertisement by the Village. Construction engineering services were provided for the installation of this lighting system.

Schoenbeck Road Lighting Project, Village of Mount Prospect.

Project Engineer for the design of 2,000' of new collector roadway lighting. Design plans and special provisions were prepared for advertisement by the Village. Construction engineering services were provided for the installation of this lighting system.

Seminole Lane Lighting Improvements, Village of Mount Prospect

Project Engineer for the design and construction of 4,400' of new collector roadway lighting along Seminole Lane. Design plans and special provisions were prepared for advertisement by the Village. Construction engineering services were provided for the installation of this lighting system.

2024 Residential Lighting Improvements, Village of Wheeling

Project Engineer for the replacement of existing lighting along 9,700' of residential streets, including Honeysuckle Drive, Pear Tree Lane, Ridgefield Lane, Shady Tree Lane, Tanglewood Drive, Weeping Willow Drive, and Willowbrook Drive. Ciorba prepared design plans and special provisions for advertisement by the Village. The design incorporated the Village's existing excess luminaire into the design, reducing the project cost.

Residential Street Lighting Program Review, Village of Mount Prospect

Lighting Engineer for the analysis of the Village's existing residential street lighting system. This study also included the review and summary of potential residential lighting schemes ranging from the removal of existing lighting to illuminating all roadways to IES recommended levels. Pole spacing, equipment types and budgetary costs were provided. This report was prepared for use by the Village Board as they explore options to address the community's request for improved residential street lighting. It is anticipated that Ciorba will continue to assist the Village to develop a guide document for future residential lighting installations.

Citywide Roadway Lighting and Traffic Signal Consulting Services, Chicago Department of Transportation.

Project Engineer performing the design of residential, arterial and viaduct lighting throughout the City. Dan is involved in all aspects of design including survey, drafting, plan preparation and cost estimating. Once a design has been prepared, Dan submits it for approval to the Chicago Office of Underground Coordination (OUC). Dan coordinates with OUC and its member utilities to obtain permit approval for construction. Dan also performs peer reviews of designs prepared by other Ciorba engineers.

Washington Street over West Branch of DuPage River, City of Naperville

Lighting/Traffic Signal Engineer for the final design of the traffic signal modernization at the intersection of Washington Street and Aurora Avenue as a result of the replacement of the Washington Street Bridge over the West Branch of the DuPage River in downtown Naperville. Mr. Johnson served as Lighting Engineer for decorative and arterial roadway installed along two blocks of Washington Street.

YEARS EXPERIENCE

22 Total / 9 Ciorba

EDUCATION

Master of Science in Civil Engineering
University of Illinois at Chicago

Bachelor of Science in Civil Engineering
Portland State University

PROFESSIONAL REGISTRATION

Professional Engineer

Illinois #062-062856

Indiana # PE12000388

Oregon #72738PE

EXPERTISE

Lighting

Traffic Signals

ITS

Studies and Reports

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

Illuminating Engineering Society

Institute of Transportation Engineers

Key Personnel



Michael Kowalski, PE

Resident Engineer

ABOUT MIKE

Mike 's construction engineering experience includes roadway and bridge projects for various municipalities, counties, and the Illinois Tollway. His expertise includes the reconstruction and rehabilitation of bridges over live traffic, water, and rail as well as experience with reinforced concrete, soldier pile, sheet pile and MSE retaining walls. He has been the Resident Engineer or Assistant Resident Engineer on federal aid local agency construction projects. Mike is certified in IDOT's Documentation of Contract Quantities, Construction Materials Management System (CMMS), Erosion and Sediment Control, Fundamentals and Inspection Modules, and HMA Level I and II, and a PCC Level I Technician.

REPRESENTATIVE PROJECT EXPERIENCE

Burning Bush Lane, Village of Mount Prospect

Resident Engineer for the design and construction of 2,600' of new collector roadway lighting within a primarily residential area. Design plans and special provisions were prepared for advertisement by the Village. Construction engineering services were provided for the installation of this lighting system.

Schoenbeck Road Lighting Project, Village of Mount Prospect.

Resident Engineer for the construction of 2,000' of new collector roadway lighting. Design plans and special provisions were prepared for advertisement by the Village. Construction engineering services were provided for the installation of this lighting system.

North Avenue Lighting Improvements, Village of Melrose Park.

Project Manager for construction engineering for 10,000' of roadway and mixed use path lighting, along North Ave between Indiana Boundary Road and 1st Avenue. North Ave is a major east-west thoroughfare with three lanes in each direction with a curbed center median and turn lanes. The new lighting system replaces a median mounted system that frequently experiences knockdowns due to the proximity to traveled lanes. North Avenue is under the jurisdiction of IDOT, requiring IDOT District 1 review and approval. Construction of this project was partially funded with a DCEO grant.

2024 Residential Lighting Improvements, Village of Wheeling

Resident Engineer for the replacement of existing lighting along 9,700' of residential streets, including Honeysuckle Drive, Pear Tree Lane, Ridgefield Lane, Shady Tree Lane, Tanglewood Drive, Weeping Willow Drive, and Willowbrook Drive. Ciorba prepared design plans and special provisions for advertisement by the Village. The design incorporated the Village's existing excess luminaire into the design, reducing the project cost.

Arterial Street Lighting Installation, Village of Schaumburg.

Assistant Resident Engineer for the installation of new roadway and retrofit of existing street lighting along 24,000 feet of Irving Park Road, Wise Road, Golf Road, Algonquin Road, and Meacham Road. The work included the installation of new foundations, poles, luminaries, cables, controllers, and services. Other services included observing the contractor's lighting system testing and documenting quantities. All project documentation was completed in accordance with IDOT requirements since federal STP funds were used for construction.

Clavey Road from US Route 41 to Green Bay Road, City of Highland Park.

Resident Engineer for the reconstruction of Clavey Road from US 41 to Green Bay Road. The pavement of this two lane urban collector street was reconstructed as well as the bridge over the Skokie River. The project was phased into two contracts. The roadway was shifted to the north to construct a new multi-use path within the south side parkway. The new bridge replaced the separate roadway and pedestrian bridges. The improvement included water main, storm sewer, traffic signals, bridge lighting, and landscaping. All construction engineering services were completed in accordance with IDOT and FHWA requirements.

YEARS OF EXPERIENCE

13 Total / 7 Ciorba

EDUCATION

Bachelor of Science in Civil Engineering
Marquette University

PROFESSIONAL REGISTRATION

Professional Engineer IL #062068548
Professional Engineer IN #PE11700535

CERTIFICATIONS

Illinois Department of Transportation - **CMMS**
American Concrete Institute - **Concrete Field Testing Technician - Grade I**

Occupational Safety and Health
Administration - **Construction Safety & Health**

Lake County Stormwater Management
Commission - **Designated Erosion Control Inspector**

Illinois Department of Transportation -
Documentation of Contract Quantities
Illinois Tollway - **E-Builder, FieldSys and IMIRS**

Illinois Department of Transportation -
Erosion and Sediment Control Workshop Inspection Module

Illinois Department of Transportation -
Erosion and Sediment Control Workshop: Fundamental Module

Illinois Department of Transportation - **HMA Level I and II**

Illinois Department of Transportation -
Mixture Aggregate Technician

Illinois Department of Transportation -
Nuclear Density Tester

IDOT - **PCC Level I**

American Segmental Bridge Institute - **Post Tension Grouting Certification**

Railroad Education - **Roadway Worker Protection**

Illinois Department of Transportation - **Soils Field Testing**

EXPERTISE

Bridge and Structures
Construction Observation
Highways

Key Personnel



YEARS OF EXPERIENCE

4 Total / 4 Ciorba

EDUCATION

Master of Science in Architecture & Civil Engineering

Toyohashi University of Technology, Japan

Bachelor of Science in Civil Engineering

Nangarhar University, Afghanistan

CERTIFICATIONS

Illinois Department of Transportation

Documentation of Contract Quantities

American Concrete Institute

ACI Concrete Field Testing

EXPERTISE

Construction Observation

Ilyass Rashidi

Construction Inspector

ABOUT ILYASS

Ilyass Rashidi has construction experience on municipal projects that have included lighting, water main, storm sewer, detention basins, and roadway reconstruction and rehabilitation.

REPRESENTATIVE PROJECT EXPERIENCE

Burning Bush Lane, Village of Mount Prospect

Construction Inspector for the design and construction of 2,600' of new collector roadway lighting within a primarily residential area. Design plans and special provisions were prepared for advertisement by the Village. Construction engineering services were provided for the installation of this lighting system.

2024 Residential Lighting Improvements, Village of Wheeling

Construction Inspector for the replacement of existing lighting along 9,700' of residential streets, including Honeysuckle Drive, Pear Tree Lane, Ridgefield Lane, Shady Tree Lane, Tanglewood Drive, Weeping Willow Drive, and Willowbrook Drive. Ciorba prepared design plans and special provisions for advertisement by the Village. The design incorporated the Village's existing excess luminaire into the design, reducing the project cost.

North Avenue Lighting Improvements, Village of Melrose Park.

Construction Inspector for construction engineering services for 10,000' of roadway and mixed use path lighting, along North Ave between Indiana Boundary Road and 1st Avenue. North Ave is a major east-west thoroughfare with three lanes in each direction with a curbed center median and turn lanes. The new lighting system replaces a median mounted system that frequently experiences knockdowns due to the proximity to traveled lanes. North Avenue is under the jurisdiction of IDOT, requiring IDOT District 1 review and approval. Construction of this project was partially funded with a DCEO grant.

Brookfield Avenue over Salt Creek, Village of Brookfield.

Construction Engineer for the replacement of a two-span Precast Prestressed Concrete deck beam structure that carries one lane in each direction and sidewalk. Construction included a single span PPC I-Beam bridge on tall abutments founded on driven piles and aesthetic features, reconstruction of 300 feet of approach roadway, lighting, and relocation of utilities including a water main and storm sewer, reconstruction of 300' of approach roadway, and lighting. The bridge is in an urban setting in downtown Brookfield and was constructed with full closure and detour. STP-BR funds were used for construction, so all work was completed in accordance with IDOT-BLR&S and FHWA requirements.

Clavey Road from US Route 41 to Green Bay Road, City of Highland Park.

Construction Engineer for the reconstruction of Clavey Road from US 41 to Green Bay Road. The pavement of this two lane urban collector street was reconstructed as well as the bridge over the Skokie River. The project was phased into two contracts. The roadway alignment was shifted to the north to construct a new multi-use path within the south side parkway. The new bridge replaced the separate roadway and pedestrian bridges. The improvement included water main, storm sewer, traffic signals, bridge lighting, and landscaping. All construction engineering services were completed in accordance with IDOT and FHWA requirements.

2021 Water Main Replacement Program, Village of Wheeling.

Construction Engineer for the 2021 Water Main Replacement Program which included street reconstruction and rehabilitation. The project included almost 6,000 of new 6", 8" and 10" diameter PVC water main, 40 valve and valve vaults, live pressure connections, water service replacements, and water main quality storm sewer replacements at watermain crossings. The affected streets were either reconstructed with full depth hot-mix asphalt or rehabilitated by patching and resurfacing the pavement. Other work included the reconstruction of over 14,000 sf of sidewalk and ADA ramps, pavement marking, and landscape restoration.

Key Personnel



Duane O'Laughlin, PE

Project Principal/Quality Manager

ABOUT DUANE

Duane is Ciorba's Chief Operating Officer who oversees all engineering services performed by the company. He has been a Project Manager on preliminary and design projects and a Resident Engineer on construction projects. These projects have included the reconstruction or rehabilitation of expressways, arterial streets, county highways and local streets as well as the installation of new drainage systems, water mains, traffic signals, and lighting. Duane has experience in public involvement for all three phases of an improvement. He has is experienced working with federal agencies, the Illinois Department of Transportation, Illinois Tollway, counties, municipalities, and private clients.

REPRESENTATIVE PROJECT EXPERIENCE

Burning Bush Lane, Village of Mount Prospect

Project Principal for the design and construction of 2,600' of new collector roadway lighting within a primarily residential area. Design plans and special provisions were prepared for advertisement by the Village. Construction engineering services were provided for the installation of this lighting system.

Schoenbeck Road Lighting Project, Village of Mount Prospect.

Project Principal for the design of 2,000' of new collector roadway lighting. Design plans and special provisions were prepared for advertisement by the Village. Construction engineering services were provided for the installation of this lighting system.

Seminole Lane Lighting Improvements, Village of Mount Prospect

Project Principal for the installation of 4,400' of new collector roadway lighting along Seminole Lane. Ciorba prepared design plans and special provisions for advertisement by the Village. Ciorba also performed construction engineering services for the installation of this lighting system.

2024 Residential Lighting Improvements, Village of Wheeling

Project Principal for the replacement of existing lighting along 9,700' of residential streets, including Honeysuckle Drive, Pear Tree Lane, Ridgefield Lane, Shady Tree Lane, Tanglewood Drive, Weeping Willow Drive, and Willowbrook Drive. Ciorba prepared design plans and special provisions for advertisement by the Village. The design incorporated the Village's existing excess luminaire into the design, reducing the project cost.

Lake Street Reconstruction, Chicago Department of Transportation.

Project Manager supervising the update to the Project Development Report and the preparation of plans, specifications, and cost estimates for the reconstruction of 1.1 miles of Lake Street. Project limits are from Ashland Ave to I-90/94 (Kennedy Expressway). The CTA Green Line elevated tracks run along the entire length of project. The project will lower the street profile to increase clearance for the CTA overhead structure. Improvements also include the installation of new street lighting, traffic signal modernizations, drainage system improvements and the removal of hazardous materials. Landscape and streetscape enhancements will improve the corridor aesthetics. Ciorba coordinated with adjacent property owners for the removal or replacement of existing vaulted sidewalks. Federal STP funds will be used for construction so all plan documents to be prepared in accordance with IDOT requirements.

80th Avenue Reconstruction, Will County Division of Transportation.

Project Manager overseeing final design engineering for the reconstruction of 80th Avenue from 191st Street to 183rd Street. The road was widened from a two lane rural section to a four lane urban section. Improvements include new turn lanes to the intersections with 189th Street, 186th Street, 185th Street, and 183rd Street. The existing two lane bridge carrying 80th Avenue over I-80 was replaced with a new four lane structure. New structures were also designed for the 80th Avenue crossings over Union Ditch and a Union Ditch tributary. Other improvements included designing traffic signals, street lighting, water main, storm sewer system, a multi-use path, and landscaping along the corridor. Duane conducted public involvement activities to present project challenges and alternate solutions to stakeholders for their review and input. STP funding was used for construction.

YEARS EXPERIENCE

39 Total / 13 Ciorba

EDUCATION

Master of Science in Civil Engineering
University of Florida

Bachelor of Science in Civil Engineering
United States Military Academy

PROFESSIONAL REGISTRATION

Professional Engineer

Illinois #062-252501

Iowa #17617

Virginia #0408-027414

Indiana #PE11400608

Michigan #6201061255

EXPERTISE

Construction Observation

Highways

Municipal Streets

Parking Lots

Studies and Reports

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

Active Transportation Alliance

American Public Works Association

Illinois Road and Transportation Builders Association

Similar Project Experience

Burning Bush Lane



PROJECT DESCRIPTION

Ciorba Group prepared the design plans, specifications, and cost estimates for new street lighting along the east side of Burning Bush Lane, a collector roadway within a predominantly residential area. Pole locations were carefully selected to avoid existing utilities, driveways, and mature trees. A pole was placed at each intersection to provide illumination at these potential conflict points between vehicles and pedestrians. The proposed lighting system included a centralized controller with a remote photocell mounted on an adjacent light pole.

Ciorba performed construction observation services for this project. Ciorba led the preconstruction meeting, coordinated with the contractor prior to the start of construction, and reviewed material submittals. Once utilities were marked, a project walkthrough was performed to confirm the location and offsets for all poles. Ciorba performed construction observation for all underground activities such as installation of helix foundations, directional boring for unit duct, and excavation for the installation of handholes and controller foundation

LOCATION

Mount Prospect, IL

CLIENT

Village of Mount Prospect

CONTACT

Ms. Donna Brown
Project Engineer
847.870.5640

CONSTRUCTION COST

\$230,000

COMPLETION DATE

2025

PROJECT TEAM

Project Manager
Joseph Vondra, PE, LC
Project Engineer
Daniel Johnson, PE
Resident Engineer
Michael Kowalski, PE
Construction Inspector
Ilyass Rashidi

SCOPE OF SERVICE

- Final Design
- Construction Observation



Similar Project Experience

2024 Wheeling Residential Lighting



PROJECT DESCRIPTION

Ciorba Group prepared the design plans, specifications, and cost estimates for replacement street lighting along Honeysuckle Drive, Pear Tree Lane, Ridgefield Lane, Shady Tree Lane, Tanglewood Drive, Weeping Willow Drive, and Willowbrook Drive. Existing concrete poles were removed due to their condition. An existing lighting controller was removed from an easement within residents’ backyards and replaced with a new controller located within the public right-of-way, making controller access much more convenient for Village staff. Pole locations were carefully selected to avoid existing utilities, driveways, and mature trees. Poles were placed at each intersection, at bends in the roads, and at cul-de-sacs.

Ciorba performed construction observation services for this project. Ciorba led the preconstruction meeting, coordinated with the contractor prior to the start of construction, and reviewed material submittals. Once utilities were marked, a project walkthrough was performed to confirm the location and offsets for all poles. Ciorba performed construction observation for all underground activities such as installation of helix foundations, directional boring for unit duct, and excavation for the installation of handholes and controller foundation. Installations of poles and cables were also observed, recorded, and reported. Ciorba prepared contractor pay estimates, project closeout, and record drawings.

LOCATION
Wheeling, IL

CLIENT
Village of Wheeling

CONTACT
Mr. Daniel Kaup
Director of Public Works
847.279.6901

CONSTRUCTION COST
\$450,000

COMPLETION DATE
2024

PROJECT TEAM
Project Manager
Joseph Vondra, PE, LC
Project Engineer
Daniel Johnson, PE
Resident Engineer
Michael Kowalski, PE
Construction Inspector
Ilyass Rashidi

SCOPE OF SERVICE
▸ Final Design
▸ Construction Observation



Similar Project Experience

Schoenbeck Road Improvements



PROJECT DESCRIPTION

Ciorba Group prepared the design plans, specifications, and cost estimates for new street lighting along Schoenbeck Road, a collector roadway. Poles were installed on the east side of Schoenbeck Road to avoid existing aerial utilities. The proposed pole spacing illuminated the road as well as a future pedestrian path to be installed along the west side of Schoenbeck Road. The proposed lighting system included a centralized controller with a remote photocell mounted on an adjacent light pole.

Ciorba performed construction observation services for this project. Ciorba led the preconstruction meeting, coordinated with the contractor prior to the start of construction, and

reviewed material submittals. Once utilities were marked, a project walkthrough was performed to confirm the location and offsets for all poles. Ciorba performed full-time construction observation for all underground activities such as installation of helix foundations, directional boring for unit duct, and excavation for the installation of handholes and controller foundation. Part-time inspection was provided for the installation of poles, electric cable, poles, and luminaires.

LOCATION

Mount Prospect, IL

CLIENT

Village of Mount Prospect

CONTACT

Mr. Matt Lawrie, PE
Village Engineer
847.870.5640

CONSTRUCTION COST

\$143,000

COMPLETION DATE

2024

PROJECT TEAM

Project Manager
Joseph Vondra, PE, LC
Project Engineer
Daniel Johnson, PE

SCOPE OF SERVICE

- Final Design
- Construction Observation



Similar Project Experience

Seminole Lane Lighting Improvements



PROJECT DESCRIPTION

Ciorba Group prepared the design plans, specifications and cost estimates for new street lighting along Seminole Lane, a collector roadway. A one-sided layout was adopted to avoid conflicts with existing overhead ComEd distribution lines. Poles were installed on the north side of Seminole, resulting in some of the poles being installed within the Village of Prospect Heights. Poles were provided at each intersection and supplemented with additional poles to ensure gaps between poles did not need exceed the Village's spacing policy. The proposed lighting system included a centralized controller with a remote photocell mounted on an adjacent light pole.

Ciorba performed construction observation services for this project. Ciorba led the preconstruction meeting and coordinated with contractor prior to the start of construction. Once utilities were marked, a project walkthrough was performed to confirm the location and offsets for all poles. Pole mast arm length was varied to maintain a consistent luminaire overhang over the edge of pavement. Ciorba performed full-time construction observation for all underground activities such as installation of helix foundations, directional boring for unit duct, and excavation for the installation of handholes and controller foundation. Part-time inspection was provided for the installation of poles, electric cable, poles, and luminaires.

LOCATION

Mount Prospect, IL

CLIENT

Village of Mount Prospect

CONTACT

Mr. Matt Lawrie, PE
Village Engineer
847.870.5640

CONSTRUCTION COST

\$264,000

COMPLETION DATE

2023

PROJECT TEAM

Project Manager
Joseph Vondra, PE, LC
Project Engineer
Daniel Johnson, PE

SCOPE OF SERVICE

- Final Design
- Construction Observation



Similar Project Experience

Residential Street Lighting Review



PROJECT DESCRIPTION

Ciorba completed a review of the Village of Mount Prospect's existing residential street lighting system and identified potential implementation strategies for use by the Village Board for planning purposes. As the Village develops their strategy, Ciorba will continue to assist in the development of a formal residential lighting program that encompasses all aspects of the lighting system including equipment, layout, funding and prioritization.

This review resulted in the preparation of a summary document to educate the Village Board about the Village's existing residential street lighting practices, the practices of neighboring communities, lighting equipment, and expected costs. A summary of Illuminating Engineering Society (IES) and International Dark-Sky Association recommendations were also provided.

Several surrounding communities were surveyed to determine the extent of lighting provided, purpose of lighting, the

type of equipment used, energy charges, and installation procedures. Maintenance procedures were also evaluated. All information was summarized within the report.

Using the Village's GIS information, Ciorba identified residential areas along local and collector streets for the installation of new roadway lighting. Eight alternate residential lighting schemes ranging from fully meeting IES requirements to removal of the existing residential lighting were considered. For each alternate, standard and decorative equipment was evaluated. Cost estimates were prepared for each evaluation.

Recommended future action items were identified to help guide the discussion of the residential lighting program. These actions items give the Village an outline of the steps required to develop a timeline and comprehensive plan that can be used to implement a residential lighting program.

LOCATION

Mount Prospect, IL

CLIENT

Village of Mount Prospect

CONTACT

Mr. Sean Dorsey, PE
Director of Public Works
847.870.5640

CONSTRUCTION COST

N/A

COMPLETION DATE

2017

PROJECT TEAM

Project Manager
Joseph Vondra, PE, LC
Senior Lighting Engineer
Daniel Johnson, PE

SCOPE OF SERVICE

► Technical Advisor

Similar Project Experience

80th Avenue Widening & Reconstruction



PROJECT DESCRIPTION

Ciorba Group provided design engineering services for the widening and reconstruction of 80th Avenue from 191st Street to 183rd Street, within the Villages of Tinley Park and Mokena. The construction will be partially paid for using STP funds so the plans, specifications and cost estimates were reviewed and approved by IDOT BLR&S. The road will be widened from a two lane rural section to a four lane urban section with auxiliary turn lanes added at cross streets. Improvements will be made to the intersections with 183rd Street, 185th Street, 186th Street, 189th Street and 191st Street. The existing two lane bridge carrying 80th Avenue over I-80 will be replaced with a new four lane structure. Other new structures include a new 8'x 8' box culvert, extending an existing cross-road culvert and a timber pile supported embankment. A 400 foot. noise wall will be constructed along 183rd Street.

Other improvements included a shared use path along the east side of the roadway, a new enclosed drainage system, replacement of Tinley Park's 24" transmission water main, new roadway lighting, and traffic signals at 183rd, 185th, and 191st Streets.

Stormwater detention and compensatory storage was provided to meet the Will County stormwater ordinance and IDNR requirements.

Environmental concerns include minimizing impacts to wetlands along the roadway, and identifying and quantifying for removal areas of special waste materials. Extensive right of way and easement acquisition was required to construct the improvements.

Aesthetic treatments on the bridge over I-80 included form liner with colored concrete to resemble a limestone facade, decorative lighting, decorative railing, and the street name and Village of Tinley Park logo embossed in the concrete parapet. The 183rd and 185th Street intersection improvements included colored and stamped concrete and asphalt crosswalks and landscaping.

Construction began in the fall of 2022.

LOCATION

Will County, IL

CLIENT

Will County Division of Transportation

CONTACT

Mr. Eric Wesel
Phase II Project Manager
815.774.6339

CONSTRUCTION COST

\$49 Million

PROJECT TEAM

Project Manager
Duane O'Laughlin, PE
Project Engineer
Eric Spina, PE
Lead Structural Engineer
Brett Sauter, PE, SE
Lead Water Resources Engineer
Tony Wolff, PE, CFM
Lead Water Main Engineer
Luke Mattson, PE
Lead Roadway Engineer
Joseph Attanaseo, PE
Lead Traffic Signal/Lighting Engineer
Joseph Vondra, PE, LC

SCOPE OF SERVICE

► Final Design



Similar Project Experience

Winnetka Streetscape Improvements



PROJECT DESCRIPTION

Ciorba Group prepared the design plans, specifications and cost estimates for streetscape improvements in the Elm Street Business District. The project was separated into five construction packages. The purpose of the project was to replace the existing, outdated landscaping features in these downtown districts with a new streetscape based upon the Village's approved Streetscape Master Plan and Implementation Strategy.

New curb and gutter, sidewalk, planters, bump outs at crosswalks, and roadway, pedestrian and festoon lighting was constructed. The plans provided extensive maintenance of vehicular and pedestrian traffic details and notes to maintain access to stores and shops at all times. Notes were also added to limit the duration that on-street parking can be temporarily restricted due to construction operations.

A new decorative street lighting system was designed to maintain the downtown's quaint feeling. An extensive receptacle system was

designed for festivals and holiday lighting installations. Ciorba worked closely with the Village to locate lighting controllers in discrete locations, out of sight of visitors.

Infrastructure for the installation of four charging stations within a public parking lot off of Lincoln Avenue was also provided including the electric service, control cabinet, handholes, and conduit necessary to support the charging station installations. The Village's Department of Water & Electric later installed the charging stations and electric cable. The improvement also included 205 feet of new 6" water service and 110 feet of new 10" water main requiring IEPA approval.

The design of this project was completed on an accelerated schedule to meet the Village's anticipated construction schedule.

LOCATION

Winnetka, IL

CLIENT

Village of Winnetka

CONTACT

Mr. James Bernahl, PE
Director of Engineering
847.716.3261

CONSTRUCTION COST

\$8.1 Million

COMPLETION DATE

2019-2022

PROJECT TEAM

Project Manager
Duane O'Laughlin
Project Engineer:
Eric Spina, PE
Lighting Engineer:
Joseph Vondra, PE, LC

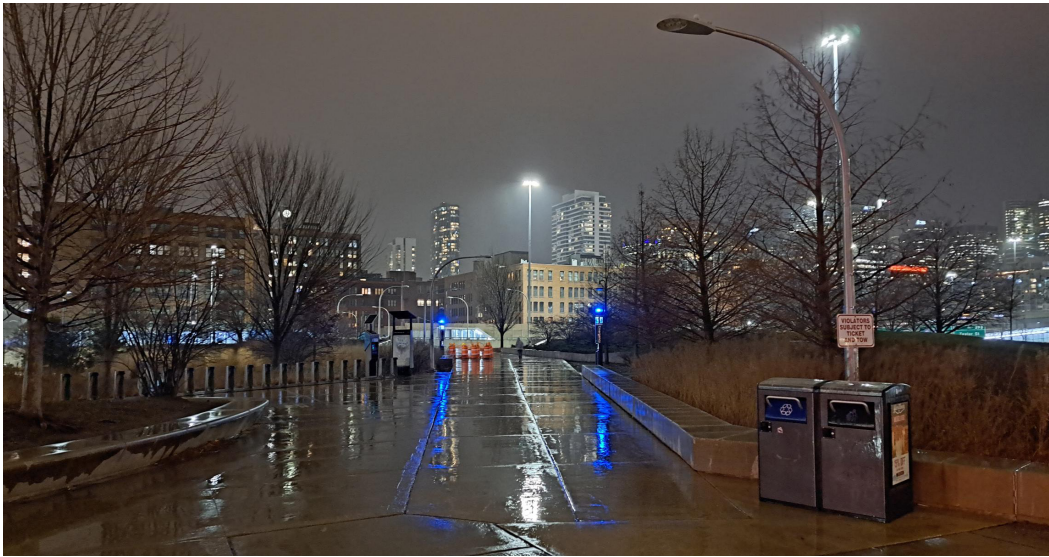
SCOPE OF SERVICE

► Final Design



Similar Project Experience

Citywide Traffic Signal and Roadway Lighting Design



PROJECT DESCRIPTION

Since 2001, Ciorba Group has served as the Chicago Department of Transportation's (CDOT) Technical Advisor for the maintenance of the City's traffic signal and lighting standards and specifications. During this time, we have also served as the consultant for the design of the City's ongoing annual local street lighting program. Ciorba has designed street and alley lighting, that was installed to improve nighttime visibility and safety. Ciorba also designs traffic signal improvements on an as-needed basis, reviews design prepared by other consultants and reviews electrical catalog cuts for all CDOT construction contracts.

Traffic signal design services provided to the City include the preparation of design plans for traffic signal improvements to address maintenance concerns, improve traffic flow and relocate equipment in conflict with public and private developments. Plan reviews are performed for projects designed by other consultants to ensure compliance with CDOT requirements. During construction, Ciorba reviews all catalog cuts for all CDOT projects.

Our scope of services includes the design of arterial and residential street, viaduct, and alley lighting throughout the City's 50 wards. Services include plan and specification preparation, performing surveys to identify trees and other structures that may block illumination, circuitry verification, photometric analysis, calculating voltage drop, utility coordination, permit attainment, and

construction coordination. Ciorba reviews the design plans and specifications prepared by other CDOT consultants for various public street and viaduct lighting improvements and private developments for conformance with the City standards. Ciorba continually updates the City-wide lighting grid plan, adding all new lighting installations to the database.

Through our close ties with the Illuminating Engineering Society (IES) and the International Commission on Illumination (CIE), Ciorba provides CDOT with the latest lighting advancements and policies. We research new technologies and evaluate respective material tests, manage CDOT's pilot test studies and update the City's Lighting Standards and Technical Specifications. In 2007, Ciorba Group assisted CDOT in exploring the replacement of the City's existing high pressure sodium lighting with more energy efficient fixtures. After an extensive study based on CDOT and IESNA standards, ceramic metal halide fixtures were selected for use. In 2012, we researched the new advancements in LED light fixtures to determine their suitability for providing adequate illumination on residential and arterial streets. Ciorba Group oversaw the evaluation process for the LED lighting technology.

We assisted in the development of specifications for the replacement of the remaining 300,000 High Intensity Discharge luminaires in the City with LED light fixtures for the Chicago Infrastructure Trust.

LOCATION

Chicago, IL

CLIENT

Chicago Department of Transportation

CONTACT

Mr. Daniel Burke, PE, SE
Deputy Commissioner
312.744.3520

CONSTRUCTION COST

Varies Annually

COMPLETION DATE

Ongoing

PROJECT TEAM

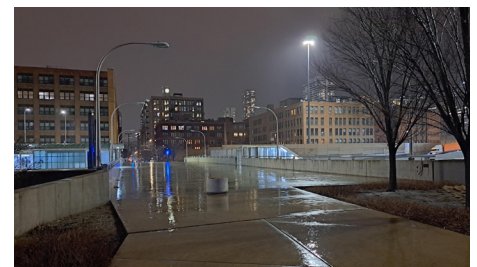
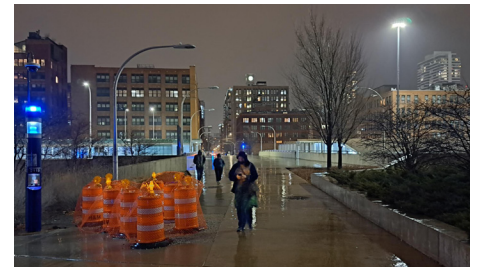
Project Manager
Joseph Vondra, PE, LC
Project Engineer
Otto Letamendi
Senior Electrical Engineer
Daniel Johnson, PE

SCOPE OF SERVICE

- ▶ Preliminary Engineering
- ▶ Final Design
- ▶ Technical Advisor

AWARDS

2014 Engineering Excellence Special Achievement Award from the American Council of Engineering Companies of Illinois.



Project Plan

PROJECT UNDERSTANDING & OBJECTIVE

The Village of Mount Prospect is seeking a qualified engineering firm to prepare design plans and specifications for the installation of new street lighting along Burning Bush Lane between Kensington Road and Euclid Avenue. Land use along Burning Bush Lane is primarily single family residential but includes Park View Montessori School near the southern project limit. Based on a preliminary review of the site, it appears that installation of new poles on either side of the street could work. The final locations will be determined by proximity of existing utilities and trees. The new lighting will provide safer conditions for motorists and pedestrians. This design will be completed in accordance with the Village's Street Lighting Program Guidelines and current Village standards. The Construction Engineering team will ensure the design is built per the plans and the contractor follows the requirements of the contract to deliver a successful project.

PROJECT APPROACH

Ciorba Group's (Ciorba) Project Team will build upon experience gained from the Village's recent Burning Bush Lane, Schoenbeck Road, and Seminole Lane projects. Experience gained from the many successful past lighting projects completed for the Village, state agencies and Chicago area communities will be applied to this project. In addition to the design of the street lighting installed along Central Road, Algonquin Road, Busse Road, Dempster Street, and Main Street within the Village of Mount Prospect, Ciorba has completed several lighting studies for the Village. Our experience also includes the design of street lighting projects for Hoffman Estates, Hanover Park, Streamwood, Tinley Park, Wheeling, Winnetka, Illinois Department of Transportation (IDOT) and the Illinois Tollway.

Ciorba will verify and implement the Village's desired not-to-exceed 300-foot pole spacing as allowed by site conditions such as the location of existing utilities and trees. Pole locations will be selected to highlight intersections with cross streets and the horizontal curves in Burning Bush Lane near Kensington Road, Apache Lane, Cholo Lane, and Ivy Lane. The crossing of McDonald Creek will be carefully considered to minimize cost and disturbance to the fences and landscaping adjacent to this structure. Plans, specifications, and estimates will be prepared in accordance with Village, Illuminating Engineering Society (IES), and IDOT recommendations for approval by the Village. Proposed light poles will be located outside of Cook County and IDOT right-of-way to avoid the need for permits.

Experience. Our Project Team previously worked together on the Village's Burning Bush Lane, Schoenbeck Road and Seminole Lane lighting projects and are familiar with Village preferences and requirements. In addition, we will incorporate feedback from our construction team to improve the quality of the plans.

Teamwork. Ciorba's philosophy when working for a government agency is that we serve as an extension of that agency so we will safeguard the interests of the Village. Our Project Team will provide the services and dedication the Village would expect from their own staff to successfully complete the project.

Communication. Ciorba understands that effective communication yields successful projects. Ciorba's Project Manager will keep in close communication with the Village. Our Project Manager will be available to meet with the Village at any time.

Proactive Leadership. Ciorba's team provides proven proactive leadership and has the experience to anticipate issues, solve problems and recommend value engineering solutions.

Attention to Detail. An important aspect of any project is attention to detail. For this project, it will be especially true in the location of proposed light poles to avoid conflicts with existing trees and utilities located within the parkway.

SCOPE OF SERVICES

After Notice to Proceed is received, the Project Team will complete the following work tasks:

Kickoff Meeting and Coordination

Ciorba will attend an in-person kickoff meeting with Village staff to discuss the project requirements and objectives of the Village. Ciorba will identify information needed from the Village such utility atlases. The project schedule will be reviewed so that Village and Ciorba expectations remain on the same page.

Project Plan

Ciorba will remain in close contact with the Engineering staff to keep the Village up to date on the status of the project as well as to discuss any issues that may arise. Ciorba staff is always available to meet with the Village to discuss issues or review submittals and comments.

Field Review/Base Sheet Preparation

Ciorba will prepare CAD base files for this project using a combination of aerial photos, GIS information, and data collected during a walking survey in lieu of full topographic survey. Hardscape items such as pavement, curb lines, sidewalks and driveways will be identified from aerial photos. Trees, vegetation, utilities and other features will be located by means of a walking survey to mitigate potential conflicts with the proposed lighting system. Aerial photos will be obtained from the United States Geological Survey (USGS) website. Utility information will be obtained by contacting the Joint Utility Location Information for Excavators (JULIE). Village atlases will be obtained in GIS format and imported directly into CAD. Ciorba will draft all private utility information received.

Utility Coordination

Ciorba will coordinate with ComEd to confirm the preferred service location(s) for the new lighting system. Ciorba will meet in the field with ComEd as necessary to complete this coordination. Requirements for the removal of existing ComEd lights will be identified and noted in the Contract Documents.

Upon receipt of the initial round of comments from the Village on the preliminary plan submittal, updated plans will be submitted to all utilities located within the project limits for review and comment and to identify any potential conflicts.

Prepare Plans, Specifications, Cost Estimates, and Bid Documents

Poles and luminaires will be selected to match recent lighting installations completed by the Village. Voltage drop calculations will be performed to verify the proper sizing of cabling between the light poles.

A full set of plans suitable for bidding will be prepared, including Cover Sheet, General Notes & Summary of Quantities, Detail Sheets, Proposed Lighting Plans, and Single Line Diagram. Applicable IDOT highway standards will also be included in the bid documents. Upon completion of the preliminary design, a plan-in-hand field review will be performed with the Village to confirm the proposed equipment locations. This review will include checks for potential utility conflicts and interference with parkway trees. Village comments and field review notes will be incorporated into final plans.

Specifications will be tailored to the Village's requirements. Luminaire properties such as photometric distribution, color temperature and warranty requirements will be clearly defined to ensure the Village receives the product it desires.

Quantities and cost estimates will be prepared for each submittal, preliminary and final. General Conditions, Bid Advertisement, Instructions to Bidders, Price Schedule, Agreement, Bid Bond, and Contract Bond will also be a part of the final bid documents. These documents will be prepared in accordance with Village requirements.

Quality Control / Quality Assurance

Project review by the Quality Manager will be conducted in accordance with our QC/QA procedures.

Bidding Assistance

Ciorba will assist the Village during the bidding phase of this project. Ciorba will notify potential bidders, prepare addendums, answer bidder questions, evaluate references, and prepare a letter of recommendation to award the project to the lowest responsible bidder.

Construction Engineering

Preconstruction Conference - Typical topics that may be discussed at this meeting will include the progress schedule, the location of on-site equipment and material storage sites, utility stakeout, permits, and material inspection information. Catalog cuts and shop drawings may be distributed at the meeting by the contractor for review by Ciorba. A list of suppliers and subcontractors will be furnished by the contractor for approval. Mike Kowalski will serve as Resident Engineer for this project, applying the familiarity of this project gained during design and his experience from previous lighting and electrical projects designed and constructed for the Village. Mike will oversee preparation and distribution of meeting minutes for this, and all future meetings held during construction. In addition to the preconstruction conference, Mike will chair bi-weekly

Project Plan

progress meetings with the contractor, subcontractors, and the Village to discuss past and future activities, issues, and coordination requirements. The Village and impacted utility companies, and the contractor will be invited to attend.

Catalog Cut Reviews - Ciorba's design staff will review the contractor supplied show drawings and catalog cuts for conformance to the contract documents. Upon completion of Ciorba's review, comments will be forwarded to the Village for concurrence. Lighting often involves long lead items for delivery such as the poles. Timely reviews and approval of submittals are essential so the contractor can order equipment and materials as soon as possible to avoid delays.

Construction Engineering and Documentation - Construction will be monitored for conformance with the contract documents and Village requirements. Construction layout of the proposed poles will be completed during a site walk with the Village, Ciorba, and the winning bidder. If there are any unforeseen conditions or issues that develop, Ciorba's design engineers will be available to provide options to the Village to mitigate costly delays. Ciorba will make recommendations to the Village concerning any potential plan revisions and document any changes accordingly.

Full-time construction engineering services will be provided for underground operations such as the installation of foundations and duct. Part time inspection will be provided for above ground work such as pole and cable installation. Ilyass Rashidi will serve as our Construction Inspector for this project and will be on-site each day to observe all construction activities including traffic control, foundation installation, directional boring, pole installation, site cleanup, and restoration. Joe will periodically visit the project site to monitor progress, address unforeseen issues and assist Ilyass as needed.

Measurements and calculations will be made daily and Inspector Daily Reports will be recorded on a regular basis. Monthly pay estimates will be submitted to the Village for review and approval before final processing. Ilyass will maintain a Daily Diary describing the work accomplished each day. Weekly progress and quantity reports will be prepared and provided to the Village and the contractor. All project documentation will follow IDOT and Village Standards.

Project Close-out - Ciorba will maintain a punch list of construction items that require correction before final acceptance of the project and provide it to the contractor. The site will be inspected for completion of punch list items and the contractor will be notified of any incomplete items. After the punch list is completed, a walk through will be conducted by Mike and Ilyass with the Village and the contractor. Any concerns identified at the walk through will be resolved prior to acceptance of the improvement. The closeout process continues with the preparation of final documentation papers for project acceptance by the Village. This includes all material certifications and testing results, final quantity measurements, balancing change orders and final pay estimates. Upon final acceptance of the project, the job box will be turned over to the Village.

Construction Record Drawings - Ciorba will update the project CAD files with any changes made to the location or routing of equipment during construction. These changes will be field measured and documented for inclusion in the final construction record drawings. The two sets of final construction record drawings of a size specified by the Village will be provided and one CD with all updated CAD files.

Ciorba Group strongly believes that the successful completion of our services for the Burning Bush Lane Street Lighting project will be the result of a partnership with the Village in which we share the goal of meeting the scope, schedule, and budget of the project. Our Project Team has the skills, qualifications, and experience to provide the Village with efficient engineering services.

Project Plan

STAFF HOUR ESTIMATE

Activity	# of Sheets	Principal/ Quality Manager	Project Manager	Project Engineer	Resident Engineer	Engineer II	Total
<u>Kickoff Meeting and Coordination</u>		<u>0</u>	<u>4</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>6</u>
Kickoff Meeting			2	2			4
Coordination with Village			2				2
<u>Survey/Field Review</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>35</u>	<u>35</u>
<u>Obtain Utility Data & Aerial Photos</u>							
Obtain Utility Atlases						4	4
Obtain Aerials						1	1
Walking Survey						8	8
<u>Process Survey Information</u>							
Draft Existing Conditions from Aerials						6	6
Import Village provided GIS information						2	2
Add Utilities to Existing Conditions						10	10
Draft Walking Survey						4	4
<u>Utility Coordination</u>		<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>4</u>	<u>7</u>
Electric Service Coordination				3			3
Utility Submittals						4	4
<u>Prepare Bid Documents</u>		<u>0</u>	<u>4</u>	<u>25</u>	<u>0</u>	<u>41</u>	<u>70</u>
<u>Analysis/Design</u>							
Voltage Drop Calculations				1			1
<u>Plans (2 submittals)</u>							
Cover Sheet	1					2	2
General Notes, Index of Sheets, Legend, SOQ	1			1		4	5
Lighting Plan	4		2	16		24	42
One Line Diagram	1			1		5	6
Details	5			1		2	3
<u>Specifications and Estimates</u>							
Quantities/Estimate of Cost			1	2		4	7
Special Provisions			1	3			4
<u>Quality Control / Quality Assurance</u>		<u>2</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>
QC/QA Review		2	4				6
<u>Bidding Assistance</u>		<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>4</u>
<u>Bidding Assistance</u>							
Respond to Bid Questions				2			2
Review Bid Tabs/Letter of Recommendation				2			2

Project Plan

Activity	# of Sheets	Principal/ Quality Manager	Project Manager	Project Engineer	Resident Engineer	Engineer II	Total
Construction Engineering		<u>0</u>	<u>2</u>	<u>12</u>	<u>4</u>	<u>228</u>	<u>246</u>
<u>Construction Startup</u>							
Review Plans, Specifications & Contract Documents						4	4
Set Up Project Documentation						8	8
Pre-Construction Conference Preparation					2	2	4
Pre-Construction Conference Attendance			2		2	2	6
Pre-Construction Conference Meeting Minutes						2	2
<u>Construction Observation / Documentation</u>							
Resident Engineer (4 weeks x 1 days/week x 4 hrs/day)						16	16
Construction Engineer(s) Full Time Underground Work (3 weeks x 5 days/week x 8 hrs/day) Part Time Above Ground Work: (2 Weeks 5days/week x 4 hrs/day)						160	160
<u>Construction Close-out</u>							
Develop Punch List Items						4	4
Coordinate Punch List Completion						4	4
Inspect Punch List Items						8	8
Final Walk Through with Client						2	2
Pre-final and Final Pay Estimates						8	8
Plan Sheets - As Built						8	8
<u>Construction Assistance</u>							
RFIs				4			4
Submittal Reviews				8			8
Project Management & Administration		<u>0</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>
Project Management			6				6
Totals:		2	20	46	4	308	380

Project Plan

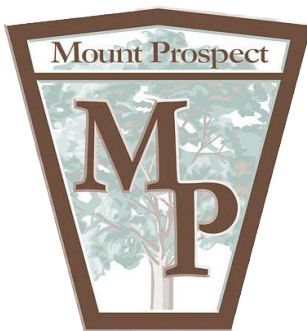
PROJECT SCHEDULE

Task	Deadline
Kickoff Meeting	May 29, 2025
Complete Survey	June 13, 2025
Preliminary Submittal	July 14, 2025
Final Submittal	August 15, 2025
Bid Advertisement	August 25, 2025
Bid Opening	September 16, 2025
Begin Construction	October 15, 2025
Substantial Completion	December 2025
Final Construction	April 2026
Record Drawings	May 2026

Cost Proposal for

BURNING BUSH LANE LIGHTING PROJECT

Design Engineering and
Construction Inspection
Services



CiorbaGroup
CONSULTING ENGINEERS

Cost Summary

Cost Estimate of
Consultant Services
(Direct Labor Multiple)

Firm Ciorba Group, Inc Date 04/17/25

ITEM	MANHOURS	PAYROLL	(3+R) TIMES PAYROLL	DIRECT COSTS	SERVICES BY OTHERS	DBE TOTAL	TOTAL	% OF GRAND TOTAL
	(A)	(B)	(C)	(D)	(E)	(C+D+E)	(C+D+E)	
Kickoff Meeting and Coordination	6	\$ 460.71	\$ 1,382.12	\$ -		\$ -	\$ 1,382.12	3%
Survey/Field Review	35	\$ 1,498.65	\$ 4,495.95	\$ 28.00		\$ -	\$ 4,523.95	8%
Utility Coordination	7	\$ 351.25	\$ 1,053.74	\$ -		\$ -	\$ 1,053.74	2%
Prepare Bid Documents	70	\$ 3,596.05	\$ 10,788.16	\$ -		\$ -	\$ 10,788.16	20%
Quality Control / Quality Assurance	6	\$ 520.73	\$ 1,562.18	\$ -		\$ -	\$ 1,562.18	3%
Bidding Assistance	4	\$ 239.96	\$ 719.89	\$ -		\$ -	\$ 719.89	1%
Construction Engineering	246	\$ 10,976.89	\$ 32,930.67	\$ -		\$ -	\$ 32,930.67	60%
Project Management & Administration	6	\$ 511.09	\$ 1,533.27	\$ -		\$ -	\$ 1,533.27	3%
TOTALS	380	\$ 18,155.33	\$ 54,465.99	\$ 28.00			\$ 54,493.99	100%

Staff Hour Estimate

Activity	# of Sheets	Principal/ Quality Manager	Project Manager	Project Engineer	Resident Engineer	Engineer II	Total
<u>Kickoff Meeting and Coordination</u>		<u>0</u>	<u>4</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>6</u>
Kickoff Meeting			2	2			4
Coordination with Village			2				2
<u>Survey/Field Review</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>35</u>	<u>35</u>
<u>Obtain Utility Data & Aerial Photos</u>							
Obtain Utility Atlases						4	4
Obtain Aerials						1	1
Walking Survey						8	8
<u>Process Survey Information</u>							
Draft Existing Conditions from Aerials						6	6
Import Village provided GIS information						2	2
Add Utilities to Existing Conditions						10	10
Draft Walking Survey						4	4
<u>Utility Coordination</u>		<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>4</u>	<u>7</u>
Electric Service Coordination				3			3
Utility Submittals						4	4
<u>Prepare Bid Documents</u>		<u>0</u>	<u>4</u>	<u>25</u>	<u>0</u>	<u>41</u>	<u>70</u>
<u>Analysis/Design</u>							
Voltage Drop Calculations				1			1
<u>Plans (2 submittals)</u>							
Cover Sheet	1					2	2
General Notes, Index of Sheets, Legend, SOQ	1			1		4	5
Lighting Plan	4		2	16		24	42
One Line Diagram	1			1		5	6
Details	5			1		2	3
<u>Specifications and Estimates</u>							
Quantities/Estimate of Cost			1	2		4	7
Special Provisions			1	3			4
<u>Quality Control / Quality Assurance</u>		<u>2</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>
QC/QA Review		2	4				6
<u>Bidding Assistance</u>		<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>4</u>
<u>Bidding Assistance</u>							
Respond to Bid Questions				2			2
Review Bid Tabs/Letter of Recommendation				2			2

Staff Hour Estimate

Activity	# of Sheets	Principal/ Quality Manager	Project Manager	Project Engineer	Resident Engineer	Engineer II	Total
Construction Engineering		<u>0</u>	<u>2</u>	<u>12</u>	<u>4</u>	<u>228</u>	<u>246</u>
<u>Construction Startup</u>							
Review Plans, Specifications & Contract Documents						4	4
Set Up Project Documentation						8	8
Pre-Construction Conference Preparation					2	2	4
Pre-Construction Conference Attendance			2		2	2	6
Pre-Construction Conference Meeting Minutes						2	2
<u>Construction Observation / Documentation</u>							
Resident Engineer (4 weeks x 1 days/week x 4 hrs/day)						16	16
Construction Engineer(s) Full Time Underground Work (3 weeks x 5 days/week x 8 hrs/day) Part Time Above Ground Work: (2 Weeks 5days/week x 4 hrs/day)						160	160
<u>Construction Close-out</u>							
Develop Punch List Items						4	4
Coordinate Punch List Completion						4	4
Inspect Punch List Items						8	8
Final Walk Through with Client						2	2
Pre-final and Final Pay Estimates						8	8
Plan Sheets - As Built						8	8
<u>Construction Assistance</u>							
RFIs				4			4
Submittal Reviews				8			8
Project Management & Administration		<u>0</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>
Project Management			6				6
Totals:		2	20	46	4	308	380

Direct Cost Summary

Task	In-House Total Cost	Outside Total Costs	Combined Total Costs
Survey/Field Review	\$ 28.00	\$ -	\$ 28.00
	\$ 28.00	\$ -	\$ 28.00



Item Cover Page

Subject	Motion to approve a Request for Additional Tower Pre-construction Costs for an amount not to exceed 6,925.69.
Meeting	June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	6,925.69
Budget Source	Vehicle Replacement
Category	CONSENT AGENDA
Type	Action Item

Information

From May 20 to May 21, the Fire Department's Apparatus Committee traveled to Pierce Manufacturing in Appleton, Wisconsin, to attend the preconstruction meeting for the new Tower. The preconstruction meeting allows for final adjustments to the vehicle's specifications prior to production. The Village Board approved the 2025 Pierce Enforcer Ascendant Mid-Mount Tower purchase in November 2022 due to Pierce's 34-36 month build time. The estimated delivery was originally set for the fall of 2025. The delivery date has since been pushed to the first quarter of 2026.

Since the Apparatus Committee's original recommendation, there were several updates identified that are necessary to ensure the apparatus meets current Department needs and best serves the community. Below is a summary of key changes and their associated costs:

- Removal of Supplied Air Breathing System in Tower Basket
 1. Savings: ~\$13,000
 2. Rationale: The system has never been used on the current Tower and requires ongoing maintenance for the oxygen bottle. Regardless if the breathing air system is present or not, personnel operating in the basket are equipped with self-contained breathing apparatus (SCBA), which allows them to operate safely.
- Removal of Ladder Rung Lighting
 1. Savings: ~\$11,000
 2. Rationale: Initially budgeted at \$6,000, full implementation required an additional \$5,000. The current Tower functions without rung lighting, and the Committee

determined this feature was not essential.

- Addition of Trash Line Hose Tray and Extra Hose Compartment
 1. Cost: ~\$5,000
 2. Rationale: The addition of a small trash line will provide a quicker and more efficient option for handling minor incidents where a standard hose line is unnecessary. Examples include mulch fires, garbage fires, vehicle fires, wash-downs, and post-fire decontamination. This line will be consistent with those on our other frontline fire vehicles, ensuring uniformity and expanding the Tower's overall capability.
- Wider Hose Tray Frame Liner
 1. Cost: ~\$1,000
 2. Rationale: Original tray measured 42 inches. To align with the current Tower's layout, it was expanded by 3 inches for consistency and operational efficiency.
- Upgrade to Vogel Auto Lube System
 1. Additional Cost: ~\$8,000 (originally budgeted at \$8,500, final cost \$16,400)
 2. Rationale: In 2022, the lubrication system was unavailable due to supply chain issues, but funding was set aside in anticipation of the purchase. Unfortunately, the amount set aside does not fully cover the current cost. We believe this system is essential and worth the additional investment. This system provides consistent lubrication to important parts of the vehicle, which helps keep the steering smooth, the suspension working properly, and reduces wear and tear. As a result, it extends the life of the vehicle, cuts down on manual maintenance work, and helps keep the truck in service with less downtime.

The Department believes these adjustments will optimize the apparatus for current operational needs while maintaining fiscal responsibility. After accounting for cost savings and additions, Staff is requesting **Board approval for an additional \$6,925.69** to cover the net increase from the preconstruction changes. The original approval from the Village Board in 2022 authorized a purchase not to exceed \$1,899,000. This additional change represents an increase of less than 0.5% of the approved amount.

Discussion

Alternatives

1. Funding Request for Additional Tower Pre-construction Costs of \$6,925.69.
2. Action at discretion of board.

Staff Recommendation

Staff is requesting Board approval for an additional \$6,925.69 to cover the net increase from

the pre-construction changes. The original approval from the Village Board in 2022 authorized a purchase not to exceed \$1,899,000. This additional change represents an increase of less than 0.5% of the approved amount.

Attachments

1. change order form 6-6-25
2. Tower Graphic

Line #	Change	Option #	Description	Feature	Old Feature Text	New Feature Text	Qty	Price
1	Changed	0000070	GVW Rating	GVW rating	76000	76,640	1	\$.00
2	Added	0614549	Pump, Thru-Pump, Oshkosh TAK-4, T3 Rear Steer, Aerial				1	\$.00
3	Changed	0893756	Handrails, Side Pump Panels, Per Print, Aerial	Step, Runningboard	There is to be a step provided below the right side running board.	There is to be no step below the right side running board.	1	\$.00
4	Deleted	0734854	Collision Mitigation, Not Requested				1	\$.00
5	Added	0816634	Collision Mitigation, HAAS Alert (R2V), HA7, Dash Mt				1	\$.00
6	Changed	0816634	Collision Mitigation, HAAS Alert (R2V), HA7, Dash Mt	Subscription, HAAS R2V		the transponder and a 5 year cellular plan subscription	1	\$.00
7	Added	0746097	Nameplate, Pierce Logo, Location				1	\$.00
8	Changed	0746097	Nameplate, Pierce Logo, Location	Location, Emblem		placed at final by customer	1	\$.00
9	Changed	0543751	Light, Do Not Move Apparatus	Alarm, Do Not Move Truck	activate a pulsing alarm	activate a steady tone alarm	1	\$56.49
10	Added	0824623	Lube System, Vogel Automatic Lube System, Tandem Axle, Tak-4				1	\$16,468.92
11	Changed	0824623	Lube System, Vogel Automatic Lube System, Tandem Axle, Tak-4	Location, Vogel Lube Pump/Reservoir		in the pumphouse	1	\$.00
12	Deleted	0765390	Pump House, Side Control, 42", 100AAT, Control Zone				1	\$.00
13	Added	0765389	Pump House, Side Control, 45", 100AAT, Control Zone				1	\$.00
14	Deleted	0003245	Axle Hub Covers w/center hole, S/S, Front Axle				1	\$109.33
15	Changed	0808900	Spare Tire/Wheel, Rear, Wheel Now, Steel, 22.50" x 13.00", 445 Tires	Wheel, Spare, Finish	silver metallic 590	Black 101	1	\$.00
16	Changed	0693798	Paint, Front Wheels	Paint, Wheels	paint grey metallic #590	paint black #101	1	\$175.45
17	Changed	0806169	Paint, Rear Wheels, Tandem Axle, TAK-4 T3	Paint, Wheels	paint grey metallic #590	paint black #101	1	\$211.51
18	Changed	0733739	Paint, Axle Hubs	Paint, Axle Hub		black #101	1	\$.00
19	Changed	0792638	Aerial Platform Paint	Paint Color, Turntable	gray metallic 509	silver metallic 590	1	\$317.33
20	Changed	0792638	Aerial Platform Paint	Paint Color, Cylinders	red 90	silver metallic 590	1	\$.00
21	Changed	0792638	Aerial Platform Paint	Paint Color, Aerial Basket	silver metallic 590	red 90	1	\$.00
22	Deleted	0010197	Stripe, Gold Leaf, Side of Cab, Over Fender Only				1	\$409.54
23	Deleted	0680416	Stripe, Gold Leaf, Side of Body, Over Fender Only, Tandem Axle				1	\$665.41
24	Changed	0000854	Air Inlet, w/Disconnect Coupling	Location, Air Coupling(s)	forward in the driver side lower step well of cab	on the driver side seat riser	1	\$.00
25	Added	0522824	Mode, Downshift, Aggressive downshift to 3rd, w/engine brake, 6 speed				1	\$207.70
26	Deleted	0764563	DEF Tank, 8.0 Gallon, LS Fill, Forward of Rear Axle				1	\$292.01
27	Changed	0764563	DEF Tank, 8.0 Gallon, LS Fill, Forward of Rear Axle	Door, Material & Finish, DEF Tank	polished stainless steel		1	\$.00
28	Added	0618791	DEF Tank, 4.5 Gallon, LS Fill, Forward of Axle, Common Air Bottle Door				1	\$.00
29	Deleted	0074074	Fuel Tank, 65 Gallon, Left Side Fill, Aluminum				1	\$926.60
30	Changed	0074074	Fuel Tank, 65 Gallon, Left Side Fill, Aluminum	Finish	unfinished		1	\$.00
31	Added	0734110	Fuel Tank, 65 Gallon, Left Side Fill, Aluminum, Common Air Bottle Door				1	\$1,404.34
32	Changed	0734110	Fuel Tank, 65 Gallon, Left Side Fill, Aluminum, Common Air Bottle Door	Finish, Fuel Tank		unpainted (vendor finish)	1	\$.00
33	Deleted	0087357	Molding, Chrome on Side of Cab				1	\$.00
34	Added	0015440	No Chrome Molding, On side of cab				1	\$.00
35	Deleted	0543991	Bracket, Air Bottle, Hands-Free II, Cab Seats				3	\$2,327.83
36	Changed	0543991	Bracket, Air Bottle, Hands-Free II, Cab Seats	Qty,	03		-3	\$.00
37	Added	0830638	Bracket, Air Bottle, (1) Zico, ULLH, Load & Lock, (2) Hands-Free II, Loc Feat				1	\$1,817.26
38	Changed	0830638	Bracket, Air Bottle, (1) Zico, ULLH, Load & Lock, (2) Hands-Free II, Loc Feat	Location 1		officer seat and drivers side rear facing	1	\$.00
39	Changed	0830638	Bracket, Air Bottle, (1) Zico, ULLH, Load & Lock, (2) Hands-Free II, Loc Feat	Location		passenger side rear facing	1	\$.00
40	Deleted	0044166	Swivel Mount, Heavy Duty, Fill in Blank Feature				1	\$191.50
41	Changed	0044166	Swivel Mount, Heavy Duty, Fill in Blank Feature	Location	centered in the over head, forward head liner area per the instrument switch panel drawing		1	\$.00
42	Changed	0044166	Swivel Mount, Heavy Duty, Fill in Blank Feature	Qty,	01		-1	\$.00
43	Changed	0044166	Swivel Mount, Heavy Duty, Fill in Blank Feature	Fill in Blank	two radio heads		1	\$.00

44	Changed	0022898	Cable, Radio to Intercom Interface, Sigtronics, 2 Radios	Radio, First Two-Way Model	APX model 7500, 800 MHZ VHF remote single head	APX model 8500, 800 MHZ VHF remote single head	1	\$.00
45	Changed	0022898	Cable, Radio to Intercom Interface, Sigtronics, 2 Radios	Radio, Second Two-Way Model	Motorola XPR 5500 VHF remote single head radio	APX model 8500 VHF remote single head radio	1	\$.00
46	Changed	0022898	Cable, Radio to Intercom Interface, Sigtronics, 2 Radios	Radio, Second Two-Way Make	Motorola High Power	Motorola Mid Power	1	\$.00
47	Changed	0696443	Antenna Mount, Custom Chassis, Cable Routed to Overhead Switch Area	Location	2 VHF radio's on the lower roof, one over driver and one over officer and the 1 800 MHZ radio antenna mounted on the upper roof over the officer rear facing seat. all 3 ran to the officer seat with 5+ feet of cable left for mounting	2 VHF radio's on the lower roof, one over driver and one over officer and the 2 800 MHZ radio antenna mounted on the upper roof over the officer rear facing seat. all 3 ran to the officer seat with 5+ feet of cable left for mounting	3	\$.00
48	Changed	0696443	Antenna Mount, Custom Chassis, Cable Routed to Overhead Switch Area	Qty,	03	04	1	\$196.85
49	Changed	0890416	Pierce Command Zone, Advanced Electronics & Control System, Enforcer, WiFi CZT	Color, Antenna	white WiFi antenna	black WiFi antenna	1	\$.00
50	Deleted	0012782	Location, Charger, Front Left Side Body Compartment				1	\$.00
51	Changed	0012782	Location, Charger, Front Left Side Body Compartment	Location, Battery Chgr/Cmpr	on the left wall as high as possible		1	\$.00
52	Added	0814869	Location, Cab, Charger, Behind Driver Seat				1	\$.00
53	Deleted	0768929	Lights, Wln, PSL2** Pioneer, 12 VDC, 1st				1	\$1,228.38
54	Changed	0768929	Lights, Wln, PSL2** Pioneer, 12 VDC, 1st	Location	Centered over B2		1	\$.00
55	Changed	0768929	Lights, Wln, PSL2** Pioneer, 12 VDC, 1st	Qty,	01		-1	\$.00
56	Changed	0768929	Lights, Wln, PSL2** Pioneer, 12 VDC, 1st	Color, Wln Lt Housing	painted parts of this light assembly to be black		1	\$.00
57	Changed	0768929	Lights, Wln, PSL2** Pioneer, 12 VDC, 1st	Control, Scene Lts	by a switch at the driver's side switch panel		1	\$.00
58	Changed	0768929	Lights, Wln, PSL2** Pioneer, 12 VDC, 1st	Mount, Wln II	light(s) to be installed on adjustable bail bracket(s)		1	\$.00
59	Added	0735836	Light, Roof Mt, HiViz, FT-B-46-*, Cnt Feature				1	\$3,269.48
60	Changed	0735836	Light, Roof Mt, HiViz, FT-B-46-*, Cnt Feature	Control, Scene Lts		by a switch at the driver's side switch panel and by a switch at the passenger's side switch panel	1	\$.00
61	Changed	0735836	Light, Roof Mt, HiViz, FT-B-46-*, Cnt Feature	Color, Lt Housing HiViz		painted parts of the light housing and brackets to be black	1	\$.00
62	Changed	0735836	Light, Roof Mt, HiViz, FT-B-46-*, Cnt Feature	Scene Light Optics		with a combination of flood and spot optics	1	\$.00
63	Added	0098344	Bracket, Lightbar, 5" High, 2" Higher Than Standard, Painted				1	\$44.14
64	Changed	0098344	Bracket, Lightbar, 5" High, 2" Higher Than Standard, Painted	Fill in Blank		to match the upper cab paint color	1	\$.00
65	Deleted	0555137	Hose Bed Capacity 800' of 5.00", 100AAT, 100' RMAP				1	\$.00
66	Added	0003492	Hose Bed Capacity, Special Amount, Ascendant, 100AAT, PAP, PAL				1	\$.00
67	Changed	0003492	Hose Bed Capacity, Special Amount, Ascendant, 100AAT, PAP, PAL	Capacity, Hose Bed		500' of 5"	1	\$.00
68	Changed	0771234	Compt, Left Side, Lap, 100AAT	Latch, Door, Access	a pair of flush lift and turn latches	a pair of SouthCo C2 chrome raised trigger lever latches	1	\$118.12
69	Changed	0600289	Shelves, Adj, 500 lb Capacity, Full Width/Depth, Predefined Locations, Aerial	Qty, Shelf	18	10	-8	\$1,620.91
70	Changed	0600289	Shelves, Adj, 500 lb Capacity, Full Width/Depth, Predefined Locations, Aerial	Location, Shelves/Trays, Predefined	in RS1 at the transition point, in RS4 at the transition point, in LS1 centered between the floor and ceiling and in LS4 in the upper third	in RS2 centered between the floor and the ceiling, in RS4 centered between the floor and the ceiling, in RS2 at the transition point, in RS1 in the lower third, in RS1 in the upper third, in LS1 centered between the floor and ceiling, in LS4 centered between the floor and ceiling, in LS3 centered between the floor and ceiling to left of the partition, in LS2 in the lower third and in LS2 in the upper third	10	\$.00
71	Changed	0647772	Tray, Floor Mounted, Slide-Out, 500lb, 2.00" Sides, 3G	Qty,	02	01	-1	\$927.64
72	Changed	0647772	Tray, Floor Mounted, Slide-Out, 500lb, 2.00" Sides, 3G	location	RS2 and LS2	RS2	1	\$.00

73	Added	0673867	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l				1	\$1,734.75
74	Changed	0673867	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	Qty		1	1	\$.00
75	Changed	0673867	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	Location, Pivot		back	1	\$.00
76	Changed	0673867	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	Mounting, Toolboard		mounted on adjustable tracks from front to back within the compartment	1	\$.00
77	Changed	0673867	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	Hole Diameter, Pegboard/Toolboard		.203" diameter	1	\$.00
78	Changed	0673867	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	Finish, Pegboard/Toolboard		with a dual action finish	1	\$.00
79	Changed	0673867	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	Location, Toolboard		LS3 rear of vertical partition	1	\$.00
80	Changed	0544614	Toolboard, Swing-out, Alum, .188", Peg Board, 3G	Mounting, Toolboard	mounted stationary within the compartment	mounted on adjustable tracks from front to back within the compartment	1	\$274.59
81	Changed	0544614	Toolboard, Swing-out, Alum, .188", Peg Board, 3G	Finish, Pegboard/Toolboard	spatter gray painted	with a dual action finish	1	\$138.46
82	Changed	0544614	Toolboard, Swing-out, Alum, .188", Peg Board, 3G	Location, Toolboard	RS3 full height and width	LS3 rear of partition	2	\$.00
83	Added	0893378	Tray, Hose, Running Board, w/45.00" Pump House, 100AAT				1	\$767.82
84	Added	0590926	Hose Restraint, Running Board, Velcro Straps				1	\$187.73
85	Changed	0590926	Hose Restraint, Running Board, Velcro Straps	Location, Hose Tray, Running Board		in the right side running board	1	\$.00
86	Changed	0590926	Hose Restraint, Running Board, Velcro Straps	Qty, Tray, Hose		1	1	\$.00
87	Added	0709690	Tray, 250 lb Slide-out, 2" Sides - Adj. Height, Predefined Locations				1	\$926.45
88	Changed	0709690	Tray, 250 lb Slide-out, 2" Sides - Adj. Height, Predefined Locations	Qty, Tray (slide-out)		01	1	\$.00
89	Changed	0709690	Tray, 250 lb Slide-out, 2" Sides - Adj. Height, Predefined Locations	Location, Shelves/Trays, Predefined		in RS2 in the lower third	1	\$.00
90	Changed	0709690	Tray, 250 lb Slide-out, 2" Sides - Adj. Height, Predefined Locations	Material Finish, Tray		with a dual action finish	1	\$.00
91	Deleted	0758330	Compt, Air Bottle, Double, Fender Panel, Alum, 100AAT				1	\$831.48
92	Changed	0758330	Compt, Air Bottle, Double, Fender Panel, Alum, 100AAT	Qty, Air Bottle Comp	1		-1	\$.00
93	Changed	0758330	Compt, Air Bottle, Double, Fender Panel, Alum, 100AAT	Location, Air Bottle	on the right side behind the rear wheel		1	\$.00
94	Changed	0758330	Compt, Air Bottle, Double, Fender Panel, Alum, 100AAT	Door Finish, Fender Compt	painted		1	\$.00
95	Changed	0758330	Compt, Air Bottle, Double, Fender Panel, Alum, 100AAT	Latch, Air Bottle Compt	Southco raised trigger C2 chrome lever latch		1	\$.00
96	Changed	0758330	Compt, Air Bottle, Double, Fender Panel, Alum, 100AAT	Insert, Air Bottle Compt	black rubber matting		1	\$.00
97	Added	0750559	Compt, Air Bottle, Double, Fender Panel, Tri Door, Alum, Common Fuel Door,100AAT				1	\$1,310.66
98	Changed	0750559	Compt, Air Bottle, Double, Fender Panel, Tri Door, Alum, Common Fuel Door,100AAT	Qty, Air Bottle Comp		1	1	\$.00
99	Changed	0750559	Compt, Air Bottle, Double, Fender Panel, Tri Door, Alum, Common Fuel Door,100AAT	Door Finish, Fender Compt		painted	1	\$.00
100	Changed	0750559	Compt, Air Bottle, Double, Fender Panel, Tri Door, Alum, Common Fuel Door,100AAT	Location, Fender Compt		on the left side rearward of the rear wheels. The triangular door to cover the air bottle opening and the fuel tank access	1	\$.00
101	Changed	0750559	Compt, Air Bottle, Double, Fender Panel, Tri Door, Alum, Common Fuel Door,100AAT	Latch, Air Bottle Compt		Southco raised trigger C2 chrome lever latch	1	\$.00
102	Changed	0750559	Compt, Air Bottle, Double, Fender Panel, Tri Door, Alum, Common Fuel Door,100AAT	Insert, Air Bottle Compt		black Dura-Surf friction reducing material	1	\$.00
103	Added	0747880	Compt, Air Bottle, Single w/ DEF, Common Tri Door, Fender Panel, Bolt-In				1	\$1,221.75
104	Changed	0747880	Compt, Air Bottle, Single w/ DEF, Common Tri Door, Fender Panel, Bolt-In	Qty, Air Bottle Comp		1	1	\$.00
105	Changed	0747880	Compt, Air Bottle, Single w/ DEF, Common Tri Door, Fender Panel, Bolt-In	Door Finish, Fender Compt		painted	1	\$.00
106	Changed	0747880	Compt, Air Bottle, Single w/ DEF, Common Tri Door, Fender Panel, Bolt-In	Location, Fender Compt		on the left side forward of the rear wheels	1	\$.00
107	Changed	0747880	Compt, Air Bottle, Single w/ DEF, Common Tri Door, Fender Panel, Bolt-In	Latch, Air Bottle Compt		Southco raised trigger C2 chrome lever latch	1	\$.00
108	Changed	0747880	Compt, Air Bottle, Single w/ DEF, Common Tri Door, Fender Panel, Bolt-In	Insert, Air Bottle Compt		black Dura-Surf friction reducing material	1	\$.00
109	Added	0765324	Compt, Air Bottle/Extinguisher,Between Tandems,Three (3),w/Straps,100AAT,Bolt-In				2	\$3,251.67

110	Changed	0765324	Compt, Air Bottle/Extinguisher,Between Tandems,Three (3),w/Straps,100AAT,Bolt-In	Qty, Air Bottle Comp		2	2	\$.00
111	Changed	0765324	Compt, Air Bottle/Extinguisher,Between Tandems,Three (3),w/Straps,100AAT,Bolt-In	Door Finish, Fender Compt		painted	2	\$.00
112	Changed	0765324	Compt, Air Bottle/Extinguisher,Between Tandems,Three (3),w/Straps,100AAT,Bolt-In	Location, Fender Compt		on the left side and the right side	2	\$.00
113	Changed	0765324	Compt, Air Bottle/Extinguisher,Between Tandems,Three (3),w/Straps,100AAT,Bolt-In	Latch, Air Bottle Compt		pair of Southco raised trigger C2 chrome lever latches	2	\$.00
114	Changed	0765324	Compt, Air Bottle/Extinguisher,Between Tandems,Three (3),w/Straps,100AAT,Bolt-In	Insert, Air Bottle Compt		black Dura-Surf friction reducing material	2	\$.00
115	Changed	0765324	Compt, Air Bottle/Extinguisher,Between Tandems,Three (3),w/Straps,100AAT,Bolt-In	Door Type		lift up with pneumatic spring	2	\$.00
116	Added	0816729	Compt, Extinguisher (2) Fender Panel, Triangular Door, 8"/8.5"Dia				1	\$1,708.60
117	Changed	0816729	Compt, Extinguisher (2) Fender Panel, Triangular Door, 8"/8.5"Dia	Qty,		1	1	\$.00
118	Changed	0816729	Compt, Extinguisher (2) Fender Panel, Triangular Door, 8"/8.5"Dia	Door Finish, Fender Compt		painted	1	\$.00
119	Changed	0816729	Compt, Extinguisher (2) Fender Panel, Triangular Door, 8"/8.5"Dia	Latch, Air Bottle Compt		Southco raised trigger C2 chrome lever latch	1	\$.00
120	Changed	0816729	Compt, Extinguisher (2) Fender Panel, Triangular Door, 8"/8.5"Dia	Insert, Air Bottle Compt		black Dura-Surf friction reducing material	1	\$.00
121	Changed	0816729	Compt, Extinguisher (2) Fender Panel, Triangular Door, 8"/8.5"Dia	Location, Bracket/comp.		RS rear	1	\$.00
122	Changed	0758388	Compt, Air Bottle, Fender Panel Corner,Two Bottles,Tri Door, Front Only,100AAT	Insert, Air Bottle Compt	black rubber matting	black Dura-Surf friction reducing material glued to the floor	1	\$33.67
123	Added	0658169	Ladders, Nested, Left Side Ground Ladder Storage				1	\$770.38
124	Added	0834410	Enclosure, w/Additional Hose Storage Poly Tray, 1/2 Length, Torque Box, Size				1	\$3,168.88
125	Changed	0834410	Enclosure, w/Additional Hose Storage Poly Tray, 1/2 Length, Torque Box, Size	Width		10.50" wide	1	\$.00
126	Changed	0834410	Enclosure, w/Additional Hose Storage Poly Tray, 1/2 Length, Torque Box, Size	Depth		15.50" deep	1	\$.00
127	Changed	0834410	Enclosure, w/Additional Hose Storage Poly Tray, 1/2 Length, Torque Box, Size	Location		right side or ladder storage per ladder mark up	1	\$.00
128	Deleted	0664691	Ladder, 18' Duo-Safety 875-DR Roof				1	\$710.44
129	Changed	0664691	Ladder, 18' Duo-Safety 875-DR Roof	Qty,	01		-1	\$.00
130	Deleted	0652466	Ladder, 20' Duo-Safety 875-DR Roof				1	\$871.61
131	Changed	0652466	Ladder, 20' Duo-Safety 875-DR Roof	Qty,	01		-1	\$.00
132	Added	0648681	Ladder, 14' Duo-Safety 875-DR Roof				1	\$793.76
133	Changed	0648681	Ladder, 14' Duo-Safety 875-DR Roof	Qty,		01	1	\$.00
134	Changed	0648681	Ladder, 14' Duo-Safety 875-DR Roof	Location		right side of the ladder base section	1	\$.00
135	Deleted	0806199	Ladders in Torque Box, Gortite Roll, Retainer Latch, 100AAT				1	\$107.42
136	Changed	0806199	Ladders in Torque Box, Gortite Roll, Retainer Latch, 100AAT	Color, Roll-up Door, Gortite	an anodized satin finish		1	\$.00
137	Changed	0806199	Ladders in Torque Box, Gortite Roll, Retainer Latch, 100AAT	Latch, Roll-up Door, Gortite	A polished stainless steel lift bar to be provided for the rear roll-up door		1	\$.00
138	Changed	0806199	Ladders in Torque Box, Gortite Roll, Retainer Latch, 100AAT	Latch, Door Ladder Storage	pair of Southco raised trigger C2 chrome latches		1	\$.00
139	Changed	0806199	Ladders in Torque Box, Gortite Roll, Retainer Latch, 100AAT	Latch, Anti-Migration Plate	Southco raised trigger C2 chrome lever latch		1	\$.00
140	Added	0806200	Ladders in Torque Box, Gortite Roll, Non-Sealed Lower, Retainer Latch, 100AAT				1	\$45.70
141	Changed	0806200	Ladders in Torque Box, Gortite Roll, Non-Sealed Lower, Retainer Latch, 100AAT	Color, Roll-up Door, Gortite	an anodized satin finish		1	\$153.47
142	Changed	0806200	Ladders in Torque Box, Gortite Roll, Non-Sealed Lower, Retainer Latch, 100AAT	Latch, Roll-up Door, Gortite	A polished stainless steel lift bar to be provided for the rear roll-up door		1	\$.00
143	Changed	0806200	Ladders in Torque Box, Gortite Roll, Non-Sealed Lower, Retainer Latch, 100AAT	Latch, Anti-Migration Plate	Southco raised trigger C2 chrome lever latch		1	\$.00
144	Deleted	0769312	Pike Pole, 12' Fire Hooks Unlimited, NY Roof Hook, Fiberglass, RH-12, Ram Knob				2	\$556.47
145	Changed	0769312	Pike Pole, 12' Fire Hooks Unlimited, NY Roof Hook, Fiberglass, RH-12, Ram Knob	Qty,	02		-2	\$.00
146	Added	0827342	Pike Pole, 12', Provided by Fire Department				2	\$.00

147	Changed	0827342	Pike Pole, 12', Provided by Fire Department	Qty,		02	2	\$0.00
148	Changed	0827342	Pike Pole, 12', Provided by Fire Department	Pike Pole Make/Model		Akron 12' pike pole	2	\$0.00
149	Deleted	0552649	Pike Pole, 6' Fire Hooks Unlimited, New York Roof Hook, Steel, Pry End, RH-6				2	\$295.25
150	Changed	0552649	Pike Pole, 6' Fire Hooks Unlimited, New York Roof Hook, Steel, Pry End, RH-6	Qty,	02		-2	\$0.00
151	Changed	0552649	Pike Pole, 6' Fire Hooks Unlimited, New York Roof Hook, Steel, Pry End, RH-6	Location	ladder storage		2	\$0.00
152	Added	0549137	Not Required, Pike Pole, 6'				1	\$0.00
153	Deleted	0567897	Pike Pole, 8' Fire Hooks Unlimited, New York Roof Hook, Steel, Pry End, RH-8				2	\$317.88
154	Changed	0567897	Pike Pole, 8' Fire Hooks Unlimited, New York Roof Hook, Steel, Pry End, RH-8	Qty,	02		-2	\$0.00
155	Changed	0567897	Pike Pole, 8' Fire Hooks Unlimited, New York Roof Hook, Steel, Pry End, RH-8	Location	ladder storage		2	\$0.00
156	Added	0602688	Pike Pole, Quint, Provided by Fire Department, NFPA 2016				0	\$0.00
157	Changed	0602688	Pike Pole, Quint, Provided by Fire Department, NFPA 2016	Qty,	0	02	2	\$0.00
158	Changed	0602688	Pike Pole, Quint, Provided by Fire Department, NFPA 2016	Pike Pole Make/Model		Fire Hooks Unlimited 8' New York pike pole	2	\$0.00
159	Changed	0770572	Pike Pole Tubes, in Torque Box/Ladder Storage, Alum, Special Notch, NY Style	Qty,	06	02	-4	\$905.52
160	Deleted	0770572	Pike Pole Tubes, in Torque Box/Ladder Storage, Alum, Special Notch, NY Style				2	\$452.76
161	Changed	0770572	Pike Pole Tubes, in Torque Box/Ladder Storage, Alum, Special Notch, NY Style	Qty,	02		-2	\$0.00
162	Added	0763775	Pike Pole Tubes, in Torque Box/Ladder Storage, ABS, w/ Notch and Pin				4	\$192.26
163	Changed	0763775	Pike Pole Tubes, in Torque Box/Ladder Storage, ABS, w/ Notch and Pin	Qty,		04	4	\$0.00
164	Changed	0721041	Labels, Location, Cab/Crew Cab Doors	Location	TBD at pre construction	as high and outboard as possible on each cab door	1	\$0.00
165	Deleted	0072153	Primer, Trident, Air Prime, Air Operated				1	\$677.97
166	Added	0641743	Primer, Waterous, VPO Motor, (1) VAP Valve, (1) Push Button Control				1	\$1,273.87
167	Deleted	0533351	Quint Fire Apparatus				1	\$0.00
168	Added	0533349	Aerial Fire Apparatus				1	\$0.00
169	Deleted	0602474	Chocks, Wheel, Quint, Provided by Fire Department, NFPA 2016				1	\$0.00
170	Added	0602475	Chocks, Wheel, Aerial, Provided by Fire Department, NFPA 2016				1	\$0.00
171	Deleted	0602622	Portable Hand Light, Provided by Fire Department, Quint NFPA 2016 Classification				1	\$0.00
172	Added	0602623	Portable Hand Light, Provided by Fire Dept, Aerial NFPA 2016 Classification				1	\$0.00
173	Deleted	0602688	Pike Pole, Quint, Provided by Fire Department, NFPA 2016				2	\$0.00
174	Changed	0602688	Pike Pole, Quint, Provided by Fire Department, NFPA 2016	Qty,	02		-2	\$0.00
175	Changed	0602688	Pike Pole, Quint, Provided by Fire Department, NFPA 2016	Pike Pole Make/Model		Fire Hooks Unlimited 8' New York pike pole	2	\$0.00
176	Added	0602878	Pike Pole, Aerial, Provided by Fire Department, NFPA 2016				0	\$0.00
177	Changed	0602878	Pike Pole, Aerial, Provided by Fire Department, NFPA 2016	Qty,	0	02	2	\$0.00
178	Changed	0602878	Pike Pole, Aerial, Provided by Fire Department, NFPA 2016	Pike Pole Make/Model		Fire Hooks Unlimited 8' New York pike pole	2	\$0.00
179	Deleted	0602497	NFPA Required Loose Equipment, Quint, NFPA 2016, Provided by Fire Department				1	\$0.00
180	Added	0602507	NFPA Required Loose Equipment, Aerial, NFPA 2016, Provided by Fire Department				1	\$0.00
181	Deleted	0602397	Soft Suction Hose, Provided by Fire Department, Quint NFPA 2016 Classification				1	\$0.00
182	Added	0659287	Soft Suction Hose, Provided by Fire Department, Aerial NFPA Classification				1	\$0.00
183	Deleted	0602534	Extinguisher, Dry Chemical, Quint NFPA 2016, Provided by Fire Department				1	\$0.00
184	Added	0602535	Extinguisher, Dry Chemical, Aerial NFPA 2016, Provided by Fire Department				1	\$0.00

185	Deleted	0602352	Extinguisher, 2.5 Gal. Pressurized Water, Quint, NFPA 2016, Provided by Fire Dept				1	\$.00
186	Added	0602353	Extinguisher, 2.5 Gal. Pressurized Water, Aerial, NFPA 2016, Provided by Dealer				1	\$.00
187	Deleted	0602670	Axe, Pickhead, Quint NFPA 2016, Provided by Fire Department				1	\$.00
188	Added	0602673	Axes, (3) Pickhead, Provided by Fire Department, Aerial NFPA 2016				1	\$.00
189	Deleted	0602883	Axe, Flathead, Quint NFPA 2016, Provided by Fire Department				1	\$.00
190	Added	0602675	Axes, (2) Flathead, Aerial NFPA 2016, Provided by Fire Department				1	\$.00
191	Deleted	0762275	Crosslays Sngl Sheet Unpainted, (1) 2.50" Std Cap, 100AAT				1	\$3,357.29
192	Added	0029196	Not Required, 2.50" Crosslay				1	\$.00
193	Added	0590891	Hose Restraint, Crosslay/Deadlay, Velcro Straps, Top				1	\$93.87
194	Changed	0590891	Hose Restraint, Crosslay/Deadlay, Velcro Straps, Top	Qty,	01		1	\$.00
195	Added	0739475	Deadlay(s), Spl Capacity, NO Trays, 100AAT				1	\$1,946.05
196	Changed	0739475	Deadlay(s), Spl Capacity, NO Trays, 100AAT	Qty, Deadlays	1		1	\$.00
197	Changed	0739475	Deadlay(s), Spl Capacity, NO Trays, 100AAT	Location	forward of 1.75" crosslay		1	\$.00
198	Changed	0739475	Deadlay(s), Spl Capacity, NO Trays, 100AAT	Capacity, Special Xlay	300' of 2.5"		1	\$.00
199	Added	0650792	Scuffplate, S/S Around Air Bottle Compt Openings, Qty				6	\$1,265.11
200	Changed	0650792	Scuffplate, S/S Around Air Bottle Compt Openings, Qty	Qty, Scuffplates	06		6	\$.00
201	Changed	0650792	Scuffplate, S/S Around Air Bottle Compt Openings, Qty	Material Trim/Scuffplate	polished stainless steel		6	\$.00
202	Changed	0650792	Scuffplate, S/S Around Air Bottle Compt Openings, Qty	Location		all bottle and extinguisher locations	6	\$.00
203	Deleted	0014343	Not Required, Pike Pole, 3'				1	\$.00
204	Added	0548410	Not Required, Pole, Pike, 3'				1	\$.00
205	Changed	0739475	Deadlay(s), Spl Capacity, NO Trays, 100AAT	Location	forward of 1.75" crosslay	forward of 1.5" crosslay	1	\$.00
206	Deleted	0034226	Ladder, 28', Duo-Safety 1200A 2-Section				1	\$1,714.43
207	Changed	0034226	Ladder, 28', Duo-Safety 1200A 2-Section	Qty,	1		-1	\$.00
208	Deleted	0004222	Ladder, 24' Duo-Safety 900A 2-Section				1	\$988.40
209	Changed	0004222	Ladder, 24' Duo-Safety 900A 2-Section	Qty,	01		-1	\$.00
210	Changed	0004222	Ladder, 24' Duo-Safety 900A 2-Section	Location, Extension Ladder	in the aerial torque box		1	\$.00
211	Added	0010406	Ladder, 28' Duo-Safety 1200A 2-Section				1	\$1,714.43
212	Changed	0010406	Ladder, 28' Duo-Safety 1200A 2-Section	Qty,	1		1	\$.00
213	Changed	0010406	Ladder, 28' Duo-Safety 1200A 2-Section	Location, Extension Ladder		in the aerial torque box	1	\$.00
214	Deleted	0743678	Control, Air Horn, Ft Sw, RS, Location Fet				1	\$249.12
215	Changed	0743678	Control, Air Horn, Ft Sw, RS, Location Fet	Location	footswitch to be mounted to the pass side of the engine tunnel just forward of the seat bottom near the top facing up, hinge down to mirror job #28099		1	\$.00
216	Added	0757076	Control, Air Horn, Lanyard, RS				1	\$205.65
217	Changed	0757076	Control, Air Horn, Lanyard, RS	Lanyard		lanyard to be a plastic coated braided cable	1	\$.00
218	Deleted	0748282	Control Mech Siren, Ft Sw LS				1	\$137.36
219	Deleted	0898294	Control Mech Siren, Ft Sw RS, Loc				1	\$192.63
220	Changed	0898294	Control Mech Siren, Ft Sw RS, Loc	Location	mounted to the side of the engine tunnel just forward of the officer seat near the top edge facing up, next to the air horn control to mirror job #28099.		1	\$.00
221	Changed	0890124	Control Mech Siren, Ft Sw LS, Loc	Location	tucked up and into the left corner mounted on the raceway at a 45 degree angle facing the driver	forward as possible and centered on the wire raceway	1	\$.00
222	Added	0653937	Flasher, Headlight Alternating				1	\$153.85
223	Changed	0653937	Flasher, Headlight Alternating	Headlt flash deactivation		the hi-beam headlight switch is activated	1	\$.00
224	Deleted	0780392	Receptacle Strip, 15A 120V 7-Place 90 Deg, FEL99089, Protect Metal Housing, Int				1	\$298.92
225	Changed	0780392	Receptacle Strip, 15A 120V 7-Place 90 Deg, FEL99089, Protect Metal Housing, Int	Qty,	1		-1	\$.00

226	Changed	0780392	Receptacle Strip, 15A 120V 7-Place 90 Deg, FEL99089, Protect Metal Housing, Int	Location 1	in the forward facing EMS compartment, mounted horizontally high and centered on the forward facing wall		1	\$.00
227	Changed	0780392	Receptacle Strip, 15A 120V 7-Place 90 Deg, FEL99089, Protect Metal Housing, Int	AC Power Source	shoreline inlet		1	\$.00
228	Added	0781579	Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Cab				1	\$464.31
229	Changed	0781579	Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Cab	Qty,		01	1	\$.00
230	Changed	0781579	Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Cab	AC Power Source		shoreline inlet	1	\$.00
231	Changed	0781579	Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Cab	Cover, Receptacle		interior stainless steel wall plate(s)	1	\$.00
232	Changed	0781579	Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Cab	Location 1		in the forward facing EMS compartment, mounted horizontally high and centered on the forward facing wall	1	\$.00
233	Deleted	0779722	Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Body				1	\$342.52
234	Changed	0779722	Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Body	Qty,	01		-1	\$.00
235	Changed	0779722	Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Body	Location 1	TBD		1	\$.00
236	Changed	0779722	Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Body	AC Power Source	shoreline inlet		1	\$.00
237	Changed	0779722	Receptacle, 15/20A 120V 3-Pr 3-Wr, NEMA 5-20R SB Dup, 1st, Interior Body	Cover, Receptacle	white receptacle(s) and stainless steel wall plate(s)		1	\$.00
238	Added	0779701	Receptacle, 15/20A 120V 3-Pr 3-Wr SB Dup, 4 place, Interior Body				1	\$529.77
239	Changed	0779701	Receptacle, 15/20A 120V 3-Pr 3-Wr SB Dup, 4 place, Interior Body	Qty,		01	1	\$.00
240	Changed	0779701	Receptacle, 15/20A 120V 3-Pr 3-Wr SB Dup, 4 place, Interior Body	AC Power Source		shoreline inlet	1	\$.00
241	Changed	0779701	Receptacle, 15/20A 120V 3-Pr 3-Wr SB Dup, 4 place, Interior Body	Cover, Receptacle		an interior stainless steel wall plate	1	\$.00
242	Changed	0779701	Receptacle, 15/20A 120V 3-Pr 3-Wr SB Dup, 4 place, Interior Body	Location 1		is LS2 on the forward most wall up high as possible and against the back wall	1	\$.00
243	Added	0674884	Pike Pole, 10', Provided by Fire Department				1	\$.00
244	Changed	0674884	Pike Pole, 10', Provided by Fire Department	Qty,		01	1	\$.00
245	Changed	0674884	Pike Pole, 10', Provided by Fire Department	Pike Pole Make/Model		Fire Hooks Unlimited 10' pike pole	1	\$.00
246	Added	0754365	Cover, MUX Display, Platform				1	\$340.56
247	Changed	0754365	Cover, MUX Display, Platform	Latch, Door, Storage		rubber draw latch	1	\$.00
248	Changed	0754365	Cover, MUX Display, Platform	Material		polished stainless steel	1	\$.00
249	Changed	0678539	Brackets Only, Roof/Wall Ladder, Aerial Fly Section	Roof Ladder, Make/Model	18' Duo-Safety 875-DR	16' Duo-Safety 875-DR	1	\$.00
250	Added	0741337	Box, Miscellaneous Storage, Max Size, 100AAT				1	\$854.05
251	Changed	0741337	Box, Miscellaneous Storage, Max Size, 100AAT	Latch, Door, Storage		rubber draw latch	1	\$.00
252	Changed	0741337	Box, Miscellaneous Storage, Max Size, 100AAT	Location, Aerial Basket		the right, outside rear of the basket when viewed from the turntable	1	\$.00
253	Changed	0766887	Brackets, Stokes Storage, Base Section Above Boom Panel, 100AAT	Finish	DA finished	painted to match the aerial device	1	\$34.62
254	Deleted	0783180	Lights, Tip, Wln MPB* LED, Front of Basket 1lt				1	\$453.10
255	Changed	0783180	Lights, Tip, Wln MPB* LED, Front of Basket 1lt	Color, Wln Lt Housing	painted parts of this light assembly to be white		1	\$.00
256	Added	0757381	Light, Tip, Wln P*H2* LED, Front of Basket Bail Brkt 100AAT 1lts			painted parts of this light assembly to be black	1	\$2,753.96
257	Changed	0757381	Light, Tip, Wln P*H2* LED, Front of Basket Bail Brkt 100AAT 1lts	Color, Wln Lt Housing			1	\$.00
258	Changed	0757381	Light, Tip, Wln P*H2* LED, Front of Basket Bail Brkt 100AAT 1lts	Scene Light Optics		a combination of flood and spot optics at the turntable and tip and at the left side cab switch panel	1	\$.00
259	Changed	0757381	Light, Tip, Wln P*H2* LED, Front of Basket Bail Brkt 100AAT 1lts	Control, Tip Lts			1	\$.00
260	Deleted	0747380	Lighting, Rung, LED, TecNiq, 3 Section, Base, Cent, Fly, 100AAT				1	\$3,284.00

					a switch at the turntable operator's panel is activated through the aerial master and a switch at the platform operator's panel is activated through the aerial master			
261	Changed	0747380	Lighting, Rung, LED, TecNiq, 3 Section, Base, Cent, Fly, 100AAT	Control, Aerial Rung Lighting			1	\$.00
262	Changed	0747380	Lighting, Rung, LED, TecNiq, 3 Section, Base, Cent, Fly, 100AAT	Color, Lt Aerial Fly Sect	fly section of the ladder to be white		1	\$.00
263	Changed	0747380	Lighting, Rung, LED, TecNiq, 3 Section, Base, Cent, Fly, 100AAT	Color, Lt Aerial Base Sect	base section of the ladder to be white		1	\$.00
264	Changed	0747380	Lighting, Rung, LED, TecNiq, 3 Section, Base, Cent, Fly, 100AAT	Color, Lt Aerial Mid Sect	mid section of the ladder to be white		1	\$.00
265	Changed	0740047	Light, Wln PCPSM2A*, 120 Volt Side of Basket 100AAT	Location, Sw, Arl AC Lts	platform/tip, turntable, LS cab overhead switch panel and RS cab overhead switch panel	turntable and driver side cab	1	\$1,632.93
266	Changed	0806094	Light, Wln PCPSM2A*, 120 Volt Side of Basket, 2nd 100AAT	Location, Sw, Arl AC Lts	platform/tip, turntable, LS cab overhead switch panel and RS cab overhead switch panel	turntable and driver side cab	1	\$1,632.93
267	Deleted	0737179	Light, Wln PFP1AC*, 120 Volt Under Front Steps, 100AAT				2	\$2,984.46
268	Changed	0737179	Light, Wln PFP1AC*, 120 Volt Under Front Steps, 100AAT	Qty,	02		-2	\$.00
269	Changed	0737179	Light, Wln PFP1AC*, 120 Volt Under Front Steps, 100AAT	Location, Sw, Arl AC Lts	same as respective side platform light		2	\$.00
270	Changed	0737179	Light, Wln PFP1AC*, 120 Volt Under Front Steps, 100AAT	Color, Wln Lt Housing	painted parts of this light assembly to be black		2	\$.00
271	Changed	0737179	Light, Wln PFP1AC*, 120 Volt Under Front Steps, 100AAT	Scene Light Optics	a combination of flood and spot optics		2	\$.00
272	Changed	0737179	Light, Wln PFP1AC*, 120 Volt Under Front Steps, 100AAT	Location, Lts Under 100'AAT Steps	One (1) light installed under the left side front step and One (1) light installed under the right side front step		2	\$.00
273	Deleted	0746011	Light, Wln P*P*A, 120 Volt @ Front Of Basket, Bail Brkt, 100AAT 1lt				1	\$1,927.57
274	Changed	0746011	Light, Wln P*P*A, 120 Volt @ Front Of Basket, Bail Brkt, 100AAT 1lt	Location, Sw, Arl AC Lts	platform/tip and turntable		1	\$.00
275	Changed	0746011	Light, Wln P*P*A, 120 Volt @ Front Of Basket, Bail Brkt, 100AAT 1lt	Color, Wln Lt Housing	painted parts of this light assembly to be black		1	\$.00
276	Changed	0746011	Light, Wln P*P*A, 120 Volt @ Front Of Basket, Bail Brkt, 100AAT 1lt	Lighthouse, Wln AC	Whelen, Model PFP2AC, 150 watt 120 volt AC		1	\$.00
277	Deleted	0759274	Breathing Air to Tip, (1) 6000 PSI ASME, 100AAT				1	\$13,426.70
278	Changed	0759274	Breathing Air to Tip, (1) 6000 PSI ASME, 100AAT	Refill Hose	no refill hose provided		1	\$.00
279	Changed	0759274	Breathing Air to Tip, (1) 6000 PSI ASME, 100AAT	Breathing Air Fitting	Hansen brass 3000 series coupling		1	\$.00
280	Changed	0759274	Breathing Air to Tip, (1) 6000 PSI ASME, 100AAT	Breathing Air Mask Box	a weather resistant storage compartment for two (2) air masks provided at the basket with a rubber draw latch		1	\$.00
281	Added	0540918	Not Required, Breathing Air to Tip, Aerial Platform				1	\$.00
282	Added	826088	Compt, 16.50 W x 38 H x 15 D, RS C/C, Dbl Pan, 70" SFR/Enf				1	\$1,719.94
283	Changed	826088	Compt, 16.50 W x 38 H x 15 D, RS C/C, Dbl Pan, 70" SFR/Enf	Light, Aux Cab Compartments		one (1) white LED strip light provided on the hinged side of the compartment door opening.	1	\$.00
284	Changed	826088	Compt, 16.50 W x 38 H x 15 D, RS C/C, Dbl Pan, 70" SFR/Enf	Finish, Cab Compt/Component		D/A finished	1	\$.00
285	Changed	826088	Compt, 16.50 W x 38 H x 15 D, RS C/C, Dbl Pan, 70" SFR/Enf	Door, Cab Exterior Cabinet		one (1) reverse hinged double pan door painted to match the cab exterior with a non-locking D-ring latch.	1	\$.00
286	Changed	826088	Compt, 16.50 W x 38 H x 15 D, RS C/C, Dbl Pan, 70" SFR/Enf	Door, Exterior Stop		web strap	1	\$.00
287	Added	731616	Scuffplates, S/S, Door Frame, Three Sides, Exterior Cab Compt, each				1	\$282.92
288	Changed	731616	Scuffplates, S/S, Door Frame, Three Sides, Exterior Cab Compt, each	Material Trim/Scuffplate		polished stainless steel	1	\$.00
289	Deleted	0899885	Cabinet, Forward Facing, Ctr, 88 W x 42 H x 12.75 D, 2 Dr, Web w/Bar, Sp Mtg				1	\$3,943.91

290	Changed	0899885	Cabinet, Forward Facing, Ctr, 88 W x 42 H x 12.75 D, 2 Dr, Web w/Bar, Sp Mtg	Light, Short Cabinet	one (1) white LED strip light installed on the right side of the interior cabinet door opening and one (1) white LED strip light installed on the left side of the interior cabinet door opening		1	\$.00
291	Changed	0899885	Cabinet, Forward Facing, Ctr, 88 W x 42 H x 12.75 D, 2 Dr, Web w/Bar, Sp Mtg	Material Finish, Shelf	painted to match the cab interior		1	\$.00
292	Changed	0899885	Cabinet, Forward Facing, Ctr, 88 W x 42 H x 12.75 D, 2 Dr, Web w/Bar, Sp Mtg	Shelf/Tray, Cabinet	three (3) infinitely adjustable shelves with a 1.25" up-turned lip		1	\$.00
293	Changed	0899885	Cabinet, Forward Facing, Ctr, 88 W x 42 H x 12.75 D, 2 Dr, Web w/Bar, Sp Mtg	Louvers, Cabinet	no louvers		1	\$.00
294	Added	0834006	Cabinet, Forward Facing, Ctr, 88 W x 34 H x 16.25 D, 2 Dr, Web, Sp Mtg, SFR/Enf				1	\$3,943.91
295	Changed	0834006	Cabinet, Forward Facing, Ctr, 88 W x 34 H x 16.25 D, 2 Dr, Web, Sp Mtg, SFR/Enf	Light, Short Cabinet		one (1) white LED strip light installed on the right side of the interior cabinet door opening and one (1) white LED strip light installed on the left side of the interior cabinet door opening	1	\$.00
296	Changed	0834006	Cabinet, Forward Facing, Ctr, 88 W x 34 H x 16.25 D, 2 Dr, Web, Sp Mtg, SFR/Enf	Material Finish, Shelf		painted to match the cab interior	1	\$.00
297	Changed	0834006	Cabinet, Forward Facing, Ctr, 88 W x 34 H x 16.25 D, 2 Dr, Web, Sp Mtg, SFR/Enf	Shelf/Tray, Cabinet		three (3) infinitely adjustable shelves with a 1.25" up-turned lip	1	\$.00
298	Changed	0834006	Cabinet, Forward Facing, Ctr, 88 W x 34 H x 16.25 D, 2 Dr, Web, Sp Mtg, SFR/Enf	Fastener, Web, Cab Cabinet		1.00" wide nylon material with 2.00" openings permanently fastened on the inboard side with bar and hook style fastener with 1.00" side release on the outboard side to secure it for each door opening	1	\$.00
299	Added	0738678	Door Stop, Exterior Pan Doors, Extended Opening				1	\$34.62
300	Changed	0738678	Door Stop, Exterior Pan Doors, Extended Opening	Qty,		02	2	\$.00
301	Changed	0738678	Door Stop, Exterior Pan Doors, Extended Opening	Exterior Cabinet Door, Angle Open		140 degrees	2	\$.00
302	Changed	0738678	Door Stop, Exterior Pan Doors, Extended Opening	Location		ls5 and rs6	2	\$.00
303	Added	0641410	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l				1	\$1,652.42
304	Changed	0641410	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	Qty		1	1	\$.00
305	Changed	0641410	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	Location, Pivot		front	1	\$.00
306	Changed	0641410	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	Mounting, Toolboard		mounted stationary within the compartment	1	\$.00
307	Changed	0641410	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	Hole Diameter, Pegboard/Toolboard		.203" diameter	1	\$.00
308	Changed	0641410	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	Finish, Pegboard/Toolboard		with a dual action finish	1	\$.00
309	Changed	0641410	Toolboard, Swing-out, Alum, .188", Peg Board, 3G, Add'l	location		rs3	1	\$.00
310	Changed	0010453	Monogram, Mt Prospect, Pair	Location, Emblem	on the cab doors	behind the crew cab doors	1	\$.00
311	Deleted	0666414	Emblem, Freedom Flag, Each				2	\$312.13
312	Changed	0666414	Emblem, Freedom Flag, Each	Qty,	02		-2	\$.00
313	Changed	0666414	Emblem, Freedom Flag, Each	Location, Emblem	behind driver and officer doors		2	\$.00
314	Changed	0666414	Emblem, Freedom Flag, Each	Size, Flag	18.00" - 20.00" wide		2	\$.00
315	Added	0634334	Emblem, Crown Design, 10-11" wide, Vinyl, Pair (Mt Prospect)				1	\$77.93
316	Changed	0634334	Emblem, Crown Design, 10-11" wide, Vinyl, Pair (Mt Prospect)	Qty,		1	1	\$.00
317	Changed	0634334	Emblem, Crown Design, 10-11" wide, Vinyl, Pair (Mt Prospect)	Location, Emblem		on the cab doors below Mount Prospect	1	\$.00
318	Deleted	0685984	Lettering, Reflective, 12.00", (1-20)				1	\$1,349.78
319	Changed	0685984	Lettering, Reflective, 12.00", (1-20)	Outline, Lettering	outline and shade		1	\$.00
320	Deleted	0685981	Lettering, Reflective, 14.00", Each				6	\$513.90
321	Changed	0685981	Lettering, Reflective, 14.00", Each	Qty, Lettering	06		-6	\$.00
322	Changed	0685981	Lettering, Reflective, 14.00", Each	Outline, Lettering	outline and shade		6	\$.00
323	Deleted	0686033	Lettering, Reflective, 4.00", Each				6	\$112.28
324	Changed	0686033	Lettering, Reflective, 4.00", Each	Qty, Lettering	06		-6	\$.00

325	Changed	0686033	Lettering, Reflective, 4.00", Each	Outline, Lettering	outline and shade		6	\$.00
326	Added	0685522	Lettering, Printed Effect Gold Leaf, 14.00", Each				4	\$753.18
327	Changed	0685522	Lettering, Printed Effect Gold Leaf, 14.00", Each	Qty, Lettering		04	4	\$.00
328	Changed	0685522	Lettering, Printed Effect Gold Leaf, 14.00", Each	Outline, Lettering		outline and shade	4	\$.00
329	Added	0685542	Lettering, Printed Effect Gold Leaf, 8.00", (21-40)				1	\$2,315.15
330	Changed	0685542	Lettering, Printed Effect Gold Leaf, 8.00", (21-40)	Outline, Lettering		outline and shade	1	\$.00
331	Added	0685978	Lettering, Reflective, 18.00", Each				2	\$364.76
332	Changed	0685978	Lettering, Reflective, 18.00", Each	Qty, Lettering		02	2	\$.00
333	Changed	0685978	Lettering, Reflective, 18.00", Each	Outline, Lettering		outline	2	\$.00
334	Added	0686018	Lettering, Reflective, 5.00", Each				5	\$153.41
335	Changed	0686018	Lettering, Reflective, 5.00", Each	Qty, Lettering		05	5	\$.00
336	Changed	0686018	Lettering, Reflective, 5.00", Each	Outline, Lettering		outline	5	\$.00
337	Added	0686013	Lettering, Reflective, 6.00", Each				2	\$69.25
338	Changed	0686013	Lettering, Reflective, 6.00", Each	Qty, Lettering		02	2	\$.00
339	Changed	0686013	Lettering, Reflective, 6.00", Each	Outline, Lettering		outline and shade	2	\$.00
340	Added	0834045	Wedge Bracket, Equipment Mounting, Aluminum Treadplate				1	\$408.87
341	Changed	0834045	Wedge Bracket, Equipment Mounting, Aluminum Treadplate	Qty,		01	1	\$.00
342	Changed	0834045	Wedge Bracket, Equipment Mounting, Aluminum Treadplate	Width		9.00" wide	1	\$.00
343	Changed	0834045	Wedge Bracket, Equipment Mounting, Aluminum Treadplate	Depth		9.00" deep	1	\$.00
344	Changed	0834045	Wedge Bracket, Equipment Mounting, Aluminum Treadplate	Location		mounted at final	1	\$.00
345	Changed	0722696	HVAC, Standard-Duty, Enforcer, CARE	Auxiliary Cab Heater	one (1) 31,000 BTU auxiliary heater with 560 SCFM of air flow provided in each outboard rear facing seat riser with a dual scroll blower. An aluminum plenum incorporated into the cab structure to be used to transfer heat to the forward positions	one (1) 31,000 BTU auxiliary heater with 560 SCFM of air flow provided in the right side rear facing seat riser with a dual scroll blower. An aluminum plenum incorporated into the cab structure used to transfer heat to the forward right side position	1	\$108.64
346	Added	0735335	Door, Access, Front, (1) Rear Facing Seat Risers, No Heater				1	\$198.53
347	Changed	0735335	Door, Access, Front, (1) Rear Facing Seat Risers, No Heater	Latch, Door, Storage		Southco C2 chrome raised trigger lever latch	1	\$.00
348	Changed	0735335	Door, Access, Front, (1) Rear Facing Seat Risers, No Heater	Material Finish, Cab Interior		painted to match the cab interior	1	\$.00
349	Changed	0735335	Door, Access, Front, (1) Rear Facing Seat Risers, No Heater	Louvers, Cabinet		no louvers	1	\$.00
350	Changed	0735335	Door, Access, Front, (1) Rear Facing Seat Risers, No Heater	Location, Rear Facing Riser		left	1	\$.00
351	Changed	0678539	Brackets Only, Roof/Wall Ladder, Aerial Fly Section	Roof Ladder, Make/Model	16' Duo-Safety 875-DR	14' Duo-Safety 875-DR	1	\$.00
352	Deleted	0889473	Frame Liner, "C/Inv L" 12.50" x 3.00" x .25", AXT/Vel/Imp/Enf, 57" Qval				1	\$2,076.91
353	Added	0808061	Frame Liner, "C/Inv L" 12.50" x 3.00" x .25", AXT/Vel/Imp/Enf, 59" Qval, App Req				1	\$2,967.71
354	Deleted	0598754	Stripe, Reflective/Diamond Grade, 4.00" on Stabilizers				1	\$.00
355	Changed	0598754	Stripe, Reflective/Diamond Grade, 4.00" on Stabilizers	Color, Reflect Band - A	fluorescent yellow green diamond grade		1	\$.00
356	Added	0596383	Stripe, Reflective/Diamond Grade, 6" on Stabilizers				1	\$.00
357	Changed	0596383	Stripe, Reflective/Diamond Grade, 6" on Stabilizers	Color, Reflect Band - A		fluorescent yellow green diamond grade	1	\$.00
358	Deleted	0899145	Map Box, 3 Bin/30 deg Slant, Mounted Vertical, Square Btm, Custom Chassis				1	\$695.04
359	Changed	0899145	Map Box, 3 Bin/30 deg Slant, Mounted Vertical, Square Btm, Custom Chassis	Qty,	1		-1	\$.00
360	Changed	0899145	Map Box, 3 Bin/30 deg Slant, Mounted Vertical, Square Btm, Custom Chassis	Location, Map Box/Straps	shipped with loose equipment		1	\$.00
361	Added	0834107	Map Box, 3 Bin/30 deg Slant, Mounted Vertical, Angled Bottom, Enf MX13				1	\$1,061.74
362	Changed	0834107	Map Box, 3 Bin/30 deg Slant, Mounted Vertical, Angled Bottom, Enf MX13	Qty,		1	1	\$.00
363	Changed	0834107	Map Box, 3 Bin/30 deg Slant, Mounted Vertical, Angled Bottom, Enf MX13	Location, Map Box/Straps		installed at final inspection	1	\$.00
364	Added	0834224	Light, HiViz, FT-MB-6-**-*, FT-MBKIT-LPX-*, 12 VDC Under Corner Step, 100AAT 1st				2	\$2,387.56

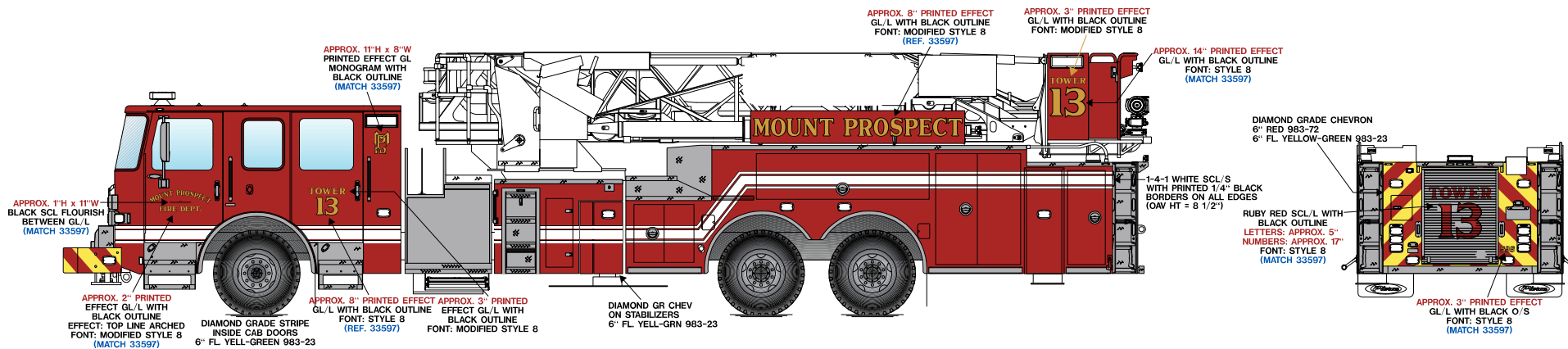
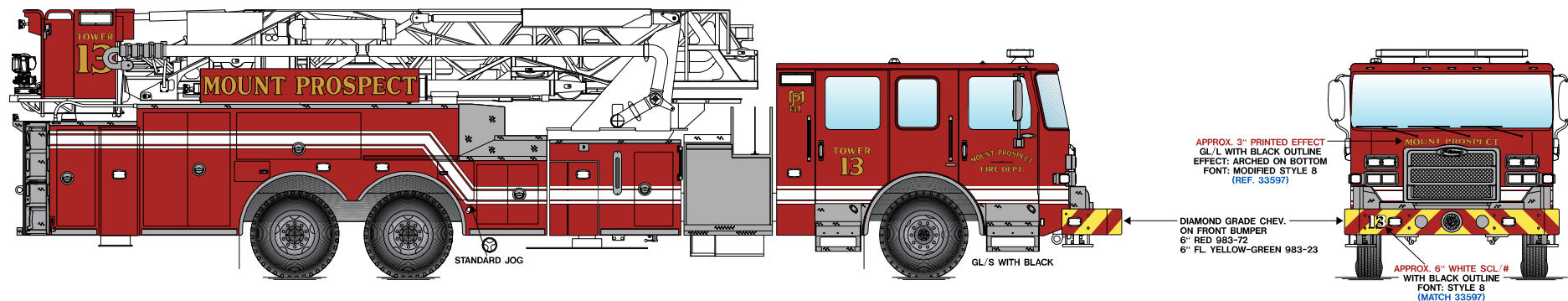
365	Changed	0834224	Light, HiViz, FT-MB-6-**-*, FT-MBKIT-LPX-*, 12 VDC Under Corner Step, 100AAT 1st	Qty,		02	2	\$.00
366	Changed	0834224	Light, HiViz, FT-MB-6-**-*, FT-MBKIT-LPX-*, 12 VDC Under Corner Step, 100AAT 1st	Color, Lt Housing HiViz		painted parts of the light housing and brackets to be black	2	\$.00
367	Changed	0834224	Light, HiViz, FT-MB-6-**-*, FT-MBKIT-LPX-*, 12 VDC Under Corner Step, 100AAT 1st	Scene Light Optics		flood optics	2	\$.00
368	Changed	0834224	Light, HiViz, FT-MB-6-**-*, FT-MBKIT-LPX-*, 12 VDC Under Corner Step, 100AAT 1st	Location, Lts Under 100'AAT Steps		One (1) light installed under the left side corner step in the center position and One (1) light installed under the right side corner step in the center position	2	\$.00
369	Changed	0834224	Light, HiViz, FT-MB-6-**-*, FT-MBKIT-LPX-*, 12 VDC Under Corner Step, 100AAT 1st	Location, Sw, Arl AC Lts		same control as front basket lights	2	\$.00
370	Deleted	0677882	Switch, Door, Accessory Compartment (Door Open/Do Not Move Lt)				2	\$232.06
371	Changed	0677882	Switch, Door, Accessory Compartment (Door Open/Do Not Move Lt)	Location	two air bottle doors on officer side air bottle compartment		2	\$.00
372	Changed	0677882	Switch, Door, Accessory Compartment (Door Open/Do Not Move Lt)	Qty, Switch	02		-2	\$.00
373	Changed	0726457	Partition, Vertical Compt, Predefined Locations	Location, Partition/Toolboard, Predefined	in LS3, 58.00" from the forward door frame	in LS3, 24.00" from the forward door frame	1	\$.00
374	Changed	0726457	Partition, Vertical Compt, Predefined Locations	Material Finish, Partition	painted spatter gray	with a dual action finish	1	\$.00
375	Added	0002224	Scuffplates, S/S At Cab Door Jambs, 4-Door Cab				1	\$1,042.26
376	Changed	0002224	Scuffplates, S/S At Cab Door Jambs, 4-Door Cab	Material Trim/Scuffplate		polished stainless steel	1	\$.00
377	Added	0807589	Pegboard, 3/16" Aluminum, Interior of Aux Compt				1	\$464.19
378	Changed	0807589	Pegboard, 3/16" Aluminum, Interior of Aux Compt	Qty,		01	1	\$.00
379	Changed	0807589	Pegboard, 3/16" Aluminum, Interior of Aux Compt	Mounting Provision Spacing		.50"	1	\$.00
380	Changed	0807589	Pegboard, 3/16" Aluminum, Interior of Aux Compt	Finish, Cab Compt/Component		D/A finished	1	\$.00
381	Changed	0807589	Pegboard, 3/16" Aluminum, Interior of Aux Compt	location		RS6 left wall	1	\$.00
382	Added	0815160	Programming, Special, Raise and Rotate w/out Extension, 100AAT				1	\$935.66
383								
384								
385			Customer contingency fund					\$8,500.00

Total of changes	\$	6,925.69
Contracted total	\$	1,899,000.00
New total	\$	1,905,925.69

By signing this form, I do hereby authorize the representing Pierce Dealer to coordinate the changes, additions, and deletions listed on the proceeding page(s) for the prices listed on each change made. I understand and agree that any additions or changes that were not part of the original contract may adversely impact the scheduled completion of the apparatus. If the scheduled completion is affected, the Pierce authorized Dealer will notify you of such a change at the time this change is presented. I understand and agree that once this change request is signed, it becomes part of the original contract entered into between the authorized Pierce Dealer and the customer.

Customer Signature: _____

Date: _____



THIS IS FOR GRAPHICS REFERENCE ONLY

**THIS IS NOT TO BE USED FOR ANY TYPE OF PAINT APPROVAL INFORMATION!!!
PLEASE REFER TO PICTURES ATTACHED TO PAINT OPTIONS FOR DETAILED PAINT BREAK DESIGN!!!**

CUSTOMER APPROVAL	
APPROVED BY:	
DATE:	

JOB 39876
MOUNT PROSPECT, IL
REVISION #3, DATED: 06/12/25



Item Cover Page

Subject **Motion to reconsider the Village of Mount Prospect's annual donation of \$4,500 to the Lions Club, as itemized on the List of Bills for May 14, 2025–May 27, 2025. This motion was voted on during the June 3, 2025, regular meeting of the Village Board.**

Meeting June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category OLD BUSINESS

Type Action Item

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject **Motion to approve a \$4,500 annual donation to the Lions Club by the Village of Mount Prospect to sponsor the fireworks display for the Mount Prospect Lions Club 4th of July Festival.**

Meeting June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category OLD BUSINESS

Type Action Item

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject	2nd reading of an ordinance and adopt AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A TOBACCO RETAIL ESTABLISHMENT AT THE PROPERTY 1703 WEST ALGONQUIN ROAD MOUNT PROSPECT, ILLINOIS (PZ-05-25)
Meeting	June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	OLD BUSINESS
Type	Action Item

Information

The petitioner (Samantha Savarimuthu, Quality Retail Solutions Inc) is seeking conditional use approval to purchase an existing 1,200 square foot tobacco establishment (92 Smoke and Vape) at the subject property (1703 West Algonquin Road). Tobacco establishment licenses are non-transferable; therefore, the petitioner must obtain conditional use approval to purchase the business. The proposed business meets the standards for a conditional use and staff is therefore supportive of the request.

Discussion

The subject property is a single-story multi-tenant commercial building with a mixture of retail, restaurant, medical and professional office, personal services, and institutional uses. The tobacco establishment, 92 Smoke and Vape, has operated at 1703 West Algonquin Road since 2020.

The petitioner, Samantha Savarimuthu of Quality Retail Solutions Inc, proposes to purchase the existing tobacco establishment at the subject property. The petitioner stated in the application that the business will be a full-service tobacco, vape, novelty, and clothing store. According to the business plan, the petitioner intends to 1) expand product offerings by introducing shoes and apparel and enhancing the novelty selection with giftable and collectible items; 2) increase marketing and advertising through social media, digital marketing, local promotions and sponsorships, and a customer loyalty program; and 3) improve operations through updated inventory management systems and expanded store hours. The proposed hours of operation are 10AM – 12AM daily. The petitioner notes in the application that the business will adhere to all local, state, and federal laws regarding the sale of tobacco and vape products, and the store will be operated exclusively by family members over the age of 22. The petitioner proposes to use the existing floor plan with no interior or exterior renovations requiring a building permit.

The subject property is zoned B-3 Community Shopping. The shopping center is striped with 162 parking stalls. The proposal does not involve a change in use which warrants additional parking. The petitioner submitted a business license application and a tobacco establishment addendum according to the requirements of Village Code Chapter 11, Article 8 for Sale of Tobacco and Related Products.

CONDITIONAL USE STANDARDS, FINDINGS OF FACT AND STAFF'S RECOMMENDATION

Staff has reviewed the petitioner's request for a conditional use to operate a tobacco retail establishment and finds that the standards have been met. Staff finds that the proposal will not endanger public health, safety, morals, comfort, or general welfare. The business has operated for five years at this location and no substantial changes are proposed for the uses and services provided.

PUBLIC HEARING

At the public hearing held on May 22, 2025, the Planning and Zoning Commission unanimously recommended approval of the conditional use request by a vote of 5-0. No members of the public submitted comment ahead of the meeting or were present to discuss this request.

FIRST READING AT VILLAGE BOARD - JUNE 3RD, 2025

Per the attached PZ-05-25 Update Memo, several concerns were raised by the Village Board at the first reading of the approving ordinance at the June 3rd, 2025 Village Board Meeting. Namely:

1. Exterior lighting of the business, including window lighting
2. Signage advertising tobacco products, advertisements, decals, or other displays visible to the public
3. The sale of branded or novelty items, apparel, and footwear that could be marketed towards youth or adolescents

For context, the previous operator of the space - who has no known affiliation with the current applicant - received a citation for selling to a minor approximately four years ago. No further violations have been recorded since that time.

In response to these concerns, the petitioner has submitted additional materials and agreed to business modifications to address these issues. The new owner has agreed to substantially reduce the amount and kind of signage to be placed on the business, only sell generic apparel or footwear items, and only have building-mounted light fixtures, removing the existing window LED fixtures.

Based on these findings, staff recommends approval of the conditional use request, subject to the following amended conditions ([amendments in blue](#)):

1. The business shall hold a valid Mount Prospect business license;
2. Consumption of tobacco products on site is prohibited;
3. Compliance with all applicable local, state, and federal laws regarding the sale and distribution of tobacco and related products;
4. [No window signage shall be permitted, including promotional materials, product advertisements, or decals, except for a small sign on the front door displaying only the business name, hours of operation, and required legal postings \(e.g. "Must be 21+"\);](#)
5. [No temporary or A-frame signs shall be displayed outside the premises;](#)

6. Exterior lighting shall be limited to standard building-mounted fixtures required for safety and shall not include decorative or promotional lighting (e.g. neon, colored LED strips).
7. No lighting shall be used to illuminate window areas or the perimeter.
8. The sale of branded or novelty items (e.g., cartoon-themed apparel, smoking accessories marketed toward youth) is prohibited.
9. Apparel inventory shall be limited to plain, unbranded clothing such as t-shirts, sweatpants, and undershirts.
10. Footwear inventory shall be limited to plain, general use footwear such as basic shoes and plain sneakers, flip-flops, or other generic footwear. The sale of fashion-oriented, branded, youth-styled, or novelty footwear is prohibited.
11. This conditional use may be revoked by the Village if substantiated complaints are received regarding non-compliance with these conditions or violations of law.
12. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
13. A new conditional use approval shall be required for:
 - a. A change of ownership involving 50% or more of the officers or partners;
 - b. A change in legal entity; or
 - c. A change in location.

Alternatives

1. Approval of the following: A conditional use to operate a tobacco establishment at 1703 West Algonquin Road, Case No. PZ-05-25, subject to the conditions listed in the attached ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approval of a conditional use to operate a tobacco retail establishment at 1703 West Algonquin Road, subject to the conditions listed in the attached ordinance.

Attachments

1. PZ-05-25 Update Memo (1703 W Algonquin)
2. PZ-05-25 Ordinance
3. PZ-05-25 Original Item Cover Page
4. PZ-05-25 Plans
5. PZ-05-25 Staff Report
6. PZ-05-25 Administrative Content
7. PZ-05-25 Waiver of 2nd Reading
8. PZ-05-25 (1703 W Algonquin Rd) Minutes

**Village of Mount Prospect
Community Development Department**



MEMORANDUM

TO: MICHAEL J. CASSADY, VILLAGE MANAGER

FROM: JASON SHALLCROSS, DIRECTOR OF COMMUNITY DEVELOPMENT

DATE: JUNE 11, 2025

SUBJECT: PZ-05-25: 1703 W. ALGONQUIN ROAD – AMENDED STAFF RECOMMENDATION

Background

This memorandum provides an update on staff's revised recommendation to approve the conditional use request authorizing the transfer of a 1,200 square-foot tobacco retail business at 1040 Northwest Highway. In response to concerns raised during the initial presentation to the Village Board, the Petitioner has submitted supplemental documentation and agreed to additional conditions of approval. Based on this new information and staff's review, we are recommending approval with amended conditions.

Summary of Information

Concerns raised by the Board centered on the nature of the merchandise, marketing practices, and visibility of tobacco or vape-related products. In response, the Petitioner has submitted a letter to the board, initial inventory plan, and a business plan (Exhibit A). They have made the following clarifications and commitments:

1. Merchandise for sale will include only basic apparel items such as plain white t-shirts, sweatpants, and undershirts – none of which are branded or targeted toward minors.
2. The business will enforce mandatory ID checks for all customers, without exception.
3. There will be no window signage or exterior lighting beyond what is necessary to display the business name and hours of operation on the front door.

Additionally, the Petitioner has successfully completed a comprehensive background check, including fingerprinting and three personal reference verifications. All references attested to the Petitioner's character. The owner of the shopping center also submitted a letter of support (Exhibit B).

For context, the previous operator of the space – who has no known affiliation with the current applicant – received one citation for selling to a minor approximately four years ago. No further violations have been recorded since that time.

The following amended conditions are designed to mitigate the potential impacts identified by the Village Board while still allowing the business to operate. Staff is recommending approval of the conditional use request, subject to the amended conditions, as shown below (see text in [blue](#)):

1. The business shall hold a valid Mount Prospect business license;
2. Consumption of tobacco products on site is prohibited;
3. Compliance with all applicable local, state, and federal laws regarding the sale and distribution of tobacco and related products;
4. [No window signage shall be permitted, including promotional materials, product advertisements, or decals, except for a small sign on the front door displaying only the business name, hours of operation, and required legal postings \(e.g. "Must be 21+"\);](#)

5. No temporary or A-frame signs shall be displayed outside the premises;
6. Exterior lighting shall be limited to standard building-mounted fixtures required for safety and shall not include decorative or promotional lighting (e.g. neon, colored LED strips).
7. No lighting shall be used to illuminate window areas or the perimeter.
8. The sale of branded or novelty items (e.g., cartoon-themed apparel, smoking accessories marketed toward youth) is prohibited.
9. Apparel inventory shall be limited to plain, unbranded clothing such as t-shirts, sweatpants, and undershirts.
10. Footwear inventory shall be limited to plain, general use footwear such as basic shoes and plain sneakers, flip-flops, or other generic footwear. The sale of fashion-oriented, branded, youth-styled, or novelty footwear is prohibited.
11. This conditional use may be revoked by the Village if substantiated complaints are received regarding non-compliance with these conditions or violations of law.
12. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
13. A new conditional use approval shall be required for:
 - a. A change of ownership involving 50% or more of the officers or partners;
 - b. A change in legal entity; or
 - c. A change in location.

Tobacco License Application – 1703 W Algonquin Rd, Quality Retail Solutions Inc.

Dear Members of the Village Board,

I hope this letter finds you well. My name is Samantha Savarimuthu and I am writing on behalf of Quality Retail Solutions Inc regarding our application for the transfer of the tobacco license at 1703 W Algonquin Rd, Mt Prospect IL. I want to express my sincere gratitude for your time and consideration as you prepare for the upcoming vote.

First and foremost, I respectfully remind the Board that our application is for an ownership transfer only. The location in question has operated as a tobacco establishment for years, and we are not seeking to open a new store or introduce new products that have not already been available to the community. Our goal is to continue serving the community while enhancing the store by adding clothing, shoes, and other general merchandise such as scents and perfumes.

We have worked diligently to meet every requirement set forth by the Village of Mt. Prospect. Our team has successfully passed all background checks, submitted a comprehensive business plan with detailed financial projections, and clearly outlined our intentions for the business. We are committed to upholding the highest standards of compliance and integrity.

We understand and share your concerns regarding the sale of tobacco products to minors and individuals under 21. As members of a family with deep roots in this business, and as lifelong residents of Mt. Prospect, we are acutely aware of the responsibility that comes with this license. We know that there are those in this industry who have not acted in good faith, and we want to assure you that we are not among them.

It has been brought to our attention that certain members of the board have expressed concerns about the proximity of the library in the plaza. We would like to respectfully point out that the last two tobacco licenses in the area were issued while the library was already in place, and no issues were raised at that time.

Additionally, as part of the approval process from the Community Development Office, we were required to place a large sign in the strip mall, visible to all patrons, announcing that this matter was subject to a public hearing. The Community Development office did not receive any concerns or comments from residents in the area, which we believe demonstrates that the community is comfortable with this transfer. Furthermore, we were required to send certified letters to all property owners within 500 feet. Out of 500 letters sent, not a single person expressed any issue with this transfer.

All we are asking for is the same opportunity that has been afforded to other local businesses. If this were a brand-new store, I would understand any hesitation, but this is simply an ownership transfer. We are honest, ethical, and community-minded individuals—the sons and daughters of immigrants from farming communities in India. We deeply value compliance, community growth, and the well-being of our society and youth.

There is a saying from back home: “We never sell the cow, because then we lose the milk it gives us.” For us, selling tobacco to a minor and risking our license would be the same as selling the cow—we would lose the very foundation and future of our business for a short-term gain. We are investing \$50,000–\$60,000 into inventory alone—no small sum for me as a 23-year-old entrepreneur. The business is already cash-flow positive without relying on illegal sales, and as we are purchasing it cash without taking on financing nothing would change about this. We are committed to maintaining strict policies in line with Illinois regulations, including mandatory ID checks for every customer, every time, regardless of familiarity.

We are proud to be lifelong residents of Mt. Prospect and are eager to become more involved in our community and local government. We see this as the beginning of a long-term relationship with the Village and hope to contribute positively through future projects and initiatives.

Thank you for your time, consideration, and service to our community. We respectfully ask for your support in approving our license transfer so we may continue serving Mt.

Prospect with honesty, integrity, and respect for the law.

Sincerely,

Samantha Savarimuthu
President
Quality Retail Solutions Inc
917-349-4586

Intro Inventory (\$60,000)

- Tobacco products (see detailed breakdown below)
- Alternative nicotine products
- Automotive supplies (motor oil, wiper fluid, air fresheners)
- Phone chargers, cables, and accessories
- Over-the-counter medicines (pain relievers, allergy meds)
- Personal care items (toothpaste, deodorant, razors, feminine hygiene products)
- Lighters and matches
- Sunglasses and reading glasses
- Small household items (batteries, flashlights, duct tape)
- Newspapers and magazines
- Cleaning wipes and hand sanitizers
- Generic White T Shirts
- Socks
- Generic Sweatpants
- Generic Undershirts

Category	Examples/Brands	Description
Cigarettes	Marlboro, Camel, Newport, Pall Mall	Standard filtered cigarettes, menthol and non-menthol varieties
Little Cigars	Swisher Sweets, Cheyenne	Similar in size to cigarettes, often flavored
Cigars/Cigarillos	Black & Mild, Dutch Masters, White Owl, Swisher	Larger than cigarettes, available in many flavors, foil pouches, multi-packs
Smokeless Tobacco	Copenhagen, Skoal, Grizzly, Klondike	Includes moist snuff, chewing tobacco, fine-cut, long-cut, pouches
Pipe Tobacco	Prince Albert, Captain Black	Loose tobacco for use in pipes
Roll-Your-Own	Bugler, TOP, Zig-Zag	Loose tobacco and rolling papers for self-rolled cigarettes
Electronic Cigarettes & Vapes	JUUL, Vuse, Hyde	Disposable and refillable devices, e-liquids with nicotine, various flavors
Alternative Nicotine Products	ZYN, On!	Nicotine pouches (no tobacco leaf), lozenges, gum

Acquisition Plan for 92 Smoke and Vape

Prepared By StreamLine Capital Group

I. Executive Summary

Samantha Savarimuthu intends to acquire 92 Smoke & Vape, a well-established tobacco, vape, and novelty shop located at 1703 W Algonquin Rd, Mount Prospect, IL under Quality Retail Solutions Inc. The business is currently generating \$200,000–\$300,000 in annual gross sales. While the store has been performing steadily, it has not utilized any marketing or advertising strategies, and the novelty product lineup is minimal.

Her plan is to reinvigorate the business with new management, expanded product offerings, improved marketing, and enhanced operational efficiency. We will introduce a shoe and t-shirt section, implement a customer loyalty program, and optimize store operations with a modern POS system, better inventory management, and cost-effective merchant processing.

With these improvements, we conservatively project \$400,000 in gross sales by 2026, followed by a 30% year-over-year growth, with the potential to reach \$700,000–\$800,000 in annual sales, aligning with the performance of successful tobacco and novelty stores.

About the Proprietor: Samantha M Savarimuthu

Samantha Savarimuthu has deep roots in Mount Prospect, having lived in the community her entire life. Coming from an Indian immigrant family, she learned the value of hard work and entrepreneurship at a young age.

- Her father has been a 20+ year associate at Binny's Beverage Depot in Des Plaines, and her mother has been a 20+ year charge nurse at Alexian Brothers Hospital in Elk Grove.
- Samantha attended Rolling Meadows High School, graduated with honors, and earned a bachelor's degree in Business Administration with an emphasis in Human Resource Management from Loyola University.
- She is a serial entrepreneur with experience in logistics, real estate, and e-commerce. She currently works at AIT Worldwide Logistics, a billion-dollar logistics company in Itasca.
- She owns two successful Airbnb properties in Hoffman Estates and Des Plaines and operates a profitable e-commerce business reselling shoes and novelty items on Amazon and eBay.
- Her established vendor relationships from her e-commerce business will be leveraged to enhance the product offerings at 92 Smoke & Vape.
- Her family has strong ties to the business and manufacturing sectors, including her great uncle Doss Samikannu, founder and CEO of AmTab in Bensenville.
- Samantha's fiancé is a national PLP SBA lender specializing in community development, real estate, and business acquisition financing, providing strong financial insight for the growth of the business.

With deep community connections, retail experience, and a strong business background, Samantha is uniquely positioned to elevate 92 Smoke & Vape into a thriving retail operation.

II. Business Description

A. Business Overview

- Business Name: 92 Smoke & Vape
- Location: 1703 W Algonquin Rd, Mount Prospect, IL
- Industry: Retail (Tobacco, Vape, Novelty, Apparel & Footwear)
- Ownership Structure: Family-owned and operated

B. Current Performance & Challenges

- Current gross sales: \$200,000–\$300,000
- Strengths: Established customer base, steady foot traffic, strong tobacco and vape sales
- Challenges: Lack of marketing, minimal novelty product selection, outdated inventory & POS system

C. Growth Opportunities

- Product expansion: Introduce shoes and branded t-shirts to diversify revenue streams
- Marketing & Advertising: Implement digital and local marketing strategies
- Customer Retention: Launch a rewards and loyalty program
- Operational Efficiency: Upgrade POS, inventory software, and merchant processing

III. Market Analysis

A. Location & Demographics

Mount Prospect is a suburban area with a diverse population and strong disposable income levels. The store is positioned in a high-traffic area on Algonquin Rd, benefiting from both local residents and commuters.

- Population (Mount Prospect): ~55,000
- Median Household Income: ~\$90,000
- Retail Competition: Limited direct competition for a combined smoke, vape, novelty, and apparel store

B. Competitive Analysis

While there are other vape and smoke shops in the area, most do not offer shoes, apparel, or a strong customer loyalty program. By differentiating with a broader product mix and marketing, we can capture more market share.

C. Industry Trends

- Vape and smoke shops are seeing consistent demand, with growth driven by niche product offerings and strong customer relationships.
- Novelty and lifestyle products (like branded t-shirts and sneakers) provide higher-margin revenue streams.
- Customer loyalty programs drive repeat business and higher purchase frequency.

IV. Growth Strategy & Implementation

A. Product Expansion

1. Shoes & Apparel Section:

- Introduce trendy sneakers and branded t-shirts
- Partner with wholesale suppliers for exclusive items
- Target both existing customers and streetwear enthusiasts

2. Enhanced Novelty Selection:

- Expand into giftable and collectible items
- Add exclusive and seasonal merchandise

B. Marketing & Advertising

1. Social Media & Digital Marketing:

- Instagram, Facebook, and TikTok promotions
- Paid local ads targeting streetwear enthusiasts
- Engage customers with exclusive product drops and promotions

2. Local Promotions & Sponsorships:

- Partner with local barbershops, tattoo shops, and events
- Distribute flyers and discount offers in high-traffic areas

3. Customer Loyalty Program:

- Implement a points-based rewards system
- Offer exclusive discounts to returning customers

C. Operational Improvements

1. Technology & Inventory Management:

- Upgrade to a modern POS system
- Implement real-time inventory tracking software
- Reduce stock shortages and overstock issues

2. Cost Optimization:

- Secure better merchant processing rates
- Improve vendor relationships for bulk purchasing discounts

3. Expanded Store Hours:

- Align operating hours with customer demand and village regulations
- Increase accessibility during peak business hours

V. Financial Projections

A. Revenue Growth Plan

Year	Projected Gross Sales	% Growth
2024	\$300,000 (Current)	—
2025	\$350,000	+16%
2026	\$400,000	+14%
2027	\$520,000	+30%
2028	\$676,000	+30%
2029	\$800,000 (Peak)	+18%

VII. Conclusion

The purchase and revitalization of 92 Smoke & Vape represent a strong business opportunity with significant growth potential. With new management, an expanded product line, enhanced marketing, and improved operational efficiencies, we aim to transform the business into a high-performing retail location generating \$700,000–\$800,000 in annual sales.

By implementing these strategies, we will maximize profitability, strengthen customer retention, and position 92 Smoke & Vape as the go-to destination for tobacco, novelty items, and urban fashion in Mount Prospect.

We look forward to securing this opportunity and bringing our vision to life.

Sincerely,

Samantha M Savarimuthu

President

June 10, 2025

Crystal Court Shopping Center

RE: Purchase of 92 Smoke & Vape-1703 W. Algonquin Rd.

Dear Board Members of the Zoning Board and Village Trustees,

I am writing to express my full support for the proposed purchase and continued operation of 92 Smoke and Vape, a local business seeking to remain a responsible member of the Mt. Prospect community under new ownership.

The prospective buyer has demonstrated a strong commitment to upholding the highest standard of regulatory compliance, community respect, and responsible business practices. Their business plan reflects a clear understanding of local ordinances, including strict adherence to all age verification laws, zoning requirements, and state regulations governing the sale of tobacco products.

More importantly, Samantha recognizes the importance of fostering a safe and respectful relationship with the surrounding community. Her intent is to not only maintain but improve upon the current business model.

Mt Prospect benefits from businesses that are willing to operate with integrity and responsibility, and I am confident that the new ownership of 92 Smoke and Vape will contribute positively to the Village's commercial diversity. 92 Smoke and Vape has not had any violations or issues since they started as our tenant and I believe Samantha will continue to make sure the business is always compliant.

I respectfully urge the Zoning Board and Trustees to approve the necessary permissions that would allow this purchase to proceed. I had a landlord representative present at the meeting on May 25, 2025, and we plan to attend on June 17th in support of Samantha and her purchase.

Thank you,



Albert Bruno

Managing Partner-Crystal Court

708-456-8421

ORDINANCE NO. _____
AN ORDINANCE GRANTING A CONDITIONAL
USE TO OPERATE A TOBACCO RETAIL ESTABLISHMENT AT THE PROPERTY 1703
WEST ALGONQUIN ROAD
MOUNT PROSPECT, ILLINOIS

WHEREAS, Quality Retail Solutions Inc (“Petitioner”), is seeking a conditional use to operate a tobacco retail establishment for property located at 1703 West Algonquin Road and legally described as:

PARCEL 1: LOT 2 IN MARCO POLO'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT MADE BY AND BETWEEN THE CRYSTAL TOWERS HOMEOWNERS ASSOCIATION AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 12, 1984, AND KNOWN AS TRUST NUMBER 60753 RECORDED AS DOCUMENT 27193862 FOR STORM AND SANITARY SEWERS.

PROPERTY INDEX NUMBER: 08-22-203-041-0000; and

WHEREAS, the “Petitioner” seeks a Conditional Use to allow a tobacco retail establishment; and

WHEREAS, a Public Hearing was held on the request for a Conditional Use being the subject of PZ-05-25 before the Planning and Zoning Commission of the Village of Mount Prospect on the 22nd day of May 2025 pursuant to proper legal notice having been published in the Daily Herald Newspaper on the 7th day of May 2025; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the request meets the standards of the Village and that the granting of the Conditional Use to allow a tobacco retail establishment would be in the best interest of the Village.

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

SECTION ONE: That the recitals set forth hereinabove are incorporated herein as findings of fact by the Mayor and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby grant a Conditional Use to operate a tobacco retail establishment for property located at 1703 West Algonquin Road, Mount Prospect subject to the following conditions:

1. The business shall hold a valid Mount Prospect business license;
2. Consumption of tobacco products on site is prohibited;
3. Compliance with all applicable local, state, and federal laws regarding the

sale and distribution of tobacco and related products;

4. No window signage shall be permitted, including promotional materials, product advertisements, or decals, except for a small sign on the front door displaying only the business name, hours of operation, and required legal postings (e.g. "Must be 21+");
5. No temporary or A-frame signs shall be displayed outside the premises;
6. Exterior lighting shall be limited to standard building-mounted fixtures required for safety and shall not include decorative or promotional lighting (e.g. neon, colored LED strips).
7. No lighting shall be used to illuminate window areas or the perimeter.
8. The sale of branded or novelty items (e.g., cartoon-themed apparel, smoking accessories marketed toward youth) is prohibited.
9. Apparel inventory shall be limited to plain, unbranded clothing such as t-shirts, sweatpants, and undershirts.
10. Footwear inventory shall be limited to plain, general use footwear such as basic shoes and plain sneakers, flip-flops, or other generic footwear. The sale of fashion-oriented, branded, youth-styled, or novelty footwear is prohibited.
11. This conditional use may be revoked by the Village if substantiated complaints are received regarding non-compliance with these conditions or violations of law.
12. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
13. A new conditional use approval shall be required for:
 - a. A change of ownership involving 50% or more of the officers or partners;
 - b. A change in legal entity; or
 - c. A change in location.

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 17th day of June, 2025

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk
Village Clerk



Item Cover Page

Subject	Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A TOBACCO RETAIL ESTABLISHMENT AT THE PROPERTY 1703 WEST ALGONQUIN ROAD MOUNT PROSPECT, ILLINOIS (PZ-05-25)
Meeting	June 3, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The petitioner (Samantha Savarimuthu, Quality Retail Solutions Inc) is seeking conditional use approval to purchase an existing 1,200 square foot tobacco establishment (92 Smoke and Vape) at the subject property (1703 West Algonquin Road). Tobacco establishment licenses are non-transferable; therefore, the petitioner must obtain conditional use approval to purchase the business. The proposed business meets the standards for a conditional use and staff is therefore supportive of the request.

Discussion

Proposal

The subject property is a single-story multi-tenant commercial building with a mixture of retail, restaurant, medical and professional office, personal services, and institutional uses. The tobacco establishment, 92 Smoke and Vape, has operated at 1703 West Algonquin Road since 2020.

The petitioner, Samantha Savarimuthu of Quality Retail Solutions Inc, proposes to purchase the existing tobacco establishment at the subject property. The petitioner stated in the application that the business will be a full-service tobacco, vape, novelty, and clothing store. According to the business plan, the petitioner intends to 1) expand product offerings by introducing shoes and apparel and enhancing the novelty selection with giftable and collectible items; 2) increase marketing and advertising through social media, digital marketing, local promotions and sponsorships, and a customer loyalty program; and 3) improve operations through updated inventory management systems and expanded store hours. The proposed hours of operation are 10AM – 12AM daily. The petitioner notes in the application that the business will adhere to all local, state, and federal laws regarding the sale of tobacco and vape products, and the store will be operated exclusively by family members over the age of 22. The petitioner proposes to use the existing floor plan with no interior or exterior renovations

requiring a building permit.

The subject property is zoned B-3 Community Shopping. The shopping center is striped with 162 parking stalls. The proposal does not involve a change in use which warrants additional parking.

The petitioner submitted a business license application and a tobacco establishment addendum according to the requirements of Village Code Chapter 11, Article 8 for Sale of Tobacco and Related Products.

Public Comment

Staff has not received public comment pertaining to the case.

Public Hearing

At the public hearing held on May 22, 2025, the Planning and Zoning Commission unanimously recommended approval of the conditional use request by a vote of 5-0. No members of the public were present to voice support or opposition.

Conditional Use Standards

Staff has reviewed the petitioner's request for a conditional use to operate a tobacco retail establishment and finds that the standards have been met. Staff finds that the proposal will not endanger public health, safety, morals, comfort, or general welfare. The business has operated for five years at this location and no substantial changes are proposed for the uses and services provided.

The Petitioner is requesting a waiver of the second reading in order to expedite the ownership transfer for the existing business.

Alternatives

1. Approval of the following: A conditional use to operate a tobacco establishment at 1703 West Algonquin Road, subject to the following conditions:
 - a. The business shall hold a valid Mount Prospect business license;
 - b. Consumption of tobacco products on site is prohibited;
 - c. Compliance with all applicable local, state, and federal laws regarding the sale and distribution of tobacco and related products;
 - d. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
 - e. A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;
 - ii. A change in legal entity; or
 - iii. A change in location.

2. Action at the discretion of the Village Board.

Staff Recommendation

Approval of a conditional use to operate a tobacco retail establishment at 1703 West Algonquin Road, subject to the conditions listed in the attached ordinance.

Attachments

1. PZ-05-25 Plans
2. PZ-05-25 Staff Report

3. PZ-05-25 Administrative Content
4. PZ-05-25 Waiver of 2nd Reading
5. PZ-05-25 (1703 W Algonquin Rd) Minutes
6. Ord. XXXX CU for Tobacco Establishment (1703 W Algonquin Rd)

Conditional Use Standards for 92 Smoke & Vape

3/4/2025

Village of Mount Prospect

Planning & Zoning Commission

50 S. Emerson Street

Mount Prospect, IL 60056

Dear Planning & Zoning Commission,

We are submitting this letter in response to the conditional use standards for the purchase and continued operation of 92 Smoke & Vape, a tobacco store in Mount Prospect, IL. Below, we outline how our proposal meets each standard:

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.

- Our business will strictly comply with all local, state, and federal laws regarding the sale of tobacco and vape products.

- The store will be operated exclusively by family members, all over the age of 22, ensuring consistent management and oversight.

- We will enforce a zero-tolerance policy for ID verification, refusing sales to anyone without proper age verification.

- The store will continue to be a clean, safe, and professionally managed retail space, ensuring a responsible environment for customers and the community.

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

- 92 Smoke & Vape is an existing business, and we will maintain its current operations without disruptive changes.

- The store will continue to be well-maintained and professional, ensuring it does not negatively impact surrounding businesses or property values.

- We do not generate excessive noise, traffic, or disturbances that would affect neighboring properties.

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

- The business has been operating in this location without issue, and our continued operation will not hinder future development.

- Our business aligns with the commercial nature of the district and does not interfere with surrounding property use.

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

- The site is fully equipped with existing utilities and infrastructure that meet the needs of the business.

- No modifications to utilities, drainage, or roads are necessary for the continued operation of 92 Smoke & Vape.

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.

- The store is located in a commercial area with designated parking and access points that do not contribute to traffic congestion.

- The customer flow is steady but not high-traffic, minimizing any potential congestion concerns.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village.

- After reviewing the Village of Mount Prospect Comprehensive Plan, we have determined that our business does not conflict with any stated objectives.

- Our business supports the local economy by contributing tax revenue and maintaining a legally compliant retail space.

- By upholding a strict zero-tolerance ID verification policy, we are ensuring responsible business operations in line with community standards.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning & Zoning Commission.

- We will fully comply with all zoning, licensing, and business operation regulations set forth by the Village.

- Any necessary modifications or recommendations from the Planning & Zoning Commission will be implemented as required.

We appreciate your time and consideration in reviewing our request. We are committed to operating 92 Smoke & Vape as a responsible, family-run business that complies with all laws and maintains a safe and professional retail environment. Please let us know if you require any additional information.

Sincerely,

Samantha M Savarimuthu

President

ALTA / ACSM LAND TITLE SURVEY

PARCEL 1: LOT 2 IN MARCO POLO'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT MADE BY AND BETWEEN THE CRYSTAL TOWERS HOMEOWNERS ASSOCIATION AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 12, 1984 AND KNOWN AS TRUST NUMBER 60753 RECORDED AS DOCUMENT 27193862 FOR STORM AND SANITARY SEWERS.

STATE OF ILLINOIS
COUNTY OF COOK SS.

TO: Chicago Title Insurance Co. No. 7112028
American National Bank & Trust Company of Chicago Trust #60753

JOSEPH A. SCHUDT & ASSOCIATES, INC., Illinois Land Surveyor Corporation No. 48-39, hereby certifies that this plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1962.

Matteson, Illinois April 24th, A.D. 1987

George C. Ranner
Illinois Registered Land Surveyor No. 1553

TO WHOM IT MAY CONCERN:

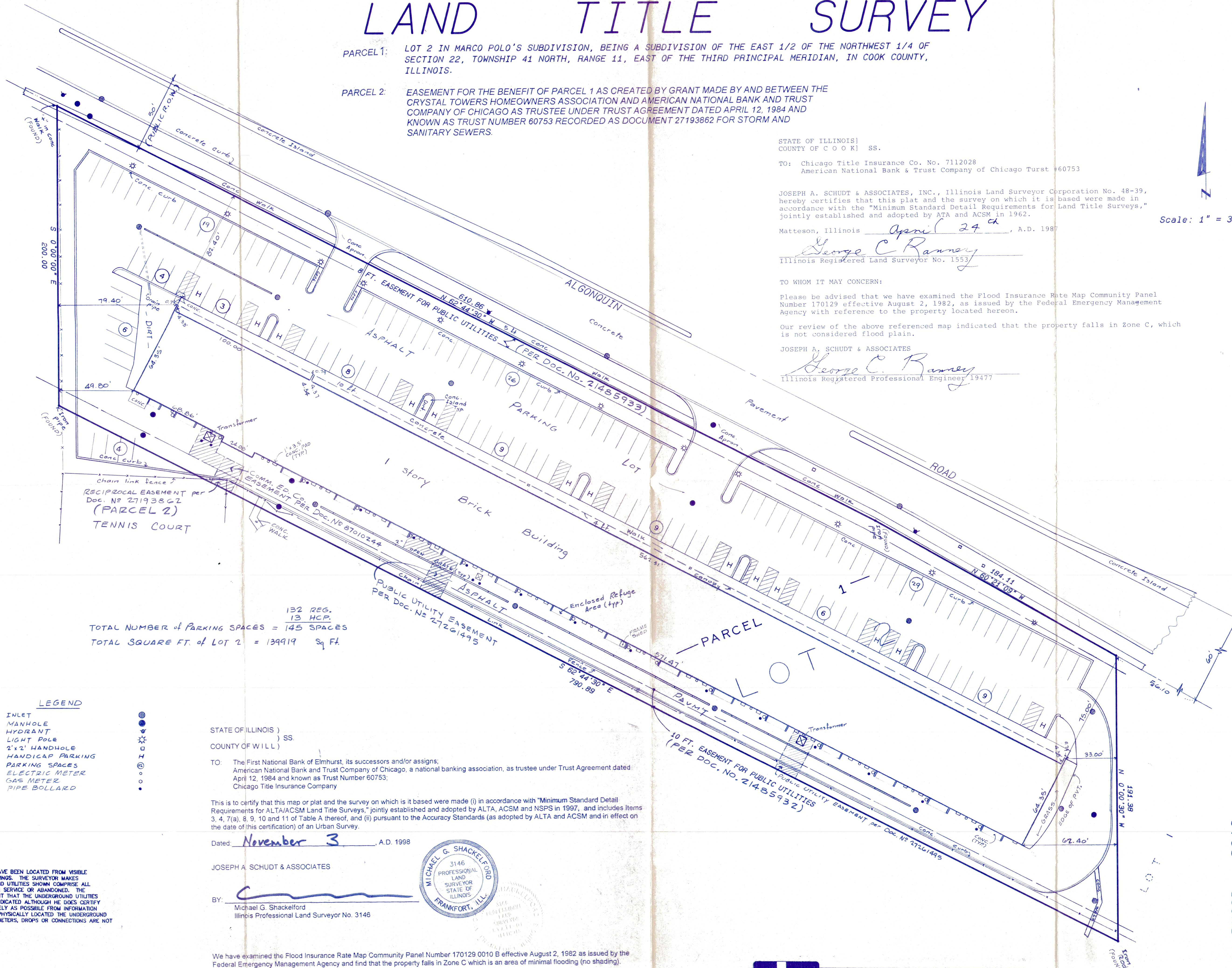
Please be advised that we have examined the Flood Insurance Rate Map Community Panel Number 170129 effective August 2, 1982, as issued by the Federal Emergency Management Agency with reference to the property located hereon.

Our review of the above referenced map indicated that the property falls in Zone C, which is not considered flood plain.

JOSEPH A. SCHUDT & ASSOCIATES

George C. Ranner
Illinois Registered Professional Engineer 19477

Scale: 1" = 30'



132 REG.
13 HCP.
TOTAL NUMBER of PARKING SPACES = 145 SPACES
TOTAL SQUARE FT. of LOT 2 = 139919 sq. ft.

LEGEND
INLET
MANHOLE
HYDRANT
LIGHT POLE
2'x2' HANDHOLE
HANDICAP PARKING
PARKING SPACES
ELECTRIC METER
GAS METER
PIPE BOLLARD

STATE OF ILLINOIS)
COUNTY OF WILL) SS.

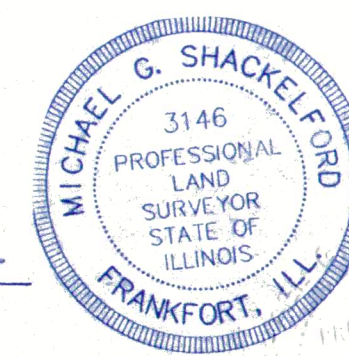
TO: The First National Bank of Elmhurst, its successors and/or assigns;
American National Bank and Trust Company of Chicago, a national banking association, as trustee under Trust Agreement dated April 12, 1984 and known as Trust Number 60753;
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes Items 3, 4, 7(a), 8, 9, 10 and 11 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Dated: November 3, A.D. 1998

JOSEPH A. SCHUDT & ASSOCIATES

BY: *Michael G. Shackelford*
Michael G. Shackelford
Illinois Professional Land Surveyor No. 3146



We have examined the Flood Insurance Rate Map Community Panel Number 170129 0010 B effective August 2, 1982 as issued by the Federal Emergency Management Agency and find that the property falls in Zone C which is an area of minimal flooding (no shading).

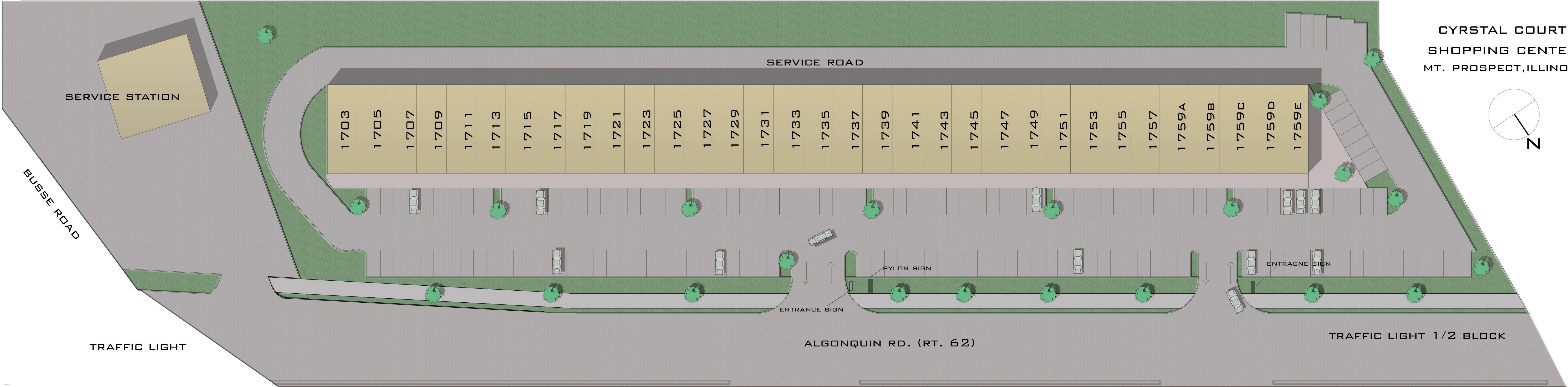
UTILITY LOCATION:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ORDINARY UTILITY SERVICE METERS, DROPS OR CONNECTIONS ARE NOT LOCATED OR SHOWN ON SURVEY.

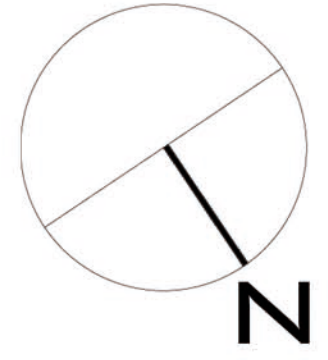


FRANKFORT
Joseph A. Schudt & Associates
19350 S. HARLEM AVENUE FRANKFORT, IL 60423
PHONE: 708-720-1000 FAX: 708-720-1065
LAND SURVEYING LAND PLANNING

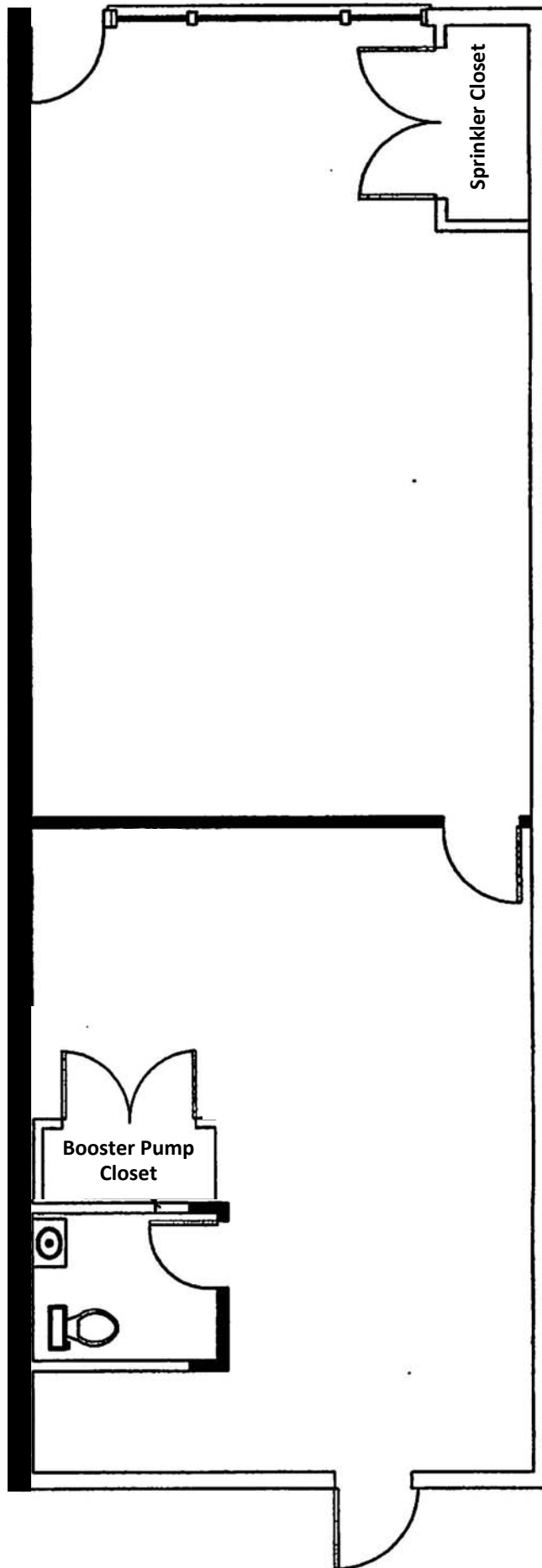
REVISED EASEMENTS 6-9-87



CYRSTAL COURT
SHOPPING CENTER
MT. PROSPECT, ILLINOIS



EXISTING FLOOR PLAN
1703 W. Algonquin Road
Mount Prospect, IL
1,200 Rentable Sqft



Greetings,

Quality Retail Solutions Inc DBA 92 Smoke and Vape is a full service tobacco, novelty and clothing store located at 1703 W Algonquin Rd, Mt Prospect IL.

Located on the intersection of Busse and Algonquin Rd. Our location is easily accessible, and with a wide variety of products and flexible hours of operation (10am - 12am) 7 days a week - we strive to provide best in class customer service and products to our Patrons.

Regards,

Samantha M Savarimuthu

President, Quality Retail Solutions Inc

1703 W Algonquin Rd, Mt Prospect IL 60056

847-525-2637



DATE: May 15, 2025

CASE NUMBER

PZ-05-25

APPLICANT/PROPERTY OWNER

Quality Retail Solutions Inc /
Parkway Bank & Trust Co. Trustee Trust
Agreement 11/2/98 #12122

PUBLIC HEARING DATE

May 22, 2025

PROPERTY ADDRESS/LOCATION

1703 W Algonquin Rd

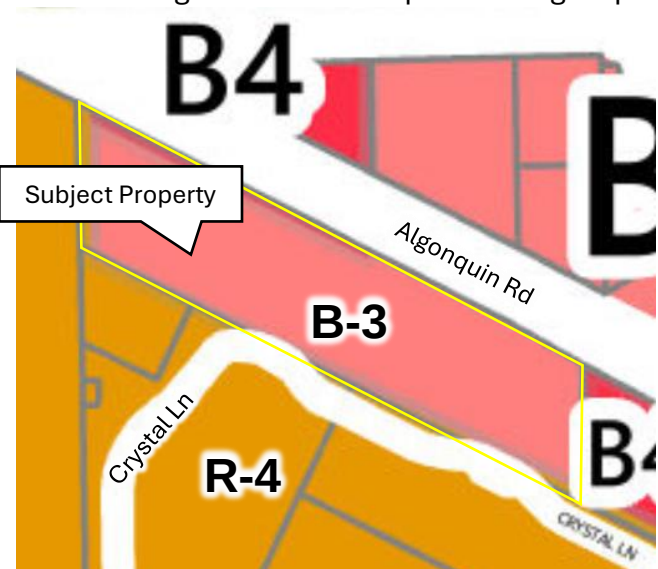
BRIEF SUMMARY OF REQUEST

The petitioner (Samantha Savarimuthu, Quality Retail Solutions Inc) is seeking conditional use approval to purchase an existing 1,200 square foot tobacco establishment (92 Smoke and Vape) at the subject property (1703 West Algonquin Road). Tobacco establishment licenses are non-transferable; therefore, the petitioner must obtain conditional use approval to purchase the business. The proposed business meets the standards for a conditional use and therefore staff is supportive of the request.

2024 Aerial Image



2024 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
B-3 Community Shopping	Multi-tenant commercial	North: B-4 Corridor Commercial, B-3 Community Shopping East: B-4 Corridor Commercial South: R-4 Multi-family Residential West: R-4 Multi-family Residential	1,200 SF (Tenant Space)

STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property is a single-story multi-tenant commercial building with a mixture of retail, restaurant, medical and professional office, personal services, and institutional uses. The tobacco establishment, 92 Smoke and Vape, has operated at 1703 West Algonquin Road since 2020.

PROPOSAL

The petitioner, Samantha Savarimuthu of Quality Retail Solutions Inc, proposes to purchase the existing tobacco establishment at the subject property. The petitioner stated in the application that the business will be a full-service tobacco, vape, novelty, and clothing store. According to the business plan, the petitioner intends to 1) expand product offerings by introducing shoes and apparel and enhancing the novelty selection with giftable and collectible items; 2) increase marketing and advertising through social media, digital marketing, local promotions and sponsorships, and a customer loyalty program; and 3) improve operations through updated inventory management systems and expanded store hours. The proposed hours of operation are 10AM – 12AM daily. The petitioner notes in the application that the business will adhere to all local, state, and federal laws regarding the sale of tobacco and vape products, and that the store will be operated exclusively by family members over the age of 22. The petitioner proposes to use the existing floor plan with no interior or exterior renovations requiring a building permit.

The subject property is zoned B-3 Community Shopping. The shopping center is striped with 162 parking stalls. The proposal does not involve a change in use which warrants additional parking.

The petitioner submitted a business license application and a tobacco establishment addendum according to the requirements of Village Code Chapter 11, Article 8 for Sale of Tobacco and Related Products.

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:

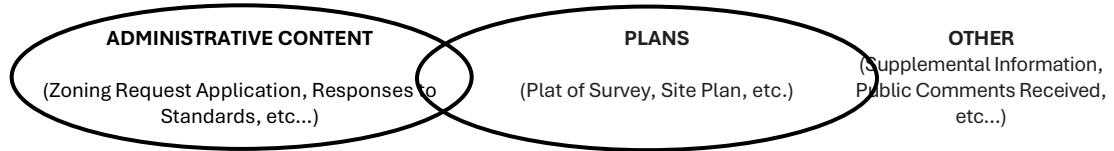
“Motion to approve:

1. “A conditional use to operate a tobacco establishment at 1703 West Algonquin Road, subject to the following conditions:
 - a. The business shall hold a valid Mount Prospect business license;
 - b. Consumption of tobacco products on site is prohibited;
 - c. Compliance with all applicable local, state, and federal laws regarding the sale and distribution of tobacco and related products;

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

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

ATTACHMENTS:



I concur:

A handwritten signature in blue ink that reads "Jason C. Shallcross".

Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

CONDITIONAL USE STANDARDS

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

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

Petitioner's Findings: The petitioner states that the business will strictly comply with all local, state, and federal laws regarding the sale of tobacco and vape products, and that they will enforce a zero-tolerance policy for ID verification and refuse sales to anyone without proper age verification. The petitioner contends that the store is an existing business and that they do not generate excessive noise, traffic, or disturbances that will affect neighboring properties. The petitioner notes that the business has been operating in this location without issue, and that the continued operation will not hinder future development or interfere with surrounding property uses. The petitioner asserts that the property is adequately equipped with existing utilities and infrastructure, and no modifications to utilities, drainage, or roads are necessary for the continued operation of the business. The petitioner states that the store is located in a commercial area and that the business does not generate a high traffic flow. Per the petitioner, the business does not conflict with the Village Comprehensive Plan, and the business supports the local economy by contributing tax revenue and maintaining a compliant retail space. The petitioner concludes that the property will comply with all zoning, licensing, and business regulations set forth by the Village and will implement any necessary modifications from the Planning and Zoning Commission.

Staff's Findings: Staff has reviewed the petitioner's request for a conditional use to operate a tobacco establishment and finds that the standards have been met. Staff did not find evidence that the business would endanger public health, safety, morals, comfort, or general welfare. The Police Department confirmed that the petitioner has met the standards to obtain a tobacco establishment business license. The petitioner wrote in their application that they are aware of the local, state, and federal requirements regarding tobacco sales and distribution. The business has operated for five years at this location and no substantial changes are proposed for the uses and services provided. No physical changes are proposed for the interior or exterior that would impede improvement of the surrounding properties, impact public

utilities or drainage, or cause traffic congestion in the public streets. The subject property is designated “Neighborhood Center” in the future land use plan and the proposed retail use is compatible with the mix of small-scale commercial uses already established in this area.



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): 1703 W Algonquin Rd

Zoning District (s): B-3 Property Area (Sq.Ft. and/or Acreage): 1200

Parcel Index Number(s) (PIN(s)): 08-22-203-041-0000

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

☒ Conditional Use: For Tobacco Establishment

☐ Variation(s): To _____

☐ Zoning Map Amendment: Rezone From _____ To _____

☐ Zoning Text Amendment: Section(s) _____

☐ Other: _____

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

Change ownership of existing tobacco establishment located at 1703 W Algonquin Rd

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

Name: Samantha Savarimuthu Corporation: Quality Retail Solutions Inc

Address: 1703 W Algonquin Rd

City, State, ZIP Code: Mount Prospect IL 60056

Phone: 917-349-4586 Email: suryagkla@gmail.com

Interest in Property: Prospective business owner for 92 Smoke and Vape
(e.g. owner, buyer, developer, lessee, architect, etc...)

V. Property Owner	
☐ Check if Same as Applicant	
Name: <u>Albert Bruno</u>	Corporation: <u>Parkway Bank & Trust Co. Trustee Trust Agreement 11/2/98 #12122</u>
Address: <u>4701 N Cumberland Ave STE 27 Norridge, IL 60706</u>	
City, State, ZIP Code: <u>Norridge IL 60706</u>	
Phone: <u>708-456-8421</u>	Email: <u>albruno@stateservicesmgmt.com</u>

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

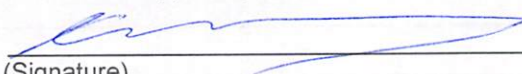
I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant:  Date: 03/31/2025
(Signature)

Samantha Savarimuthu
(Print or Type Name)

If applicant is not property owner:

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

Property Owner:  Date: 03/31/2025
(Signature)
Albert Bruno
(Print or Type Name)

Submission Package for Tobacco License Application

Village of Mount Prospect, IL

Business Information

Applicant Name: Samantha Savarimuthu

Business Name: 92 Smoke and Vape

Business Address: 1703 W Algonquin Rd Mt Prospect Illinois 60056

Contact Information: 847-525-2637 | suryagkla@gmail.com

1. Site Plan

- The building and parking lot footprint will remain unchanged.
- No modifications are planned for the existing structure or parking layout.

2. Building Elevations

- The exterior appearance of the building will not be altered.
- No structural or cosmetic changes are proposed.

3. Floor Plans

- Please refer to the attached floor plan of the unit we are occupying.

4. Engineering Plans

- No additions, removals, or modifications to utilities are planned at the site.
- The existing plumbing, electrical, and HVAC systems will remain unchanged.

5. Landscape Plan & Tree Preservation Plan

- The current landscaping will remain as is.
- No trees will be removed or modified.

6. Photometric Plan

- No changes or additions will be made to the exterior lighting.

7. Sign Drawings

- The existing signage will remain unchanged.
- No new signs will be installed.

8. List of Current Tenants & Vacant Space

- Please refer to the attached tenant list provided by the landlord, which includes the square footage of each unit and any vacant spaces.

9. Document Indicating Intent to Buy or Lease

- Please see the attached purchase agreement confirming our intent to acquire the business.

10. Paid Receipt of Most Recent Property Tax Bill

- Please see the attached property tax receipt provided by the landlord.

11. Plat Survey Reflecting Current Condition

- Please see the attached plat survey from the landlord, which accurately reflects the current site conditions.

12. Alignment with Comprehensive Plan of the Village

Upon thorough review of the Village of Mount Prospect's Comprehensive Plan (176 pages), we confirm that our proposed conditional use aligns with the village's objectives.

Our intent is as follows:

- To purchase the business and ensure its long-term stability.
- To strictly adhere to all local, state, and federal laws governing the sale of tobacco and related products.
- To provide a safe, compliant, and enjoyable retail experience for our customers.
- To operate in a manner that supports the village's economic and community development goals.

We appreciate your time in reviewing our application and look forward to working with the Village of Mount Prospect to ensure full compliance with all necessary regulations.

Sincerely,

Samantha M Savarimuthu

President

Affidavit of Ownership

COUNTY OF COOK)

STATE OF ILLINOIS)

I, Albert BRUNO, 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 Crystal Court Shopping Center.
(property address and PIN) 1703-1759 W. Algonquin Rd.
mt. Prospect IL

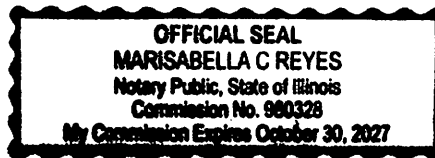
and that such property is owned by _____ as of this date.
(print name)

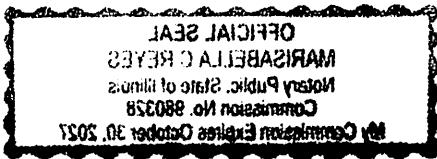
X 
Signature
ALBERT BRUNO

Subscribed and sworn to before

me this 10th day of
March, 2025.

Marisabella Reyes
Notary Public





08080935

0012/0099 03 001 Page 1 of 4
 1998-12-01 09:32:52
 Cook County Recorder 27.00



TRUSTEE'S DEED IN TRUST

THIS INDENTURE, made this 17th.
 day of November 1998
 between AMERICAN NATIONAL BANK AND
 TRUST COMPANY OF CHICAGO, a National
 Banking Association, duly authorized to ac-
 cept and execute trusts within the State of
 Illinois, not personally but as Trustee under
 the provisions of a deed or deeds in trust duly
 recorded and delivered to said Bank in pursu-
 ance of a certain Trust Agreement, dated
 the 12th day of April, 1984
 known as Trust Number 60753

party of the first part, and

PARKWAY BANK & TRUST,

4800 North Harlem Ave., Harwood Heights, Ill. 60656
 as Trustee under the provisions of a certain Trust Agreement, dated the 2nd.
 of November 1998, and known as Trust Number 12122

party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of

--Ten and no/100 (\$10.00)--

hereby convey and **QUIT-CLAIM** unto said party of the second part, the following described real estate, situated
 in Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 1703-1767 Algonquin Rd., Mt. Prospect, Ill. 60056

Property Index Number 08-22-203-041-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and
 purposes herein and in said Trust Agreement set forth.

**THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE
 A PART HEREOF.**

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any
 and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the
 exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the
 provisions of said Trust Agreement above mentioned, including the authority to convey directly to the grantee Trustee
 named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all
 trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has
 caused its name to be signed to these presents by one of its officers, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
 as Trustee, as aforesaid, and not personally,

By Margaret O'Donnell
 Trust Administrator



Exempt under provisions of Paragraph 2, Section 4,
 Real Estate Transfer Tax Act.

STATE OF ILLINOIS
 COUNTY OF COOK

) I, the undersigned, a Notary Public in and for
) said County, in the State aforesaid, do hereby certify Margaret O'Donnell
 an officer of American National Bank and Trust Company of

Chicago 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 said officer of said association signed and delivered this instrument
 as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 17th. day of November 1998



Therese M McGann
 NOTARY PUBLIC

Prepared By: American National Bank & Trust Company of Chicago Margaret O'Donnell

MAIL TO: P.O. BOX 41518-AB

CHICAGO IL 60641-0518

BOX 333-CTL

08080935

Full power and authority is hereby granted to said Trustee to improve, enlarge, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

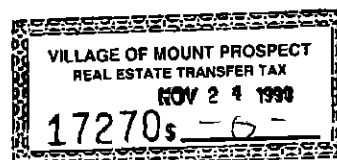
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

EXEMPT UNDER PROVISIONS OF
PARAGRAPH 2, SECTION 4,
REAL ESTATE TRANSFER ACT.

17270s-6

Buyer, Seller or Representative



TRUST DEPT.

APR 12 1999

SCANNED

LEGAL DESCRIPTION**Parcel 1:**

Lot 2 in Marco Polo's Subdivision, being a subdivision of the East half of the Northeast quarter of Section 22, Township 41 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 as created by grant made by and between the Crystal Towers Homeowners Association and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated April 12, 1984 and known as Trust Number 60753 recorded as Document 27193862 for storm and sanitary sewers.

1703-1767 Algonquin Road, Mt. Prospect, Illinois 60056

Perm. Index No. 08-22-203-041-0000



PARKWAY BANK

What A Community Bank Should Be.

4800 North Harlem Avenue, Harwood Heights, Illinois 60706 (708) 867-6600 / Fax (708) 867-1119

TRUSTEE'S CERTIFICATION

March 21, 2025

To Whom It May Concern:

Re: Land Trust No. 12122

Dated: November 2, 1998

This is to certify that as of the above captioned date, the beneficial interest in PARKWAY BANK AND TRUST COMPANY, land trust number 12122 according to the trustee's records is vested as follows:

CRYSTAL COURT SHOPPING CENTER – 100%

The power of direction according to our records is vested in:

ALBERT BRUNO

Parkway Bank and Trust Company makes no representations as to the condition of title.

Should you have any further questions, please contact me at (708) 867-2574.

Very Truly Yours,

Joseph F. Sochacki
Vice President / Trust Officer
Parkway Bank and Trust Company

www.parkwaybank.com



Sere

From: BillPay@paymentus.com
Sent: Thursday, February 27, 2025 12:52 PM
To: Sere
Subject: Payment Information for Cook County Property Tax

Payment Information for Cook County Property Tax

Dear Albert Bruno,

Thank you for submitting your payment Cook County Treasurer Online Property Tax System (Prior Tax Year). This email is to confirm on Feb 27, 2025, you authorized Cook County Treasurer Online Property Tax System (Prior Tax Year) to debit the bank account listed below. Please review your bank account after 3 to 5 business days to confirm a successful payment was made.

*** PLEASE DO NOT RESPOND TO THIS EMAIL ***

Confirmation number: **200215188990**
Payment date: **Feb 27, 2025**
Payment amount: **122,197.56**
Total amount charged: **122,197.56**

Contact Information

First name: **Albert**
Last name: **Bruno**
Email: **sere@stateservicesmgmt.com**



Account Information

Payment type: **Cook County Treasurer Online Property Tax System (Prior Tax Year)**
Property Index Number (PIN): **08222030410000**

Payment method: **E-Check**

Payment Method Information

Account type: **Checking Account**
Account holder name: **Crystal Court Shopping Center**
Account number: *******7995**
Routing number: *******6375**

TOTAL PAYMENT DUE		2024 First Installment Property Tax Bill - Cook County Electronic Bill						
\$122,197.56		Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
By 03/04/2025		08-22-203-041-0000	050	16048	2024	(2025)	ELK GROVE	5-31
IF PAYING LATE, PLEASE PAY		03/05/25-04/01/25 \$123,114.04	04/02/25-05/01/25 \$124,030.52		05/02/25-06/01/25 \$124,947.00		LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW	

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	\$455,316	\$8,630,076	\$461,013	94.66%
Metro Water Reclamation Dist of Chicago	\$3,126,243,000	\$3,151,727,000	\$1,449,923,000	54.00%
Mt Prospect Park District	\$34,370,083	\$36,220,947	\$3,999,183	88.96%
Harper Coll Comm College 512 (Palatine)	\$322,598,943	\$32,974,963	\$32,974,963	0.00%
Township HS District 214 (Arlington Hts)	\$90,904,159	\$296,515,358	\$1,194,163	99.60%
Comm Consolidated SD 59 (Arlington Hts)	\$13,824,049	\$150,264,026	\$9,719,629	93.53%
Village of Mount Prospect	\$171,861,845	\$385,434,723	\$140,636,940	63.51%
Town of Elk Grove	\$70,673	\$7,617,011	\$398,884	94.76%
Cook County Forest Preserve District	\$214,441,242	\$617,834,550	\$382,643,760	38.07%
County of Cook	\$8,262,580,154	\$26,512,006,772	\$14,493,276,944	45.33%
Total	\$12,237,349,464	\$31,199,225,426	\$16,515,228,479	

For a more in-depth look at government finances and how they affect your taxes, visit cookcountytreasurer.com

PAY YOUR TAXES ONLINE

Pay at cookcountytreasurer.com from your bank account or credit card.

IMPORTANT MESSAGES	TAX CALCULATOR	
	2023 TOTAL TAX	222,177.38
	2024 ESTIMATE X	55%
	2024 1st INSTALLMENT =	122,197.56
The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.		
	PROPERTY LOCATION	MAILING ADDRESS
	1749 ALGONQUIN RD MOUNT PROSPECT IL 60056	CRYSTAL COURT SC 4701 N CUMBERLAND AVE NORRIDGE IL 607062905

*** Please see 2024 First Installment Payment Coupon next page ***

Crystal Coe

Acquisition Plan for 92 Smoke and Vape

Prepared By StreamLine Capital Group

I. Executive Summary

Samantha Savarimuthu intends to acquire 92 Smoke & Vape, a well-established tobacco, vape, and novelty shop located at 1703 W Algonquin Rd, Mount Prospect, IL under Quality Retail Solutions Inc. The business is currently generating \$200,000–\$300,000 in annual gross sales. While the store has been performing steadily, it has not utilized any marketing or advertising strategies, and the novelty product lineup is minimal.

Her plan is to reinvigorate the business with new management, expanded product offerings, improved marketing, and enhanced operational efficiency. We will introduce a shoe and t-shirt section, implement a customer loyalty program, and optimize store operations with a modern POS system, better inventory management, and cost-effective merchant processing.

With these improvements, we conservatively project \$400,000 in gross sales by 2026, followed by a 30% year-over-year growth, with the potential to reach \$700,000–\$800,000 in annual sales, aligning with the performance of successful tobacco and novelty stores.

About the Proprietor: Samantha M Savarimuthu

Samantha Savarimuthu has deep roots in Mount Prospect, having lived in the community her entire life. Coming from an Indian immigrant family, she learned the value of hard work and entrepreneurship at a young age.

- Her father has been a 20+ year associate at Binny's Beverage Depot in Des Plaines, and her mother has been a 20+ year charge nurse at Alexian Brothers in Elk Grove.
- Samantha attended Rolling Meadows High School, graduated with honors, and earned a bachelor's degree in Business Administration with an emphasis in Human Resource Management from Loyola University.
- She is a serial entrepreneur with experience in logistics, real estate, and e-commerce. She currently works at AIT Worldwide Logistics, a billion-dollar logistics company in Itasca.
- She owns two successful Airbnb properties in Hoffman Estates and Des Plaines and operates a profitable e-commerce business reselling shoes and novelty items on Amazon and eBay.
- Her established vendor relationships from her e-commerce business will be leveraged to enhance the product offerings at 92 Smoke & Vape.
- Her family has strong ties to the business and manufacturing sectors, including her great uncle Doss Samikannu, founder and CEO of AmTab in Bensenville.
- Samantha's fiancé is a national PLP SBA lender specializing in community development, real estate, and business acquisition financing, providing strong financial insight for the growth of the business.

With deep community connections, retail experience, and a strong business background, Samantha is uniquely positioned to elevate 92 Smoke & Vape into a thriving retail operation.

II. Business Description

A. Business Overview

- Business Name: 92 Smoke & Vape
- Location: 1703 W Algonquin Rd, Mount Prospect, IL
- Industry: Retail (Tobacco, Vape, Novelty, Apparel & Footwear)
- Ownership Structure: Family-owned and operated

B. Current Performance & Challenges

- Current gross sales: \$200,000–\$300,000
- Strengths: Established customer base, steady foot traffic, strong tobacco and vape sales
- Challenges: Lack of marketing, minimal novelty product selection, outdated inventory & POS system

C. Growth Opportunities

- Product expansion: Introduce shoes and branded t-shirts to diversify revenue streams
- Marketing & Advertising: Implement digital and local marketing strategies
- Customer Retention: Launch a rewards and loyalty program
- Operational Efficiency: Upgrade POS, inventory software, and merchant processing

III. Market Analysis

A. Location & Demographics

Mount Prospect is a suburban area with a diverse population and strong disposable income levels. The store is positioned in a high-traffic area on Algonquin Rd, benefiting from both local residents and commuters.

- Population (Mount Prospect): ~55,000
- Median Household Income: ~\$90,000
- Retail Competition: Limited direct competition for a combined smoke, vape, novelty, and apparel store

B. Competitive Analysis

While there are other vape and smoke shops in the area, most do not offer shoes, apparel, or a strong customer loyalty program. By differentiating with a broader product mix and marketing, we can capture more market share.

C. Industry Trends

- Vape and smoke shops are seeing consistent demand, with growth driven by niche product offerings and strong customer relationships.
- Novelty and lifestyle products (like branded t-shirts and sneakers) provide higher-margin revenue streams.
- Customer loyalty programs drive repeat business and higher purchase frequency.

IV. Growth Strategy & Implementation

A. Product Expansion

1. Shoes & Apparel Section:

- Introduce trendy sneakers and branded t-shirts
- Partner with wholesale suppliers for exclusive items
- Target both existing customers and streetwear enthusiasts

2. Enhanced Novelty Selection:

- Expand into giftable and collectible items
- Add exclusive and seasonal merchandise

B. Marketing & Advertising

1. Social Media & Digital Marketing:

- Instagram, Facebook, and TikTok promotions
- Paid local ads targeting streetwear enthusiasts
- Engage customers with exclusive product drops and promotions

2. Local Promotions & Sponsorships:

- Partner with local barbershops, tattoo shops, and events
- Distribute flyers and discount offers in high-traffic areas

3. Customer Loyalty Program:

- Implement a points-based rewards system
- Offer exclusive discounts to returning customers

C. Operational Improvements

1. Technology & Inventory Management:

- Upgrade to a modern POS system
- Implement real-time inventory tracking software
- Reduce stock shortages and overstock issues

2. Cost Optimization:

- Secure better merchant processing rates
- Improve vendor relationships for bulk purchasing discounts

3. Expanded Store Hours:

- Align operating hours with customer demand and village regulations
- Increase accessibility during peak business hours

V. Financial Projections

A. Revenue Growth Plan

Year	Projected Gross Sales	% Growth
2024	\$300,000 (Current)	—
2025	\$350,000	+16%
2026	\$400,000	+14%
2027	\$520,000	+30%
2028	\$676,000	+30%
2029	\$800,000 (Peak)	+18%

VII. Conclusion

The purchase and revitalization of 92 Smoke & Vape represent a strong business opportunity with significant growth potential. With new management, an expanded product line, enhanced marketing, and improved operational efficiencies, we aim to transform the business into a high-performing retail location generating \$700,000–\$800,000 in annual sales.

By implementing these strategies, we will maximize profitability, strengthen customer retention, and position 92 Smoke & Vape as the go-to destination for tobacco, novelty items, and urban fashion in Mount Prospect.

We look forward to securing this opportunity and bringing our vision to life.

Sincerely,

Samantha M Savarimuthu

President

847-525-2637

CRYSTAL COURT SHOPPING CENTER

Legal Description

PARCEL 1: LOT 2 IN MARCO POLO'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT MADE BY AND BETWEEN THE CRYSTAL TOWERS HOMEOWNERS ASSOCIATION AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 12, 1984, AND KNOWN AS TRUST NUMBER 60753 RECORDED AS DOCUMENT 27193862 FOR STORM AND SANITARY SEWERS.

05/23/2025

Jason C Shallcross, AICP, CEcD

Director of Community Development

Village of Mount Prospect

50 S. Emerson Street

Mount Prospect, IL 60056

Via email: jshallcross@mountprospect.org

Dear Mr. Shallcross,

The Planning & Zoning Commission recommended approval of our conditional use permit for our Business & Tobacco License at 1703 W Algonquin Rd (existing tobacco establishment) by a 5-0 vote. Our request is scheduled to go before Village Board for the ordinance's first reading June 3rd, 2025.

We respectfully request that the Village Board waive the second reading, currently scheduled for June 17, 2025, and instead take final action at the June 3, 2025 meeting. This request is due to the fact that the matter before the Board is solely an ownership transfer, with no operational changes other than the Tobacco License being issued under our corporation. We are eager to take possession of the store as soon as possible and would greatly appreciate the Board's consideration in expediting this process.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact us at 917-349-4586.

Sincerely,



Samantha Savarimuthu (Quality Retail Solutions Inc.)

1300 S Tamarack Dr, Mt Prospect IL 60056

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION**

CASE NO. PZ-05-25 Hearing Date: May 22, 2025

PROPERTY ADDRESS: 1703 West Algonquin Road

PETITIONER: Quality Retail Solutions Inc
Samantha Savarimuthu
1703 W Algonquin Rd Mount Prospect IL 60056

PUBLICATION DATE: May 7, 2025

REQUEST: Conditional use approval to transfer ownership of an existing tobacco establishment at 1703 West Algonquin Road, and other relief from the Village of Mount Prospect Village Code as may be required for this project.

MEMBERS PRESENT: Joseph Donnelly
Walter Szymczak
William Beattie
Michael Fricano
Richard Rogers

MEMBERS ABSENT: Donald Olsen
Ewa Weir

STAFF MEMBERS PRESENT: Antonia Lalagos – Development Planner
Ann Choi – Development Planner

INTERESTED PARTIES: None

Chairman Donnelly called the meeting to order at 7:01 PM. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on March 13, 2025. The minutes were approved 5-0.

After hearing two items of new business, Chairman Donnelly introduced case number PZ-05-25, 1703 West Algonquin Road, a request for a conditional use to purchase an existing tobacco retail establishment at the subject property. Tobacco establishment licenses are non-transferable; therefore, the petitioner must obtain a new conditional use to operate the business. The Village Board's decision is final for this case.

Ms. Lalagos introduced the subject property: a single-story multi-tenant commercial building with a mixture of retail, restaurant, medical and professional office, personal services, and institutional uses. She stated that the tobacco establishment, 92 Smoke and Vape, has operated at 1703 West Algonquin Road since 2020.

Ms. Lalagos reported that the petitioner, Samantha Savarimuthu of Quality Retail Solutions Inc, proposes to purchase the existing tobacco establishment at the subject property. The petitioner stated in the application that the business will be a full-service tobacco, vape, novelty, and clothing store. The proposed hours of operation are 10AM – 12AM daily. The petitioner noted in the application that the business will adhere to all local, state, and federal laws regarding the sale of tobacco and vape products, and that the store will be operated exclusively by family members over the age of 22. The petitioner proposes to use the existing floor plan with no interior or exterior renovations requiring a building permit.

Ms. Lalagos stated that the subject property is zoned B-3 Community Shopping and that the shopping center is striped with 162 parking stalls. She explained that the proposal does not involve a change in use which warrants additional parking.

Ms. Lalagos confirmed that the petitioner submitted a business license application and a tobacco establishment addendum according to the requirements of Village Code Chapter 11, Article 8 for Sale of Tobacco and Related Products.

Ms. Lalagos concluded that staff finds that the proposed conditional use meets the applicable standards contained in 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:

“Motion to approve:

1. A conditional use to operate a tobacco establishment at 1703 West Algonquin Road, subject to the following conditions:
 - a. The business shall hold a valid Mount Prospect business license;
 - b. Consumption of tobacco products on site is prohibited;
 - c. Compliance with all applicable local, state, and federal laws regarding the sale and distribution of tobacco and related products;
 - d. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
 - e. A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;
 - ii. A change in legal entity; or
 - iii. A change in location.”

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

Chairman Donnelly swore in the petitioner, Samantha Savarimuthu of Quality Retail Solutions Inc, 1300 Tamarack Drive, Mount Prospect.

Ms. Savarimuthu explained that she is planning to purchase 1703 West Algonquin Road, noting it is an existing business. She stated that the main goal is to build a foundation for her future enterprises and eventually own a gas station business, believing the vape business is a perfect launch pad for her endeavors.

Commissioner Beattie asked if the business is going to be a new and improved version of what already exists and she will build off that.

Ms. Savarimuthu confirmed.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion to approve the conditions as noted in the staff report. Commissioner Beattie made a motion seconded by Commissioner Szymczak.

UPON ROLL CALL AYES: Szymczak, Beattie, Rodgers, Fricano, Donnelly
 NAYS: None

The Planning and Zoning Commission gave a positive recommendation (5-0) to the Village Board for the June 3, 2025 meeting.

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

Hearing no further discussion, Commissioner Beattie made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 8:09 PM.



Antonia Lalagos, Development Planner



Item Cover Page

Subject	Second reading of an ordinance and adopt an ORDINANCE GRANTING A CONDITIONAL USE FOR A DAYCARE CENTER FOR THE PROPERTY LOCATED AT 1040 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS (PZ-03-25)
Meeting	June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	OLD BUSINESS
Type	Action Item

Information

The petitioner (W Northwest MP LLC), along with The Nest Schools Inc., is seeking conditional use approval to operate a daycare center at 1040 West Northwest Highway (the subject property). The conditional use request for a daycare center requires Village Board approval. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

Discussion

The petitioner proposes to establish a daycare center within an existing two-story, 21,760-square-foot office building. The proposed facility is designed to serve up to 339 children, ranging in age from six weeks to five years, with additional before- and after-school programs, as well as summer care, available for children up to twelve years old. The daycare center is expected to employ up to forty-nine daily staff members. Conditional use approval is required for the operation of a daycare center within the Village's B-1 District.

The petitioner proposes to retrofit the existing office building into a 339-student daycare facility with auxiliary playground space. The petitioner proposes an expansion of 2,860 square feet of the first floor of the building by eliminating the twelve existing covered parking spaces to accommodate the indoor playground. The existing warehouse room on the first floor will be converted into four infant rooms, four toddler rooms, lobby, vestibule, restrooms, utility and storage rooms, and an indoor playground. The indoor playground will be enclosed by a fence and sliding glass doors with direct access to the outdoor playground. The second level will house nine additional toddler rooms and four pre-K rooms. The existing building materials—primarily brick, fascia, and a metal roof—will remain largely unchanged, preserving the current façade. Modifications to the north elevation, adjacent to the proposed playground, will include the installation of large sliding glass doors. Additionally, the existing drive-in door openings on the first floor along the north elevation will be replaced with expansive windows to serve the infant rooms. Further enhancements include new glazing along the second floor of the east

elevation and both the first and second floors of the west elevation.

The existing office building is located in the southern portion of the site, while the proposed outdoor playground will occupy the northern portion. Site access will remain unchanged, consisting of one ingress-only driveway (right-in/left-in) at the southern entrance and one egress-only driveway (right-out/left-out) at the northern exit along Northwest Highway. The playground will total approximately 11,685 square feet, of which 2,639 square feet will be covered, and the remaining 9,046 square feet will be outdoors. Surface-level parking spaces are located along the perimeter of the site. Vehicular traffic generally follows a counterclockwise rotation, with vehicles entering from the southern driveway into a one-way drive aisle that transitions into a two-way drive aisle north of the proposed playground and continues between the west bank of parking spaces.

CONDITIONAL USE STANDARDS, FINDINGS OF FACT AND STAFF'S RECOMMENDATION

Staff has reviewed the petitioner's request for conditional use approval for a daycare center 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 use is consistent with the types of uses supported in the Village's long-range planning documents and is expected to contribute positively to the revitalization along this part of the Northwest Highway corridor. The daycare will not be detrimental to public health, safety, or welfare and will not negatively impact surrounding property values or the enjoyment of nearby uses. Instead, it will enhance the vitality of the area by activating a property that has sat underutilized for a long time, and will offer a high-quality, conveniently located service to local families and employees. The petitioner states that the facility will be developed and operated in full compliance with applicable regulations and will include appropriate infrastructure, traffic management measures, and safe drop-off and pick-up procedures. Overall, staff believes that the proposed conditional use will support the Village's long-term planning objectives while addressing a community need. 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, subject to conditions.

PUBLIC HEARING

After hearing concerns related to landscaping and screening from a resident to the north, the Planning and Zoning Commission unanimously recommended approval of the conditional use request for a daycare center by a vote of 5-0 at the public hearing held on May 22, 2025.

FIRST READING AT VILLAGE BOARD - JUNE 3RD, 2025

Per the attached PZ-03-25 Update Memo, several concerns were raised by both the Village Board and adjacent residents at the first reading of the approving ordinance at the June 3rd, 2025 Village Board Meeting. Two adjacent residents to the west, along with trustees, raised concerns about:

1. The time of day the outside play area would be utilized;
2. The number of children playing outside at any one time;
3. Noise impacting neighbors from children playing outside;
4. The trash enclosure is located on the property's perimeter; and

Buses may stop traffic on Northwest Highway during pick-up and drop-off.

In response to these concerns, the petitioner has submitted additional materials and agreed to

further site modifications to address neighborhood and trustee feedback. Noise studies from comparable daycare locations in the petitioner's portfolio have been provided (see attached PZ-03-25 Update Memo) and new conceptual site plans show the outdoor play area being surrounded by a five-foot to ten-foot (5' - 10') landscape buffer around the perimeter of the outdoor play area with the trash enclosure being relocated to a more central location on the site.

Staff also conducted independent noise measurements at local daycare centers and parks (see the attached PZ-03-25 Update Memo). These readings indicate that even with outdoor play taking place, noise levels rarely exceed 70 dBA-comparable to running a vacuum or driving a vehicle at 60 mph. Factors influencing sound impact include distance from the source and the presence of barriers such as vegetation or fencing. Ambient noise along Northwest Highway measured between 62 and 79 dBA without train traffic present, and exceeded 80 dBA when a train was passing by.

Based on these findings, staff recommends approval of the conditional use request, subject to the following amended conditions ([amendments in blue](#)):

1. The subject property shall be developed in general compliance with the approved development plans which consist of the following:
 - a. Final Engineering Plans titled "Site Development Plans For 1040 W Northwest Hwy Proposed Daycare Facility & Natural Playground", as prepared by Stonefield Engineering & Design, with the latest revision date of 05/06/2025, [except that they shall be modified to be consistent with the "Play Area Concept" plan, as prepared by Stonefield Engineering & Design, with latest revision date of 06/11/2025, to add a 5'-10' landscape buffer around the perimeter of the proposed outdoor play area consisting of shrubs and trees, which shall be 50% evergreen, and relocate the trash enclosure to the interior of the site;](#)
 - b. Architectural Floor Plans, consisting of 2 sheets, Sheets SA-1.1 and SA-1.2, as prepared by Jarmel Kizel, with the latest revision date of 03/14/2025;
 - c. Exterior elevations, consisting of 1 sheet, Sheet SA-1.4, as prepared by Jarmel Kizel, and dated 03/14/2025; and
 - d. Landbank Parking Plan, as prepared by Stonefield Engineering & Design, and bearing the latest revision date of 5/6/2025.
2. The petitioner shall address all comments included in the Village review letter dated May 14, 2025;
3. The proposed business shall be licensed by the State of Illinois as a daycare center. A copy of the license issued by the State of Illinois in order to operate a day care center at the subject property shall be placed on file with the Director of Community Development;
4. Compliance with all applicable Village Code requirements, including, but not limited to, fire code, lighting regulations, landscaping regulations, sign code regulations, environmental health regulations, and building regulations;
5. An amendment to this conditional use shall be required prior to any future expansion of this daycare center;
6. Drop-off/pick-up parking shall be restricted to the west side of the daycare facility and employee parking shall be restricted to the east and north sides of the daycare facility as illustrated in the "Parking Delineation Map", Sheet C-3 of the site development plans;
7. [Child drop-off/pick-up shall not involve buses that stop traffic on Northwest Highway and shall occur entirely on the Subject Property;](#)
8. [No more than two classrooms or 50 children, whichever is fewer, shall be permitted to use the outdoor play area at any one time;](#)
9. [Use of the outdoor play area shall be restricted to be between the hours of 9:00 AM and 5:00 PM;](#)
10. All children of the daycare center shall be walked in and walked out of the daycare center by a parent or individual authorized to drop-off and/or pick-up the child; and
11. After opening, the Public Works Department shall observe and monitor parking during peak times. Within six (6) months after opening, the Village Engineer shall determine if additional parking

spaces are required based on parking demand. If it is determined that additional parking spaces are required, the property owner shall be required to construct the additional parking spaces provided in the Landbank Parking Plan within six (6) months of notice unless additional time is granted by the Village.

Alternatives

1. Approve a conditional use to allow the operation of a daycare for the subject property located at 1040 West Northwest Highway, Case No. PZ-03-25, subject to the conditions listed in the attached ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve a conditional use to allow the operation of a daycare for the subject property located at 1040 West Northwest Highway, Case No. PZ-03-25, subject to the conditions listed in the attached ordinance.

Attachments

1. PZ-03-25 Update Memo
2. PZ-03-25 Ordinance
3. PZ-03-25 June 3rd Village Board Cover Page
4. PZ-03-25 Plans
5. PZ-03-25 Landbank Parking Plan
6. PZ-03-25 Staff Report
7. PZ-03-25 Traffic Impact Study (12 min)
8. PZ-03-25 Traffic Impact Study (15 min)
9. PZ-03-25 Village Review Letter #3_05.14.2025
10. PZ-03-25 Administrative Content
11. PZ-03-25 Waiver of 2nd Reading
12. PZ-03-25 Meeting Minutes
13. PZ-03-25 Public Comment
14. Public comment email

Village of Mount Prospect
Community Development Department



MEMORANDUM

TO: MICHAEL J. CASSADY, VILLAGE MANAGER

FROM: JASON SHALLCROSS, DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT

DATE: JUNE 11, 2025

SUBJECT: 1040 W. NORTHWEST HIGHWAY – AMENDED STAFF RECOMMENDATION

Background

This memorandum provides an update on data collection efforts and staff’s revised recommendation to approve the conditional use request for a daycare facility at 1040 W. Northwest Highway.

Summary of Information

In response to concerns regarding noise, pick-up/drop-off procedures, and the location of the trash enclosure, the petitioner has submitted additional materials and agreed to further site modifications to address neighborhood feedback.

Noise studies from comparable daycare locations in the petitioner’s portfolio have been provided (see Exhibit A). In addition, new conceptual site plans (see Exhibit B) show the outdoor play area surrounded by a 5’-10’ landscaped buffer and the trash enclosure relocated to a more central location on the site.

Staff also conducted independent noise measurements at local daycare centers and parks (see Exhibit C). These readings indicate that even with outdoor play, noise levels rarely exceed 70 dBA-comparable to running a vacuum. Factors influencing sound impact include distance from the source and the presence of barriers such as vegetation or fencing. Ambient noise along Northwest Highway measured between 62 and 79 dBA without train traffic present.

Based on these findings, staff recommends approval of the conditional use request, subject to the following conditions ([amendments in blue](#)):

1. The subject property shall be developed in general compliance with the approved development plans which consist of the following:
 - a. Final Engineering Plans titled “Site Development Plans For 1040 W Northwest Hwy Proposed Daycare Facility & Natural Playground”, as prepared by Stonefield Engineering & Design, with the latest revision date of 05/06/2025, [except that they shall be modified to be consistent with the “Play Area Concept” plan, as prepared by Stonefield Engineering & Design, with latest revision date of 06/11/2025, to add a 5’-10’ landscape buffer around the perimeter of the proposed outdoor play area consisting of shrubs and trees, which shall be 50% evergreen, and relocate the trash enclosure to the interior of the site;](#)
 - b. Architectural Floor Plans, consisting of 2 sheets, Sheets SA-1.1 and SA-1.2, as prepared by Jarmel Kizel, with the latest revision date of 03/14/2025;
 - c. Exterior elevations, consisting of 1 sheet, Sheet SA-1.4, as prepared by Jarmel Kizel, and dated

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2. The petitioner shall address all comments included in the Village review letter dated May 14, 2025;
3. The proposed business shall be licensed by the State of Illinois as a daycare center. A copy of the license issued by the State of Illinois in order to operate a day care center at the subject property shall be placed on file with the Director of Community Development;
4. Compliance with all applicable Village Code requirements, including, but not limited to, fire code, lighting regulations, landscaping regulations, sign code regulations, environmental health regulations, and building regulations;
5. An amendment to this conditional use shall be required prior to any future expansion of this daycare center;
6. Drop-off/pick-up parking shall be restricted to the west side of the daycare facility and employee parking shall be restricted to the east and north sides of the daycare facility as illustrated in the "Parking Delineation Map", Sheet C-3 of the site development plans;
7. Child drop-off/pick-up shall not involve buses that stop traffic on Northwest Highway and shall occur entirely on the Subject Property;
8. No more than two classrooms or 50 children, whichever is fewer, shall be permitted to use the outdoor play area at any one time;
9. Use of the outdoor play area shall be restricted to be between the hours of 9:00 AM and 5:00 PM;
10. All children of the daycare center shall be walked in and walked out of the daycare center by a parent or individual authorized to drop-off and/or pick-up the child; and
11. After opening, the Public Works Department shall observe and monitor parking during peak times. Within six (6) months after opening, the Village Engineer shall determine if additional parking spaces are required based on parking demand. If it is determined that additional parking spaces are required, the property owner shall be required to construct the additional parking spaces provided in the Landbank Parking Plan within six (6) months of notice unless additional time is granted by the Village.

STATE OF GEORGIA
COUNTY OF FULTON

AFFIDAVIT OF ANGELA B. HITCH, ESQ.

Personally, appeared before me, the undersigned officer, duly authorized to administer oaths, **Angela B. Hitch, Esq.**, who, after being placed under oath, deposes and states as follows:

1.

My name is Angela B. Hitch. I am over the age of eighteen (18) and otherwise competent to give this Affidavit. This Affidavit is based upon my personal knowledge, facts to which I am competent to testify, and education, training, and experience.

2.

I am an attorney, registered to practice law in the State of Georgia. I graduated from the University of Georgia School of Law in 1998. Since that time, I have practiced in the areas of real estate, zoning and land use law. I am currently the managing partner of Hitch Law, LLC, located in Roswell, Georgia.

3.

As a zoning and land use attorney, I have experience measuring and calculating decibel levels and interpreting, applying and comparing such measurements to municipal noise ordinances.

4.

On June 9, 2025, I visited a daycare facility in the City of Brookhaven, Georgia. The daycare facility consisted of a one-story brick building with a rectangular shaped playground attached to its northern side. A parking lot surrounded the playground, and on one side, a row of large bushes stood between the playground and the parking lot.

5.

Throughout my visit, I used a decibel meter to test the noise levels generated by the children playing on the playground. I tested the noise at varying distances and with a varying number of children at play.

6.

In the early part of my visit, there were 12 children, aged approximately 2-5 years, on the playground, accompanied by 3 adults. Over a one-minute time interval, at 30 feet from the playground, the decibel level ranged from 47dB to 52dB. At 50 feet from the playground, the decibel level ranged from 44dB to 52dB, and at 70 feet from the playground, the decibel level ranged from 44dB to 49dB. These measurements were consistent on both the north and west sides of the playground.

7.

Later in my visit, I counted 60 children on the playground, ranging in age from 2-5 years, accompanied by 10 adults. Standing in the middle of the playground, amongst the children, the decibel level averaged 60-70dB. With 60 children on the playground, from 30 feet away, over a minute's time, the decibel level averaged in the mid 50's. At 50 feet away, it ranged from 46 to 51dB and at 70 feet away, it ranged from 46dB to 51dB.

8.

With 60 children and 12 adults still on the playground, I took decibel measurements from behind a large bush located on the northern side of the playground. At a distance of 73 feet away from the playground and behind the bush, the decibel level ranged from 45dB to 50dB.

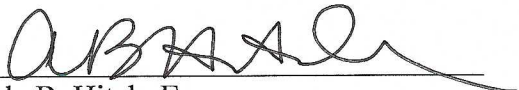
9.

My data is summarized in the chart attached hereto as Exhibit "A".

10.

In residential areas, noise levels exceeding 70 decibels (dB) are generally considered disturbing. Residential limits usually start at 55-60 dB, with 70 dB being the point at which noise is considered to be interfering with peace and quiet. Throughout my visit, except when I was standing in the middle of the playground surrounded by children, the decibel level did not rise above 55dB for any consistent amount of time.

FURTHER AFFIANT SAYETH NOT.


Angela B. Hitch, Esq.

SWORN TO AND SUBSCRIBED BEFORE ME,

THIS 10th DAY OF June, 2025.



NOTARY PUBLIC
AFFIX SEAL HERE

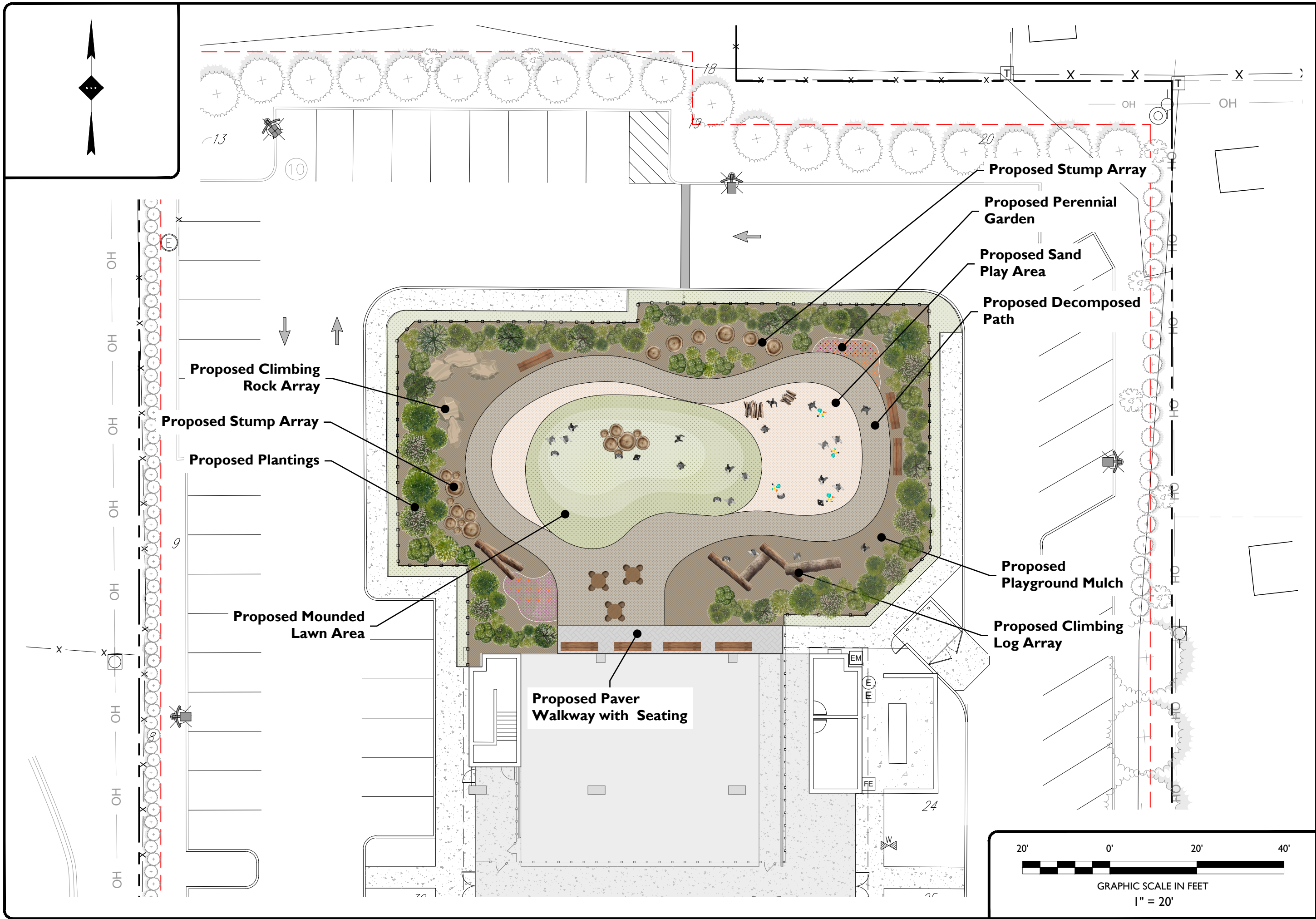
MY COMMISSION EXPIRES: 2/18/29



Exhibit "A"
Data – June 9, 2025
Brookhaven Day Care Facility

	30 feet away	50 feet away	70 feet away
12 Children 3 Adults	47dB – 52 dB	44dB – 52dB	44dB-49dB
60 Children 10 Adults	52dB-57dB	46dB-51dB	46dB-51dB
60 Children 10 Adults 73 feet away Behind Bush			45dB-50dB

V:\DET\2024\DET-240465 Jon Farzamand - 1040 W Northwest Highway, Mount Prospect, IL\CAADD\Concepts\Playground\2025-04-08 Playground Concept-1040 W Northwest Highway, Mount Prospect, IL.dwg



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Phone 248.247.1115

PLAYGROUND CONCEPT PLAN
PROPOSED DAY CARE CENTER

PID: 03-33-407-025-0000
1040 W NORTHWEST HIGHWAY
VILLAGE OF MOUNT PROSPECT
COOK COUNTY, ILLINOIS

DRAFT

NOT APPROVED FOR CONSTRUCTION

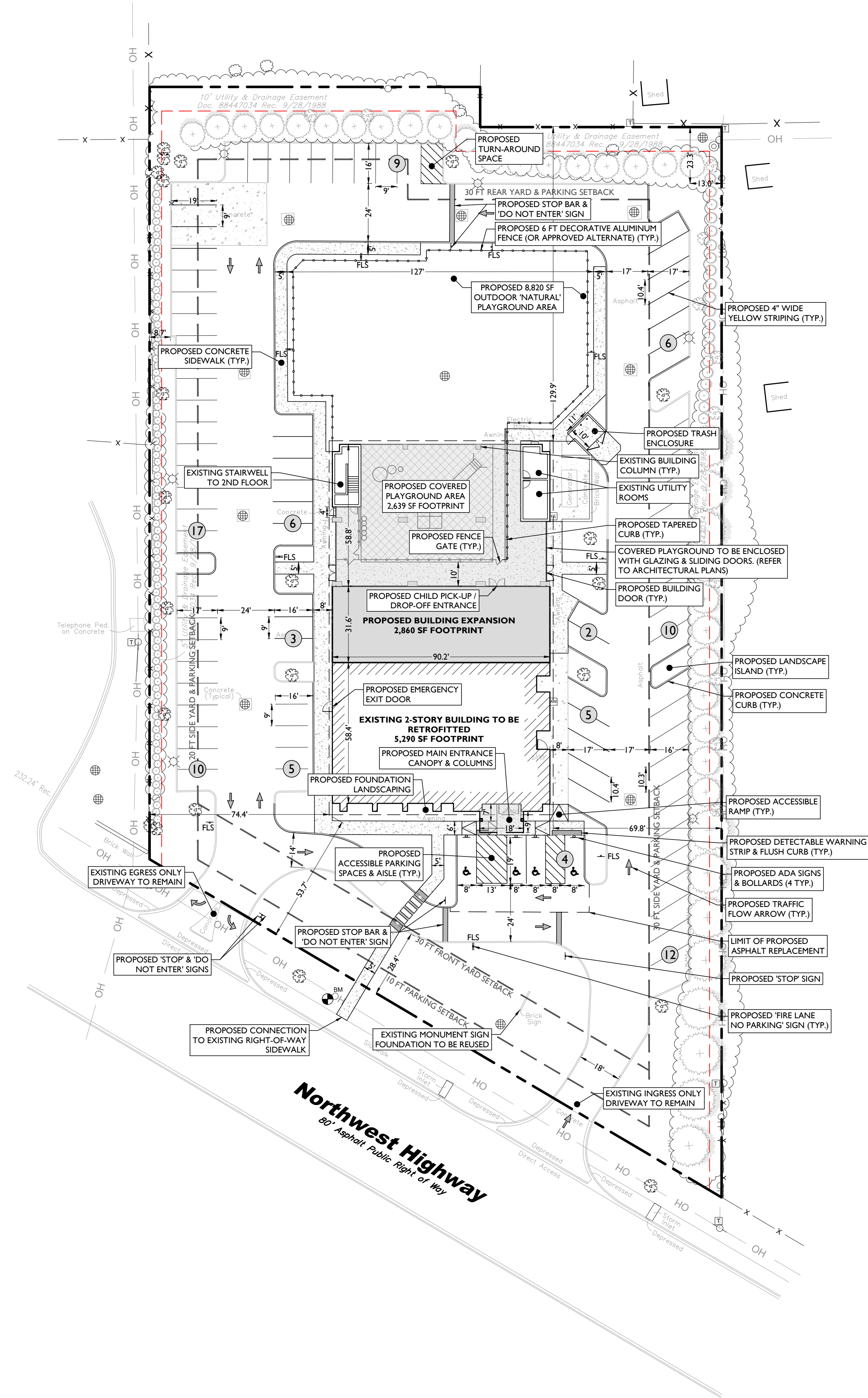
DRAWN BY: PD
CHECKED BY: PD
DATE: 06/11/2025
SCALE: (H) 1" = 20'

PROJECT ID: DET-240465
TITLE:
PLAY AREA CONCEPT

SHEET:
L-1

V:\072024\DET-24045\CON\AMAZHND - 1040 W NORTHWEST HIGHWAY - MOUNT PROSPECT - LCA\DWG\DET-24045-01.dwg

Dale Avenue
East Right of Way Line



LAND USE AND ZONING

PARCEL ID: 03-33-407-025-0000
BUSINESS OFFICE DISTRICT (B-1)

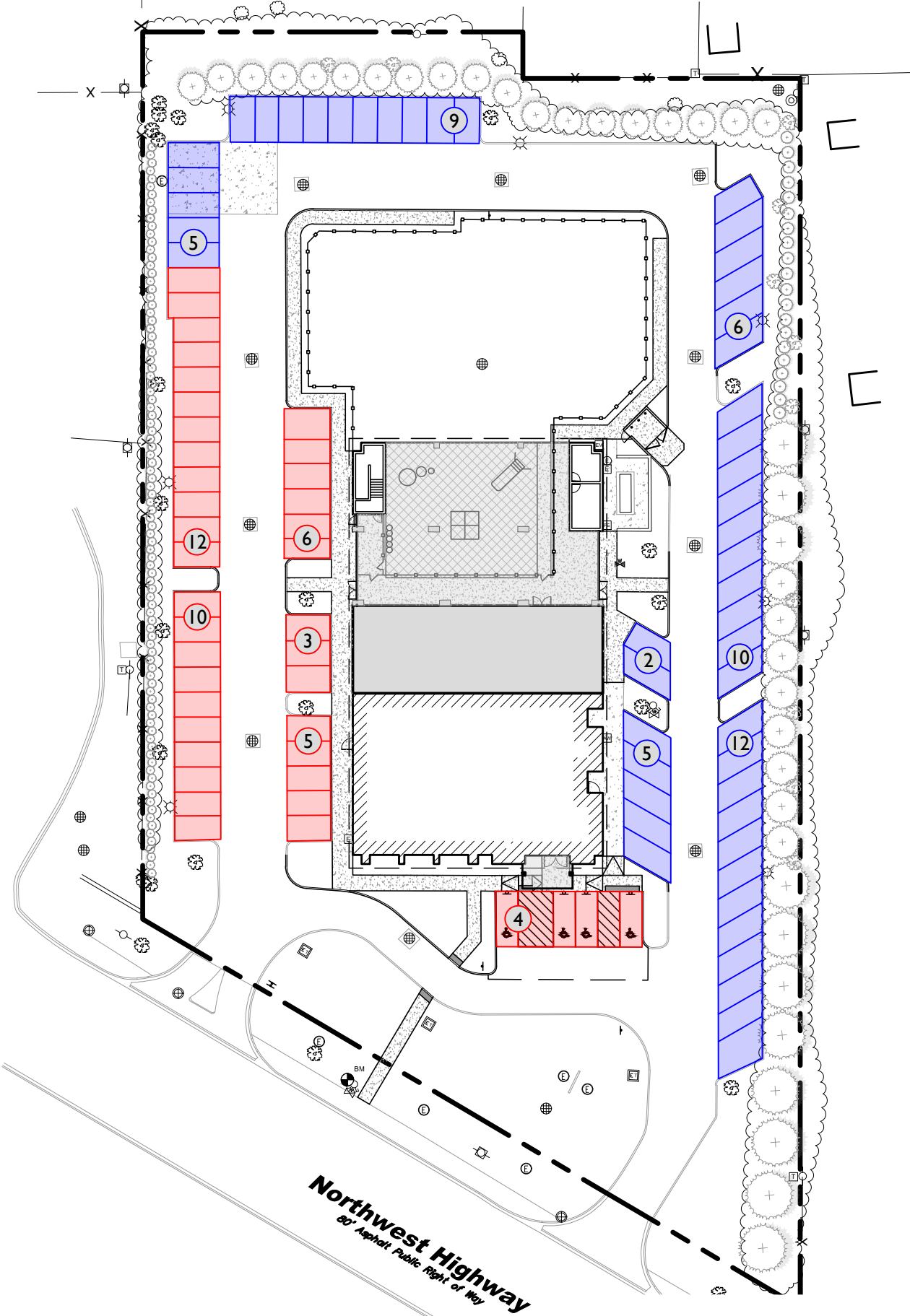
PROPOSED USE	CONDITIONAL USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	90,770 SF (2.08 AC)	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE	75% (68,078 SF)	70.8% (64,254 SF)	65.1% (59,087 SF)
MAXIMUM BUILDING HEIGHT	35 FT / 3 STORIES	29.93 FT (2 STORIES)	NO CHANGE
MINIMUM FRONT YARD SETBACK	30 FT	53.7 FT	NO CHANGE
MINIMUM WEST SIDE YARD SETBACK ⁽¹⁾	20 FT	74.4 FT	NO CHANGE
MINIMUM EAST SIDE YARD SETBACK ⁽¹⁾	30 FT	69.8 FT	NO CHANGE
MINIMUM REAR YARD SETBACK ⁽¹⁾	30 FT	129.9 FT	NO CHANGE
MINIMUM FRONT YARD PARKING SETBACK	10 FT	28.4 FT	NO CHANGE
MINIMUM WEST SIDE YARD PARKING SETBACK ⁽¹⁾⁽²⁾	20 FT	8.7 FT (EN)	NO CHANGE
MINIMUM EAST SIDE YARD PARKING SETBACK ⁽¹⁾⁽²⁾	30 FT	13.0 FT (EN)	NO CHANGE
MINIMUM REAR YARD PARKING SETBACK ⁽¹⁾⁽²⁾	30 FT	23.3 FT (EN)	NO CHANGE

- (EN) EXISTING NON-CONFORMITY
- (1) § 14.1504.D: WHERE A SIDE OR REAR SETBACK IN THE B-1 DISTRICT IS CONTIGUOUS TO SINGLE-FAMILY RESIDENTIAL PROPERTY, ALL BUILDINGS AND PARKING LOTS SHALL MEET THE MINIMUM REQUIRED SETBACK IN THE ADJACENT ZONING DISTRICT IF GREATER
- (2) § 14.2206.E.1.a: PARKING LOTS LOCATED IN REQUIRED YARDS WHICH ARE ADJACENT TO SINGLE-FAMILY RESIDENTIAL DISTRICTS SHALL BE PROHIBITED

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	EXISTING	PROPOSED
§ 14.2207	DAYCARE CENTER PARKING: 1 SPACE PER EMPLOYEE (1 SPACE / EMP.)(49 EMP.) = 49 SPACES 1 SPACE PER 10 LICENSED CAPACITY SLOTS (1 SPACE / 10 L.C.S.)(339 L.C.S.) = 34 SPACES TOTAL: 49 + 34 = 83 SPACES	123 SPACES	89 SPACES ⁽²⁾
§ 14.2205	ADA PARKING: 76-100 REG. SPACES: 4 ADA SPACES	5 ADA SPACES	4 ADA SPACES
§ 14.2206	90" PARKING DIMENSIONS: 9 FT X 18 FT ⁽¹⁾ WITH 24 FT AISLE	9 FT X 16 FT W/ 24 FT AISLE	9 FT X 16 FT W/ 24 FT AISLE
§ 14.2206	60" PARKING DIMENSIONS: 10.4 FT X 19 FT ⁽¹⁾ WITH 17 FT AISLE	10.3 FT X 16 FT (EN) W/ 17 FT AISLE	10.4 FT X 17 FT W/ 17 FT AISLE

- (EN) EXISTING NON-CONFORMITY
- (1) § 14.2206.A: VEHICLE OVERHANG OF NOT GREATER THAN 2 FT MAY BE INCLUDED IN STALL DEPTH CALCULATIONS
- (2) PER ITE PARKING GENERATION MANUAL 5TH EDITION, LAND USE 565 DAY CARE CENTER, THE AVERAGE PARKING SUPPLY RATIOS STUDIED ARE AS FOLLOWS:
- 3.3 SPACES PER 1,000 SF OF GROSS FLOOR AREA
(3.3 SPACES / 1,000 SF)(2,697 SF) = 71.6 SPACES
- 1.34 SPACES PER EMPLOYEE
(1.34 SPACES / EMPLOYEE)(49 EMPLOYEES) = 65.7 SPACES
- 0.24 SPACES PER STUDENT
(0.24 SPACES / STUDENT)(339 STUDENTS) = 81.4 SPACES



* REFER TO TRAFFIC IMPACT STUDY COMPLETED BY STONEFIELD ENGINEERING & DESIGN, DATED 05-06-2025 FOR DEDICATED PARENT PICK-UP / DROP-OFF PARKING CALCULATIONS

SUMMARY: IT IS ANTICIPATED 21 PARKING SPACES ARE NEEDED AT PEAK TIME

PARKING DELINEATION MAP

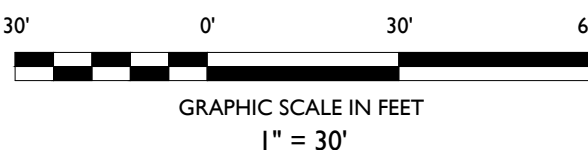
SCALE: 1" = 50'

SYMBOL

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB
- PROPOSED TAPERED CURB
- == PROPOSED FLUSH CURB
- PROPOSED SIGNS / SIGNS ON BOLLARDS
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED COVERED AREA / 2ND FLOOR BUILDING & PODIUM
- PROPOSED CONCRETE
- PROPOSED FENCE
- PROPOSED BUILDING DOORS
- FLS PROPOSED FIRE LANE NO PARKING SIGN

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Birmingham, MI • Rutherford, NJ • New York, NY
Salem, MA • Princeton, NJ • Tampa, FL
www.stonefielddesign.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

1040 W NORTHWEST HWY

PROPOSED DAYCARE FACILITY
& NATURAL PLAYGROUND

PID: 03-33-407-025-0000
1040 WEST NORTHWEST HIGHWAY
VILLAGE OF MOUNT PROSPECT
COOK COUNTY, ILLINOIS

J. REID COOKSEY, P.E.
ILLINOIS LICENSE No. 0662.077141
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-24045

TITLE:

SITE PLAN

DRAWING:

C-3

Mount Prospect Daycare Facilities and Noise (Staff Data)

Business Name	Address	Floor Area (SF)	Employees (#)	Capacity/No. of Children Enrolled	Noise Levels (No Kids)	Noise Level (Kids)
Kiddie Academy	920 Perimeter Dr	10,000	25	145 / 135 (93%)	50.4 dBA 6/5/25 @11:22 AM	59 – 70 dBA 6/11/25 @11:00 AM (2 classrooms, 30 children)
Children's Learning Land	621 N. Main St	11,000	16	103 / Unknown	52.3 – 67.5 dBA 6/5/25 @12:05 PM	58-72 dBA 6/11/25 @10AM (10 children)
Bright Horizons	1020 Hunt Club Dr	15,000	21	110 / 85 (78%)	53.9 – low 60s 6/5/25 @11:53 AM	52 – 62 dBA 6/11/25 @10:15 AM (4 children)
Mt Prospect Childcare Ctr	406 E Northwest Hwy #408	3,900	10	71 / 55 (77%)	61 – 70 dBA (mower, railroad maintenance)	53.3 – 58.9 dBA 6/5/25 @12:20 PM (15 children)
Owen Park	SE corner of Busse Av + School St					49.5 – 60.2 dBA 6/5/25 @12:25 PM (8 children)

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
DAYCARE CENTER FOR PROPERTY LOCATED AT
1040 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS**

WHEREAS, W Northwest MP LLC, (Petitioner), with The Nest Schools Inc., has filed a petition for a conditional use to operate a daycare center for property located at 1040 West Northwest Highway (Subject Property) and legally described as:

LOT 1 IN STATE FARM SUBDIVISION, A PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 28, 1988 AS DOCUMENT NO. 88447034;

COMMONLY KNOWN AS: 1040 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, IL 60056

PROPERTY INDEX NUMBER: 03-33-407-025-0000; and

WHEREAS, the "Petitioner" seeks a conditional use to permit a 339-student daycare center, as provided in Section 14.604, which daycare center would occupy approximately 21,760 square feet, at the subject property; and

WHEREAS, a Public Hearing was held on the request for a conditional use being the subject of PZ-03-25 before the Planning and Zoning Commission of the Village of Mount Prospect on the 22nd day of May, 2025, pursuant to proper legal notice having been published in the Daily Herald on the 7th day of May, 2025; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendation to the President and Board of Trustees in support of the request being the subject of PZ-03-25; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the request meets the standards of the Village and would be in the best interest of the Village.

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

SECTION ONE: The recitals set forth hereinabove are incorporated as findings of fact by the President and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: The President and Board of Trustees of the Village of Mount Prospect do hereby grant a conditional use to allow the operation of a daycare center at the Subject Property, subject to the following conditions:

1. The subject property shall be developed in general compliance with the approved development plans which consist of the following:
 - a. Final Engineering Plans titled "Site Development Plans For 1040 W Northwest Hwy Proposed Daycare Facility & Natural Playground", as prepared by Stonefield Engineering & Design, with the latest revision date of 05/06/2025, except that they shall be modified to be consistent with the "Play Area Concept" plan, as prepared by Stonefield Engineering & Design, with latest revision date of 06-11-2025, to add a 5'-10' landscape buffer around the perimeter of the proposed outdoor play area consisting of shrubs and trees, which shall be 50% evergreen, and relocate the trash enclosure to the interior of the site;
 - b. Architectural Floor Plans, consisting of 2 sheets, Sheets SA-1.1 and SA-1.2, as prepared by Jarmel Kizel, with the latest revision date of 03/14/2025;
 - c. Exterior elevations, consisting of 1 sheet, Sheet SA-1.4, as prepared by Jarmel Kizel, and dated 03/14/2025; and
 - d. Landbank Parking Plan, as prepared by Stonefield Engineering & Design, and bearing the latest revision date of 5/6/2025.
2. The petitioner shall address all comments included in the Village review letter dated May 14, 2025;
3. The proposed business shall be licensed by the State of Illinois as a daycare center. A copy of the license issued by the State of Illinois in order to operate a day care center at the subject property shall be placed on file with the Director of Community Development;
4. Compliance with all applicable Village Code requirements, including, but not limited to, fire code, lighting regulations, landscaping regulations, sign code regulations, environmental health regulations, and building regulations;
5. An amendment to this conditional use shall be required prior to any future expansion of this daycare center;
6. Drop-off/pick-up parking shall be restricted to the west side of the daycare facility and employee parking shall be restricted to the east and north sides of the daycare facility as illustrated in the "Parking Delineation Map", Sheet C-3 of the site development plans;
7. Drop-off/pick-up shall not involve buses that stop traffic on Northwest Highway and shall occur entirely on the Subject Property;
8. No more than two classrooms or 50 children, whichever is fewer, shall be permitted to use the outdoor play area at any one time;
9. Use of the outdoor play area shall be restricted to be between the hours of 9:00

AM and 5:00 PM;

10. All children of the daycare center shall be walked in and walked out of the daycare center by a parent or individual authorized to drop-off and/or pick-up the child; and
11. After opening, the Public Works Department shall observe and monitor parking during peak times. Within six (6) months after opening, the Village Engineer shall determine if additional parking spaces are required based on parking demand. If it is determined that additional parking spaces are required, the property owner shall be required to construct the additional parking spaces provided in the Landbank Parking Plan within six (6) months of notice unless additional time is granted by the Village.

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

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this 17th day of June 2025.

Paul Wm. Hoefert
Mayor

ATTEST:

Karen M. Agoranos
Village Clerk

EXHIBIT A
APPROVED PLANS

(EN)	EXISTING NON-CONFORMITY
(1)	§ 14.1504.D: WHERE A SIDE OR REAR SETBACK IN THE B-1 DISTRICT IS CONTIGUOUS TO SINGLE-FAMILY RESIDENTIAL PROPERTY, ALL BUILDINGS AND PARKING LOTS SHALL MEET THE MINIMUM REQUIRED SETBACK IN THE ADJACENT ZONING DISTRICT IF GREATER
(2)	§ 14.2206.E.1.a: PARKING LOTS LOCATED IN REQUIRED YARDS WHICH ARE ADJACENT TO SINGLE-FAMILY RESIDENTIAL DISTRICTS SHALL BE PROHIBITED

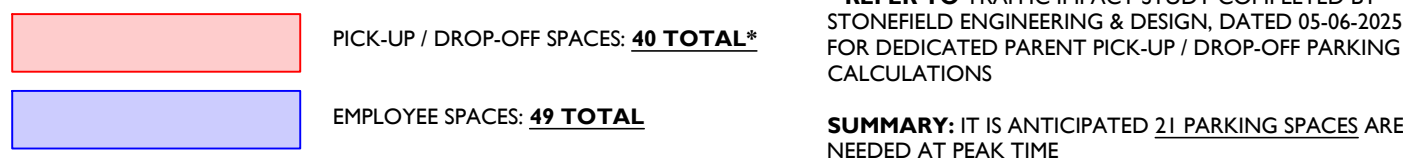
(1) § 14.2206.A: VEHICLE OVERHANG OF NOT GREATER THAN 2 FT MAY BE INCLUDED IN STALL DEPTH CALCULATIONS

(2) PER ITE PARKING ENGINEERING MANUAL 5TH EDITION, LAND USE 565 DAY CARE CENTER, THE AVERAGE PARKING SUPPLY RATIO STUDIED ARE AS FOLLOWS:

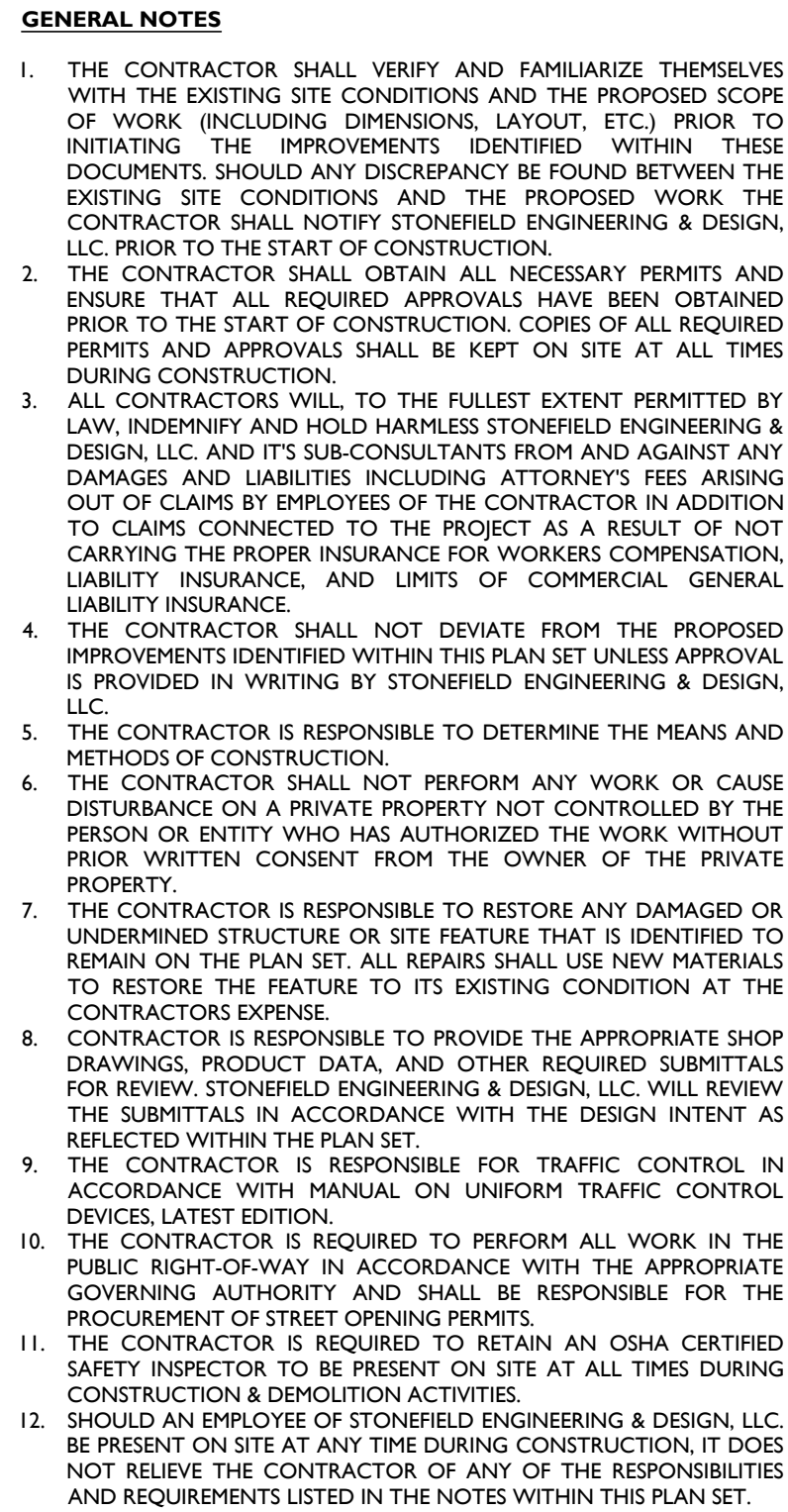
• 3.3 SPACES PER 1,000 SF OF GROSS FLOOR AREA
(0.3 SPACES / 1,000 SF) (2,497 SF) = 71.6 SPACES

• 1.34 SPACES PER EMPLOYEE
(1.34 SPACES / EMPLOYEE)(49 EMPLOYEES) = 65.7 SPACES

• 0.24 SPACES PER STUDENT
(0.24 SPACES / STUDENT)(339 STUDENTS) = 81.4 SPACES



SCALE: 1" = 50'



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Phone 248.247.1115

PROPOSED DAYCARE FACILITY & NATURAL PLAYGROUND

PID: 03-33-407-025-0000
1040 WEST NORTHWEST HIGHWAY
VILLAGE OF MOUNT PROSPECT
COOK COUNTY, ILLINOIS

J. REID COOKSEY, P.E.
ILLINOIS LICENSE No. 0662.077141
LICENSED PROFESSIONAL ENGINEER

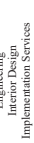
SCALE: 1" = 30' PROJECT ID: DET-240465

SITE PLAN

DRAWING:

C-3





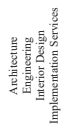


EXHIBIT B
LAND BANK PARKING PLAN



LAND BANKED PARKING			
REQUIRED	EXISTING	PROPOSED	LANDBANKED
83 SPACES	123 SPACES	86 SPACES	91 SPACES

SYMBOL	DESCRIPTION
---	PRIORITY LINE
=====	PRIORITY CURB
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED COVERED AREA / 2ND FLOOR BUILDING / PODIUM
	PROPOSED CONCRETE
	LAND BANNED SPACES

[illegible]



Item Cover Page

Subject	Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A CONDITIONAL USE FOR A DAYCARE CENTER FOR THE PROPERTY LOCATED AT 1040 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS (PZ-03-25)
Meeting	June 3, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The petitioner (W Northwest MP LLC), along with The Nest Schools Inc., is seeking conditional use approval to operate a daycare center at 1040 West Northwest Highway (the subject property). The conditional use request for a daycare center requires Village Board approval. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

Discussion

The petitioner proposes to establish a daycare center within an existing two-story, 21,760-square-foot office building. The facility is designed to serve up to 339 children, ranging in age from six weeks to five years, with additional before- and after-school programs, as well as summer care, available for children up to twelve years old. The daycare center is expected to employ up to forty-nine daily staff members. Conditional use approval is required for the operation of a daycare center within the Village's B-1 District.

The petitioner proposes to retrofit the existing office building into a 339-student daycare facility with auxiliary playground space. The petitioner proposes an expansion of 2,860 square feet of the first floor of the building by eliminating the twelve existing covered parking spaces to accommodate the indoor playground. The existing warehouse room on the first floor will be converted into four infant rooms, four toddler rooms, lobby, vestibule, restrooms, utility and storage rooms, and an indoor playground. The indoor playground will be enclosed by a fence and sliding glass doors with direct access to the outdoor playground. The second level will house nine additional toddler rooms and four pre-K rooms. The existing building materials—primarily brick, fascia, and a metal roof—will remain largely unchanged, preserving the current façade. Modifications to the north elevation, adjacent to the proposed playground, will include the installation of large sliding glass doors. Additionally, the existing drive-in door openings on the first floor along the north elevation will be replaced with expansive windows to serve the

infant rooms. Further enhancements include new glazing along the second floor of the east elevation and both the first and second floors of the west elevation.

The existing office building is located in the southern portion of the site, while the proposed outdoor playground will occupy the northern portion. Site access will remain unchanged, consisting of one ingress-only driveway (right-in/left-in) at the southern entrance and one egress-only driveway (right-out/left-out) at the northern exit along Northwest Highway. The playground will total approximately 11,685 square feet, of which 2,639 square feet will be covered, and the remaining 9,046 square feet will be outdoors. Surface-level parking spaces are located along the perimeter of the site. Vehicular traffic generally follows a counterclockwise rotation, with vehicles entering from the southern driveway into a one-way drive aisle that transitions into a two-way drive aisle north of the proposed playground and continues between the west bank of parking spaces.

A Traffic Impact Study (TIS), prepared by Stonefield Engineering & Design, was initially based on an average drop-off/pick-up service time of 7 minutes based on a 95th percentile parking demand rate. A summary of the TIS findings states that the daycare center will not have a significant impact on the traffic operations of Northwest Highway and the parking supply would be sufficient to support the development. The TIS concludes that a maximum of 21 parking spaces would be required to accommodate peak demand; the proposed site plan will provide 37 parking spaces and would be sufficient to support the drop-off and pick-up operations of the proposed development. Village Engineering requested that the analysis be revised using a more conservative 12-minute average service time to better reflect variability in drop-off and pick-up operations. Engineering also recommended locating the drop-off/pickup area on the west side of the building to optimize vehicle queuing space and to narrow the driveway along the front of the building to a single lane width, and provide striping and signage to direct traffic one-way. This would discourage vehicles entering the site from making an immediate left turn into the drive aisle serving the ADA accessible parking spaces creating potential backup onto Northwest Highway.

The petitioner submitted revised traffic impact studies incorporating a 15-minute service time and 12-minute service time in response. The updated analysis using a 15-minute service time determined that 47 parking spaces would be required to accommodate peak demand—10 more parking spaces would be required than the plan currently provides. The updated analysis using a 12-minute service time determined that 34 parking spaces would be required to accommodate peak demand— 3 spaces less than the number of drop-off/pick-up spaces provided. The TIS also states that if the average drop-off/pick-up time were 13 minutes, the 95th percentile parking demand would be 37 spaces, which is equal to the number of drop-off/pick-up spaces provided.

Average Service Time	Parking Demand Rate	Parking Spaces Required for Drop-off/Pick-up
7 minutes	95th percentile	21
12 minutes	95th percentile	34
13 minutes	95th percentile	37
15 minutes	95th percentile	47

While the development exceeds the parking requirements mandated by the zoning code and the qualitative analyses determine that sufficient parking is provided based on a 12-minute service time, staff will require additional parking spaces to be land-banked to ensure that traffic will not back up onto Northwest Highway. As a condition of approval, the petitioner will

be required to reserve space on-site for 5 additional parking spaces, and these land-banked spaces will be constructed if demand warrants. The Landbank Parking Plan (attached as Exhibit B) has identified 5 parking lot islands that may be converted for the additional parking spaces. The Public Works Department will monitor parking activity during peak hours after the daycare facility opens. Within six months of opening, the Village Engineer will evaluate whether additional parking is needed. If deemed necessary, the owner will be required to construct the land-banked spaces within six months of notification, unless an extension is granted.

A substantial amount of existing landscape screening, primarily consisting of evergreen shrubs and arborvitae, already exists along the perimeter of the site. The petitioner will provide additional perimeter, foundation, and parking island landscaping and is proposing to remove a total of three trees that are located in the area where the new outdoor playground will be constructed. The petitioner will also replace the existing light poles in the parking lot and reuse the existing monument sign.

Staff has reviewed the petitioner's request for conditional use approval for a daycare center and finds that the standards have been met. The proposed use is consistent with the types of uses supported in the Village's Comprehensive Plan and is expected to contribute positively to the revitalization along this part of the Northwest Highway corridor. Staff believes that the proposed conditional use will support the Village's long-term planning objectives while addressing a community need. 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.

PUBLIC COMMENT

At the May 22, 2025, Planning & Zoning Commission meeting, Mark Stavnes, a neighbor to the north of the proposed development, expressed concern about insufficient screening between his property and the site, particularly regarding the possibility of children running onto his property. Mr. Stavnes also inquired about potential changes to the parking lot lighting. Chairman Donnelly clarified that lighting must meet code requirements, including zero light spillover onto adjacent properties. In response, the petitioner stated they would retain the existing dense landscaping, comply with the required 6-foot landscape buffer, and ensure child supervision, a fenced playground, and secure building access.

The Planning and Zoning Commission asked the petitioner to clarify when the peak 30-minute traffic period would occur. The petitioner's traffic engineer responded by explaining the methodology used to estimate traffic and parking needs and noted that the facility is designed to accommodate parking demand even during the busiest times, anticipated at 6 AM and 10 AM.

PUBLIC HEARING

The Planning and Zoning Commission unanimously recommended approval of the conditional use request for a daycare center by a vote of 5-0 at the public hearing held on May 22, 2025.

CONDITIONAL USE STANDARDS, FINDINGS OF FACT AND STAFF'S RECOMMENDATION

Staff has reviewed the petitioner's request for conditional use approval for a daycare center 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 use is consistent with the types of uses supported in the Village's long-range planning documents and is expected to contribute positively to the revitalization along this part of the Northwest Highway corridor.

The daycare will not be detrimental to public health, safety, or welfare and will not negatively impact surrounding property values or the enjoyment of nearby uses. Instead, it will enhance the vitality of the area by activating a property that has sat underutilized for a long time, and will offer a high-quality, conveniently located service to local families and employees. The petitioner states that the facility will be developed and operated in full compliance with applicable regulations and will include appropriate infrastructure, traffic management measures, and safe drop-off and pick-up procedures. Overall, staff believes that the proposed conditional use will support the Village's long-term planning objectives while addressing a community need. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, staff recommends approval of the conditional use request.

The Petitioner is requesting that the Village Board waive the second reading and that final action be taken at the June 3, 2025 Village Board meeting.

Alternatives

1. Approve a conditional use to allow the operation of a daycare for the subject property located at 1040 West Northwest Highway, Case No. PZ-03-25, subject to the conditions listed in the attached ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve a conditional use to allow the operation of a daycare for the subject property located at 1040 West Northwest Highway, Case No. PZ-03-25, subject to the conditions listed in the attached ordinance.

Attachments

1. PZ-03-25 Plans
2. PZ-03-25 Landbank Parking Plan
3. PZ-03-25 Staff Report
4. PZ-03-25 Traffic Impact Study (12 min)
5. PZ-03-25 Traffic Impact Study (15 min)
6. PZ-03-25 Village Review Letter #3_05.14.2025
7. PZ-03-25 Administrative Content
8. PZ-03-25 Waiver of 2nd Reading
9. PZ-03-25 Meeting Minutes
10. PZ-03-25 Ordinance
11. PZ-03-25 Public Comment

TITLE DESCRIPTION

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

LOT 1 STATE FARM SUBDIVISION, A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED SEPTEMBER 28, 1988 AS DOCUMENT NUMBER 88447034.

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON STEWART TITLE COMPANY COMMITMENT NO. RAIL-53012 HAVING AN EFFECTIVE DATE OF OCTOBER 30, 2024.

TITLE COMMITMENT INFORMATION

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by Stewart Title Company, Commitment No. RAIL-53012, with an effective date of October 30, 2024.

FLOOD INFORMATION

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 17031C0204 DATED AUGUST 19, 2008 AND IS NOT IN A FLOOD ZONE AREA.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

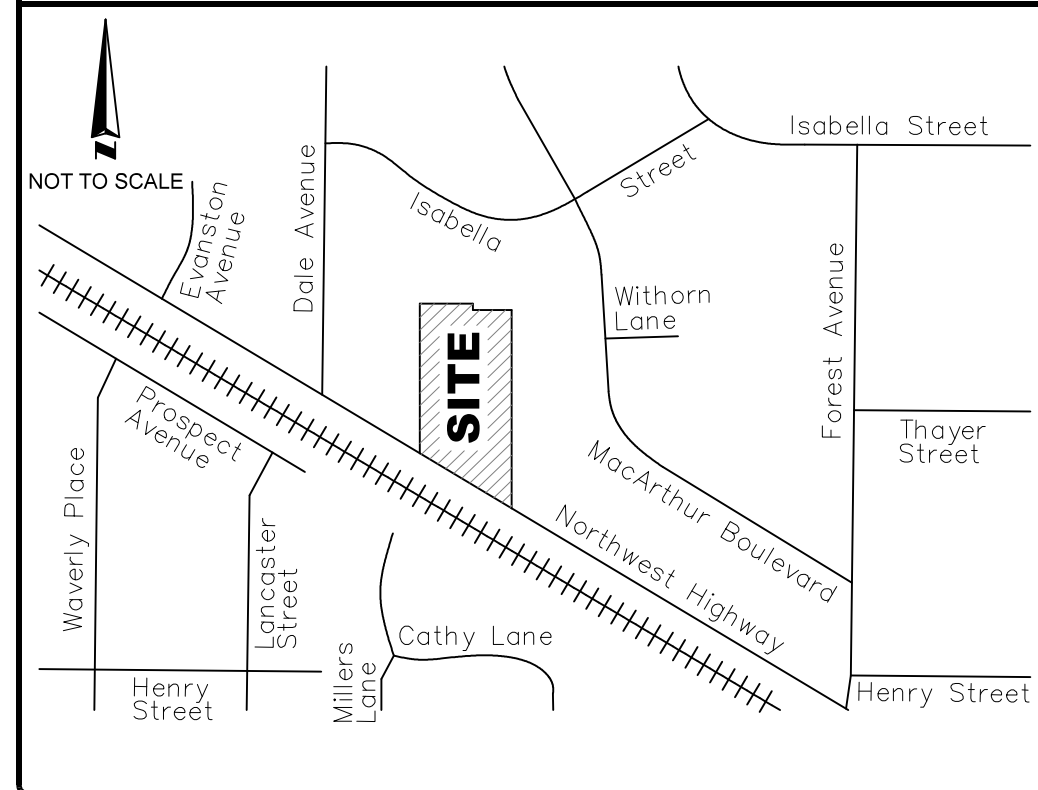
TREE INFORMATION

DIAMETER	HEIGHT	CANOPY SPREAD	DIAMETER	HEIGHT	CANOPY SPREAD	DIAMETER	HEIGHT	CANOPY SPREAD
1 8"	9.77'	17.59'	12 24"	33.43'	35.21'	23 12"	30.80'	34.41'
2 12"	35.17'	36.08'	13 4"	9.23'	8.72'	24 4"	9.97'	8.67'
3 20"	16.11'	14.63'	14 4"	9.65'	7.79'	25 18"	37.74'	36.71'
4 18"	36.15'	31.22'	15 8"	16.46'	8.80'	26 18"	43.25'	29.45'
5 8"	17.69'	13.95'	16 12"	20.72'	17.40'	27 24"	35.61'	33.18'
6 12"	30.57'	28.31'	17 12"	25.83'	19.32'	28 12"	11.44'	29.40'
7 5"	14.37'	12.38'	18 8"	24.96'	18.41'	29 12"	17.81'	24.64'
8 5"	21.37'	17.68'	19 15"	25.29'	31.90'	30 12"	36.87'	32.20'
9 5"	14.62'	13.05'	20 22"	25.03'	18.77'	31 12"	34.33'	47.36'
10 12"	25.79'	29.96'	21 6"	23.91'	15.50'			
11 18" Multi	30.94'	34.83'	22 12"	24.09'	27.00'			

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

- ⑦ DRAINAGE AND UTILITY EASEMENT OF 5 FEET BACK FROM THE WESTERLY LINE, 10 FEET BACK FROM THE NORTHERLY LINE AND 5 FEET BACK FROM THE EASTERLY LINE, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 88447034. AFFECTS SURVEYED PROPERTY, AS SHOWN
- ⑧ UTILITY AND DRAINAGE EASEMENT PROVISIONS CONTAINED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 88447034 RESERVING AND GRANTING ALL EASEMENTS WITHIN THE AREAS SHOWN BY DOTTED LINES AND MARKED "EASEMENT" ON SAID PLAT TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM SAID MUNICIPALITY INCLUDING BUT NOT LIMITED TO THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, CABLNET, INC. AND COMMONWEALTH EDISON COMPANY, AND THEIR SUCCESSORS AND ASSIGNS. AFFECTS SURVEYED PROPERTY, AS SHOWN
- ⑨ BUILDING SETBACK LINES OF 20 FEET BACK FROM THE SOUTHERLY LINE, 20 FEET BACK FROM THE NORTHERLY LINE, AND 10 FEET BACK FROM THE EASTERLY LINE, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 88447034. AFFECTS SURVEYED PROPERTY, AS SHOWN

VICINITY MAP



ZONING INFORMATION

ITEM	REQUIRED	CONTACT: Partner Engineering and Science, Inc.
Zoning Designation	B-1 Office	REPORT DATE: December 11, 2024
Minimum Front Yard Setback	30 Feet	REVISION DATE:
Minimum Side Yard Setback	East Lot Line Adjacent to R-X District: 10% of lot width or 10 Feet, whichever is less. (10 Feet Required) West Lot Line Adjacent to R2 District: 10% of lot width or 5 Feet. (5 Feet Required)	REPORT # 24-474785.2
Minimum Rear Yard Setback	North Lot Line Adjacent to R-X District: 30 Feet	PARKING REQUIREMENTS:
Maximum Building Height	3 Stories / 35 Feet	For Office Use: 4 Spaces per 1,000 Square Feet of Gross Floor Area (24,100 / 1,000) x 4 = 96
Maximum Lot Coverage	75%	For Accessible Use: 75-100 Required Spaces = 4 Handicapped Parking Spaces to be Included to the Total. (4)
Minimum Landscaped Parking	7 Feet	
NOTES:		

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE WEST LINE OF LOT 1 IN STATE FARM SUBDIVISION. THE BEARING IS DENOTED AS N 00°00'00" W.

OBSERVED SIGNIFICANT OBSERVATIONS

- ⑦ FENCE EXTENDS EAST 1.49' OVER THE WEST PROPERTY LINE
- ⑧ FENCE END EXTENDS WEST 0.12' OVER THE EAST PROPERTY LINE
- ⑨ FENCE END EXTENDS WEST 0.18' OVER THE EAST PROPERTY LINE

SURVEYOR'S NOTES

- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION AND BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- P.I.N.: 03-33-407-025
- THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE CURRENT TITLE. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
- THE UNDERGROUND UTILITIES WERE DRAFTED WITH THE AID OF UNDERGROUND STORM, SANITARY AND WATER ATLAS PROVIDED BY THE VILLAGE OF MOUNT PROSPECT AND THE AID OF UTILITY REPORT PROVIDED BY BLVD DATED 1/2025.
- ALL BUILDING DIMENSIONS, AREA, AND TIES ARE TO THE CURRENT EXTERIOR SIDING MATERIAL AT GROUND LEVEL AND NOT TO THE FOUNDATION.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
- SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO NORTHWEST HIGHWAY, A DEDICATED PUBLIC RIGHT OF WAY.
- THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENT THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHT OF WAY WITHOUT ANY GAPS, GORES, AND OVERLAPS.
- NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE, AND ENVIRONMENTAL CONDITIONS, OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE, OR DEVELOPMENT.
- THE SURVEYED LAND FORMS A MATHEMATICALLY CLOSED FIGURE.
- THERE ARE NO DIVISION OR PARTY WALLS WITH THE ADJOINING PROPERTIES.
- THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE DISTANCE TO THE NEAREST INTERSECTING STREET, DALE AVENUE, IS 232.24 FEET AND IS SHOWN ON SURVEY MAP AS THE INTERSECTING STREET.
- BENCHMARK - ON SITE
BOLT ON NORTH FACE OF FIRE HYDRANT SOUTH OF SOUTH PROPERTY LINE, NORTH OF SIDEWALK, AND BETWEEN TWO ACCESS POINTS.
ELEVATION = 683.51' (NAVD88)
- BENCHMARK - OFF SITE
MOUNT PROSPECT BENCHMARK #2, BEING A DISK LOCATED AT 1702 E. NORTHWEST HIGHWAY.
ELEVATION = 679.34' (NAVD88)
MOUNT PROSPECT BENCHMARK #3, BEING A DISK LOCATED AT 634 S. ARTHUR AVENUE.
ELEVATION = 681.24' (NAVD88)

LEGEND

●	FOUND IRON PIPE	♿	HANDICAPPED PARKING
⊕	TRANSFORMER POLE	RECORD	
⊙	SANITARY MANHOLE	MEASURED	
⊖	ELECTRIC OUTLET	TOP CURB	
⊗	GAS METER	⊖	BOTTOM CURB
⊕	ELECTRIC BOX	⊖	DEPRESSED CURB
⊕	ELECTRIC TRANSFORMER	⊖	FINISHED FLOOR
⊕	ELECTRIC METER	⊖	
⊕	WATER MANHOLE	⊖	
⊕	FIRE HYDRANT	⊖	
⊕	CATCH BASIN	⊖	
⊕	TELEPHONE PED.	⊖	
⊕	A.S.S. WATER	⊖	
⊕	FIRE EXTINGUISHER	⊖	
⊕	LIGHT POLE BASE	⊖	
⊕	WATER B. BOX	⊖	
⊕	ELECTRIC PIPING	⊖	
⊕	WATER VALVE	⊖	
⊕	J.U.L.I.E. WATER	⊖	
⊕	J.U.L.I.E. COMED	⊖	
⊕	J.U.L.I.E. TELEPHONE	⊖	
⊕	J.U.L.I.E. GAS	⊖	
⊕	DECIDUOUS	⊖	
⊕	CONIFEROUS	⊖	
⊕	PARKING COUNT	⊖	

BUILDING AREA

13,466 SQ. FT.

BUILDING HEIGHT

Height = 29.93'

LAND AREA

90,770 SQ. FT. (2.08 Acres)

PARKING

REGULAR: 118

HANDICAP: 5

TOTAL PARKING: 123

INVERTS

Storm Catch Basin 1 RIM = 678.89 N 4" PVC = 677.15' N 12" Conc. = 676.91' SE 12" Conc. = 676.85' S 4" PVC = 677.20'	Storm Catch Basin 11 RIM = 678.92 N 12" Conc. = 674.82' N 4" PVC = 677.27' S 4" PVC = 677.19' S 12" Conc. = 674.52' W 8" PVC = 674.82'
Storm Catch Basin 2 RIM = 678.92 N 12" Conc. = 676.15' S 12" Conc. = 676.35'	Storm Catch Basin 12 RIM = 678.49 N 12" Conc. = 675.04' N 4" PVC = 677.32' S 4" PVC = 677.24'
Storm Catch Basin 3 RIM = 678.79 NE 12" Conc. = 676.04' S 12" Conc. = 675.94'	Storm Catch Basin 13 RIM = 679.17 NW 8" Conc. = 677.35'
Storm Catch Basin 4 RIM = 678.51 E 12" Conc. = 674.47' E 4" PVC = 676.91' SW 4" PVC = 676.61'	Water Manhole 14 RIM = 681.21' Full of Water
Storm Catch Basin 5 RIM = 678.53 E 12" Conc. = 672.48' S 12" Conc. = 673.13' SW 12" Conc. = 674.28' W 12" Conc. = 674.28' W 4" PVC = 676.53'	Water Manhole 15 RIM = 682.85 Unable to Open
Storm Catch Basin 6 RIM = 678.48 NE 12" Conc. = 672.88' S 12" Conc. = 672.33' W 12" Conc. = 672.33'	Water Manhole 16 RIM = 683.89 Top Bolt = 678.89 N 12" Conc. = 677.59' EW 10" Metal = 677.54'
Sanitary Manhole 7 RIM = 677.28 E 8" PVC = 674.47' E 8" PVC = 674.47' SW 8" PVC = 672.36'	Storm Catch Basin 17 RIM = 679.87 N 8" PVC = 676.35' SE 12" Conc. = 676.80' NW 4" PVC = 676.10' NW 12" Conc. = 676.80'
Storm Catch Basin 8 RIM = 675.58 E 12" PVC = 672.17' SW 12" Conc. = 672.82'	Storm Catch Basin 18 RIM = 678.52 N 12" Conc. = 674.47'
Sanitary Manhole 9 RIM = 675.58 E 8" PVC = 670.68' W 8" PVC = 670.68'	Storm Inlet 19 RIM = 680.49 Unable to Open
Storm Catch Basin 10 RIM = 678.45 N 12" Conc. = 674.15' N 4" PVC = 677.00' S 4" PVC = 677.15' S 12" Conc. = 674.65' W 4" PVC = 677.00'	Storm Inlet 20 RIM = 680.51 Unable to Open
	Storm Catch Basin 21 RIM = 684.48 N 12" Conc. = 676.88' SE 12" Conc. = 676.88' S 12" Conc. = 676.88' NW 12" Conc. = 676.88'
	Storm Catch Basin 22 RIM = 684.34 N 12" Conc. = 677.86' S 12" Conc. = 677.79'

SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY,
RIVERSIDE ABSTRACT, LLC,
HARMONY GROUP CAPITAL, LLC,
H2L, INC., AN ILLINOIS CORPORATION.

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 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11a, 11b, 13, 14, 16, 17, 18 (graphically depicted only), AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 22, 2025.

DATE OF PLAT OR MAP:

PRELIMINARY

SURVEYOR: GLORIA JEAN KOTER
REGISTRATION NUMBER: 3323
STATE OF REGISTRATION: ILLINOIS

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

SHEET 1
OF 1

2021 ALTA/NSPS LAND TITLE SURVEY

TAX PARCEL ID: 03334070250000

SITE ADDRESS

1040 W NORTHWEST HIGHWAY
MOUNT PROSPECT, IL 60056
COOK COUNTY

PARTNER PROJECT NUMBER: 24-474785.1

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: ER	DRAWING SCALE: 1"= 30'
.	.	CHECKED BY:	JOB NO.: 24-474785.1
.	.	FILENAME: LS241611 1040 W NORTHWEST HWY.DWG	
.	.		
.	.		

SURVEYED BY



Land Surveying Services, Inc.

1182 Heather Drive Lake Zurich, Illinois 60047
Ph: (847)847-1079 Fax: (847)847-1279
Professional Design Firm License No. 184-0036332



SCALE: 1" = 1,000'±



SCALE: 1" = 100'±

PARCEL ID: 03-33-407-025-0000
1040 WEST NORTHWEST HIGHWAY
VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS

PARCEL ID: 03-33-407-025-0000

1040 WEST NORTHWEST HIGHWAY

VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS



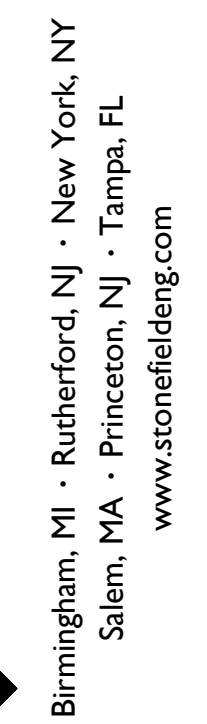
SCALE: 1" = 100'±

W NORTHWEST MP LLC
90 STATE STREET
ALBANY, NY 12207
JON FARAZMAND
404.216.3336
JONFARAZ18@GMAIL.COM

H2L, INC., AN ILLINOIS CORPORATION
PATRICK HENNELLY, PRESIDENT
847.764.1745
PHENNELLY@WELDY-LAMONT.COM

**FORNARO LAW
TIMOTHY FOLEY
708.341.0481
TIM@FORNAROLAW.COM**

NOT APPROVED FOR CONSTRUCTION



555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

I040 W NORTHWEST HWY

PROPOSED DAYCARE FACILITY & NATURAL PLAYGROUND

PID: 03-33-407-025-0000
1040 WEST NORTHWEST
VILLAGE OF MOUNT PLEASANT
COOK COUNTY, ILLINOIS



SCALE: AS SHOWN	PROJECT ID: DET-240465
-----------------	------------------------

TITLE:

DRAWING:

C-1



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Princeton, NJ • Tampa, FL • Rutherford, NJ

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Phone 248.247.1115

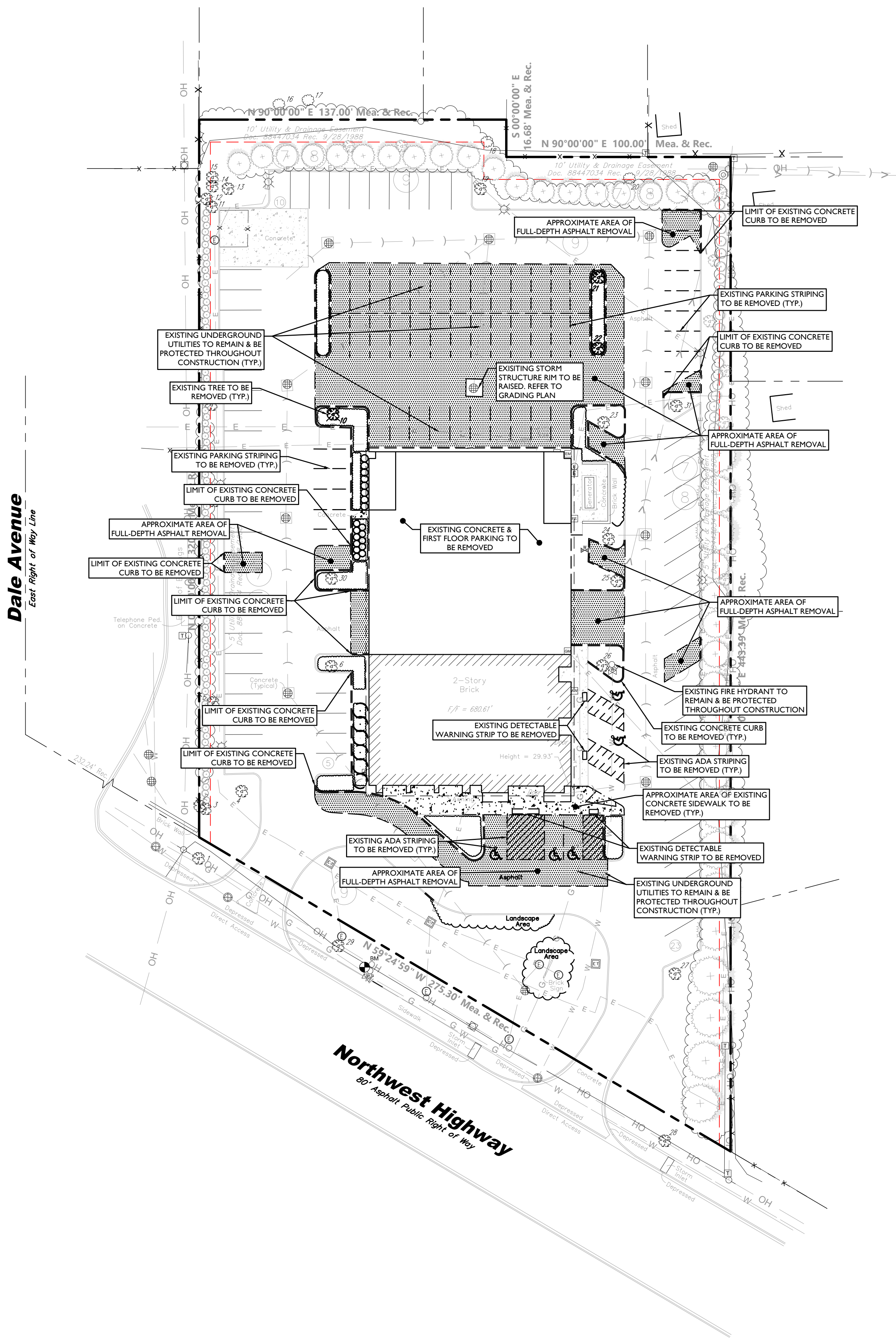
1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:

- ALTA / NSPS LAND TITLE SURVEY PREPARED BY LAND SURVEYING SERVICES, INC., DATED 12/11/2024
- ARCHITECTURAL PLANS PREPARED BY JARMEL KIZEL
- AERIAL MAP OBTAINED FROM NEARMAP ONLINE MAPPING SYSTEM DATE RETRIEVED 03/03/2025
- LOCATION MAP OBTAINED FROM USGS TOPOGRAPHICAL MAPPER, DATE RETRIEVED 03/03/2025

2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONNECTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

ADDITIONAL SHEETS	
DRAWING TITLE	SHEET #
ALTA / NSPS LAND TITLE SURVEY	I OF I

\\VOT02\000724445\CON\1040 W NORTHWEST HIGHWAY\PROJECT\LOADING\DET-240465.DWG



SYMBOL	DESCRIPTION
	FEATURE TO BE REMOVED / DEMOLISHED
	EXISTING CONCRETE TO BE REMOVED
	EXISTING FULL-DEPTH ASPHALT TO BE REMOVED

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO REMAIN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

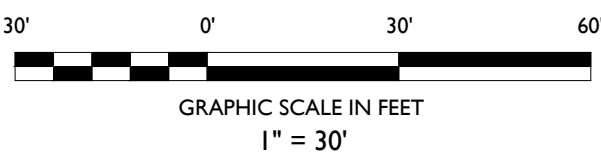
ALL EXISTING UTILITIES, STORM STRUCTURES & STORM PIPING ARE TO BE REUTILIZED AND SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.



Know what's below
Call before you dig.

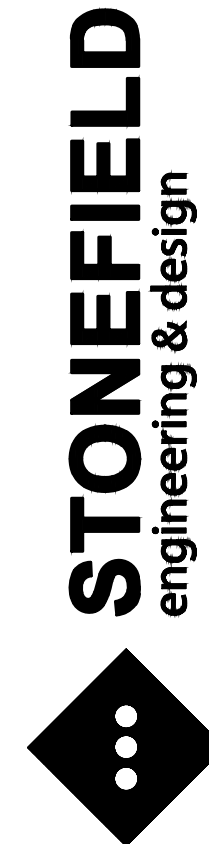
DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



DATE	BY	ISSUE	DESCRIPTION
09/06/2025	JD/KH	3	RESUBMISSION FOR SITE PLAN APPROVAL
04/15/2025	JD/KH	2	RESUBMISSION FOR SITE PLAN APPROVAL
03/14/2025	JD/KH	1	FOR SITE PLAN APPROVAL

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SITE DEVELOPMENT PLANS

1040 W NORTHWEST HWY

PROPOSED DAYCARE FACILITY
& NATURAL PLAYGROUND

PID: 03-33-407-025-0000
1040 WEST NORTHWEST HIGHWAY
VILLAGE OF MOUNT PROSPECT
COOK COUNTY, ILLINOIS



SCALE: 1" = 30' PROJECT ID: DET-240465

TITLE:

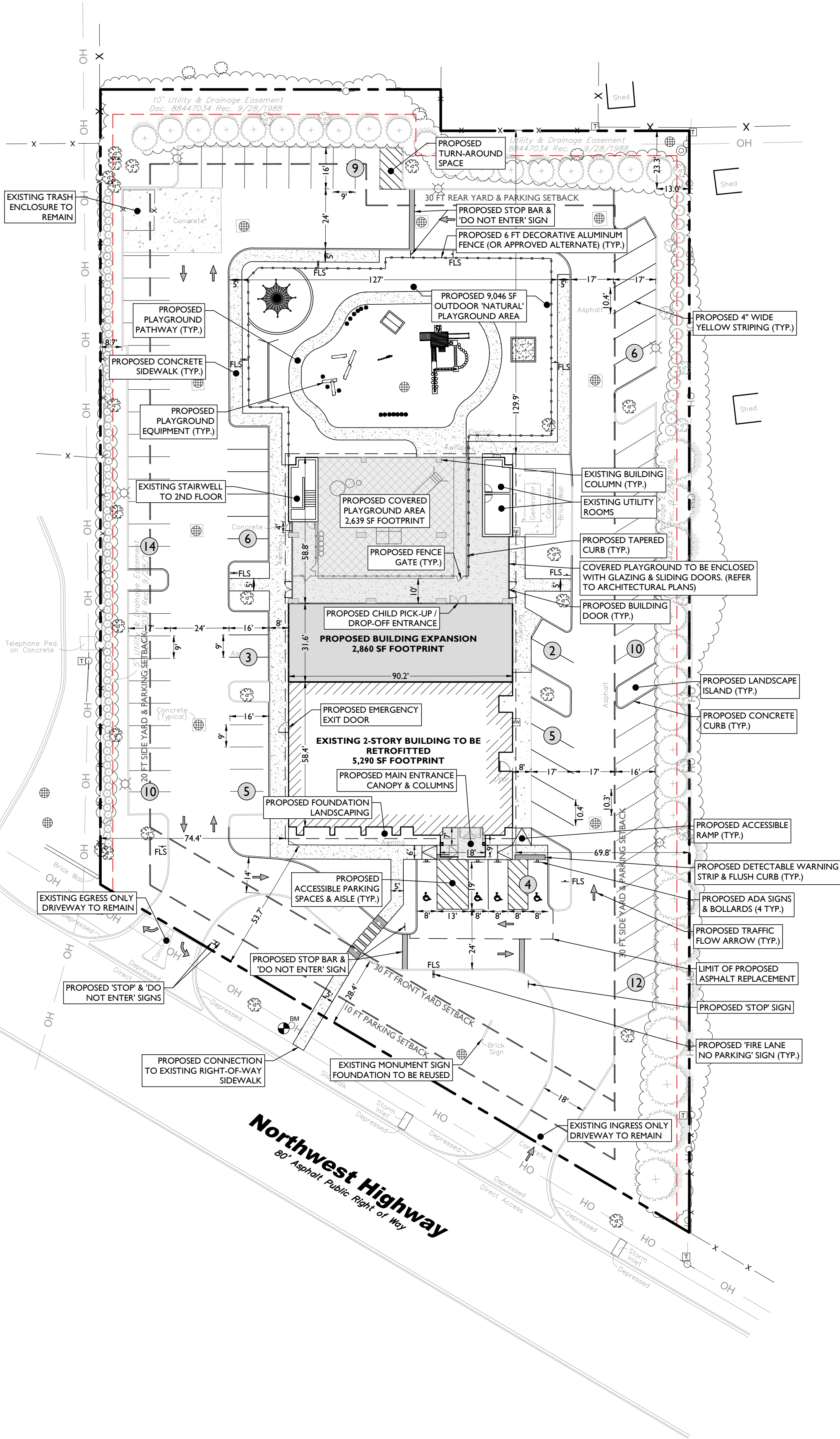
DEMOLITION PLAN

DRAWING:

C-2

\\017020\00517-2446\CON\1442\NORTHWEST HIGHWAY - MOUNT PROSPECT\PROJECT\LOADING\017020\1442\STEDWG

Dale Avenue
East Right of Way Line



LAND USE AND ZONING

PARCEL ID: 03-33-407-025-0000
BUSINESS OFFICE DISTRICT (B-1)

PROPOSED USE

DAY CARE CENTER

ZONING REQUIREMENT

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	90,770 SF (2.08 AC)	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE	75% (68,078 SF)	70.8% (64,254 SF)	65.1% (59,087 SF)
MAXIMUM BUILDING HEIGHT	35 FT / 3 STORIES	29.93 FT (2 STORIES)	NO CHANGE
MINIMUM FRONT YARD SETBACK	30 FT	53.7 FT	NO CHANGE
MINIMUM WEST SIDE YARD SETBACK ⁽¹⁾	20 FT	74.4 FT	NO CHANGE
MINIMUM EAST SIDE YARD SETBACK ⁽¹⁾	30 FT	69.8 FT	NO CHANGE
MINIMUM REAR YARD SETBACK ⁽¹⁾	30 FT	129.9 FT	NO CHANGE
MINIMUM FRONT YARD PARKING SETBACK	10 FT	28.4 FT	NO CHANGE
MINIMUM WEST SIDE YARD PARKING SETBACK ⁽¹⁾⁽²⁾	20 FT	8.7 FT (EN)	NO CHANGE
MINIMUM EAST SIDE YARD PARKING SETBACK ⁽¹⁾⁽²⁾	30 FT	13.0 FT (EN)	NO CHANGE
MINIMUM REAR YARD PARKING SETBACK ⁽¹⁾⁽²⁾	30 FT	23.3 FT (EN)	NO CHANGE

(EN) EXISTING NON-CONFORMITY

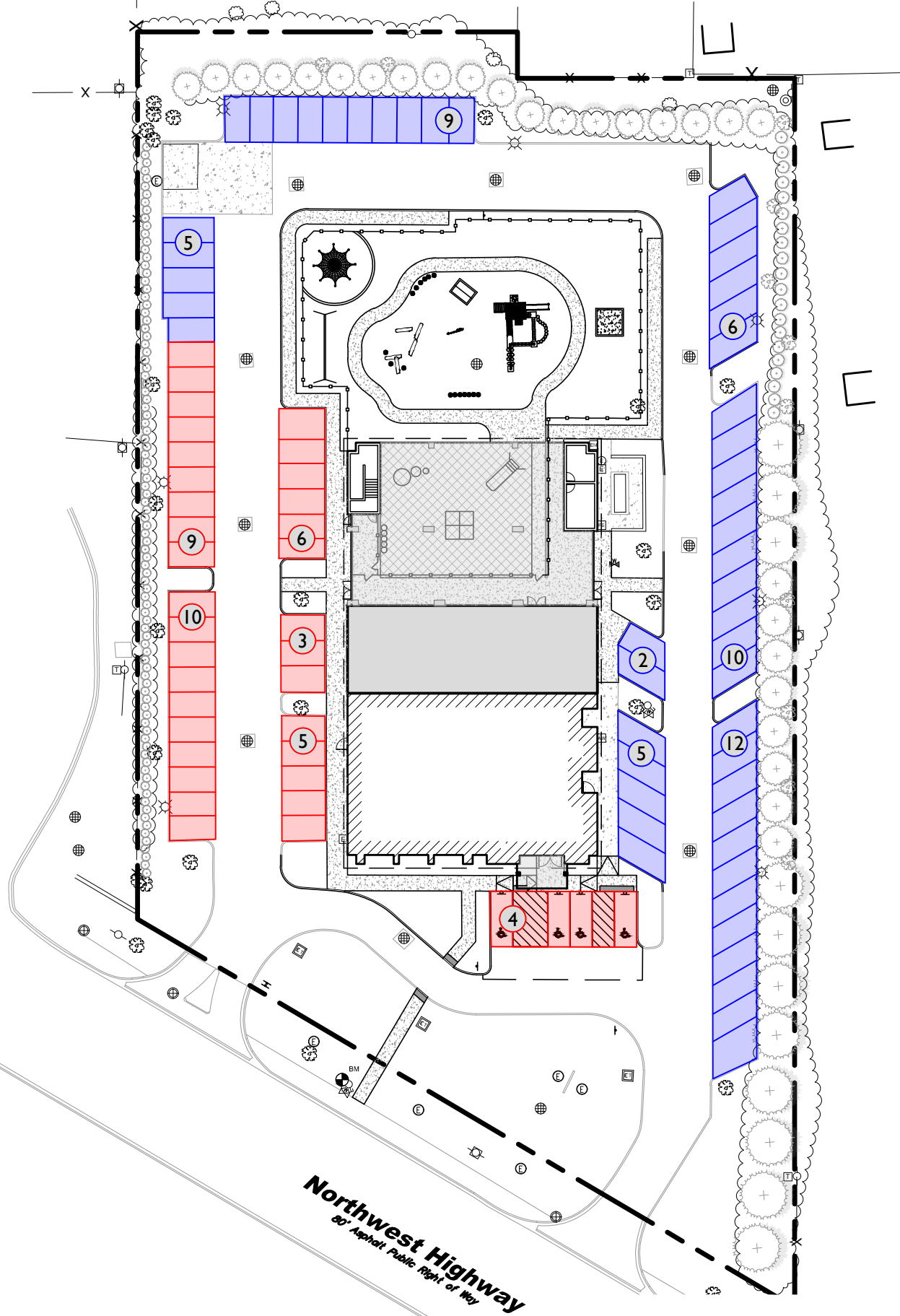
- (1) § 14.1504.D: WHERE A SIDE OR REAR SETBACK IN THE B-1 DISTRICT IS CONTIGUOUS TO SINGLE-FAMILY RESIDENTIAL PROPERTY, ALL BUILDINGS AND PARKING LOTS SHALL MEET THE MINIMUM REQUIRED SETBACK IN THE ADJACENT ZONING DISTRICT IF GREATER
- (2) § 14.2206.E.1.a: PARKING LOTS LOCATED IN REQUIRED YARDS WHICH ARE ADJACENT TO SINGLE-FAMILY RESIDENTIAL DISTRICTS SHALL BE PROHIBITED

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	EXISTING	PROPOSED
§ 14.2207	DAYCARE CENTER PARKING: 1 SPACE PER EMPLOYEE (1 SPACE / EMP.) (49 EMP.) = 49 SPACES 1 SPACE PER 10 LICENSED CAPACITY SLOTS (1 SPACE / 10 L.C.S.) (339 L.C.S.) = 34 SPACES TOTAL: 49 + 34 = 83 SPACES	123 SPACES	86 SPACES ⁽²⁾
§ 14.2205	ADA PARKING: 76-100 REG. SPACES: 4 ADA SPACES	5 ADA SPACES	4 ADA SPACES
§ 14.2206	90° PARKING DIMENSIONS: 9 FT X 18 FT ⁽¹⁾ WITH 24 FT AISLE	9 FT X 16 FT W/ 24 FT AISLE	9 FT X 16 FT W/ 24 FT AISLE
§ 14.2206	60° PARKING DIMENSIONS: 10.4 FT X 19 FT ⁽¹⁾ WITH 17 FT AISLE	10.3 FT X 16 FT (EN) W/ 17 FT AISLE	10.4 FT X 17 FT W/ 17 FT AISLE

(EN) EXISTING NON-CONFORMITY

- (1) § 14.2206.A: VEHICLE OVERHANG OF NOT GREATER THAN 2 FT MAY BE INCLUDED IN STALL DEPTH CALCULATIONS
- (2) PER ITE PARKING GENERATION MANUAL 5TH EDITION, LAND USE 565 DAY CARE CENTER, THE AVERAGE PARKING SUPPLY RATIOS STUDIED ARE AS FOLLOWS:
- 3.3 SPACES PER 1,000 SF OF GROSS FLOOR AREA
(3.3 SPACES / 1,000 SF) (2,697 SF) = 71.6 SPACES
- 1.34 SPACES PER EMPLOYEE
(1.34 SPACES / EMPLOYEE) (49 EMPLOYEES) = 65.7 SPACES
- 0.24 SPACES PER STUDENT
(0.24 SPACES / STUDENT) (339 STUDENTS) = 81.4 SPACES



PICK-UP / DROP-OFF SPACES: 37 TOTAL*

EMPLOYEE SPACES: 49 TOTAL

* REFER TO TRAFFIC IMPACT STUDY COMPLETED BY STONEFIELD ENGINEERING & DESIGN, DATED 05-06-2025 FOR DEDICATED PARENT PICK-UP / DROP-OFF PARKING CALCULATIONS

SUMMARY: IT IS ANTICIPATED 20 PARKING SPACES ARE NEEDED AT PEAK TIME

PARKING DELINEATION MAP

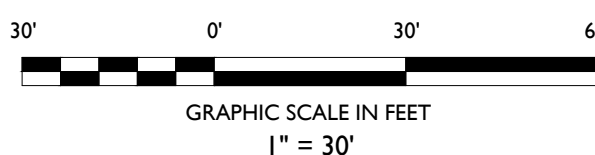
SCALE: 1" = 50'

SYMBOL

---	PROPERTY LINE
---	SETBACK LINE
---	PROPOSED CURB
---	PROPOSED TAPERED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGNS / SIGNS ON BOLLARDS
---	EXISTING BUILDING
---	PROPOSED BUILDING
---	PROPOSED COVERED AREA / 2ND FLOOR BUILDING & PODIUM
---	PROPOSED CONCRETE
---	PROPOSED FENCE
---	PROPOSED BUILDING DOORS
---	PROPOSED FIRE LANE NO PARKING SIGN

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



SITE DEVELOPMENT PLANS

1040 W NORTHWEST HWY

PROPOSED DAYCARE FACILITY & NATURAL PLAYGROUND

PARCEL ID: 03-33-407-025-0000
1040 WEST NORTHWEST HIGHWAY
VILLAGE OF MOUNT PROSPECT
COOK COUNTY, ILLINOIS



SCALE: 1" = 30' PROJECT ID: DET-240465

TITLE:

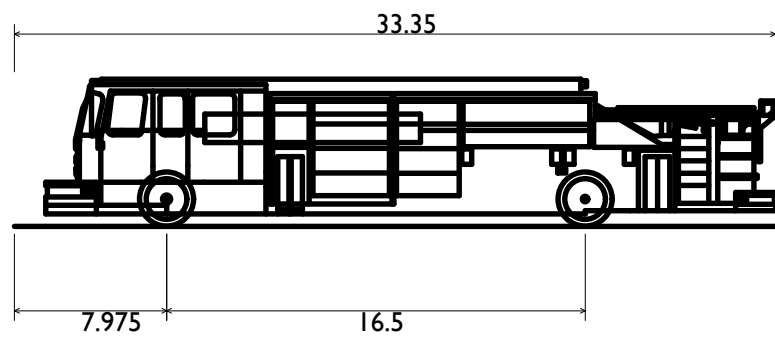
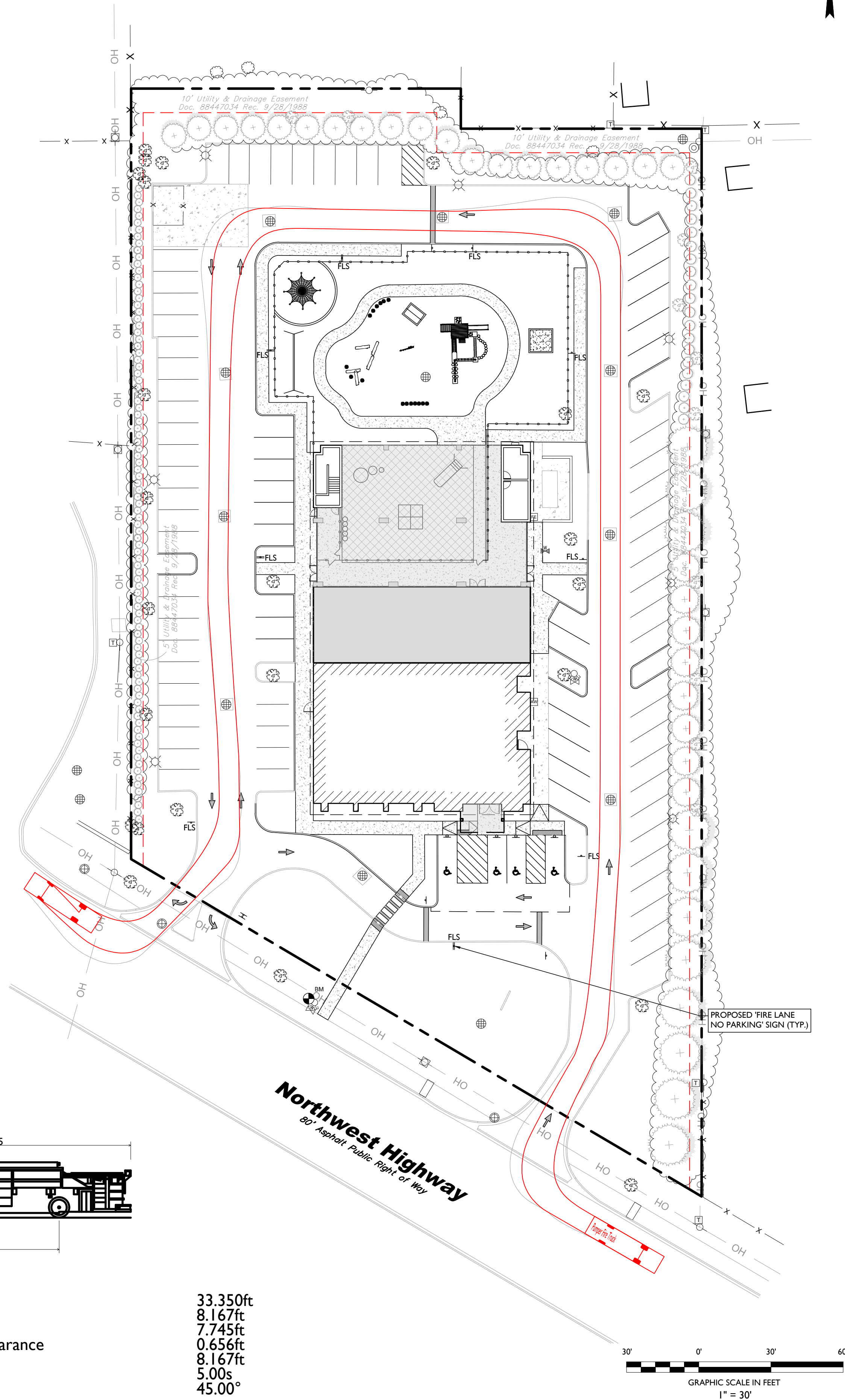
SITE PLAN

DRAWING:

C-3

V:\072025\DET-24045\CON\RAZ\HAND - 1040 W NORTHWEST HIGHWAY - MOUNT PROSPECT - LOADING LOT FOR 1040 W SITE.DWG

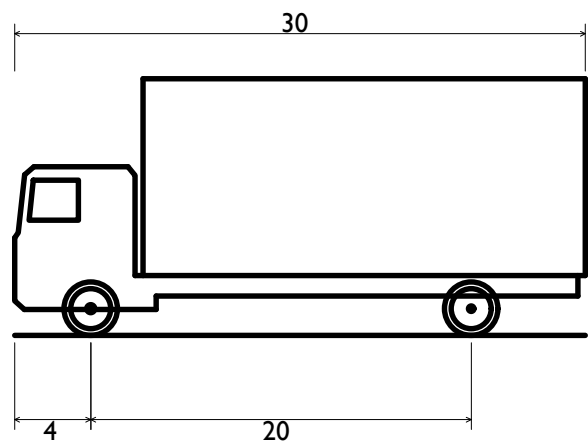
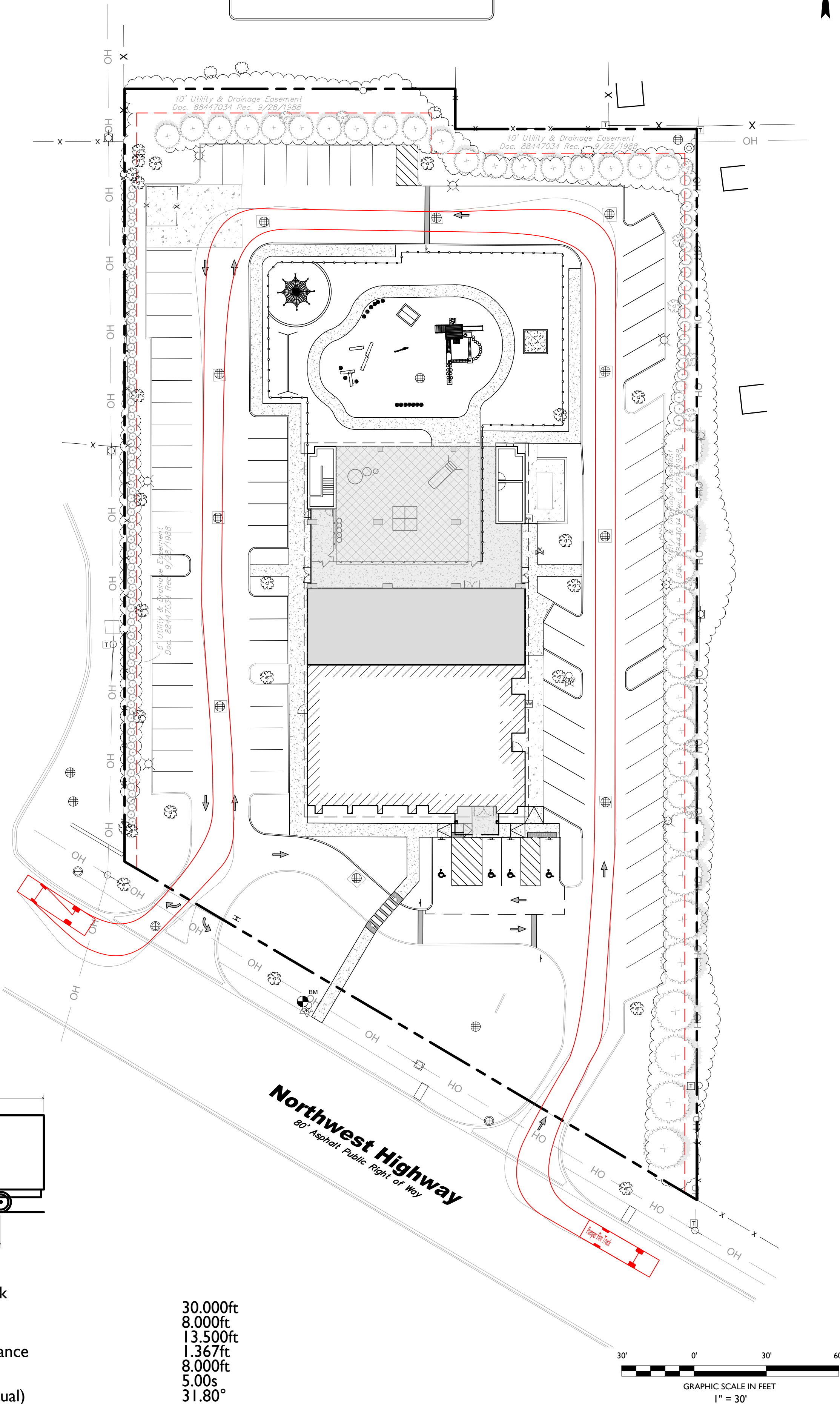
FIRE TRUCK ROUTE



Pumper Fire Truck
Overall Length 33.350ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

LOADING TRUCK ROUTE

ALL LOADING OPERATIONS WILL OCCUR DURING OFF-HOURS



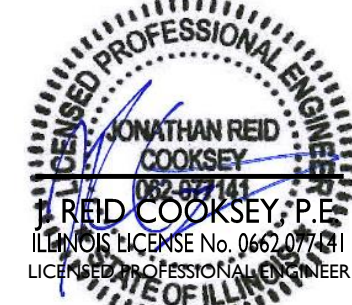
SU-30 - Single Unit Truck
Overall Length 30.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

SITE DEVELOPMENT PLANS

1040 W NORTHWEST HWY

PROPOSED DAYCARE FACILITY
& NATURAL PLAYGROUND

PID: 03-33-407-025-0000
1040 WEST NORTHWEST HIGHWAY
VILLAGE OF MOUNT PROSPECT
COOK COUNTY, ILLINOIS



SCALE: 1" = 30' PROJECT ID: DET-24045

TITLE:
TRUCK CIRCULATION
PLAN

DRAWING:

C-4

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Phone 248.247.1115

NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
3	05/06/2025	JD/KH	RESUBMISSION FOR SITE PLAN APPROVAL
2	04/15/2025	JD/KH	RESUBMISSION FOR SITE PLAN APPROVAL
1	03/14/2025	JD/KH	FOR SITE PLAN APPROVAL

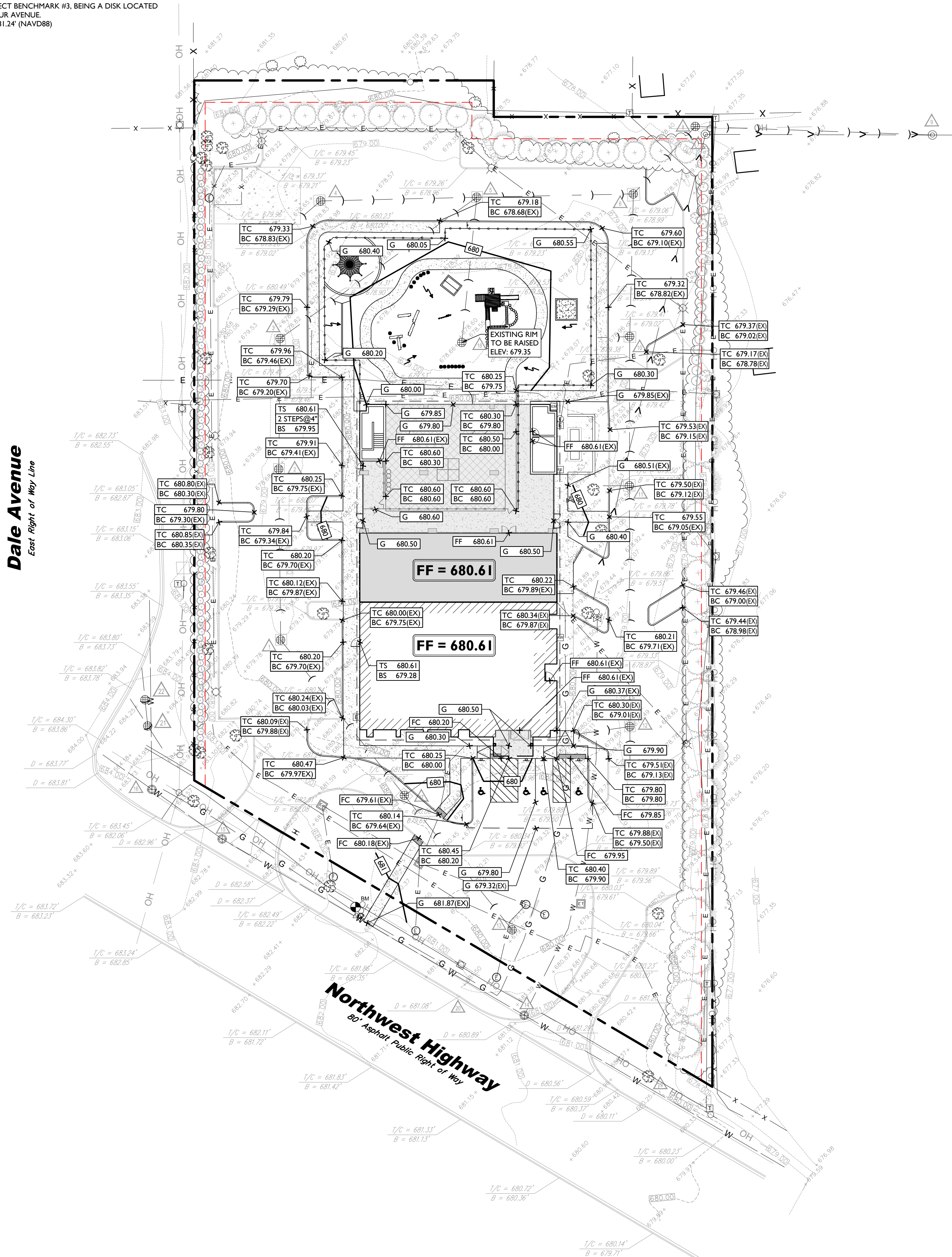
BENCHMARK - ON SITE

1. BOLT ON NORTH FACE OF FIRE HYDRANT SOUTH OF SOUTH PROPERTY LINE, NORTH OF SIDEWALK, AND BETWEEN TWO ACCESS POINTS
ELEVATION = 683.51' (NAVDB8)

BENCHMARK - OFF SITE

1. MOUNT PROSPECT BENCHMARK #2, BEING A DISK LOCATED AT 1702 E. NORTHWEST HIGHWAY.
ELEVATION = 679.34' (NAVDB8)
2. MOUNT PROSPECT BENCHMARK #3, BEING A DISK LOCATED AT 634 S. ARTHUR AVENUE.
ELEVATION = 681.24' (NAVDB8)

Dale Avenue
East Right of Way Line



MANHOLE SCHEDULE

1 Storm Catch Basin 1 RIM = 678.80' N 4" PVC = 677.15' N 12" Conc. = 676.51' SE 12" Conc. = 676.55' S 4" PVC = 677.20'	11 Storm Catch Basin 11 RIM = 678.57' N 12" Conc. = 674.82' N 4" PVC = 677.27' S 4" PVC = 677.19' S 12" Conc. = 674.52' W 8" PVC = 674.62'
2 Storm Catch Basin 2 RIM = 678.70' N 12" Conc. = 676.15' S 12" Conc. = 676.35'	12 Storm Catch Basin 12 RIM = 678.49' N 12" Conc. = 675.04' N 4" PVC = 677.32' S 4" PVC = 677.24' W 6" PVC = 677.04'
3 Storm Catch Basin 3 RIM = 678.73' NE 12" Conc. = 676.04' S 12" Conc. = 675.94'	13 Storm Catch Basin 13 RIM = 679.10' NW 8" Conc. = 677.35'
4 Storm Catch Basin 4 RIM = 678.51' E 12" Conc. = 674.47' E 4" PVC = 676.91' SW 4" PVC = 676.61'	14 Water Manhole 14 RIM = 681.21' Full of Water
5 Storm Catch Basin 5 RIM = 678.53' E 12" Conc. = 672.48' S 12" Conc. = 673.13' SW 12" Conc. = 674.28' W 12" Conc. = 674.28' W 4" PVC = 676.53'	15 Water Manhole 15 RIM = 682.85' Unable to Open
6 Storm Catch Basin 6 RIM = 678.48' NE 12" Conc. = 672.68' S 12" Conc. = 672.33' W 12" Conc. = 672.33'	16 Water Manhole 16 RIM = 683.69' Top Bolt = 678.89' N = 677.59' E/W 10" Metal = 677.54'
7 Sanitary Manhole 7 RIM = 677.26' E 8" PVC = 672.46' SW 8" PVC = 672.36'	17 Storm Catch Basin 17 RIM = 679.60' N 6" PVC = 678.35' SE 12" Conc. = 676.80' SE 4" PVC = 678.10' NW 4" PVC = 678.10' NW 12" Conc. = 676.80'
8 Storm Catch Basin 8 RIM = 677.25' E 12" PVC = 672.17' SW 12" Conc. = 672.62'	18 Storm Catch Basin 18 RIM = 678.52' N 12" Conc. = 674.47'
9 Sanitary Manhole 9 RIM = 675.58' E 8" PVC = 670.68' W 8" PVC = 670.68'	19 Storm Inlet 19 RIM = 680.49' Unable to Open
10 Storm Catch Basin 10 RIM = 678.45' N 12" Conc. = 674.15' N 4" PVC = 677.00' S 4" PVC = 677.15' S 12" Conc. = 674.65' W 4" PVC = 677.00'	20 Storm Inlet 20 RIM = 680.51' Unable to Open
	21 Storm Catch Basin 21 RIM = 684.48' N 12" Conc. = 676.88' SE 12" Conc. = 676.82' NW 12" Conc. = 676.88'
	22 Storm Catch Basin 22 RIM = 684.34' N 12" Conc. = 677.86' S 12" Conc. = 677.79'

THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO, HAS DETERMINED THAT A WATERSHED MANAGEMENT ORDINANCE (WMO) PERMIT WILL NOT BE REQUIRED AS PART OF THIS DEVELOPMENT. PER THE LETTER OF DETERMINATION, DATED 02/26/2025.

ALL EXISTING UTILITIES, STORM STRUCTURES & STORM PIPING ARE TO BE REUTILIZED AND SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.

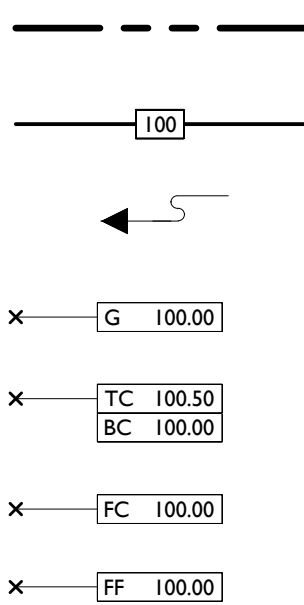
PRE VS POST DEVELOPMENT CALCULATION

PRE DEVELOPMENT:
PERVIOUS AREA: 26,516 SF (29.2%)
IMPERVIOUS AREA: 65,254 SF (70.8%)

POST DEVELOPMENT:
PERVIOUS AREA: 31,660 SF (34.9%)
IMPERVIOUS AREA: 59,110 SF (65.1%)

NET GAIN IN PERVIOUS AREA: 5,144 SF

SYMBOL



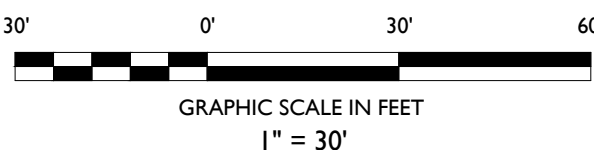
DESCRIPTION

GRADING NOTES

- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
- MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
- A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
- FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
- THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
- ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
- A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
- THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
- THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/2 INCH.



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SITE DEVELOPMENT PLANS
1040 W NORTHWEST HWY

PROPOSED DAYCARE FACILITY
& NATURAL PLAYGROUND

PID: 03-33-407-025-0000
1040 WEST NORTHWEST HIGHWAY
VILLAGE OF MOUNT PROSPECT
COOK COUNTY, ILLINOIS



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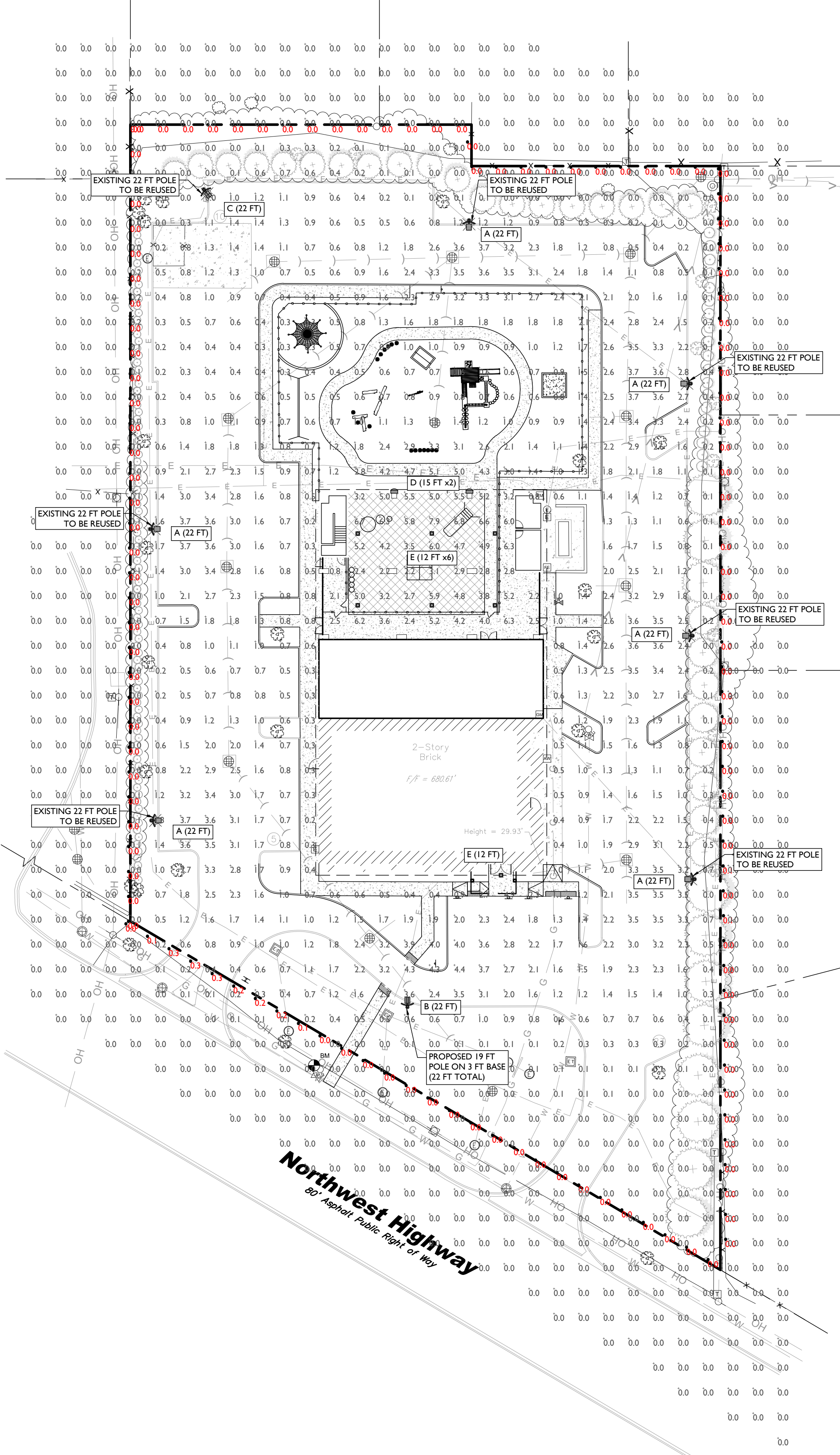
SCALE: 1" = 30' PROJECT ID: DET-240465

TITLE:
GRADING, STORMWATER
MANAGEMENT, & UTILITY
PLAN

DRAWING:

C-5

Dale Avenue
East Right of Way Line



PROPOSED LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QUANTITY	SECURITY LIGHTING	DISTRIBUTION	LLF	MANUFACTURER
	A	6	MIRADA MEDIUM LED POLE MOUNT FIXTURE - 18K LUMEN PACKAGE, W/ BACKSHIELD	FT	0.9	LSI LIGHTING
	B	1	MIRADA MEDIUM LED POLE MOUNT FIXTURE - 18K LUMEN PACKAGE, W/ BACKSHIELD	III	0.9	LSI LIGHTING
	C	1	MIRADA MEDIUM LED POLE MOUNT FIXTURE - 18K LUMEN PACKAGE, W/ BACKSHIELD	FT	0.9	LSI LIGHTING
	D	2	MIRADA MEDIUM WALL SCONCE - 3K LUMEN PACKAGE	FT	0.9	LSI LIGHTING
	E	7	RECESSED SOFFIT LED CANOPY FIXTURE - 6K LUMEN PACKAGE	V	0.9	LSI LIGHTING

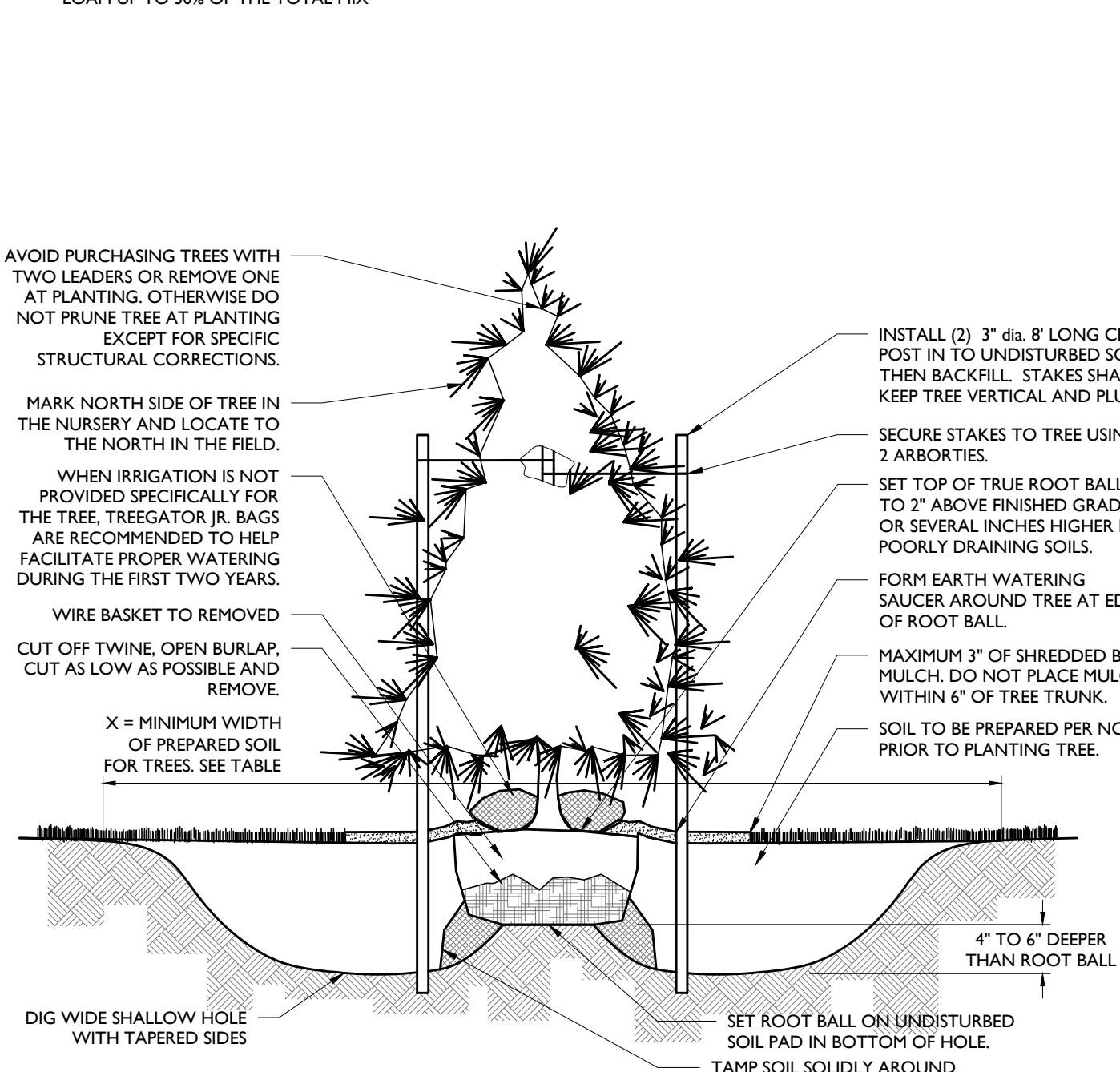
OUTDOOR LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 14.3.14.A.2	FIXTURES SHALL BE FULL CUT-OFF, FULLY SHIELDED & USE FLAT LENSES	PROVIDED
§ 14.3.14.A.2.f	MAXIMUM POLE HEIGHT: 30 FT	22 FT (EXISTING)
§ 14.3.14.B.1	MAXIMUM TRESPASS (WHEN ABUTTING) SINGLE FAMILY RESIDENTIAL: 0.1 FC MULTI-FAMILY RESIDENTIAL: 0.2 FC ARTERIAL RIGHT-OF-WAY: 2.0 FC	0.1 FC 0.0 FC 0.3 FC
§ 14.3.14.B.2	MAXIMUM AVERAGE ILLUMINATION: SITE (SCHOOL): 5.0 FC CANOPY AREAS: 3.0 FC PARKING LOTS (SCHOOL): 25.0 FC	1.43 FC 4.13 FC 1.79 FC
§ 14.3.14.B.3	MINIMUM ILLUMINATION: 0.2 FC	0.3 FC

SYMBOL	DESCRIPTION
	PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)
	PROPOSED LIGHTING INTENSITY (OVERALL SITE - FOOTCANDLES)
	PROPOSED LIGHTING INTENSITY (BOUNDARY - FOOTCANDLES)
	PROPOSED POLE MOUNTED LIGHT
	PROPOSED BUILDING MOUNTED LIGHT

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CR ALSC04 BRZ IL								
Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation ¹	Voltage	Driver	
MRM - Mirada Medium Area Light	LED	7L - 7,000 lms, 48W 9L - 9,000 lms, 60W 12L - 12,000 lms, 80W 18L - 18,000 lms, 120W 24L - 24,000 lms, 170W 36L - 36,000 lms, 250W 50L - 50,000 lms, 350W 60L - 60,000 lms, 420W 90L - 90,000 lms, 630W SSA - 55,000 lms, 430W Custom Lumen Packages ²	SL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 5W - Type 5 Wide FW - Forward Throw FMA - Forward Throw Automotive HW - Horizontal Hemisphere LC - Left Corner RC - Right Corner	(blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (220-277V) HVF - High Voltage (347-480V)	DIM - 0-10V Dimming (0-100%)	
Color Temp		Color Rendering		Finish		Options		
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT AMB - (Optional Connected Input) ³		70CR - 70 CRI		BLK - Black BRZ - Dark Bronze GWS - Gun Metal Gray GRN - Graphite		MSF - Metallic Silver PLP - Platinum Plus SWG - Soft White Green WHF - White		(Blank) - None HL - Integral Half Louver (Moderate Spill Light Control) ⁴ IL - Integral Louver (Sharp Spill Light Control) ⁴
Controls (Choose One)								
(Blank) - None								
Wireless Control System							Button Type Protocols	
ALSC - Actix Single Control System ⁵							RCU2 - 230V	
ALSC04 - Actix Single Control System with 2x 40° Motion Sensor ⁶							RC04-277 - 208-277V	
ALSC04 - Actix Single Control System with 2x 40° Motion Sensor ⁶							RC04 - 347V	
ALMCR - Actix Blue Long Range Wireless Motion & Photo Sensor Controller (8-24" mounting height) ⁷								
ALMCR2 - Actix Blue Long Range Wireless Motion & Photo Sensor Controller (25-40" mounting height) ⁷								
ALMCR2 - Actix Blue Long Range Wireless Motion & Photo Sensor Controller (25-40" mounting height) ⁷								

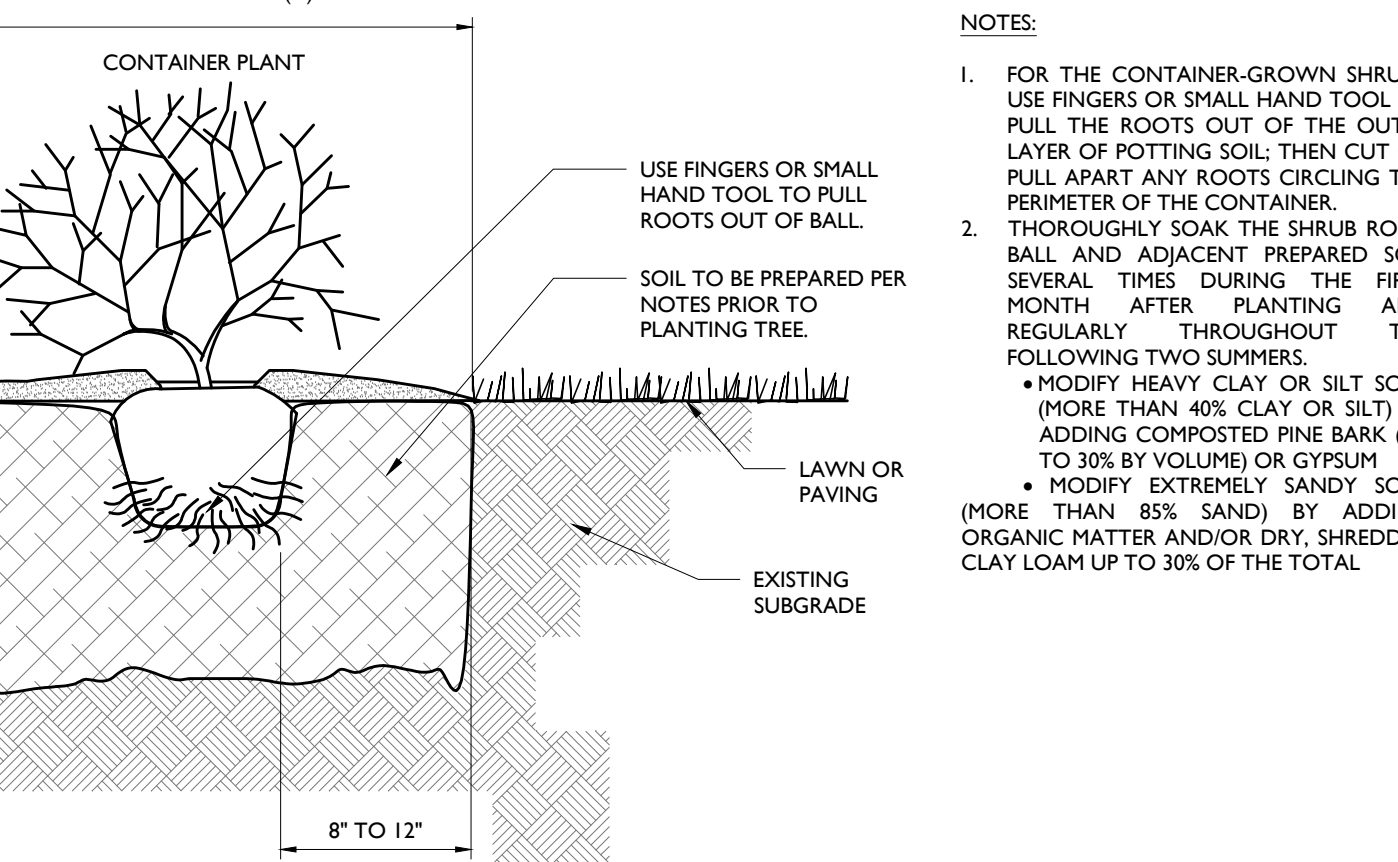
NOTES

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL. THEN CUT OR PULL APART ANY ROOTS CIRCILING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



CONIFEROUS TREE PLANTING DETAIL

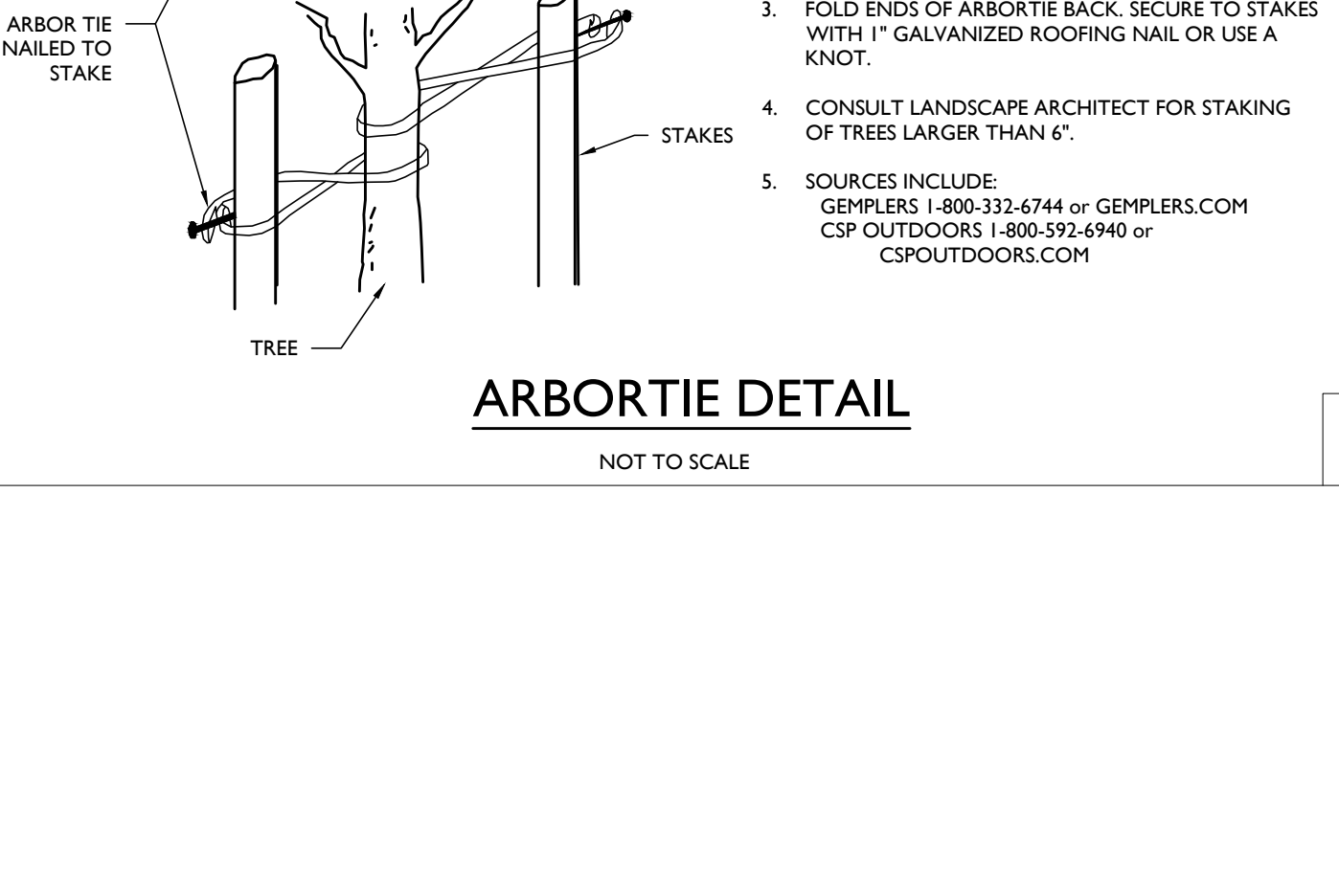
NOT TO SCALE



ARBORTIE DETAIL

NOT TO SCALE

- 
- ARBOR TIE
- INSTALLATION GUIDELINES:
1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
 2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.



ARBORTIE DETAIL

F

1

PLANT QUALITY AND HANDLING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z600.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEALTHY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.
4. ALL PLANTS MUST BE HEALTHY, FREE OF DISEASE, INSEST PESTS, EGG OR LARVAE.
5. ALL PLANTS SHALL BE FREE OF DISEASE, INSEST PESTS, EGG OR LARVAE.
6. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH (1-1/4") WHICH HAVE NOT BEEN COMPLETELY CALLOUSED SHALL BE REJECTED.
7. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
8. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL DEVELOPED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
9. ALL PLANTS DESIGNED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH. MINIMUM BALL SIZE SHALL BE 18" DIAMETER. THE BALLS OF EARTH MUST BE SUFFICIENT TO SUPPORT THE PLANT AND MAINTAIN THE FIBROUS ROOT FEEDING SYSTEMS NEEDED FOR THE HEALTHY DEVELOPMENT OF THE PLANT.
10. B&B SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR KNOWN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS SHALL BE MOVED WITH THE BALL OF EARTH SURROUNDING ITS ROOTS. PLANTS SHALL BE MOVED WITH TWINE OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERRED TO TREATED BURLAP. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
11. ALL PLANTS SHALL BE SECURELY TIED TO THE BODY OF THE VEHICLE TO PREVENT ANY PLANTS OR OTHER SUITABLE COVERINGS FROM BEING DAMAGED OR DISLOADED. THE VEHICLE SHALL BE PROPERLY AND ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING LOADING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF THE ENTIRE LOT. ALL PLANTS, INCLUDING PLANTS IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
12. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING

10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE

10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR GEOTEXTILE. WINDY WEATHER, PROLONG RAINFALL OR BE SUPERHEATED AS NOT ALLOWED THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE SHUTTED SHUT UNTIL THE PROTECTING BAGS ARE ALLOWED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEADED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH BURIED ROOTS OR BRANCHES COVERED SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET.
15. (B) ALL BARKING AND SHEEDING COVER, PERENNIALS AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
16. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
PLANTS (MARCH 15 - DECEMBER 15)
LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
17. THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON.

ABIES CONCOLOR

- ACER FREMIANAE
 ACER RUBRUM
 ACER SACCHARINUM
 BETULA VARIETIES
 CARPINUS VARIETIES
 CEDRUS DEODARA
 CELTIS VARIETES
 CERCIDIPHYLLUM VARIETES
 CERES CANADENSIS
 CORNUS VARIETES
 CRATAEGUS VARIETES
 FAGUS CORYCYPARIS LEYLANDII
 CUPRESSUS VARIETES
 HALEZIA VARIETES
 ILEX V. FOSTERII
 ILEX NELLE STEVENS
 ILEX OPACA
 JUNIPERUS VIRGINIANA
 KOELERUTHERA PANICULATA
 LIQUIDAMBAR VARIETES
 LIQUIDAMBAR VARIETES
 LIRIODENDRON VARIETES
 MYLUS IN LEAF
 NYSSA SYLVATICA
 PLATANUS VARIETES
 POPULUS VARIETES
 PRUNUS VARIETES
 PYRUS VARIETES
 QUERCUS VARIETES (NOT Q. PALUSTRIS)
 SALIX SLEEPING VARIETES
 SORBUS VARIETES
 TAXODIUM VARIETES
 TAXUS V. RESINOSA
 TILIA TOMENTOSA VARIETES
 ULMUS PARVIFOLIA VARIETES
 ZELKOVA VARIETES
17. IF A PROPOSED PLANT IS UNAVAILABLE OR ON THE FALL DINGING LIST, LET AN EQUIVALENT SPECIES OF THE SAME SIZE BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
18. DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, DISCARDED OR DISPOSED OF. ALL PAVED AREAS SHALL BE CADED AND REPAIRED.
19. THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
20. A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
21. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND REPAIRING TO A CONDITION SATISFACTORY TO THE OWNER. STAKES AND GUTS IF ORIGINALLY REQUIRED, AND PERFORMING WHEN NEEDED OR DIRECTED TO KEEP, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND OTHERS.
22. MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHT FROM EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE MOWER BLADE IS HEAVY, IT SHALL BE SET TO REMOVE TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO AVOID STEERING OR CLIPPING FROM BLOWING ON PAVED AREAS AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
23. GRASSSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL REPAIR AND RESTORE THE DISTURBED AREA TO A CONDITION SATISFACTORY TO THE OWNER. THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
24. SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
25. LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD. WATERING SCHEDULES ARE ESTABLISHED: IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
26. THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
27. IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE IRRIGATION SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
2. THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
3. ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART OF THE LANDSCAPE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
4. THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

1. SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SEED SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS AND FREE OF WEEDS, DISEASE, AND PESTS.

2. SEED OR SOIL SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOIL SPECIFICATION".

3. REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR LAID WITH SOIL.

4. SEED OR SOIL SHALL BE PURCHASED IN THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION".

5. FURNISH BARRIERS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS, OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, REMOVAL, BURNOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REPAIRS SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

TABLE NOTES:

1. AT EACH IRRIGATION APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES (E.G. SOUTHWEST) FOR THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

3. WHEN IRRIGATING FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

TABLE NOTES

I. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

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NOT APPROVED FOR CONSTRUCTION				ISSUE	DATE	BY	DESCRIPTION
3	05/04/2025	JD/KH	RESUBMISSION FOR SITE PLAN APPROVAL				
2	04/15/2025	JD/KH	RESUBMISSION FOR SITE PLAN APPROVAL				
1	03/14/2025	JD/KH	FOR SITE PLAN APPROVAL				



PROPOSED DAYCARE FACILITY & NATURAL PLAYGROUND

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009

1150

PID: 03-33-407-025-0000
1040 WEST NORTHWE

VILLAGE OF MOUNT PROSPECT
COOK COUNTY, ILLINOIS



SCALE: AS SHOWN	PROJECT ID: DET-24046
TITLE:	

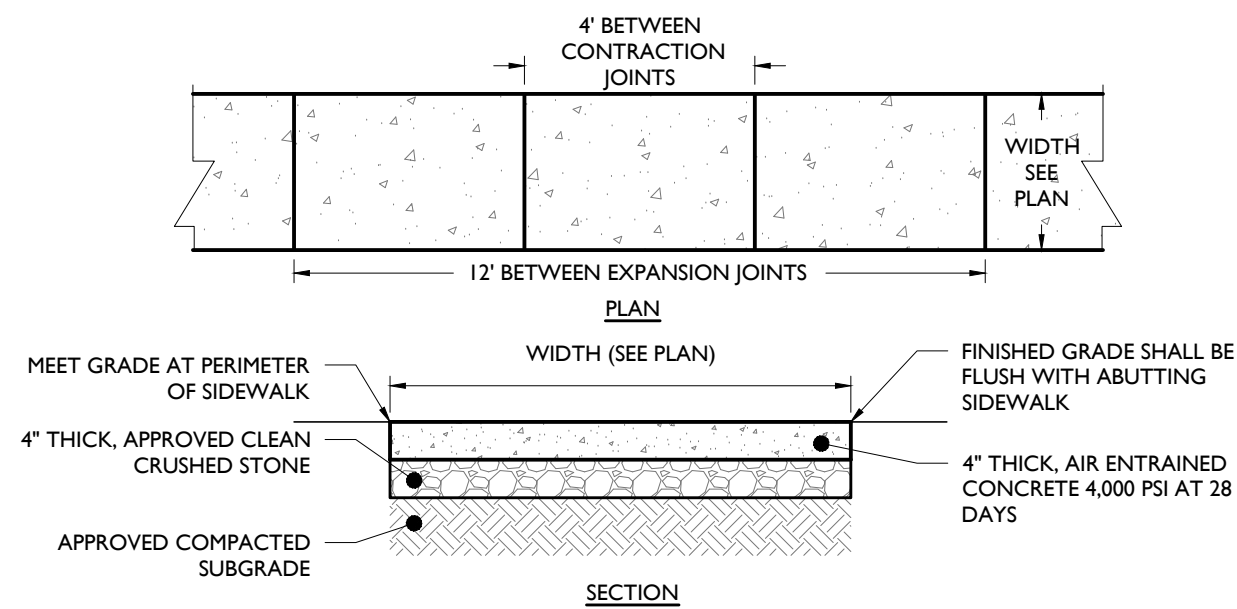
TITLE:

LANDSCAPING DETAILS

DRAWING

C-8

\\VOT020\00272444\CON\1040 W NORTHWEST HWY\PROJECT\1040\DOT\02049-16\SETL.DWG

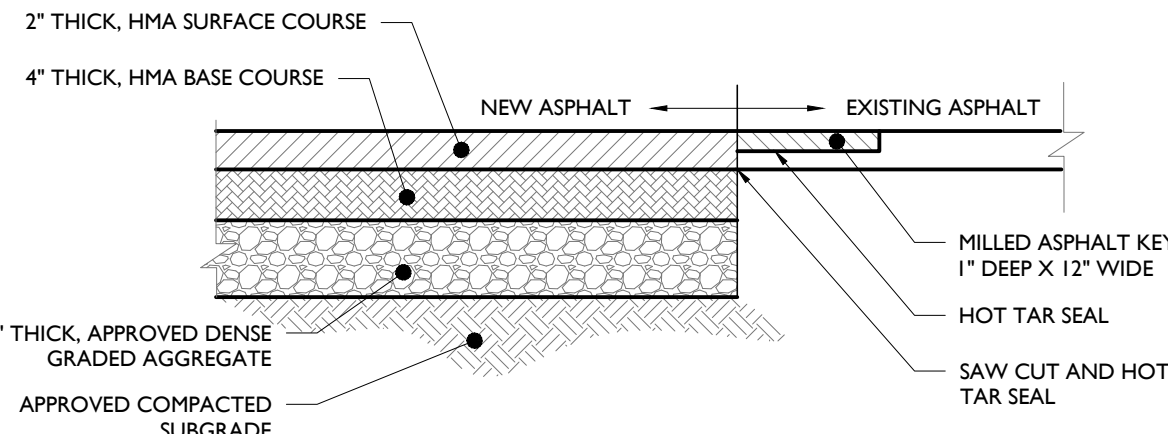


CONCRETE WALKWAY DETAIL

NOT TO SCALE

- NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE 1/2" PER FOOT.
 2. 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE.
 3. 1" DEEP BY 1/2" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
 4. EXPANSION JOIN SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

1

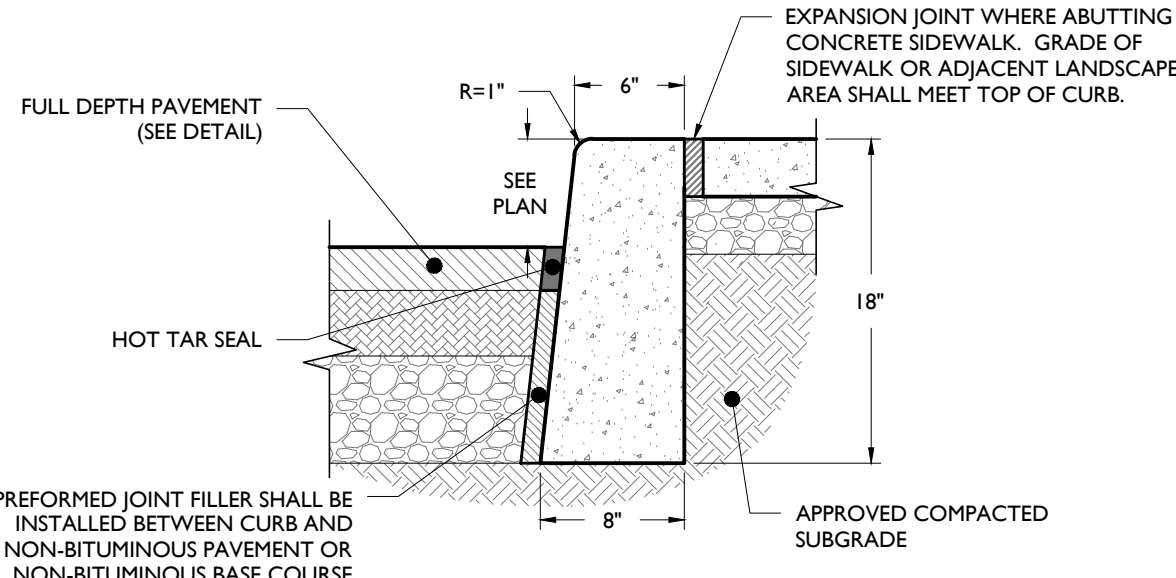


FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

2

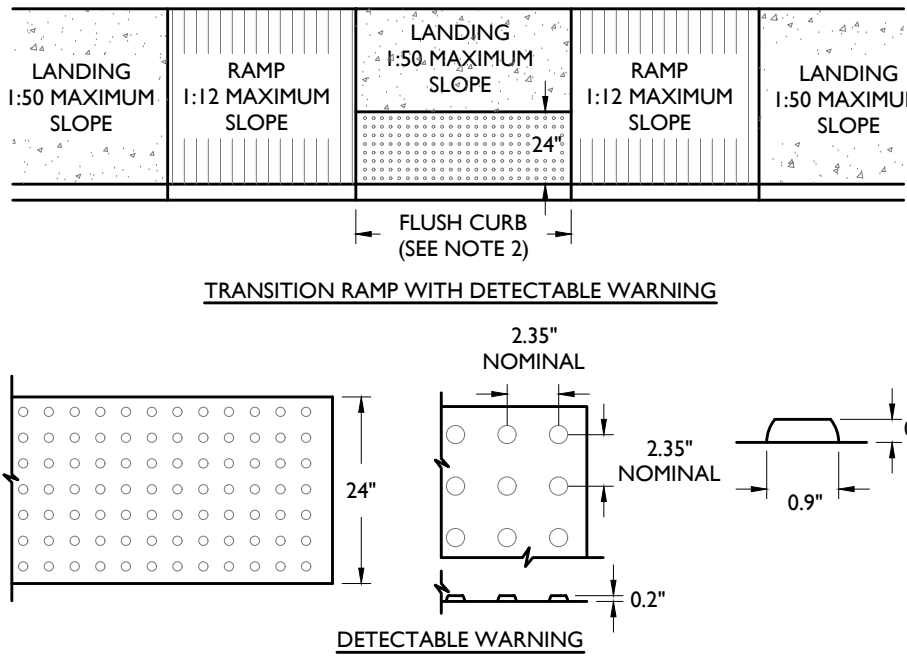


CONCRETE CURB DETAIL

NOT TO SCALE

- NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
 2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM SURFACE.
 3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
 4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

3

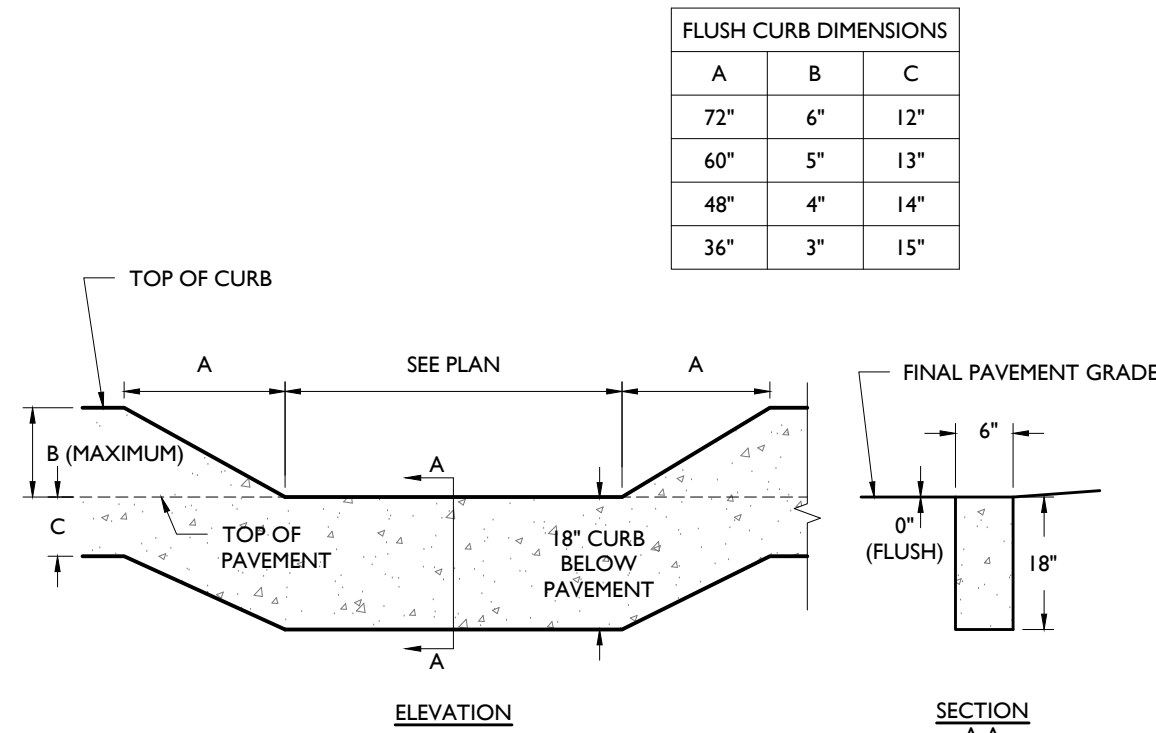


TRANSITION RAMP DETAIL

NOT TO SCALE

- NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%.
 2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
 3. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
 4. VISUAL CONTRAST: THERE SHALL BE A MINIMUM OF 70% CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND AN ADJOINING SURFACE.
 5. DETECTABLE WARNING STRIP REQUIRED WHERE RAMP DIRECTS PEDESTRIAN TRAFFIC TOWARDS VEHICLE TRAVEL WAY. WARNING STRIP SHALL BE CAST-IN-PLACE.
 6. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

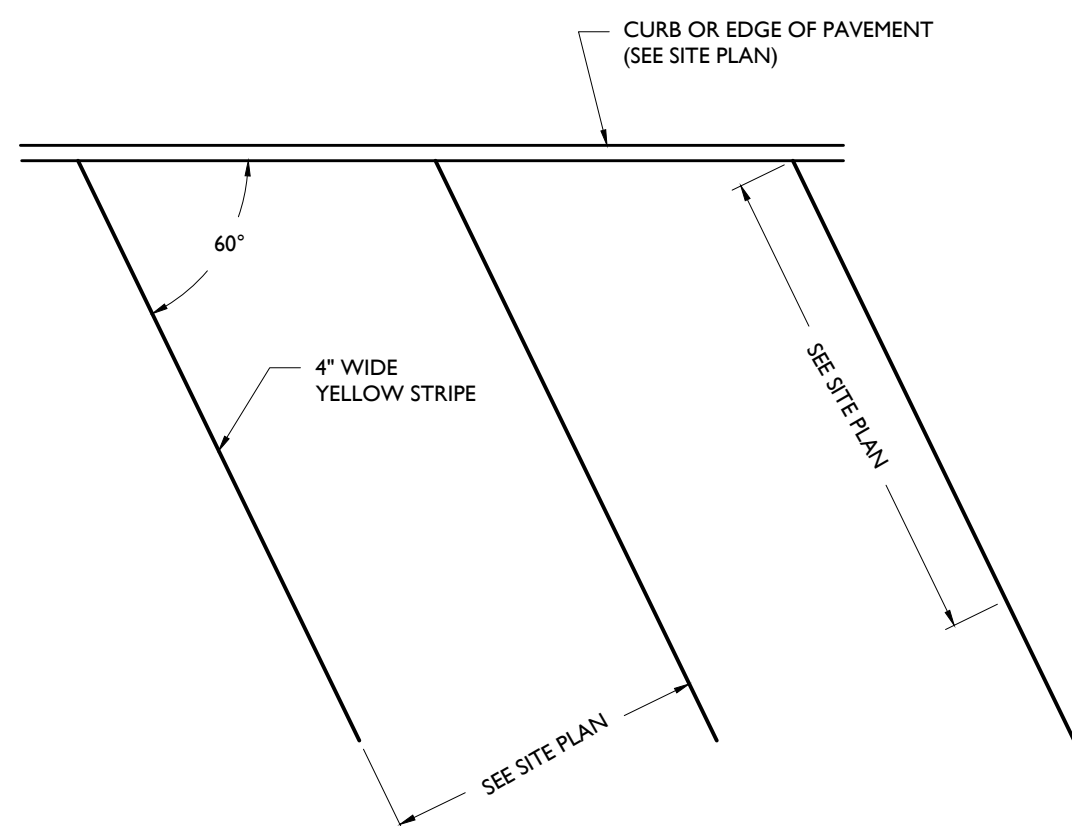
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FLUSH CURB DETAIL

NOT TO SCALE

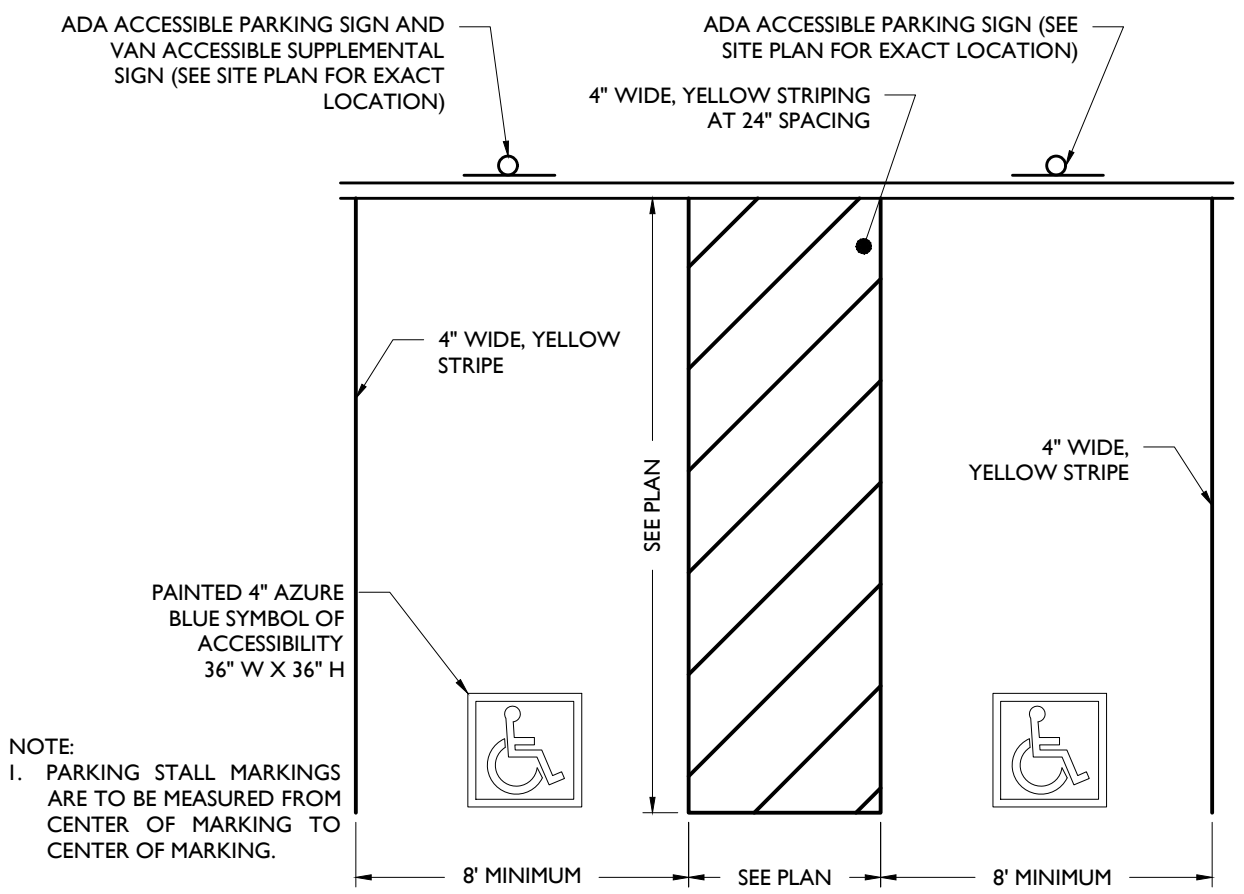
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ANGLED PARKING STALL MARKINGS

NOT TO SCALE

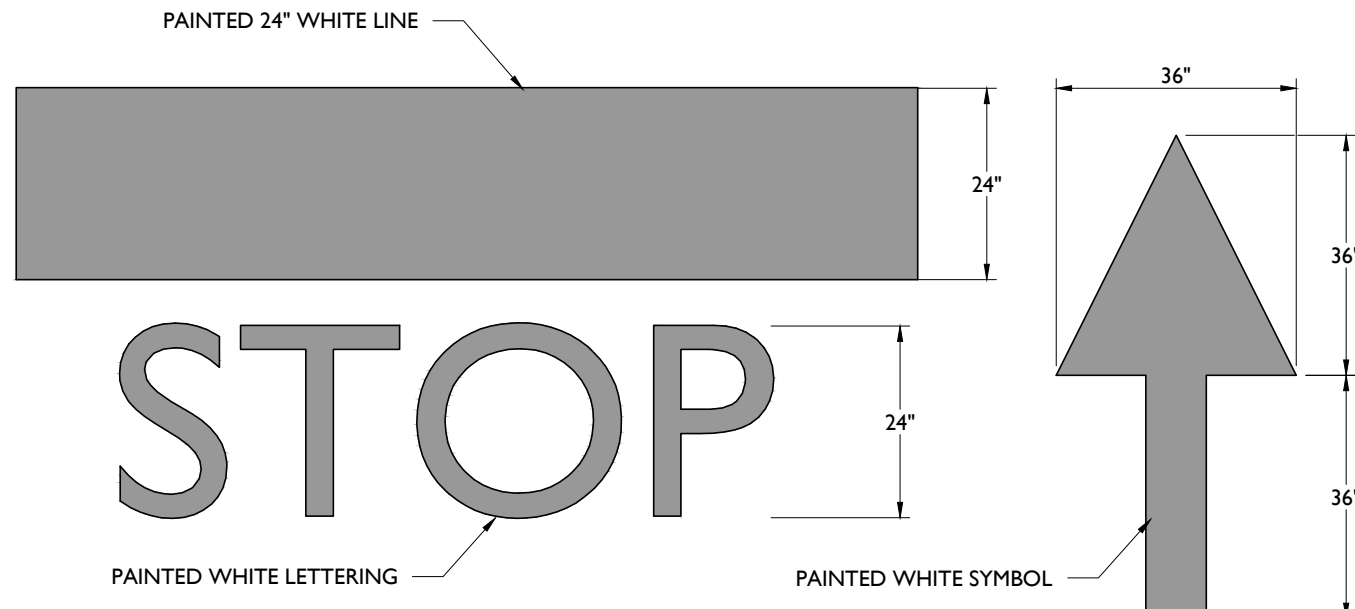
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ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

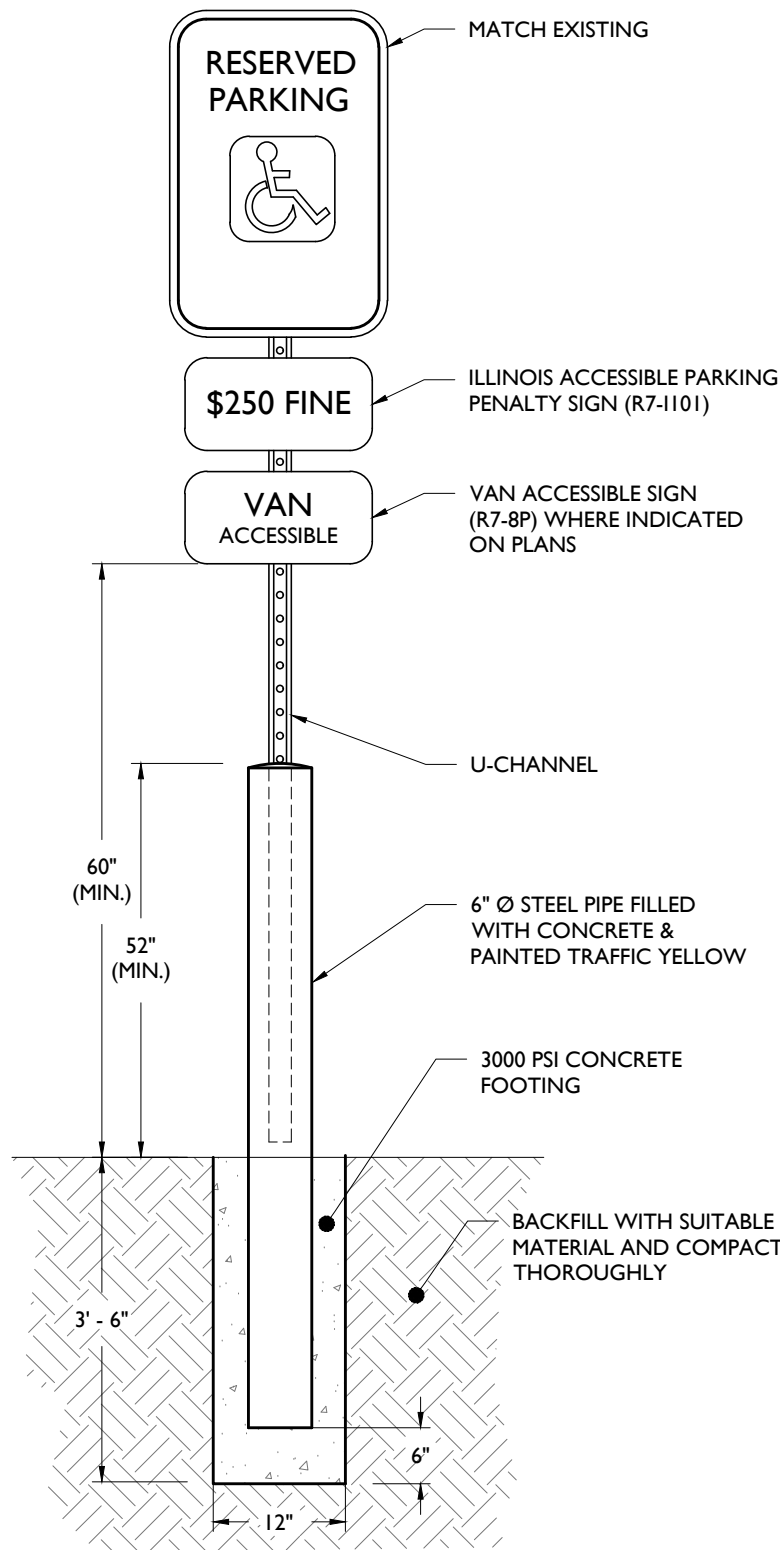
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STOP BAR & ARROW DETAILS

NOT TO SCALE

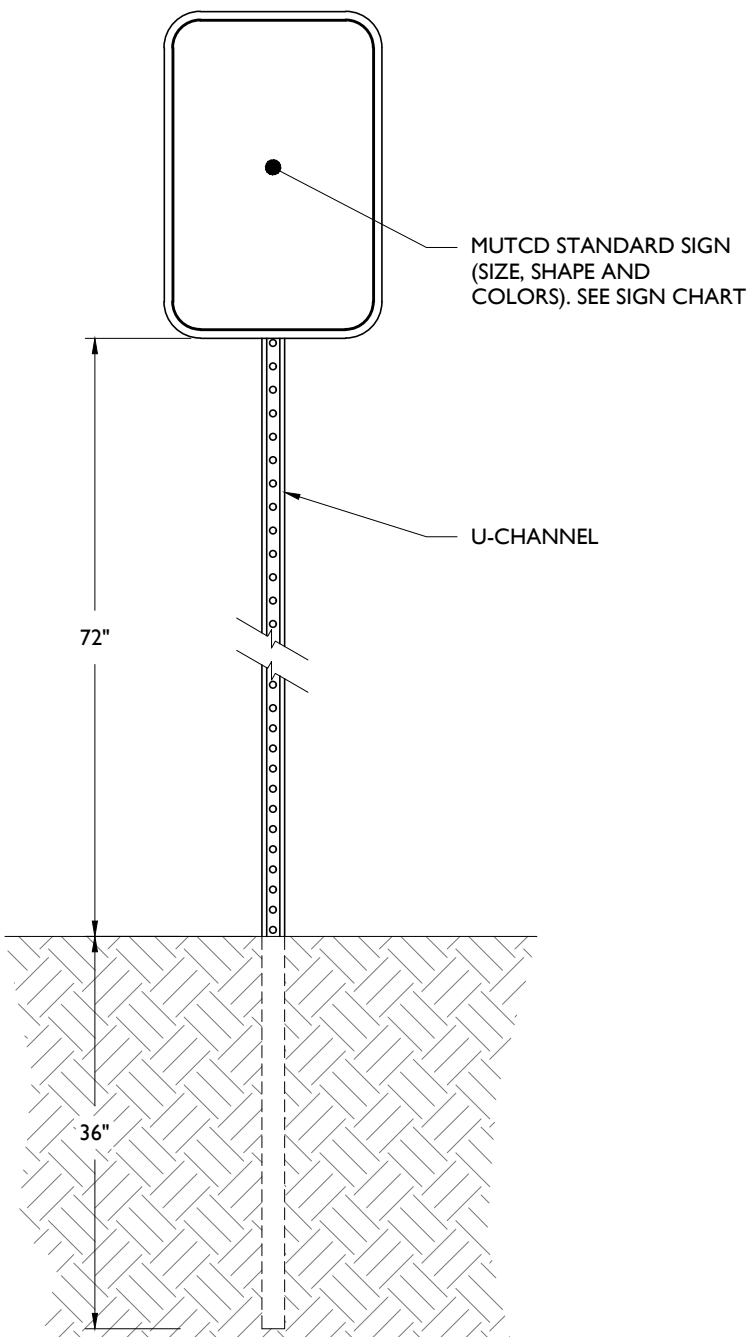
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ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL

NOT TO SCALE

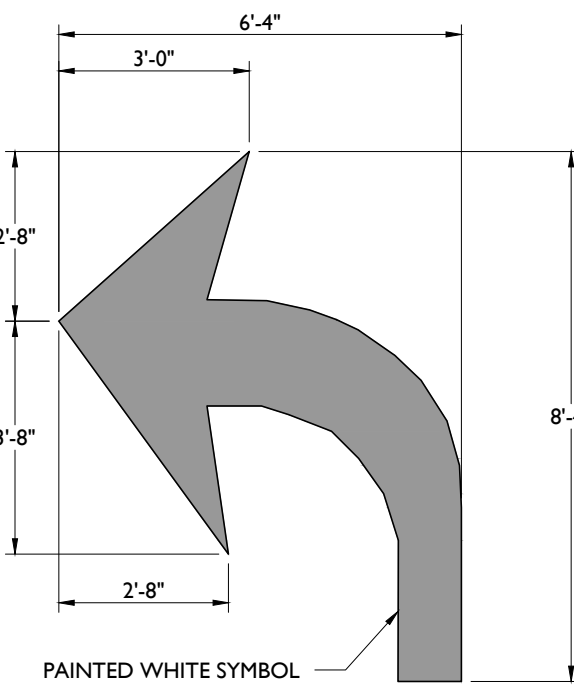
9



SIGN POST DETAIL

NOT TO SCALE

10



TURN ARROW DETAIL

NOT TO SCALE

11

M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R5-1)	DO NOT ENTER	RED	WHITE	30"x30"	GROUND
ONE WAY RIGHT (R6-1R)	ONE WAY	BLACK	WHITE	36"x12"	GROUND

- NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
 2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

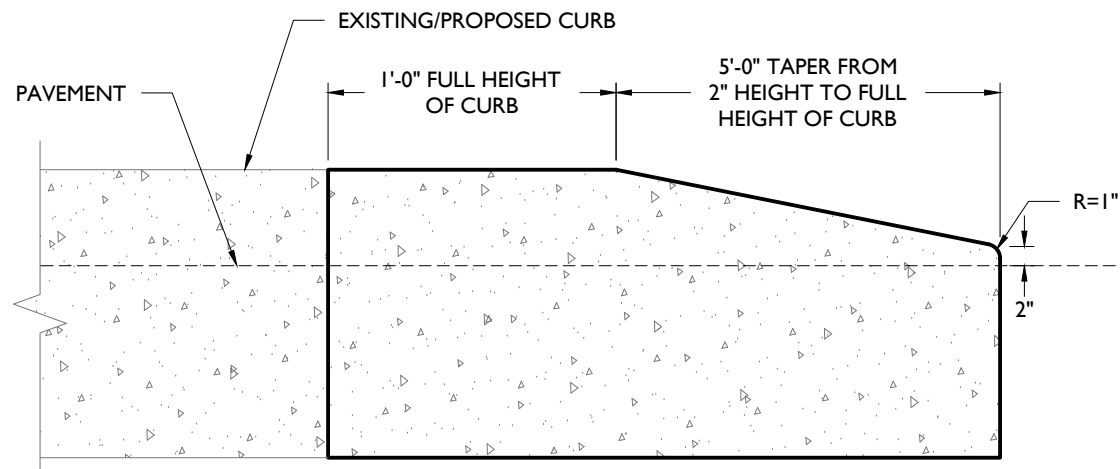
SIGN DATA TABLE

NOT TO SCALE

13

- PAVEMENT STRIPING & MARKINGS NOTES:
1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
 2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
 4. UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
 5. UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

12



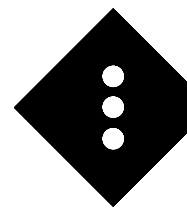
CURB TAPER DETAIL

NOT TO SCALE

14

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design



Birmingham, MI • Rutherford, NJ • New York, NY
Salem, MA • Princeton, NJ • Tampa, FL
www.stonefieldeng.com

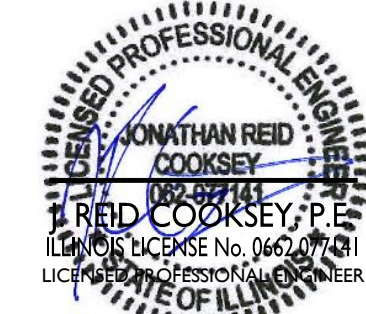
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

1040 W NORTHWEST HWY

PROPOSED DAYCARE FACILITY & NATURAL PLAYGROUND

PID: 03-33-407-025-0000
1040 WEST NORTHWEST HIGHWAY
VILLAGE OF MOUNT PROSPECT
COOK COUNTY, ILLINOIS



STONEFIELD
engineering & design

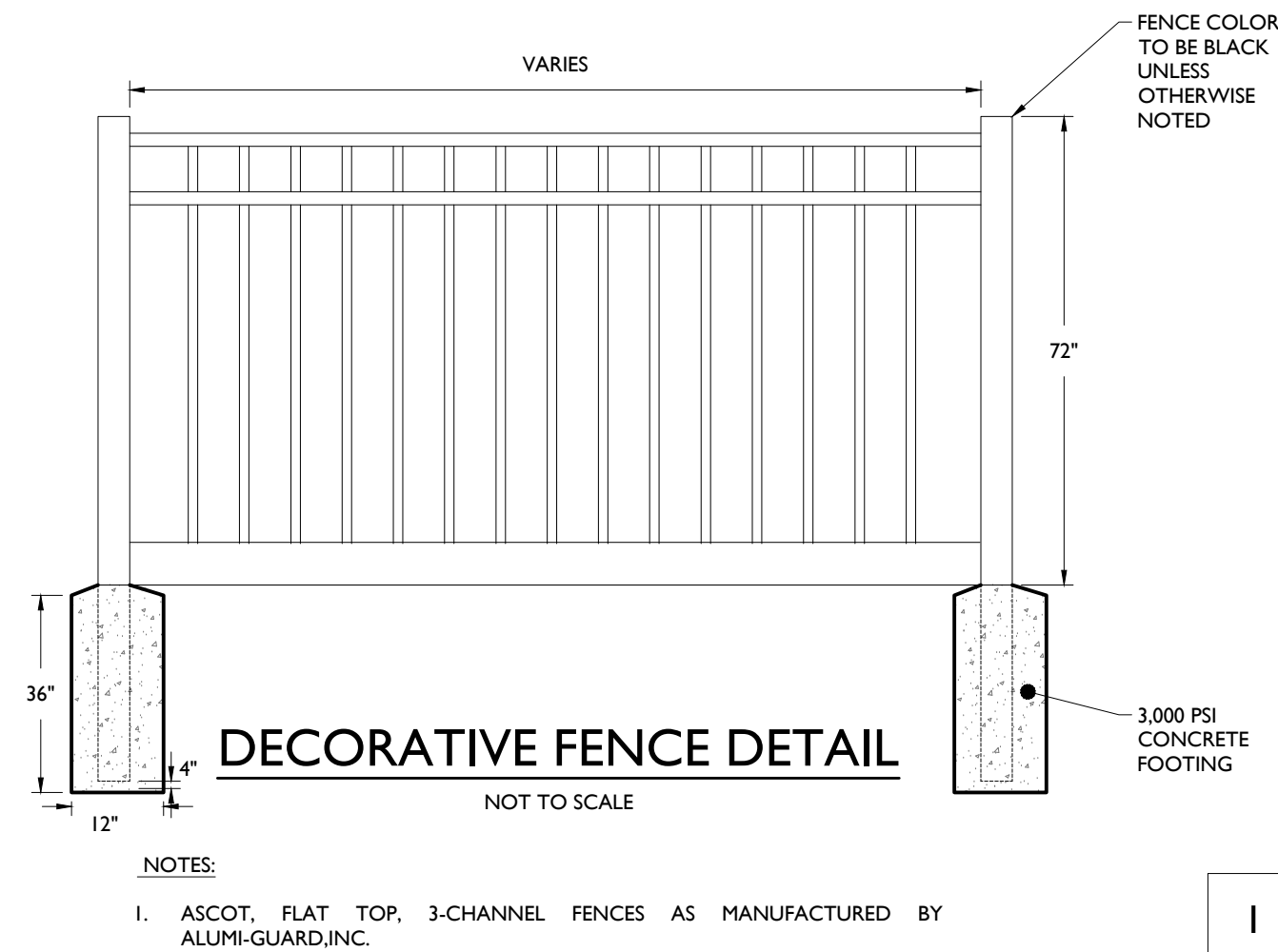
SCALE: AS SHOWN PROJECT ID: DET-240465

TITLE:

CONSTRUCTION DETAILS

DRAWING:

C-9



FIRE LAND SIGN DETAIL

NOT TO SCALE

2

[illegible]

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

LOT 1 STATE FARM SUBDIVISION, A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SHOWN ON PLAT OF SUBDIVISION RECORDED SEPTEMBER 28, 1988 AS DOCUMENT NUMBER 88447034.

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON STEWART TITLE COMPANY COMMITMENT NO. RAIL-53012 HAVING AN EFFECTIVE DATE OF OCTOBER 30, 2024.

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by Stewart Title Company, Commitment No. RAIL-53012, with an effective date of October 30, 2024.

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 17031C0204, DATED AUGUST 19, 2008 AND IS NOT IN A FLOOD ZONE AREA.

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

DIAMETER	HEIGHT	CANDY SPREAD	DIAMETER	HEIGHT	CANDY SPREAD	DIAMETER	HEIGHT	CANDY SPREAD			
1	8"	9.77	17.59	12	24"	33.43	35.21	23	12"	30.80	34.41"
2	12"	35.17	36.08	13	4"	9.23	8.72	24	4"	9.97	8.67"
3	20"	16.11	16.63	14	4"	9.65	7.79	25	18"	34.74	36.71"
4	18"	36.15	31.22	15	8"	16.46	8.80	26	18"	43.25	29.45
5	8"	17.69	13.95	16	12"	20.72	14.70	27	24"	35.61	33.18"
6	12"	30.57	28.31	17	12"	25.83	19.32	28	12"	11.44	29.40
7	5"	14.37	12.38	18	8"	24.96	18.41	29	12"	17.81	24.64
8	5"	21.37	17.68	19	15"	25.29	31.90	30	12"	36.87	32.20
9	5"	14.62	13.05	20	22"	25.03	18.77	31	12"	34.33	47.36"
10	12"	25.79	29.96	21	6"	23.91	15.50				
11	18" Multi	30.94	34.83	22	12"	24.09	27.00				

7 DRAINAGE AND UTILITY EASEMENT OF 5 FEET BACK FROM THE WESTERLY LINE, 10 FEET BACK FROM THE NORTHERLY LINE AND 5 FEET BACK FROM THE EASTERLY LINE, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 88447034.
AFFECTS SURVEYED PROPERTY, AS SHOWN

8 UTILITY AND DRAINAGE EASEMENT PROVISIONS CONTAINED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 88447034 RESERVING AND GRANTING ALL EASEMENTS WITHIN THE AREAS SHOWN BY DOTTED LINES AND MARKED "EASEMENT" ON SAID PLAT TO THOSE PUBLIC UTILITY COMPANIES AND AGENCIES HAVING FRANCHISE FROM SAID MUNICIPALITY INCLUDING BUT NOT LIMITED TO THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, CABLET, INC. AND COMMONWEALTH EDISON COMPANY, AND THEIR SUCCESSORS AND ASSIGNS.
AFFECTS SURVEYED PROPERTY, AS SHOWN

9 BUILDING SETBACK LINES OF 20 FEET BACK FROM THE SOUTHERLY LINE, 20 FEET BACK FROM THE NORTHERLY LINE, AND 10 FEET BACK FROM THE EASTERLY LINE, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 88447034.
AFFECTS SURVEYED PROPERTY, AS SHOWN

[illegible]

ITEM	REQUIRED	CONTACT: Partner Engineering and Science, Inc.
Zoning Designation	B-1 Office	REVISION DATE: December 11, 2024
Minimum Front Yard Setback	30 Feet	REPORT #: 24-474785.2
Minimum Side Yard Setback	East Lot Line Adjacent to R-X District: 10% of lot width or 10 Feet; whichever is less. (10 Feet Required) West Lot Line Adjacent to R-2 District: 10% of lot width or 5 Feet. (5 Feet Required)	
Minimum Rear Yard Setback	North Lot Line Adjacent to R-X District: 30 Feet	PARKING REQUIREMENTS:
Maximum Building Height	3 Stories / 35 Feet	For Office Use:
Maximum Lot Coverage	75%	4 Spaces per 1,000 Square Feet of Gross Floor Area (24,100 / 1,000) x 4 = 96
Minimum Landscaped Parking	7 Feet	For Accessible Use:
NOTES:		76-100 Required Spaces + 4 Handicapped Parking Spaces to be Included to the Total. (4)

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE WEST LINE OF LOT 1 IN STATE FARM SUBDIVISION. THE BEARING IS DENOTED AS N 00°00'00" W.

- A** FENCE EXTENDS EAST 1.49' OVER THE WEST PROPERTY LINE
- B** FENCE END EXTENDS WEST 0.12' OVER THE EAST PROPERTY LINE
- C** FENCE END EXTENDS WEST 0.18' OVER THE EAST PROPERTY LINE

TO: STEWART TITLE GUARANTY COMPANY,
RIVERSIDE ABSTRACT, LLC,
HARMONY GROUP CAPITAL LLC,
H2L, INC., AN ILLINOIS CORPORATION;

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 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11a, 11b, 13, 14, 16, 17,
18 (graphically depicted only), AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED
ON JANUARY 22, 2025.

DATE OF PLAT OR MAP:

PRELIMINARY

SURVEYOR: GLORIA JEAN KOTER
REGISTRATION NUMBER: 3323
STATE OF REGISTRATION: ILLINOIS

SURVEYOR: GLORIA JEAN KOTER
REGISTRATION NUMBER: 3323
STATE OF REGISTRATION: ILLINOIS

1. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION AND BUILDING OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
2. P.I.N.: 03-33-407-025
3. THE EASEMENTS SHOWING HEREON ARE PROVIDED FROM THE CURRENT TITLE. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
4. THE UNDERGROUND UTILITIES WERE DRAFTED WITH THE AID OF UNDERGROUND STORM, SANITARY AND WATER ATLAS PROVIDED BY THE VILLAGE OF MOUNT PROSPECT AND THE AID OF UTILITY REPORT PROVIDED BY BLVD DATED 12/02/25.
5. ALL BUILDING DIMENSIONS, AREA, AND TIES ARE TO THE CURRENT EXTERIOR SIDING MATERIAL AT GROUND LEVEL AND NOT TO THE FOUNDATION.
6. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON
7. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
8. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO NORTHWEST HIGHWAY. A DEDICATED PUBLIC RIGHT OF WAY.
9. THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED.
10. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENT THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
11. THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHT OF WAY WITHOUT ANY GAPS, GORES, AND OVERLAPS.
12. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
13. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
14. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SURFACE, AND ENVIRONMENTAL CONDITIONS, OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE, OR DEVELOPMENT.
15. THE SURVEYED LAND FORMS A MATHEMATICALLY CLOSED FIGURE.
16. THERE ARE NO DIVISION OR PARTY WALLS WITH THE ADJOINING PROPERTIES.
17. THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. THE DISTANCE TO THE NEAREST INTERSECTING STREET, DALE AVENUE, IS 232.24 FEET AND IS SHOWN ON SURVEY MAP AS THE INTERSECTING STREET.
19. BENCHMARK - ON SITE

BOLT ON NORTH FACE OF FIRE HYDRANT SOUTH OF SOUTH PROPERTY LINE, NORTH OF SIDEWALK, AND BETWEEN TWO ACCESS POINTS.
ELEVATION = 863.51' (NAVD88)
20. BENCHMARK - OFF SITE

MOUNT PROSPECT BENCHMARK #2, BEING A DISK LOCATED AT 1702 E. NORTHWEST HIGHWAY.
ELEVATION = 679.34' (NAVD88)

MOUNT PROSPECT BENCHMARK #3, BEING A DISK LOCATED AT 634 S. ARTHUR AVENUE.
ELEVATION = 681.24' (NAVD88)

●	FOUND IRON PIPE	Ⓒ	HANDICAPPED PARKING
○	TRANSFORMER POLE	Rec.	RECORD
⊖	SANITARY MANHOLE	Mea.	MEASURED
⊖	ELECTRIC OUTLET	1/8"	TOP CURB
⊖	GAS METER	B	BOTTOM CURB
⊖	ELECTRIC BOX	D	DEPRESSED CURB
⊖	ELECTRIC TRANSFORMER	F/F	FINISHED FLOOR
⊖	ELECTRIC METER		
⊖	WATER MANHOLE	+ 60% ±	SPOT GRADE
⊖	FIRE HYDRANT		
⊖	CATCH BASIN	x	PROPERTY LINE
⊖	TELEPHONE PED.	—	CHAIN LINK FENCE
⊖	A.S.S. WATER	—	OVERHEAD WIRES
⊖	FIRE EXTINGUISHER	—	GUY WIRE
⊖	LIGHT POLE BASE	—	SIGNIFICANT OBSERVATION
⊖	UTILITY POLE	—	WOOD FENCE
⊖	WATER B. BOX	—	METAL FENCE
⊖	ELECTRIC PIPING	—	EASEMENT
⊖	WATER VALVE	—	BUILDING LINE
⊖	J.U.L.I.E. WATER	—	STORM LINE
⊖	J.U.L.I.E. COMED	—	SANITARY LINE
⊖	J.U.L.I.E. TELEPHONE	—	WATER LINE
⊖	J.U.L.I.E. GAS	—	TELEPHONE LINE
⊖	DECIDUOUS	—	ELECTRIC LINE
⊖	CONIFEROUS	—	GAS LINE
⊖	PARKING COUNT	677.50	CONTOUR
⊖		—	TREE LINE/LANDSCAPE AREA

TAX PARCEL ID: 03334070250000
SITE ADDRESS

1040 W NORTHWEST HIGHWAY
MOUNT PROSPECT, IL 60056
COOK COUNTY

PARTNER PROJECT NUMBER: 24-474785.1

COORDINATED BY

REFERENCES

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: ER	DRAWING SCALE: 1"= 30'
.	.	CHECKED BY:	JOB NO.: 24-474785.1
.	.	FILENAME: LS241611 1040 W NORTHWEST HWY.DWG	
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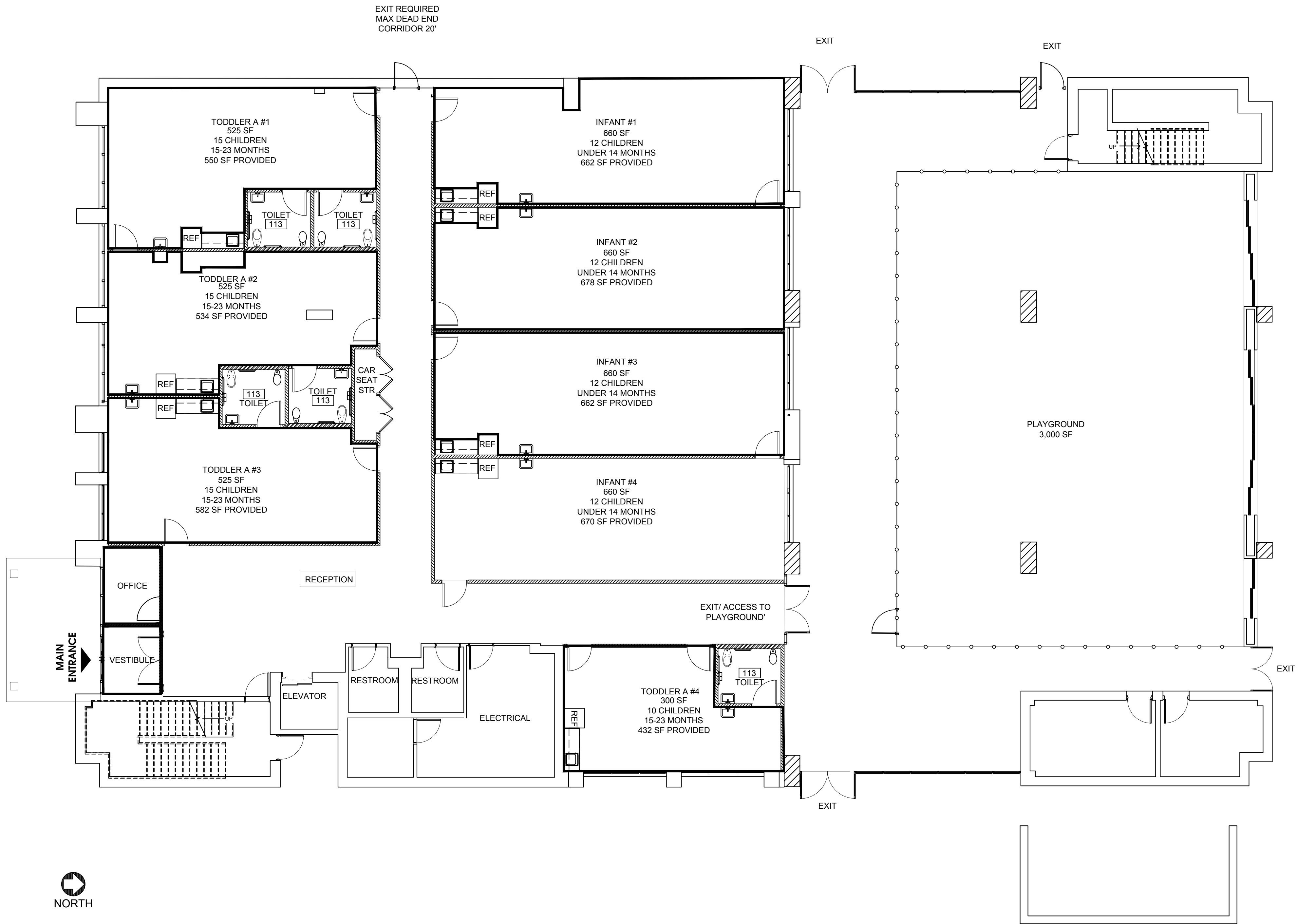
Land Surveying Services, Inc.

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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM
AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE
THE SUBJECT PROPERTY IS LOCATED

SHEET 1
OF 1

LEVEL 1:	
NUMBER OF CHILDREN:	103
NUMBER OF TEACHER:	24
ADMIN STAFF:	2
TOTAL:	
NUMBER OF CHILDREN:	339
NUMBER OF TEACHER:	48
ADMIN STAFF:	2
TOTAL:	389
REQUIRED PLUMBING FIXTURES:	17
PROVIDED PLUMBING FIXTURES:	29



1 FIRST FLOOR
SCALE: 1/8"=1'-0"



Jarmel Kizel

ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
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FAX: 973-994-4069

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NO.	DATE	DESCRIPTION	INT.
1	01/30/25	FOR CLIENT REVIEW	CS
2	02/12/25	FOR CLIENT REVIEW	CS
3	02/13/25	FOR CLIENT REVIEW	CS
4	03/14/25	FOR CLIENT REVIEW	CS

REVISION

NO.	DATE	DESCRIPTION	INT.
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PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA

RICHARD A. JARMEL, PE

IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

BEATRIZ BARRERES, RA

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RENATA MALDONADO E REZENDE, AIA, LEED AP

CHERYL SCHWEIKER, AIA

STEVEN J. VAZ, PE

Project:

HARMONY PROSPECT

1040 W NORTHWEST HWY

MOUNT PROSPECT, IL 60056

Project Number:

HAR24-309

Scale:

AS NOTED

Drawn By:

BB

Approved By:

MBJ

Drawing Name:

SPACE PLAN
FIRST FLOOR

Drawing Number:

SA-1.1

Initial Date:

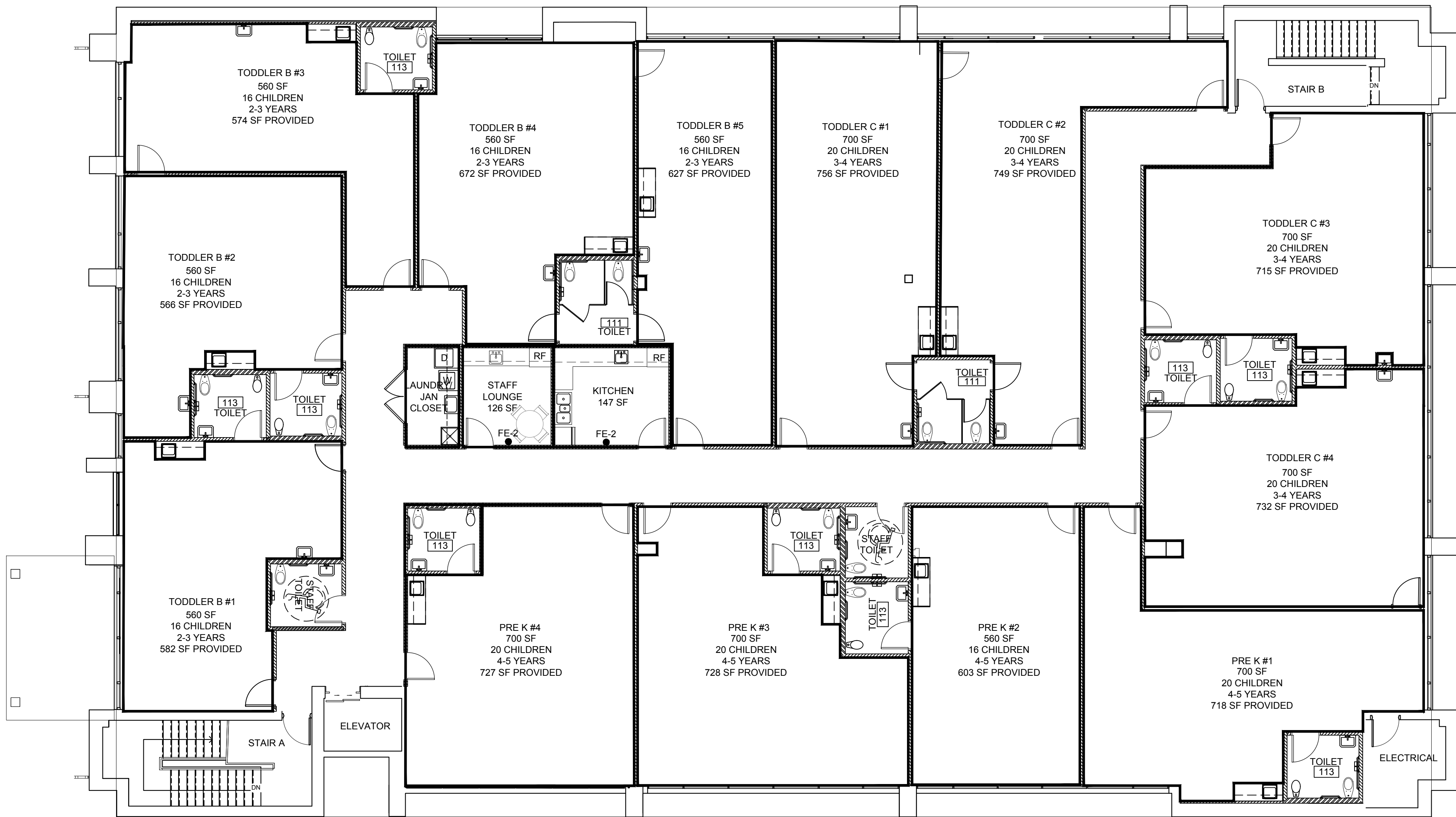
ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA

IL LIC 001-020589

H:\DRAWINGS\HARMONY\GROUP\HARMONY24-309 - 1040 WEST NORTHWEST HWY MT PROSPECT\SPACE PLANS\BLOCKING.DWG BEATRIZ BARRERES PLOTTED: 4/10/2025 12:24 PM

LEVEL 2:
NUMBER OF CHILDREN: 236
NUMBER OF TEACHER: 24



1 SECOND FLOOR
SCALE: 1/8"=1'-0"



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1040 W NORTHWEST HWY
MOUNT PROSPECT, IL 60056

Project Number:

HAR24-309

Scale:

AS NOTED

Drawn By:

BB

Approved By:

MBJ

Drawing Name:

SPACE PLAN
SECOND FLOOR

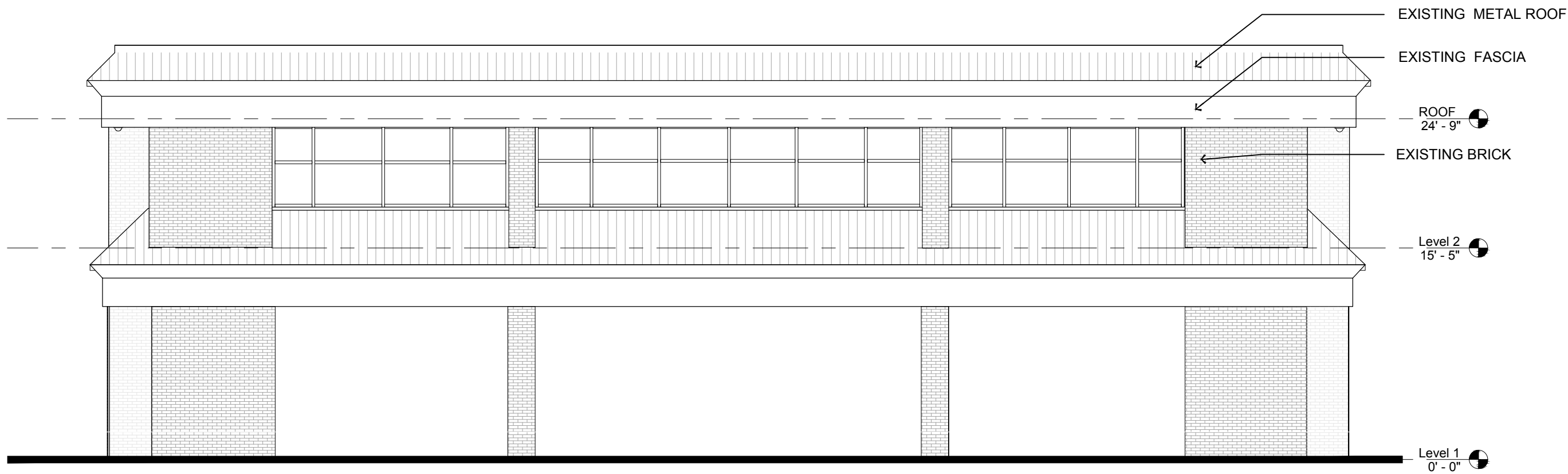
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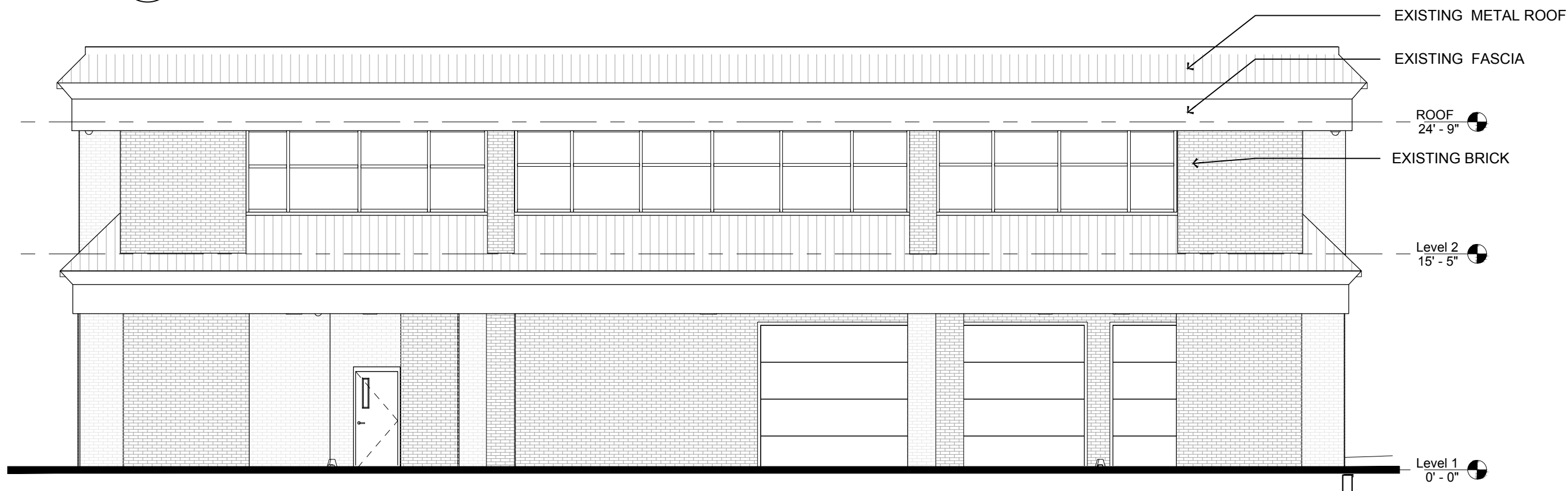
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ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA
ILLIC 001-020569



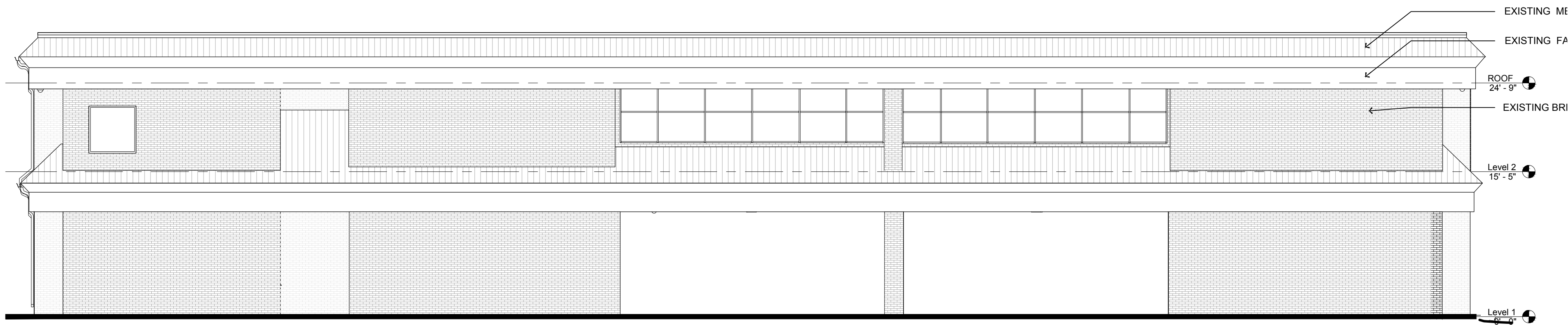
5 EXISTING NORTH ELEVATION @ PLAYGROUND
SCALE : 1/8" = 1'-0"



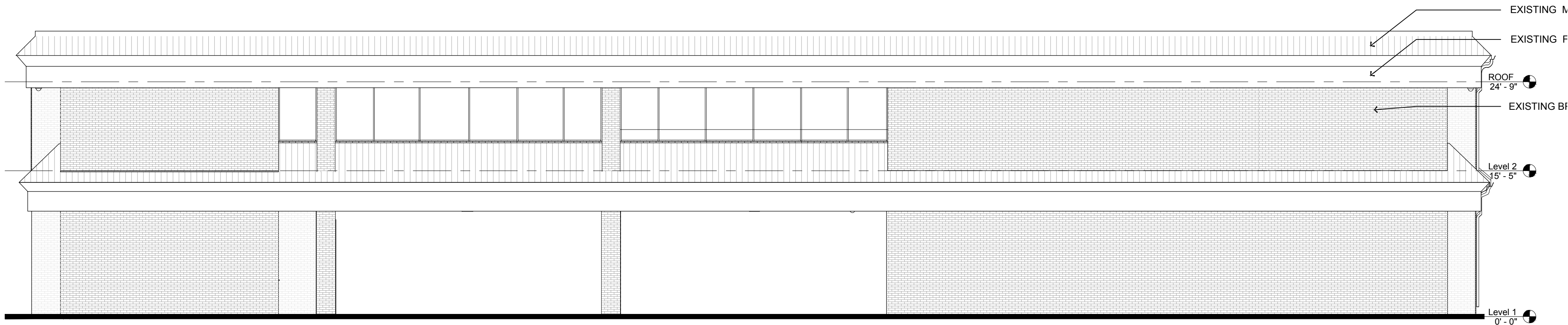
3 EXISTING NORTH ELEVATION
SCALE : 1/8" = 1'-0"



4 EXISTING SOUTH ELEVATION
SCALE : 1/8" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE : 1/8" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE : 1/8" = 1'-0"



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CHERYL SCHWEIKER, AIA

STEVEN J. VAZ, PE

Project:

HARMONY PROSPECT
1040 W NORTHWEST HWY
MOUNT PROSPECT, IL 60056

Project Number:

HAR24-309

Scale:

AS NOTED

Drawn By:

BB

Approved By:

MBJ

Drawing Name:

EXISTING ELEVATIONS

Drawing Number:

SA-1.3

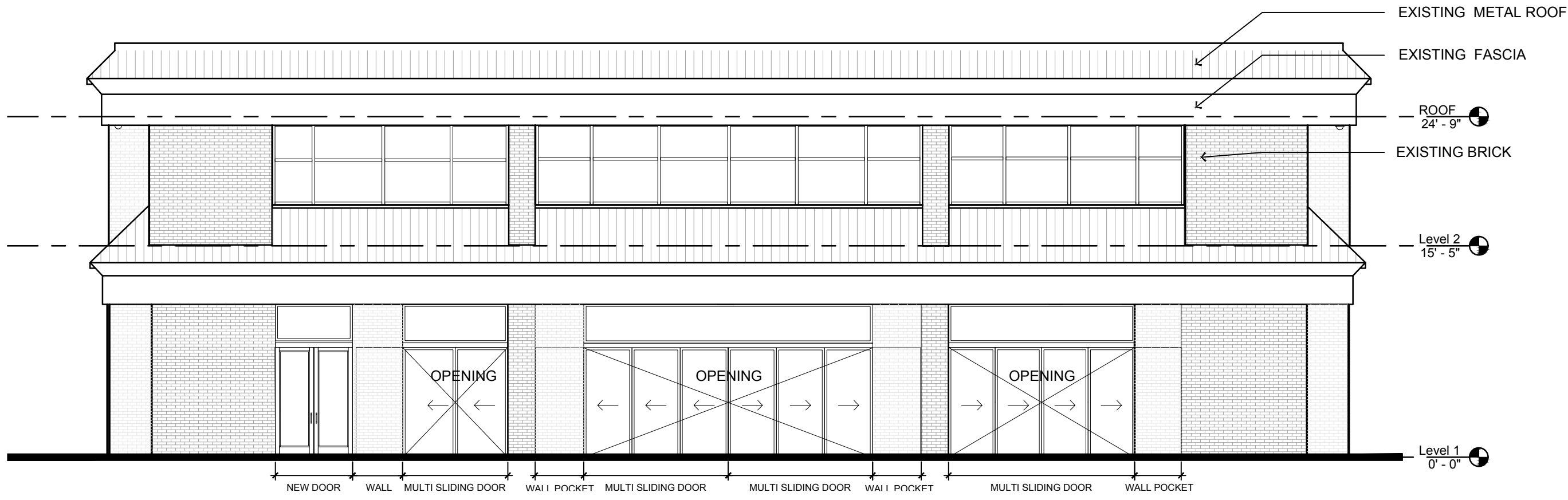
Initial Date:

ARCHITECT OF RECORD

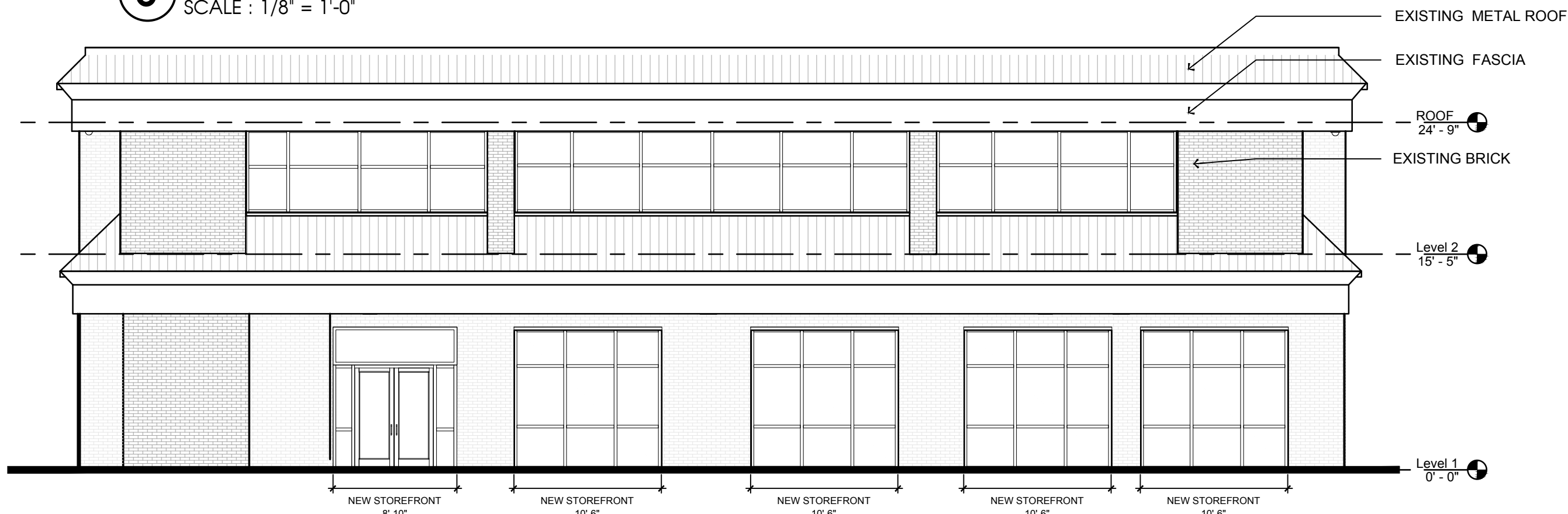
MATTHEW B. JARMEL, AIA, MBA

IL LIC 001.020069

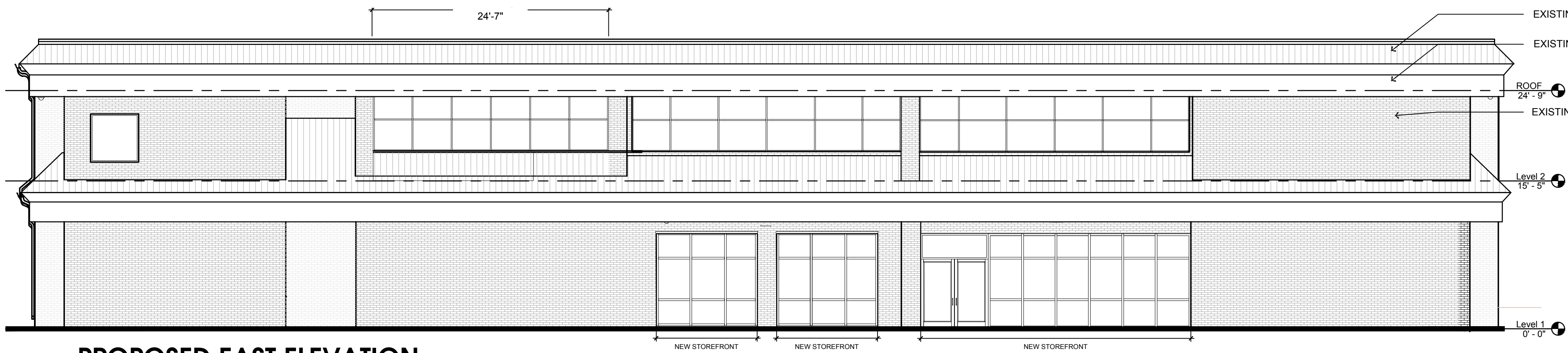
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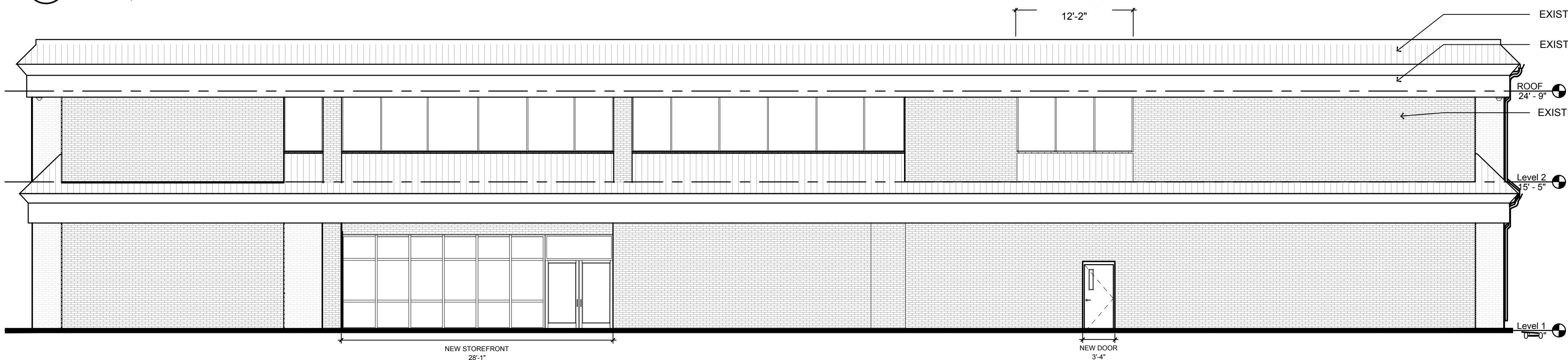
5 PROPOSED NORTH ELEVATION @ PLAYGROUND
SCALE : 1/8" = 1'-0"



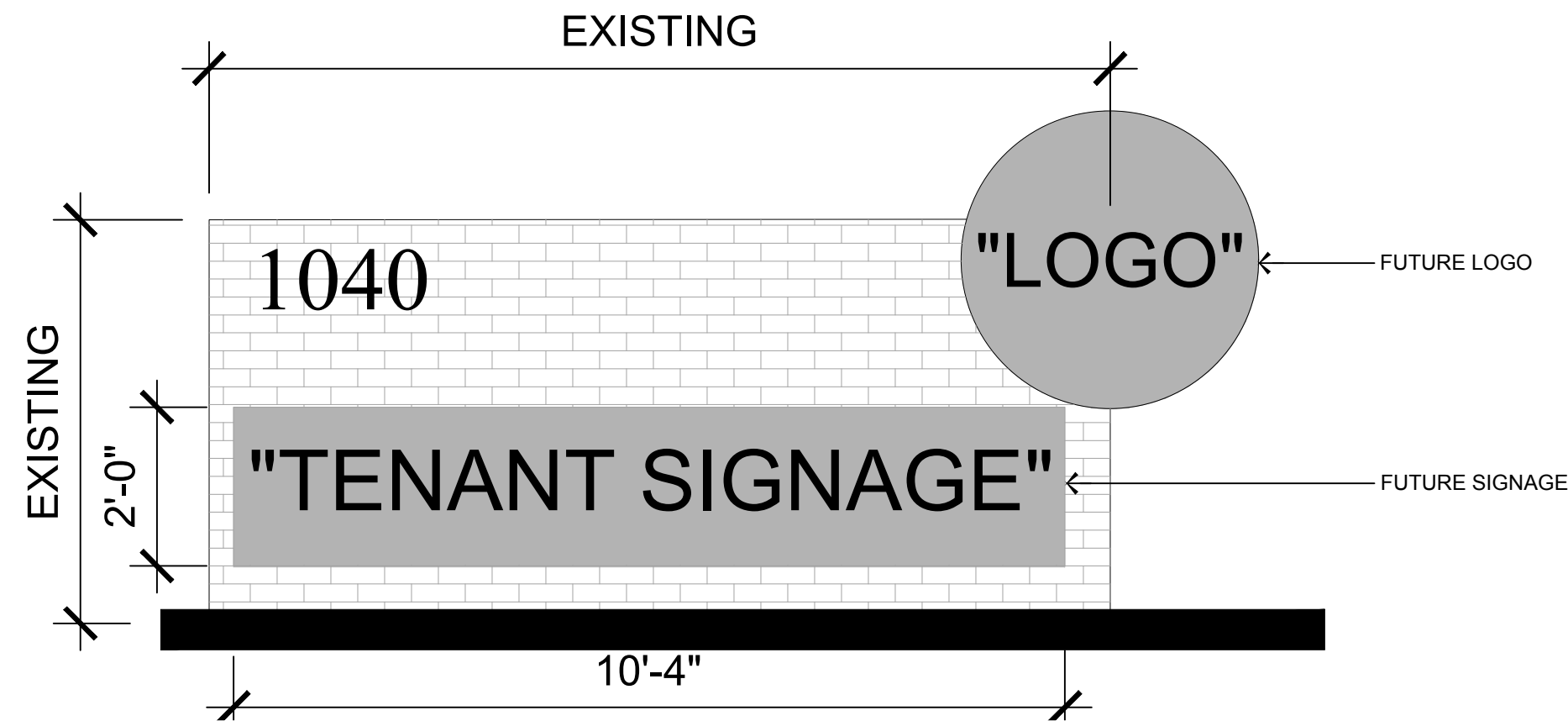
3 PROPOSED NORTH ELEVATION
SCALE : 1/8" = 1'-0"



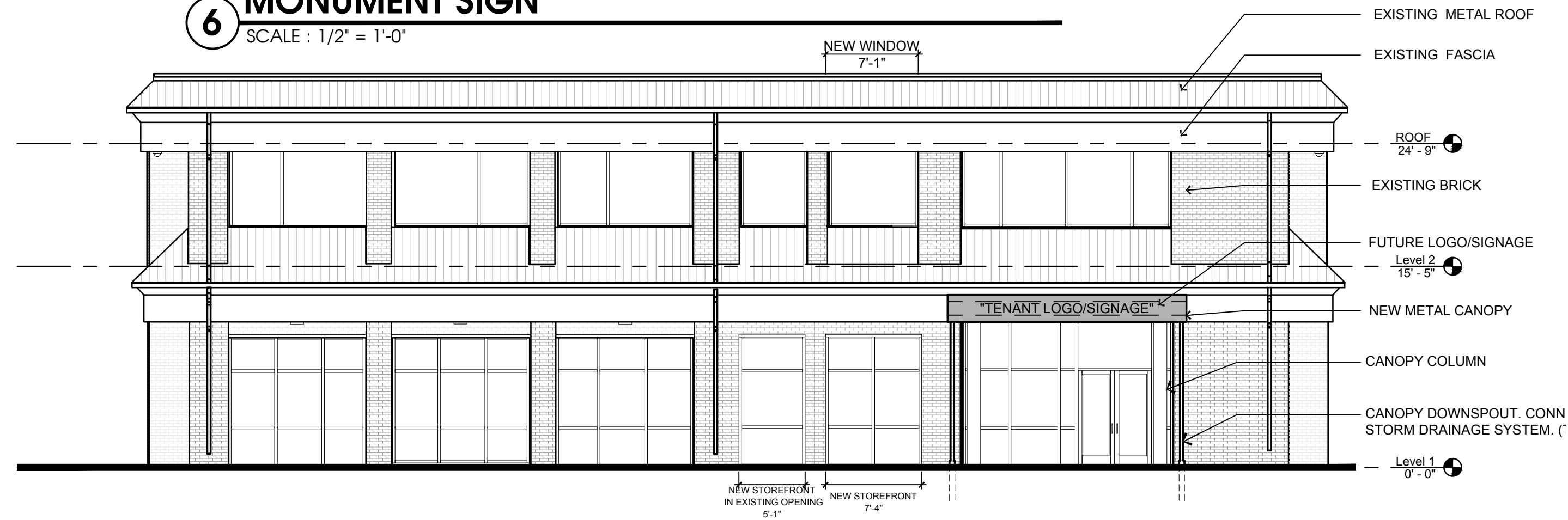
2 PROPOSED EAST ELEVATION
SCALE : 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE : 1/8" = 1'-0"



6 MONUMENT SIGN
SCALE : 1/2" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

CANOPY SIGN: ZONING TABLE		
ALLOWED (%)	ALLOWED (SF)	PROPOSED (SF)
50 (%) AREA	19 (SF)	19(SF)

MONUMENT SIGN: ZONING TABLE	
ALLOWED (SF)	PROPOSED (SF)
75 (SF)	60 (SF)

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NO.	DATE	DESCRIPTION	INT.
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PRINCIPALS

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Project:
HARMONY PROSPECT
1040 W NORTHWEST HWY
MOUNT PROSPECT, IL 60056

Project Number: HAR24-309
Scale: AS NOTED
Drawn By: BB
Approved By: MBJ

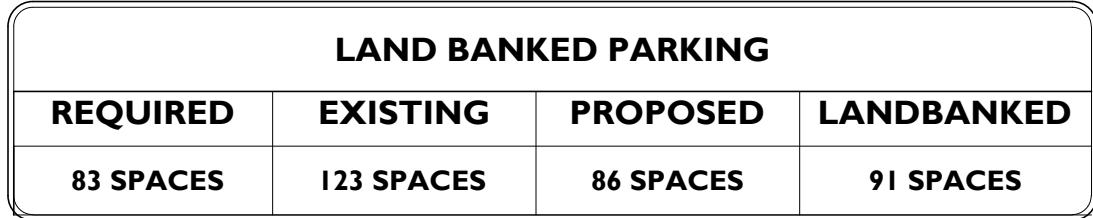
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PROPOSED ELEVATIONS

Drawing Number:
SA-1.4

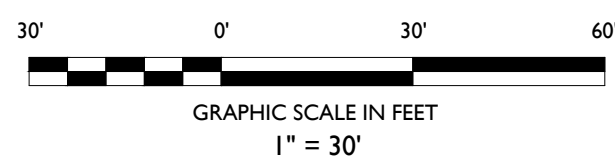
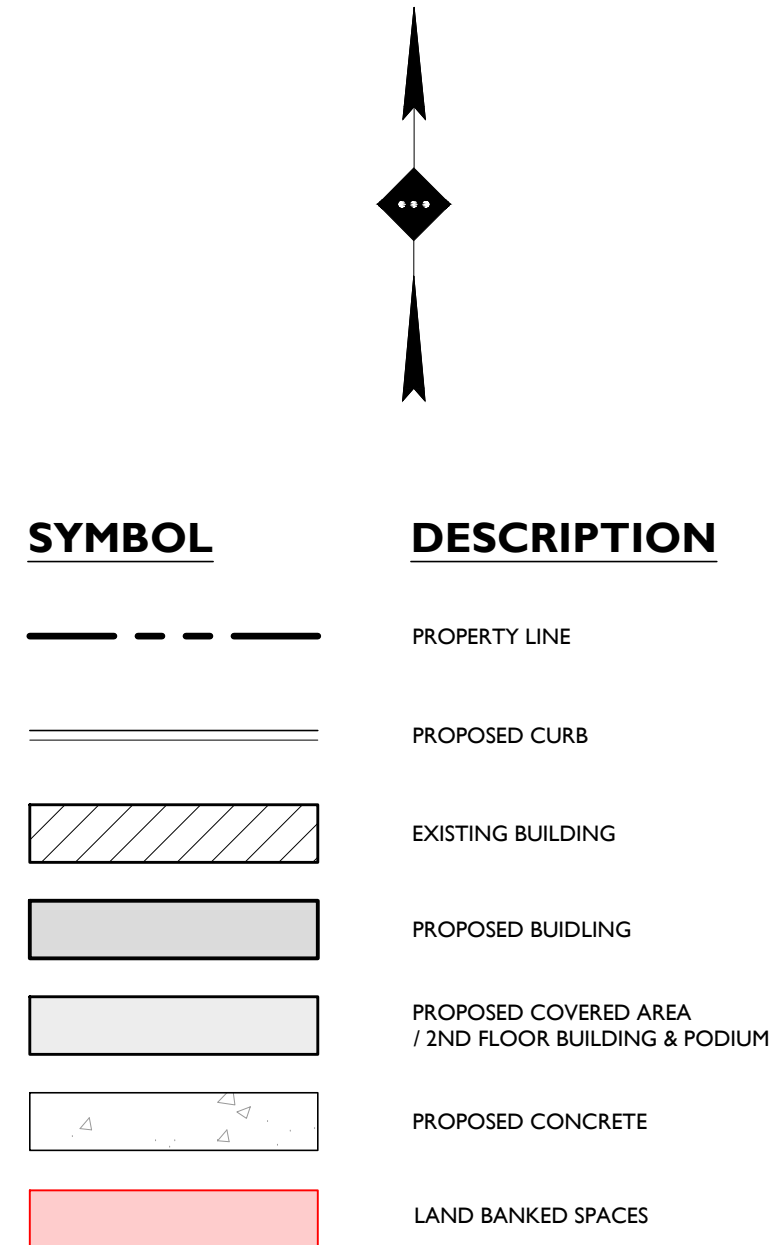
Initial Date:

ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA
IL LC 001 020069



LAND BANKED PARKING			
REQUIRED	EXISTING	PROPOSED	LANDBANKED
83 SPACES	123 SPACES	86 SPACES	91 SPACES

Page 191 of 395



DATE: May 15, 2025

CASE NUMBER

PZ-03-25

APPLICANT/PROPERTY OWNER

W Northwest MP LLC /
Patrick J. Hennelly, H2L, Inc.

PUBLIC HEARING DATE

March 13, 2025

PROPERTY ADDRESS/LOCATION

1040 West Northwest Highway

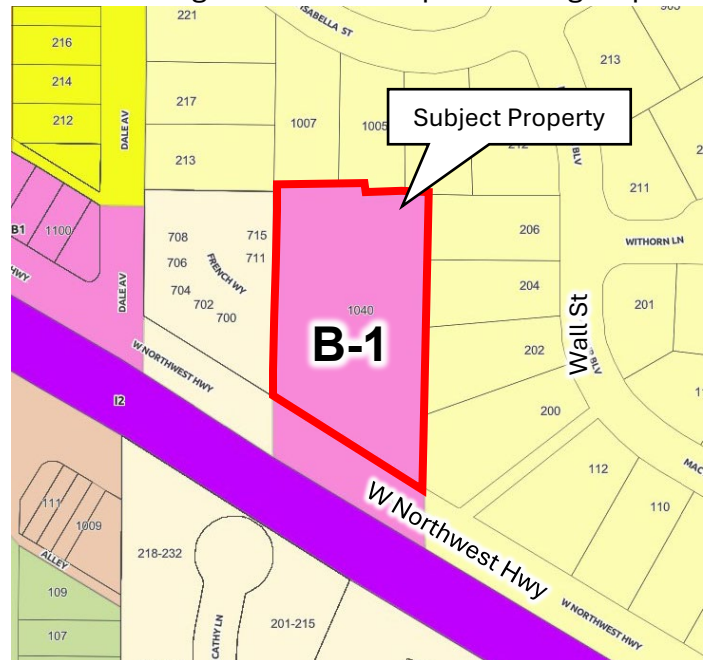
BRIEF SUMMARY OF REQUEST

The petitioner (W Northwest MP LLC), along with The Nest Schools Inc., is seeking conditional use approval to operate a daycare center at 1040 West Northwest Highway (the subject property). The conditional use request for a daycare center requires Village Board approval. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2024 Aerial Image



2025 Village of Mount Prospect Zoning Map



EXISTING ZONING

B-1
Business Office

EXISTING LAND USE/ SITE IMPROVEMENTS

Office building

SURROUNDING ZONING & LAND USE

North: R-X Single Family Residential
East: R-X Single Family Residential
South: I-2 Railroad
West: R-2 Attached Single Family Residential PUD

SIZE OF PROPERTY

2.08 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

DENY

BACKGROUND / PROPERTY HISTORY

The subject property is located on the north side of Northwest Highway, between Dale and Forest Avenues. The site is currently improved with a 16,568-square-foot office building and associated site features, including a parking lot and driveways. The property is zoned B-1 Business Office District and is adjacent to R-X Single-Family Residence District to the north and east, I-2 Railroad District to the south, and an R-2 Single-Family Residence Planned Unit Development (Villas of Sevres) to the west.

The existing office building was constructed in 1989 for State Farm Insurance. Zoning records indicate that in 2008, the property was rezoned from B-1 to R-2 PUD (Ordinance No. 5681), and conditional use approval for a 14-unit townhome planned unit development was granted (Ordinance No. 5682). However, the townhome project was never constructed, and the property subsequently reverted to its original B-1 zoning classification.

The current owner, H2L, Inc., purchased the property in 2011. The building had been vacant for years, and complete reconstruction was necessary. Permit records show that various improvements have been made to the property over the years, including major exterior and interior remodeling, roof replacement, parking lot upgrades, solar panel installation, and sewer repairs. In 2012, the building opened and Weldy Lamont has been the sole occupant since opening.

The petitioner is currently under contract to purchase the property, contingent upon the approval of the requested conditional use.

PROPOSAL

The petitioner, W Northwest MP LLC, in partnership with The Nest Schools Inc., proposes to establish a daycare center within an existing two-story, 21,760-square-foot office building. The facility is designed to serve up to 339 children, ranging in age from six weeks to five years, with additional before- and after-school programs, as well as summer care, available for children up to twelve years old. The daycare center is expected to employ up to forty-nine (49) staff members daily. Conditional use approval is required for the operation of a daycare center within the Village's B-1 District. The key components of the proposal are summarized below.

Site Plan: The petitioner proposes to retrofit the existing office building into a 339-student daycare facility with auxiliary playground space. The existing office building is located in the southern portion of the site, while the proposed outdoor playground will occupy the northern portion. Site access will remain unchanged, consisting of one (1) ingress-only driveway (right-in/left-in) at the southern entrance and one (1) egress-only driveway (right-out/left-out) at the northern exit along Northwest Highway. No modifications to the existing access points are proposed.

The playground will total approximately 11,685 square feet, of which 2,639 square feet will be covered, and the remaining 9,046 square feet will be outdoors. Surface-level parking spaces are located along the perimeter of the site. Vehicular circulation generally follows a counter-clockwise rotation, with vehicles entering from the southern driveway into a one-way drive aisle that transitions into a two-way drive aisle north of the proposed playground and continues between the west bank of parking spaces.

The existing trash enclosure will remain in its existing location at the northwest corner of the site. The overall lot coverage will be reduced with the elimination of the existing thirty-six (36) parking spaces

and associated asphalt located north of the building to accommodate the outdoor ‘natural’ playground area.

Traffic and Parking: As previously stated, the proposed daycare facility will employ 49 employees and have a licensed capacity of 339 children. Per the zoning code, daycare centers are required to provide one (1) parking space per employee and one (1) space per ten (10) licensed capacity slots, resulting in a total requirement of 83 parking spaces, including a minimum of four (4) ADA accessible spaces. The proposed site plan provides 86 parking spaces, which meets and exceeds zoning requirements. Of these, 49 spaces located along the north and east sides of the site will be restricted for employee use, and the remaining 37 spaces along the west and south sides will serve as parking spaces for drop-off and pick-up and drop-off.

A Traffic Impact Study (TIS), prepared by Stonefield Engineering & Design, was initially based on an average drop-off/pick-up service time of 7 minutes based on a 95th percentile parking demand rate. A summary of the findings of the TIS states that the daycare center will not have a significant impact on the traffic operations of Northwest Highway and the parking supply would be sufficient to support the development. The TIS concludes that a maximum of 21 parking spaces would be required to accommodate peak demand; the proposed site plan will provide 37 parking spaces and would be sufficient to support the drop-off and pick-up operations of the proposed development. Upon review, the Village Engineer requested that the analysis be revised using a more conservative 12-minute average service time to better reflect variability in drop-off and pick-up operations. The Village Engineer also recommended locating the drop-off/pick-up area on the west side of the building to optimize vehicle queuing space and to narrow the driveway along the front of the building to a single lane width, and provide striping and signage to direct traffic one-way, eastbound. This would discourage vehicles entering the site from making an immediate left turn into the drive aisle serving the ADA accessible parking spaces creating potential backup onto Northwest Highway.

In response, the petitioner submitted revised traffic impact studies incorporating a 15-minute service time and 12-minute service time. The updated analysis using a 15-minute service time determined that 47 parking spaces would be required to accommodate peak demand—10 more parking spaces would be required than the plan currently provides. The updated analysis using a 12-minute service time determined that 34 parking spaces would be required to accommodate peak demand— 3 spaces less than the number of drop-off/pick-up spaces provided. The TIS also states that if the average drop-off/pick-up time were 13 minutes, the 95th percentile parking demand would be 37 spaces, which is equal to the number of drop-off/pick-up spaces provided.

Average Service Time	Parking Demand Rate	Parking Spaces Required for Drop-off/Pick-up
7 minutes	95 th percentile	21
12 minutes	95 th percentile	34
13 minutes	95 th percentile	37
15 minutes	95 th percentile	47

While the development exceeds the parking requirements mandated by the zoning code and the qualitative analyses determines that sufficient parking is provided based on a 12-minute service time,

staff will require additional parking spaces to be land banked to ensure that traffic will not back up onto Northwest Highway. As a condition of approval, the petitioner will be required to reserve space on-site for 5 additional parking spaces, and these land banked spaces will be constructed if demand warrants. The Landbank Parking Plan (attached as **Exhibit B**) has identified 5 parking lot islands that may be converted for the additional parking spaces. After the daycare facility opens, the Public Works Department will monitor parking activity during peak hours. Within six (6) months of opening, the Village Engineer will evaluate whether additional parking is needed. If deemed necessary, the owner will be required to construct the land banked spaces within six (6) months of notification, unless an extension is granted.

Deliveries: Deliveries will be limited to off-peak hours (in between drop-off/pick-up, or before/after daycare hours) and will be serviced by typical box trucks. No large trucks are anticipated.

Building Floor Plans: The petitioner proposes an expansion of 2,860 square feet of the first floor of the building by eliminating the twelve (12) existing covered parking spaces to accommodate the indoor playground. The existing warehouse room on the first floor will be converted into four (4) infant rooms, four (4) toddler rooms, lobby, vestibule, restrooms, utility and storage rooms, and an indoor playground. The indoor playground will be enclosed by a fence and glass sliding doors with direct access to the outdoor playground. The second level will house nine (9) additional toddler rooms and four (4) pre-K rooms.

Building Elevations: The existing building materials—primarily brick, fascia, and a metal roof—will remain largely unchanged, preserving the current façade. Modifications to the north elevation, adjacent to the proposed playground, will include the installation of large sliding glass doors. Additionally, the existing drive-in door openings on the first floor along the north elevation will be replaced with expansive windows to serve the infant rooms. Further enhancements include new glazing along the second floor of the east elevation and both the first and second floors of the west elevation.

Landscaping: A substantial amount of existing landscape screening, primarily consisting of evergreen shrubs and arborvitae, is located along the west, north, and east perimeters of the site. 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 provided a tree inventory of 31 existing trees on the subject property and noted the removal of three (3) trees to allow for the construction of the new playground. A fully compliant landscape and irrigation plan will be required as part of building permit submittal.

Lighting: Seven (7) existing light poles located within the existing curbed landscape islands will be replaced and one new light pole is proposed south of the building. An additional two (2) wall mounted lights are proposed on the north façade of the building facing the outdoor playground. A fully compliant photometric plan will be required as part of building permit submittal.

Signage: A 12' x 7' canopy is proposed at the front entrance of the building. The petitioner intends to install one canopy sign that will serve as the primary signage on the proposed canopy. The petitioner intends to reuse the existing freestanding sign located just west of the ingress driveway on the Northwest Highway frontage. No signage relief has been requested or will be approved as part of this conditional use request. Any signage proposed for the subject property will be required to meet the standards in Chapter 7 of the Village Code.

Existing Nonconformities: The following existing site conditions are noted as existing nonconformities and will be allowed to continue as part of the conditional use approval:

- The reduced parking setbacks along the interior side yards (west and east) and rear yard, as required by Section 14.1504(D);
- The substandard stall width and length of the 60-degree angled parking spaces located along the east side of the property, as required by Section 14.2206(A); and
- The existing landscape composition along the perimeter of the subject property does not meet the 50/50 mix of deciduous and evergreen shrubs, as required under Section 14.2304(B)(2).

Other Departments: Public Works, Building & Inspection Services, and the Fire Department 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 May 14, 2025.

COMPREHENSIVE PLAN DESIGNATION

The Future Land Use Plan in the Village Comprehensive Plan designates the subject property as Neighborhood Center which includes uses such as a daycare center. The proposed daycare is consistent with the Comprehensive Plan as it would provide childcare services available to the local community.

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:

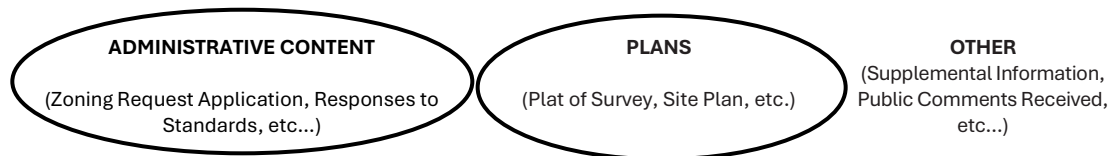
"Motion to approve:

1. A conditional use to allow the operation of a daycare for the subject property located at 1040 West Northwest Highway, subject to the following conditions:
 - a. The subject property shall be developed in general compliance with the approved development plans which consist of the following:
 - i. Final Engineering Plans titled "Site Development Plans For 1040 W Northwest Hwy Proposed Daycare Facility & Natural Playground", as prepared by Stonefield Engineering & Design, with the latest revision date of 05/06/2025;

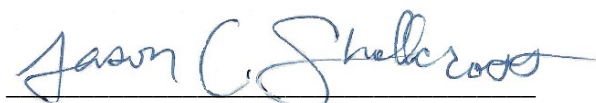
- ii. Architectural Floor Plans, consisting of 2 sheets, Sheets SA-1.1 and SA-1.2, as prepared by Jarmel Kizel, with the latest revision date of 03/14/2025;
 - iii. Exterior elevations, consisting of 1 sheet, Sheet SA-1.4, as prepared by Jarmel Kizel, and dated 03/14/2025; and
 - iv. Landbank Parking Plan, as prepared by Stonefield Engineering & Design, and dated 5/6/2025.
- b. The petitioner shall address all comments included in the Village review letter dated May 14, 2025;
 - c. The proposed business shall be licensed by the State of Illinois as a daycare center. A copy of the license issued by the State of Illinois in order to operate a day care center at the subject property shall be placed on file with the Director of Community Development;
 - d. Compliance with all applicable Village Code requirements, including, but not limited to, fire code, lighting regulations, landscaping regulations, sign code regulations, environmental health regulations, and building regulations;
 - e. An amendment to this conditional use shall be required prior to any future expansion of this daycare center;
 - f. Drop-off/pick-up parking shall be restricted to the west side of the daycare facility and employee parking shall be restricted to the east and north sides of the daycare facility as illustrated in the "Parking Delineation Map", Sheet C-3 of the site development plans;
 - g. All children of the daycare center shall be walked in and walked out of the daycare center by a parent or individual authorized to drop-off and/or pick-up the child;
 - h. A separate landbank parking plan shall be provided prior to the Village Board meeting; and
 - i. After opening, the Public Works Department shall observe and monitor parking during peak times. Within six (6) months after opening, the Village Engineer shall determine if additional parking spaces are required based on parking demand. If it is determined that additional parking spaces are required, the property owner shall be required to construct the additional parking spaces provided in the Landbank Parking Plan within six (6) months of notice unless additional time is granted by the Village.

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

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 Village's B-1 zoning district is intended to provide a transitional area between residential and retail/commercial areas. In 2011, the Village commissioned a study of the Northwest Highway corridor to consider ways to improve this vital corridor within the Village's boundaries. The Village determined that it should expand certain desired uses along the corridor including grocery stores, restaurants, retail, entertainment uses, and family-friendly uses. Pursuant to interviews with residents, the Village officials determined that many Village residents are concerned with the number of vacant properties, which they determined contributed to a "lack of visual interest" along the corridor.

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 because nothing intended or contemplated by the petitioner will be detrimental, or contrary, to the general welfare of the Village residents. The petitioner further states that the proposed conditional use is the type of family-friendly use intended for the B-1 zoning district. The petitioner asserts that the proposed use 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. The petitioner states that the proposed daycare is the type of transitional use that provides for a transitional area between residential and business districts as intended for the B-1 zoning district. The petitioner notes that the proposed conditional use will not impede normal and orderly development of the surrounding property, rather it will likely encourage other prospective developers and business operators to explore opportunities in the area as it will revitalize a near vacant property into a dynamic daycare center that will provide a much-needed service to village residents. The petitioner vows to work with village officials to ensure that the property will have adequate infrastructure that will be adequately maintained. The petitioner will impose certain operating procedures to ensure that ingress and egress will minimize traffic congestion in the

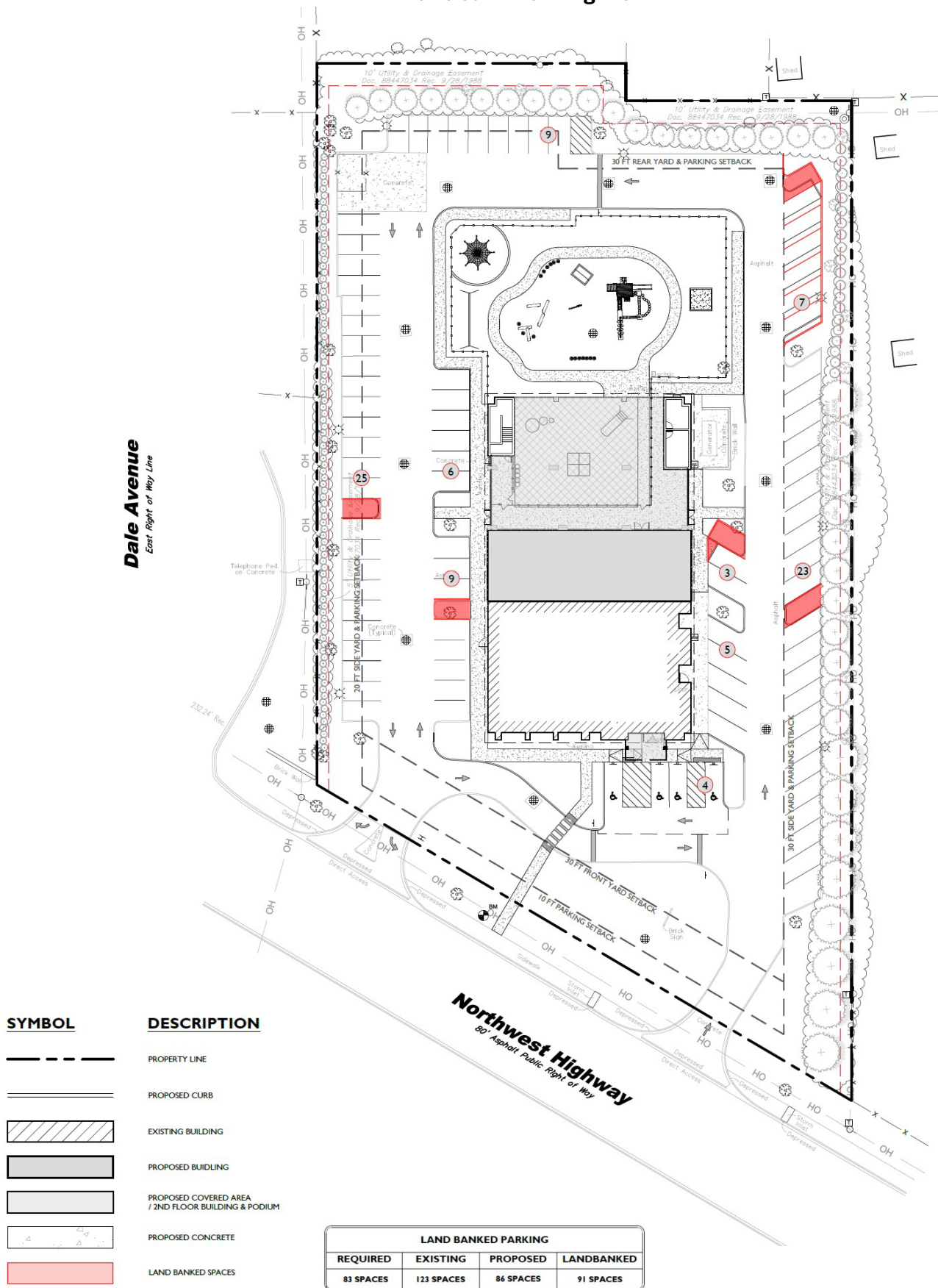
public streets, and recognizes Northwest Highway as an important traffic corridor in the Village. The petitioner will require that all students of the daycare shall be walked in and out of the daycare center by a parent. Per the petitioner, the proposal aligns with the objectives of the Village Comprehensive Plan, and also aligns with the Northwest Highway Corridor Plan. The petitioner also states that the daycare will operate in a manner that conforms to the existing regulations as well as to all subsequent regulations that may be adopted by the corporate authorities.

Per the petitioner, the proposed daycare will provide a much-needed resource to Village residents as well as to parents who work in the Village and need a daycare center that is conveniently located to their offices. The proposed daycare is a family-friendly use that is consistent with the types of uses Village residents explicitly identified as desirable along the Northwest Highway corridor. The petitioner, along with The Nest, will provide Village residents with a daycare center that will have a state-of-the art design, high level amenities and first-rate learning programs.

Staff's Findings: Staff has reviewed the petitioner's request for conditional use approval for a daycare center 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 use is consistent with the types of uses supported in the Village's long-range planning documents and is expected to contribute positively to the revitalization along this part of the Northwest Highway corridor. The daycare will not be detrimental to public health, safety, or welfare and will not negatively impact surrounding property values or the enjoyment of nearby uses. Instead, it will enhance the vitality of the area by activating a property that has sat underutilized for a long time, and will offer a high-quality, conveniently located service to local families and employees. The petitioner states that the facility will be developed and operated in full compliance with applicable regulations and will include appropriate infrastructure, traffic management measures, and safe drop-off and pick-up procedures. Overall, staff believes that the proposed conditional use will support the Village's long-term planning objectives while addressing a community need. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, staff recommends approval of the conditional use request.

Exhibit B

Landbank Parking Plan



Traffic Impact Study

Proposed Daycare Facility
Parcel ID: 03-33-407-025-0000
1040 W Northwest Highway
Village of Mount Prospect
Cook County, Illinois



John R. Corak, PE
Senior Project Manager

Prepared for:
W Northwest MP LLC



Date: May 13, 2025
SE&D Job Number: DET-240465

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TECHNICAL APPENDIX

LEVEL OF SERVICE/AVERAGE CONTROL DELAY CRITERIA

TURNING MOVEMENT COUNT DATA

Intersection of Northeast

Highway and Easterly Site Driveway

Intersection of Northwest Highway and Westerly Site Driveway

DAYCARE TRANSACTION TIME DATA

Weekday Morning Drop-Off Transaction Time Data

Weekday Evening Pick-Up Transaction Time Data

ANNUAL AVERAGE DAILY TRAFFIC DATA

2023 – Northwest Highway between Waterman Avenue and Dale Avenue

FIGURES

Figure 1 – Site Location Map

Figure 2 – 2025 Existing Traffic Volumes

Figure 3 – 2030 No-Build Traffic Volumes

Figure 4 – Site-Generated Traffic Volumes

Figure 5 – 2030 Build Traffic Volumes

HIGHWAY CAPACITY ANALYSIS DETAIL SHEETS

2025 Existing Traffic Conditions

2030 No-Build Traffic Conditions

2030 Build Traffic Conditions

INTRODUCTION

This Traffic Impact Study was prepared to investigate the potential impacts of the proposed daycare facility on the adjacent roadway network. The subject property is located along the northerly side of Northwest Highway in the Village of Mount Prospect, Cook County, Illinois. The site location is shown on appended **Figure I**.

The subject property is designated as parcel 03-33-407-025-0000 as depicted on the Cook County Tax Map. The site has approximately 275 feet of frontage along Northwest Highway. The existing site is occupied by a 13,466-square-foot vacant building. Access is presently provided via one (1) ingress-only driveway and one (1) egress-only driveway along Northwest Highway. Under the proposed development program, the existing building would be retrofitted into a 339-student daycare facility with auxiliary playground space. Access is proposed to remain as-is via one (1) ingress-only driveway and one (1) egress-only driveway along Northwest Highway.

METHODOLOGY

Stonefield Engineering & Design, LLC has prepared this Traffic Impact Study in accordance with the recommended guidelines and practices outlined by the Institute of Transportation Engineers (ITE) within Transportation Impact Analyses for Site Development. A detailed field investigation was performed to assess the existing conditions of the adjacent roadway network. A data collection effort was completed to identify the existing traffic volumes at the study intersections to serve as a base for the traffic analyses. Capacity analysis, a procedure used to estimate the traffic-carrying ability of roadway facilities over a range of defined operating conditions, was performed using the Highway Capacity Manual, 7th Edition (HCM) and the Synchro 12 Software for all study conditions to assess the roadway operations.

For an unsignalized intersection, Level of Service (LOS) A indicates operations with delay of less than 10 seconds per vehicle, while LOS F describes operations with delay in excess of 50 seconds per vehicle. For a signalized intersection, LOS A indicates operations with delay of less than 10 seconds per vehicle, while LOS F describes operations with delay in excess of 80 seconds per vehicle. The Technical Appendix contains the Highway Capacity Analysis Detail Sheets for the study intersections analyzed in this assessment.

2025 EXISTING CONDITION

2025 EXISTING ROADWAY CONDITIONS

The proposed daycare facility is located along the northerly side of Northwest Highway in the Village of Mount Prospect, Cook County, Illinois. The subject property is designated as parcel 03-33-407-025-0000 as

depicted on the Cook County Tax Map. The site has approximately 275 feet of frontage along Northwest Highway. Land uses in the area are a mix of commercial, educational, and residential uses.

Northwest Highway (U.S. Route 14) is classified as a Minor Arterial roadway with a general east-west orientation and is under the jurisdiction of the Illinois Department of Transportation (IDOT). Along the site frontage, the roadway provides two (2) lanes of travel in each direction and has a posted speed limit of 40 mph to the west of the site and 30 mph to the east of the site. Curb is provided along both sides of the roadway, sidewalk is provided along the northerly side of the roadway, shoulders are not provided, and on-street parking is not permitted. Northwest Highway provides east-west mobility throughout the Village of Mount Prospect and neighboring municipalities and provides access to IL 53 to the west of the site and IL 83 to the east of the site, serving a mix of residential and commercial uses along its length.

2025 EXISTING TRANSIT SERVICE

The subject site is located approximately one (1) mile (20-minute walk) from the Mount Prospect Train Station which serves the Metra Union Pacific Northwest Line and provides direct service to Arlington Heights and Chicago as well as transfer service to the Metra Union Pacific North Line. At Chicago Terminal, transfers are available to every line on the Metra Railroad System. Further, the proposed development is located approximately one (1) mile (19-minute walk) from bus stops that service Pace Bus Route 234, with the nearest stop located at the intersection of Northwest Highway and Main Street. Pace Bus Route provides service to De Plaines and Wheeling, and various points of interest throughout Cook and Lake Counties. The non-vehicular transportation modes available in the general vicinity of the subject site are summarized on **Table I**.

TABLE I – MULTI-MODAL TRANSPORTATION OPTIONS

Travel Mode	Proximity to Site	Destinations
Mount Prospect Train Station	1 mile	Chicago, Clybourn, Irving Park, Jefferson Park, Gladstone Park, Norwood Park, Edison Park, Park Ridge, Dee Road, Des Plaines, Cumberland, Mount Prospect, Arlington Heights, Arlington Park, Palatine, Barrington, Fox River Grove, Cary, Pingree Road, Crystal Lake, Woodstock, Harvard
Pace Bus Route 234	1 mile	De Plaines, Mount Prospect, Prospect Heights, Arlington Heights, Wheeling, Buffalo Grove

2025 EXISTING TRAFFIC VOLUMES

Turning movement counts were collected during the typical weekday morning and weekday evening time periods to evaluate existing traffic conditions and identify the specific hours when traffic activity on the adjacent roadways is at a maximum and could be potentially impacted by the development of the site. Turning movement counts were collected at the following intersections:

- ◆ Northwest Highway and Easterly Site Driveway
- ◆ Northwest Highway and Westerly Site Driveway

Specifically, turning movement counts were conducted on Tuesday, March 4, 2025, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m.

The study time periods were chosen as they are representative of the peak periods of both the adjacent roadway network and the proposed development. The traffic volume data was collected and analyzed to identify the design peak hour in accordance with HCM and ITE guidelines. Based on the review of the count data the weekday morning peak hour occurred from 7:45 a.m. to 8:45 a.m. and the weekday evening peak hour occurred from 4:30 p.m. to 5:30 p.m. The Technical Appendix contains a summary of the turning movement count data.

Annual average daily traffic (AADT) volumes, including the percentage of truck traffic, were obtained from the IDOT 2023 Illinois Travel Statistics. Within the vicinity, the nearest AADT volumes were located along Northwest Highway between its intersections with Waterman Avenue and Dale Avenue to the west of the subject site and were conducted from 12:00 a.m. on Wednesday, July 26, 2023, to 12:00 a.m. on Thursday, July 27, 2023. The Technical Appendix contains a summary of the IDOT AADT volumes conducted along Northwest Highway. Note that the IDOT traffic volumes depicted in the appendix represent the unadjusted data. These volumes are further adjusted by the IDOT based on seasonal adjustment factors and the day of the week the counts were conducted on. **Table 2** summarizes the AADT volumes published by IDOT.

TABLE 2 – SUMMARY OF IDOT AADT VOLUMES

Location	IDOT AADT (Year)	Trucks (Percent)
Northwest Highway (U.S. Route 14)	9,700 (2023)	260 (2.7%)

The AADT volumes were compared to the 2025 turning movement counts conducted during the weekday morning and weekday evening peak hours. **Table 3** compares the peak hours of the AADT volumes to the 2025 turning movement counts conducted along Northwest Highway.

TABLE 3 – AADT AND TMC COMPARISON

Location	IDOT Peak Hour Volumes (2023)		TMC Peak Hour Volumes (2025)		Percent Difference	
	AM	PM	AM	PM	AM	PM
Northwest Highway (U.S. Route 14)	744	1,056	962	1,164	+29.3%	+10.2%

As shown in **Table 3**, the turning movement counts conducted along Northwest Highway contained greater volumes than the AADT volumes conducted by IDOT in 2023 during the peak hours studied. As such,

the turning movement counts were utilized to generate the 2025 Existing weekday morning and weekday evening peak-hour volumes and are summarized on appended **Figure 2**.

2025 EXISTING CRASH SUMMARY

An analysis of the preexisting crash data along the adjacent roadway network was conducted to evaluate and address potential safety concerns along Northwest Highway. Specifically, the data was obtained from the IDOT Division of Transportation Safety within 250 feet of the intersection of Northwest Highway and Dale Avenue located directly to the west of the site from 2019 to 2023. **Table 4** provides a summary of the crash data.

TABLE 4 – CRASH HISTORY SUMMARY WITHIN SITE VICINITY

Location – Within 250' of Intersection	Year	Number of Crashes	Collision Type	Crash Severity	Weather Condition
Intersection of Northwest Highway and Dale Avenue	2019	0	-	-	-
	2020	0	-	-	-
	2021	0	-	-	-
	2022	1	Left-Turn	Property Damage Only	Clear
	2023	0	-	-	-

As illustrated in **Table 4**, one (1) collision was experienced within 250 feet of the intersection of Northwest Highway and Dale Avenue from 2019 to 2023. The crash did not result in a reported injury or fatality nor involve pedestrians or bicyclists. As such, no significant safety concerns are anticipated along the Northwest Highway site frontage.

2025 EXISTING LOS/CAPACITY ANALYSIS

A Level of Service and Volume/Capacity analysis was conducted for the 2025 Existing Condition during the weekday morning and weekday evening peak hours at the study intersections and existing site driveways. Under the existing condition, the turning movements at the unsignalized intersection of Northwest Highway and the ingress site driveway are calculated to have a Level of Service A during the weekday morning and weekday evening peak hours. The turning movements at the unsignalized intersection of Northwest Highway and the egress site driveway are calculated to have a Level of Service B or better during the weekday morning and weekday evening peak hours.

2030 NO-BUILD CONDITION

BACKGROUND GROWTH

The 2025 Existing Condition traffic volume data was grown to a future horizon year of 2030, which is a conservative estimate for when the proposed daycare facility is expected to be fully constructed. Traffic growth in the area is determined to be a combination of expected land development and projected population growth in the region. Based on a review of the Chicago Metropolitan Agency for Planning (CMAP) ON TO 2050 Socioeconomic Forecast Appendix for Cook County, traffic volumes along Northwest Highway are anticipated to experience an annual, compounded growth rate of approximately 0.44%. In order to provide a conservative analysis, a 1.00% compounded background growth rate was utilized instead. As such, the existing traffic volumes at the study intersections were increased by 1.00% annually for five (5) years.

OTHER PLANNED DEVELOPMENT PROJECTS

To evaluate the future traffic conditions, it is important to consider the potential site-generated traffic of other projects that could influence the traffic volume at the study intersections. Other planned development projects include those that are either in the entitlement process or have recently been approved for building permits in proximity to the proposed development. Based on consultations with the Village of Mount Prospect Freedom of Information Officer, Karen Agoranos, there are no planned development projects within the area of the subject site. As such, the application of the background growth rate would be adequate to account for background traffic growth.

2030 NO-BUILD TRAFFIC VOLUMES

The background growth rate was applied to the 2025 Existing Traffic Volumes to calculate the 2030 No-Build Traffic Volumes for the weekday morning and weekday evening peak hours. These volumes are summarized on appended **Figure 3**.

2030 NO-BUILD LOS/CAPACITY ANALYSIS

A Level of Service and Volume/Capacity analysis was also conducted for the 2030 No-Build Condition during the weekday morning and weekday evening peak hours at the study intersections and existing site driveways. The turning movements at the unsignalized intersection of Northwest Highway and the ingress site driveway are calculated to operate generally consistent with the findings of the 2025 Existing Condition during the weekday morning and weekday evening peak hours. The turning movements at the unsignalized intersection of Northwest Highway and the egress site driveway are calculated to operate generally consistent with the findings of the 2025 Existing Condition during the weekday morning and weekday evening peak hours.

2030 BUILD CONDITION**TRIP GENERATION**

The site-generated traffic volume of the proposed daycare facility was estimated to identify the potential impacts of the project. Trip generation projections were prepared utilizing ITE's Trip Generation Manual, 11th Edition. Trip generation rates associated with Land Use 565 "Day Care Center" were cited for the proposed 339-student daycare facility. **Table 5** provides the weekday morning and weekday evening peak hour trip generation volumes associated with the proposed development.

TABLE 5 – PROPOSED TRIP GENERATION

Land Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
339-Student Day Care Center <i>ITE Land Use 565</i>	140	124	264	126	142	268

Unlike a traditional school with set arrival and dismissal times, the proposed childcare facility allows drop-off and pick-up across multiple hours in the morning and evening, dispersing the traffic impact of the site across a wider period of time as opposed to a concentrated drop-off and pick-up period. Additionally, vehicles are frequently occupied by multiple children (i.e. siblings and carpools), and the site's location near a residential neighborhood facilitates and promotes local pedestrian trips within walking distance of the site. Finally, numerous factors including part-time schedules and absentees due to sickness and vacations contribute to typical operating volumes of approximately 85% that of the actual licensed capacity. These characteristics contribute to a reduced traffic impact on the surrounding roadway network.

As stated within Chapter 10 of ITE's Trip Generation Handbook, 3rd Edition, there are instances when the total number of trips generated by a site is different from the amount of new traffic added to the street system by the generator. Childcare facilities are specifically located on or adjacent to busy streets to attract motorists already on the roadway. Therefore, the proposed development would be expected to attract a portion of its trips from the traffic passing the site on the way from an origin to an ultimate destination. These trips do not add new traffic to the adjacent roadway system and are referred to as pass-by trips. Based on data provided by ITE, 44% of peak-hour traffic associated with Land Use 565 "Day Care Center" consists of "pass-by" trips.

Additionally, based on characteristics of childcare facilities, in which many trips are made by a parent or caregiver while traveling to/from work, it is likely a portion of the site generated trips would consist of "diverted link" trips. As stated within Chapter 10 of ITE's Trip Generation Handbook, 3rd Edition, diverted link trips are "attracted from the traffic volume on roadways within the vicinity of the site generator but without direct

access to the site.” A diverted link trip adds traffic to streets adjacent to a site and could remove a trip on streets from which it diverted; however, the trip does not constitute an increase of traffic on a macroscopic level. Based on data provided by ITE, 32% of peak-hour traffic associated with Land Use 565 “Day Care Center” consists of diverted link trips.

As part of the conservative traffic analysis provided within this report, no reduction for “pass-by” traffic or “diverted link” traffic was applied. All traffic volumes are assumed to be new to the roadway network.

TRIP ASSIGNMENT/DISTRIBUTION

The trips generated by the proposed development were distributed according to the existing travel pattern along the adjacent roadways and the access management plan of the site. **Table 6** summarizes the distribution of the site-generated trips along the adjacent roadway network.

TABLE 6 – SITE-GENERATED TRIP DISTRIBUTION

Origin & Destination	Weekday Morning Peak Hour	Weekday Evening Peak Hour
To/From Eastbound via Northwest Highway	45%	45%
To/From Westbound via Northwest Highway	55%	55%
Total	100%	100%

The Site-Generated Traffic Volumes are illustrated on appended **Figure 4**.

2030 BUILD TRAFFIC VOLUMES

The site-generated trips were added to the 2030 No-Build Traffic Volumes to calculate the 2030 Build Traffic Volumes and are shown on appended **Figure 5**.

2030 BUILD LOS/CAPACITY ANALYSIS

A Level of Service and Volume/Capacity analysis was also conducted for the 2030 Build Condition during the weekday morning and weekday evening peak hours at the study intersections and proposed site driveways. **Tables 7** through **10** compare the 2025 Existing, 2030 No-Build, and 2030 Build Conditions Level of Service and delay values.

The turning movements at the unsignalized intersection of Northwest Highway and the ingress site driveway are calculated to operate at a Level of Service A during the weekday morning and weekday evening peak hours. The turning movements at the unsignalized intersection of Northwest Highway and the egress site driveway are calculated to operate at a Level of Service C or better during the weekday morning peak hour and Level of Service D or better during the weekday evening peak hour.

COMPARATIVE LEVEL OF SERVICE (DELAY) TABLES**NORTHWEST HIGHWAY & INGRESS SITE DRIVEWAY**

EB (Eastbound) is the Northwest Highway approach

X (n) = Level of Service (seconds of delay)

TABLE 7 – WEEKDAY MORNING PEAK HOUR

Lane Group	2025 Existing	2030 No-Build	2030 Build
EB Left	No Volume	No Volume	A (9.0)
EB Through	No Delay	No Delay	A (0.6)

TABLE 8 – WEEKDAY EVENING PEAK HOUR

Lane Group	2025 Existing	2030 No-Build	2030 Build
EB Left	A (9.0)	A (9.1)	A (9.7)
EB Through	No Delay	No Delay	A (0.8)

NORTHWEST HIGHWAY & EGRESS SITE DRIVEWAY

SB (Southbound) approach is the Egress Site Driveway approach

X (n) = Level of Service (seconds of delay)

TABLE 9 – WEEKDAY MORNING PEAK HOUR

Lane Group	2025 Existing	2030 No-Build	2030 Build
SB Left	No Volume	No Volume	C (20.5)
SB Right	No Volume	No Volume	B (10.4)

TABLE 10 – WEEKDAY EVENING PEAK HOUR

Lane Group	2025 Existing	2030 No-Build	2030 Build
SB Left	No Volume	No Volume	D (30.2)
SB Right	B (10.5)	B (10.6)	B (11.3)

2030 BUILD QUEUING ANALYSIS

In addition to the Level of Service and Volume/Capacity analysis conducted for the 2030 Build Condition, a queuing analysis was conducted during the weekday morning and weekday evening peak hours at the study intersections and proposed site driveway to evaluate the potential for vehicle queues stacking within the proposed site drive aisles. **Table 11** compares the provided storage lengths to the anticipated 2030 Build Condition 95th percentile queuing at each of the study locations for the weekday morning and weekday evening peak hours.

TABLE 11 – 95TH PERCENTILE QUEUING SUMMARY

Intersection	Movement	Storage Length Provided	2030 Build Condition	
			Weekday Morning	Weekday Evening
Northwest Highway (E/W) and Ingress Site Driveway (N)	EB Left	>1,000'	5'	5'
Northwest Highway (E/W) and Egress Site Driveway (N)	SB Left	≈50'	20'	32.5'
	SB Right	≈50'	7.5'	10'

As shown in **Table 11**, the 95th percentile queues at the study locations are not anticipated to extend past the provided storage lengths at any of the turning movements during the studied time periods.

SITE CIRCULATION/PARKING SUPPLY

A review was conducted of the proposed daycare facility using the Site Plan prepared by our office, dated May 6, 2025. In completing this review, particular attention was focused on the site access, circulation, and parking supply.

ACCESS & CIRCULATION

Access is proposed to remain as-is via one (1) ingress-only driveway and one (1) egress-only driveway along Northwest Highway. The proposed building would be located at the southerly portion of the site with auxiliary playground areas located at the northerly portion of the site. Surface-level parking spaces would continue to be located along the perimeter of the site with the trash enclosure proposed to remain as-is at the northwesterly corner of the site. Vehicular circulation throughout the site would be facilitated via a minimum of 17-foot-wide one (1)-way drive aisles and 24-foot-wide two (2)-way drive aisles.

PARKING GENERATION

Regarding the parking requirements for the proposed development, the Village of Mount Prospect Ordinance requires daycare facilities to have one (1) parking space per employee plus one (1) parking space per 10 licensed capacity slots. For the proposed daycare facility consisting of 49 employees and 339 licensed capacity slots, this equates to 83 required parking spaces. Furthermore, the Ordinance requires developments that provide parking lots between 76 and 100 parking spaces to have a minimum of four (4) ADA accessible parking spaces. The site would provide 86 total parking spaces, inclusive of four (4) ADA accessible parking spaces, which meets the parking requirements and would be sufficient to support this project's parking demand. The 90-degree parking spaces would be nine (9) feet wide by 16 feet deep which is equivalent to their dimensions in the existing condition. The 60-degree parking spaces would be 10.4 feet wide by 17 feet deep

which constitutes an improvement over the existing condition in which the 60-degree parking spaces are 10.3 feet wide by 16 feet deep.

The parking supply was evaluated with respect to data published within the ITE's Parking Generation, 6th Edition, for Land Use 565 "Day Care Center." ITE provides peak parking demand data for childcare facilities based on number of students, number of staff, and gross floor area of the building. Table 12 provides a summary of the ITE data and the forecasted peak parking demand.

TABLE 12 – PROPOSED PARKING GENERATION

Independent Variable	Rate	Quantity	Parking Demand
Students	0.25 vehicles per student	339 students	85 vehicles
Employees	1.25 vehicles per employee	49 employees	61 vehicles
Gross Floor Area	2.27 vehicles per 1,000 SF	21,700 SF	49 vehicles
Parking Provided			86 Spaces

As such, the proposed parking supply of 86 parking spaces would be sufficient to support the parking demand of the site.

PICK-UP & DROP-OFF OPERATIONS

Under the proposed development plan, 49 parking spaces located primarily along the easterly and northerly sides of the site would be utilized for employee parking. With a maximum of 49 employees, the proposed employee parking supply would be sufficient to support the employee parking demand without accounting for carpooling, pick-up/drop-off, or other non-single-occupancy vehicular travel means.

The remaining 37 parking spaces, located along the westerly and southerly sides of the site, would be designated for student drop-off and pick-up. For drop-off and pick-up, parents/guardians park in these dedicated spaces and walk the children to/from the childcare facility. Vehicles do not queue on-site nor along the roadway network. Based on data collected by our office at similar national brand childcare facilities, morning drop-offs take approximately six (6) minutes on average and evening pick-ups take approximately seven (7) minutes on average. Using those rates, each designated parking space can accommodate 10 morning drop-offs and 8.5 evening pick-ups. As such, the 37 proposed dedicated parking drop-off/pick-up spaces can accommodate 370 peak hour drop-offs and 314 peak hour pick-ups, whereas the peak-hour trip generation is forecasted to be 124 drop-offs in the weekday morning peak period and 126 pick-ups in the weekday evening peak hour (see Table 5). A summary of the drop-off and pick-up duration data collected is provided within the Technical Appendix.

PICK-UP & DROP-OFF DEMAND

To account for variability of vehicle arrivals over the course of the peak hour, a queuing analysis was conducted utilizing Poisson random arrival distribution. For parking demand turnover, an “M | M | c” queuing system, with exponential arrivals (M), exponential queuing systems (M), and multiple servers (c), was utilized.

The analysis utilized the following assumptions for the critical weekday evening peak hour:

Service rate (λ):	126 vehicles per hour
Average service time (t):	7 minutes
Maximum services per hour (μ):	8.5 services per hour per space
Number of servers (c):	37 parking spaces

The minimum number of servers necessary to support the demand without exceeding 100% utilization (ρ) is determined using the following formula:

$$\rho = \frac{\lambda}{\mu}$$

Where:

ρ = minimum servers required (as specified above)

λ = service rate (as specified above)

μ = maximum services per hour (as specified above)

Accordingly, 14.8 servers are necessary to support the site pick-up operations. Practically speaking, this equates to 15 parking spaces.

The following formula calculates the probability of there being an empty system (i.e. all 37 parking spaces are available):

$$P_0 = \left(\sum_{n=0}^{c-1} \frac{\rho^n}{n!} + \frac{\rho^c}{c!} \left(\frac{c\mu}{c\mu - \lambda} \right) \right)^{-1}$$

Where:

P_0 = probability of an empty system

λ = service rate (as specified above)

μ = maximum services per hour (as specified above)

ρ = minimum servers required (as specified above)

n = number of parked vehicles

c = number of servers (as specified above)

Using the above equation, the probability of an empty system is 0.000036%.

The probability of (n) parked vehicles within the system is determined utilizing the formula below.¹

$$P_n = \frac{\rho^n}{n!} * P_0$$

Where:

P_n = probability of (n) parked vehicles

ρ = minimum servers required (as specified above)

n = number of parked vehicles

P_0 = probability of an empty system

Using the above equation, the probability of (n) parked vehicles was calculated for each potential iteration from zero (0) to 37 vehicles. The probabilities are shown graphically on **Exhibit I**, and a summary of the probabilities for (n) parked vehicles is provided in **Table 13**.

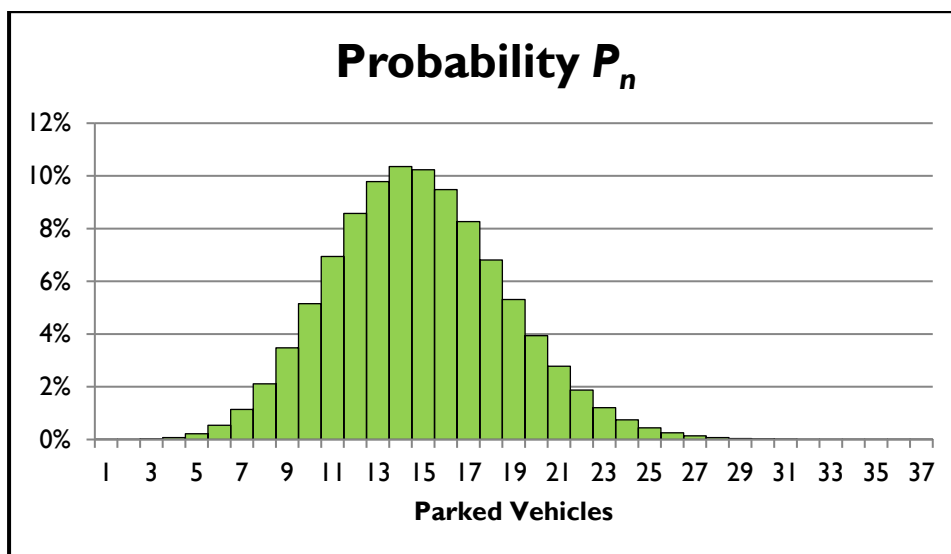


EXHIBIT I – PROBABILITY OF PARKED VEHICLES ON-SITE

¹ Note that this formula is modified when (n) is greater than the number of servers (c), however these calculations were not performed as the probability of 37 parked vehicles is less than 0.001%, and further increases in demand continue to trend toward a probability of 0%.

TABLE 13 – PARKED VEHICLES PROBABILITY SUMMARY

Number of Parked Vehicles (n)	Probability	Sum of Probabilities	Number of Parked Vehicles (n)	Probability	Sum of Probabilities
0	0.000036%	0.000036%	19	5.31%	88.48%
1	0.00054%	0.00058%	20	3.94%	92.42%
2	0.0040%	0.0046%	21	2.78%	95.20%
3	0.020%	0.024%	22	1.87%	97.07%
4	0.073%	0.098%	23	1.21%	98.28%
5	0.018%	0.32%	24	0.75%	99.02%
6	0.54%	0.85%	25	0.44%	99.46%
7	1.14%	1.99%	26	0.25%	99.72%
8	2.11%	4.10%	27	0.14%	99.85%
9	3.48%	7.58%	28	0.073%	99.93%
10	5.15%	12.73%	29	0.037%	99.97%
11	6.94%	19.67%	30	0.018%	99.984%
12	8.58%	28.25%	31	0.0088%	99.9927%
13	9.78%	38.03%	32	0.0041%	99.9968%
14	10.35%	48.38%	33	0.0018%	99.9986%
15	10.23%	58.62%	34	0.00080%	99.99943%
16	9.48%	68.10%	35	0.00034%	99.99978%
17	8.27%	76.36%	36	0.00014%	99.999910%
18	6.81%	83.17%	37	0.000056%	99.999963%

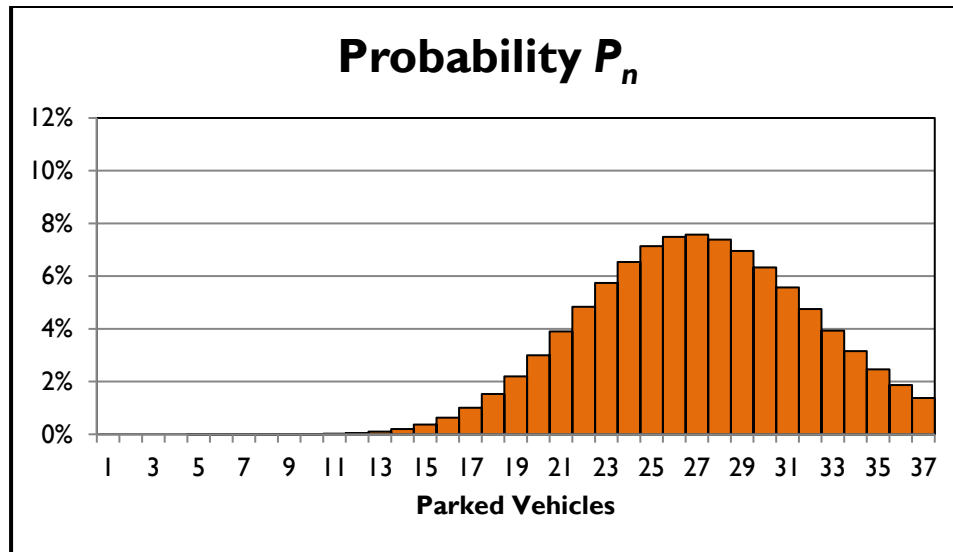
As shown in Table 13, the 95th percentile parking demand rate for evening pick-up at the proposed daycare facility is 21 parked vehicles. As such, the proposed supply of 37 parking spaces would be sufficient to support the drop-off and pick-up operations of the proposed development.

PICK-UP & DROP-OFF DEMAND – CONSERVATIVE TURNOVER RATE

At the request of the Village Engineer, a similar analysis was conducted utilizing a conservative 12-minute pick-up duration. Using the same methodology, the following results were calculated.

- ◆ Average turnover time: 12 minutes (Village Engineer specified rate)
- ◆ Maximum services per hour: 5
- ◆ Minimum servers (parking spaces) required: 26
- ◆ Probability of an empty parking lot: 1.13E-09%

The probability of a specific number of parked vehicles is shown graphically on **Exhibit 2**.

**EXHIBIT 2 – PROBABILITY OF PARKED VEHICLES ON-SITE – VILLAGE ENGINEER RATE**

A summary of the probabilities for (n) parked vehicles is provided in **Table 14**.

TABLE 14 – PARKED VEHICLES PROBABILITY SUMMARY – VILLAGE ENGINEER RATE

Number of Parked Vehicles (n)	Probability	Sum of Probabilities	Number of Parked Vehicles (n)	Probability	Sum of Probabilities
0	1.13E-09%	1.13E-09%	19	3.95%	12.52%
1	2.86E-08%	2.97E-08%	20	4.97%	17.49%
2	3.60E-07%	3.90E-07%	21	5.97%	23.46%
3	3.03E-06%	3.42E-06%	22	6.84%	30.30%
4	0.000019%	0.000023%	23	7.49%	37.79%
5	0.000096%	0.00012%	24	7.87%	45.66%
6	0.00040%	0.00052%	25	7.93%	53.58%
7	0.0015%	0.0020%	26	7.68%	61.27%
8	0.0046%	0.0066%	27	7.17%	68.44%
9	0.013%	0.019%	28	6.45%	74.90%
10	0.032%	0.052%	29	5.61%	80.50%
11	0.074%	0.13%	30	4.71%	85.22%
12	0.16%	0.28%	31	3.830%	89.05%
13	0.30%	0.58%	32	3.016%	92.06%
14	0.54%	1.12%	33	2.303%	94.37%
15	0.91%	2.03%	34	1.707%	96.07%
16	1.43%	3.47%	35	1.229%	97.30%
17	2.13%	5.59%	36	0.860%	98.16%
18	2.98%	8.57%	37	0.586%	98.75%

As shown in Table 14, the 95th percentile parking demand rate for evening pick-up with a 12-minute average turnover is 34 parked vehicles.

If the average drop-off/pick-up time were 13 minutes, the 95th percentile parking demand would be 37 spaces, which is equal to the number of drop-off/pick-up spaces provided. This drop-off/pick-up duration would be nearly double the observed average duration and represents an overly conservative scenario.

CONCLUSIONS

This report was prepared to examine the potential traffic impact of the proposed daycare facility. The analysis findings, which have been based on industry-standard guidelines, indicate that the proposed development would not have a significant impact on the traffic operations of the adjacent roadway network. The site driveways and on-site layout have been designed to provide for effective access to and from the subject property. Based on the Village of Mount Prospect Ordinance parking requirements and local characteristics of the site and surrounding area, the parking supply would be sufficient to support this project. The number of pick-up and drop-off spaces would be sufficient to support the operations of the proposed daycare facility without queuing on the site or backing onto the roadway network.

V:\DET\2024\DET-240465 Jon Farazmand - 1040 W Northwest Highway, Mount Prospect, IL\Calculations & Reports\Traffic\Reports\2025-05 TIS\2025-05 Traffic Impact Study.docx

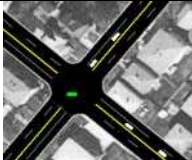
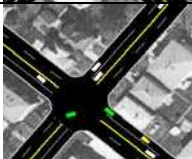
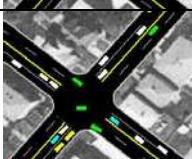
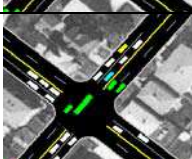
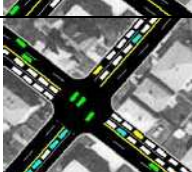
TECHNICAL APPENDIX

LEVEL OF SERVICE/AVERAGE CONTROL DELAY CRITERIA

LEVEL OF SERVICE /AVERAGE CONTROL DELAY CRITERIA

The ability of a roadway to effectively accommodate traffic demand is determined through an assessment of the volume-to-capacity ratio, delay and Level of Service of the lane group and/or intersection. The volume-to-capacity ratio is the ratio of traffic flow rate to capacity for a given transportation facility. As defined within the Highway Capacity Manual, 7th Edition (HCM), intersection delay is the total additional travel time experienced by drivers, passengers, or pedestrians as a result of control measures and interaction with other users of the facility, divided by the volume departing from the corresponding cross section of the facility. Level of service is a qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience.

For an unsignalized intersection, LOS A indicates operations with delay less than 10 seconds per vehicle, while LOS F describes operations with delay in excess of 50 seconds per vehicle. For a signalized intersection, LOS A indicates operations with delay less than 10 seconds per vehicle and LOS F denotes operations with delay in excess of 80 seconds per vehicle.

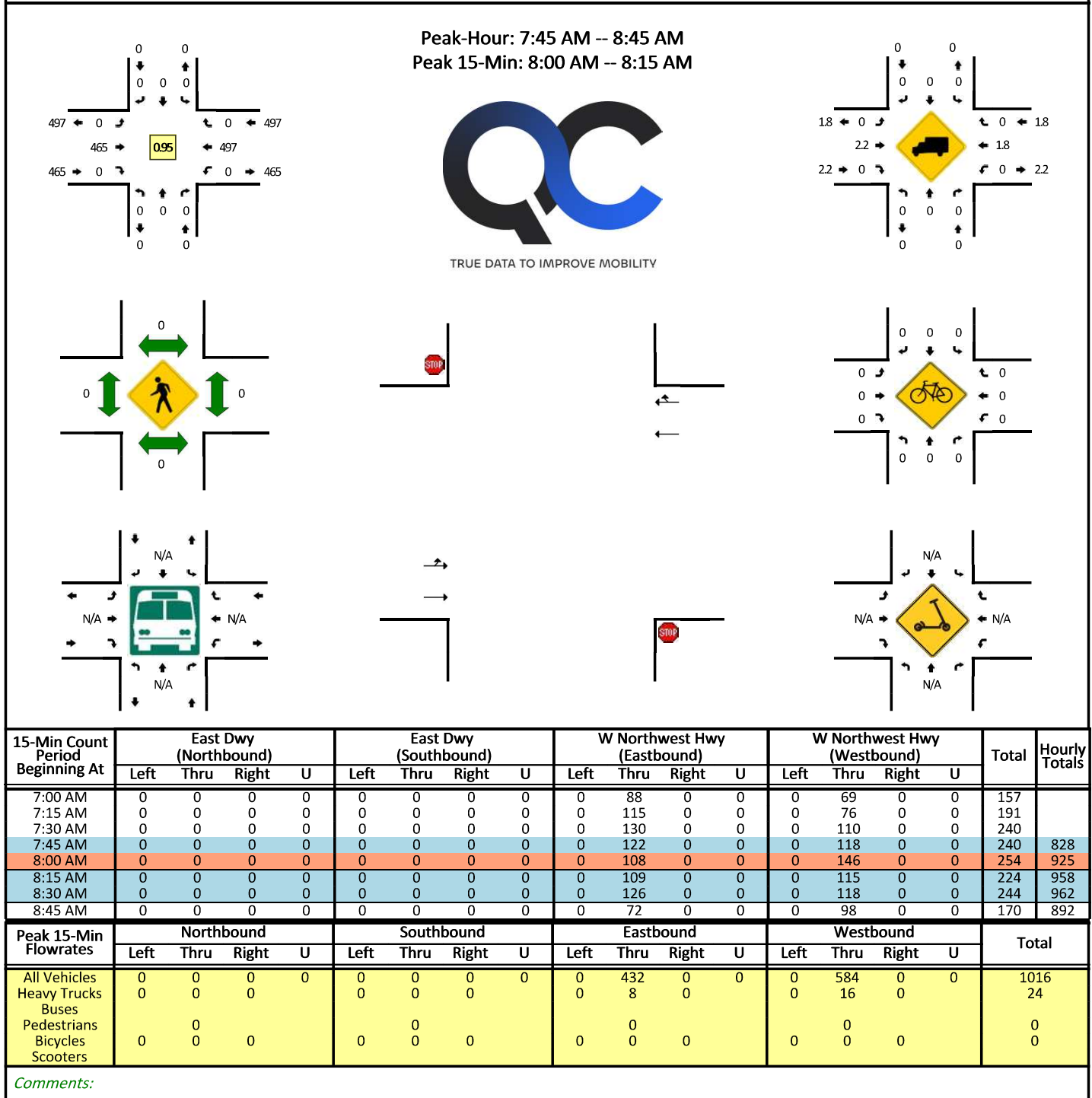
	Level Of Service (LOS)	Signalized Delay Range (average control delay in sec/veh)	Unsignalized Delay Range (average control delay in sec/veh)
	A	≤ 10	≤ 10
	B	> 10 and ≤ 20	> 10 and ≤ 15
	C	> 20 and ≤ 35	> 15 and ≤ 25
	D	> 35 and ≤ 55	> 25 and ≤ 35
	E	> 55 and ≤ 80	> 35 and ≤ 50
	F	> 80	> 50

Source: Highway Capacity Manual, 7th Edition

TURNING MOVEMENT COUNT DATA

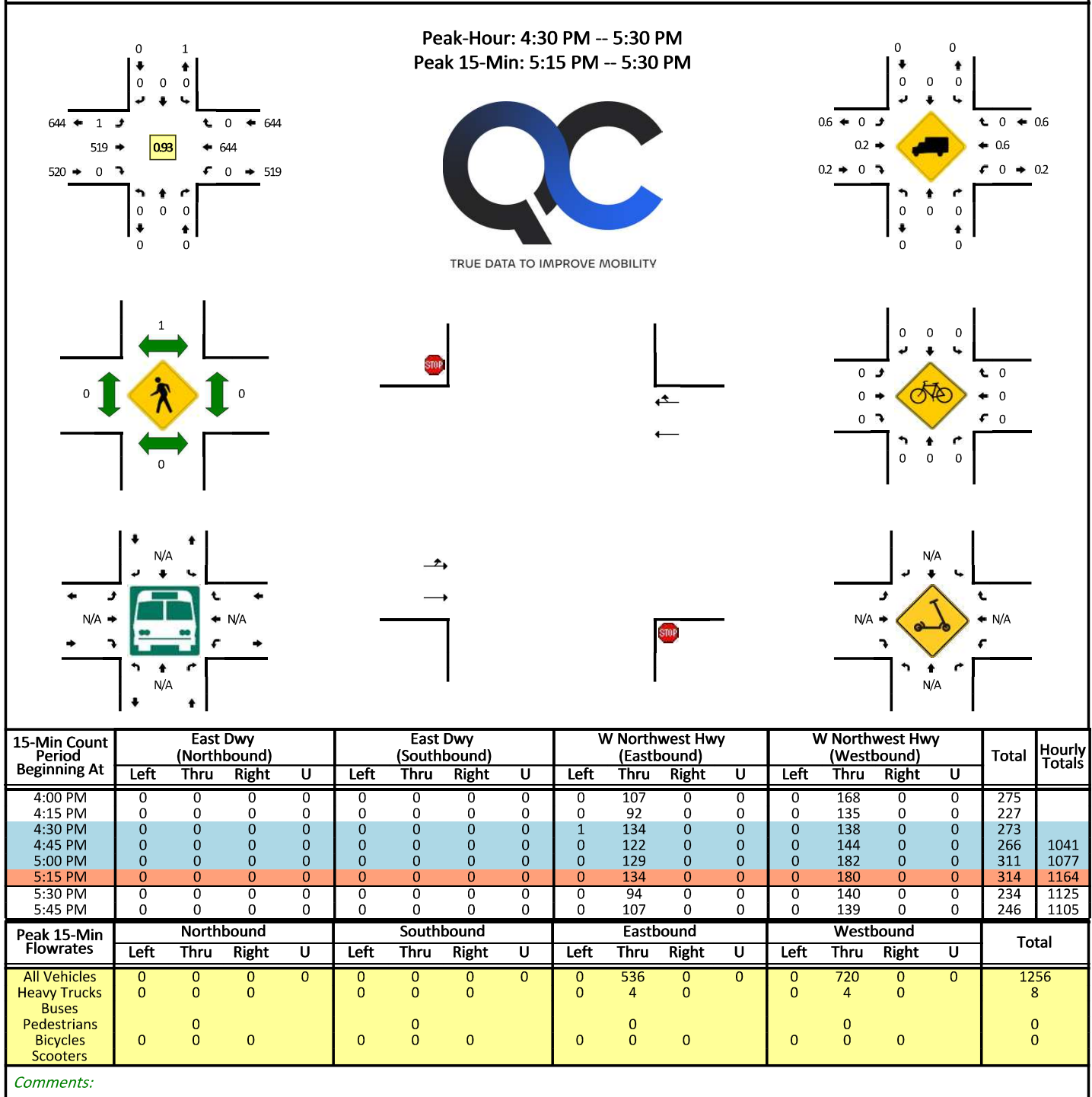
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CITY/STATE: Mount Prospect, IL

QC JOB #: 16946201
DATE: Tue, Mar 4 2025



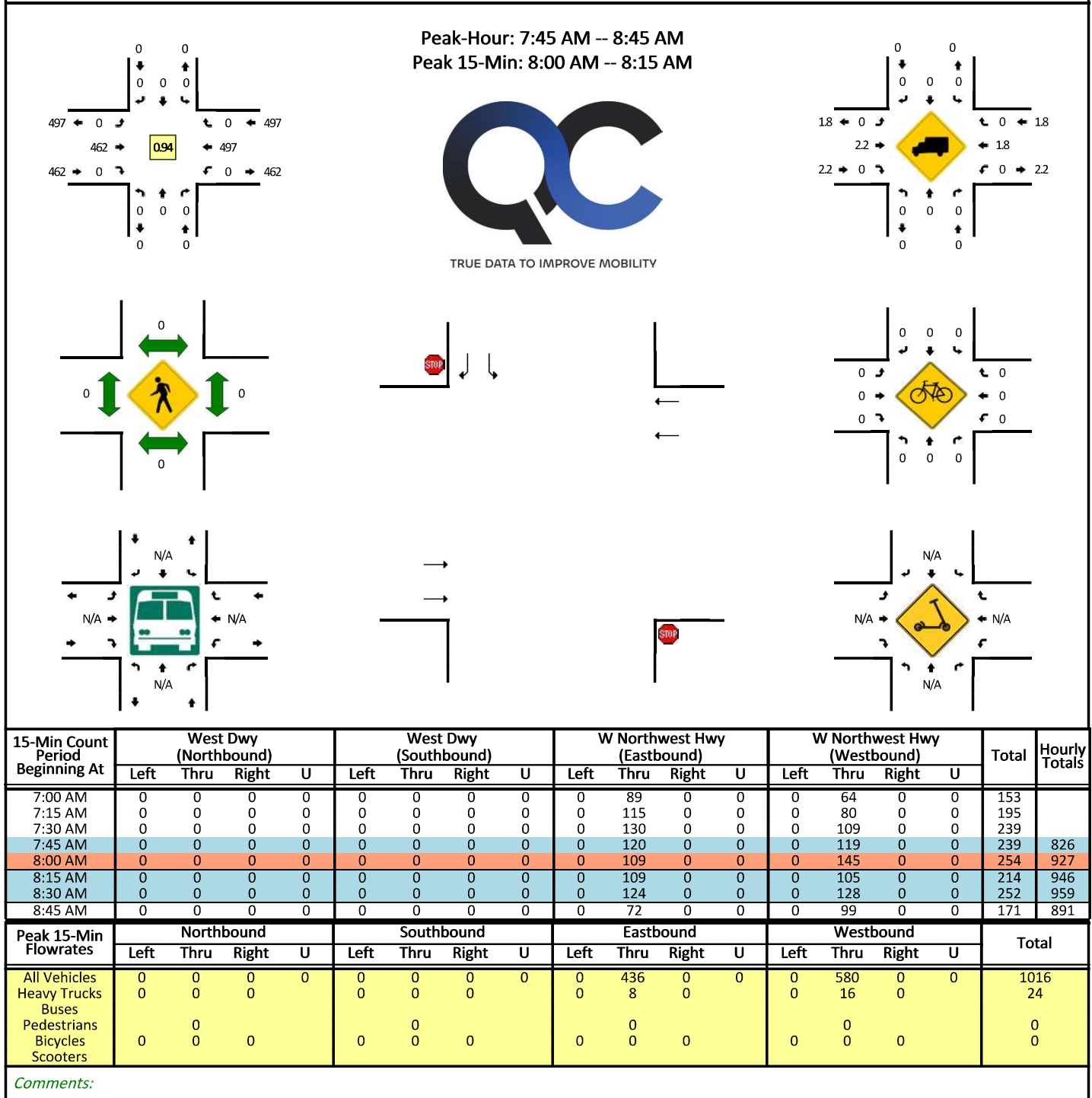
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CITY/STATE: Mount Prospect, IL

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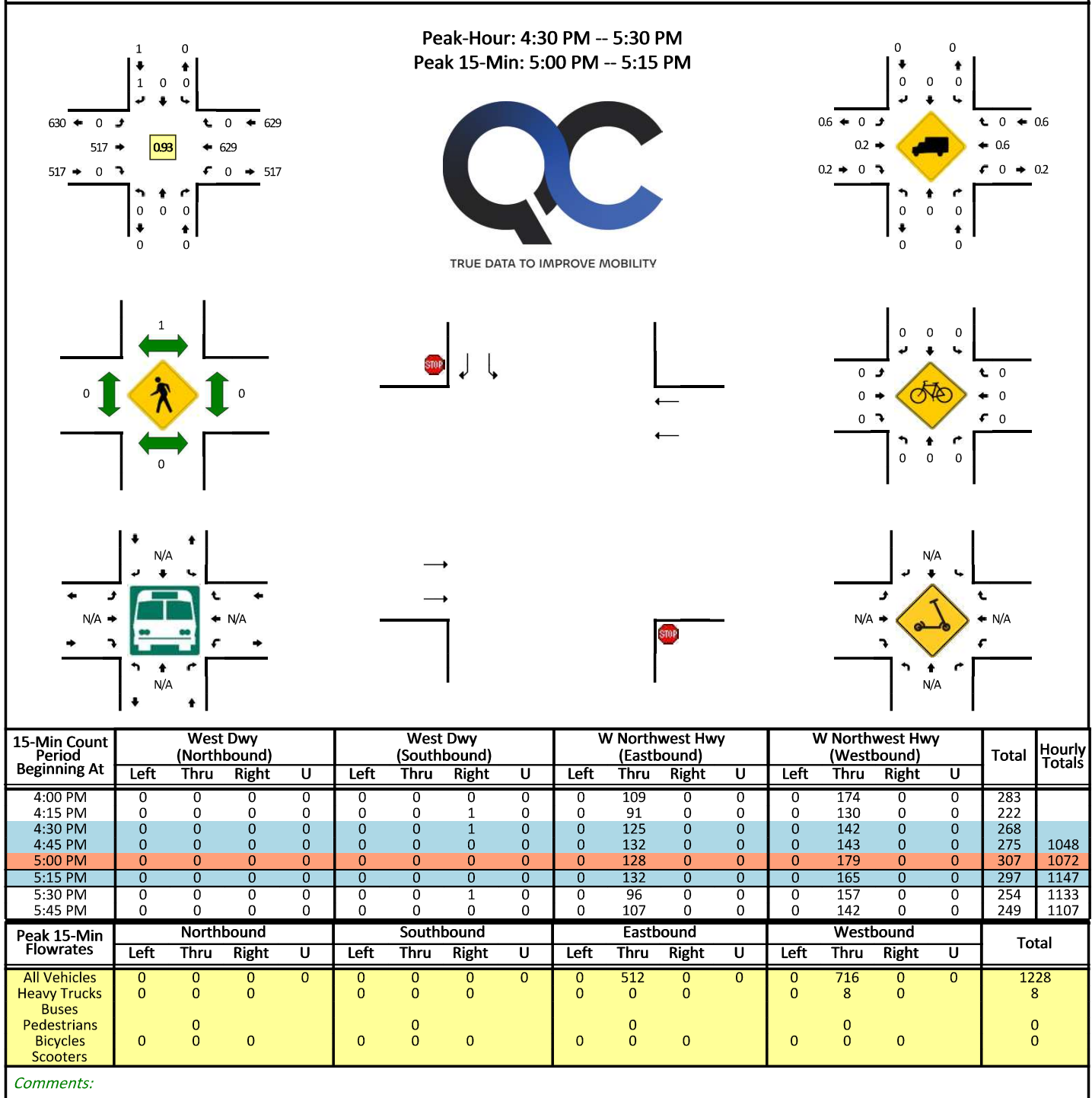
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CITY/STATE: Mount Prospect, IL

QC JOB #: 16946203
DATE: Tue, Mar 4 2025



LOCATION: West Dwy -- W Northwest Hwy
CITY/STATE: Mount Prospect, IL

QC JOB #: 16946204
DATE: Tue, Mar 4 2025



DAYCARE DROP-OFF AND PICK-UP TRANSACTION DATA

STONEFIELD

Table A1 – Day-Care Drop-Off Transaction Time Data

- National Day-Care Franchises
- 4 Study Locations
- Duration measured from arrival of vehicle to parking space to departure of vehicle from parking space.
- Parents walk their children into the building at drop-off and walk their children from the building at pick-up.

Drop-Off Duration (min:sec)							
2:36	4:15	5:37	5:50	6:40	5:21	4:12	4:14
7:12	5:25	13:57	7:53	8:08	5:52	5:07	5:39
3:30	4:58	6:28	7:50	3:12	5:24	4:44	3:47
2:06	9:09	4:44	3:01	3:55	6:47	2:40	8:39
4:05	5:23	5:05	5:22	8:09	5:26	9:09	6:16
7:52	6:09	7:34	5:34	7:11	4:22	5:46	4:21
6:31	4:09	5:48	4:10	5:56	5:24	3:39	4:04
7:54	3:35	4:30	7:12	8:06	5:47	4:42	11:45
5:13	8:51	6:37	4:48	4:15	7:24	7:35	9:15
6:47	5:33	4:52	9:06	4:02	6:32	3:50	4:54
4:58	8:29	8:20	3:39	6:00	7:07	6:06	8:13
5:26	7:38	4:50	4:55	11:47	8:54	5:01	10:15
6:12	5:34	8:25	10:43	5:21	7:51	0:46	9:27
7:39	5:47	5:28	4:44	5:30	6:07	6:53	3:55
5:13	4:31	4:15	2:36	6:21	6:42	4:55	7:21
6:44	4:40	4:22	7:15	11:35	9:27	8:13	4:20
6:04	16:49	4:48	9:40	4:49	5:01	4:45	6:01
4:23	12:11	2:49	5:15	6:08	10:23	10:07	3:48
4:27	5:13	5:55	7:23	10:14	9:56	4:23	4:22
6:49	9:14	10:53	7:42	6:11	6:32	7:04	5:04
						Minimum:	0:46
						Average:	6:17
						Maximum:	16:49

STONEFIELD

Table A2 – Day-Care Pick-Up Transaction Time Data

- National Day-Care Franchises
- 4 Study Locations
- Duration measured from arrival of vehicle to parking space to departure of vehicle from parking space.
- Parents walk their children into the building at drop-off and walk their children from the building at pick-up.

Pick-Up Duration (min:sec)							
7:18	6:40	6:32	7:05	7:37	8:28	6:40	7:10
4:56	7:29	6:45	7:42	7:49	8:56	4:27	9:29
6:30	4:58	5:28	6:03	3:35	9:43	3:08	8:31
6:01	11:14	12:16	6:06	4:20	9:28	8:21	6:14
4:56	11:39	2:28	8:02	7:22	8:33	4:18	11:58
9:06	10:10	13:17	5:09	6:33	4:27	6:43	5:18
8:08	7:59	3:31	5:05	7:44	10:39	5:54	4:06
5:26	6:04	7:08	6:24	7:48	5:42	7:01	6:39
5:54	4:14	5:22	5:57	10:09	5:58	9:26	7:58
6:59	8:48	7:25	5:38	4:36	8:02	4:13	2:18
4:09	6:17	5:04	3:31	6:23	6:11	5:23	6:11
3:32	7:05	8:09	6:02	8:29	4:11	4:27	6:19
7:23	11:41	5:04	7:07	3:21	10:28	5:05	7:01
3:49	6:10	8:01	11:48	12:51	10:42	6:52	5:42
6:29	6:48	5:59	3:44	5:14	6:52	7:38	5:12
15:34	11:18	4:20	7:08	9:56	6:59	9:25	4:17
8:30	6:05	6:21	6:37	13:03	8:43	12:03	4:34
4:02	8:53	3:33	--	--	--	--	--
						Minimum:	2:18
						Average:	6:58
						Maximum:	15:34

ANNUAL AVERAGE DAILY TRAFFIC DATA



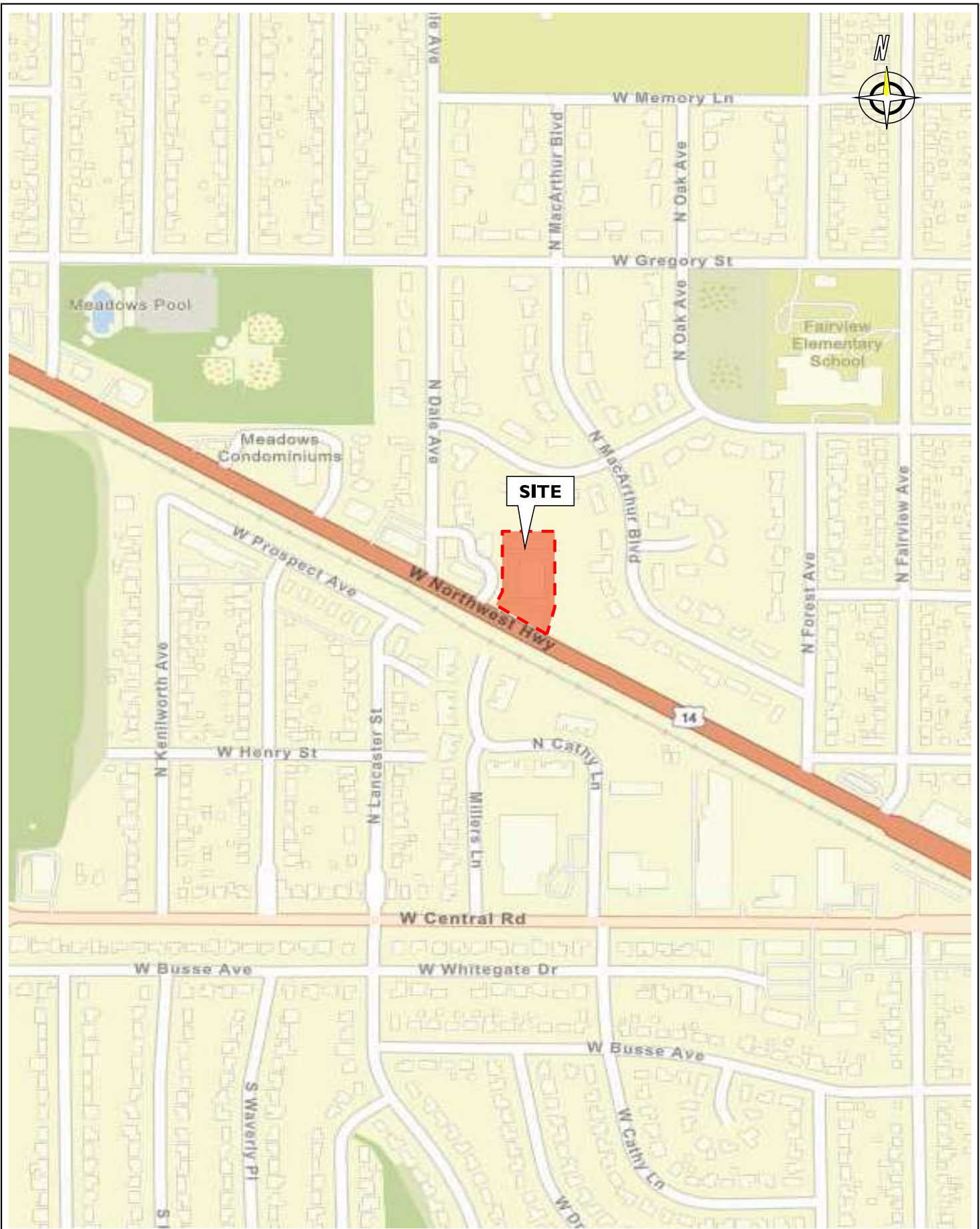
Volume Count Report

LOCATION INFO	
Location ID	016 1367
Type	LINK
Funct'l Class	4
Located On	Northwest Hwy
From Road	Arthur Ave
To Road	Central Rd
Direction	2-WAY
County	Cook
Community	ARLINGTON HEIGHTS
MPO ID	
HPMS ID	
Agency	Illinois DOT

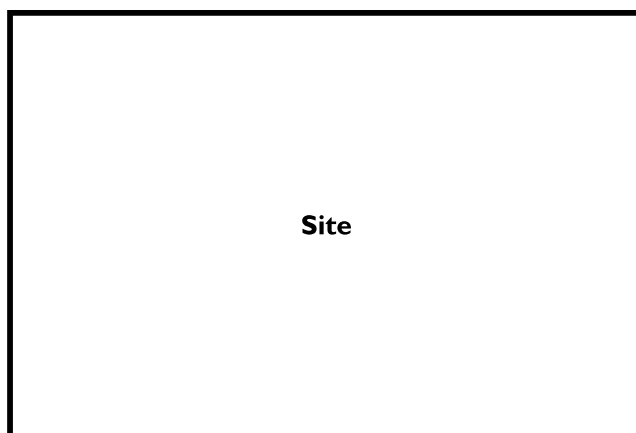
COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Wed 7/26/2023
End Date	Thu 7/27/2023
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	2-WAY
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	CombineVolumeCountsIncremental
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
 0:00-1:00	69
1:00-2:00	38
2:00-3:00	24
3:00-4:00	24
4:00-5:00	71
5:00-6:00	180
6:00-7:00	435
7:00-8:00	660
8:00-9:00	744
9:00-10:00	701
10:00-11:00	581
11:00-12:00	742
12:00-13:00	752
13:00-14:00	681
14:00-15:00	769
15:00-16:00	867
16:00-17:00	958
17:00-18:00	1,056
18:00-19:00	775
19:00-20:00	580
20:00-21:00	478
21:00-22:00	381
22:00-23:00	268
23:00-24:00 	126
Total	11,960
AM Peak	08:00-09:00 744
PM Peak	17:00-18:00 1,056

FIGURES



STONEFIELD	Proposed Daycare Facility 1040 W Northwest Highway Village of Mount Prospect, Cook County, Illinois Traffic Impact Study	FIGURE I Site Location Map
--------------------------	--	--



← 497 (644)

↑ 0 (0)
← 497 (644)

(520) 465 →

(1) 0 ↑
(519) 465 →

Northwest Highway

LEGEND

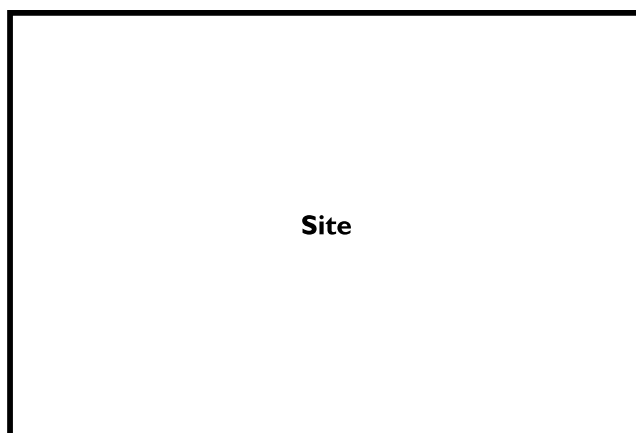
- Existing Roadway
- - - Proposed Driveway
- . - Existing Private Driveway
- ← AM (PM) Peak Hour Volumes
-  Signalized Intersection

not to scale

STONEFIELD

Proposed Daycare Facility
1040 W Northwest Highway
Village of Mount Prospect, Cook County, Illinois
Traffic Impact Study

FIGURE 2
2025 Existing Traffic
Volumes



← 522 (677)

↑ 0 (0)
← 522 (677)

(546) 489 →

(1) 0 ↑
(545) 489 →

Northwest Highway

LEGEND

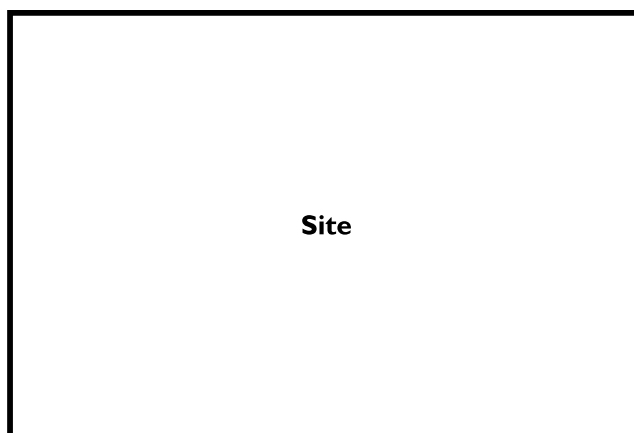
- Existing Roadway
- - - Proposed Driveway
- . . Existing Private Driveway
- ← AM (PM) Peak Hour Volumes
-  Signalized Intersection

not to scale

STONEFIELD

Proposed Daycare Facility
1040 W Northwest Highway
Village of Mount Prospect, Cook County, Illinois
Traffic Impact Study

FIGURE 3
2030 No-Build Traffic
Volumes



56 (64)
68 (78)

77 (69)

(57) 63 →

(57) 63 ↗
(78) 68 →

Northwest Highway

LEGEND

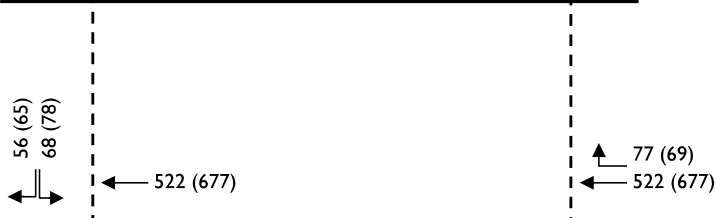
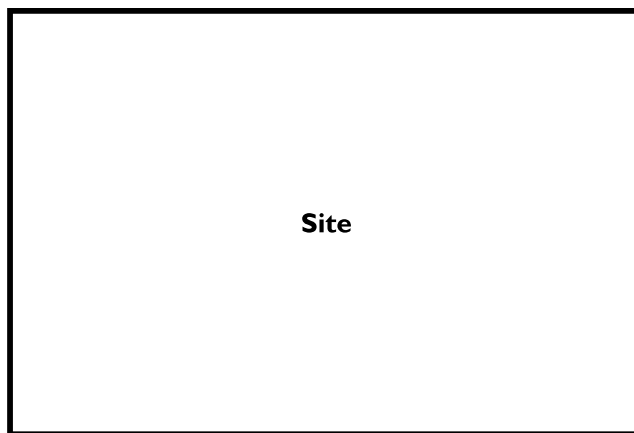
- Existing Roadway
- - - Proposed Driveway
- . - Existing Private Driveway
- ← AM (PM) Peak Hour Volumes
-  Signalized Intersection

not to scale

STONEFIELD

Proposed Daycare Facility
1040 W Northwest Highway
Village of Mount Prospect, Cook County, Illinois
Traffic Impact Study

FIGURE 4
Site-Generated Traffic
Volumes



(603) 552 →

(58) 63 ↑
(623) 557 →

Northwest Highway

LEGEND

- Existing Roadway
- - - Proposed Driveway
- . . Existing Private Driveway
- ← AM (PM) Peak Hour Volumes
-  Signalized Intersection

not to scale

STONEFIELD

Proposed Daycare Facility
1040 W Northwest Highway
Village of Mount Prospect, Cook County, Illinois
Traffic Impact Study

FIGURE 5
2030 Build Traffic Volumes

HIGHWAY CAPACITY ANALYSIS DETAIL SHEETS

HCM 7th TWSC
1: Northwest Highway & Ingress Site Driveway

2025 Existing Condition
Weekday Morning Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	465	497	0	0	0
Future Vol, veh/h	0	465	497	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	489	523	0	0	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	523	0	-	0	768	262
Stage 1	-	-	-	-	523	-
Stage 2	-	-	-	-	245	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1054	-	-	-	342	743
Stage 1	-	-	-	-	565	-
Stage 2	-	-	-	-	779	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1054	-	-	-	342	743
Mov Cap-2 Maneuver	-	-	-	-	342	-
Stage 1	-	-	-	-	565	-
Stage 2	-	-	-	-	779	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1054	-	-	-	-	
HCM Lane V/C Ratio	-	-	-	-	-	
HCM Ctrl Dly (s/v)	0	-	-	-	0	
HCM Lane LOS	A	-	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	-	

HCM 7th TWSC
2: Northwest Highway & Egress Site Driveway

2025 Existing Condition
Weekday Morning Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	465	497	0	0	0
Future Vol, veh/h	0	465	497	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	495	529	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	776	264
Stage 1	-	-	-	-	529	-
Stage 2	-	-	-	-	247	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	338	740
Stage 1	0	-	-	0	561	-
Stage 2	0	-	-	0	777	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	338	740
Mov Cap-2 Maneuver	-	-	-	-	338	-
Stage 1	-	-	-	-	561	-
Stage 2	-	-	-	-	777	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Ctrl Dly (s/v)	-	-	0	0		
HCM Lane LOS	-	-	A	A		
HCM 95th %tile Q(veh)	-	-	-	-		

HCM 7th TWSC
1: Northwest Highway & Ingress Site Driveway

2025 Existing Condition
Weekday Evening Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	519	644	0	0	0
Future Vol, veh/h	1	519	644	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	1	558	692	0	0	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	692	0	-	0	974	346
Stage 1	-	-	-	-	692	-
Stage 2	-	-	-	-	281	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	912	-	-	-	253	656
Stage 1	-	-	-	-	463	-
Stage 2	-	-	-	-	747	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	912	-	-	-	253	656
Mov Cap-2 Maneuver	-	-	-	-	253	-
Stage 1	-	-	-	-	463	-
Stage 2	-	-	-	-	747	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0.03	0		0		
HCM LOS	A					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	7	-	-	-	-	
HCM Lane V/C Ratio	0.001	-	-	-	-	
HCM Ctrl Dly (s/v)	9	0	-	-	0	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	-	

HCM 7th TWSC
2: Northwest Highway & Egress Site Driveway

2025 Existing Condition
Weekday Evening Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	520	644	0	0	1
Future Vol, veh/h	0	520	644	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	0	559	692	0	0	1
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	972	346
Stage 1	-	-	-	-	692	-
Stage 2	-	-	-	-	280	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	254	656
Stage 1	0	-	-	0	463	-
Stage 2	0	-	-	0	749	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	254	656
Mov Cap-2 Maneuver	-	-	-	-	254	-
Stage 1	-	-	-	-	463	-
Stage 2	-	-	-	-	749	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		10.5		
HCM LOS				B		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	-	656		
HCM Lane V/C Ratio	-	-	-	0.002		
HCM Ctrl Dly (s/v)	-	-	0	10.5		
HCM Lane LOS	-	-	A	B		
HCM 95th %tile Q(veh)	-	-	-	0		

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	489	522	0	0	0
Future Vol, veh/h	0	489	522	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	515	549	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	549	0	-	0	807	275
Stage 1	-	-	-	-	549	-
Stage 2	-	-	-	-	257	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1030	-	-	-	323	729
Stage 1	-	-	-	-	548	-
Stage 2	-	-	-	-	768	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1030	-	-	-	323	729
Mov Cap-2 Maneuver	-	-	-	-	323	-
Stage 1	-	-	-	-	548	-
Stage 2	-	-	-	-	768	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1030	-	-	-	-	
HCM Lane V/C Ratio	-	-	-	-	-	
HCM Ctrl Dly (s/v)	0	-	-	-	0	
HCM Lane LOS	A	-	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	-	

HCM 7th TWSC
2: Northwest Highway & Egress Site Driveway

2030 No-Build Condition
Weekday Morning Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	489	522	0	0	0
Future Vol, veh/h	0	489	522	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	520	555	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	815	278
Stage 1	-	-	-	-	555	-
Stage 2	-	-	-	-	260	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	319	726
Stage 1	0	-	-	0	544	-
Stage 2	0	-	-	0	766	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	319	726
Mov Cap-2 Maneuver	-	-	-	-	319	-
Stage 1	-	-	-	-	544	-
Stage 2	-	-	-	-	766	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Ctrl Dly (s/v)	-	-	0	0		
HCM Lane LOS	-	-	A	A		
HCM 95th %tile Q(veh)	-	-	-	-		

HCM 7th TWSC
1: Northwest Highway & Ingress Site Driveway

2030 No-Build Condition
Weekday Evening Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	545	677	0	0	0
Future Vol, veh/h	1	545	677	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	1	586	728	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	728	0	-	0	1023	364
Stage 1	-	-	-	-	728	-
Stage 2	-	-	-	-	295	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	885	-	-	-	235	639
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	735	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	885	-	-	-	235	639
Mov Cap-2 Maneuver	-	-	-	-	235	-
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	735	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0.03	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	7	-	-	-	-	
HCM Lane V/C Ratio	0.001	-	-	-	-	
HCM Ctrl Dly (s/v)	9.1	0	-	-	0	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	-	

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	546	677	0	0	1
Future Vol, veh/h	0	546	677	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	0	587	728	0	0	1
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	1022	364
Stage 1	-	-	-	-	728	-
Stage 2	-	-	-	-	294	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	236	639
Stage 1	0	-	-	0	444	-
Stage 2	0	-	-	0	737	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	236	639
Mov Cap-2 Maneuver	-	-	-	-	236	-
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	737	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		10.65		
HCM LOS				B		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	-	639		
HCM Lane V/C Ratio	-	-	-	0.002		
HCM Ctrl Dly (s/v)	-	-	0	10.6		
HCM Lane LOS	-	-	A	B		
HCM 95th %tile Q(veh)	-	-	-	0		

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	63	557	522	77	0	0
Future Vol, veh/h	63	557	522	77	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	66	586	549	81	0	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	631	0	-	0	1016	315
Stage 1	-	-	-	-	590	-
Stage 2	-	-	-	-	426	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	962	-	-	-	238	686
Stage 1	-	-	-	-	522	-
Stage 2	-	-	-	-	633	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	962	-	-	-	218	686
Mov Cap-2 Maneuver	-	-	-	-	218	-
Stage 1	-	-	-	-	479	-
Stage 2	-	-	-	-	633	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	1.46	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	366	-	-	-	-	
HCM Lane V/C Ratio	0.069	-	-	-	-	
HCM Ctrl Dly (s/v)	9	0.6	-	-	0	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0.2	-	-	-	-	

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	552	522	0	68	56
Future Vol, veh/h	0	552	522	0	68	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	587	555	0	72	60
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	849	278
Stage 1	-	-	-	-	555	-
Stage 2	-	-	-	-	294	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	304	726
Stage 1	0	-	-	0	544	-
Stage 2	0	-	-	0	737	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	304	726
Mov Cap-2 Maneuver	-	-	-	-	304	-
Stage 1	-	-	-	-	544	-
Stage 2	-	-	-	-	737	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		15.94		
HCM LOS				C		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	304	726		
HCM Lane V/C Ratio	-	-	0.238	0.082		
HCM Ctrl Dly (s/v)	-	-	20.5	10.4		
HCM Lane LOS	-	-	C	B		
HCM 95th %tile Q(veh)	-	-	0.9	0.3		

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	58	623	677	69	0	0
Future Vol, veh/h	58	623	677	69	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	62	670	728	74	0	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	802	0	-	0	1225	401
Stage 1	-	-	-	-	765	-
Stage 2	-	-	-	-	460	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	830	-	-	-	174	604
Stage 1	-	-	-	-	425	-
Stage 2	-	-	-	-	608	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	830	-	-	-	158	604
Mov Cap-2 Maneuver	-	-	-	-	158	-
Stage 1	-	-	-	-	386	-
Stage 2	-	-	-	-	608	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	1.51	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	307	-	-	-	-	
HCM Lane V/C Ratio	0.075	-	-	-	-	
HCM Ctrl Dly (s/v)	9.7	0.8	-	-	0	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0.2	-	-	-	-	

Intersection						
Int Delay, s/veh	2.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	603	677	0	78	65
Future Vol, veh/h	0	603	677	0	78	65
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	0	648	728	0	84	70
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	1052	364
Stage 1	-	-	-	-	728	-
Stage 2	-	-	-	-	324	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	225	639
Stage 1	0	-	-	0	444	-
Stage 2	0	-	-	0	711	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	225	639
Mov Cap-2 Maneuver	-	-	-	-	225	-
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	711	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		21.61		
HCM LOS				C		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	225	639		
HCM Lane V/C Ratio	-	-	0.373	0.109		
HCM Ctrl Dly (s/v)	-	-	30.2	11.3		
HCM Lane LOS	-	-	D	B		
HCM 95th %tile Q(veh)	-	-	1.6	0.4		

Traffic Impact Study

Proposed Daycare Facility
Parcel ID: 03-33-407-025-0000
1040 W Northwest Highway
Village of Mount Prospect
Cook County, Illinois



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2023 – Northwest Highway between Waterman Avenue and Dale Avenue

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Figure 1 – Site Location Map

Figure 2 – 2025 Existing Traffic Volumes

Figure 3 – 2030 No-Build Traffic Volumes

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Figure 5 – 2030 Build Traffic Volumes

HIGHWAY CAPACITY ANALYSIS DETAIL SHEETS

2025 Existing Traffic Conditions

2030 No-Build Traffic Conditions

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INTRODUCTION

This Traffic Impact Study was prepared to investigate the potential impacts of the proposed daycare facility on the adjacent roadway network. The subject property is located along the northerly side of Northwest Highway in the Village of Mount Prospect, Cook County, Illinois. The site location is shown on appended **Figure I**.

The subject property is designated as parcel 03-33-407-025-0000 as depicted on the Cook County Tax Map. The site has approximately 275 feet of frontage along Northwest Highway. The existing site is occupied by a 13,466-square-foot vacant building. Access is presently provided via one (1) ingress-only driveway and one (1) egress-only driveway along Northwest Highway. Under the proposed development program, the existing building would be retrofitted into a 339-student daycare facility with auxiliary playground space. Access is proposed to remain as-is via one (1) ingress-only driveway and one (1) egress-only driveway along Northwest Highway.

METHODOLOGY

Stonefield Engineering & Design, LLC has prepared this Traffic Impact Study in accordance with the recommended guidelines and practices outlined by the Institute of Transportation Engineers (ITE) within Transportation Impact Analyses for Site Development. A detailed field investigation was performed to assess the existing conditions of the adjacent roadway network. A data collection effort was completed to identify the existing traffic volumes at the study intersections to serve as a base for the traffic analyses. Capacity analysis, a procedure used to estimate the traffic-carrying ability of roadway facilities over a range of defined operating conditions, was performed using the Highway Capacity Manual, 7th Edition (HCM) and the Synchro 12 Software for all study conditions to assess the roadway operations.

For an unsignalized intersection, Level of Service (LOS) A indicates operations with delay of less than 10 seconds per vehicle, while LOS F describes operations with delay in excess of 50 seconds per vehicle. For a signalized intersection, LOS A indicates operations with delay of less than 10 seconds per vehicle, while LOS F describes operations with delay in excess of 80 seconds per vehicle. The Technical Appendix contains the Highway Capacity Analysis Detail Sheets for the study intersections analyzed in this assessment.

2025 EXISTING CONDITION

2025 EXISTING ROADWAY CONDITIONS

The proposed daycare facility is located along the northerly side of Northwest Highway in the Village of Mount Prospect, Cook County, Illinois. The subject property is designated as parcel 03-33-407-025-0000 as

depicted on the Cook County Tax Map. The site has approximately 275 feet of frontage along Northwest Highway. Land uses in the area are a mix of commercial, educational, and residential uses.

Northwest Highway (U.S. Route 14) is classified as a Minor Arterial roadway with a general east-west orientation and is under the jurisdiction of the Illinois Department of Transportation (IDOT). Along the site frontage, the roadway provides two (2) lanes of travel in each direction and has a posted speed limit of 40 mph to the west of the site and 30 mph to the east of the site. Curb is provided along both sides of the roadway, sidewalk is provided along the northerly side of the roadway, shoulders are not provided, and on-street parking is not permitted. Northwest Highway provides east-west mobility throughout the Village of Mount Prospect and neighboring municipalities and provides access to IL 53 to the west of the site and IL 83 to the east of the site, serving a mix of residential and commercial uses along its length.

2025 EXISTING TRANSIT SERVICE

The subject site is located approximately one (1) mile (20-minute walk) from the Mount Prospect Train Station which serves the Metra Union Pacific Northwest Line and provides direct service to Arlington Heights and Chicago as well as transfer service to the Metra Union Pacific North Line. At Chicago Terminal, transfers are available to every line on the Metra Railroad System. Further, the proposed development is located approximately one (1) mile (19-minute walk) from bus stops that service Pace Bus Route 234, with the nearest stop located at the intersection of Northwest Highway and Main Street. Pace Bus Route provides service to De Plaines and Wheeling, and various points of interest throughout Cook and Lake Counties. The non-vehicular transportation modes available in the general vicinity of the subject site are summarized on **Table I**.

TABLE I – MULTI-MODAL TRANSPORTATION OPTIONS

Travel Mode	Proximity to Site	Destinations
Mount Prospect Train Station	1 mile	Chicago, Clybourn, Irving Park, Jefferson Park, Gladstone Park, Norwood Park, Edison Park, Park Ridge, Dee Road, Des Plaines, Cumberland, Mount Prospect, Arlington Heights, Arlington Park, Palatine, Barrington, Fox River Grove, Cary, Pingree Road, Crystal Lake, Woodstock, Harvard
Pace Bus Route 234	1 mile	De Plaines, Mount Prospect, Prospect Heights, Arlington Heights, Wheeling, Buffalo Grove

2025 EXISTING TRAFFIC VOLUMES

Turning movement counts were collected during the typical weekday morning and weekday evening time periods to evaluate existing traffic conditions and identify the specific hours when traffic activity on the adjacent roadways is at a maximum and could be potentially impacted by the development of the site. Turning movement counts were collected at the following intersections:

- ◆ Northwest Highway and Easterly Site Driveway
- ◆ Northwest Highway and Westerly Site Driveway

Specifically, turning movement counts were conducted on Tuesday, March 4, 2025, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m.

The study time periods were chosen as they are representative of the peak periods of both the adjacent roadway network and the proposed development. The traffic volume data was collected and analyzed to identify the design peak hour in accordance with HCM and ITE guidelines. Based on the review of the count data the weekday morning peak hour occurred from 7:45 a.m. to 8:45 a.m. and the weekday evening peak hour occurred from 4:30 p.m. to 5:30 p.m. The Technical Appendix contains a summary of the turning movement count data.

Annual average daily traffic (AADT) volumes, including the percentage of truck traffic, were obtained from the IDOT 2023 Illinois Travel Statistics. Within the vicinity, the nearest AADT volumes were located along Northwest Highway between its intersections with Waterman Avenue and Dale Avenue to the west of the subject site and were conducted from 12:00 a.m. on Wednesday, July 26, 2023, to 12:00 a.m. on Thursday, July 27, 2023. The Technical Appendix contains a summary of the IDOT AADT volumes conducted along Northwest Highway. Note that the IDOT traffic volumes depicted in the appendix represent the unadjusted data. These volumes are further adjusted by the IDOT based on seasonal adjustment factors and the day of the week the counts were conducted on. **Table 2** summarizes the AADT volumes published by IDOT.

TABLE 2 – SUMMARY OF IDOT AADT VOLUMES

Location	IDOT AADT (Year)	Trucks (Percent)
Northwest Highway (U.S. Route 14)	9,700 (2023)	260 (2.7%)

The AADT volumes were compared to the 2025 turning movement counts conducted during the weekday morning and weekday evening peak hours. **Table 3** compares the peak hours of the AADT volumes to the 2025 turning movement counts conducted along Northwest Highway.

TABLE 3 – AADT AND TMC COMPARISON

Location	IDOT Peak Hour Volumes (2023)		TMC Peak Hour Volumes (2025)		Percent Difference	
	AM	PM	AM	PM	AM	PM
Northwest Highway (U.S. Route 14)	744	1,056	962	1,164	+29.3%	+10.2%

As shown in **Table 3**, the turning movement counts conducted along Northwest Highway contained greater volumes than the AADT volumes conducted by IDOT in 2023 during the peak hours studied. As such,

the turning movement counts were utilized to generate the 2025 Existing weekday morning and weekday evening peak-hour volumes and are summarized on appended **Figure 2**.

2025 EXISTING CRASH SUMMARY

An analysis of the preexisting crash data along the adjacent roadway network was conducted to evaluate and address potential safety concerns along Northwest Highway. Specifically, the data was obtained from the IDOT Division of Transportation Safety within 250 feet of the intersection of Northwest Highway and Dale Avenue located directly to the west of the site from 2019 to 2023. **Table 4** provides a summary of the crash data.

TABLE 4 – CRASH HISTORY SUMMARY WITHIN SITE VICINITY

Location – Within 250' of Intersection	Year	Number of Crashes	Collision Type	Crash Severity	Weather Condition
Intersection of Northwest Highway and Dale Avenue	2019	0	-	-	-
	2020	0	-	-	-
	2021	0	-	-	-
	2022	1	Left-Turn	Property Damage Only	Clear
	2023	0	-	-	-

As illustrated in **Table 4**, one (1) collision was experienced within 250 feet of the intersection of Northwest Highway and Dale Avenue from 2019 to 2023. The crash did not result in a reported injury or fatality nor involve pedestrians or bicyclists. As such, no significant safety concerns are anticipated along the Northwest Highway site frontage.

2025 EXISTING LOS/CAPACITY ANALYSIS

A Level of Service and Volume/Capacity analysis was conducted for the 2025 Existing Condition during the weekday morning and weekday evening peak hours at the study intersections and existing site driveways. Under the existing condition, the turning movements at the unsignalized intersection of Northwest Highway and the ingress site driveway are calculated to have a Level of Service A during the weekday morning and weekday evening peak hours. The turning movements at the unsignalized intersection of Northwest Highway and the egress site driveway are calculated to have a Level of Service B or better during the weekday morning and weekday evening peak hours.

2030 NO-BUILD CONDITION

BACKGROUND GROWTH

The 2025 Existing Condition traffic volume data was grown to a future horizon year of 2030, which is a conservative estimate for when the proposed daycare facility is expected to be fully constructed. Traffic growth in the area is determined to be a combination of expected land development and projected population growth in the region. Based on a review of the Chicago Metropolitan Agency for Planning (CMAP) ON TO 2050 Socioeconomic Forecast Appendix for Cook County, traffic volumes along Northwest Highway are anticipated to experience an annual, compounded growth rate of approximately 0.44%. In order to provide a conservative analysis, a 1.00% compounded background growth rate was utilized instead. As such, the existing traffic volumes at the study intersections were increased by 1.00% annually for five (5) years.

OTHER PLANNED DEVELOPMENT PROJECTS

To evaluate the future traffic conditions, it is important to consider the potential site-generated traffic of other projects that could influence the traffic volume at the study intersections. Other planned development projects include those that are either in the entitlement process or have recently been approved for building permits in proximity to the proposed development. Based on consultations with the Village of Mount Prospect Freedom of Information Officer, Karen Agoranos, there are no planned development projects within the area of the subject site. As such, the application of the background growth rate would be adequate to account for background traffic growth.

2030 NO-BUILD TRAFFIC VOLUMES

The background growth rate was applied to the 2025 Existing Traffic Volumes to calculate the 2030 No-Build Traffic Volumes for the weekday morning and weekday evening peak hours. These volumes are summarized on appended **Figure 3**.

2030 NO-BUILD LOS/CAPACITY ANALYSIS

A Level of Service and Volume/Capacity analysis was also conducted for the 2030 No-Build Condition during the weekday morning and weekday evening peak hours at the study intersections and existing site driveways. The turning movements at the unsignalized intersection of Northwest Highway and the ingress site driveway are calculated to operate generally consistent with the findings of the 2025 Existing Condition during the weekday morning and weekday evening peak hours. The turning movements at the unsignalized intersection of Northwest Highway and the egress site driveway are calculated to operate generally consistent with the findings of the 2025 Existing Condition during the weekday morning and weekday evening peak hours.

2030 BUILD CONDITION**TRIP GENERATION**

The site-generated traffic volume of the proposed daycare facility was estimated to identify the potential impacts of the project. Trip generation projections were prepared utilizing ITE's Trip Generation Manual, 11th Edition. Trip generation rates associated with Land Use 565 "Day Care Center" were cited for the proposed 339-student daycare facility. **Table 5** provides the weekday morning and weekday evening peak hour trip generation volumes associated with the proposed development.

TABLE 5 – PROPOSED TRIP GENERATION

Land Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
339-Student Day Care Center <i>ITE Land Use 565</i>	140	124	264	126	142	268

Unlike a traditional school with set arrival and dismissal times, the proposed childcare facility allows drop-off and pick-up across multiple hours in the morning and evening, dispersing the traffic impact of the site across a wider period of time as opposed to a concentrated drop-off and pick-up period. Additionally, vehicles are frequently occupied by multiple children (i.e. siblings and carpools), and the site's location near a residential neighborhood facilitates and promotes local pedestrian trips within walking distance of the site. Finally, numerous factors including part-time schedules and absentees due to sickness and vacations contribute to typical operating volumes of approximately 85% that of the actual licensed capacity. These characteristics contribute to a reduced traffic impact on the surrounding roadway network.

As stated within Chapter 10 of ITE's Trip Generation Handbook, 3rd Edition, there are instances when the total number of trips generated by a site is different from the amount of new traffic added to the street system by the generator. Childcare facilities are specifically located on or adjacent to busy streets to attract motorists already on the roadway. Therefore, the proposed development would be expected to attract a portion of its trips from the traffic passing the site on the way from an origin to an ultimate destination. These trips do not add new traffic to the adjacent roadway system and are referred to as pass-by trips. Based on data provided by ITE, 44% of peak-hour traffic associated with Land Use 565 "Day Care Center" consists of "pass-by" trips.

Additionally, based on characteristics of childcare facilities, in which many trips are made by a parent or caregiver while traveling to/from work, it is likely a portion of the site generated trips would consist of "diverted link" trips. As stated within Chapter 10 of ITE's Trip Generation Handbook, 3rd Edition, diverted link trips are "attracted from the traffic volume on roadways within the vicinity of the site generator but without direct

access to the site.” A diverted link trip adds traffic to streets adjacent to a site and could remove a trip on streets from which it diverted; however, the trip does not constitute an increase of traffic on a macroscopic level. Based on data provided by ITE, 32% of peak-hour traffic associated with Land Use 565 “Day Care Center” consists of diverted link trips.

As part of the conservative traffic analysis provided within this report, no reduction for “pass-by” traffic or “diverted link” traffic was applied. All traffic volumes are assumed to be new to the roadway network.

TRIP ASSIGNMENT/DISTRIBUTION

The trips generated by the proposed development were distributed according to the existing travel pattern along the adjacent roadways and the access management plan of the site. **Table 6** summarizes the distribution of the site-generated trips along the adjacent roadway network.

TABLE 6 – SITE-GENERATED TRIP DISTRIBUTION

Origin & Destination	Weekday Morning Peak Hour	Weekday Evening Peak Hour
To/From Eastbound via Northwest Highway	45%	45%
To/From Westbound via Northwest Highway	55%	55%
Total	100%	100%

The Site-Generated Traffic Volumes are illustrated on appended **Figure 4**.

2030 BUILD TRAFFIC VOLUMES

The site-generated trips were added to the 2030 No-Build Traffic Volumes to calculate the 2030 Build Traffic Volumes and are shown on appended **Figure 5**.

2030 BUILD LOS/CAPACITY ANALYSIS

A Level of Service and Volume/Capacity analysis was also conducted for the 2030 Build Condition during the weekday morning and weekday evening peak hours at the study intersections and proposed site driveways. **Tables 7** through **10** compare the 2025 Existing, 2030 No-Build, and 2030 Build Conditions Level of Service and delay values.

The turning movements at the unsignalized intersection of Northwest Highway and the ingress site driveway are calculated to operate at a Level of Service A during the weekday morning and weekday evening peak hours. The turning movements at the unsignalized intersection of Northwest Highway and the egress site driveway are calculated to operate at a Level of Service C or better during the weekday morning peak hour and Level of Service D or better during the weekday evening peak hour.

COMPARATIVE LEVEL OF SERVICE (DELAY) TABLES**NORTHWEST HIGHWAY & INGRESS SITE DRIVEWAY**

EB (Eastbound) is the Northwest Highway approach

X (n) = Level of Service (seconds of delay)

TABLE 7 – WEEKDAY MORNING PEAK HOUR

Lane Group	2025 Existing	2030 No-Build	2030 Build
EB Left	No Volume	No Volume	A (9.0)
EB Through	No Delay	No Delay	A (0.6)

TABLE 8 – WEEKDAY EVENING PEAK HOUR

Lane Group	2025 Existing	2030 No-Build	2030 Build
EB Left	A (9.0)	A (9.1)	A (9.7)
EB Through	No Delay	No Delay	A (0.8)

NORTHWEST HIGHWAY & EGRESS SITE DRIVEWAY

SB (Southbound) approach is the Egress Site Driveway approach

X (n) = Level of Service (seconds of delay)

TABLE 9 – WEEKDAY MORNING PEAK HOUR

Lane Group	2025 Existing	2030 No-Build	2030 Build
SB Left	No Volume	No Volume	C (20.5)
SB Right	No Volume	No Volume	B (10.4)

TABLE 10 – WEEKDAY EVENING PEAK HOUR

Lane Group	2025 Existing	2030 No-Build	2030 Build
SB Left	No Volume	No Volume	D (30.2)
SB Right	B (10.5)	B (10.6)	B (11.3)

2030 BUILD QUEUING ANALYSIS

In addition to the Level of Service and Volume/Capacity analysis conducted for the 2030 Build Condition, a queuing analysis was conducted during the weekday morning and weekday evening peak hours at the study intersections and proposed site driveway to evaluate the potential for vehicle queues stacking within the proposed site drive aisles. **Table II** compares the provided storage lengths to the anticipated 2030 Build Condition 95th percentile queuing at each of the study locations for the weekday morning and weekday evening peak hours.

TABLE 11 – 95TH PERCENTILE QUEUING SUMMARY

Intersection	Movement	Storage Length Provided	2030 Build Condition	
			Weekday Morning	Weekday Evening
Northwest Highway (E/W) and Ingress Site Driveway (N)	EB Left	>1,000'	5'	5'
Northwest Highway (E/W) and Egress Site Driveway (N)	SB Left	≈50'	20'	32.5'
	SB Right	≈50'	7.5'	10'

As shown in **Table 11**, the 95th percentile queues at the study locations are not anticipated to extend past the provided storage lengths at any of the turning movements during the studied time periods.

SITE CIRCULATION/PARKING SUPPLY

A review was conducted of the proposed daycare facility using the Site Plan prepared by our office, dated May 6, 2025. In completing this review, particular attention was focused on the site access, circulation, and parking supply.

ACCESS & CIRCULATION

Access is proposed to remain as-is via one (1) ingress-only driveway and one (1) egress-only driveway along Northwest Highway. The proposed building would be located at the southerly portion of the site with auxiliary playground areas located at the northerly portion of the site. Surface-level parking spaces would continue to be located along the perimeter of the site with the trash enclosure proposed to remain as-is at the northwesterly corner of the site. Vehicular circulation throughout the site would be facilitated via a minimum of 17-foot-wide one (1)-way drive aisles and 24-foot-wide two (2)-way drive aisles.

PARKING GENERATION

Regarding the parking requirements for the proposed development, the Village of Mount Prospect Ordinance requires daycare facilities to have one (1) parking space per employee plus one (1) parking space per 10 licensed capacity slots. For the proposed daycare facility consisting of 49 employees and 339 licensed capacity slots, this equates to 83 required parking spaces. Furthermore, the Ordinance requires developments that provide parking lots between 76 and 100 parking spaces to have a minimum of four (4) ADA accessible parking spaces. The site would provide 86 total parking spaces, inclusive of four (4) ADA accessible parking spaces, which meets the parking requirements and would be sufficient to support this project's parking demand. The 90-degree parking spaces would be nine (9) feet wide by 16 feet deep which is equivalent to their dimensions in the existing condition. The 60-degree parking spaces would be 10.4 feet wide by 17 feet deep

which constitutes an improvement over the existing condition in which the 60-degree parking spaces are 10.3 feet wide by 16 feet deep.

The parking supply was evaluated with respect to data published within the ITE's Parking Generation, 6th Edition, for Land Use 565 "Day Care Center." ITE provides peak parking demand data for childcare facilities based on number of students, number of staff, and gross floor area of the building. Table 12 provides a summary of the ITE data and the forecasted peak parking demand.

TABLE 12 – PROPOSED PARKING GENERATION

Independent Variable	Rate	Quantity	Parking Demand
Students	0.25 vehicles per student	339 students	85 vehicles
Employees	1.25 vehicles per employee	49 employees	61 vehicles
Gross Floor Area	2.27 vehicles per 1,000 SF	21,700 SF	49 vehicles
Parking Provided			86 Spaces

As such, the proposed parking supply of 86 parking spaces would be sufficient to support the parking demand of the site.

PICK-UP & DROP-OFF OPERATIONS

Under the proposed development plan, 49 parking spaces located primarily along the easterly and northerly sides of the site would be utilized for employee parking. With a maximum of 49 employees, the proposed employee parking supply would be sufficient to support the employee parking demand without accounting for carpooling, pick-up/drop-off, or other non-single-occupancy vehicular travel means.

The remaining 37 parking spaces, located along the westerly and southerly sides of the site, would be designated for student drop-off and pick-up. For drop-off and pick-up, parents/guardians park in these dedicated spaces and walk the children to/from the childcare facility. Vehicles do not queue on-site nor along the roadway network. Based on data collected by our office at similar national brand childcare facilities, morning drop-offs take approximately six (6) minutes on average and evening pick-ups take approximately seven (7) minutes on average. Using those rates, each designated parking space can accommodate 10 morning drop-offs and 8.5 evening pick-ups. As such, the 37 proposed dedicated parking drop-off/pick-up spaces can accommodate 370 peak hour drop-offs and 314 peak hour pick-ups, whereas the peak-hour trip generation is forecasted to be 124 drop-offs in the weekday morning peak period and 126 pick-ups in the weekday evening peak hour (see Table 5). A summary of the drop-off and pick-up duration data collected is provided within the Technical Appendix.

PICK-UP & DROP-OFF DEMAND

To account for variability of vehicle arrivals over the course of the peak hour, a queuing analysis was conducted utilizing Poisson random arrival distribution. For parking demand turnover, an “M | M | c” queuing system, with exponential arrivals (M), exponential queuing systems (M), and multiple servers (c), was utilized.

The analysis utilized the following assumptions for the critical weekday evening peak hour:

Service rate (λ):	126 vehicles per hour
Average service time (t):	7 minutes
Maximum services per hour (μ):	8.5 services per hour per space
Number of servers (c):	37 parking spaces

The minimum number of servers necessary to support the demand without exceeding 100% utilization (ρ) is determined using the following formula:

$$\rho = \frac{\lambda}{\mu}$$

Where:

ρ = minimum servers required (as specified above)

λ = service rate (as specified above)

μ = maximum services per hour (as specified above)

Accordingly, 14.8 servers are necessary to support the site pick-up operations. Practically speaking, this equates to 15 parking spaces.

The following formula calculates the probability of there being an empty system (i.e. all 37 parking spaces are available):

$$P_0 = \left(\sum_{n=0}^{c-1} \frac{\rho^n}{n!} + \frac{\rho^c}{c!} \left(\frac{c\mu}{c\mu - \lambda} \right) \right)^{-1}$$

Where:

P_0 = probability of an empty system

λ = service rate (as specified above)

μ = maximum services per hour (as specified above)

ρ = minimum servers required (as specified above)

n = number of parked vehicles

c = number of servers (as specified above)

Using the above equation, the probability of an empty system is 0.000036%.

The probability of (n) parked vehicles within the system is determined utilizing the formula below.¹

$$P_n = \frac{\rho^n}{n!} * P_0$$

Where:

P_n = probability of (n) parked vehicles

ρ = minimum servers required (as specified above)

n = number of parked vehicles

P_0 = probability of an empty system

Using the above equation, the probability of (n) parked vehicles was calculated for each potential iteration from zero (0) to 37 vehicles. The probabilities are shown graphically on **Exhibit I**, and a summary of the probabilities for (n) parked vehicles is provided in **Table 13**.

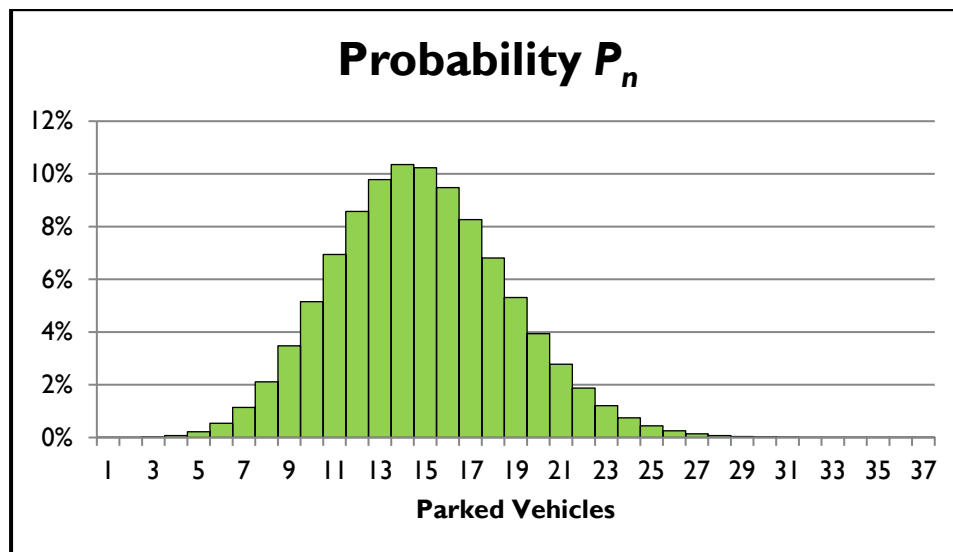


EXHIBIT I – PROBABILITY OF PARKED VEHICLES ON-SITE

¹ Note that this formula is modified when (n) is greater than the number of servers (c), however these calculations were not performed as the probability of 37 parked vehicles is less than 0.001%, and further increases in demand continue to trend toward a probability of 0%.

TABLE 13 – PARKED VEHICLES PROBABILITY SUMMARY

Number of Parked Vehicles (n)	Probability	Sum of Probabilities	Number of Parked Vehicles (n)	Probability	Sum of Probabilities
0	0.000036%	0.000036%	19	5.31%	88.48%
1	0.00054%	0.00058%	20	3.94%	92.42%
2	0.0040%	0.0046%	21	2.78%	95.20%
3	0.020%	0.024%	22	1.87%	97.07%
4	0.073%	0.098%	23	1.21%	98.28%
5	0.018%	0.32%	24	0.75%	99.02%
6	0.54%	0.85%	25	0.44%	99.46%
7	1.14%	1.99%	26	0.25%	99.72%
8	2.11%	4.10%	27	0.14%	99.85%
9	3.48%	7.58%	28	0.073%	99.93%
10	5.15%	12.73%	29	0.037%	99.97%
11	6.94%	19.67%	30	0.018%	99.984%
12	8.58%	28.25%	31	0.0088%	99.9927%
13	9.78%	38.03%	32	0.0041%	99.9968%
14	10.35%	48.38%	33	0.0018%	99.9986%
15	10.23%	58.62%	34	0.00080%	99.99943%
16	9.48%	68.10%	35	0.00034%	99.99978%
17	8.27%	76.36%	36	0.00014%	99.999910%
18	6.81%	83.17%	37	0.000056%	99.999963%

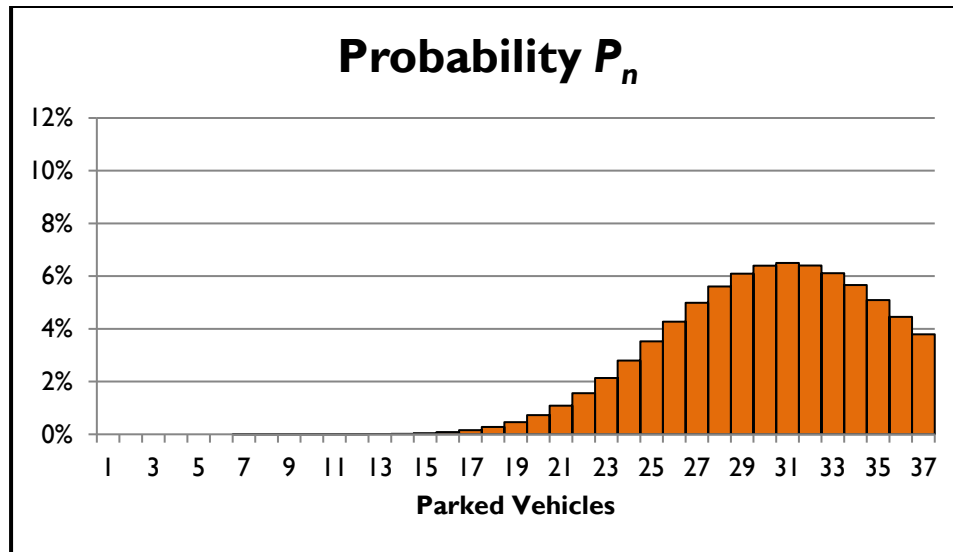
As shown in Table 13, the 95th percentile parking demand rate for evening pick-up at the proposed daycare facility is 21 parked vehicles. As such, the proposed supply of 37 parking spaces would be sufficient to support the drop-off and pick-up operations of the proposed development.

PICK-UP & DROP-OFF DEMAND – CONSERVATIVE TURNOVER RATE

At the request of the Village Engineer, a similar analysis was conducted utilizing a conservative 15-minute pick-up duration. Using the same methodology, the following results were calculated.

- ◆ Average turnover time: 15 minutes (Village Engineer specified rate)
- ◆ Maximum services per hour: 4
- ◆ Minimum servers (parking spaces) required: 32
- ◆ Probability of an empty parking lot: 1.91E-12%

The probability of a specific number of parked vehicles is shown graphically on **Exhibit 2**.

**EXHIBIT 2 – PROBABILITY OF PARKED VEHICLES ON-SITE – VILLAGE ENGINEER RATE**

A summary of the probabilities for (n) parked vehicles is provided in **Table 14**.

TABLE 14 – PARKED VEHICLES PROBABILITY SUMMARY – VILLAGE ENGINEER RATE

Number of Parked Vehicles (n)	Probability	Sum of Probabilities	Number of Parked Vehicles (n)	Probability	Sum of Probabilities
0	1.9E-12%	1.9E-12%	19	0.46%	1.06%
1	6.0E-11%	6.2E-11%	20	0.73%	1.79%
2	9.5E-10%	1.0E-9%	21	1.09%	2.88%
3	9.9E-9%	1.1E-8%	22	1.56%	4.43%
4	7.8E-8%	8.9E-8%	23	2.13%	6.57%
5	4.9E-7%	5.8E-7%	24	2.80%	9.37%
6	0.0000026%	0.0000032%	25	3.53%	12.89%
7	0.000012%	0.000015%	26	4.27%	17.17%
8	0.000046%	0.000061%	27	4.99%	22.15%
9	0.00016%	0.00022%	28	5.61%	27.76%
10	0.00051%	0.00073%	29	6.09%	33.86%
11	0.0014%	0.0022%	30	6.40%	40.25%
12	0.0038%	0.006%	31	6.50%	46.76%
13	0.0092%	0.015%	32	6.40%	53.16%
14	0.021%	0.036%	33	6.11%	59.26%
15	0.044%	0.079%	34	5.66%	64.92%
16	0.086%	0.17%	35	5.09%	70.02%
17	0.16%	0.32%	36	4.46%	74.47%
18	0.28%	0.60%	37	3.79%	78.27%

Continuing the calculations beyond the proposed 37 drop-off and pick-up spaces, the 95th percentile parking demand rate for evening pick-up is 47 parked vehicles. It is important to note that these probabilities

are based on a pick-up duration more than double the average pick-up rate, and as a result are extremely conservative in nature.

CONCLUSIONS

This report was prepared to examine the potential traffic impact of the proposed daycare facility. The analysis findings, which have been based on industry-standard guidelines, indicate that the proposed development would not have a significant impact on the traffic operations of the adjacent roadway network. The site driveways and on-site layout have been designed to provide for effective access to and from the subject property. Based on the Village of Mount Prospect Ordinance parking requirements and local characteristics of the site and surrounding area, the parking supply would be sufficient to support this project. The number of pick-up and drop-off spaces would be sufficient to support the operations of the proposed daycare facility without queuing on the site or backing onto the roadway network.

V:\DET\2024\DET-240465 Jon Farazmand - 1040 W Northwest Highway, Mount Prospect, IL\Calculations & Reports\Traffic\Reports\2025-05 TIS\2025-05 Traffic Impact Study.docx

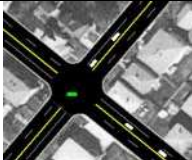
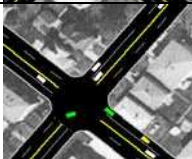
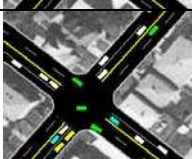
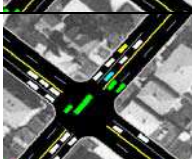
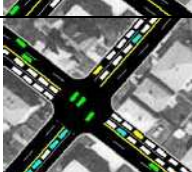
TECHNICAL APPENDIX

LEVEL OF SERVICE/AVERAGE CONTROL DELAY CRITERIA

LEVEL OF SERVICE /AVERAGE CONTROL DELAY CRITERIA

The ability of a roadway to effectively accommodate traffic demand is determined through an assessment of the volume-to-capacity ratio, delay and Level of Service of the lane group and/or intersection. The volume-to-capacity ratio is the ratio of traffic flow rate to capacity for a given transportation facility. As defined within the Highway Capacity Manual, 7th Edition (HCM), intersection delay is the total additional travel time experienced by drivers, passengers, or pedestrians as a result of control measures and interaction with other users of the facility, divided by the volume departing from the corresponding cross section of the facility. Level of service is a qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience.

For an unsignalized intersection, LOS A indicates operations with delay less than 10 seconds per vehicle, while LOS F describes operations with delay in excess of 50 seconds per vehicle. For a signalized intersection, LOS A indicates operations with delay less than 10 seconds per vehicle and LOS F denotes operations with delay in excess of 80 seconds per vehicle.

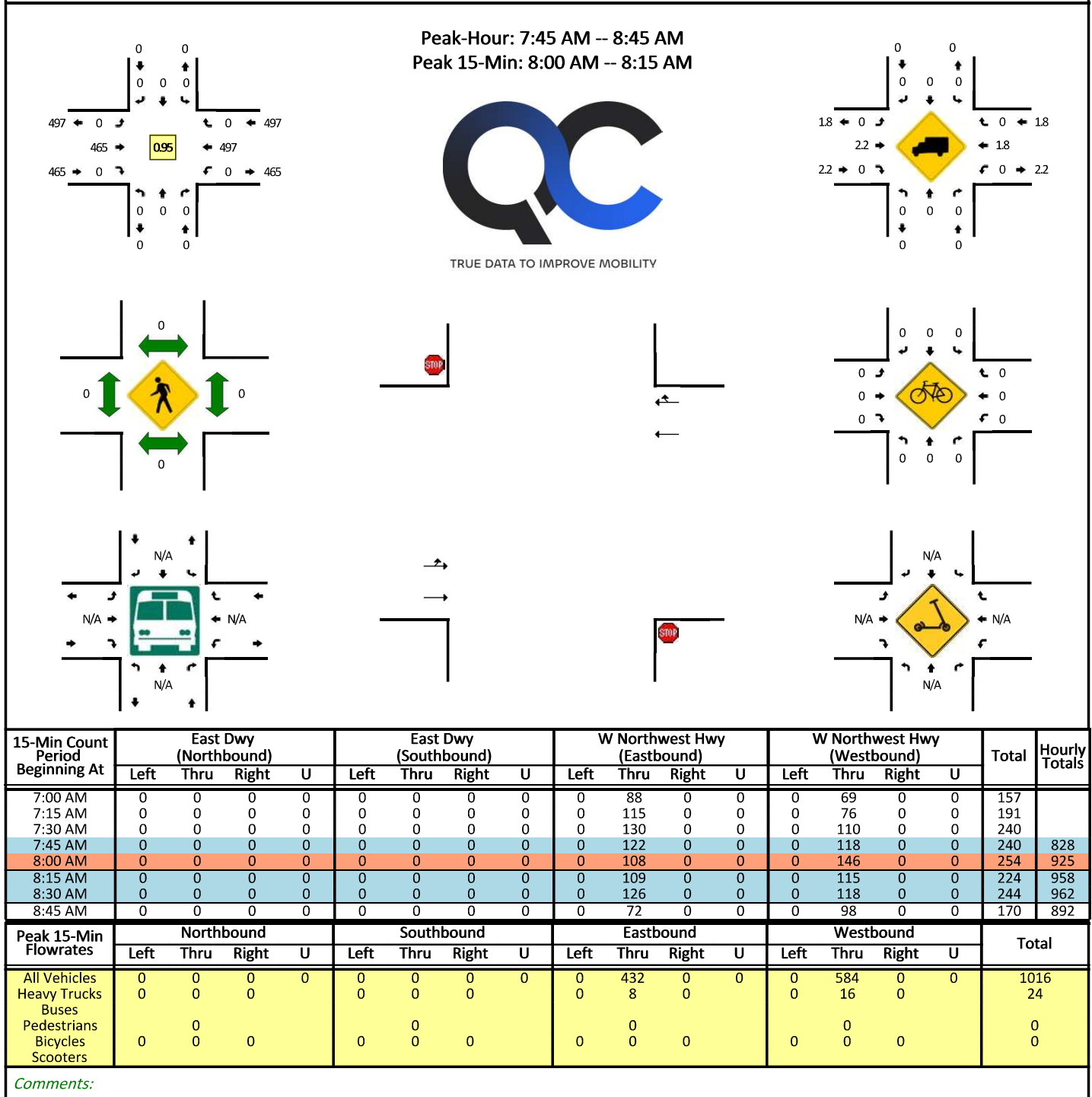
	Level Of Service (LOS)	Signalized Delay Range (average control delay in sec/veh)	Unsignalized Delay Range (average control delay in sec/veh)
	A	<=10	<=10
	B	>10 and <=20	>10 and <=15
	C	>20 and <=35	>15 and <=25
	D	>35 and <=55	>25 and <=35
	E	>55 and <=80	>35 and <=50
	F	>80	>50

Source: Highway Capacity Manual, 7th Edition

TURNING MOVEMENT COUNT DATA

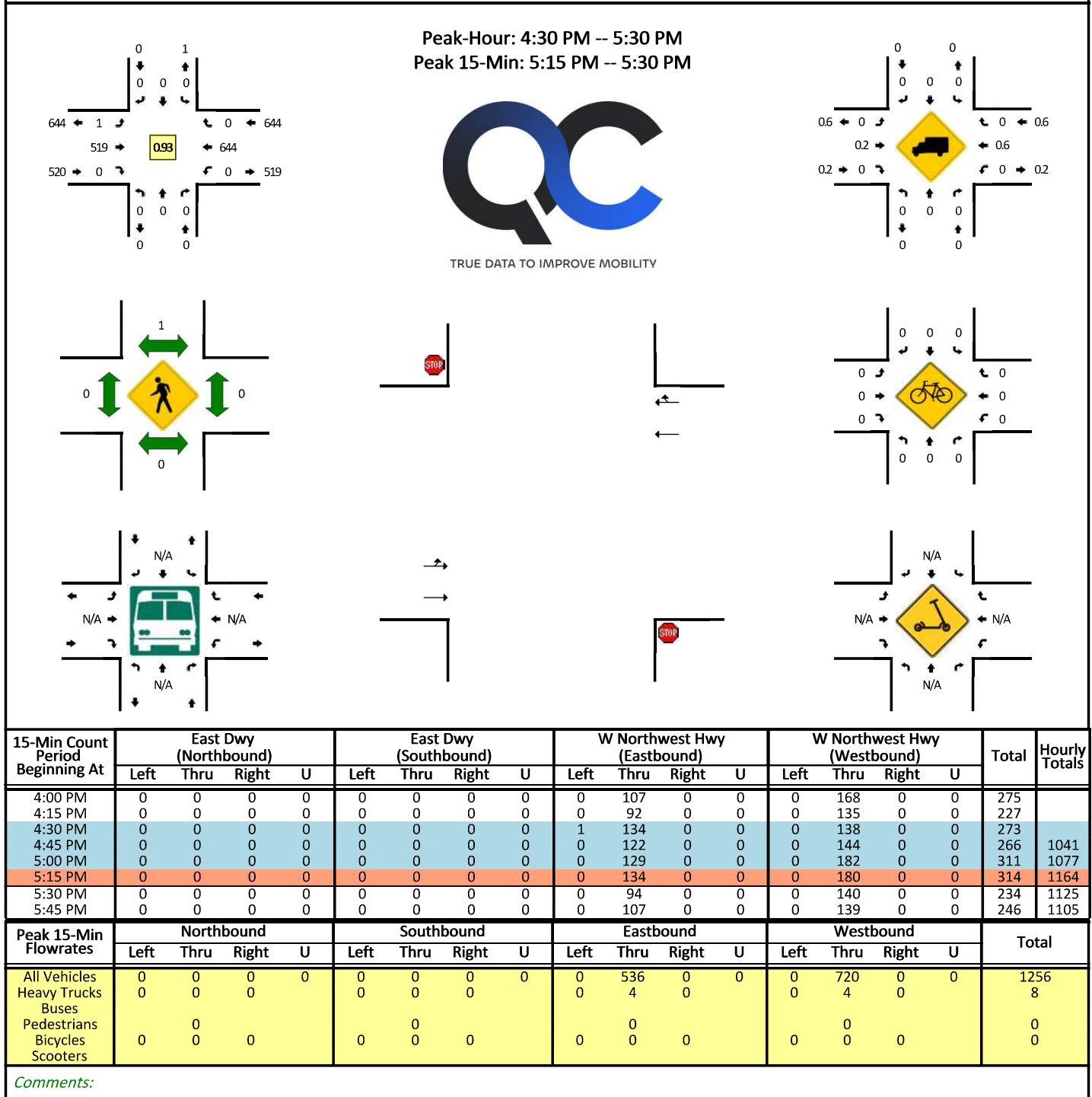
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CITY/STATE: Mount Prospect, IL

QC JOB #: 16946201
DATE: Tue, Mar 4 2025



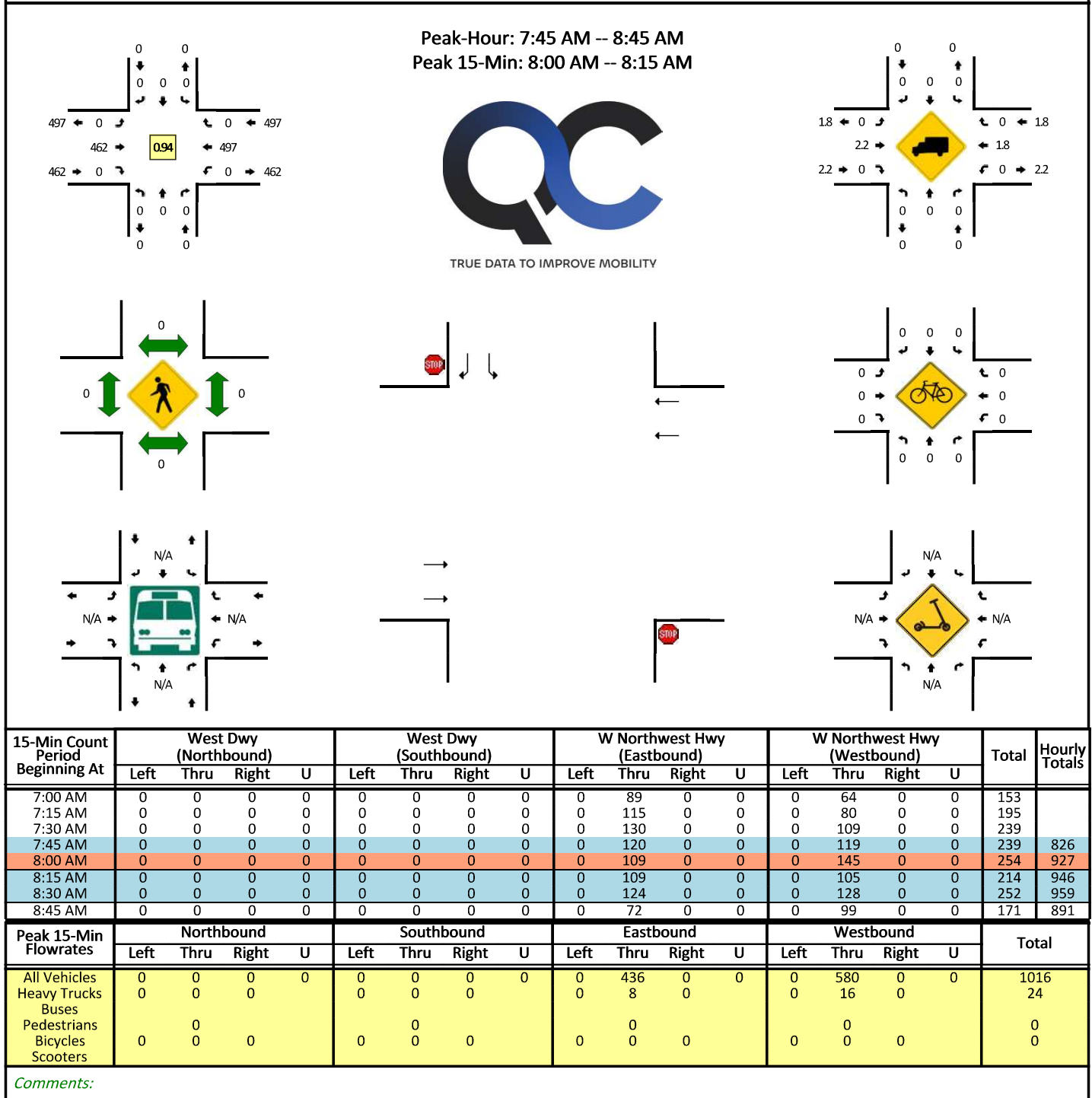
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CITY/STATE: Mount Prospect, IL

QC JOB #: 16946202
DATE: Tue, Mar 4 2025



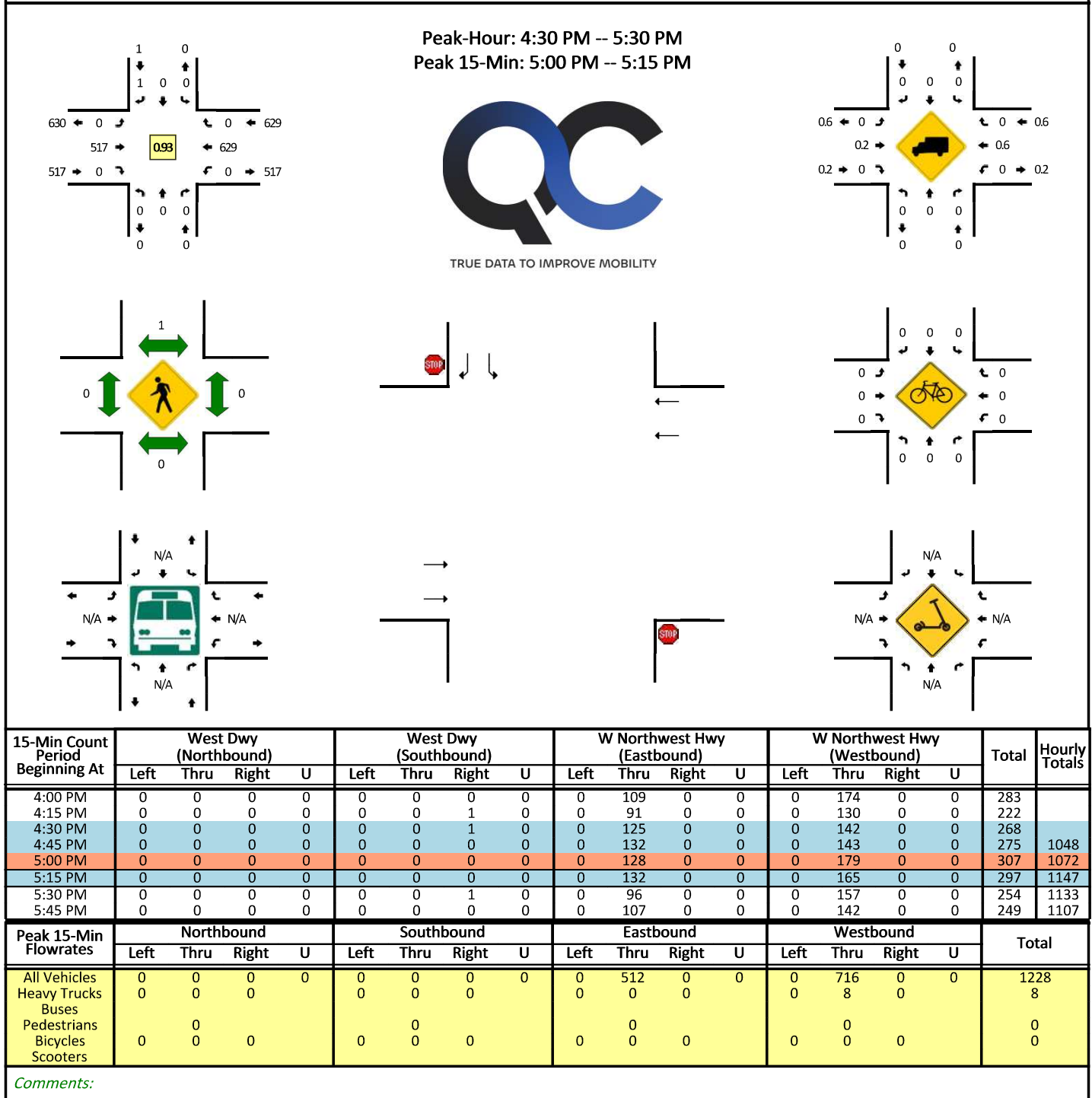
LOCATION: West Dwy -- W Northwest Hwy
CITY/STATE: Mount Prospect, IL

QC JOB #: 16946203
DATE: Tue, Mar 4 2025



LOCATION: West Dwy -- W Northwest Hwy
CITY/STATE: Mount Prospect, IL

QC JOB #: 16946204
DATE: Tue, Mar 4 2025



DAYCARE DROP-OFF AND PICK-UP TRANSACTION DATA

STONEFIELD

Table A1 – Day-Care Drop-Off Transaction Time Data

- National Day-Care Franchises
- 4 Study Locations
- Duration measured from arrival of vehicle to parking space to departure of vehicle from parking space.
- Parents walk their children into the building at drop-off and walk their children from the building at pick-up.

Drop-Off Duration (min:sec)							
2:36	4:15	5:37	5:50	6:40	5:21	4:12	4:14
7:12	5:25	13:57	7:53	8:08	5:52	5:07	5:39
3:30	4:58	6:28	7:50	3:12	5:24	4:44	3:47
2:06	9:09	4:44	3:01	3:55	6:47	2:40	8:39
4:05	5:23	5:05	5:22	8:09	5:26	9:09	6:16
7:52	6:09	7:34	5:34	7:11	4:22	5:46	4:21
6:31	4:09	5:48	4:10	5:56	5:24	3:39	4:04
7:54	3:35	4:30	7:12	8:06	5:47	4:42	11:45
5:13	8:51	6:37	4:48	4:15	7:24	7:35	9:15
6:47	5:33	4:52	9:06	4:02	6:32	3:50	4:54
4:58	8:29	8:20	3:39	6:00	7:07	6:06	8:13
5:26	7:38	4:50	4:55	11:47	8:54	5:01	10:15
6:12	5:34	8:25	10:43	5:21	7:51	0:46	9:27
7:39	5:47	5:28	4:44	5:30	6:07	6:53	3:55
5:13	4:31	4:15	2:36	6:21	6:42	4:55	7:21
6:44	4:40	4:22	7:15	11:35	9:27	8:13	4:20
6:04	16:49	4:48	9:40	4:49	5:01	4:45	6:01
4:23	12:11	2:49	5:15	6:08	10:23	10:07	3:48
4:27	5:13	5:55	7:23	10:14	9:56	4:23	4:22
6:49	9:14	10:53	7:42	6:11	6:32	7:04	5:04
						Minimum:	0:46
						Average:	6:17
						Maximum:	16:49

STONEFIELD

Table A2 – Day-Care Pick-Up Transaction Time Data

- National Day-Care Franchises
- 4 Study Locations
- Duration measured from arrival of vehicle to parking space to departure of vehicle from parking space.
- Parents walk their children into the building at drop-off and walk their children from the building at pick-up.

Pick-Up Duration (min:sec)							
7:18	6:40	6:32	7:05	7:37	8:28	6:40	7:10
4:56	7:29	6:45	7:42	7:49	8:56	4:27	9:29
6:30	4:58	5:28	6:03	3:35	9:43	3:08	8:31
6:01	11:14	12:16	6:06	4:20	9:28	8:21	6:14
4:56	11:39	2:28	8:02	7:22	8:33	4:18	11:58
9:06	10:10	13:17	5:09	6:33	4:27	6:43	5:18
8:08	7:59	3:31	5:05	7:44	10:39	5:54	4:06
5:26	6:04	7:08	6:24	7:48	5:42	7:01	6:39
5:54	4:14	5:22	5:57	10:09	5:58	9:26	7:58
6:59	8:48	7:25	5:38	4:36	8:02	4:13	2:18
4:09	6:17	5:04	3:31	6:23	6:11	5:23	6:11
3:32	7:05	8:09	6:02	8:29	4:11	4:27	6:19
7:23	11:41	5:04	7:07	3:21	10:28	5:05	7:01
3:49	6:10	8:01	11:48	12:51	10:42	6:52	5:42
6:29	6:48	5:59	3:44	5:14	6:52	7:38	5:12
15:34	11:18	4:20	7:08	9:56	6:59	9:25	4:17
8:30	6:05	6:21	6:37	13:03	8:43	12:03	4:34
4:02	8:53	3:33	--	--	--	--	--
						Minimum:	2:18
						Average:	6:58
						Maximum:	15:34

ANNUAL AVERAGE DAILY TRAFFIC DATA



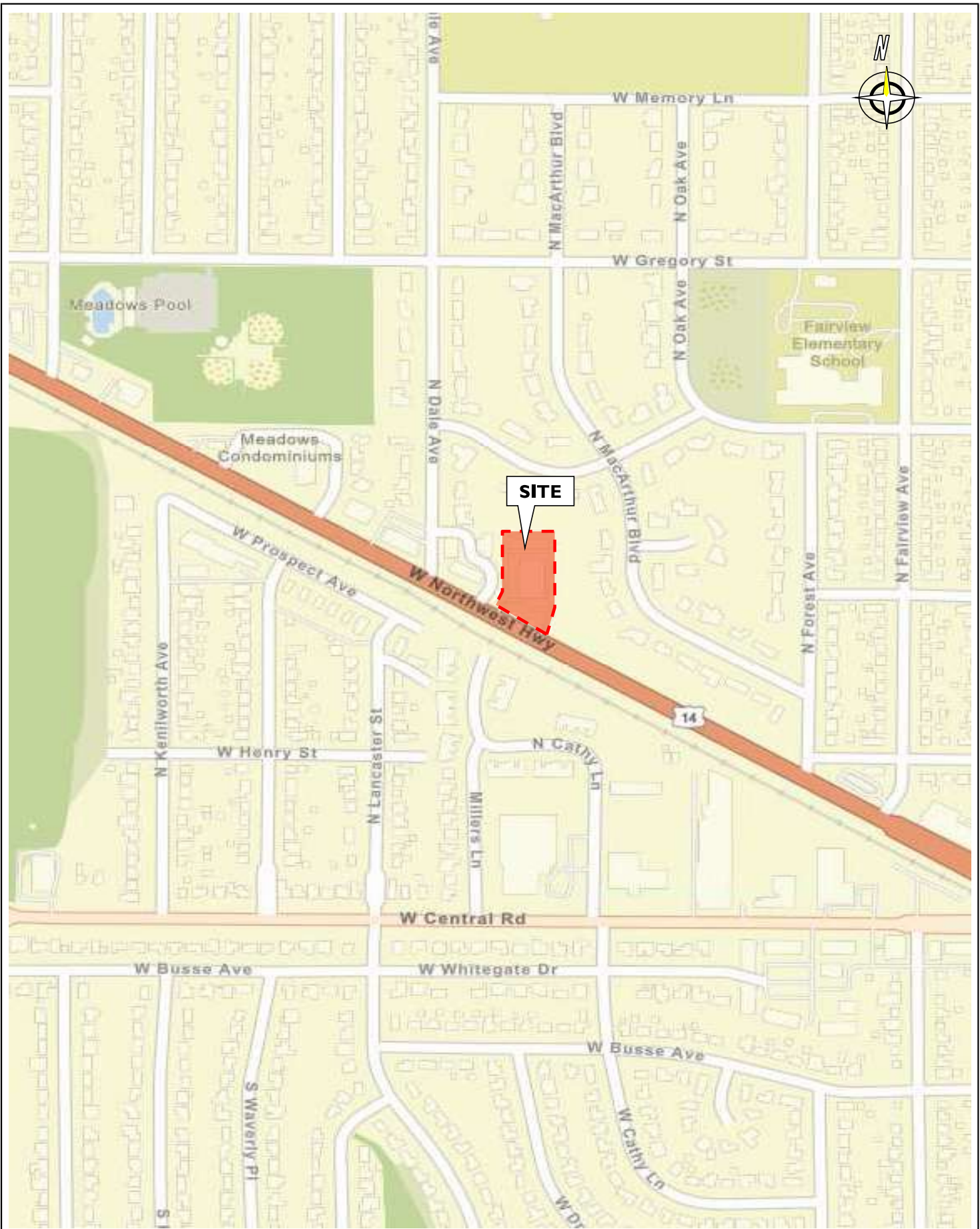
Volume Count Report

LOCATION INFO	
Location ID	016 1367
Type	LINK
Funct'l Class	4
Located On	Northwest Hwy
From Road	Arthur Ave
To Road	Central Rd
Direction	2-WAY
County	Cook
Community	ARLINGTON HEIGHTS
MPO ID	
HPMS ID	
Agency	Illinois DOT

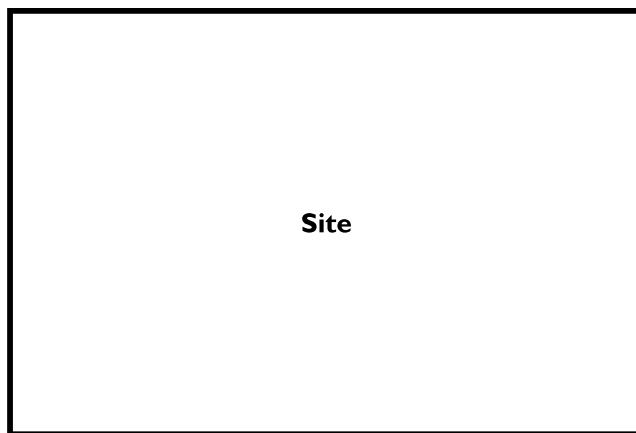
COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Wed 7/26/2023
End Date	Thu 7/27/2023
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	2-WAY
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	NA
Source	CombineVolumeCountsIncremental
Latitude,Longitude	

INTERVAL:60-MIN	
Time	Hourly Count
 0:00-1:00	69
1:00-2:00	38
2:00-3:00	24
3:00-4:00	24
4:00-5:00	71
5:00-6:00	180
6:00-7:00	435
7:00-8:00	660
8:00-9:00	744
9:00-10:00	701
10:00-11:00	581
11:00-12:00	742
12:00-13:00	752
13:00-14:00	681
14:00-15:00	769
15:00-16:00	867
16:00-17:00	958
17:00-18:00	1,056
18:00-19:00	775
19:00-20:00	580
20:00-21:00	478
21:00-22:00	381
22:00-23:00	268
23:00-24:00 	126
Total	11,960
AM Peak	08:00-09:00 744
PM Peak	17:00-18:00 1,056

FIGURES



STONEFIELD	Proposed Daycare Facility 1040 W Northwest Highway Village of Mount Prospect, Cook County, Illinois Traffic Impact Study	FIGURE I Site Location Map
--------------------------	--	--



← 497 (644)

↑ 0 (0)
← 497 (644)

(520) 465 →

(1) 0 ↑
(519) 465 →

Northwest Highway

LEGEND

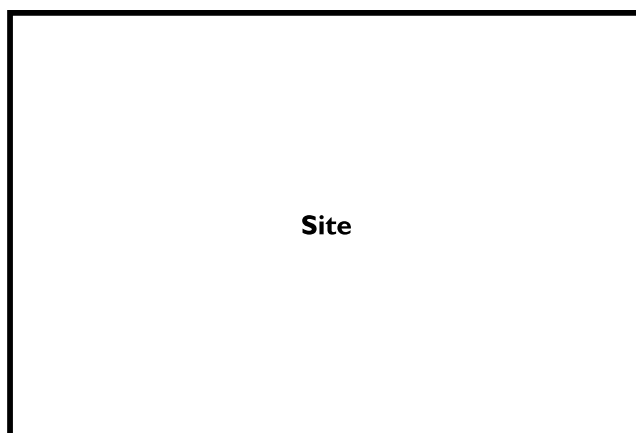
- Existing Roadway
- - - Proposed Driveway
- . - Existing Private Driveway
- ← AM (PM) Peak Hour Volumes
-  Signalized Intersection

not to scale

STONEFIELD

Proposed Daycare Facility
1040 W Northwest Highway
Village of Mount Prospect, Cook County, Illinois
Traffic Impact Study

FIGURE 2
2025 Existing Traffic
Volumes



← 522 (677)

↑ 0 (0)
← 522 (677)

(546) 489 →

(1) 0 ↑
(545) 489 →

Northwest Highway

LEGEND

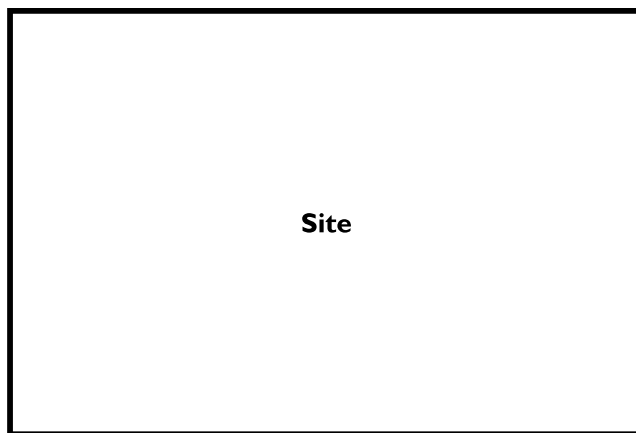
- Existing Roadway
- - - Proposed Driveway
- . . Existing Private Driveway
- ← AM (PM) Peak Hour Volumes
-  Signalized Intersection

not to scale

STONEFIELD

Proposed Daycare Facility
1040 W Northwest Highway
Village of Mount Prospect, Cook County, Illinois
Traffic Impact Study

FIGURE 3
2030 No-Build Traffic
Volumes



56 (64)
68 (78)

77 (69)

(57) 63 →

(57) 63 ↗
(78) 68 →

Northwest Highway

LEGEND

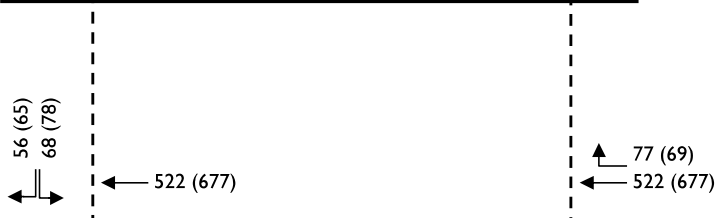
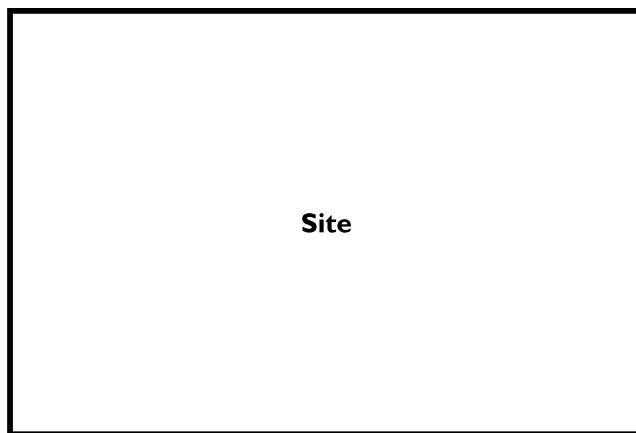
- Existing Roadway
- - - Proposed Driveway
- . - Existing Private Driveway
- ← AM (PM) Peak Hour Volumes
-  Signalized Intersection

not to scale

STONEFIELD

Proposed Daycare Facility
1040 W Northwest Highway
Village of Mount Prospect, Cook County, Illinois
Traffic Impact Study

FIGURE 4
Site-Generated Traffic
Volumes



(603) 552 →

(58) 63 ↑
(623) 557 →

Northwest Highway

LEGEND

- Existing Roadway
- - - Proposed Driveway
- . . Existing Private Driveway
- ← AM (PM) Peak Hour Volumes
-  Signalized Intersection

not to scale

STONEFIELD

Proposed Daycare Facility
1040 W Northwest Highway
Village of Mount Prospect, Cook County, Illinois
Traffic Impact Study

FIGURE 5
2030 Build Traffic Volumes

HIGHWAY CAPACITY ANALYSIS DETAIL SHEETS

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	465	497	0	0	0
Future Vol, veh/h	0	465	497	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	489	523	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	523	0	-	0	768	262
Stage 1	-	-	-	-	523	-
Stage 2	-	-	-	-	245	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1054	-	-	-	342	743
Stage 1	-	-	-	-	565	-
Stage 2	-	-	-	-	779	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1054	-	-	-	342	743
Mov Cap-2 Maneuver	-	-	-	-	342	-
Stage 1	-	-	-	-	565	-
Stage 2	-	-	-	-	779	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1054	-	-	-	-	
HCM Lane V/C Ratio	-	-	-	-	-	
HCM Ctrl Dly (s/v)	0	-	-	-	0	
HCM Lane LOS	A	-	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	-	

HCM 7th TWSC
2: Northwest Highway & Egress Site Driveway

2025 Existing Condition
Weekday Morning Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	465	497	0	0	0
Future Vol, veh/h	0	465	497	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	495	529	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	776	264
Stage 1	-	-	-	-	529	-
Stage 2	-	-	-	-	247	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	338	740
Stage 1	0	-	-	0	561	-
Stage 2	0	-	-	0	777	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	338	740
Mov Cap-2 Maneuver	-	-	-	-	338	-
Stage 1	-	-	-	-	561	-
Stage 2	-	-	-	-	777	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Ctrl Dly (s/v)	-	-	0	0		
HCM Lane LOS	-	-	A	A		
HCM 95th %tile Q(veh)	-	-	-	-		

HCM 7th TWSC
1: Northwest Highway & Ingress Site Driveway

2025 Existing Condition
Weekday Evening Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	519	644	0	0	0
Future Vol, veh/h	1	519	644	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	1	558	692	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	692	0	-	0	974	346
Stage 1	-	-	-	-	692	-
Stage 2	-	-	-	-	281	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	912	-	-	-	253	656
Stage 1	-	-	-	-	463	-
Stage 2	-	-	-	-	747	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	912	-	-	-	253	656
Mov Cap-2 Maneuver	-	-	-	-	253	-
Stage 1	-	-	-	-	463	-
Stage 2	-	-	-	-	747	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0.03	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	7	-	-	-	-	
HCM Lane V/C Ratio	0.001	-	-	-	-	
HCM Ctrl Dly (s/v)	9	0	-	-	0	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	-	

HCM 7th TWSC
2: Northwest Highway & Egress Site Driveway

2025 Existing Condition
Weekday Evening Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	520	644	0	0	1
Future Vol, veh/h	0	520	644	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	0	559	692	0	0	1
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	972	346
Stage 1	-	-	-	-	692	-
Stage 2	-	-	-	-	280	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	254	656
Stage 1	0	-	-	0	463	-
Stage 2	0	-	-	0	749	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	254	656
Mov Cap-2 Maneuver	-	-	-	-	254	-
Stage 1	-	-	-	-	463	-
Stage 2	-	-	-	-	749	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		10.5		
HCM LOS				B		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	-	656		
HCM Lane V/C Ratio	-	-	-	0.002		
HCM Ctrl Dly (s/v)	-	-	0	10.5		
HCM Lane LOS	-	-	A	B		
HCM 95th %tile Q(veh)	-	-	-	0		

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	489	522	0	0	0
Future Vol, veh/h	0	489	522	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	515	549	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	549	0	-	0	807	275
Stage 1	-	-	-	-	549	-
Stage 2	-	-	-	-	257	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1030	-	-	-	323	729
Stage 1	-	-	-	-	548	-
Stage 2	-	-	-	-	768	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1030	-	-	-	323	729
Mov Cap-2 Maneuver	-	-	-	-	323	-
Stage 1	-	-	-	-	548	-
Stage 2	-	-	-	-	768	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1030	-	-	-	-	
HCM Lane V/C Ratio	-	-	-	-	-	
HCM Ctrl Dly (s/v)	0	-	-	-	0	
HCM Lane LOS	A	-	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	-	

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	489	522	0	0	0
Future Vol, veh/h	0	489	522	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	520	555	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	815	278
Stage 1	-	-	-	-	555	-
Stage 2	-	-	-	-	260	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	319	726
Stage 1	0	-	-	0	544	-
Stage 2	0	-	-	0	766	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	319	726
Mov Cap-2 Maneuver	-	-	-	-	319	-
Stage 1	-	-	-	-	544	-
Stage 2	-	-	-	-	766	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	-	-		
HCM Lane V/C Ratio	-	-	-	-		
HCM Ctrl Dly (s/v)	-	-	0	0		
HCM Lane LOS	-	-	A	A		
HCM 95th %tile Q(veh)	-	-	-	-		

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	545	677	0	0	0
Future Vol, veh/h	1	545	677	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	1	586	728	0	0	0
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	728	0	-	0	1023	364
Stage 1	-	-	-	-	728	-
Stage 2	-	-	-	-	295	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	885	-	-	-	235	639
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	735	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	885	-	-	-	235	639
Mov Cap-2 Maneuver	-	-	-	-	235	-
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	735	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0.03	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	7	-	-	-	-	
HCM Lane V/C Ratio	0.001	-	-	-	-	
HCM Ctrl Dly (s/v)	9.1	0	-	-	0	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	-	

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	546	677	0	0	1
Future Vol, veh/h	0	546	677	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	0	587	728	0	0	1
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	1022	364
Stage 1	-	-	-	-	728	-
Stage 2	-	-	-	-	294	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	236	639
Stage 1	0	-	-	0	444	-
Stage 2	0	-	-	0	737	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	236	639
Mov Cap-2 Maneuver	-	-	-	-	236	-
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	737	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		10.65		
HCM LOS				B		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	-	639		
HCM Lane V/C Ratio	-	-	-	0.002		
HCM Ctrl Dly (s/v)	-	-	0	10.6		
HCM Lane LOS	-	-	A	B		
HCM 95th %tile Q(veh)	-	-	-	0		

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	63	557	522	77	0	0
Future Vol, veh/h	63	557	522	77	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	66	586	549	81	0	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	631	0	-	0	1016	315
Stage 1	-	-	-	-	590	-
Stage 2	-	-	-	-	426	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	962	-	-	-	238	686
Stage 1	-	-	-	-	522	-
Stage 2	-	-	-	-	633	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	962	-	-	-	218	686
Mov Cap-2 Maneuver	-	-	-	-	218	-
Stage 1	-	-	-	-	479	-
Stage 2	-	-	-	-	633	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	1.46	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	366	-	-	-	-	
HCM Lane V/C Ratio	0.069	-	-	-	-	
HCM Ctrl Dly (s/v)	9	0.6	-	-	0	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0.2	-	-	-	-	

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	552	522	0	68	56
Future Vol, veh/h	0	552	522	0	68	56
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	0	0	0
Mvmt Flow	0	587	555	0	72	60
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	849	278
Stage 1	-	-	-	-	555	-
Stage 2	-	-	-	-	294	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	304	726
Stage 1	0	-	-	0	544	-
Stage 2	0	-	-	0	737	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	304	726
Mov Cap-2 Maneuver	-	-	-	-	304	-
Stage 1	-	-	-	-	544	-
Stage 2	-	-	-	-	737	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		15.94		
HCM LOS				C		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	304	726		
HCM Lane V/C Ratio	-	-	0.238	0.082		
HCM Ctrl Dly (s/v)	-	-	20.5	10.4		
HCM Lane LOS	-	-	C	B		
HCM 95th %tile Q(veh)	-	-	0.9	0.3		

Intersection						
Int Delay, s/veh	0.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	58	623	677	69	0	0
Future Vol, veh/h	58	623	677	69	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	62	670	728	74	0	0
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	802	0	-	0	1225	401
Stage 1	-	-	-	-	765	-
Stage 2	-	-	-	-	460	-
Critical Hdwy	4.1	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	830	-	-	-	174	604
Stage 1	-	-	-	-	425	-
Stage 2	-	-	-	-	608	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	830	-	-	-	158	604
Mov Cap-2 Maneuver	-	-	-	-	158	-
Stage 1	-	-	-	-	386	-
Stage 2	-	-	-	-	608	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	1.51	0		0		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	307	-	-	-	-	
HCM Lane V/C Ratio	0.075	-	-	-	-	
HCM Ctrl Dly (s/v)	9.7	0.8	-	-	0	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0.2	-	-	-	-	

Intersection						
Int Delay, s/veh	2.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑		↑	↑
Traffic Vol, veh/h	0	603	677	0	78	65
Future Vol, veh/h	0	603	677	0	78	65
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	1	1	0	0	0
Mvmt Flow	0	648	728	0	84	70
Major/Minor	Major1	Major2	Minor2			
Conflicting Flow All	-	0	-	0	1052	364
Stage 1	-	-	-	-	728	-
Stage 2	-	-	-	-	324	-
Critical Hdwy	-	-	-	-	6.8	6.9
Critical Hdwy Stg 1	-	-	-	-	5.8	-
Critical Hdwy Stg 2	-	-	-	-	5.8	-
Follow-up Hdwy	-	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	0	-	-	0	225	639
Stage 1	0	-	-	0	444	-
Stage 2	0	-	-	0	711	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	225	639
Mov Cap-2 Maneuver	-	-	-	-	225	-
Stage 1	-	-	-	-	444	-
Stage 2	-	-	-	-	711	-
Approach	EB	WB		SB		
HCM Ctrl Dly, s/v	0	0		21.61		
HCM LOS				C		
Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2		
Capacity (veh/h)	-	-	225	639		
HCM Lane V/C Ratio	-	-	0.373	0.109		
HCM Ctrl Dly (s/v)	-	-	30.2	11.3		
HCM Lane LOS	-	-	D	B		
HCM 95th %tile Q(veh)	-	-	1.6	0.4		

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli



VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

Phone: 847/962-6000
Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

May 14, 2025

Fornaro law
c/o Heather Doman
1022 S. LaGrange Rd
La Grange, IL 60525
Via e-mail: hdoman@fornarolaw.com

Re: 1040 W. Northwest Highway / Conditional Use Approval for a Daycare Center / Review #3

Dear Ms. Doman,

The Village of Mount Prospect has reviewed the second submittal for conditional use approval for a daycare center at 1040 W. Northwest Highway, Mount Prospect. Staff has the following review comments:

Planning Division:

These comments should be addressed prior to granting conditional use approval:

1. A separate parking landbank plan shall be provided prior to the Village Board meeting (date TBD).

These comments may be addressed as part of the building permit submittal:

2. Consider adding foundation landscaping in the form of decorative, year-round planter boxes and pots along the west side of the building.
3. A code-compliant landscape plan, irrigation plan, photometric plan and signage drawings are required with the building permit submittal.

Public Works Department:

PW has no further comments regarding the Traffic Impact Study, and has no objection to the requested Conditional Use to operate a daycare. However, the comments noted below must be addressed before a Building Permit can be issued:

4. Narrow the driveway along the front of the building to a single lane width, and provide striping & signage to direct traffic one-way, eastbound.

5. Provide sidewalk for pedestrian access from the pick-up/drop-off area to the front door along the west side of the building.
6. Provide ADA/IAC compliant pedestrian access from public sidewalk to building.
7. Per MSD Permit 88-782, 0.353 ac-ft provided. Confirm permitted volume is still available, or provide (restore) as part of this project. Also, confirm the 3" restrictor is in place, or reinstall as part of this project.
8. Do not place signs back to back if they interfere with a reserved sign shape (no square signs on the back of octagonal stop signs).

Building Department:

9. A full building code plan review will be completed at time of permit submittal.

Environmental Health Division:

10. New daycare will require State of Illinois and DCFS approval. Provide all information to the State of Illinois and DCFS as necessary.
11. Specifications for the new kitchen will be required along with all other requirements of the New Food Establishment packet which is provided (see attachment).

Fire Department:

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

12. A fire sprinkler system in accordance with NFPA 13 will be required for this project. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review.

Village of Mount Prospect Fire Prevention Code, 24.20
13. A fire alarm system will be required for this project. Ensure that the fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
14. An additional means of egress will be required based on occupancy load and travel distances. Additional means of egress may be required for any infant rooms and rooms for children under two.
15. 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.
16. Before final approval, a State of Illinois Fire Marshal inspection/ IL-DCFS license will be required.
17. Fire lanes will be required based on the site review. Additional marking of fire lanes will be required.

18. 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) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann Choi". The signature is fluid and cursive, with a large loop at the end.

Ann Choi
Development Planner
Community Development

c: File



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: PZZ25-000003 Date of Submission: 03/18/2025 Hearing Date: 5/22/2025
Project Name/Address: PZ-03-25: Conditional Use for a Daycare Center at 1040 W Northwest Hwy

I. Subject Property

Address(es): 1040 W Northwest Hwy
Zoning District(s): B1 Property Area (SqFt and/or Acreage): _____
Parcel Index (PIN(s)): 03-33-407-025-0000

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

☒ Conditional Use: For Daycare Center
☐ Variation(s): To _____
☐ Zoning Map Amendment: Rezone From _____ To _____
☐ Zoning Text Amendment: Section(s) _____
☐ Other: _____

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

See appended Narrative.

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

Name: Heather Doman Corporation: W Northwest MP LLC
Address: 1040 W Northwest Hwy
City, State, ZIP Code: Mount Prospect IL 60056
Phone: (708) 639-4230 Email: hdoman@fornarolaw.com

Interest in Property: _____

V. Property Owner	
☐ Check if Same as Applicant	
Name:	H2I, Inc. Corporation: _____
Address:	1040 W Northwest Hwy
City, State, ZIP Code:	Mount Prospect, IL 60056
Phone:	_____ Email: _____

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.
I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant:

Date:



(Print or Type Name)

Heather Doman

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:

Date:

(Print or Type Name)

V. Property Owner	
☐ Check if Same as Applicant	
Name: <u>Patrick Hennelly</u>	Corporation: <u>H2L, Inc.</u>
Address: <u>1040 W Northwest Highway</u>	
City, State, ZIP Code: <u>Mount Prospect, IL 60056</u>	
Phone: _____	Email: <u>phennelly@weldy-lamont.com</u>

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

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

Applicant: _____ Date: 03/14/2025
 (Signature)
 W. Northwest M LLC
 By: Jon Farazmand
 (Print or Type Name)

If applicant is not property owner:

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

Property Owner: Patrick J. Hennelly Date: 3/14/25
 (Signature)
Patrick J. Hennelly
 (Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)

STATE OF ILLINOIS)

I, PATRICK J. Hennelly, 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: 1040 W Northwest HWY, Mount Prospect IL 60056 and PIN: 03-33-407-025-0000

and that such property is owned by H2L, Inc., an Illinois corporation as of this date.

Patrick J. Hennelly
Signature
President H2L INC.

Subscribed and sworn to before

me this 6 day of
March, 2025.

Michael Dean Weis

Notary Public



TRUSTEE'S DEED

This Indenture, made this 7th day of September, 2011 between BankFinancial F.S.B., a Federal savings bank, duly authorized to transact business in the State of Illinois, not personally but solely as Trustee under that certain Trust Agreement dated the 13th day of March 2009

and known as Trust Number 010994

Grantor, does hereby
CONVEY AND QUIT CLAIM unto
H2L, Inc., an Illinois corporation

whose address is 1008 E. Northwest Hwy, Mt.
Prospect, IL 60056

Grantee,



11262330210

Doc#: 1126233021 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/19/2011 09:59 AM Pg: 1 of 3

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See Rider A attached hereto and made a part hereof

Permanent Index Number: 03-33-407-025-0000

Property Address: 1040 West Northwest Highway, Mount Prospect, IL 60056

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and its Assistant Trust Officer the day and year first above written.

BankFinancial, F.S.B., not personally but solely as Trustee

by [Signature]
Trust Officer

by [Signature]
Assistant Trust Officer

STATE OF ILLINOIS } SS
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the Trust Officer and Assistant Trust Officer of BankFinancial FSB, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

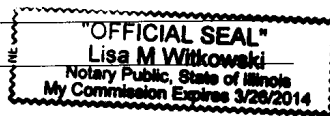
Given under my hand and notarial seal this 7th day of September, 2011

My Commission Expires:

[Signature]
Notary Public

Prepared by:
BankFinancial F.S.B.
Land Trust Department
15W060 North Frontage Road
Burr Ridge, IL 60527

After recording mail to:



S
P
S
SC
INT

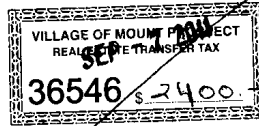
Box 400-CTCC

Under penalties of perjury, I declare that I have examined this Affidavit and, to the best of my knowledge and belief, it is true, correct and complete.

SELLER:

BF ASSET RECOVERY CORPORATION,
An Illinois corporation

By: 
Donald F. Stelter, its President

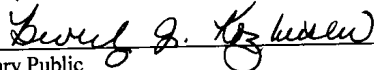


ACKNOWLEDGEMENT

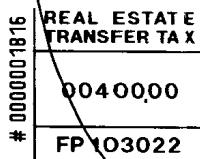
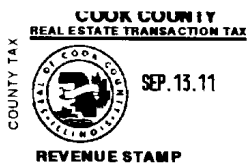
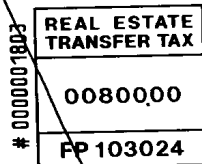
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Donald Stelter, the Director of BF ASSET RECOVERY CORPORATION, an Illinois corporation, appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and the free and voluntary act of the Company for the purposes set forth herein.

Given under my hand and notarial seal this 7th day of September, 2011.


Notary Public

My commission expires on 7-7-13.



**RIDER A
LEGAL DESCRIPTION**

Lot 1 in State Farm Subdivision, a part of the East 1/2 of the Southeast 1/4 of Section 33, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, as shown on the Plat of Subdivision recorded September 28, 1988 as Document No. 88447034.

**Commonly known as: 1040 West Northwest Highway, Mount Prospect, IL 60056
PIN# 03-33-407-025-0000**

TOTAL PAYMENT DUE		2024 First Installment Property Tax Bill - Cook County Electronic Bill						
By 06/01/25	\$0.00	Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
		03-33-407-025-0000	235	38020	2024	(2025)	WHEELING	5-92
IF PAYING LATE, PLEASE PAY	06/02/2025 - 07/01/2025	07/02/2025 - 08/01/2025		08/02/2025 - 09/01/2025		LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW		
	\$0.00	\$0.00		\$0.00				

TAXING DISTRICT DEBT AND FINANCIAL DATA

Your Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
Northwest Mosquito Abatement Wheeling	\$455,316	\$8,630,076	\$461,013	94.66%
Metro Water Reclamation Dist of Chicago	\$3,126,243,000	\$3,151,727,000	\$1,449,923,000	54.00%
Mt Prospect Park District	\$34,370,083	\$36,220,947	\$3,999,183	88.96%
Harper Coll Comm College 512 (Palatine)	\$322,598,943	\$32,974,963	\$32,974,963	0.00%
Township HS District 214 (Arlington Hts)	\$90,904,159	\$296,515,358	\$1,194,163	99.60%
Mount Prospect Public School District 57	\$13,474,975	\$30,139,252	\$10,497,291	65.17%
Village of Mount Prospect	\$171,861,845	\$385,434,723	\$140,636,940	63.51%
Town of Wheeling	\$32,449	\$5,659,083	\$232,813	95.89%
Cook County Forest Preserve District	\$214,441,242	\$617,834,550	\$382,643,760	38.07%
County of Cook	\$8,262,580,154	\$26,512,006,772	\$14,493,276,944	45.33%
Total	\$12,236,962,166	\$31,077,142,724	\$16,515,840,070	

For a more in-depth look at government finances and how they affect your taxes, visit [cookcountytreasurer.com](https://www.cookcountytreasurer.com)

URGENT: Your 2023 taxes (due in 2024) are delinquent.
Pay at [cookcountytreasurer.com](https://www.cookcountytreasurer.com) from your bank account or credit card.

IMPORTANT MESSAGES

TAX CALCULATOR

2023 TOTAL TAX

93,433.36

2024 ESTIMATE

X

55%

2024 1st INSTALLMENT

=

51,388.35

The First Installment amount is 55% of last year's total taxes.
All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

PROPERTY LOCATION

1040 W NORTHWEST HWY
MOUNT PROSPECT IL 60056

MAILING ADDRESS

H2L INC
1040 W NORTHWEST HWY
MT PROSPECT IL 600562317

*** Please see 2024 First Installment Payment Coupon next page ***

2024 First Installment Property Tax Bill

Cook County Payment Coupon

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

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE \$0.00 By 06/01/25 If paying later, refer to amounts above.		IMPORTANT PAYMENT MESSAGES Cook County eBill Click to pay online Click to update Mailing Name/Address		Property Index Number (PIN) 03-33-407-025-0000 Amount Paid \$		T1LG Volume 235	
SN 0020240100 RTN 500001075 AN (see PIN) TC 008922							

002024010020333407025000030089224000

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

**COOK COUNTY TREASURER
PO BOX 805436
CHICAGO IL 60680-4116**

March 11, 2025

RE: 1040 W. Northwest Highway, Mt. Prospect, Illinois (the "Property")

To Whom it May Concern:

The undersigned is the President of H2L, Inc., an Illinois corporation (the "**Owner**"), the owner of the Property. Please let this letter serve as the Owner's confirmation that it is under contract to sell the Property to W Northwest MP LLC, an Illinois limited liability company, as assignee of Harmony Capital Group LLC, pursuant to that certain Purchase and Sale Agreement dated November 7, 2024.

If you have any questions, please contact me directly at phennelly@weldy-lamont.com

Thank you,

H2L, Inc.,
an Illinois corporation

By: 
Name: Patrick Hennelly
Title: President

STANDARDS FOR APPROVAL OF A CONDITION USE

No conditional use shall be recommended for approval by the Planning and Zoning Commission unless it finds the following:

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:

The establishment, maintenance, and operation of the proposed conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. Nothing intended or contemplated by the Petitioner will be detrimental, or contrary, to the general welfare of the village residents. On the contrary, the Petitioner's proposed conditional use is the type of family-friendly use intended for the B-1 zoning district.

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:

The conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located. The Property is in the Village's B-1 Business Office District. The Village's B-1 zoning district is intended to provide a transitional area between residential and retail/commercial areas¹. The attached *Context and Connections Map* confirms that the Property is bounded by residential zoning districts to the north, east, and west. The proposed daycare is the type of transitional use that provides for a transitional area between residential and business districts as intended for the B-1 zoning district. If the conditional use is approved, the Petitioner will occupy and revitalize a now vacant property and provide a much-needed service to village residents.

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

The establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property, rather it will likely encourage other prospective developers and business operators to explore opportunities in the area as it will revitalize a now vacant property into a dynamic daycare center that will provide a much-needed service to village residents.

¹ Village Code of Mount Prospect, Illinois, Section 14.1501.

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

Adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided. The Petitioner will work with village officials to ensure that the Property will have adequate infrastructure and that such infrastructure will be adequately maintained.

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:

The Petitioner has designed its site plan, and will impose certain operating procedures, that will ensure that the ingress and egress will minimize traffic congestion in the public streets. The Petitioner recognizes that Northwest Highway is an important traffic corridor in the village. The Petitioner will require that all students of the daycare shall be walked in and walked out of the daycare center by their parents. This policy will be in lieu of a student drop-off point, which can cause vehicles to stack in a manner that results in congestion on the access street (Northwest Highway).

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village:

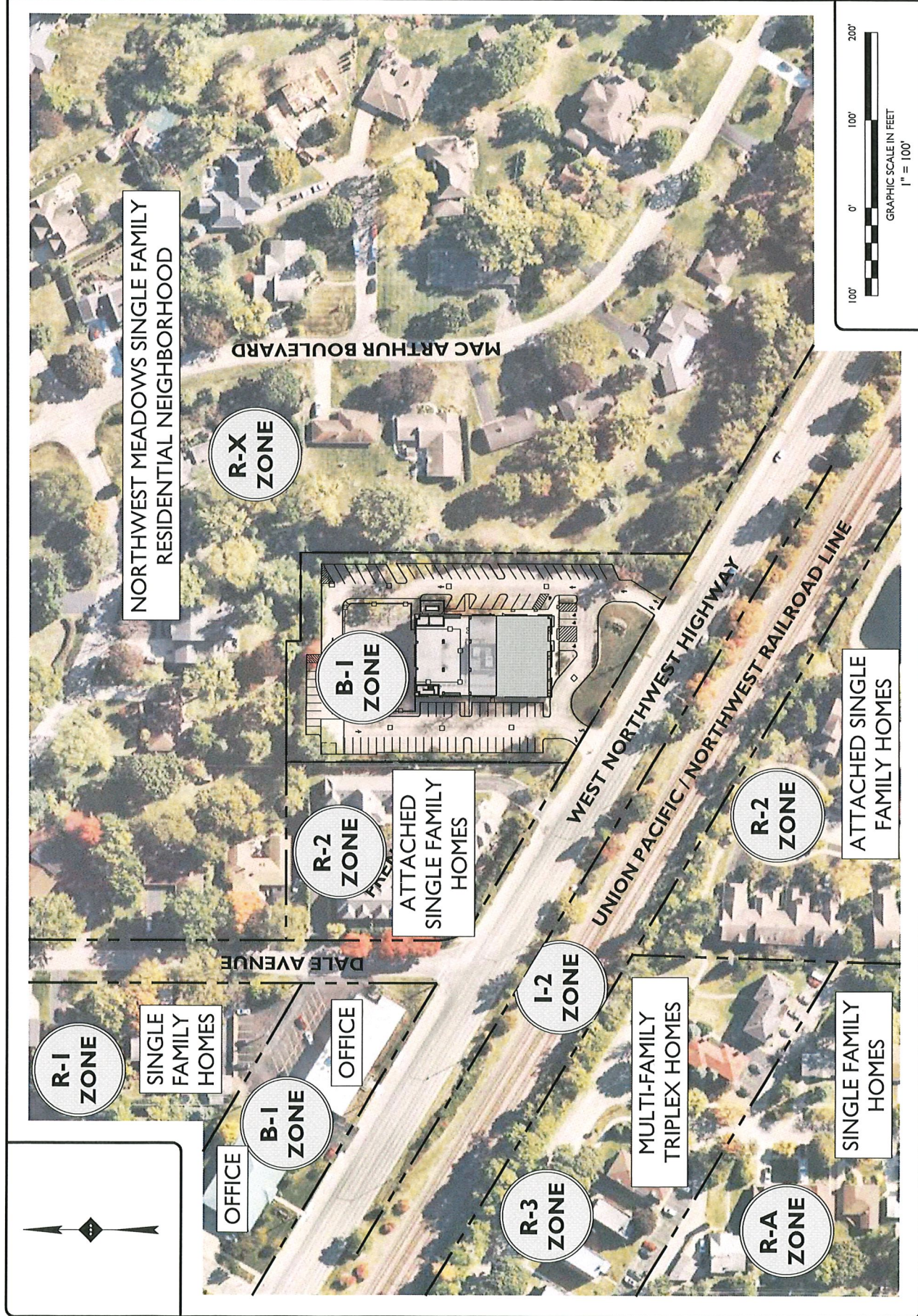
The proposed conditional use is consistent with the objectives of the current Comprehensive Plan. In 2011, the Village commissioned a study of the Northwest Highway corridor (the "Corridor") to consider ways to improve this vital corridor within the Village's boundaries. The Village determined that it should expand certain desired uses along the Corridor including grocery stores, restaurants, retail, entertainment uses, and family-friendly uses.² Pursuant to interviews with residents, the Village officials determined that many Village residents are concerned with the number of vacant properties, which they determined contributed to a "lack of visual interest" along the Corridor.³ The proposed conditional use will provide a family-friendly use, and it will result in occupying and revitalizing a now vacant property, which will satisfy two concerns identified in the Northwest Corridor Plan.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning & Zoning Commission.

The Petitioner shall operate its daycare business in a manner that conforms to the existing regulations as well as to all subsequent regulations that may be adopted by the corporate authorities.

² The Northwest Highway Corridor Plan, adopted on June 7, 2011, pages 18-20.

³ Ibid, page 20.



RIDER A
LEGAL DESCRIPTION

LOT 1 IN STATE FARM SUBDIVISION, A PAT OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 28, 1988 AS DOCUMENT NO. 88447034.

Commonly known as: 1040 West Northwest Highway, Mount Prospect, IL 60056

PIN#: 03-33-407-025-0000

PROJECT NARRATIVE
PETITION FOR PROPOSED DAYCARE CENTER AT
1040 W NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS

Petitioner: W Northwest MP LLC, an Illinois limited liability company

Property: 1040 W Northwest Highway, Mount Prospect, IL 60056

PIN: 03-33-407-025-0000

Property Owner: H2L, Inc., an Illinois Corporation

Zoning District: B-1 Business Office District

Lot and Building Size: Lot size is 2.08 acres; 2-story building- 18,900 square feet

Proposed Development: Petitioner seeks to develop the Property to operate a daycare center.

Zoning Relief Requested: Conditional Use to operate a daycare center.

I. INTRODUCTION:

W Northwest MP, LLC, an Illinois limited liability company (the “Petitioner”) is the contract buyer of 1040 W Northwest Highway, Mount Prospect, IL 60056 (the “Property”). The Petitioner, along with The Nest Schools Inc., seeks to develop the Property to operate a daycare center. The Property is in the Village’s B-1 zoning district. The operation of a daycare center in the Village’s B-1 zoning district requires a conditional use permit.

II. SUMMARY OF THE PROPOSED DAYCARE OPERATIONS:

The Petitioner, along with The Nest Schools Inc (“The Nest”), seeks to operate a daycare center (the “Center”) in the two-story 21,760 square foot building, which includes a proposed expansion of the existing 18,900 square foot building. The Center will eventually accommodate up to 339 children between the ages of six weeks to five years old, with the availability of before and after school and summer care for children up to twelve years of age. At full capacity, the Center will have approximately 39 full-time and ten part-time employees. The Center’s hours-of-operation will be 7:00 am to 7:00 pm Monday through Friday.

The Center will include state of the art Nest design, including high-end but low maintenance finishes on walls, ceilings and flooring, a standard colorful paint scheme that differentiates The Nest from its older competitors, as well as the full complement of technology, including security cameras, teacher/parent communication devices, and air cleaning machines. A commercial kitchen will be included to provide nutritious lunches and food service for its children. Large natural playgrounds are a key feature for Nest centers and its children. The Nest’s playgrounds provide park-like settings, which are designed to have the children appreciate and learn from nature. Representative images of other Nest playgrounds are appended hereto as Exhibit 1. The Center’s intended playground will be approximately 11,685 square feet; 2,639 square feet of the playground will be covered (see the site plan, which is appended hereto as Exhibit 2). The proposed covered playground will provide students with an opportunity to engage in playground activity

throughout the year regardless of inclement weather. The playground shall be enclosed on all sides to ensure the safety of its students (see Site Development Plans).

A key element of the Nest's success is its ability to leverage the economies of scale by providing childcare to approximately 339 children, which through increased profit margins allows the Nest to make a substantial investment in its large, natural playgrounds and allows it to provide high-quality, nutritious meals for its children.

III. ABOUT THE NEST:

The Nest is a rapidly growing, leading provider of early childhood education. It will soon have 54 locations in ten states. The Nest's website (thenestschool.com) provides a thorough description of the company's philosophy, a list of locations, and its unique features. The Nest is a leader in the industry for the following reasons:

- A. The Nest thoughtfully considers optimal design elements to cultivate the ideal learning environment:**
 - Initial construction activity will include installing LED lighting, vision panels, doors, cabinetry, plumbing, Natural Playgrounds, and other Nest-branded elements.
- B. Proprietary, “play-based” curriculum is modern, paperless, and research-inspired.**
 - The curriculum is augmented with fitness-inspired wellness programs, fine arts & classical music, and basic life skills.
 - The curriculum cultivates development of life skills, self-efficacy, emotional resilience, critical thinking, risk taking and problem solving.
- C. Learning management platform for staff training and continuing education is a key driver of employee engagement and retention which leads to highly skilled care of the children.**
 - Unparalleled staff and director training and support.
 - In-house development of its own “Nest University”.
 - Staff's access to a comprehensive course catalog, dashboards, activity stream, learning plans.
- D. Tools augmenting the Family/Child experience.**
 - “Nest Notes” app for parent communication, providing near real-time updates, including reports on activities, diet, nap & diapering schedule and participation in enrichment programs.
 - Digital signage used throughout locations to communicate important messages, track school and classroom-level data.
- E. Tools facilitating employee productivity and consistent adherence to standard protocols:**
 - Project management platform, searchable Intranet of shared knowledge/documents, security and facility management technology, CRM, and market research tools.

IV. PROJECT DATA:

The following is a summary of the proposed project data that is fully represented in the site plan appended hereto as Exhibit 2.

- A. Total parcel is 2.08 acres located B-1 zoning district.
- B. Proposed 21,760 square feet daycare center¹:
 - The Petitioner proposes an expansion of 2,860 square feet of the rear portion of the building, which will reduce the portion of the existing covered garage. (See proposed site plan).
 - Proposed 11,685 square feet natural playground area of which 2,639 square feet shall be covered. The outdoor portion of the playground will be approximately 18 inches below the covered portion of the playground.
- C. 86 parking spaces are proposed including four ADA compliant spaces located in front of the building; 83 spaces are required. The two existing driveways located within IDOT right-of-way shall remain.
- D. 12'x 7' Canopy added to the front entrance of the building.
- E. Two existing non-conformities are proposed (Petitioner does not propose to expand the existing non-conformities):
 - Minimum side and rear yard parking setback
 - 60-degree parking spaces located on the east side of the Property
- F. Redevelopment totals ±0.50-acres of disturbance.
 - Since the proposed project includes less than one-half acre of development and does not include qualified sewer construction, a Watershed Management Ordinance permit will not be required.²
 - The Petitioner proposes to increase the pervious area by installing a natural playground.
- G. The landscaping plan shall conform to the village code and regulations (see pages 5-6 of the Site Development Plans).
- H. No mapped FEMA floodplains or wetlands have been identified on the Property.

¹ The existing building is 18,900 square feet.

² See attached letter from Metropolitan Water Reclamation District, February 18, 2025.

V. PETITIONER'S DEVELOPMENT PLANS AND INTENDED BUSINESS OPERATIONS HAVE BEEN REVISED TO BE RESPONSIVE TO PRE-PETITION COMMENTS BY VILLAGE STAFF.

On January 23, 2025, the Petitioner submitted a formal request to village staff for a Concept Plan Review. Staff responded in a timely manner on January 29, 2025, with written comments to the Petitioner's request for a Concept Plan Review. A copy of staff's written response is appended hereto as Exhibit 3 ("Staff Response").

The numbered responses below correspond to the numbered comments in the Staff Response:

1. Since the proposed project includes less than one-half acre of development and does not include qualified sewer construction, a Watershed Management Ordinance permit will not be required. A copy of the letter from the Metropolitan Water Reclamation District of Chicago is attached hereto as Exhibit 4.
2. The Petitioner has provided a Traffic Impact Study ("TIS") as requested by village staff. A summary of the findings of the TIS follows: The Petitioner's proposed use will not have a significant impact on Northwest Highway. The TIS concluded that at peak drop-off hour will require a maximum of seventeen parking spaces; the proposed site plan will provide 37 parking spaces for parents.
3. As previously mentioned, the proposed natural playground will be 11,685 square feet; 2,639 square feet of the playground will be covered. The covered portion of the playground shall be enclosed with glazed and sliding doors (see architectural plans). The outdoor portion of the playground shall be enclosed with a 6' fence. Enclosing the playground on all sides will ensure the safety of the children.
4. Additional signage and striping have been provided (see page seven of the Site Development Plans).
5. The Petitioner will require that all students of the Center be walked in and walked out of the Center by their parents.
6. The parking lot shall be restriped to provide the required number of accessible spaces.
7. Windows and sliding doors will be added the building (see Architectural Plans - Existing and Proposed Elevations). The Petitioner may power wash the brick exterior.
8. As previously mentioned, the covered portion of the playground shall be enclosed with glazed and sliding doors (see architectural plans). The outdoor portion of the playground shall be enclosed with a 6' fence. Enclosing the playground on all sides will ensure the safety of the children.
9. The attached Site Development Plan includes a landscape plan, photometric plan, playground fencing and signage.

10. The Petitioner shall comply with all rules and regulations set forth in the village's Building Code.
11. Petitioner will provide a sprinkler system that complies with NFPA 13.
12. Petitioner will provide a fire alarm system.
13. Additional means of egress has been provided on the westside of the building; a door has been added to rear portion of the proposed building expansion. An accessible ramp is proposed on the southeast portion of the building, which will be conveniently located by the four accessible parking spaces.
14. Petitioner shall provide an egress plan for the entire building at the time it applies for building permits.

VI. THE PROPOSED DAYCARE CENTER WILL OPERATE IN A MANNER THAT WILL ENSURE ITS COMPATIBILITY WITH OTHER PROPERTIES IN THE AREA.

The Village's B-1 zoning district is intended to provide a transitional area between residential and retail/commercial areas³. In 2011, the Village commissioned a study of the Northwest Highway corridor (the "Corridor") to consider ways to improve this vital corridor within the Village's boundaries. The Village determined that it should expand certain desired uses along the Corridor including grocery stores, restaurants, retail, entertainment uses, and family-friendly uses.⁴ Pursuant to interviews with residents, the Village officials determined that many Village residents are concerned with the number of vacant properties, which they determined contributed to a "lack of visual interest" along the Corridor.⁵

The Property is currently vacant. The Petitioner's proposed daycare center will provide a much-needed resource to Village residents as well as to parents who work in the Village and need a daycare center that is conveniently located to their offices. The Property is adjacent to residential zoning districts. A Context & Connections Map is appended hereto as Exhibit 5. The proposed daycare center is a family-friendly use that is consistent with the type of uses Village residents explicitly identified as desirable along the Corridor. The Petitioner, along with The Nest, will provide Village residents with a daycare center that will have a state-of-the-art design, high level amenities and first-rate learning programs.

VII. PARKING AND TRAFFIC ISSUES.

The Petitioner intends to provide 86 parking spaces, which exceeds the 83 spaces required by the Village Code.⁶ The Petitioner will require that all students of the Center be walked in and walked out of the Center by their parents. The Petitioner seeks to avoid any potential stacking of vehicles that could otherwise extend

³ Village Code of Mount Prospect, Illinois, Section 14.1501.

⁴ The Northwest Highway Corridor Plan, adopted on June 7, 201, pages 18-20.

⁵ Ibid, page 20.

⁶ Section 14.2207 of the Village Code requires the following parking ratio for daycare centers: 1 space per employee plus 1 space for each 10 licensed capacity slots. At full-capacity, Petitioner will have approximately 339 children and 49 employees.

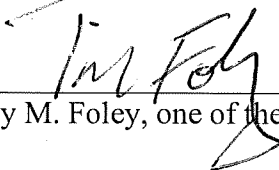
onto Northwest Highway. Based on experience from its established daycare centers, the Petitioner anticipates that many children will arrive as a result of car-pooling and same-family units, which will reduce the volume of traffic on the Property. Arrival and departure times are spread over an approximate two-hour period in the morning and three-hour period in the afternoon. There will be some half-day dismissals that further spread out the afternoon departures. Based on operations at other locations, the arrival and departure cycles are generally five to ten minutes per family. As previously mentioned, TIS indicates that peak drop-off timeframe will require a maximum of seventeen parking spaces; the proposed site plan will provide 37 parking spaces for parents.⁷ This will avoid vehicles stacking in a manner that could extend to Northwest Highway and cause traffic congestion. In the event of a fire emergency, the Petitioner has determined that a fire truck can safely circumnavigate the site (see Exhibit 6, which is appended hereto).

As such, the Petitioner believes that the Property is well-suited to accommodate the onsite traffic associated with its intended use. Unlike many other daycare centers that are in shopping centers, this Property will be dedicated solely to the proposed daycare center. This will provide a predictable and consistent level of traffic, which will promote the safety of its children and its employees.

VIII. REQUEST FOR ZONING RELIEF.

On behalf of the Petitioner, I respectfully request that the Village approve its request for zoning relief and grant it a conditional use permit to operate a daycare center.

Petitioner: W Northwest MP, LLC, an
Illinois limited liability company

By: 
Timothy M. Foley, one of the attorneys for the Petitioner

Date: March 17, 2025

⁷ This is based on the following assumptions: 339 students; average of seven minutes per drop off; two hour drop off timeframe; and 1.2 children per vehicle (carpool, siblings).

EXHIBIT 1





EXHIBIT 2

EXHIBIT 3



CONCEPT PLAN REVIEW COMMENTS – January 29, 2024

ENTITLEMENT APPROVAL(S) REQUIRED

The proposed project will require the following approvals:

- Conditional use approval for a daycare

Once the zoning requests are approved by the Village Board, a building permit can be obtained after all of Staff's comments are addressed, fees are paid, and applicable permits are obtained.

PROJECT NARRATIVE & CONCEPT PLAN

The comments below are provided to assist you with the preparation of your concept plan submittal. If any of the comments cannot be addressed, please be sure that your submittal narrative includes an explanation as to why you were unable to accommodate Staff's comments.

Overall Site Plan, Layout, and Engineering

Items to be addressed prior to Zoning Approval:

1. The stormwater detention facilities were previously permitted by the MWRD. We understand that the proposed improvements will likely reduce the amount of impervious surface, however, because this is still a change to the tributary area for the detention facilities, a Letter of Determination should be obtained from the MWRD confirming if a Watershed Management Ordinance (WMO) permit would be required.
2. Eng/PW has no objections to the proposed concept. However, before approving the requested conditional use, the applicant should provide a traffic analysis showing the following:
 - Identify the pick-up/drop-off procedures. (Drop-off or walk in? Drop-off/pick-up lane? Etc.)
 - What are the peak times, and the anticipated traffic during those times. Will pick-up/drop-off be staggered?
 - Is there any impact to traffic along Northwest Hwy. Could traffic stacking backup onto Northwest Highway?

Items to be addressed prior to Building Permit Issuance:

3. Provide details for the "Natural Playground Area" and any other proposed site improvements.
4. Provide additional signage & striping to direct drop-off/pick-up traffic.

Planning Division Comments

5. Child pick-up and drop-off shall be restricted to the rear entrance only.
6. The parking lot shall be restriped to have the appropriate number of accessible stalls given the reduction in total parking stalls provided, and accessible stalls shall share access aisles.
7. Are there any plans to modify the existing elevations of the building, even if paint only?
8. How will The Nest Daycare ensure child safety when traveling to and from the playground area, and that no children will be able to wander off-premises? Are there roll-up doors on the sides of the

Village of Mount Prospect

COMMUNITY DEVELOPMENT DEPARTMENT

building or is it open-air? Can roll-up doors be added? Please provide a procedure for walking children to and from the playground area.

9. The following shall be submitted for staff review with the formal zoning request application:
- a. Signage, including directional signage;
 - b. Playground fencing and equipment;
 - c. A landscape plan. Additional landscaping may be required to satisfy current codes; and
 - d. A photometric plan. Additional lighting may be required to satisfy current codes.

Building Division Comments

10. At time of permit, a building code analysis is required to be submitted to comply with all local and state adopted codes. Include plumbing fixture analysis for plan review.

Fire Department Comments

11. 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

12. 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.
13. An additional means of egress must be provided for the new proposed occupancy based on occupancy load and travel distances.
14. 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.

EXHIBIT 4

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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Sharon Waller

February 26, 2025

Kevin Heffernan, P.E.
Stonefield Engineering and Design, LLC
555 South Old Woodward Avenue, Suite 12L
Birmingham, MI 48009

Dear Mr. Heffernan:

Subject: Watershed Management Ordinance Permit Applicability
Proposed Day Care Center
1040 West Northwest Highway
Mount Prospect, IL

This is in response to your letter, dated February 18, 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 correspondence and shown on the submitted plans, the proposed project includes a naturalized playground, landscape islands, parking lot modifications, pavement replacement, internal building modifications, and work beneath the roof and second floor of an existing building. Per your letter and electronic correspondence, the existing storm sewer system will be used. Locally required detention was provided under MWRD Permit No. 1988-0782. The area of property holdings appears to be less than 3.0 acres, and less than 0.50 acre of development appears to be proposed. Storm sewers within the combined sewer area (CSA), and sanitary sewers are not proposed.

In-kind pavement replacement, without grading or drainage modifications, may be considered maintenance and not development. Since the proposed project includes less than 0.50 acre of development and does not include qualified sewer construction, a WMO permit will not be required. Please note, if the project scope is modified to include new or replacement storm sewers, sanitary sewers, or associated structures, a WMO permit will be required for qualified sewer construction. 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@mwr.org.

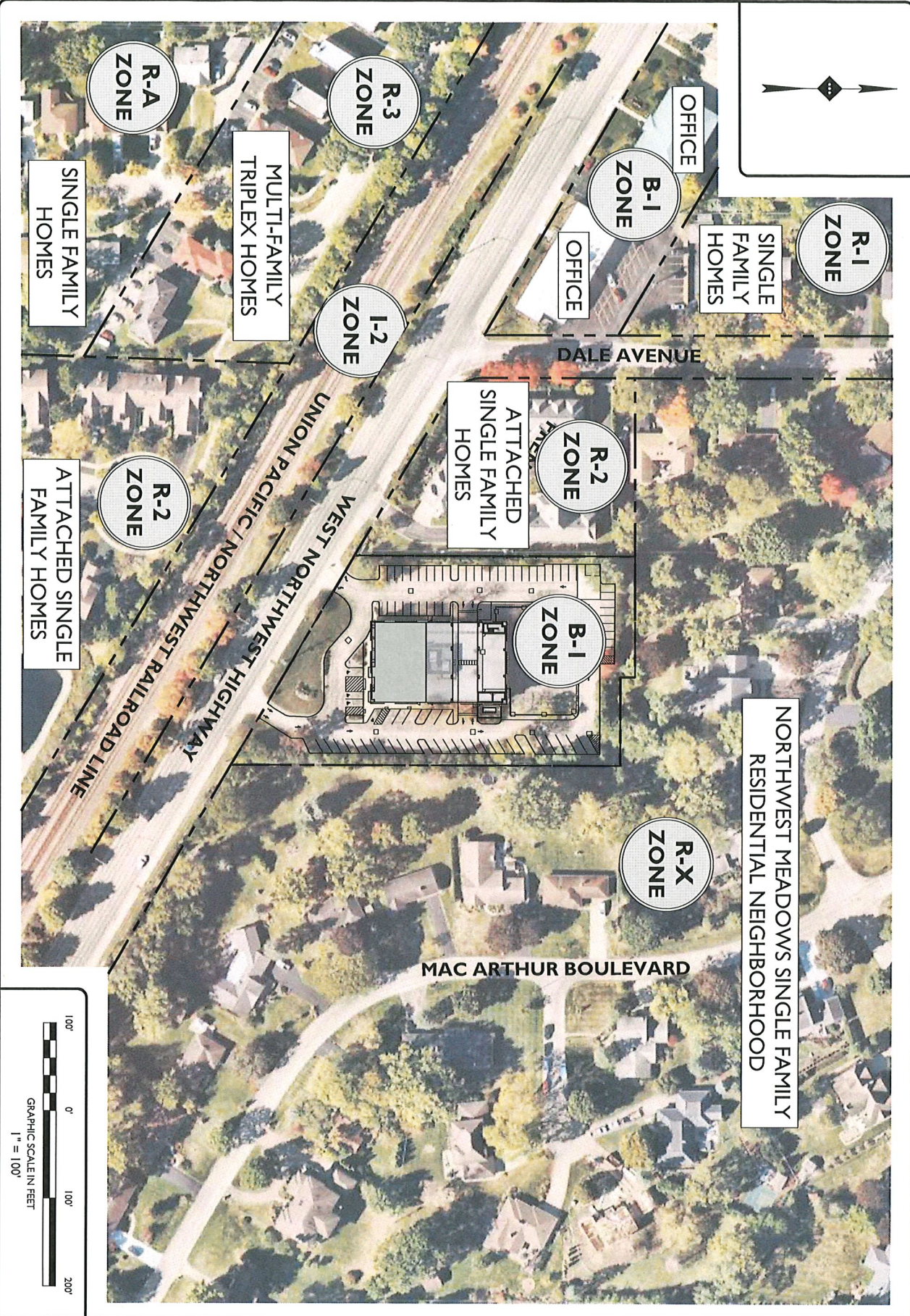
Sincerely,

Constance Mihalache

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

CM
cc: Mayor Paul Wm. Hoefert, Village of Mount Prospect
Marek Grabis, MWRD
Permit File 1988-0782
PD#31

EXHIBIT 5



DRAFT	NOT APPROVED FOR CONSTRUCTION	STONEFIELD engineering & design Birmingham, AL • New York, NY • Salem, MA Princeton, NJ • Tampa, FL • Rochester, NY www.stonefieldeng.com 555 S. Old Woodward Avenue, Suite 121, Birmingham, AL 35209 Phone 205.247.1115
	DATE: 05/11/2015 SCALE: (N) 1" = 100'	
PROJECT ID: DCT-04045		PROPOSED DAY CARE CENTER PID: 03-31-407-025-0000 1040 W NORTHWEST HIGHWAY VILLAGE OF MOUNT PROSPECT COOK COUNTY, ILLINOIS
TITLE: CONTEXT AND CONNECTIONS MAP		
SHEET: D-3		

EXHIBIT 6



Fornaro Law
1022 S. La Grange Road
La Grange, Illinois 60525
708-341-0481 direct
tim@fornarolaw.com

May 28, 2025

Via email: achoi@mountprospect.org
Mrs. Ann Choi - Development Planner
Village of Mount Prospect
50 S Emerson Street
Mount Prospect, IL 60056

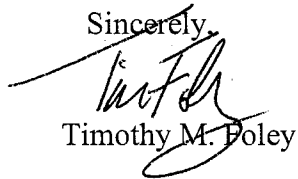
Re: PZ-03-25; Request to Waive a Second Reading
1040 W Northwest Highway

Dear Mrs. Choi,

On behalf of our client, W Northwest MP, LLC, I respectfully request to waive the rule requiring two readings of an ordinance and adopt an ordinance approving a conditional use to operate a daycare center at 1040 W Northwest Highway at the Village Boards next regularly scheduled meeting on June 3, 2025.

As you know, our client is a contract buyer of the Property. The owner/seller of the Property is increasingly impatient about extending additional time to our client to obtain zoning approvals. If the Village Board agrees to waive a second reading then our client can cooperate with owner/seller and proceed to close the transaction without having to wait an additional two weeks for a second reading.

Please contact me if you have questions or if you require additional information.

Sincerely,

Timothy M. Foley

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION**

CASE NO. PZ-03-25 Hearing Date: May 22, 2025

PROPERTY ADDRESS: 1040 West Northwest Highway

PETITIONER: W Northwest MP LLC c/o Timothy Foley, Fornaro Law
1022 S. La Grange Road La Grange, Illinois 60525

PROPERTY OWNER: Patrick J. Hennelly, H2L, Inc.

PUBLICATION DATE: May 7, 2025

REQUEST: A conditional use approval to allow for a daycare center and
other relief from the Village of Mount Prospect Village Code as
may be required for this project.

MEMBERS PRESENT: Joseph Donnelly
Walter Szymczak
William Beattie
Michael Fricano
Richard Rogers

MEMBERS ABSENT: Donald Olsen
Ewa Weir

**STAFF MEMBERS
PRESENT:** Ann Choi – Development Planner
Antonia Lalagos – Development Planner
Daniel Villalobos – Planning Intern

INTERESTED PARTIES: Mark Stavnes, Resident, Village of Mount Prospect

This is a continuation of the same P&Z meeting following PZ-04-25, starting at 7:25 PM. Chairman Donnelly introduced case number PZ-03-25, 1040 Northwest Highway, a request for a conditional use for zoning relief. The Village Board's decision is final for this case.

Ms. Choi reported that the Petitioner, W Northwest MP LLC, in partnership with The Nest Schools Inc., is seeking conditional use approval to operate a daycare center within an

existing two-story, 16,568-square-foot office building. The subject property, located at 1040 W Northwest Highway, is zoned B-1 Business Office District.

Ms. Choi explained how the subject property is located between a townhome development to the west and single-family residential properties to the north and east. Ms. Choi stated that the existing office building was constructed in 1989 for State Farm Insurance. Ms. Choi stated that zoning records indicate that in 2008, the property was rezoned from B-1 to R-2 PUD and conditional use approval for a 14-unit townhome planned unit development was granted. However, the townhome project was never constructed, and the property subsequently reverted to its original B-1 zoning classification.

Ms. Choi further stated that the current owner purchased the property in 2011. The building had been vacant for years, and complete reconstruction was necessary. Permit records show that various improvements have been made to the property over the years, including major exterior and interior remodeling, roof replacement, parking lot upgrades, solar panel installation, and sewer repairs. In 2012, the building opened and Weldy Lamont has been the sole occupant since opening.

Ms. Choi explained that the site access consists of one ingress-only driveway (right-in/left-in) at the southern entrance and one egress-only driveway (right-out/left-out) at the northern exit along Northwest Highway. Ms. Choi presented a slide of the existing site plan that showed that the ground floor of the building is open to vehicles with covered parking underneath the building. Ms. Choi stated that vehicular circulation generally follows a counter-clockwise rotation, with vehicles entering from the southern driveway into a one-way drive aisle with diagonal parking spaces located along the east side of the subject property.

Ms. Choi continued to explain that the petitioner proposes to retrofit the existing office building into a 339-student daycare facility with auxiliary playground space. Ms. Choi noted that the existing office building is located in the southern portion of the site, while the proposed outdoor playground will occupy the northern portion. Ms. Choi also noted that site access will remain unchanged.

Ms. Choi stated that the playground would total approximately 11,685 SF, of which 2,639 SF would be covered, and the remaining 9,046 SF would be outdoors. Ms. Choi further stated that surface-level parking spaces are located along the perimeter of the site, and that vehicular circulation would follow the same counterclockwise rotation, with vehicles entering from the southern driveway into a one-way drive aisle that transitions into a two-

way drive aisle north of the proposed playground and continues between the west bank of parking spaces.

Ms. Choi also pointed out that the existing trash enclosure would remain in its existing location at the northwest corner of the site, and that the overall lot coverage would be reduced with the elimination of the 36 parking spaces and associated asphalt located north of the building to accommodate the outdoor natural playground area.

Ms. Choi stated that the proposed daycare facility will employ 49 employees and have a licensed capacity of 339 children. Per the zoning code, daycare centers are required to provide 1 parking space per employee and 1 space per 10 licensed capacity slots, resulting in a total requirement of 83 parking spaces, including a minimum of 4 ADA accessible spaces. Ms. Choi stated that the proposed site plan provides 86 parking spaces, which meets and exceeds zoning requirements, and of these, 49 spaces located along the north and east sides of the site will be restricted for employee use, and the remaining 37 spaces along the west and south sides will serve as parking spaces for drop-off and pick-up and drop-off.

Ms. Choi presented a slide showing that a substantial amount of existing landscape screening, primarily consisting of evergreen shrubs and arborvitae, currently exists along the west, north, and east perimeters of the site. Ms. Choi noted that 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. Ms. Choi stated that a 4-foot-wide band of foundation landscaping will be provided on the north and south elevations and on the south and east elevations of the building. Ms. Choi further stated that shade trees and live coverage will be added to parking lot islands throughout the site. Ms. Choi also stated that the existing freestanding sign will have a minimum of 2 square feet of landscaping per square foot of sign face added to the base of the podium.

Ms. Choi presented several photos of the outdoor playground area in other daycare centers that the applicant has opened. Ms. Choi restated that the impervious surface would decrease since the naturalized playground area will be replacing parking spaces. Ms. Choi pointed out that the existing first floor plan consists of an existing warehouse with three drive-in doors and 12 covered parking spaces.

Ms. Choi explained that the petitioner also proposes an expansion of 2,860 SF of the first floor by eliminating the existing covered parking spaces to accommodate the indoor playground. Ms. Choi noted that the existing warehouse room on the first floor will be

converted into 4 infant rooms, 4 toddler rooms, a lobby, vestibule, restrooms, utility and storage rooms, and an indoor playground. The indoor playground will be enclosed by a fence and glass sliding doors with direct access to the outdoor playground.

Ms. Choi presented the floor plan for the second floor and noted that the second level will house 9 additional toddler rooms and pre-K rooms. Ms. Choi explained that the existing building materials—primarily brick, fascia, and a metal roof—will remain largely unchanged, preserving the current façade. Ms. Choi indicated that modifications to the north elevation, adjacent to the proposed playground, will include the installation of large sliding glass doors, and the existing drive-in door openings on the first floor along the north elevation will be replaced with expansive windows to serve the infant rooms. Ms. Choi added that further enhancements include new glazing along the second floor of the east elevation and both the first and second floors of the west elevation.

Ms. Choi restated that the subject property would meet the required parking by providing 86 parking stalls. Of the 86 stalls provided, 37 would be required for daycare drop off and pick up.

Ms. Choi went on to explain that a traffic impact study was prepared by Stonefield Engineering & Design and it was initially based on an average drop-off/pick-up service time of 7 minutes based on a 95th percentile parking demand rate. Ms. Choi noted that the initial findings showed that the proposed daycare center would not significantly impact traffic on Northwest Highway, and that the parking supply—37 spaces—would be more than sufficient to handle peak demand, which was estimated at 21 spaces. Ms. Choi explained that after reviewing the report, the Village Engineer requested a more conservative analysis, asking to increase the average service time to 12 minutes to better account for variability during drop-off and pick-up. Ms. Choi also stated that the Village Engineer also recommended a few site design changes: First, relocate the drop-off and pick-up area to the west side of the building to improve vehicle queueing; and second, narrow the front driveway to a single lane, and add striping and signage to create a one-way, eastbound traffic flow. Ms. Choi stated that these changes would discourage vehicles from making quick left turns into the ADA parking area and potentially causing backups onto Northwest Highway.

Ms. Choi indicated that in response, the applicant submitted revised studies using both 15-minute and 12-minute service times, and summarized the following:

- With a 15-minute service time, the analysis showed that 47 parking spaces would be needed—10 more than are currently planned.
- With a 12-minute service time, 34 spaces would be needed—so the proposed 37 spaces would still be sufficient.
- And just for reference, if the average time were 13 minutes, the parking demand would be exactly 37 spaces, which matches the number of parking spaces proposed for drop-off and pick-up.

Ms. Choi continued that while the development exceeds the parking requirements mandated by the zoning code and the qualitative analyses determines that sufficient parking is provided based on a 12-minute service time, staff would require additional parking spaces to be land banked to ensure that traffic will not back up onto Northwest Highway. Ms. Choi stated that as a condition of approval, the petitioner will be required to reserve space on-site for 5 additional parking spaces, and these land banked spaces will be constructed if demand warrants. Ms. Choi presented the Landbank Parking Plan that identified 5 parking spaces, most of which are parking lot islands, that may be converted for the additional parking spaces. Ms. Choi stated that after the daycare facility opens, the Public Works Department will monitor parking activity during peak hours. Within 6 months of opening, the Village Engineer will evaluate whether additional parking is needed. If deemed necessary, the owner will be required to construct the land banked spaces within 6 months of notification, unless an extension is granted.

Ms. Choi concluded by stating that staff finds that the proposal meets the conditional use as listed in the Zoning Code. Ms. Choi stated that that the proposed conditional use for a daycare center will not have an adverse impact on the public or adjacent properties. Ms. Choi contends that the proposed daycare aligns with the objectives of the Comprehensive Plan as the daycare will provide childcare services available to the local community. Ms. Choi noted that other Village departments reviewed the Petitioner's proposal and did not object to the conditional use request. Ms. Choi stated that the conditional use will not be a detriment or endanger the welfare of the general public and that the proposed use complies with the Comprehensive Plan and furthers childcare services available to the local community. Therefore, staff recommends that the Planning & Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend approval of:

"A conditional use to allow the operation of a daycare for the subject property located at 1040 West Northwest Highway, subject to the following conditions:

- a. The subject property shall be developed in general compliance with the approved development plans which consist of the following:
 - i. Final Engineering Plans titled “Site Development Plans For 1040 W Northwest Hwy Proposed Daycare Facility & Natural Playground”, as prepared by Stonefield Engineering & Design, with the latest revision date of 05/06/2025;
 - ii. Architectural Floor Plans, consisting of 2 sheets, Sheets SA-1.1 and SA-1.2, as prepared by Jarmel Kizel, with the latest revision date of 03/14/2025;
 - iii. Exterior elevations, consisting of 1 sheet, Sheet SA-1.4, as prepared by Jarmel Kizel, and dated 03/14/2025; and
 - iv. Landbank Parking Plan, as prepared by Stonefield Engineering & Design, and dated 5/06/2025.
- b. The petitioner shall address all comments included in the Village review letter dated May 14, 2025;
- c. The proposed business shall be licensed by the State of Illinois as a daycare center. A copy of the license issued by the State of Illinois in order to operate a day care center at the subject property shall be placed on file with the Director of Community Development;
- d. Compliance with all applicable Village Code requirements, including, but not limited to, fire code, lighting regulations, landscaping regulations, sign code regulations, environmental health regulations, and building regulations;
- e. An amendment to this conditional use shall be required prior to any future expansion of this daycare center;
- f. Drop-off/pick-up parking shall be restricted to the west side of the daycare facility and employee parking shall be restricted to the east and north sides of the daycare facility as illustrated in the “Parking Delineation Map”, Sheet C-3 of the site development plans;
- g. All children of the daycare center shall be walked in and walked out of the daycare center by a parent or individual authorized to drop-off and/or pick-up the child; and
- h. After opening, the Public Works Department shall observe and monitor parking during peak times. Within six (6) months after opening, the Village Engineer shall determine if additional parking spaces are required based on parking demand. If it is determined that additional parking spaces are required, the property owner shall be required to construct the additional parking spaces provided in the Landbank Parking Plan within six (6) months of notice unless additional time is granted by the Village.

Ms. Choi concluded her presentation by stating that the Village Board's decision is final for this case.

Vice Chairman Beattie asked staff about the logistics of parking and if it would be easier to build the five spots now to avoid revisiting the parking issue in 6 months. Ms. Choi responded that staff is fairly confident with the parking as proposed, noting that the Village asked the petitioner for a more conservative analysis. Ms. Choi stated that staff is confident that sufficient parking will be available at peak times and will not require additional spaces. Ms. Choi added that the five land banked spaces would be available to fill a "just in case" scenario.

Chairman Donnelly swore in the following individuals:

- Petitioner, Jon Farazand, W Northwest MP LLC, 220-46 73rd Ave Oakland Gardens, NY
- Tim Foley, Fornaro Law at 1022 S. La Grange Road La Grange, IL
- Kevin Heffernan, Design Engineer, Stonefield Engineering & Design at 555 S Old Woodward Ave Suite 12L, Birmingham, MI

The petitioner provided a presentation surrounding the development, business operations, and the vision of the daycare center. Chairman Donnelly and Vice Chairman Beattie asked the petitioner when the peak 30 minutes would occur. Mr. Heffernan explained the methodology of preparing for traffic and the required parking spaces, noting that the facility will have enough parking even in the worst of scenarios at the peak times of 6 AM and 10 AM.

Chairman Donnelly swore in interested party, Mark Stavnes, 1005 W Isabella St, Mount Prospect IL. Mr. Stavnes stated that he lives directly north of the subject property and is concerned that the existing bushes are not sufficient blockage between the proposed development and their property, especially for children potentially running into their backyard. Mr. Stavnes asked if the petitioner would expand on what they were planning on building and planting for the north end adjacent to their home. Chairman Donnelly asked if the homeowner has a fence on the property. Mr. Stavnes answered that they have a partial privately-owned fence.

Mr. Stavnes continued with a second question surrounding the lighting, and whether if the existing parking lot lighting would be changing. Chairman Donnelly responded petitioners usually are required to provide code compliant lighting, noting a code requirement that required lighting that crosses property lines has to be zero foot-candles. The lighting must be sufficiently bright to illuminate the parking lot but cannot drift onto surrounding properties.

The petitioner came back to the podium, responding that they would re-utilize the landscape screen to the north, a pretty thick arbor.

Chairman Donnelly asked staff if there is a requirement for the petitioner to have a fence between the properties. Ms. Choi replied there is no fence requirement and presented a photo showcasing the heavily landscaped property line. The petitioner stated that the code requires a 6-foot landscape buffer screen which will provide and maintain adequate blockage. Furthermore, the petitioner stated that the entry and exit of the children will be guided by parents and children will not be left alone to enter and exit the building at morning arrival and afternoon dismissal. The petitioner stated that the playground will be fenced and the doors will be locked.

Chairman Donnelly confirmed with the citizen resident that the question and concern was addressed.

Vice Chairman Beattie asked staff on the condition surrounding how the petitioner was to address all comments dated May 14, 2025. He was interested in what those comments were. Ms. Choi answered that in the agenda packet is where they should have been included. There were comments from the planning and zoning division, public works, fire department, building, and public health which can all be addressed during the building permit submittal. Chairman Donnelly confirmed with the petitioner that there were no problems with what was being asked by them.

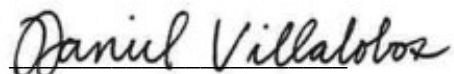
Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for the following motion to approve the conditions as noted in the staff report. Vice Chairman Beattie made the motion and was seconded by Szymczak.

UPON ROLL CALL AYES: Szymczak, Beattie, Rogers, Fricano, Donnelly
NAYS: None

The motion was approved by a vote of 5-0.

The Planning and Zoning Commission gave a positive recommendation (5-0) to the Village Board for the June 3, 2025 Village Board meeting.

Hearing no further discussion, Vice Chairman Beattie made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 8:04 PM.



Daniel Villalobos
Planning Intern

May 30, 2025

Dear Mt. Prospect Board of Trustees:

As residents of The Villas at Sevres, we are gravely concerned about the daycare being proposed at 1040 W. Northwest Highway "The Daycare Site", and is scheduled to be heard by the village board on June 3, 2025.

The Village of Mount Prospect code of ordinances states the B-1 Business Office District "is intended to provide a zoning classification for limited office development in areas adjacent to more intense retail/commercial zoning classifications. The district shall provide a transitional area between residential and retail / commercial areas." The Daycare Site is surrounded on three sides by residential; not intense retail / commercial. This is why in 2008 the property was rezoned from B-1 to R-2 PUD (Ordinance No. 5681) and the Village of Mount Prospect deemed that residential was the appropriate use here. The applicant who re-zoned the property never built the residential, so the property reverted back to it's B-1 zoning classification, but the Village knew that a less intense use was more appropriate here. An increase in intensity here is not appropriate.

The current office building is a much less intense use, than a 339 child and 49 staff member daycare. This is why a daycare is a conditional use within the B-1 zoning district and is not appropriate at this location. The conditional use standards in Section 14.203.F.8 of the Mount Prospect zoning ordinance states that a conditional use shall conform to 7 requirements. The first two being "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" and "That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located". The daycare would be detrimental to the comfort and general welfare of the adjacent residential communities and would be injurious to the enjoyment of our property and likely diminish property values for the following reasons:

- The noise level is a concern. For 12 hours a day (7 am – 7 pm), 339 children who haven't developed the skills to manage their volumes and be respectful of the neighboring properties will be yelling and screaming on the to-be-built playground. Also, the additional vehicular noise generated by pickup and drop off queuing is problematic.
- The dumpsters that are proposed to remain at the rear northwest corner of The Daycare Site will now service almost 400 people and a working kitchen. The dumpsters will also now be filled with soiled diapers. This is not a desirable condition adjacent to residential. The increase in use intensity will also create more garbage truck pickups, which will generate additional noise.
- Ingress and egress at the property will be a challenge. Currently there is no left turn lane on Northwest Highway into The Daycare Site. That worked when you had an office use where employees arrived and departed at different intervals. Given that daycare drop offs are at a very specific time, having 250 – 300 cars queuing on Northwest Highway around the same time is going to be a major problem. This is going to occur at peak rush hour times in the morning and evening.

We respectfully ask that the Village Board denies the conditional use permit at The Daycare Site.

Sincerely,

Jan Ramion

Nancy Papanicholas

Hello Mayor Hoefert and Trustees

The Villas of Sevres Townhome Association is submitting our concerns over the proposed daycare/school facility at 1040 West Northwest Highway that is back in front of the Village Board for a 2nd meeting.

Trash Enclosure/Dumpster(s):

- Dumpsters remaining on the back corner adjacent to our homes was proposed at The Planning and Zoning Meeting May 22, 2025.
- Dumpsters will be used daily for trash for almost 400 people (339 students 49 faculty) in a facility with a working kitchen. Along with dirty diapers daily.
- We would like to request the dumpsters be located next to the building away from homes and backyards. Therefore they will be able to manage the wildlife, noise and odor issues associated with trash removal and access.

Noise:

- The noise level of the playground is a concern. Twelve hours a day. 7am-7pm
- Petitioner stated 50 kids at a time would be outdoors playing.

Ingress/Egress:

- Ingress - No left turn lane on NW Hwy currently exists. There will be 250-300 cars at drop off and pickup each day.
- Egress – Cars from pickup and drop off will be simultaneously turning right and left onto NW Highway. All at peak traffic hours when Prospect High School students, parents and faculty are using Dale Avenue to get to school. Dale Avenue intersection is less than a half of block and the Villas of Sevres driveway is 32' from the access point for proposed daycare/school

Capacity of Proposed Daycare/School:

- The size of this daycare school is concerning. It's putting a full blown school surrounded by homes on 3 sides on 2.08 acres.
 - o For Context:
 - ☐ Indian Grove - 8.65 acres 456 students
 - ☐ Fairview - 9.7 acres 489 students
 - ☐ Lions - 9.8 acres 454 students
 - ☐ River trails - 11.12 acres 498 students
 - ☐ NEST DAYCARE SCHOOL - 2.08 acres 339 Students

Safety:

- Second floor Occupancy = (188) children ages 2-5 and (20) teachers. So that would be 1 teacher evacuating eight 2-3 year olds down stairs in an emergency situation. And 1 teacher to 10 students for 3-4 and 4-5 year olds. How can they get 188 students down stairs safely and quickly. How many stairwells are available?
- When adding the student count on the plans it totals 281. (58) more students proposed....where are they going to be?

- (49) faculty. Is that including the kitchen, maintenance and administration help?

Guidelines below are used by architects when designing a new school.

Comments by Rick Cozzi, AIA, REFP: (designed school buildings in Illinois for 40 years)

“The code does not dictate what aged kids can be located on what level of a building. However, best practice says that 2-5 year olds should be on the ground level for easy evacuation in the case of an emergency”

“There are general rules of thumb for schools but 339 kids on 2 acres is not even close to meeting these rules. Anything less than what we recommend causes tight space restraints for the building plan, and even tighter space constraints for the drop-off and pick-up, as well as outdoor activities for the kids.”

“We would recommend at least 5 acres plus an additional acre per 100 kids - 339 kids equals roughly 8.5 acres. The 4 local school comparisons on 8-11 acres seem pretty accurate.”

Conclusion:

There seems to be several issues with proposed Daycare/School including, but not limited to: intrusions of noise, traffic, and safety for the immediate and surrounding neighborhood along with safety of the kids within the program.

Jan Ramion and Nancy Papanicholas
The Villas of Sevres



Item Cover Page

Subject	Motion to Approve The Settlement Agreement Between The Village of Mount Prospect, The City of Des Plaines, and Prestige Feed LLC,
Meeting	June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

The Village of Mount Prospect and the City of Des Plaines have reached an agreement with Prestige Feed for the ceasing of all operations at their manufacturing facility located at 431 Lakeview Court Suite A. The proposed Settlement Agreement contains the following major items of note:

1. **Cessation of Manufacturing Operations:** Prestige will permanently cease all manufacturing operations in the Village on December 31, 2025.
2. **Reduced Operating hours:** Starting June 27, 2025, Prestige will reduce the current hours of operation from their current operating hours of 6 PM to 6 AM. New hours will limit facility operations to only occur between 8:00 PM and 7:00 AM between Monday evening and Friday morning. The facility will only be able to operate between 10:00 PM and 7:00 AM on Sunday/Monday. These hours will be in place through the facility ceasing operations on December 31.
3. **Weekend Hours:** The facility will not run any production between Friday morning and Sunday evening.
4. **Holiday Production:** The facility will not operate on Independence Day (July 4), Labor Day (September 1), Thanksgiving (November 27), and Christmas (December 24 and December 25). With the weeks surrounding reduced holiday production hours, the facility is unable to increase production to make up for lost hours.
5. **Odor Monitoring:** The Village will continue to monitor Prestige odor production with a third-party independent tester through the facilities' closure date. Tests will occur two times a week. Prestige will cease production for the following shift if odor levels exceed the agreed-upon levels in the testing protocol.

Discussion

A public statement will be issued upon approval of this settlement agreement. Pursuant to Paragraph 6 of the agreement: "Other than directing inquiries to the Public Information Page

and the Press Releases, and Prestige's own Public Information Page the Parties agree to not substantively comment on issues related to this Agreement."

Alternatives

1. Motion to Approve The Settlement Agreement Between The Village of Mount Prospect, The City of Des Plaines, and Prestige Feed LLC.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the Settlement Agreement which will terminate operations on December 31, 2025. To continue the litigation would extend into October with the potential for appeals. The settlement eliminates trial risk, provides certainty and saves taxpayers an estimated \$400,000 in legal and consulting fees for trial.

Attachments

1. Prestige Feed Settlement Agreement with Municipalities (Final)-v1 (4900-1620-9485) (003)

SETTLEMENT AGREEMENT AND MUTUAL GENERAL RELEASE

This Settlement Agreement And Mutual General Release (“**Agreement**”) is entered by and between the Village of Mount Prospect (“**Mount Prospect**”), an Illinois municipality, The City of Des Plaines (“**Des Plaines**”), an Illinois municipality, Prestige Feed Products, LLC (“**Prestige**”) an Illinois limited liability company, Michael J. Cassady (“**Cassady**”), both in his individual capacity and his capacity as the Village Manager of Mount Prospect, Paul Hoefert (“**Hoefert**”), both in his individual capacity and his capacity as the Mayor of Mount Prospect, and William Schroeder (“**Schroeder**”), both in his individual capacity and his capacity as the Village Director of Building & Inspection Services (altogether, the “**Parties**”) and shall become effective upon the execution by the last of all Parties listed herein (“**Effective Date**”).

WHEREAS, Prestige operates a business producing additives to livestock feed from soy and cheese products at a facility in Mount Prospect known as 431 Lakeview Court, Suite A, Mount Prospect, IL 60056 (the “**Facility**”).

WHEREAS, Mount Prospect approved Prestige to operate the Facility as a “Manufacturing, Light” use from a I-1 zoning district known as a “Limited Industrial District”.

WHEREAS, shortly after Prestige began operating, Mount Prospect began receiving complaints about odors and noises emitting from the Facility’s operation from Mount Prospect businesses, residents, and visitors, and Des Plaines businesses, residents, and visitors.

WHEREAS, thereafter, Prestige and Mount Prospect engaged in a years-long dialogue and modified operating schedule of the Facility eventually embodied in a series of tolling agreements wherein Prestige implemented a series of odor and noise mitigation measures at significant cost.

WHEREAS, during this time and under the tolling agreements, both Mount Prospect and Prestige reserved all rights against each other. Mount Prospect, among other things, claimed that Prestige violated the “Manufacturing, Light” use requirements of the Village Code, the Facility’s operation constituted a nuisance under the Village Code, and the Facility’s operation constituted a

common law public nuisance. Prestige, among other things, claimed that it complied with the Village Code and that Mount Prospect, Cassady, Hoefert, and Schroeder, violated Prestige's rights to due process and equal protection based on the arbitrary and targeted enforcement of the Village Code upon Prestige.

WHEREAS, after Mount Prospect terminated the then-effective tolling agreement and signaled to Prestige that it would revoke Prestige's operating permit, Prestige filed a complaint against Mount Prospect, Cassady, Hoefert, and Schroeder in the Circuit Court of Cook County, County Department, Chancery Division and bearing Case No. 2023 CH 5147 (the "**Action**").

WHEREAS, thereafter, among other things, Prestige dismissed Cassady, Hoefert, and Schroeder from the Action, and Mount Prospect filed counterclaims against Prestige in the Action alleging violations of the Village Code and common law nuisance.

WHEREAS, Des Plaines subsequently intervened in the Action claiming that the Facility's operation violated the City code and presented a common law nuisance.

WHEREAS, on January 17, 2025, the Village also issued a Notice of Violation and commenced administrative adjudication against both Prestige and PIMA 4, LLC, which is the Facility's Owner and Prestige's Landlord, CASE NO. 25-000075 (the "**Administrative Adjudication**").

WHEREAS, after the Court in the Action denied Prestige's request to amend its complaint to add civil rights claims against Mount Prospect, Cassady, Hoefert, and Schroeder to the Action, Prestige filed a separate action incorporating the claims the Court denied in the Action. Prestige brought this new action in the Circuit Court of Cook County, County Department, Law Division and bearing Case No. 2025 L 4369 which the Defendants in that action then removed to the United States District Court for the Northern District of Illinois and bearing Case No. 2025 CV 4093 (collectively, the "**Civil Rights Action**")

WHEREAS, the Court set a trial date to begin in the Action on September 22, 2025, and go through October 3, 2025.

WHEREAS, Mount Prospect, Des Plaines, and Prestige would have to spend significant sums and dedicate significant resources (necessarily, in the case of the municipalities, resident tax dollars) to take the Action through trial which, even then, will likely not resolve all claims and disputes by and between the Parties.

WHEREAS, the Parties deny liability to each other in any amount but agree, for the sake of compromise, to settle the disputes between them.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties hereby agree to settle their disputes as follows:

1. Cessation of Manufacturing Operations. Prestige shall permanently cease all manufacturing operations from the Facility on or before December 31, 2025 (“**Manufacturing Closure Date**”). The Manufacturing Closure Date does not apply to any non-manufacturing activities such as administrative work, clerical work, inventory work, and shipping.

2. Prestige’s Operation Through the Manufacturing Closure Date. Currently, Prestige operates manufacturing from the Facility from 6:00 p.m. to 6:00 a.m. seven days a week for a total of 84 operating hours per week. Beginning June 27, 2025, through the Manufacturing Closure Date, Prestige will reduce its manufacturing operation at the Facility as follows:

- a. During non-Holiday Weeks (hereafter defined), Prestige may operate manufacturing at the Facility for up to 53 hours per week under the following guidelines:

Days of the Week	Manufacturing Hours
Monday Evening – Friday Morning	8:00 p.m. through 7:00 a.m. (44 hours)
Friday Evening – Sunday Morning	No operation
Sunday Evening – Monday Morning	10:00 p.m. through 7:00 a.m. (9 hours)

- b. Prestige will further modify its schedule by not operating its manufacturing equipment at the Facility for shifts beginning or ending on the following holidays:

Holiday	Date Observed
Independence Day	July 4, 2025
Labor Day	September 1, 2025
Thanksgiving	November 27, 2025
Christmas	December 24 & 25, 2025

During these “**Holiday Weeks**,” Prestige shall not increase the manufacturing hours or deviate from the schedule to make up for the lost hours due to the observation of the above holidays.

- c. Mount Prospect and Des Plaines, collectively, have the one-time option (unless otherwise agreed to by the parties) to further modify the manufacturing hours on the Monday evening to Friday morning operations by starting and, therefore, ending them an hour earlier (*e.g.* instead of 8:00 p.m. through 7:00 a.m., 7:00 p.m. through 6:00 a.m.). In the event Mount Prospect and Des Plaines elect to modify the manufacturing hours under this section, they will give Prestige 14 calendar days advanced written notice of the change.

- d. Prestige may operate and run its equipment at other times for repairs, testing, or staging to third parties with reasonable advance notice to the Village and the City, which shall not unreasonably deny such requests. There shall be no limitations on Prestige using the Facility during other hours for activities that involve non-manufacturing activities such as: (i) operating and running its manufacturing equipment without product for the purpose of repairs, testing, or staging to third parties, (ii) office and administrative functions; (iii) deliveries of raw material and finished material in and out of the Facility; and (iv) cleaning and maintaining of the Facility and the equipment, all in accordance with otherwise applicable law.

3. Odor Monitoring Protocol to Continue. On October 25, 2024, Mount Prospect, Des Plaines, and Prestige entered into a Confidential Interim Agreement which governed Prestige's operation of the Facility through trial in the Action. As part of the Confidential Interim Agreement, the parties agreed to an Odor Monitoring Protocol. The Odor Monitoring Protocol shall continue through the Manufacturing Closure Date. Under the Odor Monitoring Protocol, Prestige is subject to two tests every week and a loss of shift if it exceeds threshold odor strength readings established in the protocol.

4. Dismissal of the Actions. Upon full execution of the Agreement by all Parties, the relevant parties agree to dismiss the Action, the Administrative Adjudication and the Civil Rights Action with prejudice and with each party to bear its own attorney fees and costs, but with the Court in the Action to retain jurisdiction to enforce the terms of this Agreement. A copy of the three dismissal orders is attached as Exhibit A to this Agreement.

5. Completion of Testing. Mount Prospect commissioned two reports with related testing that are currently underway. The first is by RHP Risk Management Consulting Health Scientists related to the health and safety effects of the emissions, odors, and noise resulting from the Facility's manufacturing operations. The second is by Trinity Consultants and relates to the

health and safety effects of butyric acid. Once completed, Mount Prospect will provide copies of the report and related tests to Prestige, will post the results on Mount Prospect's Prestige-dedicated landing page on Mount Prospect's website within the Community Information and Fact Check Portal (the "**Public Information Page**") and to any party seeking them under the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.* ("**FOIA**").

6. Press Release, Limited Further Comment. The Parties agree to publish this Agreement along with the two Press Releases (one from Mount Prospect and Des Plaines and the other from Prestige) that are mutually agreeable between the parties, such agreement not to be unreasonably withheld, on the Public Information Page and on the Des Plaines website. Other than directing inquiries to the Public Information Page and the Press Releases, and Prestige's own Public Information Page the Parties agree to not substantively comment on issues related to this Agreement. Nothing contained in this Paragraph or elsewhere in this Agreement prohibits any Party from testifying truthfully under oath pursuant to any lawful court order or subpoena or otherwise responding to or providing disclosures required by law, including, without limitation, FOIA. The Village will correct the editorials in its Parties' Public Information Page as separately agreed to between the Village and Prestige.

7. Mutual General Releases.

- a. Prestige, and each of its respective successors and assigns, hereby remises, releases, and forever discharges Mount Prospect, Des Plaines, Cassady, Hoefert, and Schroeder and each of their members, managers, trustees, directors, officers, shareholders, agents, employees, attorneys, beneficiaries, heirs, legal representatives, assigns, successors, parent, sister, and affiliated companies, if any, from all manner of actions, claims, and causes of actions whatsoever, at law or in equity, known or, with the exercise of reasonable diligence, could be known, including the Action, the Administrative Adjudication, the Civil Rights Action, and claims Prestige now has against Mount Prospect, Des Plaines, Cassady, Hoefert, and Schroeder or which Prestige ever had against Mount Prospect, Des Plaines, Cassady, Hoefert, and

Schroeder excepting only claims based on a breach of this Agreement. Prestige contemplates that the foregoing language constitutes a general release discharging any and all claims that Prestige may have against Mount Prospect, Des Plaines, Cassady, Hoefert, and Schroeder even if Prestige is currently unaware of those claims or their bases and could have become aware of those claims or their bases with the exercise of reasonable diligence. Prestige further acknowledges that in the event of any ambiguity herein, this Paragraph shall be interpreted in favor of a release.

- b. Mount Prospect, Des Plaines, Cassady, Hoefert, and Schroeder, jointly and severally, and each of their respective successors and assigns, remises, releases, and forever discharges Prestige and each of its respective members, managers, trustees, directors, officers, shareholders, agents, employees, attorneys, beneficiaries, heirs, legal representatives, assigns, successors, parent, sister, and affiliated companies, if any from all manner of actions, claims, and causes of actions whatsoever, at law or in equity, known or, with the exercise of reasonable diligence, could be known, including the Action, the Administrative Adjudication, the Civil Rights Action, and claims Mount Prospect, Des Plaines, Cassady, Hoefert, and Schroeder have against Prestige or which Mount Prospect, Des Plaines, Cassady, Hoefert, and Schroeder ever had against Prestige excepting only claims based on a breach of this Agreement. Mount Prospect, Des Plaines, Cassady, Hoefert, and Schroeder contemplate that the foregoing language constitutes a general release discharging any and all claims that they may have against Prestige even if Mount Prospect, Des Plaines, Cassady, Hoefert, and Schroeder are currently unaware of those claims or their bases and could have become aware of those claims or their bases with the exercise of reasonable diligence. Mount Prospect, Des Plaines, Cassady, Hoefert, and Schroeder further acknowledge that in the event of any ambiguity herein, this Paragraph shall be interpreted in favor of a release.

8. Mutual and Reciprocal Enforcement. The Court in the Action shall retain jurisdiction to enforce the terms of this Agreement. The Parties expressly agree that it is a material breach of this Agreement if Prestige fails to cease operation by the Manufacturing Closure Date (a “**Post Closure Date Breach**”), or if any of the parties fails to comply with any other material terms of the Agreement (a “**Material Breach**”). If there is a Post Closure Date Breach or Material Breach, the Parties consent that it is an emergency and, accordingly, each aggrieved party is entitled to an expedited presentment to the Court and resolution and subject to immediate injunctive relief. Moreover, should the Court determine a Post Closure Date Breach or Material Breach, the aggrieved party is, in addition to injunctive relief, entitled to applicable liquidated damages including but not limited to daily fines as allowed by respective municipal codes for as long as the Post Closure Date or Material Breach occurred, attorney fees, costs, and other reasonably related fees and costs incurred in seeking to enforce and ensuring compliance with the Post Closure Date Breach or Material Breach, and any additional sanctions the Court may determine are appropriate to enforce compliance with the Agreement.

9. Miscellaneous.

- a. This Agreement constitutes the entire agreement by and between the Parties with respect to the settlement of their disputes relating to the Action, the Civil Rights Action, and the Administrative Adjudication and this Agreement supersedes all prior or contemporaneous oral agreements and discussions. Moreover, the Parties are not relying on any other written or oral representation in entering into the Agreement and the Agreement embodies the entirety of the representations between the parties related to this Agreement.
- b. Each of the Parties acknowledges that they have read this Agreement, have had the opportunity review it with a counsel of their choosing, understand the terms, meaning, and effect of this Agreement, and acknowledge that this Agreement is a product of an arm’s length negotiations. Accordingly, in the event of any

ambiguity under this Agreement, such ambiguity shall not be construed against the drafter of this Agreement.

- c. The Parties represent and warrant that this Agreement shall be binding upon and inure to their respective successors, assigns, heirs, estates, and related corporations or business entities and those respective successors, assigns, heirs, estates, and related corporations or business entities are intended third party beneficiaries of this Agreement.
- d. Any legal action brought under or in connection with the subject matter of this Agreement shall be brought in the Action.
- e. This Agreement may be executed in counterparts, all of which taken together shall constitute the agreement of the parties. Photocopies, .pdfs or facsimile counterparts shall be deemed as authentic as an original.
- f. Jury Waiver: TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE PARTIES KNOWINGLY AND VOLUNTARILY MUTUALLY WAIVE THE RIGHT TO TRIAL BY JURY IN ANY ACTION, CLAIM, COUNTERCLAIM, CROSS-CLAIM, THIRD-PARTY CLAIM, DISPUTE, DEMAND, SUIT OR PROCEEDING ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT AND AGREE THAT ANY SUCH ACTION SHALL BE TRIED BEFORE A JUDGE AND NOT BEFORE A JURY.

[Signature page follows]

PRESTIGE FEED PRODUCTS, LLC:

By: _____
Joseph Pesoli

Its: _____

CITY OF DES PLAINES

By: _____

Its: _____

VILLAGE OF MOUNT PROSPECT

By: _____

Its: _____

HOEFERT:

Paul Wm. Hoefert

CASSADY:

Michael J. Cassady

SCHROEDER:

William Schroeder

Exhibit A

Dismissal Orders

**IN THE CIRCUIT COURT OF COOK COUNTY
COUNTY DEPARTMENT, LAW DIVISION**

PRESTIGE FEED PRODUCTS, LLC

Plaintiff/Counterclaim Defendant,

v.

VILLAGE OF MOUNT PROSPECT,

Defendant/Counterclaim Plaintiff.

Case No. 2023 CH 5147
(transferred to Law Div'n)

Hon. Thomas More Donnelly

Cal. W

Courtroom 1912

THE CITY OF DES PLAINES

Intervenor/Plaintiff

v.

PRESTIGE FEED PRODUCTS, LLC

Defendant.

Agreed Dismissal Order

This matter coming before the Court by agreement of the parties, the parties informing the Court that they have entered into that certain Settlement Agreement and Mutual General Release (the “**Settlement**”), due notice being given, and the Court otherwise being fully advised in the premises,

IT IS HEREBY ORDERED that pursuant to the Settlement, this matter is dismissed with prejudice with both parties to bear their own attorney fees and costs and with the Court to retain jurisdiction to enforce the terms of the parties’ settlement.

ENTERED:

Judge Thomas More Donnelly

Drafted by attorneys for Village of Mount Prospect

Isaiah Fishman (6292809)

Meltzer Purtill & Stelle, LLC (33682)

125 S. Wacker Dr. Suite 2900

Chicago, Illinois 60606

(847) 330-2400

**IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS, EASTERN DIVISION**

PRESTIGE FEED PRODUCTS, LLC

Plaintiff

v.

VILLAGE OF MOUNT PROSPECT,
MICHAEL CASSADY, WILLIAM PAUL
HOEFERT, AND WILLIAM SCHROEDER

Defendants

Case No. 2025 CV 4093

Hon. Thomas M. Durkin

Agreed Dismissal Order

This matter coming before the Court by agreement of the parties, the parties informing the Court that they have entered into that certain Settlement Agreement and Mutual General Release (the “**Settlement**”), due notice being given, and the Court otherwise being fully advised in the premises,

IT IS HEREBY ORDERED that pursuant to the Settlement, this matter is dismissed with prejudice with both parties to bear their own attorney fees and costs and, also pursuant to the Settlement, the Court in the Circuit Court of Cook County, County Department, Law Division bearing Case No. 2023 CH 5147 shall retain jurisdiction to enforce the terms of the Parties’ Settlement.

ENTERED: _____, 2025

Judge Thomas M. Durkin
U.S. District Court Judge

VILLAGE OF MOUNT PROSPECT ADMINSTRATIVE ADJUDICATION

VILLAGE OF MOUNT PROSPECT

Plaintiff

v.

PRESTIGE FEED PRODUCTS, LLC and
PIMA 4, LLC

Defendants.

Case No. 25-000075

Agreed Dismissal Order

This matter coming before the Court by agreement of the parties, the parties informing the Court that they have entered into that certain Settlement Agreement and Mutual General Release (the “**Settlement**”), due notice being given, and the Court otherwise being fully advised in the premises,

IT IS HEREBY ORDERED that pursuant to the Settlement, this matter is dismissed with prejudice with all parties to bear their own attorney fees and costs and, also pursuant to the Settlement, the Court in the Circuit Court of Cook County, County Department, Law Division bearing Case No. 2023 CH 5147 shall retain jurisdiction to enforce the terms of the Parties’ Settlement.

ENTERED: _____, 2025

Patrick J. Bond
Administrative Law Judge



Item Cover Page

Subject	Motion to accept Sourcewell Contract Pricing from Brown Equipment for the purchase of one 2025 Multihog CV350 (sidewalk plow) with associated components at a total price not exceeding \$204,540.
Meeting	June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$204,540.00
Budget Source	Vehicle Replacement Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

There are funds available in the current budget to replace Public Work equipment (ID # 4548), specifically the 2010 Trackless MT5. This piece of equipment is utilized by Public Works to remove snow from Village sidewalks. This current equipment has several attachments which can respond to a variety of snow conditions. These attachments include a snowplow, snow broom, and a snow blower attachment.

A replacement tractor is available with Sourcewell Contract Pricing (contract # 111522-MUL). The MultiHog Model #CV350 is more versatile than the current Trackless unit. The proposed item has the capability to be utilized year-round for a larger range of tasks. The MultiHog can be configured as a compact sweeper ideal for cleaning sidewalks downtown, parking decks, and sweeping up after parades and special events. The MultiHog can also be converted into snow removal equipment during the winter, utilizing a plow, snow broom or a snow blower as needed.

A 2025 MultiHog CV350 with associated attachments is available to purchase from Brown Equipment of McHenry, IL, with Sourcewell contract pricing not to exceed \$204,540.

Discussion

Replacement Policy

This vehicle has been evaluated utilizing our detailed comprehensive replacement policy. This policy utilizes point-based criteria that rate each vehicle on four major factors, including age, mileage, repair & maintenance (R&M) cost, and condition of the body/mechanical components. A point total equaling or exceeding eleven out of sixteen indicates that the vehicle should be replaced.

This equipment scored twelve points, indicating that it should be replaced. The vehicle condition evaluation form and summary report for this vehicle are attached.

Other Factors

The Village meets requirements to purchase this vehicle through Sourcewell Contract Pricing (Sourcewell contract #111522-MUL). The Sourcewell contract is publicly bid and satisfies the requirements of the Village of Mount Prospect Purchasing Policy.

Brown Equipment has been around since 1968 and have recently expanded their sales and services to our area from Indiana.

The vehicle being replaced will be sold through GovDeals.com internet auction.

Alternatives

1. Accept Sourcewell Contract Pricing for the purchase of one 2025 MultiHog CV350 Tractor with attachments.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board accept the Sourcewell Contract Pricing (contract #111522-MUL) for the purchase of one 2025 MultiHog CV350 and associated components from Brown Equipment of McHenry, IL for the total sum not to exceed \$204,540.

Attachments

1. Current 4548 Trackless
2. PIC of Multihog
3. 4548-2025 Vehicle_Equipment Condition Evaluation Form
4. Q13910 VILLAGE OF MOUNT PROSPECT IL - CV 350
5. CV350 Sweeper
6. Compact Broom
7. Compact Snowblower
8. V-Plow





Village of Mount Prospect
Vehicle/Equipment Condition Evaluation Form

Unit # 4548 Assigned Dept./Div. MPPW

Year: 2010 Make: Trackless Model: MT6 Mileage: NA

Hours: 2594 Date of Evaluation: 4-25-25 Performed By: Kevin DeLuca

System	Diagnosis	Estimated Repair Cost
Engine	Fair Dry rotted seals/gaskets	1,200
Transmission	Fair	
Differential	Poor	2,000
Exhaust System	Fair	1,500
Cooling System	Poor Corrosion	1,500
Brakes	Poor rusted lines	1,000
Tires	Good	1,200
Steering	Fair	
Suspension	NA	
HVAC	Fair	
Electrical	Poor Corrosion	
Body/Frame	Poor, wear, corrosion	3,000
Interior	Fair	
Other- describe	Hydraulics Poor	5,000
Total Estimated Repair Cost		16,400

Diagnosis Code	Code Description
Good	Systems are functioning well and no major repairs are expected.
Fair	Some major repairs are needed, but unit can remain in service a little longer in current condition.
Poor	Major repairs are required as soon as possible to ensure unit safety and reliability.

Appendix - B
Village of Mount Prospect
Vehicle/Equipment Evaluation Summary Report

Unit # 4548 Assigned Dept./Div. MPPW

Year: 2010 Make: Trackless Model: MT6 Mileage: Hours 2594

Date of Evaluation: 4-15-25 Performed By: K DeLuca

Ratings:

Unit age: 15 Base Policy Age: 15 Points: 2

Mileage/Hrs: 2594 Base Policy Mileage/Hrs: 2500 Points: 2

Maintenance Cost:

Repair and Maintenance Cost: \$ 72990.00 ÷ Purchase Price: \$ 102,125.00

Repair and Maintenance Percentage of Purchase Price: 71 % Points: 4

Condition Evaluation: (*attach Vehicle Condition Evaluation Form*)

Estimated Repair Cost: \$ 16,400 ÷ Current Book Value: \$ 12,000

Repair Cost Percentage of Current Book Value: 136 % Points: 4

Total Ownership Cost Per Mile:

(Lifetime Fuel + R&M + Purchase Price) \$ 189,242

Less Salvage Value \$ 12,000

Net Lifetime Costs \$ 177,242.00

Divided by Mileage/Hours 2594

Operating Cost Per Mile/Hour \$ 68.32 Hour

Total Points: 12

Comments and other considerations:

Repairs due to corrosion and wear of components will be costly and cause downtime.

Superintendent's recommendation:

~~This vehicle has exceeded its life expectancy replacement is recommended~~

Total Point Evaluation: A point total equaling or exceeding eleven (11) indicates that the vehicle should be recommended for replacement. The point total is used to rank its replacement priority. The larger the number the higher the replacement priority will be.



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q13910
4/4/2025

Bill To

Village of Mount Prospect IL
50 S Emerson St.
Mount Prospect IL 60056
United States

Ship To

Village of Mount Prospect IL
1700 W Central Rd
Mount Prospect IL 60056
United States

TOTAL

\$204,540.00

Sales Rep: Tommy Miklasz

Expires	PO #	Quote Information	Shipping Method
5/30/2025			

Item	Description	Qty	Price	Extended Price
MUL-CV350	Please find Description on the following page(s).	1	\$175,000.00	\$175,000.00
CV350-METEC HYD V-PLOW	Please find Description on the following page(s).	1	\$10,995.00	\$10,995.00
CV350-Metec Compact Broom	Please find Description on the following page(s).	1	\$9,550.00	\$9,550.00
CV350-SNOWBLOWER	Please find Description on the following page(s).	1	\$14,995.00	\$14,995.00
BEC SALES ALLOWANCE - WINTER	Please find Description on the following page(s).	1	(\$6,000.00)	(\$6,000.00)

Payment Information

A 3% fee will be applied to credit card transactions process through our system. Please note that this fee will only be applied to credit card transactions, and all other payment methods will remain without any additional fees, including the option to pay via ACH. For inquiries about this update or assistance with setting up ACH payments, please contact accounting@brownequipment.net.

Subtotal \$204,540.00

Tax (0%) \$0.00

Total \$204,540.00

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Vehicle Quote

#Q13910
4/4/2025

Item	Description
MUL-CV350	MULTIHOG CV 350 75HP COMPACT SWEEPER 4-WHEEL HYDROSTATIC DRIVE WITH TRACTION CONTROL 3 DRIVE MODE: ROAD, WORK, AND SWEEP 2 CUBIC YARD HOPPER 7" HIGH RESOLUTION COLOR SCREEN, CRUISE CONTROL COMBINED CAB HEATING & AIR CONDITIONING INDEPENDENT SPRING AND DAMPER SUSPENSION HIGH BACK AIR SUSPENSION DRIVER SEAT WITH 3-POINT SEATBELT HEATED BASE AND BACK SUPPORT WITH ADJUSTABLE LUMBER SUPPORT AND HEAD REST ADJUSTABLE SEAT MOUNTED MULTIFUNCTION CONTROL ARMREST WITH TWIN MINIATURE JOYSTICKS FOR EASE OF OPERATION AND CONTROL AND IMPROVED DRIVER COMFORT. ADJUSTABLE STEERING COLUMN WITH 2 TILT ADJUSTMENTS TELESCOPIC ADJUSTMENT OF STEERING WHEEL HEIGHT. CAB DOORS WITH OPENING WINDOWS - SET OF 2 (ONE PER DOOR) HEAVY DUTY COOLING WITH TWIN REVERSIBLE FANS IN-CAB, ELECTRONIC, BRUSH GROUND-CONTACT PRESSURE CONTROL 140 AMP ALTERNATOR DISK BRAKES AND MULTI DISC PARKING BRAKE WITH AUTOMATIC ACT IVATION UPON LEAVING THE DRIVER SEAT OR TURNING THE ENGINE OFF. ADJUSTABLE LOAD SENSING HYDRAULIC SUPPLY TO THE FRONT AND REAR 0 -100 LITRES PER MIN AND MAX 225 BAR PRESSURE (FLOW DEPENDANT) FRONT MOUNTED HYDRAULIC LIFT ARMS WITH INDEPENDENT CONTROL AND 800KG COMBINED LIFT CAPACITY HIGH PRESSURE CARRY OVER (SUPPLY FOR 3RD BRUSH CONTROL) 2 DOUBLE ACTING HYDRAULIC FUNCTIONS TO THE FRONT 1 DOUBLE ACTING HYDRAULIC FUNCTION TO THE REAR HEATED WINDSCREEN, HEATED REAR VIEW MIRRORS LED WORK LIGHTS (FRONT & REAR) 3 CAMERA SYSTEM-REVERSING CAMERA AND FRONT/REAR SUCTION HOOD CAMERA AMBER FLASHER LIGHTS (SET OF 6) 7,716 LBS GVW HIGH PRESSURE HAND LANCE & PUMP WANDER HOSE ALL TERRAIN LT245/75/16 TIRES MACHINE WIDTH 48.8" HOPPER DEMOUNT FRAME FRONT A-FRAME ADAPTER WITH ELECTRONIC HARNESS CONNECTOR SOURCEWELL CONTRACT # 50010 YELLOW WRAP INCLUDED
CV350-METEC HYD V-PLOW	FVPC55-1 Folding V-Plow, extended width up to 55" wide for Multihog CV350 including A frame Clearing Width Straight: 55" Clearing Width Scoop: 48" Clearing Width V: 48" Overall Width: 55" Moldboard Height: 30" (76 cm) height / 11 gauge Swing Angle: 30° Color White
CV350-Metec Compact Broom	HSC60-2 60" COMPACT HYDRAULIC SWEEPER FOR MULTIHOG CV350
CV350-SNOWBLOWER	SABBC53-1 - 53" WIDE COMPACT HYD. SINGLE AUGER BOX BLOWER (SNOWBLOWER), MULTIHOG CV350 - A FRAME ATTACHMENT - HYD. DRIVE - OSCILLATION - DIRECT DRIVE CHUTE - 18" IMPELLER - 16" AUGER 3/8" AR400 CUTTING EDGE & ADJ. SKID SHOES 53" WIDE 50" TALL 530LBS
BEC SALES ALLOWANCE - WINTER	Package Discount

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Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q13910
4/4/2025

FINAL INVOICE AMOUNT MAY BE SUBJECT TO ADDITIONAL MATERIAL AND MANUFACTURING SURCHARGES INCLUDING ANY TARIFFS THAT MAY ARISE. THIS ESTIMATE DOES NOT INCLUDE APPLICABLE TAXES. CUSTOMER IS RESPONSIBLE FOR ALL APPLICABLE FEDERAL, STATE AND LOCAL TAXES. WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS ESTIMATE.

PLEASE NOTE THAT A RESTOCKING FEE AND SHIPPING COSTS MAY BE ADDED TO ELIGIBLE PART RETURNS.

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TERMS AND CONDITIONS

1. **ACCEPTANCE.** This quotation is an offer to sell products (equipment and/or parts) and/or service to potential customer(s). BUYER'S RIGHT TO ACCEPT THIS OFFER IS LIMITED TO BUYER'S ASSENT TO THE TERMS AND CONDITIONS PRINTED HEREON AND THE ATTACHED OR ACCOMPANYING QUOTE, AND NO TERMS ADDITIONAL TO OR DIFFERENT FROM THOSE IN THIS OFFER ARE BINDING ON SELLER. THERE ARE NO UNDERSTANDINGS, TERMS, CONDITIONS OF WARRANTIES NOT FULLY EXPRESSED HEREIN.

2. **LIMITED WARRANTIES.** Seller warrants that it can convey good title to the goods sold under this contract and that they are free of liens and encumbrances. Warranties are per manufacturer's written warranty or unless specified. There are no warranties, express or implied with respect to products sold hereunder which are misused, abused, or used in conjunction with mechanical equipment improperly designed, used or maintained or which are used, supplied for use or made available for use in any nuclear application of which Seller has not been notified in writing by Buyer at the time of order for the products sold hereunder. SELLER MAKES NO OTHER WARRANTY WHATSOEVER, EXPRESS OR IMPLIED. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY SELLER AND EXCLUDED FROM THIS CONTRACT.

3. **LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY.** Seller's liability hereunder shall be limited to the obligation to repair or replace only those products proven to have been defective in material or workmanship at the time of delivery, or allow credit, at its option. Seller's total cumulative liability in any way arising from or pertaining to any product sold or required to be sold under this contract shall NOT in any case exceed the purchase price paid by Buyer for such products. IN NO EVENT SHALL SELLER HAVE ANY LIABILITY FOR COMMERCIAL LOSS, LOST PROFITS, CLAIMS FOR LABOR, OR CONSEQUENTIAL OR INCIDENTAL DAMAGES OF ANY TYPE, WHETHER BUYER'S CLAIM BE BASED IN CONTRACT, TORT, WARRANTY, STRICT LIABILITY, NEGLIGENCE, OR OTHERWISE. IT IS EXPRESSLY AGREED THAT BUYER'S REMEDIES EXPRESSED IN THIS PARAGRAPH ARE BUYER'S SOLE AND EXCLUSIVE REMEDIES.

4. **LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY FOR FAILURE OR DELAY IN DELIVERY.** NO DELIVERY DATES ARE GUARANTEED. BUYER'S SOLE AND EXCLUSIVE REMEDIES AND SELLER'S ONLY LIABILITY FOR ANY DELAY IN DELIVERY SHALL BE LIMITED AS SET FORTH IN PARAGRAPH 3 OF THIS CONTRACT.

5. **FORCE MAJEURE.** In any event and in addition to all other limitations stated herein, Seller shall not be liable for any act, omission, result or consequence, including but not limited to any delay in delivery or performance, which is (i) due to any act of God, the performance of any government order, any order bearing priority rating or order placed under any allocation program (mandatory or voluntary) established pursuant to law, local labor shortage, fire, flood or other casualty, governmental regulation or requirement, shortage or failure of raw material, supply, fuel, power or transportation, breakdown of equipment, or any cause beyond Seller's reasonable control whether of similar or dissimilar nature to those above enumerated, or (ii) due to any strike, labor dispute, or difference with workers, regardless of whether or not Seller's is capable of settling any such labor problem.

6. **BUYER'S OBLIGATION TO PASS ON LIMITATION OR WARRANTIES AND REMEDIES.** In order to protect Seller against claims by Buyer's buyer, if Buyer resells any of the goods purchased under this agreement, Buyer shall include the language contained in paragraphs 2 and 3 of this agreement, dealing with Seller's limitations of warranties and remedies, in an enforceable agreement with Buyer's buyer, or otherwise include language in an enforceable agreement with its buyer that makes Seller's limitation of warranties and remedies binding on its buyer. Buyer shall also include a provision in its agreement with its buyer applying Indiana law to any claims its buyer might assert against Seller with respect to goods repaired, manufactured or sold by Seller, and requiring its buyer to bring any such action against Seller either in federal district court in Evansville, IN or the common pleas court for Vanderburgh County, Indiana. Buyer shall defend, indemnify and hold Seller harmless from any and all claims, causes of action, damages, losses or expenses (including reasonable attorneys' fees) that Seller incurs by reason of Buyer's failure to comply with this paragraph.

7. **PASSAGE OF TITLE.** Except with respect to title for vehicles that have a certificate of title or for equipment vehicles for which the full purchase price has not been paid, title to the products sold hereunder shall pass upon delivery to the carrier at the point of shipment. Neither Buyer nor the consignee shall have the right to divert or re-consign such shipment to any destination other than specified in the bill of lading without permission of the Seller. Unless otherwise agreed, Seller reserves the right to select the mode of transportation. With respect to title for vehicles that have a certificate of title or vehicles for which the full purchase price has not been paid to the Seller, title will only transfer on the delivery of the certificate of title and payments due from the Buyer to the Seller has been paid in full. After the Buyer takes possession of a piece of equipment from the Seller, the risk of loss passes to the Buyer regardless of whether the legal title is transferred to the Buyer. Buyer will indemnify and hold harmless the seller with respect to any losses, damages, or claims related to the vehicle(s) after the Buyer receives possession of the vehicle(s), including any attorney's fees or costs associated with the indemnity or the enforcement of the Seller's rights herein.

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2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

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4/4/2025

8. **PAYMENTS AND LATE CHARGES ON PAST DUE ACCOUNTS.** Buyer represents that Buyer is solvent and can and will pay for the products sold to Buyer in accordance with the terms hereof. If Buyer shall fail to comply with any provision or to make payments in accordance with the terms of this contract or any other contract between Buyer and Seller, Seller may at its option defer shipments or, without waiving any other rights it may have, terminate this contract. All deliveries shall be subject to the approval of Seller's Credit Department. Seller reserves the right, before making any delivery, to require payment in cash or security for payment, and if Buyer fails to comply with such requirement, Seller may terminate this contract. A late charge of 1-½% monthly (18% annual rate) or the maximum allowed by state law, if less, will be imposed on all past due accounts.

9. **TRANSPORTATION CHARGES.** Delivered prices or prices involving competitive transportation adjustments shall be subject to appropriate adjustment to reflect changes in transportation charges.

10. **CLAIMS BY BUYER.** Buyer shall thoroughly inspect products sold under this contract immediately upon receipt to verify for itself that they conform to the specifications of the contract. Buyer must notify Seller of claims for failure or delay in delivery within 30 days after the scheduled delivery date. Buyer must notify Seller of any claims for nonconforming or defective goods within 30 days after the nonconformity or defect was or should have been discovered. In addition, Seller must be given an opportunity to investigate the claim before Buyer disposes of the material, or else Buyer's claim will be barred. Seller shall incur no liability for damage, shortages, or other cause alleged to have occurred or existed at or prior to delivery to the carrier unless the Buyer shall have entered full details thereof on its receipt to the carrier.

11. **MECHANICAL PROPERTIES; CHEMICAL ANALYSES.** Data referring to mechanical properties or chemical analysis are the result of tests performed on specimens obtained from specific locations of the product(s) in accordance with prescribed sampling procedures; any warranty thereof is limited to the values obtained at such locations and by such procedures. There is no warranty with respect to values of the materials at other locations.

12. **PATENTS.** Seller shall indemnify Buyer against attorneys' fees and any damages or costs awarded against Buyer in the event any legal proceeding is brought against Buyer by a third person claiming the material delivered hereunder in itself constitutes an infringement of any U.S. patent, provided Buyer gives Seller prompt notice of any such suit being brought, gives Seller the opportunity to defend any such suit, and cooperates with Seller with respect to any such defense; unless the material is made in accordance with material designs, or specifications required by Buyer, in which case Buyer shall similarly indemnify Seller.

13. **PERMISSIBLE VARIATIONS.** The products sold hereunder shall be subject to Seller's standard manufacturing variations, tolerances and classifications.

14. **TECHNICAL ADVICE.** Buyer represents that it has made its own independent determination that the products it is purchasing under this contract meet the design requirements of Buyer's project and are suitable for Buyer's intended application. Buyer further represents that it has not relied in any respect on any written or oral statements or advice from Seller, other than the standard product specifications set forth in the most recent addition of Seller's published product brochures, in making that determination.

15. **TAXES.** Any applicable sales, excise and/or use taxes, if any, due under the laws of any state, any local government authority, or the federal government of the United States, in connection with the purchase and sale of any equipment, parts, and/or services shall be the responsibility of the Buyer.

16. **BUYER'S RIGHT OF TERMINATION.** Buyer may terminate this contract in whole or in part upon notice in writing to Seller. Seller shall thereupon cease work and transfer to Buyer title to all completed and partially completed products and to any raw materials or supplies acquired by Seller especially for the purpose of performing this contract, and Buyer shall pay Seller the sum of the following: (1) the contract price for all products which have been completed prior to termination; (2) the cost to Seller of the material or work in process as shown on the books of Seller in accordance with the accounting practice consistently maintained by Seller plus a reasonable profit thereon, but in no event more than the contract price; (3) the cost f.o.b. Seller's plant of materials and supplies acquired especially for the purpose of performing this contract; and (4) reasonable cancellation charges, if any, paid by Seller on account of any commitment(s) made hereunder.

17. **SELLER'S RIGHT OF TERMINATION.** In addition to the other rights of termination provided for in this contract, and if this contract is made pursuant to any governmental rule or regulation, plan, order or other directive, upon the termination thereof, Seller shall have the option of canceling this contract in whole or in part.

18. **WAIVER.** Failure or inability of either party to enforce any right hereunder shall not waive any right in respect to any other or future rights or occurrences.

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19. DELIVERY. Unless otherwise agreed to in writing by the Seller, the Buyer hereby agrees to take delivery of the materials on this order within the later of five (5) days after the wanted date shown on the face of the order or within five (5) days after notification, oral or written, that the materials are ready for shipment. In the event that the Buyer does not arrange to take delivery of the materials in accordance with this Contract, Seller, at Seller's option, may:

(a) invoice the Buyer for the materials less freight if applicable; store the material in Seller's yard for a period not to exceed sixty (60) days from the date of invoice; charge a storage fee not to exceed 5% per month or fraction thereof of the selling price of the stored materials; add any applicable price increases listed on the face of the order; charge for any repair work to protective coatings harmed by weathering while such material is being stored; and charge applicable freight when shipment to the Buyer is made. Materials remaining in storage after sixty (60) days from the invoice date shall become the property of the Seller for disposition at the Seller's discretion. In that event, Buyer shall not be liable for the invoice price of the materials, but shall be liable for the storage fee and any repair work to protective coatings; or

(b) cancel the order and invoice the Buyer for cancellation charges, which shall be 50% of the selling price of the materials if the materials are standard, in- stock material, or the full selling price if the materials are special or nonstandard in nature and were especially fabricated for the Buyer.

20. PERIOD OF LIMITATIONS. Buyer and Seller agree that any action by Buyer against Seller for a breach of this contract, including any action for breach of warranty, or otherwise in connection with the goods sold under this contract, must be commenced by Buyer against Seller within one year after the cause of action therefore accrues.

21. CONFLICTING PROVISIONS OFFERED BY BUYER. Any terms and conditions of any purchase order or other instrument issued by the Buyer, in connection with the subject matter of this document, which are in addition to or inconsistent with the terms and conditions expressed herein, will not be binding on Seller in any matter whatsoever unless accepted by Seller in writing.

22. SEVERABILITY. In case any provision of this contract shall be declared invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

23. APPLICABLE LAW. This contract shall be governed by, and construed and enforced in accordance with, the laws of the State of Indiana. Buyer and Seller specifically agree that any legal action brought relating to this contract will be brought and tried in the federal district court in Evansville, Indiana, or, in the absence of jurisdiction, the Vanderburgh County Court of Common Pleas in Evansville, IN.

Name(Printed)

Signature

Title

Date

THANK YOU FOR CHOOSING BROWN EQUIPMENT COMPANY



COMPACT SWEEPER

HSC 48, 60, 72

This compact sweeper has been developed with weight reduction and easy serviceability in mind. The environmentally friendly brushes are made of high-quality, wear-resistant polyurethane. The 20" (51 cm) diameter brushes are quick and easy to change. The included caster wheels make it easier to follow the edge of sidewalks and roads. 30° angling and oscillation help clean every dip on the road. The angle of the brush can be effortlessly hydraulically adjusted. 3/16" thick crash bar helps prevent damage from collisions.



	HSC48	HSC60	HSC72
Weight	250 lbs (113 kg)	280 lbs (127 kg)	310 lbs (141 kg)
Clearing Width	45" (114 cm)	57" (145 cm)	69" (175 cm)
Clearing Width at 30°	39" (99 cm)	49" (124 cm)	60" (152 cm)
Overall Width	48" (122 cm)	60" (152 cm)	72" (183 cm)
Overall Height	25" (64 cm)		
Hydraulic Requirements	9.5 GPM (15 l/min)		
Swing Angle	30°		
Type	Hydraulic		
Brush Diameter	20" (51 cm)		
Standard Features	Adjustable height caster wheels, Quick change brush system, Parking leg, Steel cowling, Front crash bar, Powder coated frame and cowling, Hydraulic angling 30 degrees, Oscillation		
Hitch Category	A frame, 3 point hitch, Skid steer (standard and mini), Custom mounting frame		
Options	Stainless steel cowling, Spray nozzles and water pump, A frame, 3 point hitch, Skid steer (standard and mini), Custom mounting frame		

METEC METAL TECHNOLOGY INC. BUILT TO LAST

COMPACT SINGLE AUGER BOX BLOWER

SABBC 46 - Hydraulic

This compact box blower guarantees effective snow removal while being simple to use and safe to operate. More visibility is made possible by low-profile housing. The number of moving parts is decreased with direct-drive chutes. The impeller comes with 5 blades. Thanks to the superior finish, the blower will last longer while maintaining its new appearance. A covered auger chain prevents dirt and debris from entering. Hydraulic drive provides easy installation. AR 400 Cutting Edges and Skid shoes.

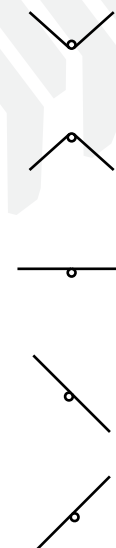
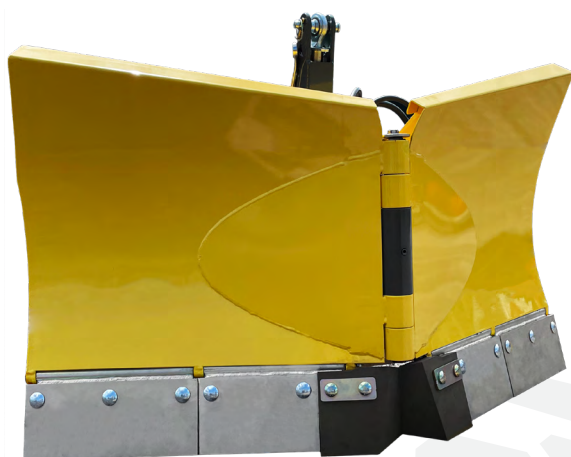


	SABBC46
Weight	475 lbs (215 kg)
Clearing Width	46" (117 cm)
Overall Width	46" (117 cm)
Overall Height	50" (127 cm)
Cutting Auger Diameter	16" (41 cm)
Chute	Hydraulic with 1 flap
Chute Rotation	230° – adjustable
Power Requirements	40 HP (30 kW)
Oil Requirements	14 GPM (50 l/min)
Impeller Diameter	5 blades 18 x 5.5" (46 x 14 cm)
Standard Features	Powder coated gray/black, 3/8" AR 400 Skid Shoes and Cutting Edge
Hitch Category	A-Frame, Custom
Options	Custom Colours, Sizes and Mounts Available

FOLDING V PLOW

FVP 47, 55, 61, 66, 71

This folding "V" plow lets you navigate with ease around park benches, light poles, fire hydrants, and other obstacles. The AR 400 cutting edges and adjustable skid shoes help extend the life of your cutting edges. Scoop, push, and pile snow thanks to the five possible blade positions that require only two hydraulic circuits and one case drain. The four independent trip edges and hydraulic shock absorption keep the plow steady and running smoothly, even when hitting obstacles. The nose piece is made of wear-resistant and durable polyurethane, and the compression springs are made of rubber, so they'll last a long time.



	FVP47	FVP55	FVP61	FVP66	FVP71
Weight	390 lbs (177 kg)	519 lbs (235 kg)	546 lbs (248 kg)	573 lbs (260 kg)	605 lbs (275 kg)
Clearing Width	47" (119 cm)	55" (140 cm)	60" (152 cm)	66" (168 cm)	70" (178 cm)
 Clearing Width	41" (104 cm)	48" (122 cm)	52" (132 cm)	58" (147 cm)	61" (155 cm)
 Clearing Width	41" (104 cm)	48" (122 cm)	52" (132 cm)	58" (147 cm)	61" (155 cm)
Overall Width	47" (119 cm)	55" (140 cm)	60" (152 cm)	66" (168 cm)	70" (178 cm)
Overall Height	33.5" (85 cm)				
Mouldboard	30" (76 cm) height / 11 gauge				
Swing Angle	30°				
Power Requirements	35 HP (26 kW)		40 HP (30 kW)		60 HP (45 kW)
Cutting Edges	x2 5.5" x 1/2"	x4 5.5" x 1/2" (14 x 1 cm)			
	Rubber, UHMW, Mild steel, Stainless steel, Corundum, PU, Vulcalon, Carbide, Hardox				
Standard Features	Hydraulic adjustment of plow blades, 5 positions, powder coat				
Hitch Category	A-Frame	CAT I or CAT II			
Options	LED working lights, Caster wheels, Curb wear block, Marker flags, Custom colours, liquid paint. Other sizes available please inquire.				

BUILT TO LAST

METEC METAL TECHNOLOGY INC.



Item Cover Page

Subject	Motion to accept Sourcewell Contract Pricing from Brown Equipment for the purchase of one 2024 Sewer Equipment of America Flusher/Jetter truck for a total sum not to exceed \$255,000.
Meeting	June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$255,000.00
Budget Source	Vehicle Replacement Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

There are funds allocated to replace a 2008 Public Works Department sewer flusher/ jetter truck in the current budget. The current piece of equipment is utilized by the Public Works department for maintaining, flushing, and jetting sewers, as well as washing down streets within the village.

A 2024 Sewer Equipment of America flusher/jetter truck is available as a replacement unit with Sourcewell contract pricing (contract # 101221-SCA) from Brown Equipment of McHenry, IL.

This proposed replacement truck is a model 800-HPR-ECO Series IV Jetter mounted on a 2024 International MV607 chassis. It utilizes its 80-gallon-per-minute water pump along with a 1500-gallon water tank and 500-ft-high pressure hose to flush and maintain sewer systems and to unclog or cut roots. In summary, the new unit has a larger pump and creates greater water velocity that can be used for cleaning when compared to the unit being replaced.

This new vehicle is in stock at Brown Equipment and will undergo a vinyl wrap to match the Public Works Department fleet before being delivered at a total cost, with Sourcewell contract pricing, not to exceed \$255,000.

Discussion

Replacement Policy

The current sewer flusher/jetter truck (Public Works ID #2738), a 2008 Vactor flusher/jetter mounted on an International 7400 chassis, has been evaluated utilizing our detailed comprehensive replacement policy. This policy utilizes point-based criteria that rate each vehicle on four major factors, including age, mileage, repair & maintenance (R&M) cost, and condition of the body/mechanical components. A point total equaling or exceeding eleven out of sixteen indicates that the vehicle should be replaced.

This equipment scored twelve points, indicating that it should be replaced. The vehicle condition evaluation form and summary report for this vehicle are attached.

Other Factors

The Village meets the requirement to purchase the 2024 Sewer Equipment of America flusher/jetter truck through Sourcewell contract pricing (Sourcewell contract #101221-SCA). This contract is publicly bid and satisfies the requirements of the Village of Mount Prospect Purchasing Policy.

Brown Equipment has been established since 1968 and have recently expanded their sales and services to our area from Indiana. They offer quality equipment with competitive pricing.

The vehicle being replaced will be sold through GovDeals.com internet auction.

Alternatives

1. Accept the Sourcewell Contract Pricing for the purchase of one 2024 Sewer Equipment of America flusher/jetter truck and associated components from Brown Equipment.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board accept the Sourcewell Contract Pricing (contract #101221-SCA) for the purchase of one 2024 Sewer Equipment of America model # 800-HPR-ECO Series IV Jetter truck from Brown Equipment of McHenry IL for the total sum not to exceed \$255,000.

Attachments

1. 2738 Current pic
2. Sewer Equipment Pic
3. 2738-2025 Vehicle_Equipment Condition Evaluation Form
4. Quote SECA 800 \$255,000



MODEL 800 TRUCK JET SERIES



Village of Mount Prospect
Vehicle/Equipment Condition Evaluation Form

Unit # 2738 Assigned Dept./Div. MPPW

Year: 2008 Make: International Model: 7400 Vactor Ram Jet Mileage: 19,551

Hours: 5095 Date of Evaluation: 5-25-25 Performed By: Kevin DeLuca

System	Diagnosis	Estimated Repair Cost
Engine	Fair	
Transmission	Good	
Differential	Good	
Exhaust System	Good	
Cooling System	Fair	1,500
Brakes	Fair	2,000
Tires	Fair	1,600
Steering	Good	
Suspension	Fair	2,000
HVAC	Fair/ no A/C	1,500
Electrical	Poor	
Body/Frame	Fair	
Interior	Fair	
Other- describe	Jetter reel and counter poor	5,000
Total Estimated Repair Cost		13,600

Diagnosis Code	Code Description
Good	Systems are functioning well and no major repairs are expected.
Fair	Some major repairs are needed, but unit can remain in service a little longer in current condition.
Poor	Major repairs are required as soon as possible to ensure unit safety and reliability.

Appendix - B
Village of Mount Prospect
Vehicle/Equipment Evaluation Summary Report

Unit # 2738 Assigned Dept./Div. MPPW

Year: 2008 Make: International Model: 7400 Vactor Ramjet Mileage: 19,551

Date of Evaluation: 5-25-25 Performed By: K DeLuca

Ratings:

Unit age: 17 Base Policy Age: 17 Points: 2

Mileage/Hrs: 19,551/5095 Base Policy Mileage/Hrs: 50,000/5000 Points: 2

Maintenance Cost:

Repair and Maintenance Cost: \$ 54,364.00 ÷ Purchase Price: \$ 180,000

Repair and Maintenance Percentage of Purchase Price: 30 % Points: 4

Condition Evaluation: (attach Vehicle Condition Evaluation Form)

Estimated Repair Cost: \$ 13,600 ÷ Current Book Value: \$ 15,000

Repair Cost Percentage of Current Book Value: 90 % Points: 4

Total Ownership Cost Per Mile:

(Lifetime Fuel + R&M + Purchase Price) \$ 253,261.00

Less Salvage Value \$ 15,000

Net Lifetime Costs \$ 238,261.00

Divided by Mileage/Hours 19,551/5095

Operating Cost Per Mile/Hour \$ 12.18mile/46.76hr

Total Points: 12

Comments and other considerations:

This equipment has a diesel pony engine and flushing equipment is aged and worn. Hose counter is inoperative and costly to repair.

Superintendent's recommendation:

~~This vehicle has met its life expectancy replacement is recommended~~

Total Point Evaluation: A point total equaling or exceeding eleven (11) indicates that the vehicle should be recommended for replacement. The point total is used to rank its replacement priority. The larger the number the higher the replacement priority will be.



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

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Bill To Village of Mount Prospect IL 50 S Emerson St. Mount Prospect IL 60056 United States	Ship To Village of Mount Prospect IL 1700 W Central Rd Mount Prospect IL 60056 United States	TOTAL \$255,000.00 Sales Rep: Tommy Miklasz
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Expires 5/30/2025	PO #	Quote Information	Shipping Method
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Item	Description	Qty	Price	Extended Price
SEWER-800-HPR-ECO IV JETTER TRUCK	Sewer Equipment Company of America MODEL: 800-HPR-ECO Series IV Jetter Truck INTERNATIONAL CHASSIS MV607 SOURCEWELL CONTRACT #50010 YELLOW WRAP INCLUDED IN STOCK UNIT VIN:3HAEUMMN1RL256828 SEE ATTACHED BUILD SHEET FOR SPECS	1	\$255,000.00	\$255,000.00

Payment Information

A 3% fee will be applied to credit card transactions process through our system. Please note that this fee will only be applied to credit card transactions, and all other payment methods will remain without any additional fees, including the option to pay via ACH. For inquiries about this update or assistance with setting up ACH payments, please contact accounting@brownequipment.net.

Subtotal	\$255,000.00
Tax (0%)	\$0.00
Total	\$255,000.00

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FINAL INVOICE AMOUNT MAY BE SUBJECT TO ADDITIONAL MATERIAL AND MANUFACTURING SURCHARGES INCLUDING ANY TARIFFS THAT MAY ARISE. THIS ESTIMATE DOES NOT INCLUDE APPLICABLE TAXES. CUSTOMER IS RESPONSIBLE FOR ALL APPLICABLE FEDERAL, STATE AND LOCAL TAXES. WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS ESTIMATE.

PLEASE NOTE THAT A RESTOCKING FEE AND SHIPPING COSTS MAY BE ADDED TO ELIGIBLE PART RETURNS.

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TERMS AND CONDITIONS

1. **ACCEPTANCE.** This quotation is an offer to sell products (equipment and/or parts) and/or service to potential customer(s). BUYER'S RIGHT TO ACCEPT THIS OFFER IS LIMITED TO BUYER'S ASSENT TO THE TERMS AND CONDITIONS PRINTED HEREON AND THE ATTACHED OR ACCOMPANYING QUOTE, AND NO TERMS ADDITIONAL TO OR DIFFERENT FROM THOSE IN THIS OFFER ARE BINDING ON SELLER. THERE ARE NO UNDERSTANDINGS, TERMS, CONDITIONS OF WARRANTIES NOT FULLY EXPRESSED HEREIN.

2. **LIMITED WARRANTIES.** Seller warrants that it can convey good title to the goods sold under this contract and that they are free of liens and encumbrances. Warranties are per manufacturer's written warranty or unless specified. There are no warranties, express or implied with respect to products sold hereunder which are misused, abused, or used in conjunction with mechanical equipment improperly designed, used or maintained or which are used, supplied for use or made available for use in any nuclear application of which Seller has not been notified in writing by Buyer at the time of order for the products sold hereunder. SELLER MAKES NO OTHER WARRANTY WHATSOEVER, EXPRESS OR IMPLIED. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY SELLER AND EXCLUDED FROM THIS CONTRACT.

3. **LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY.** Seller's liability hereunder shall be limited to the obligation to repair or replace only those products proven to have been defective in material or workmanship at the time of delivery, or allow credit, at its option. Seller's total cumulative liability in any way arising from or pertaining to any product sold or required to be sold under this contract shall NOT in any case exceed the purchase price paid by Buyer for such products. IN NO EVENT SHALL SELLER HAVE ANY LIABILITY FOR COMMERCIAL LOSS, LOST PROFITS, CLAIMS FOR LABOR, OR CONSEQUENTIAL OR INCIDENTAL DAMAGES OF ANY TYPE, WHETHER BUYER'S CLAIM BE BASED IN CONTRACT, TORT, WARRANTY, STRICT LIABILITY, NEGLIGENCE, OR OTHERWISE. IT IS EXPRESSLY AGREED THAT BUYER'S REMEDIES EXPRESSED IN THIS PARAGRAPH ARE BUYER'S SOLE AND EXCLUSIVE REMEDIES.

4. **LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY FOR FAILURE OR DELAY IN DELIVERY.** NO DELIVERY DATES ARE GUARANTEED. BUYER'S SOLE AND EXCLUSIVE REMEDIES AND SELLER'S ONLY LIABILITY FOR ANY DELAY IN DELIVERY SHALL BE LIMITED AS SET FORTH IN PARAGRAPH 3 OF THIS CONTRACT.

5. **FORCE MAJEURE.** In any event and in addition to all other limitations stated herein, Seller shall not be liable for any act, omission, result or consequence, including but not limited to any delay in delivery or performance, which is (i) due to any act of God, the performance of any government order, any order bearing priority rating or order placed under any allocation program (mandatory or voluntary) established pursuant to law, local labor shortage, fire, flood or other casualty, governmental regulation or requirement, shortage or failure of raw material, supply, fuel, power or transportation, breakdown of equipment, or any cause beyond Seller's reasonable control whether of similar or dissimilar nature to those above enumerated, or (ii) due to any strike, labor dispute, or difference with workers, regardless of whether or not Seller's is capable of settling any such labor problem.

6. **BUYER'S OBLIGATION TO PASS ON LIMITATION OR WARRANTIES AND REMEDIES.** In order to protect Seller against claims by Buyer's buyer, if Buyer resells any of the goods purchased under this agreement, Buyer shall include the language contained in paragraphs 2 and 3 of this agreement, dealing with Seller's limitations of warranties and remedies, in an enforceable agreement with Buyer's buyer, or otherwise include language in an enforceable agreement with its buyer that makes Seller's limitation of warranties and remedies binding on its buyer. Buyer shall also include a provision in its agreement with its buyer applying Indiana law to any claims its buyer might assert against Seller with respect to goods repaired, manufactured or sold by Seller, and requiring its buyer to bring any such action against Seller either in federal district court in Evansville, IN or the common pleas court for Vanderburgh County, Indiana. Buyer shall defend, indemnify and hold Seller harmless from any and all claims, causes of action, damages, losses or expenses (including reasonable attorneys' fees) that Seller incurs by reason of Buyer's failure to comply with this paragraph.

7. **PASSAGE OF TITLE.** Except with respect to title for vehicles that have a certificate of title or for equipment vehicles for which the full purchase price has not been paid, title to the products sold hereunder shall pass upon delivery to the carrier at the point of shipment. Neither Buyer nor the consignee shall have the right to divert or re-consign such shipment to any destination other than specified in the bill of lading without permission of the Seller. Unless otherwise agreed, Seller reserves the right to select the mode of transportation. With respect to title for vehicles that have a certificate of title or vehicles for which the full purchase price has not been paid to the Seller, title will only transfer on the delivery of the certificate of title and payments due from the Buyer to the Seller has been paid in full. After the Buyer takes possession of a piece of equipment from the Seller, the risk of loss passes to the Buyer regardless of whether the legal title is transferred to the Buyer. Buyer will indemnify and hold harmless the seller with respect to any losses, damages, or claims related to the vehicle(s) after the Buyer receives possession of the vehicle(s), including any attorney's fees or costs associated with the indemnity or the enforcement of the Seller's rights herein.

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8. **PAYMENTS AND LATE CHARGES ON PAST DUE ACCOUNTS.** Buyer represents that Buyer is solvent and can and will pay for the products sold to Buyer in accordance with the terms hereof. If Buyer shall fail to comply with any provision or to make payments in accordance with the terms of this contract or any other contract between Buyer and Seller, Seller may at its option defer shipments or, without waiving any other rights it may have, terminate this contract. All deliveries shall be subject to the approval of Seller's Credit Department. Seller reserves the right, before making any delivery, to require payment in cash or security for payment, and if Buyer fails to comply with such requirement, Seller may terminate this contract. A late charge of 1-½% monthly (18% annual rate) or the maximum allowed by state law, if less, will be imposed on all past due accounts.

9. **TRANSPORTATION CHARGES.** Delivered prices or prices involving competitive transportation adjustments shall be subject to appropriate adjustment to reflect changes in transportation charges.

10. **CLAIMS BY BUYER.** Buyer shall thoroughly inspect products sold under this contract immediately upon receipt to verify for itself that they conform to the specifications of the contract. Buyer must notify Seller of claims for failure or delay in delivery within 30 days after the scheduled delivery date. Buyer must notify Seller of any claims for nonconforming or defective goods within 30 days after the nonconformity or defect was or should have been discovered. In addition, Seller must be given an opportunity to investigate the claim before Buyer disposes of the material, or else Buyer's claim will be barred. Seller shall incur no liability for damage, shortages, or other cause alleged to have occurred or existed at or prior to delivery to the carrier unless the Buyer shall have entered full details thereof on its receipt to the carrier.

11. **MECHANICAL PROPERTIES; CHEMICAL ANALYSES.** Data referring to mechanical properties or chemical analysis are the result of tests performed on specimens obtained from specific locations of the product(s) in accordance with prescribed sampling procedures; any warranty thereof is limited to the values obtained at such locations and by such procedures. There is no warranty with respect to values of the materials at other locations.

12. **PATENTS.** Seller shall indemnify Buyer against attorneys' fees and any damages or costs awarded against Buyer in the event any legal proceeding is brought against Buyer by a third person claiming the material delivered hereunder in itself constitutes an infringement of any U.S. patent, provided Buyer gives Seller prompt notice of any such suit being brought, gives Seller the opportunity to defend any such suit, and cooperates with Seller with respect to any such defense; unless the material is made in accordance with material designs, or specifications required by Buyer, in which case Buyer shall similarly indemnify Seller.

13. **PERMISSIBLE VARIATIONS.** The products sold hereunder shall be subject to Seller's standard manufacturing variations, tolerances and classifications.

14. **TECHNICAL ADVICE.** Buyer represents that it has made its own independent determination that the products it is purchasing under this contract meet the design requirements of Buyer's project and are suitable for Buyer's intended application. Buyer further represents that it has not relied in any respect on any written or oral statements or advice from Seller, other than the standard product specifications set forth in the most recent addition of Seller's published product brochures, in making that determination.

15. **TAXES.** Any applicable sales, excise and/or use taxes, if any, due under the laws of any state, any local government authority, or the federal government of the United States, in connection with the purchase and sale of any equipment, parts, and/or services shall be the responsibility of the Buyer.

16. **BUYER'S RIGHT OF TERMINATION.** Buyer may terminate this contract in whole or in part upon notice in writing to Seller. Seller shall thereupon cease work and transfer to Buyer title to all completed and partially completed products and to any raw materials or supplies acquired by Seller especially for the purpose of performing this contract, and Buyer shall pay Seller the sum of the following: (1) the contract price for all products which have been completed prior to termination; (2) the cost to Seller of the material or work in process as shown on the books of Seller in accordance with the accounting practice consistently maintained by Seller plus a reasonable profit thereon, but in no event more than the contract price; (3) the cost f.o.b. Seller's plant of materials and supplies acquired especially for the purpose of performing this contract; and (4) reasonable cancellation charges, if any, paid by Seller on account of any commitment(s) made hereunder.

17. **SELLER'S RIGHT OF TERMINATION.** In addition to the other rights of termination provided for in this contract, and if this contract is made pursuant to any governmental rule or regulation, plan, order or other directive, upon the termination thereof, Seller shall have the option of canceling this contract in whole or in part.

18. **WAIVER.** Failure or inability of either party to enforce any right hereunder shall not waive any right in respect to any other or future rights or occurrences.

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19. DELIVERY. Unless otherwise agreed to in writing by the Seller, the Buyer hereby agrees to take delivery of the materials on this order within the later of five (5) days after the wanted date shown on the face of the order or within five (5) days after notification, oral or written, that the materials are ready for shipment. In the event that the Buyer does not arrange to take delivery of the materials in accordance with this Contract, Seller, at Seller's option, may:

(a) invoice the Buyer for the materials less freight if applicable; store the material in Seller's yard for a period not to exceed sixty (60) days from the date of invoice; charge a storage fee not to exceed 5% per month or fraction thereof of the selling price of the stored materials; add any applicable price increases listed on the face of the order; charge for any repair work to protective coatings harmed by weathering while such material is being stored; and charge applicable freight when shipment to the Buyer is made. Materials remaining in storage after sixty (60) days from the invoice date shall become the property of the Seller for disposition at the Seller's discretion. In that event, Buyer shall not be liable for the invoice price of the materials, but shall be liable for the storage fee and any repair work to protective coatings; or

(b) cancel the order and invoice the Buyer for cancellation charges, which shall be 50% of the selling price of the materials if the materials are standard, in- stock material, or the full selling price if the materials are special or nonstandard in nature and were especially fabricated for the Buyer.

20. PERIOD OF LIMITATIONS. Buyer and Seller agree that any action by Buyer against Seller for a breach of this contract, including any action for breach of warranty, or otherwise in connection with the goods sold under this contract, must be commenced by Buyer against Seller within one year after the cause of action therefore accrues.

21. CONFLICTING PROVISIONS OFFERED BY BUYER. Any terms and conditions of any purchase order or other instrument issued by the Buyer, in connection with the subject matter of this document, which are in addition to or inconsistent with the terms and conditions expressed herein, will not be binding on Seller in any matter whatsoever unless accepted by Seller in writing.

22. SEVERABILITY. In case any provision of this contract shall be declared invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

23. APPLICABLE LAW. This contract shall be governed by, and construed and enforced in accordance with, the laws of the State of Indiana. Buyer and Seller specifically agree that any legal action brought relating to this contract will be brought and tried in the federal district court in Evansville, Indiana, or, in the absence of jurisdiction, the Vanderburgh County Court of Common Pleas in Evansville, IN.

Name(Printed)

Signature

Title

Date

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Item Cover Page

Subject

Meeting

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category

Type

As submitted

June 17, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT
VILLAGE BOARD

VILLAGE MANAGER'S REPORT

Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None