



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

August 6, 2025

Village Hall - 3rd Floor Board Room

7:00 PM

1. CALL TO ORDER

2. ROLL CALL

2.1. Pledge of Allegiance - Trustee Colleen Saccotelli

3. APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - July 15, 2025

4. MAYORS REPORT

4.1. Mayor's Comment

4.2. Reappointments to Board and Commissions

Audit Commission - Timothy McDermott

Economic Development Commission - Dan Novak

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 meeting in person or by emailing your intent to speak to publiccomment@mountprospect.org no later than 1:00 p.m. on the day of the meeting.

6. CONSENT AGENDA

6.1. List of Bills - July 9, 2025, to July 29, 2025 - \$5,140,199.15

6.2. Approval of Minutes - June 17, 2025 Closed Session meeting of the Village Board

6.3. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A CONDITIONAL USE FOR A MASSAGE THERAPY ESTABLISHMENT AT THE PROPERTY 1518 NORTH ELMHURST ROAD, MOUNT PROSPECT, ILLINOIS (PZ-09-25)

6.4. Motion to approve change order request from Engineering Resource Associates for supplemental Phase I and Phase II Engineering Services for the Schoenbeck Road Improvements Project in an amount not to exceed \$163,226.

6.5. Motion to approve change order request from Patrick Engineering for Rand/Kensington/Route 83 Intersection Improvements Phase II Engineering Services for an amount not to exceed \$159,585.

6.6. Motion to accept the lowest-cost, responsive bid to construct the Central

Road & Weller Lane Crosswalk Modifications for an amount not to exceed \$258,247.

- 6.7. Motion to approve A RESOLUTION APPROVING A PLAT OF EASEMENT GRANT FOR THE PROPERTY LOCATED AT 112 EAST NORTHWEST HIGHWAY, MOUNT PROSPECT, IL 60056

7. OLD BUSINESS - None

8. NEW BUSINESS

- 8.1. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING CHAPTER 14 "ZONING" and AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE AN ART STUDIO AT THE PROPERTY 350 WEST KENSINGTON ROAD SUITE 117 (PZ-08-25)
- 8.2. Motion to Waive the Rules Requiring Two Readings of an Ordinance and Adopt AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX FOR THE VILLAGE OF MOUNT PROSPECT

9. VILLAGE MANAGER'S REPORT

- 9.1. Motion to waive the requirements for public bidding and accept the proposal from LPS Pavement Company for brick sidewalk replacement associated with the Central Gateway Project for a cost not to exceed \$198,675.
- 9.2. Motion to accept the lowest-cost, responsive bid for the Central Gateway Site Work Project for a price not to exceed \$312,681.46.
- 9.3. 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, July 15, 2025 | 7:00 PM

CALL TO ORDER

Mayor Hoefert called the Regular Meeting of the Village Board to order at 7:04 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 Matuszak

APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - June 17, 2025

Motion by Colleen Saccotelli, second by Vincent Dante to approve the regular meeting minutes of June 17, 2025:

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 took a moment to express gratitude to the Lions Club for their work on the Fourth of July festival. He noted that this was the 86th year the Lions had organized the event, emphasizing the significant commitment and effort involved. He commended them for bringing charity and unity to Mount Prospect and, on behalf of an appreciative community, thanked them for their efforts over the Fourth of July weekend.

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4.2. Annual Report of the Audit Committee and Acceptance of the 2024 Annual Comprehensive Financial Report (Audit) for the Village of Mount Prospect
Director of Finance Amit Thakkar presented the annual report of the Audit Committee and the 2024 Annual Comprehensive Financial Report for the Village of Mount Prospect. He noted that the audit committee chair, Vince Grochocinski, was unable to attend.

Mr. Thakkar reported that the Audit Committee met on June 25, 2025, with the audit manager from Lauterbach & Amen, LLP, Dan Shaw present. He announced that the Village received the highest possible clean and unqualified opinion on its financial statements, indicating that they were free from material misstatements and presented a true and correct picture of the Village's financial position.

Mr. Thakkar announced that the Village achieved the Triple Crown award from GFOA (Government Finance Officers Association) for the fourth consecutive year. This includes awards for excellence in annual financial reporting (for the 40th consecutive year), the Distinguished Budget Award, and the Popular Annual Financial Report (PAFR). Mr. Thakkar shared key highlights from the audit and report, including:

- The Village's intergovernmental revenues outperformed expectations, including sales tax, income tax, ambulance billing fees, and home rule sales tax.
- The general fund reported a surplus of \$3.1 million, with an actual surplus of \$9.6 million before funding \$6.5 million to the economic emergency fund.
- All departments' expenditures were within budgetary limits.
- General fund reserves at year-end were \$55.7 million, with \$46.3 million unrestricted (55% of annual operations).
- Total governmental fund balance was \$105.1 million.

Mr. Thakkar commended the staffs efforts in preparing for the audit, noting that few adjustments were needed. He mentioned that 2025 would be the last year with the current auditor, and a new RFP for audit engagement would be issued in spring for the period 2026-2030.

The Board members expressed their appreciation for the financial team's work and congratulated them on winning the Triple Crown Award. Trustee Grossi, as a member of the audit committee, emphasized the importance of the village's responsibility in preparing the financial statements and praised the finance team's accuracy and timeliness.

Mr. Thakkar was thanked for his leadership and hard work in guiding the Village through another successful audit. Trustee Gens asked for clarification on the funding process for the bridge project, to which Mr. Thakkar explained that IDOT would be the primary payer, with the Village paying its share as a percentage.

Motion by Bill Grossi, second by Colleen Saccotelli to accept the 2024 Annual Comprehensive Financial Report:

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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

Patrick Ladonne

Mount Prospect resident

- As a resident living above the Public House, he expressed concerns about excessive noise from the establishment, particularly on Saturday nights when they host a live DJ. He reported that he has experienced loud music at late hours, even on week nights, with few patrons present.
- Requested that the Board take action, possibly by revoking the license for live music or implementing regulations against the noise

Mayor Hoefert responded, stating that staff will look into the matter

Jill Friedrichs

615 S. School St.

Member of the Lions Club

- Expressed gratitude to the volunteers, Village leadership, staff, Police, Fire, and Public Works departments, as well as attendees of the Fourth of July fest. The success of the Fest enables the Lions Club to donate \$120,000 to over 66 charitable organizations and groups.

CONSENT AGENDA

Motion by Vincent Dante, second by Terri Gens to to accept the Consent Agenda:

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

Nay: None

Final Resolution: Motion Passed

6.1. Monthly Financial Report - May 2025

6.2. List of Bills - June 25, 2025 to July 8, 2025 - \$4,828

6.3. A RESOLUTION APPROVING THE FIRST SUBSTANTIAL AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN FOR PROGRAM YEAR 2024

Resolution No. 19-25

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6.4. A RESOLUTION APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT
2025-2029 CONSOLIDATED PLAN AND PROGRAM YEAR 2025 ACTION PLAN
Resolution No. 20-25

6.5. A resolution to authorize the donation of 0.013 acres / 525 square feet of Village-owned land as temporary construction easements for five years to the State of Illinois, Department of Transportation, from the IL 83 (Main Street) and the US 12 (Rand Road) frontages of Fire Station 13 (111 East Rand Road) in order to construct infrastructure improvements as part of the US 12 (Rand Road), IL 83 (Main Street) and Kensington Road Intersection Project.

Resolution No. 21-25

OLD BUSINESS

7.1. Motion to reconsider 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)

Village Attorney Lance Malina explained that this item was a motion to reconsider under Robert's rules for a zoning determination. The motion to approve the conditional use had failed at the previous meeting. The property owner requested that the board consider a motion to reconsider and remand the matter to the planning and zoning commission at a future date, suggested to be August 28th.

Mark Daniel, counsel for the property owner, addressed the Board. He explained that if the motion to reconsider and remand passed, they would provide more detailed information on sound issues at the future hearing. Mr. Daniel noted this was the first daycare project where sound had been a concern, and he believed it was important to have it fully vetted at a hearing.

Motion by Terri Gens, second by Colleen Saccotelli to reconsider an ordinance granting a conditional use for a daycare center located at 1040 W. Northwest Highway:

Yea: Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli

Nay: Vincent Dante, Beth DiPrima

Final Resolution: Motion Passed

Motion by Terri Gens, second by Colleen Saccotelli, to remand to the August 28, 2025 meeting of the Planning and Zoning Commission:

Yea: Terri Gens, Bill Grossi, John Matuszak, Colleen Saccotelli

Nay: Vincent Dante, Beth DiPrima

Final Resolution: Motion Passed

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NEW BUSINESS

8.1. A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERGOVERNMENTAL AGREEMENT WITH THE MT. PROSPECT PARK DISTRICT FOR THE CONSTRUCTION OF THE MELAS/MEADOWS PEDESTRIAN BRIDGE.

Sean Dorsey, Director of Public Works, presented the intergovernmental agreement (IGA) for the construction of the Melas to Meadows pedestrian bridge. The bridge would span over Northwest Highway and the Union Pacific Railroad tracks, connecting Melas Park with Meadows Park.

Mr. Dorsey explained the complex ownership of Melas Park, involving the MWRD, the Village, and park districts. He presented the plat of easement referenced in the IGA, which covers an area of about 31 ,000 square feet in Meadows Park. The estimated total cost of the project is just under \$9.7 million, including all phases of work. Mr. Dorsey detailed the funding sources, totaling over \$8.6 million in grant aid, which funds approximately 89% of the project cost. He noted that due to federal rules requiring a maximum grant funding level of 80%, there is a buffer of about \$893,000 to account for potential additional expenses.

Mr. Dorsey outlined the project timeline, mentioning that the Board would likely see a Phase 3 construction engineering award in September, with IDOT letting the bid in January 2026. Construction is expected to start and potentially be completed within the 2026 calendar year. The presentation included renderings of the bridge, showing its appearance both during day and night, as well as landscaping plans. Mr. Dorsey addressed questions from the board regarding the design, including concerns about privacy for nearby apartments and the placement of stairs.

Board Comments:

- Trustee Gens praised the staff's efforts in securing multiple funding sources and emphasized the project's potential as a "crown jewel" for the village.
- Trustee Dante sought clarification on the funding process and timeline.
- Trustee DiPrima raised questions about the design details and the process for addressing public concerns.
- Trustee Grossi expressed ongoing reservations about the project, particularly regarding funding certainty and projected usage.
- Trustee Matuszak noted that similar bridge designs exist in other communities and supported the project's safety benefits.

Public Comment:

Nancy
Northwest Meadows resident

- Concerned that the bridge will become an "attractive nuisance" that will take up too much space

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- Believes it is an unsafe method to get people across the street
- Raised concerns about safety, potential misuse by children, and questioned whether seniors would use the bridge given its length

Katherine Manriquez
Mount Prospect resident

- Supports the bridge; it will help promote safety.
- Suggested ways to address issues that were brought forward

Charlotte O'Donnell
Mount Prospect resident, Meadows Apartments

- Cited safety concerns, noting that she has witnessed many people, especially children, attempting to cross the tracks unsafely.
- The bridge would be a significant safety improvement

Mary Simon
803 W. Isabella St.

- Opposes the bridge
- The cost is excessive, regardless of the funding source, given the estimated number of users
- Raised concerns about maintenance issues, such as snow removal and water drainage

Jeannie Lee-Mac
Mount Prospect resident

- Inquired about privacy measures for the apartments near the proposed bridge, *particularly regarding the windows that would be visible from the bridge.*

Mr. Dorsey responded, explaining that landscaping, including columnar evergreens, would be used to provide screening for the nearby apartments.

Jeff Nejd
303 N. MacArthur

- Supports the bridge
- Suggested surveying school students to gauge potential usage of the bridge

Charlie Lowry

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Mount Prospect resident

- Supports the pedestrian bridge project
- Acknowledged staff's efforts in securing grants and viewed the project as a unique opportunity to invest in Mount Prospect's future
- Will benefit families and enhance safety and connectivity between north and south Mount Prospect

Mayor Hoefert concluded by expressing his support for the project, citing its potential to connect north and south Mt. Prospect and improve safety for pedestrians and cyclists.

Motion by Colleen Saccotelli, seconded by Terri Gens, to authorize the intergovernmental agreement with the Mt. Prospect Park District for the construction of the Melas/Meadows Bridge:

Yea: Vincent Dante, Terri Gens, John Matuszak, Colleen Saccotelli

Nay: Bill Grossi, Beth DiPrima

Final Resolution: Motion Passed

Resolution No. 22-25

8.2. 1st reading of AN ORDINANCE AMENDING CHAPTER 23 (OFFENSES AND MISCELLANEOUS REGULATIONS) AND APPENDIX A, DIVISION 111 OF THE MOUNT PROSPECT VILLAGE CODE TO PROHIBIT SALE AND POSSESSION OF UNREGULATED THC PRODUCTS, KRATOM, AND TIANEPTINE, AND ESTABLISHING PENALTIES IN MOUNT PROSPECT, ILLINOIS

Jason Shallcross, Director of Community Development, presented the first reading of an ordinance to prohibit the sale and possession of unregulated THC products, kratom, and tianeptine in Mount Prospect.

Mr. Shallcross provided background on the legal context, explaining how the 2018 Farm Bill and Illinois cannabis legislation created a gray area for certain THC products. He detailed the nature and effects of delta-8, delta-10, and THC products, as well as kratom and tianeptine.

Mr. Shallcross detailed the key points of the ordinance, including:

- Creating a provision for underage possession with a \$100 fine for those under 18.
- Establishing penalties for retail sale, with fines between \$750 and \$7,500 per violation per day
- Allowing the village to revoke business licenses for violations
- Implementing a 90-day transition period where those 21 and over could still purchase products, followed by a complete ban on sales

A board discussion followed.

Board comments:

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- Questioned the age limit for possession, suggesting it should align with cannabis regulations at 21
- Emphasized the importance of banning these unregulated products from all retailers, including gas stations
- Supports the ordinance but echoed concerns about the possession age limit
- Views the ordinance as a step towards protecting public health

Public Comment:

James Pratt

- Addressed the Board regarding the benefits of natural kratom and suggested focusing regulations on adulterated products rather than banning all kratom

Dr. Heidi Sykora

Retired Doctor of Nursing Practice

- Spoke about the medical benefits of natural kratom and urged the board to consider a more nuanced approach to regulation

Motion by John Matuszak, second by Terri Gens to waive the rule requiring two readings of an ordinance and adopt the ordinance as presented:.

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

Nay: None

Final Resolution: Motion Passed

Ordinance No. 6795

Trustee Grossi made a motion to reconsider and change the possession age to 21.

Motion by Bill Grossi second by Vince Dante to reconsider the ordinance:

Yea: Vincent Dante, Beth DiPrima, Bill Grossi

Nay: Terri Gens, John Matuszak, Colleen Saccotelli, Paul Hoefert

Resolution: Motion Failed

The original ordinance, as presented, was therefore adopted.

VILLAGE MANAGER'S REPORT

- 9.1. Motion to accept proposal for Schoenbeck Road Reconstruction Phase III Construction Engineering for an amount not to exceed \$195,125.

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Sean Dorsey, Director of Public Works, presented a proposal for construction engineering services for the reconstruction of Schoenbeck Road between Rand Road and Camp McDonald Road. He explained that the road, formerly owned by Cook County and transferred to the Village in 1990, is in poor condition and has failed prematurely since its last resurfacing in 2007. The scope of work includes:

- Grinding 5.5 to 6 inches of asphalt down to the stone
- Spot stone replacement in the base
- Installation of underdrains to improve base drainage
- Installing a new sidewalk on the west side
- Adding pedestrian crossing signals and crosswalks at Schoenbeck Road and Camp McDonald Road

Mr. Dorsey detailed the selection process for the engineering consultant, which followed federal guidelines for the use of surface transportation grant funds. After evaluating five proposals and conducting interviews, Thomas Engineering was selected as the highest-rated firm. The negotiated price for the work is \$195,125, representing about 10% of the anticipated construction cost. Mr. Dorsey noted this was within the usual range for such work and considered it a good deal at approximately \$129 per hour for engineering work. The construction project is scheduled for an IDOT letting in November, with potential additional funding being sought from the Northwest Council of Mayors. Mr. Dorsey mentioned that if additional funding is not secured, the project might be delayed, but Thomas Engineering is amenable to a modified schedule if needed.

Mr. Dorsey answered questions from the Board about the project timeline and funding sources.

Motion by Colleen Saccotelli, second by Vincent Dante to accept the proposal for Schoenbeck Road Reconstruction Phase III Construction Engineering:

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

Nay: None

Final Resolution: Motion Passed

9.2. Motion to approve waive competitive bidding requirements and to purchase 10 new LifePak 35 cardiac monitors from Stryker not to exceed \$554,185.60.

Deputy Fire Chief Tom Wang and EMS Administrator Tina Hayes presented a proposal to purchase 10 new LifePak 35 cardiac monitors from Stryker. Deputy Chief Wang explained that the current ZOLL monitors, purchased in 2017, are nearing the end of their recommended service life. Deputy Chief Wang stated that the department's EMS committee, comprising 13 firefighter paramedics, spent 10 months researching and evaluating cardiac monitor options. He added that the LifePak 35 was chosen over the

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ZOLL X Series units due to its advanced features and positive performance during an 8-month trial period.

Deputy Chief Wang presented the key benefits of LifePak:

- CPR Insight technology for continuous compressions
- 15-lead EKG capability
- LifeNet cloud-based system for rapid data transmission to hospitals
- Pediatric features
- Higher joule output (360J vs 200J in ZOLL)
- 7-year warranty covering parts, labor, maintenance, and battery service

The total cost for 10 monitors is not to exceed \$554,185.60, which includes a \$90,000 trade-in credit for the current ZOLL monitors. This represents a savings of over \$120,000 from the original CIP budget.

Deputy Chief Wang requested waiving the competitive bidding process as Stryker is the sole source company for the LifePak 35.

Deputy Chief Wang answered questions from the Board regarding the the monitors' features, lifespan, and compatibility with local hospitals. They also inquired about potential grant opportunities for such purchases.

Motion by Bill Grossi, seconded by Vincent Dante, to waive the competitive bidding requirements and purchase LifePak 35 cardiac monitors.

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

Nay: None

Final Resolution: Motion Passed

9.3. As submitted

No additional report.

ANY OTHER BUSINESS

Trustee Saccotelli reminded everyone about the MP 2040 visioning workshop scheduled for Wednesday in the Farley Community Room. She emphasized its importance as a step in reviewing and planning for the new comprehensive plan, and encouraged citizens to attend and provide input.

Mayor Hoefert inquired about the pedestrian crossing at Emerson and Central, noting a citizen's concern that it doesn't light up when someone crosses. Sean Dorsey explained that while the intersection partially meets the requirements for a traffic signal, IDOT will not permit one due to its proximity to existing signals.

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ADJOURNMENT

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Matuszak, seconded by Trustee Dante, motioned to adjourn the meeting. By unanimous voice vote, the July 15, 2025 Regular Meeting of the Village Board of Trustees adjourned at 9:39 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

August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT
VILLAGE BOARD

MAYORS REPORT

Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject	Reappointments to Board and Commissions Audit Commission - Timothy McDermott Economic Development Commission - Dan Novak
Meeting	August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Audit Commission

Reappointment: Timothy McDermott Term to expire August 2029

Economic Development Commission

Reappointment: Dan Novak Term to expire August 2029

Discussion

Alternatives

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

Staff Recommendation

Mayor Hoefert recommends the above-listed individuals for reappointment to the Audit and Economic Development Commission. He believes Mr. McDermott and Mr. Novak will continue to represent the Village fairly and objectively.

Attachments

1. August reappointments

Village of Mount Prospect
Mount Prospect, Illinois

INTEROFFICE MEMORANDUM



TO: BOARD OF TRUSTEES
VILLAGE MANAGER MICHAEL CASSADY
DIRECTOR OF FINANCE AMIT THAKKAR
DIRECTOR OF COMMUNITY DEVELOPMENT JASON SHALLCROSS

FROM: MAYOR PAUL WM. HOEFERT

DATE: AUGUST 1, 2025

SUBJECT: REAPPOINTMENT TO BOARDS AND COMMISSIONS

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

Audit Commission

Reappointment:

Timothy McDermott
213 S. Pine

Term to expire August 2029

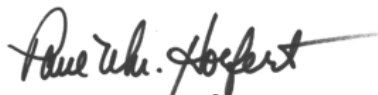
Economic Development Commission

Reappointment:

Dan Novak
302 N. Russel

Term to expire August 2029

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


PAUL WM. HOEFERT
Mayor

PH/dj



Item Cover Page

Subject **List of Bills - July 9, 2025, to July 29, 2025 - \$5,140,199.15**

Meeting August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category CONSENT AGENDA

Type Action Item

Information

Attached is the List of Bills for July 9, 2025, to July 29, 2025 - \$5,140,199.15.

Discussion

Alternatives

1. Approve the attached List of Bills for July 9, 2025, to July 29, 2025 - \$5,140,199.15.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approving the attached List of Bills for July 9, 2025, to July 29, 2025 - \$5,140,199.15.

Attachments

1. List of Bills - July 9, 2025 to July 29, 2025

VILLAGE OF MOUNT PROSPECT

List of Bills

July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
001	General Fund		
	A Stars & Stripes Flag Corporation	Replacement pole and flags	\$ 581.60
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 7.17.25	3,614.31
	Addison Building Material Co.	Precase silicone	22.82
		Concrete repair 6/3/25	104.00
		Concrete repair 6/5/25	266.72
		Concrete repair 6/6/25	266.72
		Gel kneepads	38.69
		Concrete repair 6/13/25	290.62
		Concrete repair supplies 6/13/25	20.67
		Concrete repair 6/23/25	287.67
		Tamper	49.49
	Advanced Landscaping LLC	Turf Mowing throughout the Village 6/3-6/24/25	4,699.44
	Advanced Tree Care	Removal of Parkway Trees 6/9-6/30/25	9,916.00
		Removal of Parkway Trees 7/1-7/14/25	8,073.00
	Aero Removals-Trisons Inc	June 2025 Remains removal services	2,125.00
	Air One Equipment, Inc.	Fuel for training saws and generator	110.00
	Amazon Capital Services	7/17/25 Equipment maintenance supplies	81.34
		Finance event supplies	83.96
		Candy for block party information booth	144.97
		Lanyards for events	47.21
		Filters/Stabilizer/Mats/Hoses for Cold Plunges St12/14	4.99
		Decor for Intern luncheon	25.78
		Bag for O2 cylinder for new torch	42.95
		Pencils	12.87
		CDBIS office supplies and equipment 7/7/25	724.25
		Traffic cones with arrow signs	65.34
		Desk pad/tape measure	98.21
		5 USB NIC, 1 AppleTV, 10 Extension Cables	328.85
		7/10/25 Office supplies	12.08
		File folders, dish soap, toner, correction tape, Lysol wipes	206.12
		Plastic Label Holders - Food Pantry	9.49
		Cork Board	36.09
		Food boats for peanuts for 2025 block party	43.96
		Bingo Chips, Snack Bags	19.79
		Phone Charger and case	52.97
		Coffee stirrer sticks, sugar, Sugar dispenser, coffee organizer	93.57
		Give aways and bubble machine for FD Open House	122.37
		Stylus pens	9.49
		Card Stock	23.79
		Pressure washer fittings St 12	9.99
		7/19/25 Supplies for National Night Out	339.89
		Card stock, note pads, file folders, glue, staples, pins, clips	61.26
		7/21/25 Supplies for National Night Out	237.03
		Give aways and bubble machine for FD Open House	152.86
		USB C chargers	11.98
		7/14/25 Supplies for National Night Out	362.46
		07/11/25 Two sticks of PC RAM	39.98
		Trailer hitch for TRT trailer	63.88
		Replacement handle for hydraulic car jack for Engine 12	19.75
		2 cases of Water bottles	7.24
		Tent cards, pencils, rubber bands	33.76
	American Landscaping Inc.	Grass Cutting 6/26/25 - 1450 River	383.00
		Grass Cutting 6/26/25 - 307 Fairview	153.00
	AMS Store and Shred LLC	June 2025 Document destruction 06/30/25	105.00
	Anderson Lock Company	VIMPPW VH Human Services Cabinet keys 7/21/25	90.90
	Arbssession Inc	Tree rigging ropes	212.19
		Replacement blades for pole saws	190.94
	Arctera US LLC	Email Archive Renewal 07/02/25 - 07/01/26	13,786.05
	Armenakis Enterprises Ltd.	Table cover for swearing in party for new board 5/7/25	264.27
		Chair and table rental for Mental Health Matters 5/30/25	446.16
	ARS of Illinois	Refund Permit Fee #RB25-000961 (219 Wille)	100.00

VILLAGE OF MOUNT PROSPECT

List of Bills

July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (Continued)			
	Emergency Assistance	Emergency Assistance	285.00
		Emergency Assistance	120.00
		Emergency Assistance	142.50
	Associated Property Counselors LTD	Professional consulting for 111 E Busse property	3,500.00
	Axon Enterprise, Inc.	7/3/25 Chargers for body cameras	458.00
		7/3/25 Mounts for body cameras	6,145.00
		7/8/25 Body camera cables	2,730.00
	Azra, David	Refund Permit Fee #RB25-000987 (411 Helena)	150.00
	Bald Eagle Window Cleaning	Window Cleaning for VOMP buildings 7/15-7/16/25	5,620.00
	Baxter & Woodman, Inc.	Managed GIS Services 6/23/25	23,638.50
	Beary Landscape Management Inc	Hanging Basket Maintenance 6/14-6/21/25	1,560.00
	Bedco Mechanical	St #12 LT office repair 6/24/25	375.65
		Monthly PM contract July/Aug 2025	5,242.20
		St 14 FC-1 Day room AC unit repair 7/11/25	1,366.50
	Bella Flowers & Greenhouse, Inc.	Geraniums for Open House	2,685.00
		Annual flowers seasonal planting beds throughout Village	7,854.75
		Hanging Baskets and material for growing flowers	4,200.00
	Berland's, Inc.	Table saw parts	139.99
	Bizar Entertainment Inc	DJ for 2025 Block Party 7/26/25	800.00
	Bond Conway Law Firm	Legal services - March 2025	2,295.00
		June 2025 Administrative Adjudication services	624.00
		Legal services - June 2025	576.00
		Legal services - June 2025	1,776.00
	Bowman Consulting Group	Wolf Rd Sidewalk Project 6/2-6/26/25	9,551.92
	Brannon, Kolin	Safety Shoe Reimbursement 7/6/25	225.00
	Briseno, Jorge	Reimbursement Per Diems/Mileage IFSI Training 6/7/25 - 6/8/25	245.00
	Brown, Steve	CDL Renewal Reimbursement 7/11/25	30.00
	Builders Asphalt LLC	6/26/25 Patching Material	74.58
		Patching material 6/30/25	264.66
		Patching material 7/2/25	38.28
		Patching material 7/10/25	264.00
		Patching material 7/15/25	260.04
	Burkemper, Lisa	Mileage & Toll Reimbursement for IGFOA UB Seminar 6/12/25	23.09
	Carioti, Francis	July 4 Camera Operator 2025/Edit MP Update 7/11/25	444.00
	Carrot-Top Industries Inc	7/9/25 Replacement flag for building	128.37
		7/11/25 Cadet program supplies	462.48
		7/21/25 Flags for Dept.	448.47
	CBS Awards Inc	7/3/25 Retirement plaque	100.00
	Checkpoint Press	7/2/25 Recruitment listing	397.00
	Chem-Wise Pest Management	911 E Kensington 6/25/25 pest control	40.00
		111 E Rand 6/25/25 pest control	40.00
		1415 E Algonquin 7/8/25 pest control	55.00
	Christopher B. Burke Engineering Ltd	Accreditation and Map Revision Levee 37 6/1-6/28/25	400.00
	CIT Bank, N.A.	KIP Lease August 2025	409.34
	Cities Digital Inc	Laserfiche renewal annual support 05/22/25-05/21/26	480.00
		Laserfiche Citizen Serve Integration issues 06/19/25	100.00
	Civiltech Engineering Inc	Transportation Study 4/26/25-5/30/25	6,528.90
		Consulting Fee Transportation Study 5/31/25-6/27/25	13,586.50
	Clerk of the Circuit Court of McHenry County	Garnishment 7.17.25	547.85
	Clowning Around Entertainment Inc	Combo Express - DWT Block Party 7/26/25	3,160.00
	Comcast	21 S Emerson 7/1-7/31/2025 Internet	177.40
		7/12-8/11/25 50 S Emerson cable	48.68
		7/4/25-8/3/25 Comcast business services	498.17
		6/18-7/17/25 1700 W Central cable	32.07
		July 25 Comcast Fiber Service	2,771.98
	Commonwealth Edison	12/6/24-1/8/25 1020 E Central electricity	30.03
		11/6-12/6/24 1020 E Central electricity	30.63
		1/8-2/7/25 1020 E Central electricity	30.50
		2/7-3/11/25 1020 E Central electricity	31.96
		3/11-4/10/25 1020 E Central electricity	27.06
	Constellation NewEnergy, Inc.	4/16-6/17/25 Traffic light electricity	18,836.99

VILLAGE OF MOUNT PROSPECT

List of Bills

July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (Continued)			
	Constellation NewEnergy, Inc. (continued)	5/6-6/18/25 Electricity pump st	325.15
		6/4-7/3/25 755 S Meier electricity	66.31
		6/6-7/8/25 1051 N Elmhurst electricity	275.95
	Corporate Product Solutions Inc	CD BIS 6 team member name badges June 2025	126.00
		2 name badges	42.00
	Costar Realty Information, Inc.	Monthly Real Estate Publication July 2025	1,026.90
	Coy, Dustin	Reimbursement NEHA Seminar 7/13/25-7/17/25	1,450.84
	Crystal Court Shopping Center	Rent for the CCC - August 2025	7,955.39
		Rent for the CCC - September 2025	7,955.39
	Dash Medical Gloves	6/27/25 Squad emergency supplies	282.00
	Davis, Steve	Block Party 2025 Band Dill Spears 7/25/25	1,200.00
	Dennison Leafblad, Deborah	Camera Operator for 4th of July 2025	300.00
	Des Plaines Journal Inc	Treasurers Report FY24 6/25/25	1,600.00
	Dix, Kenneth S.	Fridays on the Green - Ken Dix 8/8/25	1,000.00
	Dow Jones & Co., Inc.	Wall Street Journal renewal 8/17/25-8/16/26	719.88
	Duff Entertainment Inc	Duff Entertainment professional services for 2025 Block Party	28,650.00
	EAS Group Inc	250 - 11 X 17 Open House Posters	260.57
	eLocker Limited	eLocker asset management system 7/7/25-7/6/26	14,060.00
	Endeavor Health Medical Group	07/21/25 Medical services	107.00
		06/17/25 Medical exam	107.00
		07/08/25 Medical services	107.00
		06/20/25 Medical exam	67.00
		06/24/25 Medical services	480.00
		06/17/25 Medical services	190.00
		07/14/25 Medical services	31.00
		06/16/25 Medical services	31.00
		07/15/25 Medical exam	766.00
		06/24/25 Medical services	31.00
		07/08/25 Medical services	31.00
		06/16/25 Medical services	31.00
		06/24/25 Medical services	113.00
	Ensurity Mobile Corp	12/19/24 GPS Trackers and service 2025	1,184.00
	Equipment Management Company	Repairs to spreader	1,582.50
	Federal Express Corp	Shipping 7/1/25 - plaque and longevity check	23.30
		Shipping charges 7/8/25	21.64
		Shipping late charge	21.98
	Federal Signal Corporation	Broom bearing for 4504	129.89
	Fedor, Mark	Reimbursement Per Diems IFSI Training 6/6/25 - 6/8/25	60.00
	Fire Pension Fund	Fire Pension 7.17.25	41,302.65
	Five Star Valet	Valet Services Restaurant Row 06/5/25-06/28/25	3,720.00
	Fulton Technologies, Inc.	Monitoring for Outdoor Siren System 7/1/25-6/30/26	509.62
	GE Riddiford Company	Refund Operating License #BL25-000025	187.50
		Refund Operating License #BL25-000027	137.50
		Refund Operating License #BL25-000028	25.00
	General Medical Devices, Inc.	07/17/25 Squad emergency supplies	675.00
	Go Painters Inc	Exterior Painting Services Street poles 7/9/25	39,215.00
	Gordon Flesch Company, Inc.	Leasing Contract M204292 6/22/25-7/21/25	1,458.77
	Graybar Electric Co.	Decorative Lighting Bases	6,800.00
	HDR Engineering Inc	Central Rd Railroad Crossing - Phase I Eng 6/1-6/28/25	8,369.50
	Hoffmann, Michael	Safety Shoe Reimbursement 7/11/25	79.68
	Home Depot USA Inc	Parts and supplies	1,493.96
		Parts and supplies - June 2025	541.66
	Hull, David	CDL reimbursement 7/2/25	30.00
		Training supplies	40.08
	ICMA Retirement Trust - 457	MissionSquare 457 7.17.25	56,791.54
	Illinois American Water Company	Water Service 2000 E Kensington 7/1-7/31/25	56.93
		Sewer Service 1415 E Algonquin 6/3-7/1/25	66.99
		Water Service 1313 N Burning Bush 6/10-7/9/25	2,272.82
		Water Service 2000 E Kensington 6/10-7/9/25	680.13
	Illinois Department of Revenue	IL State Withholding 7.17.25	67,633.52
	Illinois Law Enforcement Alarm System	7/1/25 Membership 07/01/25-06/30/26	360.00

VILLAGE OF MOUNT PROSPECT

List of Bills

July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
001	General Fund (Continued)		
	Illinois State Toll Hwy Authority	Tolls 4/1/25-6/30/25	8.45
		4/1/25-6/30/25 Out of state toll charges	2.75
	IMRF	IMRF Tier 2	168,665.83
	Insane Impact LLC	17x10 Jumbotron for Block Party 7/25-7/26/25	3,200.00
	Internal Revenue Service	Federal Tax Liability 7.17.25	315,598.87
	International Union of Operating Engineers	IUOE PW Membership Dues 7.17.25	1,995.63
	IT Supplies Inc	Plotter paper and ink	651.54
	ITOA	8/16-17/25 Course registration	1,130.00
	J&J Pavement Repairs Inc	Refund Permit Fee #RB24-001071 (613 Central)	100.00
	Jim Gaynor Music Inc	Old School Band for Block Party 7/25/25 performance	1,200.00
	Kanupke, Joseph	Reimburse training expenses 07/06-25/2025	558.70
	Klein, Thorpe and Jenkins, LTD	KTJ Legal Services through 6/30/2025	68,175.01
	Koudakis, Alexander	Reimbursement Per Diems/Mileage IFSI Training 6/6/25 - 6/8/25	247.80
	Emergency Assistance	Emergency Assistance	228.00
	Laner Muchin, LTD	Professional services thru 6/20/25	210.00
		Professional services thru 6/20/25	10,704.20
	Langton Snow Solutions Inc	Stump removal throughout the Village 6/23/25	4,149.36
		Stump removal throughout the Village 6/23/25	5,340.75
		Landscape Maintenance throughout the Village 7/15/25	12,641.41
	Language Line Services, Inc.	Phone Interpretation - June 2025	9.45
		Over the phone interpretation - June 2025	24.35
		Translator Service 6/10/25	12.60
	LexisNexis Risk Data Management Inc.	June 2025 Background checks	200.00
	Mac Strategies Group Inc	Consulting Services Legislative and Lobbying July 2025	5,000.00
	Magnum Electronics Inc	New headset holders for new rigs	100.62
	Mangiamele, Michael	Reimbursement Per Diems IFSI Training 6/6/25 - 6/8/25	60.00
	Masimo Americas Inc	Adult ear sensors	480.00
	Masterson, Danielle Marie	On camera announcer for 4th of July Parade 2025	500.00
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 7/2/25	240.82
		Debris Hauling /Aggregate Material Delivery 7/8/25	208.13
		Debris Hauling and Aggregate Material Delivery 7/15/25	80.62
		Debris Hauling and Aggregate Material Delivery 7/16/25	363.66
		Debris Hauling and Aggregate Material Delivery 7/17/25	69.56
	McMaster-Carr Supply Co	Crowd fencing clips	168.83
	Menards Inc	PD condensate drain	70.59
		PD AHU-1 drain line	93.06
		Irrigation parts	9.58
		4th of July float supplies	58.99
		St 11 roof repairs	90.83
		07/01/25 Supplies for Lions Club Festival	203.81
		PD Fence screen	269.93
		07/03/25 Supplies for Lions carnival	115.85
		Wire nut splitter	35.56
		Irrigation parts	36.80
		Irrigation parts	3.34
		Conduit flex coupling	7.34
		Tie downs for loading equipment	99.90
		VH Door repair	39.17
		PW Storage building repairs	339.38
		14 storage building eve repairs	423.97
		Irrigation parts	11.38
		7/16/25 Office equipment	99.94
		14 storage building repair supplies	569.68
		Leather gloves for removal of brush with thorns	51.96
	Mendoza Torres, Jhoana	Reimbursement Meals and Transportation for conference 6/5-6/6	56.00
	Metro Federal Credit Union	MP Fire Local 4119 Dues 7.17.25	3,160.80
	Metropolitan Alliance - Police	MAP Dues 7.17.25	1,903.50
	Michael Wagner & Sons, Inc.	Toilet repair VH	20.21
		VH new sink	339.70
	Minuteman Press of Barrington	Open House poster printing 4/8/25	125.58
		Printing pre/post-trip forms 7/18/25	229.61

VILLAGE OF MOUNT PROSPECT

List of Bills

July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (Continued)			
	Mizen, Colton	Safety shoe reimbursement 7/2/25	197.58
	Moran, Pat	Reimbursement Per Diem/Mileage IFSI Training 6/6/25 - 6/8/25	278.40
	Morrison Associates, Ltd.	Monthly meetings Jan-Dec 2025	1,500.00
	Morton Suggestion Co.	07/08/25 Supplies for CPU and new PD employees	1,438.75
		07/08/25 Supplies for community engagement events	1,655.22
		07/08/25 Supplies for Kickin It with the Cops soccer	802.52
		07/09/25 Supplies for Kickin it with the Cops soccer	1,588.10
	Mount Prospect Paint, Inc.	VH Paint supplies	14.14
		PW bollard paint	76.99
	Multisystem Management Company	Bio Hazard clean up for Cells 7/10/25	276.00
	Murray, Scott	Rope Operations OSFM Test 7/29/25	59.00
	Nafisco Inc	Type 1 Barricades w/lights 7/4/25	1,585.60
	National Police Bloodhound Association	7/2/25 Training course registration 10/18-23/25	550.00
	Nationwide Mutual Insurance Company	Nationwide 457	27,469.09
	Nationwide Power Solutions, Inc.	UPS preventative maintenance St 13 and PD St 7/8/25	567.88
		UPS preventative maintenance St 13 and PD St 7/8/25	567.88
	Nedco LLC	Parkway Tree Trimming 6/16-7/11/25	15,180.00
		Parkway Tree Trimming 7/14-7/18/25	3,505.00
	Nero, Jonathan	Safety Shoe Reimbursement	225.00
	Nicolosi, Angela	Senior Services - Yoga -5/30/2025	75.00
		Senior Services - Yoga -6/17/2025	75.00
	NICOR	Natural Gas 1709 Algonquin 5/21/25-6/20/25	55.47
		Natural Gas 1711 Algonquin 5/21/25-6/20/25	67.48
		Natural Gas 1713 Algonquin 5/21/25-6/20/25	55.47
		Natural Gas 1709 Algonquin 6/20/25-7/22/25	54.48
		Natural Gas 1711 Algonquin 6/20/25-7/22/25	54.48
		Natural Gas 1713 Algonquin 6/20/25-7/22/25	54.48
	North East Multi Regional Training Inc	Training registration 05/22-23/25	650.00
		Training registration 06/16-17/25	650.00
		Training Registrations 06/19/25	70.00
	Northern Illinois Police Alarm System	June 2025 Translation services	47.50
	Northwest Central 9-1-1 System	WAVE Devices for 3 additional users - April - June 2025	144.00
		Radio maintenance April, May, June 2025	192.00
	Northwest Community Hospital	2024 PCRs (5,549), 2024 Annual License & EMS Web Support	3,018.53
	Northwest Electrical Supply	PD wire parts for gate card reader	92.52
	Northwest Municipal Conference	2025-26 Mt Prospect Membership dues 6/1/25-5/31/26	25,528.00
	Novak & Parker Inc.	PW dryer ignitor	50.66
	ODP Business Solutions LLC	Clerk Office Supplies	42.92
		Stapler for Clerk Office	15.99
	Pacific Biomedical Inc	Pediatric SpO2 Sensors	274.27
		IV Pump Tubing and Reusable EKG Organizer	376.26
	Paddock Publications, Inc.	Hearing Notices 6/20/25 PZ08-25/PZ09-25	226.80
		Public Hearing PZ-08-25 07/09/2025	116.10
	Patrick Engineering Inc.	Rand-83-Kensington Phase II Engineering Services 5/24-6/27/25	30,617.14
	Patriot Acres LLC	Tree debris disposal fees 6/30/25	126.00
	Paylocity Corporation	Recruiting Subscription - July 2025	565.65
	Paymerang LLC	Monthly Service Fee - June 2025	400.00
		SAAS Fees 11/1/24-12/31/24	800.00
	Peerless Network Inc	Phone Service 07/15/25 - 08/14/25	1,945.37
	Pesche's Flower Shop	Flower fertilizer and shovel	208.89
	Petty Cash	Petty Cash - FD - May/June 2025	77.80
		Petty Cash - Human Services 7/23/25	55.00
	Police Pension Fund	Police Pension 7.17.25	44,979.81
	Porter Lee Corporation	05/22/25 ET supplies	310.20
	Preform Traffic Control Systems, LTD.	Pavement Marking 4/18-7/22/25	77,872.41
	Quadient Leasing USA Inc	Folder/Inserter Lease N21061836 8/4/25-11/3/25	996.09
	Ramel, Andrew	Reimbursement for safety boots Ramel 6/30/25	186.77
	Ray O'Herron Co Inc	07/07/25 Body armor	832.49
	RC Juggles LLC	Face Painters and balloon twister Celebration of Cultures 2025	1,112.50
	Record-A-Hit Inc	Euro Bungy, Go Karts, Wacky Slide Downtown Block Party 7/26/25	7,485.00
	Red Stone Landscaping	Refund Permit Fee #RB25-000960 (903 We Go Trl)	100.00

VILLAGE OF MOUNT PROSPECT

List of Bills

July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (Continued)			
	Renner, Michael	Reimburse Per Diems IFSI Training 6/6/25 - 6/8/25	60.00
	Rentokil North America, Inc.	Pest control for the CCC - July 2025	58.85
	Republic Services, Inc.	6/30/25 Refuse disposal	162.49
	Roe, Alexander	Reimburse expenses supplies for K-9 Nova April-June 2025	104.67
	Route 12 Rental Co., Inc.	Tiller rental for bed prep 6/18/25	228.94
	Salutillo, Esther	Lunch and Parking for a 4 day conference June 16-19	97.09
	Schenkenfelder, Chris	Reimbursement Per Diems/Mileage IFSI Training 6/6/25 - 6/8/25	271.80
	Schroeder & Schroeder Inc	Concrete sidewalk and utility restoration 6/25/25	238,161.12
	Service Sanitation Inc	Handicap restrooms for 4th of July	1,050.00
	SHI International Corp.	Acrobat Pro an Photo Shop software 7/11/25-1/27/26	298.99
	Sigtronics Corporation	Vehicle headset repair	591.18
	Skorob, Natalia	Senior Services- Zumba 6/6-6/20/25	120.00
	Southern Glazers Wine and Spirits LLC	Wine for 2025 Block Party	1,269.63
	Special Event Services Group Inc	Celebration of Cultures Stage balance 8/22-8/23/25	2,275.00
	St Mark Lutheran Church	Lease of 40 Parking Spaces at 200 S Wille 07/01/25-07/31/25	2,000.00
	Staples Contract & Commercial, Inc.	Office supplies and toner 06/25/25	1,547.44
	Stericycle, Inc.	January 2025 Steri-Safe Select Monthly	212.08
		August 2025 Steri-safe Select monthly	222.70
	Stryker Sales Corporation	Lucas battery	674.37
	Sulak, Todd M.	Reimbursement Per Diems/Mileage IFSI Training 6/6/25 - 6/8/25	279.80
	Superior Industrial Supply Co.	Paper custodial supplies	1,944.85
	Systems Forms, Inc.	#10 Reg Envelopes	524.32
	Szmergalski, Anthony	Reimbursement for safety boots 6/1/25	194.63
	The Sign Palace Inc	Stage Banners for Block Party 7/7/25	1,675.00
	The Stevens Group LLC	Business card printing	55.00
		Block Party Promotional Rack Cards Printing	758.66
		Printing of 2025 Leadership Guide	2,322.50
		Printing of Strategic Planning Executive Summary	767.50
	Thompson Elevator Inspections Service Inc	Elevator Inspections 6/6/25-7/1/25	1,147.00
	Tightrope Media Systems	Carousel Digital Signage Annual Fee 5/23/25-5/22/26	5,000.00
	T-Mobile USA Inc	5/21/25-6/20/25 Charges for increased data lines	524.80
	Todays Uniforms Inc	Hi-Viz Coat liners Termini and Stock	583.80
		Promotional initial issue	75.95
		Class A Hat Promotion Initial Issue	200.85
		Promotional initial issue	109.95
	Town & Country Distributors Inc	Beverage Deposit - 2025 Block Party	10,000.00
	Townsend, Christopher	Reimbursement for concrete bag and hydraulic cement	938.48
	Traffic Control & Protection Inc	Water filled jersey walls 8 7/4/25	516.00
	Trugreen Limited Partnership	Weed control/Fertilizer for mowing sites 6/4-6/12/25	1,970.13
	Tyco Fire & Security US Management Inc	111 E Busse 6/20/25-5/31/26 security monitoring	341.00
		301 S Maple 8/1-10/31/25 security monitoring	78.00
	Uline Inc.	PVC dot gloves	427.28
		Disinfecting wipes	181.16
		Celebration of Cultures additional tents	1,290.13
	UMB Card Services	Credit Card 6/1/25-6/30/25 (EFT 7/25/25)	25,210.05
	UniFirst Corporation	Uniform Rental Services 7/4/25	255.95
		Uniform Rental Services 7/11/25	253.52
		Uniform Rental Services 7/18/25	251.30
	UniFirst First Aid Corp	1700 W Central 7/9/25 AED Insp/First aid refill	166.67
		50 S Emerson 7/9/25 AED/booklet/inspect AED gym	87.42
		111 E Rand 7/9/25 AED Inspection	26.46
		911 Kensington 7/9/25 AED inspection	52.92
		2000 Kensington 7/9/25 AED Inspection	13.23
		1601 W Golf 7/9/25 AED Inspection	13.23
		1415 E Algonquin 7/9/25 AED inspection	13.23
		1711 W Algonquin 7/9/25 AED inspection	13.23
	United States Postal Service	EPS Postage - June 2025	10,090.27
	Vantagepoint Transfer Agents	RHS Contribution 7/17/25	2,351.12
	Village of Mount Prospect	Sec 125 Flex Deductions 7.17.25	12,368.44
		Fringe Benefit - Auto 7.17.25	410.45
		6/9-7/9/25 101 S Maple Meter 40928 water	15.11

VILLAGE OF MOUNT PROSPECT

List of Bills

July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (Continued)			
	Village of Mount Prospect (continued)	6/8-7/9/25 11 E NWH Meter 40215 Water	71.72
		6/9-7/9/25 101 S Maple Meter 21758 Water	33.98
	W. W. Grainger, Inc.	Materials for 4th of July	120.40
		St #14 AC unit parts	19.39
		Straight blader outlet connector	147.24
		7/22/25 Squad emergency supplies	144.78
	Waist Up Imprinted Sportswear LLC	T-Shirts for 2025 Block Party volunteers	1,974.36
	Wolf, Lisa	On camera announcer for MP Update 7/11/25	200.00
		On camera interview for Dish'n Out 7/10/25 - Playroom Cafe	450.00
		On camera interview Dish'n Out 7/17/25 - Prospect/Chit Chaat Café	900.00
	Z Search Recruiting, Inc.	Photography Services - July 4 Parade, Family Bike Ride & FOTG	950.00
	Zoll Medical Corporation	Monitor Therapy Cable with CPR	627.63
		CPR Connector	279.56
001 General Fund Total			\$ 1,695,606.24
020 Capital Improvement Fund			
	Christopher B. Burke Engineering Ltd	Algonquin Rd Path & Lighting Ph II Eng 6/1-6/28/25	\$ 23,306.41
	Civiltech Engineering Inc	Arterial Bike Network Study 5/31-6/30/25	14,045.84
	Farr Associates Architecture & Urban Design	Monument Sign Development 06/01/25-07/11/25	9,273.50
	UMB Card Services	Credit Card 6/1/25-6/30/25 (EFT 7/25/25)	532.84
020 Capital Improvement Fund Total			\$ 47,158.59
023 Street Improvement Construction Fund			
	Chastain & Associates	Construction Inspection Services 4/27-5/31/25	\$ 14,295.50
		Construction Inspection Services 6/1-6/28/25	23,092.00
	Schroeder & Schroeder Inc	Concrete sidewalk and utility restoration 6/25/25	10,000.00
023 Street Improvement Construction Fund Total			\$ 47,387.50
024 Flood Control Construction Fund			
	Baxter & Woodman, Inc.	Storm Sewer Lining - Engineering Services 5/30/25	\$ 340.00
	Christopher B. Burke Engineering Ltd	Stormwater Management Master Plan 6/1-6/28/25	11,075.00
	Ciorba Group Inc	Kensington Retention Basin 6 Dredging Eng 5/31-6/27/25	3,310.50
	Constellation NewEnergy, Inc.	5/6-6/18/25 Electricity pump st	499.77
	Illinois EPA	Annual NPDES MS4-Fee 7/1/25-6/30/26	20,000.00
024 Flood Control Construction Fund Total			\$ 35,225.27
037 SMP TIF Fund			
	Burns & Mcdonnell Engineering Co.	Oakton water main extension Eng 6/30/25	\$ 27,856.30
	DiMeo Bros Inc	Oakton Street water main extension project 6/2/25	155,733.75
	Klein, Thorpe and Jenkins, LTD	KTJ Legal Services through 6/30/2025	125.00
037 SMP TIF Fund Total			\$ 183,715.05
040 Refuse Disposal Fund			
	ICMA Retirement Trust - 457	MissionSquare 457 7.17.25	\$ 128.40
	Illinois Department of Revenue	IL State Withholding 7.17.25	634.85
	IMRF	IMRF Tier 2	4,115.47
	Internal Revenue Service	Federal Tax Liability 7.17.25	4,048.42
	International Union of Operating Engineers	IUOE PW Membership Dues 7.17.25	156.92
	Nationwide Mutual Insurance Company	Nationwide 457	602.19
	Republic Services, Inc.	6/1-6/30/25 Municipal Refuse Disposal	15,306.27
		Refuse Disposal 6/1/2025-6/30/2025	271,158.24
	Robert Krewer	UB Refund - 307 Leonard Ln	155.54
	Solid Waste Agency of Northern Cook County	SWANCC - August 2025	97,531.00
	Third Millennium Associates Inc	E-Bill Server & Transaction Fees June 2025	67.83
		Utility Billing 7/15/25	48.01
	Tradebe GP	HHW Disposal and Collection 4/27/2024	55,529.89

VILLAGE OF MOUNT PROSPECT

List of Bills

July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
040 Refuse Disposal Fund (continued)			
	Village of Mount Prospect	Sec 125 Flex Deductions 7.17.25	181.47
040 Refuse Disposal Fund Total			\$ 449,664.50
042 CDBG			
	Children's Advocacy Center of NW Cook County	CDBG PY24 Q2 CAC Child Services 01/01/25-03/1/25	\$ 1,075.00
	Connections to Care	CDBG PY24 Q2 Connections to Care 01/01/25-03/31/25	358.68
	North Suburban Legal Aid Clinic	CDBG PY24 Q2 Direct legal services 01/0125-03/31/25	139.67
	Northwest Center Against Sexual Assault	CDBG PY24 Q2 NW CASA Intervention Services 91/01/25-03/31/25	1,718.75
	Northwest Compass, Inc.	CDBG PY24 Q2 Housing Counseling 12/23/24-03/30/25	2,242.97
	Pads to Hope, Inc.	CDBG PY24 Q2 Resident Services Jan 2025-Mar 2025	4,288.25
042 CDBG Total			\$ 9,823.32
044 Federal Equitable Share Funds			
	Ponall, Ellen	10/2024-07/2025 Training for K-9 Nova	\$ 10,000.00
044 Federal Equitable Share Funds Total			\$ 10,000.00
046 Foreign Fire Tax Board Fund			
	Amazon Capital Services	Filters/Stabilizer/Mats/Hoses for Cold Plunges St12/14	\$ 614.73
		Pressure gauges for cold plunges for St 12 and St 14	26.38
	Comcast	7/11/25 - 8/10/25 Cable 1601 Golf	256.51
		7/16/25 - 8/15/25 Cable 111 E Rand Rd	637.60
	Menards Inc	Plumbing pieces for St 12 and 14 cold plunges	18.72
	Novak & Parker Inc.	Repairs to St 12 dishwasher 6/26/25	179.95
	UMB Card Services	Credit Card 6/1/25-6/30/25 (EFT 7/25/25)	729.47
046 Foreign Fire Tax Board Fund Total			\$ 2,463.36
049 Prospect and Main TIF District			
	Civiltech Engineering Inc	Prospect Avenue Alternative Analysis Study 5/31-6/27/25	\$ 5,229.70
	Klein, Thorpe and Jenkins, LTD	KTJ Legal Services through 6/30/2025	1,900.00
049 Prospect and Main TIF District Total			\$ 7,129.70
050 Water and Sewer Fund			
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 7.17.25	\$ 11.54
	Backflow Solutions Inc	Automated Final Notice letters 7/21/25	400.00
	Badger Meter Inc	Monthly endpoints charges 7/3/25	2,095.41
	Baxter & Woodman, Inc.	Water Main condition assessment 4/21-5/19/25	3,132.50
		Combined Sanitary Rehab - Engineering Services 5/19-6/2/25	1,700.00
	Constellation NewEnergy, Inc.	5/6-6/18/25 Electricity pump st	9,654.69
	Defranco Plumbing	Village owned RPZ testing certification 7/21/25	7,343.00
	Fehr-Graham & Associates LLC	OSHA Required Lockout/Tagout Safety Training 6/27/25	1,378.25
	Gerardi Sewer & Water Co	Water Main Replacement Project 7/9/25	915,947.93
	Gordon Flesch Company, Inc.	Leasing Contract M204292 6/22/25-7/21/25	37.04
	HBK Water Meter Service	Meter replacements/building inspections 6/19-7/2/25	12,287.00
		Building inspection/meter replacement 7/3-7/16/25	3,196.50
	Home Depot USA Inc	Parts and supplies	299.00
		Parts and supplies - June 2025	280.51
	ICMA Retirement Trust - 457	MissionSquare 457 7.17.25	2,135.57
	Illinois Department of Revenue	IL State Withholding 7.17.25	4,775.93
	Illinois State Toll Hwy Authority	Tolls 4/1/25-6/30/25	135.05
	IMEG Consultants Corp	Water Main replacement construction inspection 6/8/25	29,010.00
	IMRF	IMRF Tier 2	25,889.83
	Internal Revenue Service	Federal Tax Liability 7.17.25	29,186.67
	International Union of Operating Engineers	IUOE PW Membership Dues 7.17.25	1,659.90
	James Chylik	UB Refund - 1809 Locust Ln	53.33
	Lands' End Business Outfitters	Replacement shirts for staff	373.23
		Replacement shirts for staff	164.65

VILLAGE OF MOUNT PROSPECT

List of Bills

July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
050	Water and Sewer Fund (continued)		
	Langton Snow Solutions Inc	Landscape Maintenance throughout the Village 7/15/25	6,226.37
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 7/2/25	1,233.89
		Debris Hauling /Aggregate Material Delivery 7/8/25	1,066.41
		Debris Hauling and Aggregate Material Delivery 7/15/25	413.09
		Debris Hauling and Aggregate Material Delivery 7/16/25	1,863.26
		Debris Hauling and Aggregate Material Delivery 7/17/25	356.46
	Metron-Farnier, LLC.	Two inch Metron meter	1,722.59
	Midwest Power Industry Inc	Generator Maintenance Program 6/3/25	1,400.00
	Nationwide Mutual Insurance Company	Nationwide 457	1,573.40
	Northwest Water Commission	Reimbursement overcharge for interconnect project	2,779.43
	NW Suburban Municipal Joint Action Water Agency	JAWA - June 2025	770,406.00
	PreCise MRM LLC	AVL Monthly Data Charges June 2025	520.00
	RHW Customized Graphics & Promotions	Tablecloths open house	548.74
	Smith Ecological Systems Company	Free chlorine packets	335.00
	Staples Contract & Commercial, Inc.	Office supplies	46.15
	State Industrial Products Corporation	7/1/25 Wastewater FOG treatment program	895.55
	Suburban Laboratories, Inc.	Water Sample Testing 4/9-5/30/25	5,303.40
		Water Sample Testing 6/5-6/19/25	1,288.00
	Third Millennium Associates Inc	E-Bill Server & Transaction Fees June 2025	569.77
		E-Bill Annual Maintenance 8/20/25 - 8/19/26	995.00
		Utility Billing 7/15/25	2,461.11
	Thompson, Robert	Overhead sewer rebate 14 S Maple 7/1/25	7,500.00
	UMB Card Services	Credit Card 6/1/25-6/30/25 (EFT 7/25/25)	187.01
	UniFirst Corporation	Uniform Rental Services 7/4/25	89.60
		Uniform Rental Services 7/11/25	88.75
		Uniform Rental Services 7/18/25	87.97
	United States Postal Service	EPS Postage - June 2025	1,895.61
	Village of Mount Prospect	Sec 125 Flex Deductions 7.17.25	564.62
	Village Sewer & Plumbing	Fairview Garden drain tile project 211 Deneen 5/30/25	13,200.00
		Fairview Garden drain tile project 206 Stratton 6/12/25	9,750.00
	W. W. Grainger, Inc.	Hydraulic snap cutter	4,441.29
		Hex nuts for B-box lids	107.04
		Air filters for HVAC unit at BPS5	157.32
	Wal-Mart Community	PW Supplies	13.96
	White Cap LP	White marking paint	242.64
	Ziebell Water Service Products	Hydrant aux box risers	450.95
		B-box extensions	480.00
		Hydrant aux box extension	320.00
050	Water and Sewer Fund Total		\$ 1,892,727.91
051	Village Parking System Fund		
	Comcast	Internet Services 301 S Maple from 7/4-8/3/25	\$ 233.41
	Multisystem Management Company	Bio Hazard clean up for Cells 7/10/25	18.00
	Preform Traffic Control Systems, LTD.	Pavement Marking 4/18-7/22/25	4,220.73
	TK Elevator Corporation	7/1-9/30/25 Maple garage elevator maintenance	981.67
051	Village Parking System Fund Total		\$ 5,453.81
052	Parking System Revenue Fund		
	Multisystem Management Company	Bio Hazard clean up for Cells 7/10/25	\$ 6.00
	Preform Traffic Control Systems, LTD.	Pavement Marking 4/18-7/22/25	2,321.40
052	Parking System Revenue Fund Total		\$ 2,327.40
060	Vehicle Maintenance Fund		
	Al Warren Oil Co Inc	87 octane gas July 2025	\$ 22,529.25
	Alexander Equipment Company Inc	Winch rope for 2760	368.45
	Amazon Capital Services	Gas cover/safety hold open/leather seat replace	176.66
		Plow control joystick for 4526	280.69
	Bristol Hose & Fitting Inc	Stock fittings	95.38

VILLAGE OF MOUNT PROSPECT

List of Bills

July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
060	Vehicle Maintenance Fund (continued)		
	Bristol Hose & Fitting Inc (continued)	Stock fittings	477.36
	Chicago Parts & Sound LLC	Credit return	(80.95)
		Stock wiper blades	119.85
		Air filters for stock	295.80
		609 Rear shocks	213.46
		Filters for stock	390.42
		Filters for stock	38.84
		Air Filters for stock	94.08
		619 Lifters and Gaskets	446.46
		2710 Rear brakes	263.56
		619 Belt	49.09
		4500 Rear Brakes	263.56
		318 Battery	170.92
		Stock filters	135.36
		Stock relay	22.50
		Batteries for stock	490.66
	Elliott Auto Supply Co, Inc.	607 Radiator	116.70
		Stock wipers and brake pads	127.55
		604 Rear pads	62.80
		Rear rotors	162.40
		Wipers for stock	135.12
		Brakes for stock	225.20
	Everclean Group LLC	Car washes for June 2025	378.00
	Federal Signal Corporation	Wireless controller for 2725	3,316.92
	Foster Coach Sales Inc.	Opticom for 525	168.28
	Garcia, Mario	ASE certification reimbursement 6/17/25	93.00
	Genuine Parts Company Inc	R134A maintenance kit	81.17
		515 Coolant hose	87.57
		AC machine O2 sensor	570.96
		612 Radiator	153.86
		Shop A/C machine o2 sensor	570.96
		Radiator for 612	153.86
		Radiator for 612 Credit	(307.72)
		Locking hub	115.80
		Stock coolant clamps	40.74
		4526 Hub Lock	149.29
		Stock TPMS sensors	479.60
		4500 Rear caliper boots	16.21
		Parts and supplies credit	(115.80)
		505 Battery maintainer	39.99
		512 Diesel additive	35.52
		602 Washer cap	8.68
		612 Washer nozzle	25.62
	Hotsy of Chicago, Inc.	Adjust Wash bay pressure washer float valve 7/8/25	145.00
	ICMA Retirement Trust - 457	MissionSquare 457 7.17.25	2,564.30
	Illinois Department of Revenue	IL State Withholding 7.17.25	1,626.95
	IMRF	IMRF Tier 2	9,435.49
	Internal Revenue Service	Federal Tax Liability 7.17.25	10,156.39
	International Union of Operating Engineers	IUOE PW Membership Dues 7.17.25	652.63
	James Drive Safety Lane LLC	6/16-6/30/25 Three safety lane inspections	779.00
		Safety lane inspections July 2025	942.00
	John Sakash Company, Inc.	Shop lifting straps and chains	1,566.00
	Leach Enterprises, Inc.	530 Brake valve	82.99
	MacQueen Equipment LLC	530 Rocker switch	116.77
		Radiator for 515	2,678.71
		DEF cap for 512	73.59
		Torque rod for 530	803.85
		Puc fluid for stock	595.41
		516 L/F lower ball joint	1,220.00
	McMaster-Carr Supply Co	Screws for stock	40.78
		Drill bits for stock	225.18

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July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
060 Vehicle Maintenance Fund (continued)			
	Morton Grove Automotive Inc	Rebuild 526 Alternator 7/10/25	1,395.00
	Nationwide Mutual Insurance Company	Nationwide 457	22.50
	Northwest Trucks, Inc.	526 belt	90.00
	Ronco Industrial Supply	Shop supplies	46.04
	Rubber Inc.	Tire repair supplies	353.39
	Rush Truck Centers of Illinois, Inc.	2728 Brake chambers	274.00
		4523 Intake hose clamps	384.35
	SAE Customs Inc.	506 Led strobe	35.00
	Sanders Hardware Supply	Mechanics hand soap	94.00
	Sauber Mfg. Co.	Reflectors for stock	449.81
	Service Spring Co Inc	Leaf springs for 516 7/22/25	3,826.18
	Terrace Supply Company	Welding gas 6/30/25	31.50
	USSI Rentals Inc	4523 Osha Inspection 6/30/25	570.00
		2721 Osha Inspection 6/30/25	570.00
		4541 Osha inspection 6/30/25	570.00
	Village of Mount Prospect	Sec 125 Flex Deductions 7.17.25	208.13
	Wickstrom Ford Lincoln Mercury	607 Seat belt buckle	109.12
		611 Seat belt buckle	109.12
		Radiator for 612	256.00
060 Vehicle Maintenance Fund Total			\$ 76,832.86
061 Vehicle Replacement Fund			
	Bedliners of Bartlett	New 2718 Undercoating 6/11/25	\$ 1,000.00
		New 4537 Undercoating 6/17/25	1,000.00
	Currie Motors	New P-40 Ford Explorer hybrid	50,038.00
		New P-21 Ford Explorer Hybrid	50,038.00
		New 627 Ford Explorer Hybrid	50,620.00
		New 611 Ford Explorer Hybrid	50,038.00
		New 619 Ford Explorer Hybrid	50,038.00
		New 613 Ford Explorer Hybrid	50,038.00
		New 614 Ford Explorer Hybrid	50,038.00
		New I-23/ 623 Ford Explorer	39,732.00
	Midwest 911 Inc	07/03/25 Vehicle decommission old S-24	675.00
		07/07/25 Vehicle decommission old P-19	775.00
		07/08/25 Vehicle decommission old P-36	850.00
	Miles Chevrolet Inc	Police Tahoe Vehicles	173,745.00
061 Vehicle Replacement Fund Total			\$ 568,625.00
063 Risk Management Fund			
	Amazon Capital Services	Shower accessories	\$ 29.98
	Bradford Systems Corporation	VH Work Out Room Lockers and installation 7/9/25	13,557.38
	Defranco Plumbing	Village Hall Fitness Room Bathroom Construction 6/30/25	28,145.00
	Intergovernmental Risk Management Agency	Deductible - June 2025	14,104.80
		TPA Claims - June 2025	28.42
		Deductible - June 2025	(100.00)
	Mendoza Torres, Jhoana	Reimbursement for Liability Insurance	101.00
	Michael Wagner & Sons, Inc.	Boiler pipe reroute for work out room	784.33
		Boiler pipe reroute for work out room	246.33
		Boiler pipe reroute for work out room	251.07
	Mount Prospect Paint, Inc.	Ceiling paint for work out room	32.99
		Work out room wall paint	117.67
	Mount Prospect Park District	Employee Wellness - May/June 2025	57.00
	Ricker, Jeffrey	PSEBA Reimbursement - June 2025	606.00
	Sprovieri's Custom Counters	48 in counter with integrated bowl with Union install	3,426.00
	UMB Card Services	Credit Card 6/1/25-6/30/25 (EFT 7/25/25)	336.67
063 Risk Management Fund Total			\$ 61,724.64

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Fund	Vendor Name	Invoice Description	Amount
073	Escrow Deposit Fund		
	20/20 Plumbing Inc	Refund Escrow Permit #RB251113 (701 Ironwood)	\$ 100.00
	A1 All Clear Sewer & Plumbing	Refund Escrow Permit #RB250951 (800 Dresser)	100.00
	ABC Plumbing Heating Cooling	Refund Escrow Permit #RB250693 (123 Waverly)	100.00
	Adolfo's Sealcoating and Landscape	Refund Escrow Permit #RB250442 (206 Stratton)	100.00
	Amliv Land Designs Inc	Refund Escrow Permit #RB250516 (903 Whitegate)	100.00
	Antonio Fanizza Associate	Refund Escrow Permit #RB238518 (14 Marcella)	350.00
	Aqua Doctor Plumbing LLC	Refund Escrow Permit #RB251003 (1721 Maya)	100.00
	Archadeck of Chicagoland	Refund Escrow Permit #RB250763 (2114 Haven)	100.00
	ARS of Illinois	Refund Escrow Permit #RB250961 (219 Wille)	100.00
		Refund Escrow Permit #RB250963 (201 Louis B)	100.00
	Azra, David	Refund Escrow Permit #RB250987 (411 Helena)	100.00
	Bald Eagle Construction	Refund Escrow Permit #RB250835 (210 Fairview)	100.00
	Bandos, Agata	Refund Escrow Permit #RB241789 (117 Waverly)	150.00
		Refund Escrow Permit #RB250690 (117 Waverly)	100.00
	Baron Electric Inc	Refund Escrow Permit #RB250601 (1223 Lonnquist)	100.00
	Blue Construction Corp	Refund Escrow Permit #RB250635 (1421 Birch)	100.00
	Brasco LLC	Refund Escrow Permit #CB250144 (1450 Busse)	1,000.00
	BuilderDo LLC	Refund Escrow Permit #RB240225 (203 Moehling)	300.00
	BullDog Concrete LLC	Refund Escrow Permit #RB250592 (312 Albert)	100.00
	Complete Lawn and Snow Services	Refund Escrow Permit #RB250723 (302 Wille)	100.00
	CS Mechanical Inc	Refund Escrow Permit #RB250039 (315 Prospect)	100.00
	Delauter Development Inc	Refund Escrow Permit #CB250115 (2 Northwest Hwy)	200.00
	Delta Construction	Refund Escrow Permit #RB252079 (210 School)	550.00
	Dependable Concrete Inc	Refund Escrow Permit #RB250616 (320 Wille)	100.00
	Des Plaines Automatic Sprinklers	Refund Escrow Permit #RB250735 (101 Hatlen)	200.00
	Dubois Paving	Refund Escrow Permit #CB250027 (30 Wimbolton)	300.00
	Dubrowski Group Corp	Refund Escrow Permit #RB240135 (1817 Pheasant)	100.00
	Envy Home Services	Refund Escrow Permit #RB250057 (705 Hackberry)	350.00
	Erdmann Exterior Designs	Refund Escrow Permit #RB241811 (602 Elm)	100.00
	Fairfield Electrical Services	Refund Escrow Permit #RB241571 (10 Wille)	100.00
		Refund Escrow Permit #RB250259 (1401 Orange)	100.00
	Flush Sewer & Drainage	Refund Escrow Permit #RB251145 (306 Main)	100.00
	Fortis Ground Werks	Refund Escrow Permit #RB250321 (202 I Oka)	100.00
		Refund Escrow Permit #RB250709 (603 William)	100.00
		Refund Escrow Permit #RB250764 (622 George)	100.00
		Refund Escrow Permit #RB250765 (620 George)	100.00
	Fuentes, Joe	Refund Escrow Permit #RB250664 (425 Bob O Link)	100.00
	Fugarchitecture	Refund Permit Fee #RB24-001111 (1123 Cherrywood) Reissue 856969	100.00
	Gall, Joan	Refund Escrow Permit #RB241945 (1807 Seminole)	100.00
	G-Cat Construction	Refund Escrow Permit #RB250485 (110 Elmhurst)	100.00
	Gonzalez, Humberto	Refund Escrow Permit #RB250417 (613 Maple)	100.00
	Gough, Adam	Refund Escrow Permit #RB250845 (1111 Brentwood)	100.00
	Great Degrees Inc	Refund Escrow Permit #RB250563 (1775 Cree)	100.00
	Gudanowski, Grrzegorz	Refund Escrow Permit #RB250362 (703 Pine)	100.00
	H2O Plumbing and Sewer	Refund Escrow Permit #RB240528 (214 I Oka)	600.00
	HIZ Concrete LLC	Refund Escrow Permit #RB250695 (1833 Locust)	100.00
	Home Services Direct Inc	Refund Escrow Permit #RB240243 (1716 Beech)	100.00
	Hongdae Inc	Refund Escrow Permit #CB250145 (125 Randhurst Vil)	100.00
	Howard, Jonathan	Refund Escrow Permit #RB250618 (109 Prospect Manor)	100.00
	Husmann Corporation	Refund Escrow Permit #CB250085 (999 Elmhurst)	100.00
	Illinois Remodel	Refund Escrow Permit #RB250344 (815 Dresser)	150.00
	Interglobal Development Corp	Refund Escrow Permit #RB250546 (2024 Wintergreen)	250.00
	J Blanton Plumbing	Refund Escrow Permit #RB251025 (811 Newberry)	100.00
	J Haffrey Construction Inc	Refund Escrow Permit #RB241999 (1501 Greenwood)	250.00
	J&J Pavement Repairs Inc	Refund Escrow Permit #RB251071 (613 Central)	100.00
	J&P Masonry Inc	Refund Escrow Permit #RB250703 (814 Lancaster)	50.00
	J&S Plumbing Inc	Refund Escrow Permit #RB251042 (211 Edward)	100.00
	JG Construction & Design LLC	Refund Escrow Permit #RB250304 (703 Busse)	150.00
	JRC Design Build	Refund Escrow Permit #RB241382 (12 Maple)	300.00
		Refund Escrow Permit #RB250548 (718 Elmhurst)	100.00

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List of Bills

July 9, 2025 - July 29, 2025

Fund	Vendor Name	Invoice Description	Amount
073	Escrow Deposit Fund (continued)		
	Kaplan Paving	Refund Escrow Permit #RB250366 (306 Wa Pella)	100.00
		Refund Escrow Permit #RB250702 (1811 Apache)	100.00
		Refund Escrow Permit #RB250711 (100 Orchard)	100.00
		Refund Escrow Permit #RB250736 (1810 Apache)	100.00
	Klingbeil Family Trust	Refund Escrow Permit #RB250671 (506 Maple)	100.00
	Krzan, Stanislaw	Refund Escrow Permit #RB250645 (10 Louis)	100.00
	Liantsevich, Anatoli	Refund Escrow Permit #RB250942 (408 Prospect Manor)	100.00
	Llori Investments LLC	Refund Escrow Permit #RB241072 (221 Dale)	250.00
	LMV Electric Corp	Refund Escrow Permit #RB250924 (206 Main)	100.00
	Lotus Landscaping and Tree Service	Refund Escrow Permit #RB250620 (718 See Gwun)	100.00
	Mach 1 Inc	Refund Escrow Permit #RB250083 (122 Pine)	150.00
	Masters Kitchen & Bath	Refund Escrow Permit #RB250447 (400 Larkdale)	100.00
	McCormick, Michael	Refund Escrow Permit #RB250611 (209 Forest)	100.00
	Moellenkamp, Barbara	Refund Escrow Permit #RB250633 (908 Maple)	100.00
	Moncayo, Ricardo	Refund Escrow Permit #RB250952 (1712 Magnolia)	100.00
	Monte-Christo, Mariusz	Refund Escrow Permit #RB250833 (1607 Park)	100.00
	Mount Prospect Public Library	2025 PPRT 5th Allocation	12,107.00
	New Era Concrete LLC	Refund Escrow Permit #RB250724 (306 Louis)	600.00
	Newline Kitchen and Bath	Refund Escrow Permit #RB241202 (903 Emerson)	100.00
	Ohi Jim Thomas	Refund Escrow Permit #RB242036 (400 I Oka)	250.00
	Pacific Bath	Refund Escrow Permit #RB250866 (804 Butternut)	200.00
	Paoli, Ted	Refund Escrow Permit #RB251147 (221 Russel)	100.00
	Pavestone Brick Paving Inc	Refund Escrow Permit #RB250701 (206 William)	100.00
	PBSP Development Corp	Refund Escrow Permit #RB250718 (1101 Hunt Club)	100.00
		Refund Escrow Permit #RB250719 (1103 Hunt Club)	100.00
		Refund Escrow Permit #RB250737 (1706 Beech)	100.00
	Pelikan, Michael	Refund Escrow Permit #RB250636 (1815 Wood)	100.00
	Perma-Seal Basement Systems	Refund Escrow Permit #RB250098 (1819 Hopi)	100.00
	Petty Cash	Change for Block Party 7/25/25	12,000.00
	Plumbing 123 Inc	Refund Escrow Permit #RB250905 (401 Maple)	100.00
	Powerhorse Construction LLC	Refund Escrow Permit #RB250773 (406 NaWaTa)	100.00
	R&A Construction of Illinois	Refund Escrow Permit #CB250006 (1850 Palm)	100.00
	Ramos, Ferdinand	Refund Escrow Permit #RB251132 (304 Stratton)	100.00
	Red Stone Landscaping	Refund Escrow Permit #RB250550 (903 We Go)	100.00
		Refund Escrow Permit #RB250960 (903 We Go)	100.00
	Ricks Sewer & Drain	Refund Escrow Permit #RB250423 (319 Albert)	600.00
		Refund Escrow Permit #RB250890 (14 Maple)	100.00
		Refund Escrow Permit #RB250896 (101 Kenilworth)	100.00
		Refund Escrow Permit #RB250901 (401 NaWaTa)	100.00
		Refund Escrow Permit #RB251112 (1615 Burning Bush)	100.00
	Ricks Sewer and Drain	Refund Escrow Permit #RB250982 (304 Sunset)	100.00
		Refund Escrow Permit #RB251090 (603 NaWaTa)	100.00
	RJ Concrete Inc	Refund Escrow Permit #RB250594 (702 Wille)	200.00
		Refund Escrow Permit #RB250595 (716 Russel)	200.00
		Refund Escrow Permit #RB250707 (1715 Pheasant Trl)	100.00
	RJ Electric Service Co	Refund Escrow Permit #RB250432 (1930 Wood)	100.00
	Robertstad, Daniel	Refund Escrow Permit #RB251027 (520 Wille)	100.00
	Rodriguez, Edwin	Refund Escrow Permit #RB251033 (1715 Magnolia)	100.00
	Russel J Lokun Landscape & Design	Refund Escrow Permit #RB250638 (216 Dale)	100.00
	S and J Plumbing & Sewer	Refund Escrow Permit #RB250974 (307 Leonard)	100.00
		Refund Escrow Permit #RB250997 (401 Hi Lusi)	100.00
	Sarna, Dorothy	Refund Escrow Permit #RB250292 (628 George)	100.00
	Simple Builders Inc	Refund Escrow Permit #RB241112 (1329 Mallard)	250.00
	SNK America Inc	Refund Escrow Permit #CB240239 (1150 Feehanville)	100.00
	Starmark Homes LLC	Refund Escrow Permit #RB241025 (206 Prairie)	500.00
	Stempiem, Charlie	Refund Escrow Permit #RB250524 (1709 Independence)	100.00
	Stratus Unlimited LLC	Refund Escrow Permit #CB250140 (1080 Elmhurst)	200.00
	Streamline Paving Inc	Refund Escrow Permit #CB250108 (1970 Carboy)	500.00
	Strobel, Corrinne	Refund Escrow Permit #RB250454 (1733 Verde)	100.00
	Suburban Elevator	Refund Permit Fee #CB24-000243 (1500 Bishop) Reissue 857690	227.00
	Sunrun Installation Services	Refund Escrow Permit #RB242006 (1831 Thornwood)	100.00

VILLAGE OF MOUNT PROSPECT**List of Bills****July 9, 2025 - July 29, 2025**

Fund	Vendor Name	Invoice Description	Amount
073 Escrow Deposit Fund (continued)			
	Sweeney, Pascal	Refund Escrow Permit #RB250801 (117 Elm)	100.00
	Tech PSD Inc	Refund Escrow Permit #CB250164 (1731 Algonquin)	125.00
	The Fair Plumber	Refund Escrow Permit #RB250874 (320 Main)	100.00
		Refund Escrow Permit #RB251150 (309 Kenilworth)	100.00
	Tommy Pollina Landscape Co	Refund Escrow Permit #RB250556 (314 Albert)	100.00
	Trenchless Innovations Inc	Refund Escrow Permit #RB250996 (509 Wa Pella)	100.00
	Tron Solar LLC	Refund Escrow Permit #CB240222 (551 Hunt Comm)	200.00
	US Waterproofing Inc	Refund Escrow Permit #RB250371 (112 Owen)	100.00
		Refund Escrow Permit #RB251052 (122 Maple)	100.00
	Viking Plumbing LLC	Refund Escrow Permit #RB250881 (1621 Barberry)	100.00
	Village Sewer & Plumbing	Refund Escrow Permit #RB250994 (908 Maple)	100.00
	Wojowicz, Grazyna	Refund Escrow Permit #CB250103 (1115 Boxwood)	125.00
	Xclusive Concrete & Brick Paving	Refund Escrow Permit #RB250318 (1104 Central)	100.00
	Xpert Flood Control	Refund Escrow Permit #RB250869 (611 NaWaTa)	500.00
073 Escrow Deposit Fund Total			\$ 44,334.00
Grand Total			\$ 5,140,199.15



Item Cover Page

Subject	Approval of Minutes - June 17, 2025 Closed Session meeting of the Village Board
Meeting	August 6, 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

Staff Recommendation

Attachments

None



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 MASSAGE THERAPY ESTABLISHMENT AT THE PROPERTY 1518 NORTH ELMHURST ROAD, MOUNT PROSPECT, ILLINOIS (PZ-09-25)
Meeting	August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

The petitioner (Oriental Healing Massage Inc) is proposing a massage therapy establishment at 1518 North Elmhurst Road (the subject property). Massage therapy businesses require conditional use approval to operate. The subject property is zoned B-3 Community Shopping District. The proposed business meets the standards for a conditional use and staff is supportive of the request.

Discussion

Background: The subject property is a single-story multi-tenant commercial building with a mixture of restaurant, retail, medical, and personal service establishments. The tenant space was formerly occupied by a dry cleaning business and has been vacant since 2022.

Proposal: The petitioner, Xinglian Tian of Oriental Healing Massage Inc, proposes to operate a 1,500 square foot massage establishment at the subject property. The petitioner writes in her application that the business will provide professional, comfortable, and efficient massage services to relieve stress, relax the body, and improve blood circulation and sleep quality. The petitioner states in the application that there will be one part-time and two full-time massage therapists, including herself. The proposed hours of operation are Monday through Sunday 9:30AM to 9:30PM, and clients are seen by appointment or walk-in. The petitioner proposes to remodel the interior space to include eight therapy rooms, an office, and a reception area, with an existing bathroom. No exterior work is proposed aside from installation of a wall sign.

Parking: The Village code requires parking based on land use. The subject property is a shopping center under 30,000 square feet, which requires 4 spaces per 1,000 square feet of gross floor area. The parking lot is striped with 64 parking stalls, including 3 handicap accessible parking stalls. The minimum parking requirement for the existing and proposed uses are met.

Massage Addendum: The petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 7 for Massage Establishments. According to the addendum, the petitioner has been employed as a massage therapist since May 2023 at establishments in Palatine and Lindenhurst, Illinois.

Public Comment: As of this writing, staff has not received public comment pertaining to the case.

Public Hearing: At the public hearing held on July 10, 2025, the Planning and Zoning Commission unanimously recommended approval of the conditional use request by a vote of 6-0. 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 massage therapy 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 minimum standards to obtain a massage establishment business license. The use is compatible within an existing commercial shopping center, and, if operated lawfully, should not be injurious to the uses and enjoyment of other property in the immediate vicinity.

The Petitioner is requesting a waiver of the second reading.

Alternatives

1. Approval of the following request: "A conditional use to operate a massage therapy establishment at 1518 North Elmhurst Road, subject to the following conditions:
 - a. The petitioner shall submit a building permit application with architectural stamped and signed permit drawings that indicate the building, mechanical, electrical, and plumbing modifications;
 - b. Prior to issuance of a business license:
 - i. The petitioner shall pass all building permit inspections; and
 - ii. The petitioner shall submit to the Village valid state licenses for the massage therapists to be employed at the business;
 - c. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
 - 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 massage therapy establishment at 1518 North Elmhurst Road, subject to the conditions listed in the staff report.

Attachments

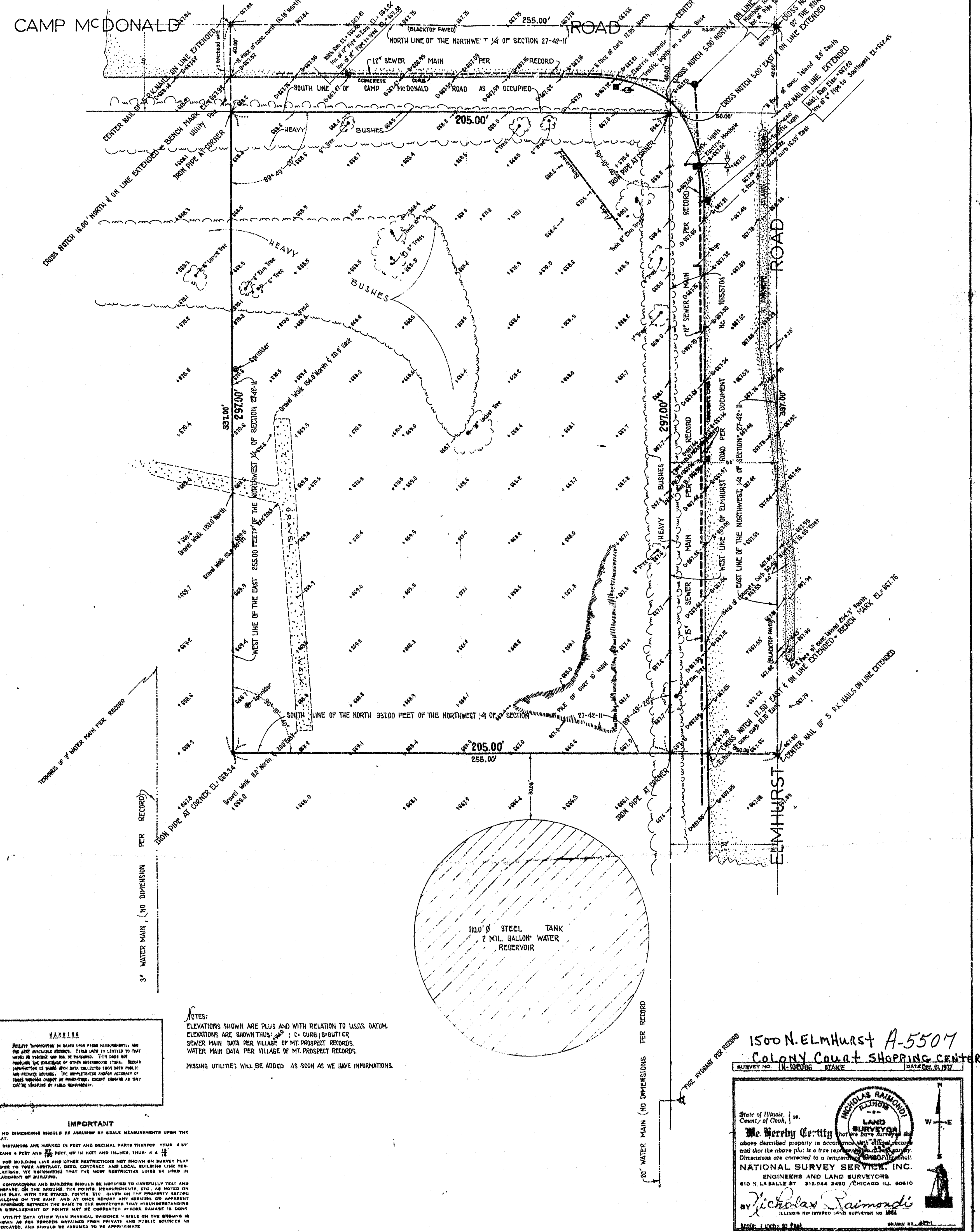
1. PZ-09-25 Plans

2. PZ-09-25 Staff Report
3. PZ-09-25 Administrative Content
4. PZ-09-25 Waiver of 2nd Reading
5. PZ-09-25 (1518 N Elmhurst Rd) Minutes
6. PZ-09-25 Ordinance

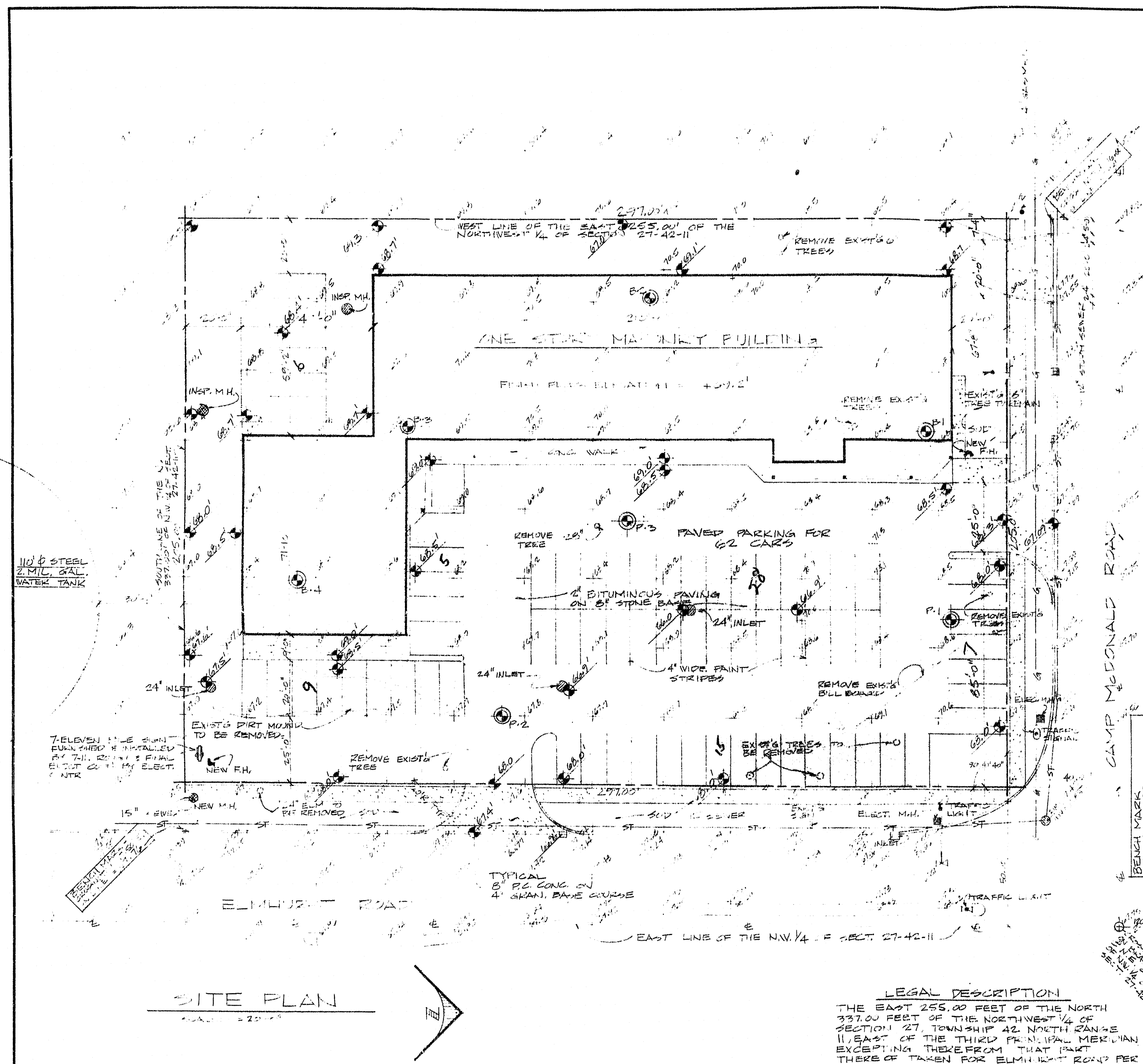
Plat of Surbey

DATE OCT 21, 1977

Gross Area (including Camp McDonald Roads) A= 69,084.7 Sq.Ft. or 1.5859 Acres
Less Area in 40 Ft. width of Camp McDonald Road A= 8,200.0 Sq. Ft. or 0.1882 Acres
Net Area (excluding Roads) A= 60,884.7 Sq. Ft. or 1.3977 Acres



A-5507 Colony Court Shopping Center 1500 N. Elmhurst



SITE PLAN

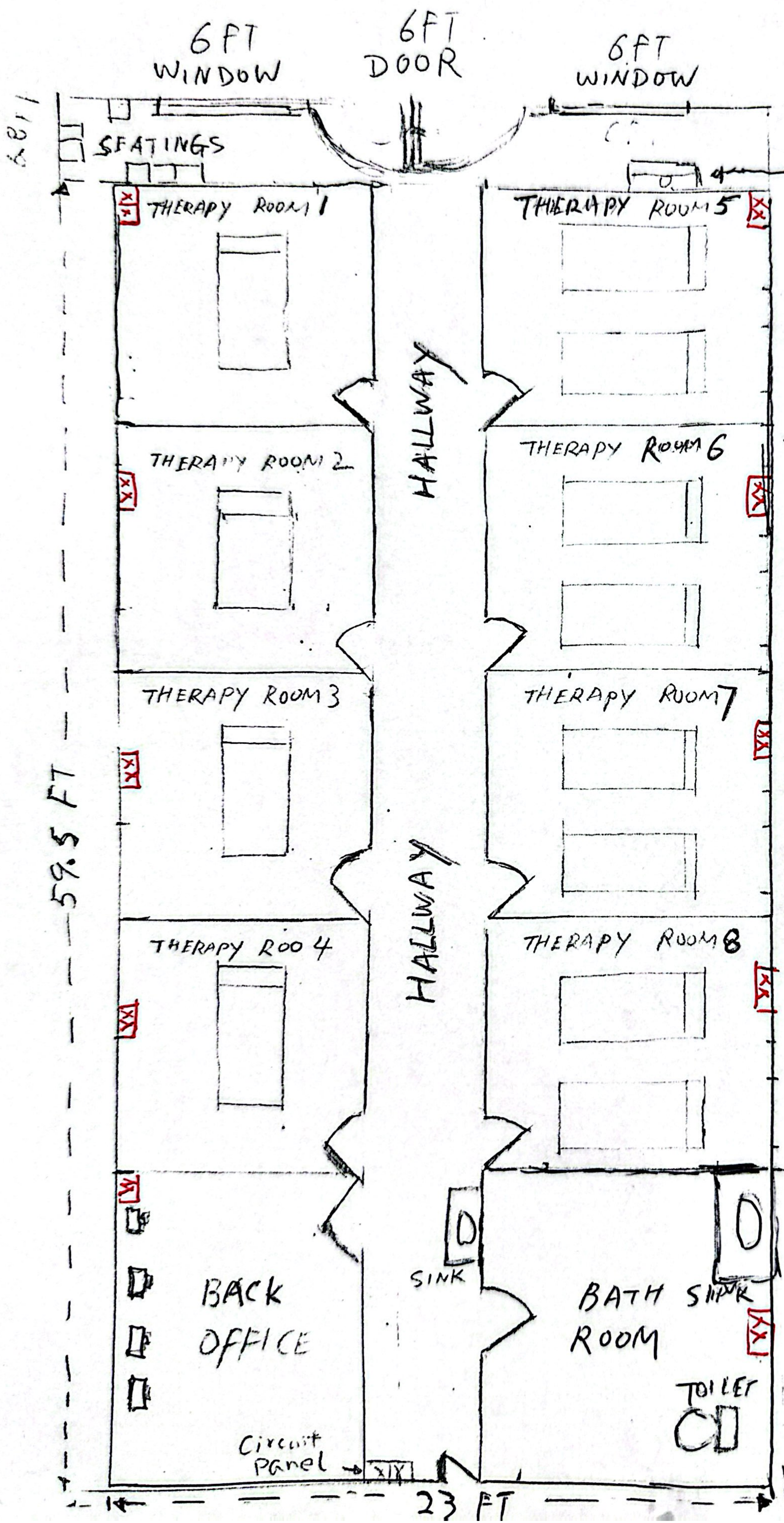
NOTE:
SEE ENGINEERING DRAWINGS PREPARED
BY ELK ENGINEERING, INC. FOR
ELECTRICITY, WATER, AND SEWER
DRAINAGE.
ELEVATION DATA CAN BE CONVERTED
TO U.S. FEET BY ADDING 0.305 TO
EACH.

LEGAL DESCRIPTION
THE EAST 255.00 FEET OF THE NORTH
337.00 FEET OF THE NORTHWEST 1/4 OF
SECTION 27, TOWNSHIP 42 NORTH RANGE
11, EAST OF THE THIRD PRINCIPAL MERIDIAN
EXCEPTING THEREFROM THAT PART
THEREOF TAKEN FOR ELMHURST ROAD PER
DOCUMENT N-10155704, ALL IN COOK COUNTY,
ILLINOIS

SCHEDULE OF ITEMS IN SET	
A	GENERAL NOTES
A-1	FOUNDATION PLAN
A-2	FOUNDATION PLAN
A-3	FOUNDATION PLAN
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A-100	FOUNDATION PLAN

SOIL BORINGS & PROBES		
B-1	B-2	B-3
BLACK TOPSOIL SILTY CLAY-TRACE GRAVEL-BROWN & GRAY- VERY TOUGH TO HARD (CL) END OF BORING	BLACK TOPSOIL SILTY CLAY-TRACE GRAVEL-BROWN & GRAY- VERY TOUGH TO HARD (CL) END OF BORING	BLACK TOPSOIL SILTY CLAY-TRACE GRAVEL-BROWN & GRAY- VERY TOUGH TO HARD (CL-ML) END OF BORING
B-4	P-1	P-3
BLACK TOPSOIL SILTY CLAY-TRACE GRAVEL-BROWN & GRAY- HARD (CL-ML) END OF BORING	BLACK TOPSOIL SILTY CLAY-TRACE GRAVEL-BROWN & GRAY- HARD (CL) END OF PROBE	BLACK TOPSOIL SILTY CLAY-TRACE GRAVEL-BROWN & GRAY- HARD (CL-ML) END OF PROBE
	P-2	
	BLACK TOPSOIL SILTY CLAY-TRACE GRAVEL-BROWN & GRAY- HARD (CL) END OF PROBE	

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL OF THE BUILDING ORDINANCES AND REGULATIONS OF THE VILLAGE OF MOUNT PROSPECT, ILL.	COLONY COURT SHOPPING CTR. MT. PROSPECT, ILLINOIS		job no. 11-16-77
	HUNDRIESER • GUTOWSKY & ASSOCIATES, INC. ARCHITECTS ENGINEERS 113 SOUTH ARLINGTON HEIGHTS ROAD • ARLINGTON HEIGHTS, ILLINOIS 60006 • 392-1900		sheet no. A-1
	CHARLES J. LUSKOWSKI, PRINCIPAL ARCHITECT		of



NOTE

1. BATH ROOM IS EXISTING
2. WATER LINES ARE EXISTING
3. ELECTRICAL ARE EXISTING. OUTLETS ARE MARKED IN RED XX
4. THERAPY ROOMS AND BACK OFFICE WILL BE NEW

1500-1522 - N. ELHURST RD.

MT. PROSPECT

COLONY COURT SHOPPING CENTER LLC

OWNER - VINCENZO E JOSEPHINE LAMPIGNANO -

1500	PANTRY	sq. ft. 2,400
1502 ✓	FIT- STUDIO	✓ 1,920
1504	PIZZA	✓ 1,020
1506	HAIR SALOON	✓ 1,020
1508	PAINT STORE	✓ 3,000
1512- 1516	DENTIST	✓ 1,800
1518	VACANT	✓ 1,500
1520	RESTAURANT	✓ 1,500
1522	VAPOR CIGARETTE	✓ 900
		TOTAL sq. ft. 16,560 16,560

Josephine Lampignano

Business Narrative

We are committed to providing professional, comfortable and efficient massage services to help relieve stress, relax the body, improve blood circulation and sleep quality. It combines traditional and modern massage techniques to tailor personalized treatment for customers with different needs, bringing physical and mental balance and healthy life experience. The scope of professional services includes: 1. Chinese massage Through meridian and acupoint conditioning, it can relieve muscle tension and improve sub-health status. 2. Full body deep tissue massage For chronic muscle pain, exercise fatigue, deep release of muscle pressure. 3. Shoulder and neck massage It is especially suitable for long-term desk workers to effectively alleviate cervical stiffness and headache. 4. Aromatherapy essential oil massage Combined with natural essential oil, it brings the effect of physical and mental relaxation, decompression and sleep aid. 5. Hot Stone Therapy Use heated basalt to dredge channels and collaterals, relax muscles and promote blood circulation. 6. Sports massage It is suitable for athletes or fitness people to enhance muscle recovery speed and prevent sports injury. 7. Meridian physiotherapy services It combines cupping, scraping and other traditional techniques for deep conditioning.

Business hours: 9:30 am to 9:30 pm, Monday to Sunday (every day is the same)

Number of therapists to be on staff: 2 fulltime and 1 parttime

By appointment is preferred. Walk-ins are welcome.



DATE: July 3, 2025

CASE NUMBER

PZ-09-25

APPLICANT/PROPERTY OWNER

Oriental Healing Massage Inc /
Colony Court Shopping Center LLC

PUBLIC HEARING DATE

July 10, 2025

PROPERTY ADDRESS/LOCATION

1518 North Elmhurst Road

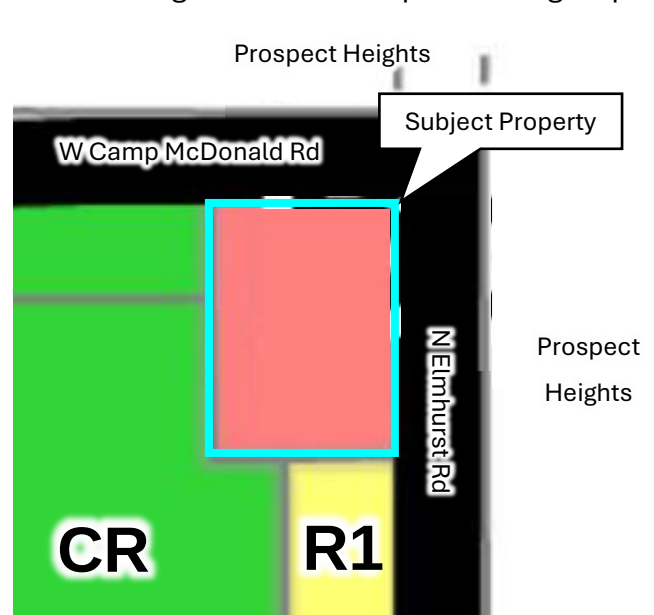
BRIEF SUMMARY OF REQUEST

The petitioner (Oriental Healing Massage Inc) is proposing a massage therapy establishment at 1518 North Elmhurst Road (the subject property). Massage therapy businesses require conditional use approval to operate. The subject property is zoned B-3 Community Shopping District. The proposed business meets the standards for a conditional use and staff is supportive of the request.

2024 Aerial Image



2025 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: B1 Retail Business (Prospect Heights) East: B1 Retail Business (Prospect Heights) South: R-1* Single Family Residential PUD West: C-R Conservation Recreation	1500 SF (Tenant)

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 restaurant, retail, medical, and personal service establishments. The tenant space was formerly occupied by a dry cleaning business and has been vacant since 2022.

PROPOSAL

The petitioner, Xinglian Tian of Oriental Healing Massage Inc, proposes to operate a 1500 square foot massage establishment at the subject property. The petitioner writes in her application that the business will provide professional, comfortable, and efficient massage services to relieve stress, relax the body, and improve blood circulation and sleep quality. Services outlined in the proposal include Chinese massage through meridian and acupoint conditioning; full body deep tissue massage; shoulder and neck massage; aromatherapy essential oil massage; hot stone therapy; sports massage; and meridian therapy (a form of traditional Chinese medicine). The petitioner states in the application that there will be two full-time and one part-time massage therapists, including herself. The proposed hours of operation are Monday through Sunday 9:30AM to 9:30PM, and clients are seen by appointment or walk-in. The petitioner proposes to remodel the interior space to include eight therapy rooms, an office, and a reception area, with an existing bathroom. No exterior work is proposed aside from installation of a wall sign.

Parking: The Village code requires parking based on land use. The subject property is a shopping center under 30,000 square feet, which requires 4 spaces per 1,000 square feet of gross floor area. Heffy's Hotdogs (a restaurant) is calculated separately. Lou Malnati's is take-out only, therefore it qualifies under the shopping center parking calculation. The parking lot is striped with 64 parking stalls, including 3 accessible parking stalls. The minimum parking requirement for the existing and proposed uses are met.

Use	Parking Minimum	Variables	Spaces Required
Freestanding stores and shopping centers (up to 30,000 square feet)	4 spaces per 1,000 square feet of gross floor area. (Restaurants as tenants require separate parking calculations.)	13,560 SF	55
Restaurant without a bar	12 spaces per 1,000 square feet of floor area (excluding areas for storage, corridors, and bathrooms)	750 SF	9
		Total Required:	64 (3 accessible)
		Total Provided:	64 (3 accessible)

Massage Addendum: The petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 7 for Massage Establishments. According to the addendum, the petitioner has been employed as a massage therapist since May 2023 at establishments in Palatine and Lindenhurst, Illinois.

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.

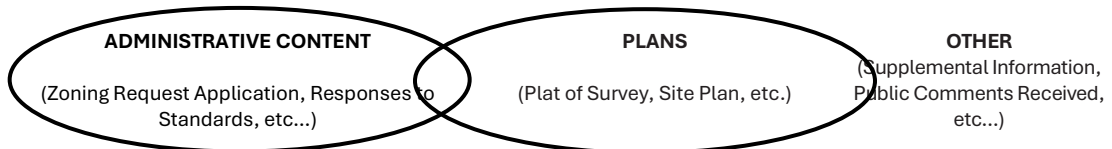
STAFF RECOMMENDATION

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:

1. "A conditional use to operate a massage therapy establishment at 1518 North Elmhurst Road, subject to the following conditions:
 - a. The petitioner shall submit a building permit application with architectural stamped and signed permit drawings that indicate the building, mechanical, electrical, and plumbing modifications;
 - b. Prior to issuance of a business license:
 - i. The petitioner shall pass all building permit inspections; and
 - ii. The petitioner shall submit to the Village valid state licenses for the massage therapists to be employed at the business;
 - c. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
 - 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:

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 in their application that the business operation is quiet and will not impact the general public, neighbors, or surrounding properties. The petitioner notes that the business will not impact public utilities, access roads, or drainage. The petitioner reports that their business model limits the number of customers on a daily basis and will not impact traffic. The petitioner asserts that the business will be compliant with current Village policies and plans. The petitioner affirms that they will implement the recommendations of the Planning & Zoning Commission.

Staff's Findings: Staff has reviewed the petitioner's request for a conditional use to operate a massage establishment and finds that the standards have been met. 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 minimum standards to obtain a massage establishment business license. The use is compatible within an existing commercial shopping center, and, if operated lawfully, should not be injurious to the uses and enjoyment of other property in the immediate vicinity; nor should it impair property values within the neighborhood. No physical changes are proposed 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 personal services use is complimentary to the mix of small-scale restaurant, retail, medical, and personal service 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): 1518 N. Elmhurst Road, Mount Prospect, IL 60056
Zoning District (s): Mt. Prospect Property Area (Sq.Ft. and/or Acreage): 1500 SF
Parcel Index Number(s) (PIN(s)): 03-27-100-008-0000

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

- ☒ Conditional Use: For Massage Therapy
☐ Variation(s): To _____
☐ Zoning Map Amendment: Rezone From _____ To _____
☐ Zoning Text Amendment: Section(s) _____
☐ Other: _____

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

We are planning to provide professional, comfortable and efficient massage services to help relieve stress, relax the body, improve blood circulation and sleep quality. It combines traditional and modern massage techniques to tailor personalized treatment for customers with different needs, bringing physical and mental balance and healthy life experience. The scope of professional services includes: 1. Chinese massage Through meridian and acupoint conditioning, it can relieve muscle tension and improve sub-health status. 2. Full body deep tissue massage For chronic muscle pain, exercise fatigue, deep release of muscle pressure. 3. Shoulder and neck massage It is especially suitable for long-term desk workers to effectively alleviate cervical stiffness and headache. 4. Aromatherapy essential oil massage Combined with natural essential oil, it brings the effect of physical and mental relaxation, decompression and sleep aid. 5. Hot Stone Therapy Use heated

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

Name: Xinglian Tian Corporation: Oriental Healing Massage Inc.
Address: 1518 N. Elmhurst Road
City, State, ZIP Code: Mount Prospect, IL 60056
Phone: 224-822-1044 Email: txl231626@gmail.com
Interest in Property: 1518 N. Elmhurst Road, Mount Prospect, IL 60056
(e.g. owner, buyer, developer, lessee, architect, etc...)

V. Property Owner	
☐ Check if Same as Applicant	
Name: <u>Josephine Lampignano</u>	Corporation: _____
Address: <u>P O Box 204</u>	
City, State, ZIP Code: <u>Addison, IL 60101</u>	
Phone: <u>630-424-1288</u>	Email: <u>Rosalampignano@gmail.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:



dotloop verified
 04/22/25 11:12 AM
 CDT
 LERG-J1SA-LGBF-PO1T

 Date: 4/22/2025
 (Signature)
Xinglian Tian
 (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:



dotloop verified
 04/22/25 5:26 PM CEST
 9YBQ-GNTM-3GCW-VT0L

 Date: 4/22/2025
 (Signature)
Josephine Lampignano
 (Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)

STATE OF ILLINOIS)

I, JOSEPHINE LAMPIGNANO, under oath, state that I am

A.K.A. GIUSEPPINA LAMPIGNANO (print name)

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

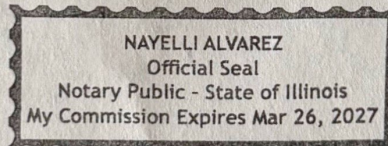
commonly described as 1500-1522 - N. ELMHURST Rd. MT. PROSPECT IL. 60056
(property address and PIN) 03-27-100-008-0000

and that such property is owned by VINCENZO E JOSEPHINE LAMPIGNANO as of this date.
(print name)

Josephine Lampignano
Signature

Subscribed and sworn to before

me this 7th day of
April, 2025.



Nayelli Alvarez
Notary Public

UNOFFICIAL COPY



Doc#: 1407235114 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/13/2014 02:50 PM Pg: 1 of 3

TRUSTEE'S DEED

Reserved for Recorder's Office

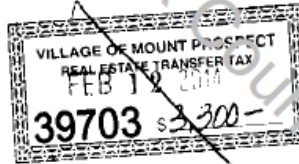
This indenture made this 14TH day of FEB., 2014, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, AS SUCCESSOR TRUSTEE TO NORTH STAR TRUST COMPANY Under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 7TH day of JAN., 1994 and known as Trust Number 94-001, party of the first part, and

COLONY COURT SHOPPING CENTER, LLC

whose address is:

1751 WHISPERING COURT
ADDISON, IL 60101

party of the second part.



WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

PERMANENT TAX #03-27-100-008-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER	02/27/2014
COOK	\$550.00
ILLINOIS:	\$1,100.00
TOTAL:	\$1,650.00

03-27-100-008-0000 | 20140201601110 | P3S7VP

1st AMERICAN TITLE order #

2485237

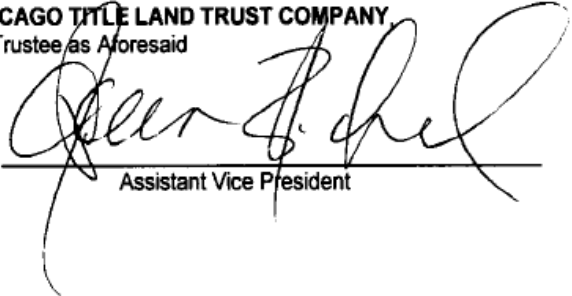
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UNOFFICIAL COPY

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 its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY
as Trustee as Aforesaid

By: 

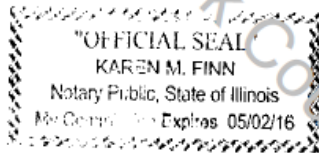
Assistant Vice President

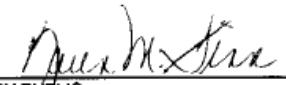
State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 14th day of FEB. , 2014




NOTARY PUBLIC

PROPERTY ADDRESS:

1522 N. ELMHURST ROAD
MOUNT PROSPECT, IL 54124

60056

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LASALLE ST SUITE 2750
CHICAGO, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Randall S. Hall, Attorney

ADDRESS 1149 Westfield Course OR BOX NO. _____

CITY, STATE Geneva, Illinois 60134

SEND TAX BILLS TO: _____

Colony Court Shopping Center
Attn: Josephine Lampagnano
P.O. Box 204
Adelison, IL 60101

UNOFFICIAL COPY

EXHIBIT 'A'

Legal Description

Lot 3 in Old Orchard Country Club Subdivision, being a subdivision of part of the Northwest Quarter of Section 27, and part of the East Half of the Northeast Quarter of Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Except that part described as follows: Beginning at the Northeast corner of said Lot 3; thence West along the North line of said Lot 3, a distance of 15 feet; thence Southeasterly to a point on the East line of said Lot 3 that is 15 feet South of the point of beginning; thence North along said East line 15 feet to the place of beginning, in Cook County, Illinois.

Note: For informational purposes only, the land is known as:

1522 North Elmhurst Road
Mount Prospect, IL 60056

Tax identification no.: 03-27-100-008-0000 Vol. 232

TOTAL PAYMENT DUE		2024 First Installment Property Tax Bill - Cook County Electronic Bill						
By 05/01/25	\$0.00	Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
		03-27-100-008-0000	233	38063	2024	(2025)	WHEELING	5-31
IF PAYING LATE, PLEASE PAY	05/02/2025 - 06/01/2025		06/02/2025 - 07/01/2025		07/02/2025 - 08/01/2025		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%
Prospect Heights Park Dist	\$6,775,103	\$7,447,609	\$845,284	88.65%
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%
Prospect Heights School District 23	\$15,982,009	\$24,443,960	\$5,016,373	79.48%
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	\$12,211,874,220	\$31,042,674,094	\$16,507,205,253
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For a more in-depth look at government finances and how they affect your taxes, visit [cookcountytreasurer.com](https://www.cookcountytreasurer.com)

PAY YOUR TAXES ONLINE

Pay at [cookcountytreasurer.com](https://www.cookcountytreasurer.com) from your bank account or credit card.

IMPORTANT MESSAGES	TAX CALCULATOR
	2023 TOTAL TAX 109,291.73
	2024 ESTIMATE X 55%
	2024 1st INSTALLMENT = 60,110.45
	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 1522 N ELMHURST RD MOUNT PROSPECT IL 60056
	MAILING ADDRESS COLONY COURT SHOPPING P O BOX 204 ADDISON IL 601010204

*** 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 05/01/25 If paying later, refer to amounts above.		IMPORTANT PAYMENT MESSAGES Cook County eBill Click to pay online Click to update Mailing Name/Address SN 0020240100 RTN 500001075 AN (see PIN) TC 008922		Property Index Number (PIN) 03-27-100-008-0000 Amount Paid \$		TILG Volume 233
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00202401002032710000800005008922400

**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**

SHOPPING CENTER LEASE

THIS LEASE is made and entered into on this 1st day of April 2025, by and between Josephine Lampignano as a member of Colony Court Shopping Center, LLC, hereinafter called "Landlord" and ~~Xinglian Tian~~ hereinafter called "Tenant"

Oriental Healing Massage Inc.



In consideration of the mutual Covenants and Agreements herein stated to be kept and performed by Tenant, the Landlord hereby leases to Tenant and Tenant does hereby lease from Landlord the Premises herein described:

1. PREMISES

The premises leased hereunder consist of a store unit defined as a Unit located at 1518 N Elmhurst Rd, in the Shopping Center commonly known as Colony Court Shopping Center, in the City of Mount Prospect, County of Cook, State of Illinois. Said premises consist of approximately 1,500 square feet, 9.06% of total gross square feet of floor area in all buildings located in the Shopping Center.

2. TERM

This lease is contingent upon Village approval to operate a massage parlor. The term of the Lease shall be for a period of 5 years with a 4% increase in rent one year after the Village approval to operate a massage parlor and each year thereafter during the 5-year term hereof; it shall commence on the date of Village approval, and it shall terminate five years later, unless it is sooner terminated as provided hereinafter.

The first two months of the lease term we are waiving the rent. Tenant must provide a copy of the letter awarding Village approval to operate a massage parlor.

3. LEASE YEAR

Each period of twelve consecutive calendar months shall be known as "Lease Year" for the purpose of Tenant's year end. If the rental shall commence to accrue or terminate under the terms hereof, on a date other than the Lease Year, then the first lease year or the last year, as the case may be, or both, shall be treated on a proportionate basis for the purpose of "calculating" Rent as hereinafter defined.

4. OPTION

There are no options associated with this lease.

5. USE

Tenants shall use the Premises as a **massage studio** and shall not use or permit the Premises to be used for any other purpose without the prior written consent of Landlord. Tenant shall at all times conduct their business in accordance with the highest standards of that type of business and which will not injure or detract from the reputation of the Shopping Center or its other tenants. No auction, fire, bankruptcy, liquidation or similar sales shall be conducted in or from the Premises. Tenant shall not sell or serve or permit the sale or service of any alcoholic beverage on or from the Premises, nor occupy nor use the Premises (nor permit the use of occupancy of the Premises) for any purpose of or in any manner which: a) is unlawful or in violation of any



applicable legal, governmental or quasi-governmental requirement, ordinance or rule (including the Board of Fire Underwriters); b) may be dangerous to person or property; c) may invalidate or increase the amount of premiums for any policy of insurance affecting the Shopping Center, (and if any additional amounts of insurance premiums are so incurred, Tenants shall pay such additional amounts to Landlord on demand); or d) may create a nuisance, disturb any other tenant of the Shopping Center or any occupant of neighboring property or injure the reputation of the Shopping Center. Tenant shall be the sole exclusive provider of services and of sales of the related products as aforementioned in the Shopping Center.

6. RENT

Tenant agrees to pay **\$2,575** to the Landlord as Rent, without notice or demand, the monthly sum as shown on the Rent Schedule attached on page 13. Said rental shall be paid to the Landlord without deduction or offset, in lawful money of the United States of America, at such place as Landlord may from time-to-time designation in writing. The first month rental shall be paid upon the signing of the lease. **Any payments received after the 5th of each month shall have a late payment fee of \$250 per month it is late.** The parties understand and agree that the Rent due and payable hereunder is Gross Rent, inclusive of common area maintenance expenses, real estate taxes and landlord's insurance costs.

7. SECURITY DEPOSIT

Tenant will provide a security deposit in the amount of **\$2,575**. Said sum shall be held by the Landlord as security of the faithful performance by Tenant of all terms, covenants, and conditions of this lease to be kept and performed by Tenant during the term hereof. If Tenant defaults with respect to any provisions of this Lease, including, but not limited to the provisions relating to the payment of rent, Landlord may (but shall not be required to) use, apply or retain all or any part of this security deposit for the payment of any rent or any other sum in default, or to compensate Landlord for any other loss or damage which Landlord may suffer by reason of Tenant's default. If any portion of said deposit is so used or applied, Tenant shall, within sixty (60) days after written demand therefore, deposit the sum required in order to restore the security deposit to its original amount. Landlord shall not be required to keep this security deposit separate from its general funds, and Tenant shall not be entitled to interest on such deposits.

If Tenant shall fully and faithfully perform every provision of this Lease to be performed by it, the security deposit or any balance thereof shall be returned to Tenant (or at Landlord's option, to the last assignee of Tenant's interest hereunder) within thirty (30) days following expiration of the Lease term. In the event of termination of Landlord's interest in this Lease, Landlord shall transfer said deposit to Landlord's successor in interest.

8. COMMON AREAS

The term "Common Area" refers to all areas within the boundaries of the Shopping Center which are now hereafter made available for general use, convenience and benefit of Landlord, all Tenants and other persons entitled to occupy spaces in the Shopping Center, which areas shall include, but not be limited to, Parking Areas, Driveways, Open or Enclosed Malls, Sidewalks, Sidewalk Overhang, Shopping Center Roof, and Landscaped and Planted Areas. The use of Parking and other Public Areas shall be subjected to the following.

glazing, heating and air-conditioning systems, (Tenant shall obtain a service contract for repairs and maintenance of said system, said maintenance contract to conform to the requirements under the warranty, if any on said system), plumbing, and plumbing issues connected with the sewer or any backups, pipes, electrical wiring and conduits. Tenant shall, upon the expiration or sooner termination of this Lease, surrender the Premises to the Landlord in good condition, broom clean, ordinary wear and tear and damage from causes beyond the reasonable control of Tenant excepted. Any damage to adjacent premises caused by Tenant's use of the Premises shall be repaired at the sole cost and expense of Tenant.

11. LIENS

Tenant shall keep the Premises and property in which the premises are situated free from any liens arising out of any work performed, materials furnished or obligations incurred by Tenant. Landlord may require, at Landlord's sole option, that Tenant shall provide to Landlord, at Tenant's sole cost and expense, a lien and completion bond in an amount equal to one and one-half (1-1/2) times the estimate cost of any improvements, additions, or alterations in the Premises which the Tenant desires to make, to insure Landlord against any liability for mechanic's and materialmen's liens and to ensure completion of the work.

12. RULES

Tenant shall not erect, install, display, inscribe, paint or affix any sign, lettering or advertising medium to, upon or above the exterior of the leased Premises or the building in which the leased Premises are situated, nor to the interior glass surface of any entrance door or show window nor within any show or display window space, without, in each instance, the prior written approval of Landlord. Tenant shall not use any advertising medium that shall reasonably be deemed objectionable to Landlord or a nuisance to other Tenants, including, without limiting the generality of the foregoing: loud speakers, phonographs, and radio or television broadcasts, in a manner to be heard outside of the leased Premises in an unreasonably loud manner. Tenant shall not install any exterior lighting or plumbing fixtures, shades or awnings, or any exterior decorations, or painting, or build any fences; nor install any radio or television antenna, loud speaker's, sound amplifiers, or similar devices on the roof or exterior walls of the building unless with the advance written consent of Landlord.

Except as otherwise herein provided, Tenant shall have the right, at its sole cost and expense, to erect and maintain within the interior of the Premises all signs and advertising matter customary or appropriate in the conduct of Tenant's business; provided, however, that Tenant shall upon demand of the Landlord, immediately remove any sign, advertisement, decoration, lettering or notice which Tenant has placed or permitted to be placed in, upon or about the Premises and which Landlord reasonably deem objectionable or offensive, and if Tenant fails or refuses so to do, the Landlord may enter upon the Premises and remove the same at Tenant's cost and expense. In this connection, Tenant acknowledges that the Premises are a part of an integrated Shopping Center, and agrees that control of all signs by the Landlord is essential to the maintenance of uniformity, property and the aesthetic values in or pertaining to the Shopping Center.

Tenant shall not use the sidewalks of the Shopping Center for business purposes except ingress and agrees, without the written consent of the Landlord, nor permit the use of any part of the leased Premises for sleeping apartment or lodgings. No auction, fire, bankruptcy or closing-out sales shall be conducted in the leased Premises without the advance written consent of the Landlord. Tenant will not use or permit the use of the premises in any such matter that will tend to create a nuisance or tend to unnecessarily disturb other Tenants or occupants of the Shopping Center. The restrictions set forth in this Paragraph shall extend to all Agents and Employees of Tenant.

13. INSURANCE

Tenant shall procure companies satisfactory to Landlord and maintain during the term of this Lease at its own cost and expense, a policy or policies of insurance in form satisfactory to Landlord insuring Landlord and Tenant as their interest may appear as hereinafter required.

A. Public Liability and Property Damage Insurance: From and after the commencement date of this lease and throughout the residue and term of this lease and any extensions thereof, the Tenant shall protect, indemnify and save harmless the Landlord from and against any and all liability to third parties incurred by any act or neglect of the Tenant, or any of its agents, servants, or employees, in or about the leased Premises, and shall at all times at its own cost obtain and keep in force general liability insurance including public liability and property damage insurance insuring Tenant with Landlord as an additional party insured, in amount not less than \$1,000,000.00 in case of damage or injury to one person, nor less than \$2,000,000.00 in case of damage or injury to more than one person in any one accident. The property damage insurance coverage required hereunder shall not be less than \$50,000.00 in case of damage to property arising out of any one accident.

B. Fire & Extended Coverage: The fire and extended coverage insurance required on Tenant's chattels and leasehold improvements hereunder shall not be less than full insurable value.

C. Rental Insurance: Included in Gross Rent. Landlord shall procure and maintain rental insurance insuring the rental payments in the event of fire or other casualty to the leased Premises, rendering said leased Premises untenable in accordance with this Lease. Said insurance shall insure the payment of the rental terms herein for a minimum of six (6) months. Landlord shall pay the premiums, therefore, which insurance may be included in Landlord's Policy of extended coverage.

D. Plate Glass Insurance: Tenant shall procure and maintain insurance against breakage of glass in exterior and interior windows and doors in or upon the leased Premises. In the event of any damages to the aforementioned Premises covered by insurance, the Tenant shall within sixty (60) days of notice thereof, file proof of loss with the insurance carrier and proceed with the collection of the claim under said policies of insurance without delay. The Tenant shall further proceed as promptly as possible with the repairing or remodeling of the damages to the Premises. In the event the Tenant shall fail to proceed in prosecution of this insurance claim after notice of damage, or fails to make the repairs as aforesaid, then the Landlord may, at its option, proceed

Tenant hereby releases, Landlord, Landlord's Beneficiaries, the Agent and their officers, directors, employees, and agents, from liability or responsibility for any loss or damage to property covered by valid and collectible fire insurance with standard extended coverage endorsement, and shall extend to liability and responsibility for anyone claiming, through or under the parties by way of subrogation or otherwise. All of Tenant's insurance policies covering the Premises or their contents shall include a clause or endorsement to the effect that any release shall not adversely affect or impair such policy or prejudice the right of the party to recover thereunder, as long as the same shall be obtainable, and any extra cost therefore shall be borne by Tenant.

Such reasonable rules and regulations as may hereafter be adopted by Landlord for the safety, care and cleanliness of the Premises and the preservation of good order thereon, are hereby expressly made part hereof, and Tenant agrees to obey all such rules and regulations. The violation of any such rules and regulations by Tenant shall be deemed a default under this Lease by Tenant, affording Landlord all those remedies set out in Section 12 hereof. Landlord shall not be responsible to Tenant for the non-performance by any other tenant or occupant of the Building of any of said rules and regulations. At the time of the signing of this Lease the Landlord has yet to establish a formal list of rules and regulations for the building; however, the Landlord establishes the following rules at this time:

(a) No Tenant or agent or employee of the Tenant shall be allowed on the roof of the Premises without the express consent of the Landlord or the Landlord's managing agent. Consent for the access required for Tenant's maintenance of the roof-top HVAC equipment is hereby expressly granted.

(b) The Landlord shall not permit the Tenant or any of the Tenant's employees or agents to park vehicles of any kind or nature overnight in the parking lot without the permission of the Landlord.

Tenant agrees to indemnify and save Landlord harmless against and from any and all claims, damages, costs and expenses, including reasonable attorney's fees, arising from the conduct or management of the business conducted by Tenant in the leased Premises, or from any breach or default on the part of Tenant in the performance of any covenant or agreement on the part of Tenant to be performed pursuant to the terms of this Lease, or from any act or negligence of Tenant, its agents, contractors, servants, employees, subleases, concessionaires or licensees in or about the leased Premises. In case any action or proceeding be brought against Landlord by reason of any such claim, Tenant, upon notice from Landlord, covenants to defend such action or

proceeding by counsel reasonably satisfactory to Landlord.

Neither the Landlord nor the Landlord's agents, servants, employees, officers or directors, shall be liable, and to the extent allowed by law the Tenant waives and releases all claims for damage to persons or property sustained by the Tenant, or by Tenant's employees, agents, servants, invitees and customers or by any other occupant of the building in which leased Premises are located, resulting directly or indirectly from any act or neglect of any other tenant or occupant of said building. This article shall apply especially, but not exclusively, to damage caused by refrigerators, air-conditioning apparatus, water, snow, frost, steam, excessive heat or cold, sewage, gas, odors, or noise or the bursting or leaking of pipes or plumbing fixtures, and shall apply equally whether any such damage results from the act or neglect of other tenants, occupants, or servants in the building, or of any other person. If any such damage results from any act or neglect of Tenant, Landlord may, at the Landlord's option, repair such damage, whether caused to the building or to tenants thereof, and Tenant shall thereupon pay to Landlord the total cost of such repairs and damages, both to the building and to tenant thereof. All personal property belonging to Tenant, or any other person that is in the leased Premises, or any other part of said building, shall be there at the risk of the Tenant, or such other person only, and neither the Landlord nor its agents or employees shall be liable for any damage thereto or the theft or misappropriation thereof.

Any and all property which may be removed from the Premises by Landlord pursuant to the authority of this Lease or of Law, to which Tenant is or may be entitled, may be handled or removed by Landlord at the risk, cost and expense of Tenant, and Landlord shall in no event be responsible as warehouseman, bailee or otherwise for any property left in the Premises or the building by Tenant, or the building by Tenant, or for the value, preservation or safekeeping thereof. Tenant shall pay to the Landlord, upon demand, for all reasonable expenses incurred in any such removal of Tenant's property.

17. ASSIGNMENT OR SUBLETTING

Tenant agrees not to sell, assign, mortgage, pledge, or in any manner transfer this lease or any Estate or interest thereunder and not to sublet the leased Premises or any part or parts thereof and not permit any licensee or concessionaire therein without the previous written consent of Landlord in each instance. Consent by Landlord to one assignment of this Lease or to one subletting of the Leased Premises shall not be a waiver of Landlord's rights under this Article as to any subsequent assignment or subletting. Landlord's rights to assign this Lease are and shall remain unqualified.

In addition, Landlord shall not allow or permit any transfer of this Lease or any interest under it or any lien upon Tenant's interest by operation of Law without first obtaining written consent from Landlord, and any transfer, lien, assignment or subletting not so consented to by Landlord at Landlord's option shall be invalid and of no force or effect whatsoever.

Any such subletting, even with approval of the Landlord, shall not relieve Tenant from liability for payment of the rental herein provided, or from the obligation to keep and be bound by the terms, conditions and covenants of this Lease. The acceptance of rent from any other person

18. RIGHT TO ENTER

19. HOLDING OVER

20. UTILITIES

21. UNTENANTABILITY

22. EMINENT DOMAIN

Kingston
04/04/25
1:23 PM CDT
dotloop verified

Initials

have the right, at its option, within sixty (60) days after said taking to terminate this Lease upon thirty (30) days written notice. If less than 25% of the Premises are taken (and neither party elects to terminate as herein provided), The Rent thereafter to be paid shall be equitably reduced. If any part of the Shopping Center other than the Premises may be taken or appropriated, Landlord shall within sixty (60) days of said taking have the right at its option to terminate this Lease upon written notice to Tenant. In the event of any taking or appropriation what-so-ever, Landlord shall be entitled to any and all awards and or settlements which may be given and Tenant shall have no claim against Landlord for the value of any unexpired term of this Lease.

23. TENANT'S DEFAULT

The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant: abandonment of the Premises by Tenant; the failure by Tenant to make any payment of rent or any other payment required to be made by Tenant hereunder, as and when due, where such failure shall continue for a period of five (5) days after written notice thereof by Landlord to Tenant; the failure by Tenant to observe or perform any covenants or provisions of this Lease to be observed or performed by Tenant, where such failure shall continue for a period of ten (10) days after written notice thereof by Landlord to Tenant; the making by Tenant of any general assignment or general arrangement for the benefit of creditors; the operation or supervision of the business conducted in the leased Premises by a creditor's committee or by anyone other than the Tenant; the taking of any action for the voluntary dissolution of Tenant; or the filing by or against Tenant of a petition to have Tenant adjudged bankrupt, or a petition of reorganization or arrangement under any law relating to bankruptcy (unless, in the case of petition filed against Tenant, the same is dismissed within sixty (60) days); or the appointment of a trustee or a receiver to take possession of all or substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where possession is not restored to Tenant within thirty (30) days, or the attachment, execution or other judicial seizure of all or substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where such seizure is not discharged in thirty (30) days.

24. REMEDIES IN DEFAULT

In the event of any such default or breach by Tenant, Landlord may at any time thereafter, exercise any or all following remedies, after notice or demand and without limiting Landlord in the exercise of a right or remedy which Landlord may have by reason of such default or breach:

(A) Terminate, Tenant's right to possession of the Premises, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Premises to the Landlord. In such event, Landlord shall be entitled to recover from Tenant all damages incurred by Landlord by reason of Tenant's default including, but not limited to, the cost of recovering possession of the Premises; expenses of re-letting, including necessary renovation and alteration of the Premises; reasonable attorney's fees;

(B) Maintain Tenant's right to possession, in which case this Lease shall continue in effect whether or not Tenant shall have abandoned the Premises. In such event, Landlord shall be entitled to enforce all of Landlord's rights and remedies under this Lease, including the right to

receive the rent and any other charges and adjustments as may become due hereunder;

(C) Upon the termination by reason of the foregoing, Landlord may re-enter the leased premises with process of law, using such force as may be necessary, and remove all persons and chattels therefrom, and Landlord shall not be liable for damages or otherwise by reason of re-entry or termination of the term of this Lease. Notwithstanding such termination, the liability of Tenant for the Rent provided for here-in-above shall not be extinguished for the balance of the term remaining after said termination, and Landlord shall be entitled to recover immediately as liquidated damages an amount equal to the Rent for the said balance of the term less any rental receive from the Premises for the said balance of the term. Landlord shall use commercially reasonable best efforts, re-let the leased Premises or any part thereof for account of Tenant for such rent. The term of said re-letting shall be at the Landlord's sole discretion;

In the event of any breach by Tenant of any of the provisions of this Lease, Landlord may immediately or any time thereafter, with notice to Tenant, cure such breach for the account and at the expense of Tenant. If Landlord at any time, by reason of such breach, is compelled to pay, or elects to pay, any sum of money or do any act which will require the payment of any sum of money, or incurs any expense, including reasonable attorney's fees, in instituting or prosecuting any action or proceedings to enforce Landlord's rights hereunder, the sum or sums so paid by Landlord, with interest thereon at the rate of one and one-half (1-1/2%) percent per month from the date of payment thereof, until paid in full, shall be deemed to be additional rent hereunder and shall be due from Tenant to Landlord on the first day of the month following the payment of such respective sums or expenses. The Tenant covenants and agrees that no waiver of any breach of the same or any other covenant.

All rights and remedies of Landlord herein enumerated shall be cumulative and none shall exclude any other right of remedy allowed by Law, and said rights and remedies may be exercised and enforced concurrently and whenever and as often as occasion therefore arises. No receipt of money by Landlord from Tenant after the commencement of any suit, or after final judgment for possession of the Premises shall reinstate, continue or extend the term of this Lease or affect any such notice, demand or suit unless acknowledged by Landlord in writing.

25. CORPORATE AUTHORITY

If Tenant is a corporation, each individual executing this Lease on behalf of said corporation represents and warrants that he (she) is duly authorized to execute and deliver this Lease on behalf of said corporation, in accordance with a duly adopted resolution of the board of directors of said corporation, a copy of which is attached hereto, in accordance with the by-laws of said corporation, and that this Lease is binding upon said corporation in accordance with its terms.

26. CHANGES AND ADDITIONS

Landlord reserves the right to make such changes and additions in and to the Shopping Center as from time to time constituted, as in Landlord's absolute discretion are desirable, provided, however, that no such changes or additions shall reduce the ratio of total square feet of parking area to the total square feet of rentable floor space in all buildings located in the Shopping Center. Such ratio shall be established on the basis of the Zoning and Building Codes of the

Municipality having jurisdiction of the Shopping Center, however, Landlord shall not impair the access or visibility of the premises so as to prevent Tenant from conducting its business.

27. SUCCESSORS AND ASSIGNS

The Landlord and the Tenant covenant and agrees between the Parties hereto that all covenants, conditions, and agreements and undertakings in this Lease shall extend to and be binding on the respective successors and assigns of the respective Parties hereto in the same manner as if they were in every case named and expressed.

It is expressly understood and agreed by and between the Parties hereto that this Lease and any Riders attached hereto forming a part thereof, set forth all the promises, agreements, conditions and understanding between the Landlord and the Tenant relative to the leased Premises, and that there are no other promises, agreements, conditions or understandings, either oral or written, between them other than are herein set forth. It is understood and agreed that no subsequent alteration, amendments, change or addition to this Lease shall be binding upon the Landlord or the Tenant unless reduced to writing and signed by them, and by direct reference therein made a part hereof.

28. SIGNS

No Tenant shall install any exterior sign without the express written consent of the Landlord. The Landlord may establish at his own discretion a general motif for the entire Property including all exterior signage. Also signage shall comply with local ordinances and regulations, and the cost of obtaining approval from any and all local and/or governmental authorities shall be the expenses of the Tenant. The cost of said sign and installation associated with said sign shall be at the sole expense of the Tenant. It is specifically understood that the sign post and attached fixture and lighting is the sole and exclusive property of the Landlord.

29. SALE OF PREMISES BY LANDLORD

In the event of any sale of the premises by Landlord, Landlord shall be and is hereby entirely freed and relieved of all liability under and all of its covenants and obligations contained in or derived from this lease arising out of any act, occurrence, or omission occurring after the consummation of such sale; and the Purchaser, at such sale or any subsequent sale of the Premises, shall be deemed, without any further agreement between the parties of their successors in interest or between the parties and any such Purchaser, to have assumed and agreed to carry out any and all of the covenants and obligations of the Landlord under this Lease.

30. BROKERS

Tenant warrants that it has not had dealings with a real estate broker or agent in connection with the negotiation of this Lease. Tenant furthermore warrants that it, (does not know) of other real estate brokers or agents who are entitled to a commission in connection with this Lease.

31. PARTIAL INVALIDITY

Any provision of this Lease which shall prove to be invalid, void, or illegal shall in no way affect, impair or invalidate any other provision hereof and such other provision shall remain in full force and effect.

32. GOVERNING LAW

The Laws of the State of Illinois shall govern validity, performance and enforcement of this Lease. The heading of the several articles contained herein are for convenience only and do not define, limit, or construe the contents of such articles.

33. NOTICES

All notices under this Lease shall be deemed to have been properly served if delivered in writing personally or by registered or certified mail, return receipt requested, to the Landlord at:

Josephine Lampignano
P.O. Box 204
Addison, Illinois 60101
PHONE: 630-424-1288

or such other place or places as it may designate in writing from time to time, or to the Tenant at:

Oriental Healing Massage Inc.
1518 N. Elmhurst Road
Mount Prospect, IL 60056
224-822-1044
TXL231626@gmail.com

by registered or certified mail, return receipt requested, at the above address, or such other place as it may designate in writing from time to time. Date of service of the notice by mail shall be three days after the date on which such notice is mailed.

IN WITNESS WHEREOF, Landlord and Tenant have hereunto executed this Lease and affixed their respective Seals as of the day and year first above written.

LANDLORD:

Josephine Lampignano

Josephine Lampignano

Owner

4/7/2025

Date

TENANT:

Oriental Healing Massage Inc.

Xinglian Tian

Tenant

dotloop verified
04/04/25 1:23 PM CDT
FUKL-2IA6-JCOK-YYE5

4/3/2025

Date

Personal Guaranty

The undersigned hereby agrees to personally guarantee each and every provision of this lease and all performance and obligations thereunder.

Xinglian Tian
dotloop verified
04/04/25 1:23 PM CDT
RBYT-LIBO-7XPB-NY4I

Xinglian Tian

4/3/2025

Date

Xinglian Tian
04/04/25
1:23 PM CDT
dotloop verified

**RENT SCHEDULE –
(5 years - beginning after Village approval)**

No. Months	Minimum Monthly Rent
2	\$0
10	\$2,575
12	\$2,678
12	\$2,785
12	\$2,896
12	\$3,012

Oriental Healing Massage Inc

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

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
Our business is massage therapy which by its nature is contained within the unit. The business operation is quiet and it will not impact general public.
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;
Again, our massage business is contained within the unit. It is quiet and it will not impact the neighbors.
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;
Our business will not impact the surrounding properties.
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
Not applicable, as we will not impact anything outside our business unit.
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;
Based on our business model, the number of customers are limited on a daily basis. It will not impact public traffic.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village; and
Our business will be compliant with the current village policies and plans.
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.
Our business will be compliant with the village regulations. If the Planning & Zoning Commission has any recommendations, we will implement it accordingly.

July 27th, 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 request by a 6-0 vote. Our request is scheduled to go before Village Board for the ordinance's first reading on August 6th, 2025.

We are requesting that the Village Board waive the second reading, tentatively scheduled for August 19th, 2025, and take final action at the August 6th, 2025 meeting because we received strong and positive recommendation from Planning and Zoning Commission and we are anxious to start the project as soon as possible.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact us at 847-848-5716.

Sincerely,

	dotloop verified 07/27/25 7:24 AM CDT 5JOT-4RWK-9WWK-YQJP
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Xinglian Tian
378 Satinwood Ter
Buffalo Grove, IL 60089
847-848-5716

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

CASE NO. PZ-09-25 Hearing Date: July 10, 2025

PROPERTY ADDRESS: 1518 North Elmhurst Road

PETITIONER: Oriental Healing Massage Inc
Xinglian Tian
1518 N Elmhurst Rd

PUBLICATION DATE: June 25, 2025

REQUEST: Conditional use approval to operate a massage therapy establishment at the subject property.

MEMBERS PRESENT: Joseph Donnelly
William Beattie
Ewa Weir
Walter Szymczak
Donald Olsen
Michael Fricano

MEMBERS ABSENT: Richard Rogers

STAFF MEMBERS PRESENT: Antonia Lalagos – Development Planner

INTERESTED PARTIES: Steve Ma

Chairman Donnelly called the meeting to order at 7:08 PM. Chairman Donnelly requested to change the order of items on the agenda, to move case PZ-09-25, 1518 North Elmhurst Road, to the second item of new business. Commissioner Beattie made a motion seconded by Commissioner Szymczak and the Commissioners unanimously approved.

Chairman Donnelly moved on to Item 2, Approval of Minutes. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the minutes of the Planning and Zoning Commission meeting on May 22, 2025. The minutes were approved 5-0, with Commissioner Weir abstaining.

After introducing one item of new business, Chairman Donnelly introduced case number PZ-09-25, 1518 North Elmhurst Road, a request for a conditional use to operate a massage therapy establishment at the subject property. Massage therapy businesses require conditional use approval to operate.

Ms. Lalagos introduced the subject property, a single-story multi-tenant commercial building with a mixture of restaurant, retail, medical, and personal service establishments.

Ms. Lalagos introduced the petitioner, Xinglian Tian of Oriental Healing Massage Inc, and explained that the petitioner is proposing to operate a 1,500 square foot massage establishment at the subject property. Ms. Lalagos reported that the tenant space was formerly occupied by a dry cleaning business and has been vacant since 2022. She shared details from the petitioner's application, which stated that the business will provide professional, comfortable, and efficient massage services to relieve stress, relax the body, and improve blood circulation and sleep quality. The petitioner wrote that there will be two full-time and one part-time massage therapists, including herself. Ms. Lalagos noted that the proposed hours of operation are Monday through Sunday 9:30AM to 9:30PM, and clients would be seen by appointment or walk-in.

Ms. Lalagos explained that the petitioner proposes to remodel the interior space to include eight therapy rooms, an office, and a reception area, with an existing bathroom. No exterior work is proposed aside from installation of a wall sign.

Ms. Lalagos indicated that the petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 7 for Massage Establishments.

Ms. Lalagos discussed parking requirements. The subject property is a shopping center under 30,000 square feet, which requires 4 spaces per 1,000 square feet of gross floor area, and restaurants are calculated separately. She reported that the parking lot is striped with 64 parking stalls, including 3 accessible parking stalls. Ms. Lalagos confirmed that the minimum parking requirement for the existing and proposed uses are met.

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:

1. "A conditional use to operate a massage therapy establishment at 1518 North Elmhurst Road, subject to the following conditions:
 - a. The petitioner shall submit a building permit application with architectural stamped and signed permit drawings that indicate the building, mechanical, electrical, and plumbing modifications;
 - b. Prior to issuance of a business license:
 - i. The petitioner shall pass all building permit inspections; and
 - ii. The petitioner shall submit to the Village valid state licenses for the massage therapists to be employed at the business;
 - c. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
 - 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."

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

Seeing no questions from the Commissioners, Chairman Donnelly invited the petitioner to the stand. Chairman Donnelly swore in the petitioner, Steve Ma and Xinglian Tian of Oriental Healing Massage Inc, 1518 North Elmhurst Road, Mount Prospect.

Chairman Donnelly asked the petitioner to provide a brief description of their case.

Mr. Ma stated that Ms. Tian is applying for a business license to open a professional massage service. He explained that she currently owns a successful business in Lindenhurst, so is looking to expand the business.

Commissioner Beattie asked if the business was moving from Lindenhurst.

Mr. Ma affirmed the Mount Prospect location would be a new location and is not replacing the existing Lindenhurst location.

There were no public comments.

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 and Commissioner Weir seconded the motion.

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

The Planning and Zoning Commission gave a positive recommendation (6-0) to the Village Board for the August 6, 2025 meeting.

After hearing two more items of new business, Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Commissioner Weir made a motion seconded by Commissioner Beattie and the meeting was adjourned at 7:54 PM.



Antonia Lalagos, Development Planner

ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL
USE TO OPERATE A MASSAGE THERAPY ESTABLISHMENT AT
THE PROPERTY 1518 NORTH ELMHURST ROAD
MOUNT PROSPECT, ILLINOIS**

WHEREAS, Oriental Healing Massage, Inc., ("Petitioner"), is seeking a conditional use to operate a massage therapy establishment for property located at 1518 North Elmhurst Road and legally described as:

See attached EXHIBIT A

PIN: 03-27-100-008-0000

WHEREAS, the "Petitioner" seeks a conditional use to allow a massage therapy establishment; and

WHEREAS, a Public Hearing was held on the request for a conditional use being the subject of PZ-09-25 before the Planning and Zoning Commission of the Village of Mount Prospect on the 10th day of July 2025 pursuant to proper legal notice having been published in the Daily Herald Newspaper on the 25th day of June 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 massage therapy establishment would be in the best interest of the Village.

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

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

SECTION TWO: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby grant a conditional use to operate a massage therapy establishment for property located at 1518 North Elmhurst Road, Mount Prospect subject to the following conditions:

1. The petitioner shall submit a building permit application with architectural stamped and signed permit drawings that indicate the building, mechanical, electrical, and plumbing modifications;

2. Prior to issuance of a business license:
 - a. The petitioner shall pass all building permit inspections; and
 - b. The petitioner shall submit to the Village valid state licenses for the massage therapists to be employed at the business;
3. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
4. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
5. A new conditional use approval shall be required for:
 - a. A change of ownership involving 50% or more of the officers or partners;
 - b. A change in legal entity; or
 - c. A change in location.

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 6th day of August, 2025.

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk
Village Clerk

EXHIBIT A

Lot 3 in Old Orchard Country Club Subdivision, being a subdivision of part of the Northwest Quarter of Section 27, and part of the East Half of the Northeast Quarter of Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Except that part described as follows: Beginning at the Northeast corner of said Lot 3; thence West along the North line of said Lot 3, a distance of 15 feet; thence Southeasterly to a point on the East line of said Lot 3 that is 15 feet South of the point of beginning; thence North along said East line 15 feet to the place of beginning, in Cook County, Illinois.

Note: For informational purposes only, the land is known as:

1522 North Elmhurst Road

Mount Prospect, IL 60056

Tax Identification No.: 03-27-100-008-0000



Item Cover Page

Subject	Motion to approve change order request from Engineering Resource Associates for supplemental Phase I and Phase II Engineering Services for the Schoenbeck Road Improvements Project in an amount not to exceed \$163,226.
Meeting	August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$163,226.00
Budget Source	Capital Improvements Fund
Category	CONSENT AGENDA
Type	Action Item

Information

Engineering Resource Associates (ERA) is requesting additional money for Phase I & II Engineering services as part of the Schoenbeck Road Reconstruction Project. \$163,226 in additional funding is requested, with the original contractual amount for this project being \$177,252.50.

[The Village Board approved a Phase I & II Design Engineering contract on April 5, 2023, using local funds only.](#) Phase I Preliminary Engineering is complete and pre-final construction plans as part of Phase II Design Engineering were submitted to IDOT at the end of July. The project is currently scheduled to let in November 2025 with construction to start in the spring. Completion is expected to be completed in fall 2026.

The Village received a \$297,000 grant from the Surface Transportation Program (STP) in 2022 to cover a portion of the construction and construction engineering costs. At the time, Village staff anticipated 3" asphalt resurfacing with intermittent curb replacement. The scope of work also included new sidewalks along the west side of Schoenbeck Road as well as crosswalks and pedestrian signals at the signalized intersections. Pavement cores during Phase I Engineering determined the need to remove the entire 5 1/2" of asphalt and areas of poor sub-base. Underdrains are also included in the design to protect the sub-base. The project continues to include new sidewalks, crosswalks, and pedestrian signals.

Village staff recently secured an additional \$1,181,400 in STP funding to achieve the 75% maximum federal share (per STP guidelines) for construction and construction engineering. The total grant amount is \$1,478,400 with the Village share at \$492,800.

Discussion

ERA's initial proposal included 968 work hours for the completion of Phase I & II Engineering. Work included preliminary plan development, environmental analysis, topographic survey,

utility & agency coordination, and preparation of final engineering plans & specifications. As mentioned above, the project scope has shifted from a typical resurfacing project to a full-depth pavement replacement with subbase repair. Shifting scope will require additional preliminary engineering and design engineering services. In addition, IDOT unexpectedly required a comprehensive drainage analysis during Phase I Engineering to address a localized drainage issue at the intersection of Rand Road and Schoenbeck Road. A retaining wall has been designed along a portion of the sidewalk to avoid the need for right-of-way, as well as filling in a floodplain that would prompt a MWRD permit. Phase I Engineering identified some unsuitable soil that requires additional analysis in Phase II Engineering and remediation during construction. Finally, there has been significantly more coordination with IDOT than anticipated after transitioning to a full-depth pavement replacement project. All of these changes have resulted in significant additional work by ERA to complete Phase I & II Engineering.

The original contract amount of \$177,252.50 and the requested supplement of \$163,226 would result in a total contract amount of \$340,478.50. This represents 19.0% of the current \$1,792,000 construction cost estimate. The industry average for Phase I & II Engineering with similar complexity is typically 20-22% of the construction cost. The overall cost for Phase I & II Engineering, including the change order request, is reasonable for the project scope and complexity. ERA is committed to completing Phase II Design Engineering for an amount not to exceed the additional \$163,226.

Table 1 below summarizes the additional compensation request for Phase I & II Engineering:

Table 1 – Change Order Summary

Item	Cost
Reconstruction Design	\$54,600.00
Drainage Analysis & Design	\$52,800.00
Retaining Wall Analysis & Design	\$29,400.00
Additional Soil Analysis & Remediation	\$19,626.00
Additional Project Management Services	\$6,800.00
Total	\$163,226.00

ERA reviewed the remaining scope of work based on the current contract to see if the extra work could be absorbed into it. In addition, the supplement went through multiple revisions by Village staff to ensure the additional work can be accomplished at an appropriate cost.

Based on Village staff's review, it is evident that additional engineering costs cannot be fully absorbed into the existing contract award, necessitating a change order to compensate for additional services.

Final engineering plans and specifications are due to IDOT in September. The project letting date is currently scheduled for November. Construction is expected to begin in the spring of 2026 with completion in the fall. The estimated cost of construction and construction engineering is \$1,971,200. As mentioned above, Village staff recently secured an additional \$1,181,400 in STP funding to achieve the 75% maximized federal share (per STP guidelines) for construction and construction engineering. The total grant amount is \$1,478,400 with the Village share at \$492,800.

Alternatives

1. Approve Change Order for Schoenbeck Road Improvements Phase I & II Engineering

- Services in an amount not to exceed \$163,226.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends the Village Board authorize a change order to the contract awarded to Engineering Resource Associates for the Schoenbeck Road Improvements Phase I & II Engineering in the amount of \$163,226. This action will increase the contract amount from \$177,252.50 to \$340,478.50.

Attachments

1. ERA Supplement

July 13th, 2025

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

Subject: Supplement for Out-of-Scope Work on Schoeneck Road Reconstruction

Dear Matthew:

Engineering Resource Associates, Inc. (ERA) is submitting this supplement for the out-of-scope work associated with the reconstruction of Schoeneck Road. Please find the scope of services for this additional work attached as Exhibit A.

Direct costs/reimbursables including printing costs, mileage and postage will be charged at the actual rate. Fees for the services included in this proposal will be compensated for on an hourly basis with a 2.85 multiplier.

This out-of-scope work was not anticipated in the original project fee, and the construction costs have increased significantly. We look forward to continuing our work on this project and helping to bring it to bid this year.

Should you have any questions or comments, please don't hesitate to reach out to me, the Primary Contact, at (630) 393-3060 x2020 or via email at mlange@eraconsultants.com.

Sincerely,

Melissa F Lange

Melissa Lange, PE, SE / Engineering Resource Associates, Inc.
Project Manager
Corporate Office Location: 3s701 West Avenue, Suite 150, Warrenville, IL 60555

WARRENVILLE

3S701 West Avenue, Ste 150
Warrenville, IL 60555
☎ (630) 393-3060

CHICAGO

10 S. Riverside Plaza, Ste 875
Chicago, IL 60606
☎ (312) 474-7841

CHAMPAIGN

2416 Galen Drive
Champaign, IL 61821
☎ (217) 351-6268

MILWAUKEE

342 N. Water Street, Ste 600
Milwaukee, WI 53202
☎ (414) 238-9189

Exhibit 1

Acceptance & Authorization Form – July 13th, 2025
Schoenbeck Road Reconstruction

Engineering Resource Associates, Inc.

Village of Mount Prospect

Melissa F Lange

Authorized Signature
Melissa Lange, PE, SE | Project Manager
Printed Name and Title

Authorized Signature
Paul Wm Hoefert | Mayor
Printed Name and Title

3S701 West Avenue
Suite 150
Warrenville, Illinois 60555
630-393-3060 t, 630-393-2152 f

Date

Please Provide Contact Information:

Mailing Address:

(please provide street address for UPS deliveries)

Telephone & Facsimile Numbers:

Email Address:

INVOICES should be sent via:

If different than above address,

invoices should be addressed to:

mlawrie@mountprospect.org

Invoice Email Address (if different than above):

Note any billing forms/procedures:

Email ☒ USPS Mail ☐ Email & USPS Mail ☐

Attn: Matthew Lawrie

EXHIBIT A – SCOPE OF SERVICES

The following scope of work has undergone changes from the original project. Initially, the scope included resurfacing Schoenbeck Road, extending from Rand Road to W Camp McDonald, along with the addition of a sidewalk on the west side of Schoenbeck Road. The original estimated project cost was \$360,000. However, the revised project cost is now estimated at \$1,792,000. The project has experienced delays for the following reasons:

- 1. Pavement Cores:** Pavement core samples taken for the project revealed that the existing HMA (Hot Mix Asphalt) thickness was approximately 3.5 inches. The delay in deciding to transition from a resurfacing project to a full reconstruction was primarily due to budget considerations. Additional time was required to develop a detailed cost estimate for the reconstruction.
- 2. Removal of Gutter at Schoenbeck Road/ US 12 (Rand Road) Intersection:** The project scope was reevaluated to include the removal of the existing gutter at the intersection of Schoenbeck Road and US 12. To facilitate this change, the project limits were expanded significantly to address drainage issues along US 12. Several meetings were held with the Village and IDOT to discuss the increased costs and drainage concerns. IDOT took several months to determine that the existing gutter would be replaced in-kind to avoid incurring additional construction costs. As part of the decision, a Location Drainage Study, along with existing and proposed drainage plans, was required for evaluation. After receiving confirmation that the gutter would be replaced in-kind, a drainage field survey was conducted to assess structures outside of the project limits. Updated existing and proposed drainage plans were then developed, along with an Abbreviated Location Drainage Study technical memorandum.
- 3. Local PESA and PSI Testing:** During the development of the Project Development Report, a Local PESA was completed, and a REC was identified in the project limits. ERA contracted with True North to do onsite testing to determine if there are unsuitable soils within the project limits. Four testing areas were completed along Schoenbeck Road. Work also included updated plan quantities to account for unsuitable soils.

TASK 1 - RECONSTRUCTION OF SCHOENBECK ROAD

The project was revised from a resurfacing project to full pavement reconstruction due to the thickness of the existing pavement and the deterioration. Additional sheets are required for a reconstruction project. Resurfacing projects do not need a profile since the work just involves grinding a specific thickness. A reconstruction project requires a profile for the contractor to re-establish the roadway once it is removed. The new proposed profile will best match the existing profile while evaluating the cross slopes of the roadway to work while keeping the existing curb line.

TASK 2 – EXISTING AND PROPOSED DRAINAGE PLANS

The need to extend survey limits was unanticipated, as it was originally assumed that no re-profiling of US 12 (Rand Road) would be required, and that the construction limits would be approximately 350 feet along US 12. However, IDOT required an expansion of the project area to address significant drainage issues along Rand Road. As a result, the new drainage limits span approximately 2,600 feet, extending from the Metro Federal Credit Union on the northwest side to Euclid Avenue on the southeast side of Rand Road to gain an understanding of the problems at the intersection. Due to the poor drainage in this area, IDOT required an Abbreviated Location

Drainage Technical Memorandum, along with both existing and proposed drainage plans. Additionally, supporting documentation was required, including inlet spacing calculations and storm sewer sizing. It is important to note that typical resurfacing projects do not involve the addition of new drainage structures and outlets, making this an unforeseen and substantial change to the original scope.

TASK 3 – RETAINING WALL

The original scope of the project involved adding a sidewalk on the west side of Schoenbeck Road, extending from US 12 to West Camp McDonald. The initial design included grading the sidewalk, as there was sufficient room within the Right of Way (ROW). However, the area at the intersection of US 12 (Rand Road) and Schoenbeck Road is located within FEMA-mapped Zone A, which imposes floodplain restrictions. Permitting requirements prohibit any fill within the floodplain. To balance the cut and fill in the area, a retaining wall is now proposed along the west side of the roadway. This retaining wall will allow for additional cut to offset the fill areas, ensuring compliance with floodplain regulations while maintaining the project's design integrity.

TASK 4 – LOCAL PESA AND PSI

The local PESA identified a rec on the project site which required field testing on the Village limits within the project. True North was contracted to test the area consisting of the (4) borings and testing of contaminated soil for inclusion in the project. Plans were updated to include pay items and quantities for removal of unsuitable soils.

TASK 5 – PROJECT MANAGEMENT

The project timeline has been extended to accommodate the full reconstruction of Schoenbeck Road. Project management will include regular progress meetings, invoicing, and coordination. The project is now scheduled for a November 2025 letting, with construction slated for the Spring 2026 season. This revised timeline aligns with the increased funding allocation from the Northwest Council and ensures that the project remains on track.

- Project Development Report May 16th, 2025 (all documents)
- Pre-Final May 16th, 2025
- Final PS&E July 28th, 2025

EXCLUSIONS FROM SCOPE OF SERVICES

- Temporary Traffic Signals
- Detour Committee Meeting
- Land Acquisition



Date: 7/13/25
Consultant: Engineering Resource Associates, Inc.
Project Manager: M. Lange
PP/PL No.: PL2302.04

Date: 7/13/25
Consultant: Engineering Resource Associates, Inc.
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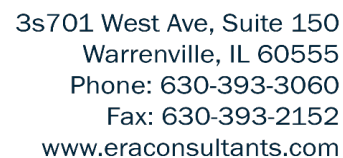
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3s701 West Ave, Suite 150
Warrenville, IL 60555
Phone: 630-393-3060
Fax: 630-393-2152
www.eraconsultants.com

CLIENT: Village of Mount Prospect
PROJECT: Schoenbeck Road Reconstruction
PROJECT LOCATION: Schoenbeck Road
COUNTY: Cook County

PAYROLL CLASSIFICATION	HOURLY RATE	TOTAL HRS	Reconstruction of Schoenbeck Road			Existing and Proposed Drainage Plans			Retaining Wall			Local PESA and PSI		
			HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE	HOURS	% PART	WGTD RATE
Structural Engineer IV	\$245.10	172.0	44	13.4%	\$32.87	2	0.6%	\$1.37	90	62.5%	\$153.19	12	16.7%	\$40.86
Professional Engineer III	\$175.28	250.0	122	37.2%	\$65.20	80	22.2%	\$38.95				48	66.7%	\$116.86
Staff Engineer III	\$136.80	318.0	92	28.1%	\$38.37	160	44.4%	\$60.79	54	37.5%	\$51.30	12	16.7%	\$22.80
Staff Engineer I	\$109.01	88.0	30	9.2%	\$9.97	58	16.1%	\$17.56						
Engineering Technician VI	\$163.16	100.0	40	12.2%	\$19.91	60	16.7%	\$27.20						
Administrative Staff III	\$112.58	8.0												
	\$0.00	0.0												
	\$0.00	0.0												
	\$0.00	0.0												
	\$0.00	0.0												
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	\$0.00	0.0												
	\$0.00	0.0												
TOTALS		936.00	328	100.0%	\$166.32	360	100.0%	\$145.87	144	100.0%	\$204.49	72	100.0%	\$180.52



Date: 7/13/25
Consultant: Engineering Resource Associates, Inc.
Project Manager: M. Lange
PP/PL No.: PL2302.04

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Schoenbeck Road Reconstruction
Exhibit B - Workhour Summary

	<u>Task and Description</u>	<u>Total Workhours</u>
Task 1	Reconstruction of Schoenbeck Road	
	<i>Adding Plan & Profile Sheets</i>	80
	<i>Evaluate cross slopes with keeping curb</i>	40
	<i>Updating Typical Sections</i>	24
	<i>Maintenance of Traffic</i>	80
	<i>Traffic Management Plan (TMP) - Rand Rd (Strategic Regional Arterial)</i>	72
	<i>Pavement Schedules</i>	32
	Subtotal:	328
Task 2	Existing and Proposed Drainage Plans	
	<i>Additional Survey / Field Work</i>	32
	<i>Drafting additional survey work</i>	40
	<i>Inlet Spacing Calculations</i>	32
	<i>Tributary Areas</i>	32
	<i>Storm Sewer Sizing</i>	32
	<i>Existing Drainage Plan</i>	60
	<i>Proposed Drainage Plan</i>	60
	<i>Comp Storage & Permitting</i>	32
	<i>Drainage Schedules</i>	40
	Subtotal:	360
Task 3	Retaining Wall	
	<i>Design Calculations</i>	32
	<i>Typical Sections</i>	8
	<i>General Plan & Elevations - (2) walls</i>	80
	<i>Quantities</i>	24
	Subtotal:	144
Task 4	Local PESA and PSI	
	<i>Coordination with True North</i>	24
	<i>Site Meeting</i>	8
	<i>Update plans, quantities for unsuitable soils</i>	40
	Subtotal:	72
Task 5	Project Management	
	<i>Progress Meetings and Coordination</i>	16
	<i>Invoicing</i>	16
	Subtotal:	32
	Total:	936

Client

Engineering Resource Associates, Inc.
Melissa Lange, PE, SE
35701 West Avenue
Warrenville, Illinois 60555

Project

Preliminary Site Investigation
Schoenbeck Road Improvements
Schoenbeck Road: US-12/Rand Road to Camp
McDonald Road
Mount Prospect, Illinois 60056

Description	Quantity	Units	Rate	Amount
CCDD Soil Assessment				
Associate Consultant - Utility clearance, sample collection and lab submittal.	10	Hour(s)	\$110.00	\$1,100.00
Equipment, Materials and Vehicle	1	Unit(s)	\$300.00	\$300.00
Soil Sample Analysis - BETX	4	Sample(s)	\$75.00	\$300.00
Soil Sample Analysis - Polynuclear Aromatic Hydrocarbons (PNAs)	4	Sample(s)	\$125.00	\$500.00
Soil Sample Analysis - Pesticides	4	Sample(s)	\$175.00	\$700.00
Soil Sample Analysis - RCRA Metals	4	Sample(s)	\$85.00	\$340.00
Soil Sample Analysis - pH	4	Sample(s)	\$15.00	\$60.00
Soil Sample Analysis - TCLP Metal Extraction	4	Sample(s)	\$65.00	\$260.00
Soil Sample Analysis - TCLP Metal(one metal)(est)(if necessary)	4	Sample(s)	\$14.00	\$56.00
LPC-663 Certification, PSI and Regulated Substance Documentation	1	Project	\$2,500.00	\$2,500.00
Principal Consultant - Report Review and QC	3	Hour(s)	\$170.00	\$510.00
Waste Characterization Disposal Analysis (\$1,200 per sample if required)				
Waste Profile Preparation (\$135.00 per hour if required)				

Subtotal \$6,626.00

Total **\$6,626.00**

True North has proposed to prepare a Preliminary Site Investigation (PSI) of the entire project. True North proposes advancing up to four soil borings along the project by hand sampling measures to a maximum depth of 4' below ground surface (bgs.). True North will PID screen all the proposed soil borings to identify any potential soil management issues, and visually inspect the soil for any signs of debris. True North has assumed collecting up to four (4) soil samples from all the advance soil borings from representative locations and depths to be analyzed for the above listed parameters. The above analytical are based on the REC identified in Client's PESA, associated project information and typical CCDD facility acceptance criteria. True North has assumed a standard turn-around-time of seven to ten days (does not include day of sampling). The laboratory analysis can be expedited if necessary for a surcharge. In addition to potential CCDD testing, unit rate costs for waste characterization analytical and profile consulting have been identified, if necessary. The above costs do not include additional soil sampling to delineate/define soil impacts.

True North shall compile all field screening data and laboratory results in a Preliminary Site Investigation report format to document the investigation findings. The summary report shall include field sampling locations, analytical tables, laboratory data, and any pertinent historical and regulatory information used to formulate and support the investigation findings. True North will assist the Client with preparing regulated substance documentation. The Client will be responsible for survey/ location of sample locations for generation of regulated substance documentation. Additionally, True North will prepare and execute an Illinois Environmental Protection Agency LPC-663 Form for soils that can be certified as uncontaminated and managed at a permitted CCDD facility.

Authorization to Proceed

1. The hereby agree to the proposed scope, schedule and fees set forth within.
2. The attached terms and conditions are an integral part of this agreement.
3. Upon execution, this document represents a binding authorization to proceed.

Client Acceptance (sign below):

Print Name	Signature:	Date:
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Thank You For Your Business!

GENERAL TERMS & CONDITIONS OF SERVICES

1.0 PROPOSAL ACCEPTANCE

The following terms and conditions ("Terms") shall apply to and are the only terms that govern the attached, Proposal or Quotation (collectively, "Agreement") between True North Consultants, Inc. ("True North") and the Client named below ("Client"). Client's acceptance of this Agreement is indicated and acknowledged by the signature of its authorized representative below and on the attached Proposal or Quotation. Any additional terms and conditions proposed by Client are objected to and will not be binding upon True North unless specifically assented to in writing by True North's authorized representative. The Consulting Services provided under this Agreement are not of a legal nature, and True North shall in no event give, or be required to give, any legal advice or legal representation to Client. This Agreement shall not create any rights or benefits to parties other than Client or True North. In the event of a conflict between these Terms and the Proposal or Quotation, these Terms will prevail unless otherwise agreed to by the parties in writing.

2.0 LIMITED WARRANTY

- 2.1 Professional Standard of Care: True North warrants that it will perform the Consulting Services consistent with the level of care and skill ordinarily exercised by other professional consultants in the same locale and under similar circumstances at the same time the Consulting Services are performed.
- 2.2 Exclusive Remedy: True North's sole and exclusive liability and Client's sole and exclusive remedy for breach of this warranty shall be as follows:
 - 2.2.1 True North will use reasonable commercial efforts to promptly cure any breach; provided, that if True North cannot cure such breach within a reasonable time (but no more than thirty (30) days) after Client's notice of such breach, Client may, at its option, terminate the Agreement by service of written notice of termination.
 - 2.2.2 In the event the Agreement is terminated pursuant to Section 2.2.1 above, True North will within thirty (30) days after the effective date of termination refund to Client any fees paid by Client as of the date of termination for the Consulting Services, less a deduction equal to the fees for receipt or use of such Consulting Services up to and including the date of termination on a pro-rated basis.
 - 2.2.3 The foregoing remedy shall not be available unless Client provides written notice to True North of such breach within seven (7) days of knowledge of same.
- 2.3 Disclaimer of Implied Warranties: EXCEPT FOR THE LIMITED WARRANTY SET FORTH IN THIS SECTION 2, TRUE NORTH MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE CONSULTING SERVICES UNDER THE AGREEMENT, INCLUDING ANY (A) WARRANTY OF MERCHANTABILITY; OR (B) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; OR (C) WARRANTY OF TITLE; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OR TRADE OR OTHERWISE.

3.0 SUBCONTRACTED AND OTHER SERVICES

- 3.1 True North will select reputable subcontractors for certain services ancillary to the Consulting Services hereunder, including but not limited to subsurface drilling, excavations and other explorations, laboratory services, surveys, etc., based on oral or written competitive prices. The subcontractors' invoices shall be billed by True North to Client in accordance with the Agreement. Nothing in this Section 3 shall require that subcontractor services or equipment be obtained through competitive bidding or be available from multiple sources. True North shall not be responsible for the means and methods utilized by its subcontractors.
- 3.2 On occasion, True North engages the specialized services of individual consultants or other companies to participate in a project. When considered necessary, the cost of such services will be billed to Client in addition to True North's fee schedules set forth in the Agreement.

4.0 SITE ACCESS AND SITE CONDITIONS

- 4.1 Client shall grant or obtain free access to the site for all equipment and personnel for True North to perform the Consulting Services. Client shall notify any and all possessors of the Project site that Client has granted True North free access to the site. True North will take reasonable precautions to limit damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of the Agreement unless so specified in True North's Proposal. Client is responsible for the accuracy of locations for all subterranean structures and utilities. True North will take reasonable precautions to avoid known subterranean structures, and Client waives any claim against True North, and agrees to defend, indemnify, and hold True North harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate True North for any time spent or expenses incurred by True North in defense of any such claim with compensation to be based upon True North's prevailing fee schedule/expense reimbursement policy set forth in the Proposal.
- 4.2 Client recognizes that subsurface conditions may vary from those observed at locations where borings, surveys or explorations are made, and that site conditions may change with time. Data, interpretation, and recommendations by True North will be based solely on site information available to True North. True North is responsible for its data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed by True North or any other party. To the extent True North must rely upon data provided by another party, True North will not be liable for any claim of injury or loss arising from such data. Client acknowledges that whenever a project involves hazardous or toxic materials and/or investigations of chemicals in the environment, there are inherent uncertainties involved (such as limitations on laboratory analytical methods, variations in subsurface conditions and the like) that may adversely affect the results of the Project, even though the Consulting Services are performed with skill and care.



5.0 BILLING AND PAYMENT

Invoices shall generally be submitted every four (4) weeks for Consulting Services performed during the previous four (4) weeks. Payment shall be due within thirty (30) days of invoice date. If Client objects to all or any portion of any invoice, Client shall so notify True North in writing within fourteen (14) calendar days of invoice receipt, identify the cause of disagreement, and pay within thirty (30) days that portion of the invoice, if any, not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. In the absence of written notification described above, Client shall pay the balance as stated on the invoice. Invoices are delinquent if payment has not been received within thirty (30) days from date of invoice. Client will pay an additional charge of one and one-half percent (1.5%) per month (or the maximum percentage allowed by law, whichever is lower) on any delinquent amount, excepting any portion of the invoiced amount in dispute and resolved in favor of Client. Payment thereafter will first be applied to accrued interest and then to the principal unpaid amount. All time spent and expenses incurred (including any attorneys' fees) in connection with collection of any delinquent amount shall be paid by Client to True North per True North's current fee schedules. In the event Client fails to pay True North within thirty (30) days after invoices are rendered, Client agrees that True North has the right to suspend Consulting Services under the Agreement, without incurring liability to Client, after giving seven (7) days' written notice to Client. Client acknowledges that True North's fee schedules are subject to change on an annual basis without prior notice. Client's payment obligations herein shall not be conditioned on receipt of funds from any third party, including but not limited to insurance carriers, nor assigned to any other party without prior written consent of True North.

6.0 DOCUMENTS AND ELECTRONIC FILES

- 6.1 Written Documents: Any letters, reports, or documents prepared by True North for Client are the instruments of True North's Consulting Services ("Instruments of Service") and shall remain the sole property of True North until Client has made full payment therefore to True North. The Consulting Services provided by True North are solely for Client's use for the Project and site. Any Instruments of Service prepared by True North for the client shall not, in whole or in part, be disseminated or conveyed to another party, nor used by another party in whole or in part, without prior written consent from True North. Client shall, to the fullest extent permitted by law, waive any claim against True North, and indemnify, defend, and hold True North harmless for any claim or liability for injury or loss (including costs of defense) allegedly arising from any third-party reliance on True North's Instruments of Service without True North's specific authorization to do so.
- 6.2 Client shall inform True North of any specific third parties or types of third parties that Client believes may ask to rely on True North's Instruments of Service (such parties hereinafter "Authorized Third Parties"), and Client shall not under any circumstances permit such reliance except with True North's express written consent. True North may withhold consent if the third party does not agree, in writing, to: (i) be bound by the terms of this Agreement including, without limitation, any provision limiting True North's liability hereunder, (ii) use such information only for the purposes contemplated by True North in performing its Consulting Services, and (iii) be bound by the qualifications and limitations expressed in the opinions, conclusions, certificate, or report produced as part of the Instruments of Service.
- 6.3 Electronic Files: Client hereby grants permission for True North to use information and data provided by Client, including electronic records produced or provided by Client in the completion of the Project. Client also grants permission to True North to release True North documents electronically to Client's Authorized Third-Parties as required in the execution of the Project.
- 6.4 Retention Period: True North shall not be obligated to maintain written documents and electronic files relating to its Consulting Services performed for Client under the Agreement for more than five (5) years following completion of the relevant Consulting Services. Upon request of Client and payment of additional compensation, True North may agree to retain records for a longer time period.

7.0 INSURANCE

True North maintains the following insurance coverages: Workmen's Compensation and Auto, as required by applicable law; Commercial General Liability with limits of \$2,000,000 per occurrence and in the aggregate; Pollution Liability with limits of \$2,000,000 per occurrence and in the aggregate; Umbrella with limits of \$6,000,000. True North will furnish certificates of such insurance upon request. In the event Client desires additional insurance coverages or limits, True North may, upon the Client's written request made prior to the performance of Consulting Services, obtain additional insurance (if possible) at Client's expense.

8.0 ALLOCATION OF RISK

- 8.1 Limitation of Liability: IN NO EVENT SHALL TRUE NORTH BE LIABLE TO CLIENT OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT TRUE NORTH HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. IN NO EVENT SHALL TRUE NORTH'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THE AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE, EXCEED THE AGGREGATE AMOUNTS PAID OR PAYABLE TO TRUE NORTH PURSUANT TO THE AGREEMENT. In the event Client makes a claim against True North for any act arising out of the performance of True North's Consulting Services, and fails to prove such claim, then Client agrees to pay all attorney's fees and other costs incurred by True North in defense of such claim.
- 8.2 Mutual Indemnification: Client shall indemnify, defend and hold harmless True North and its officers, directors, agents, employees, affiliates, successors and permitted assigns against any and all suits, actions, legal or administrative proceedings, claims, debts, demands, damages, liabilities, interest, attorney's fees, costs and expenses arising from or related to the performance of Consulting Services under the Agreement and attributable to: i) a breach by Client of its obligations hereunder; ii) Client's violation of any applicable federal, state or local laws or regulations; iii) the act or omission or willful misconduct of Client or anyone acting under Client's direction or control. True North shall indemnify, defend and hold harmless Client and its officers, directors, agents, employees, affiliates, successors and permitted assigns against any and all suits, actions, legal or administrative proceedings, claims, debts, demands, damages, liabilities, interest, attorney's fees, costs and expenses arising from or related to the



performance of Consulting Services under the Agreement and attributable to: i) a breach by True North of its obligations hereunder; ii) True North's violation of any applicable federal, state or local laws or regulations; iii) the act or omission or willful misconduct of True North or anyone acting under its direction or control.

9.0 CHANGE ORDERS

- 9.1 Client and/or True North shall have the right to modify the scope of Consulting Services, specifications and time requirements set forth in the Proposal, along with an equitable adjustment of the cost and fees for such Consulting Services, as deemed appropriate and agreed to by the Parties hereto. Such modification of Consulting Services shall be in writing, attached hereto and incorporated by reference ("Change Order"). Any requests by Client for deviations from the Consulting Services specified in the Proposal involving increased time, costs or expenses to True North shall be performed only upon execution of a Change Order.

10.0 SAFETY/NOTIFICATION OF HAZARDS

Client shall be obligated to notify True North of any applicable site safety procedures or requirements known to Client, as well as the existence or suspected existence of biological pollutants, hazardous materials, oil, or asbestos in the environment, including, but not limited to the air, soil, and water at the site(s) where Consulting Services will be performed. Client shall advise True North immediately of any information which Client receives regarding the existence of any such hazardous materials or conditions at the site(s) which might present a threat to human health and safety or the environment or impact True North's performance of Consulting Services. True North shall not have any responsibility for the safety of others at the site(s) and Client shall remain responsible and with full authority to take corrective measures to address any safety or hazardous conditions at the site(s). If in True North's opinion, its field personnel are unable to access required locations or perform Consulting Services due to unsafe or hazardous conditions, True North will suspend performance of the Consulting Services until such conditions are addressed by Client, or terminate this Agreement in accordance with Section 15 herein, in which event Client shall pay for suspension and termination expenses in accordance with this Agreement.

11.0 BIOLOGICAL POLLUTANTS

True North's scope of Consulting Services, unless specifically outlined in its written scope of Consulting Services, does not include the investigation or detection of the presence of any biological pollutants in or around or concealed at any structure. Client agrees that True North will have no liability for any claim, of whatever kind or nature, alleged to arise from or be caused by the presence of or exposure to any biological pollutants, in or around or concealed at any structure. In addition, Client shall defend, indemnify, and hold harmless True North from any third-party claim for damages alleged to arise from or be caused by the presence of or exposure to biological pollutants in or around or concealed at any structure.

12.0 SITE CONTROL, CONFIDENTIALITY AND DISCLOSURE

True North shall not assume, by virtue of performing Consulting Services on or near the site, the responsibility or liability for any aspect or condition of the site that may now or later exist to be discovered. In particular, True North shall not assume the responsibility to report to any governmental or regulatory agency the existence of any conditions of the site that may present a threat to human health, safety or the environment. True North will not intentionally divulge information regarding this Agreement, True North's Consulting Services or any Instruments of Service, and which is not in the public domain, except to Client or those whom Client designates. Notwithstanding the foregoing, Client understands that True North will comply with judicial orders and applicable laws and regulations regarding the reporting to the appropriate public agencies of potential dangers to the public health, safety or the environment.

13.0 RCRA/CERCLA COMPLIANCE

Nothing contained in these Terms or the Agreement shall be construed or interpreted as requiring True North to assume the status of a operator, arranger, generator, storer, treater, transporter, or disposal facility within the meaning of the Comprehensive Environmental Compensation and Liability Act, 42 U.S.C.A. 9601, et seq., or the Resource Conservation and Recovery Act, 42 U.S.C.A. 6901, et seq., as amended, or within the meaning of any similar Federal, State, or local regulation or law.

14.0 DELAYS

Delays not the fault of True North or its subcontractors shall result in an extension of the schedule equivalent to the length of delay. If such delays result in additional costs to True North, the total Project cost shall be equitably adjusted by the amount of such additional costs and set forth in an agreed upon Change Order. For purposes of this Agreement, such circumstances include, but are not limited to: unusual weather; floods; epidemics; wars; riots; strikes; lockouts or other industrial disturbances; protest demonstrations; unanticipated site conditions; inability (despite reasonable diligence) to supply personnel, equipment, or material to the project; or the action or inaction of government. Should such circumstances transpire, Client and True North shall exert a best effort to overcome the resulting difficulties and resume performance of the Services as soon as reasonably possible. Delays within the scope of this provision that cumulatively exceed forty-five (45) calendar days shall, at the option of either party, make this Agreement subject to renegotiation or termination.

15.0 TERMINATION

Client may terminate this Agreement for convenience without penalty, by providing written notice to True North. Client or True North may terminate the Agreement for cause. The party initiating termination shall so notify the other party, and termination shall become effective fourteen (14) calendar days after receipt of the termination notice. Irrespective of which Party effects termination or the cause thereof, Client shall, within thirty (30) calendar days from receipt of True North's termination invoice, pay True North's fees for Services satisfactorily rendered and costs incurred, in accordance with the applicable Fee Schedule. Client shall pay True North for costs reasonably stemming from termination and post-termination activities including, but not limited to, demobilization, equipment decontamination and/or disposal, and disposal and replacement of contaminated consumables.



16.0 DISPUTE RESOLUTION; CHOICE OF FORUM

If any claims or disputes arise between Client and True North related to the Consulting Services provided by True North or out of or related to this Agreement, the parties shall endeavor to reach resolution through good faith direct discussions between representatives of the parties with authority to resolve the matter. If direct discussions do not result in resolution of the matter, the matter shall be submitted to non-binding mediation as a condition precedent to the institution of legal or equitable proceedings by either party. The cost of the mediation shall be shared equally by the parties, with each party responsible for its own legal or other costs. Any claims arising out of or relating to the Consulting Services provided by True North and/or the relationship between True North and Client shall be asserted only in the state or federal courts located in Cook County or DuPage County, Illinois. Client hereby unconditionally consents to the jurisdiction and venue of said courts. The prevailing party in any such litigation shall be entitled to recover its costs of defense, including reasonable attorneys' fees.

17.0 MISCELLANEOUS

- 17.1 Governing Law: These Terms and all matters arising out of, or related to, the Consulting Services by True North to Client and/or the relationship between True North and Client shall be deemed to have been made and governed by the substantive laws of the State of Illinois, without regard to its choice-of-law or conflict-of-laws provisions.
- 17.2 Severability: If any term or provision of these Terms is found to be invalid or unenforceable, the remaining portion of these Terms shall remain in effect, provided that if such invalid or unenforceable portion is an essential part of these Terms, the parties will immediately begin negotiations for a replacement provision consistent with the intent and purpose of these Terms.
- 17.3 Entire Agreement: The terms contained in the attached Proposal and these Terms comprise the entire Agreement between True North and Client concerning the subject matter hereof, and supersede all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, regarding such subject matter. No modification, amendment, rescission, waiver or other change of this Agreement or any part thereof shall be binding on True North unless agreed in writing by an authorized officer of True North.
- 17.4 All Rights Reserved: All rights and remedies of True North provided in these Terms are cumulative and not exclusive, and the exercise by True North of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, or in any other agreement between the parties.
- 17.5 No Assignment: The rights and responsibilities of Client hereunder may not be assigned to any third-party without the written consent of True North.
- 17.6 Waste Manifests: If during remedial construction activities waste manifests are required, Client shall provide an authorized person to sign manifests or agrees to provide True North with a written limited power of attorney to sign manifests.
- 17.7 Notice: All notices, requests, demands or claims hereunder shall be in writing. Any notice, request, demand or claim shall be deemed duly given if (and then 2 business days after) it is sent via registered or certified mail, return receipt requested, postage prepaid, and addressed to the designated address of the respective Party. Notice shall be deemed given upon receipt of any notice served personally, via email with receipt of delivery or via express courier with receipt of delivery.
- 17.8 True North shall not be obligated to begin the performance of the Consulting Services until the Proposal and these Terms and Conditions are signed by Client.

IN WITNESS WHEREOF, the Client, by its duly authorized representative, has executed this Agreement which becomes effective on the date signed by Client's authorized officer or representative as shown below.

AGREED TO AND ACCEPTED BY:

CLIENT: _____
BY: _____
TITLE: _____
DATE: _____

END OF TERMS AND CONDITIONS
REVISED: April 2024



Item Cover Page

Subject	Motion to approve change order request from Patrick Engineering for Rand/Kensington/Route 83 Intersection Improvements Phase II Engineering Services for an amount not to exceed \$159,585.
Meeting	August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$159,585.00
Budget Source	Capital Improvements Fund
Category	CONSENT AGENDA
Type	Action Item

Information

Patrick Engineering Inc. (Patrick) is requesting additional funds for Phase II Design Engineering services as part of the Rand/Kensington/Route 83 Intersection Improvements. The additional amount requested is \$159,585, representing an 11.6% increase from the original contract of \$1,370,120.

[The Village Board approved a Phase II Design Engineering contract on January 18, 2022.](#) At the time, federal funding from the Surface Transportation Program (STP) accounted for \$685,060 (50%) while the Village was responsible for the remaining \$685,060 (50%). STP has a maximum 50% federal funding limit for Phase II Design Engineering.

Representative Jan Schakowsky secured \$7,000,000 in federal funding through the Congressional Appropriations Act in 2023, of which \$411,036 has been allocated to Phase II Design Engineering. The remaining grant amount has been allocated to Construction and Phase III Construction Engineering. The additional federal funding for Phase II Design Engineering from Representative Schakowsky increased the federal share to the maximum permitted for a project (80%) and reduced the Village's share to \$274,024 (20%).

Patrick's initial proposal included 5,374 work hours for the completion of Phase II Design Engineering. Work includes preparation of final engineering plans & specifications, coordination with utility companies, preparation of plats & legal descriptions for land acquisition, and land acquisition negotiations with property owners.

While performing Phase II Design Engineering services, both the Village and IDOT have requested changes from the preliminary design in Phase I Engineering. The Village has requested a shared use path rather than a sidewalk along the frontage of Randhurst Village on Kensington Road to align with the Village Arterial Bike Network Study, extension of street lighting along Rand Road to fill in a gap, and sidewalk modifications along a portion of Illinois

Route 83. IDOT has required additional traffic signal analysis & design, additional ADA sidewalk design, revised land appraisal documentation, and updates to environmental reports completed in Phase I Engineering. This has resulted in additional work by Patrick as well as their survey, traffic signal, environmental, and land acquisition sub-consultants to complete Phase II Design Engineering.

Discussion

The original contract amount of \$1,370,120 represented 12.3% of the \$11,168,848 construction cost estimated in 2022. The original contract amount and requested supplement would result in a total contract amount of \$1,529,705. This represents 11.3% of the current \$13,585,000 construction cost estimate. The increase in construction cost estimate is the result of the additional work requested by the Village and required by IDOT, typical refinement of the final design, and a rise in material and labor costs that will affect overall construction costs.

The industry average for the preparation of final plans & specifications of a project with similar complexity is typically 10-12% of the construction cost. In addition, with this project, there are 24 separate properties that require preparation of plats & legal descriptions, property appraisals, and negotiations with property owners for land acquisition. The overall cost for Phase II Design Engineering, including the change order, is reasonable for the project scope, and complexity.

Patrick is committed to completing Phase II Design Engineering for an amount not to exceed the additional \$159,585. With the increase to \$1,529,705 (original contract \$1,370,120 + additional \$159,585), the federal funding share would be \$1,096,096 (72%) and the Village share \$433,609 (28%). Staff will continue to look for opportunities to secure an additional \$127,668 in grant funding to achieve the maximum 80% grant limit for Phase II Design Engineering. This could possibly be achieved by reallocating existing funding or securing new grant funding.

Table 1 below summarizes the additional compensation request for Phase II Design Engineering:

Table 1 – Supplement Summary

Item	Cost
Additional Path, Sidewalk & Lighting Design	\$58,852.00
Additional Traffic Signal Design	\$13,306.00
Additional Survey & Plat Work	\$37,073.00
Additional Land Acquisition Services	\$40,400.00
Additional Environmental Services	\$9,954.00
Total	\$159,585.00

Patrick reviewed the remaining scope of work based on the current contract to see if the extra work could be absorbed into it. In addition, the supplement went through multiple revisions by Village staff to ensure the additional work can be accomplished at an appropriate cost. Patrick has been able to reallocate 148 unused hours in the original contract toward the additional services. However, based on staff's review, it is evident that additional engineering costs cannot be fully absorbed into the existing contract award, necessitating a change order to compensate for additional services.

Land acquisition services continue with the 24 affected properties. Pre-final engineering plans

and specifications will be submitted to IDOT this fall. The project letting date is currently scheduled for September 2026. Utility relocation work by private utility companies is expected to begin at the end of 2026 with construction to start in earnest in spring 2027. Construction is expected to be completed in 2028.

The estimated cost of construction and construction engineering is \$14,943,500. To date, the Village has secured \$10,603,904 in grant funding to cover 71% of construction and construction engineering costs. Staff continues to seek an additional \$1,350,000 in grant funding to achieve the maximum 80% limit. When fully funded, the Village's share for construction and construction engineering will be \$2,988,700.

Alternatives

1. Approve change order for Rand/Kensington/Route 83 Intersection Improvements in an amount not to exceed \$1,529,705.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends the Village Board authorize a change order to the contract award to Patrick Engineering Inc. for the Rand-IL83-Kensington Intersection Phase II Design Engineering in the amount of \$159,585. This action will increase the contract amount from \$1,370,120 to \$1,529,705.

Attachments

1. Patrick Phase II Supplement

SCOPE OF SERVICES

Phase II Engineering

Supplement #1

Rand Road/IL Route 83/Kensington Road

Section No. 18-00170-00-CH

Village of Mount Prospect

Patrick Engineering Inc.

June 16, 2025

PROJECT SCOPE, STANDARDS, AND PACKAGING

GENERAL UNDERSTANDING AND PROJECT SCOPE

The Village of Mount Prospect (Owner) proposes to improve the intersection of Rand Road/Illinois Route 83(IL 83)/Kensington Road. Federal funds will be used, therefore coordination is required with the IDOT Bureau of Local Roads & Streets (BLRS).

In general, the original scope of work includes the following features:

- A. Widening and resurfacing of all three roadways to add through and auxiliary turn lanes.
- B. Improvements to the IL 83 at Highland Street intersection.
- C. Addition of a bikepath and roadway lighting along Rand Road from Wedgewood Lane to Isabella Street.
- D. Traffic signal modernization at the Rand Road/IL 83/Kensington Road, IL 83 and Randhurst Village Drive, and Kensington Road and Randhurst Village Drive intersections.
- E. Aesthetics and Wayfinding Signage.
- F. Connections to the existing storm sewer drainage system with new sections of storm sewer for detention purposes.

Following is the scope of additional services for the first contract supplement to the Phase II Prime Agreement:

1.0 TOPOGRAPHIC SURVEY

The Consultant will perform an additional topographic ground survey for added ADA work at the northeast and southeast corners of Rand Road and Business Center Drive.

2.0 GEOTECHNICAL AND ENVIRONMENTAL SERVICES

The Consultant will prepare a new special waste PESA for the west leg of Kensington Road, which is under local jurisdiction, due to the original PESA (dated 2/21/19) being considered to be outdated. According to recent guidance by IDOT, if a PESA is more than three years old, a new PESA should be performed. The new PESA will include added areas along Business Center Drive due to the extension of the lighting design. Additionally, the Consultant will prepare an ESR addendum to update expired biological clearances and incorporate the aforementioned additional areas impacted by the expanded scope, specifically related to lighting and aesthetic signage. The local PSI will also be expanded for these additional areas based on the PESA findings. Six (6) borings will be made along the portions of the alignment adjoining the sites containing Recognized Environmental Conditions (REC's) and up to six (6) soil samples for environmental analyses (specific analyses will be based on the nature of the REC) will be collected. Patrick will complete a PSI report based on the results of the soil borings and environmental analyses.

3.0 ROADWAY DESIGN

Since the Phase I Design Approval, the following design changes have taken place:

- Addition of a shared-use path segment at the northeast quadrant of the project along Kensington Road and IL-83
- Addition of ADA design at the northeast and southeast corners of Rand Road and Business Center drive
- Modifications to the sidewalk design at the southwest corner of Kensington Road and IL-83, including the addition of a retaining wall at the back of sidewalk
- Revisions to the proposed ROW and TE's

The consultant will revise the plans, cost estimates, and specifications to incorporate the above changes, including the lighting design extension along Rand Road, and will prepare a Phase I re-evaluation package for submittal to IDOT. The phase I re-evaluation effort will consist of the following:

- Exhibit creation for the Phase I re-evaluation package, as well as IDOT coordination
- Technical memoranda write-ups
- Completing and assembling the Phase I re-evaluation package

4.0 CONSTRUCTION STAGING AND MAINTENANCE OF TRAFFIC

No additional work is required.

5.0 DRAINAGE SYSTEM DESIGN / EROSION AND SEDIMENT CONTROL

No additional work is required.

6.0 TRAFFIC SIGNAL AND LIGHTING PLANS

The Consultant will perform additional lighting design to extend the lighting limits along Rand Road to match the Central/Rand project limits (at N. Louis Street), Business Center Drive and eastern end of Kensington Road. This will include photometric calculations, IDOT coordination and technical memoranda submittals, and the preparation of lighting plans.

Additionally, due to the signal conflicts with the proposed shared-use path at Business Center Drive and Rand Road, the Consultant will provide additional signal design plans to include the following:

- Removal and replacement of mast arm and signal post on west side of the intersection
- Adjust pedestrian equipment

7.0 PERMITTING

No additional work is required.

8.0 RIGHT-OF-WAY (ROW) AND PLAT OF HIGHWAYS

ROW revisions were required due to:

- Continued refinement of the proposed ROW based on additional more detailed survey that was acquired at the beginning of Phase II engineering
- Addition of a segment of bikepath along the north side of the east leg Kensington Road
- Traffic signal equipment at Randhurst Mall that was found to be outside of the existing ROW
- Relocation of a Pace bus stop
- A parcel split (parcel #18) that recently occurred

Even though there were added parcels due to the bikepath, based on the ROW refinement, there resulted in a net reduction of 6 parcels from 31 to 25 for the overall project. This required additional level of effort in several areas.

Right-of-Way Engineering

ROW plat revisions were required based on the changes noted above.

Appraisals

The Consultant will update appraisals based on the changes noted above. Further, based on delays by IDOT in approving the ROW Agreement for the use of federal funds for ROW acquisition, some of the appraisals needed to be updated due to the lapse in time.

9.0 UTILITY COORDINATION

The Consultant shall coordinate with the utility companies located along the additional segments related to the lighting extension designs to identify potential conflicts due to the proposed lighting design. One (1) individual meeting with the suspected, affected utilities have been included to facilitate the coordination efforts. The effort for this work will also include submitting a JULIE ticket for the areas outside of the original limits of the projects to obtain and map utilities along those segments.

10.0 AESTHETICS AND WAYFINDING SIGNAGE

No additional work is required.

11.0 COORDINATION

Coordination efforts will include the following to address the above noted changes:

- Exhibits, technical memoranda, and general coordination necessary with IDOT and the Village of Mount Prospect
- Coordination with the subconsultants
- Two (2) Meetings with IDOT and the Village of Mount Prospect

The items below are deemed not necessary for the project. As such, their scope will be removed from the contract and the associated level of effort is considered a credit as part of this supplement:

- Project Website
- Presentation at a Village Board Meeting
- Grant Funding Assistance

12.0 PROJECT MANAGEMENT AND CONTRACT ADMINISTRATION

The Consultant shall provide project management and contract administration for the additional effort described above.

13.0 QUALITY

The Consultant shall provide quality control and quality assurance for the additional effort described above.

Mount Prospect: Rand Road Supplement #1 - Estimate of Hours				
	Task		Hours	Sub total hours
	2. Environmental Services			88
	2a. ESR Addendum		14	
		Exhibits	10	
		Forms + compiling	4	
	2b. Updated PSI and		74	
		Report + borings	74	
	3. Roadway Design + Ph 1 Re-evaluation			168
	3a. ADA @ Buisness Center Drive (2)		12	
		Design	5	
		Drawings/sheets	5	
		Addressing comments	2	
	3b. Phase I re-evaluation		52	
		Forms + compiling	8	
		Exhibits	12	
		Tech Memos	28	
		Addressing comments	4	
	3c. Sidewalk -> Shared us path upgrade @ NE quadrant		12	
		Design	6	
		Drawings/sheets updates	6	
	3d. ROW updates		8	
		Design (determining needs/boundaries)	8	
	3e. Sidewalk wall details		84	
		Calcs - structural	40	
		Quantities - structural	8	
		Drawings - structural	28	
		Updating cross sections and plan views	4	
		Addressing comments	4	
	6. Lighting Plans			98
		Design (sheets, quantities, specs)	64	
		IDOT tech memo updates	10	
		Addressing comments	16	
		Site Visit (2p)	8	
	9. Utility Coordination			10
		Meetings	2	
		JULIE Ticket + Utility follow ups	2	
		Utility mapping	6	
	11. Coordination			-96
		General Coordination	40	
		Meetings	12	
		Credit items		
		Website	-24	

		Village Board Meeting	-76	
		Grant Funding Assistance	-48	
	12. Project Management		32	32
	13. Quality		32	32
	Total Hours			332



EXHIBIT D
COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET
FIXED RAISE

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook	18-00170-00-CH
Prime Consultant (Firm) Name	Prepared By	Date
RINA	Moody Metry	5/9/2025
Consultant / Subconsultant Name	Job Number	
RINA		

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

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PAYROLL ESCALATION TABLE

CONTRACT TERM	16	MONTHS	OVERHEAD RATE	125.04%
START DATE	6/1/2025		COMPLEXITY FACTOR	0
RAISE DATE	1/1/2026		% OF RAISE	3.00%
END DATE	9/30/2026			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	6/1/2025	1/1/2026	7	43.75%
1	1/2/2026	10/1/2026	9	57.94%

Village of Mount Prospect

Cook

18-00170-00-CH

RINA

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	1.69%

[illegible]

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook	18-00170-00-CH
Consultant / Subconsultant Name	Job Number	
RINA		

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total	Contribution to Prime Consultant
Huff & Huff Incorporated	2,823.00	282.30
TYLin	4,809.00	480.90
Gewalt Hamilton Associates, Inc.	10,966.00	1,096.60
Total	18,598.00	1,859.80

NOTE: Only subconsultants who fill out a cost estimate that splits out direct labor may be listed on this sheet.

Local Public Agency

Village of Mount Prospect

County

Cook

Section Number

18-00170-00-CH

Consultant / Subconsultant Name

RINA

Job Number

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			\$0.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost	1	\$6,580.00	\$6,580.00
Lab Services	Actual Cost (Provide breakdown of each cost)	1	\$4,470.00	\$4,470.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)	1	\$105.00	\$105.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
TOTAL DIRECT COSTS:				\$11,155.00

Local Public Agency

Village of Mount Prospect

County

Cook

Section Number

18-00170-00-CH

Consultant / Subconsultant Name

RINA

Job Number

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 125.04%

COMPLEXITY FACTOR 0

TASK	DIRECT COSTS (not included in row totals)	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
Topographic Survey			-	-	-		-	0.00%
Geotech and Environmental	11,155	88	4,913	6,143	1,621		12,677	7.94%
Roadway Design		168	9,258	11,576	3,055		23,889	14.97%
MOT			-	-	-		-	0.00%
Drainage and Erosion Control			-	-	-		-	0.00%
Lighting		98	4,990	6,240	1,647		12,877	8.07%
Permitting			-	-	-		-	0.00%
ROW Services			-	-	-		-	0.00%
Utility Coordination		10	525	657	173		1,355	0.85%
Aesthetics			-	-	-		-	0.00%
Coordination		-96	(5,448)	(6,812)	(1,839)		(14,099)	-8.83%
Project Management		32	2,131	2,665	703		5,499	3.45%
Quality		32	2,131	2,665	703		5,499	3.45%
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
Gewalt Hamilton			-	-	-	37,073	37,073	23.23%
TYLin			-	-	-	13,306	13,306	8.34%
Huff & Huff Incorporated			-	-	-	9,773	9,773	6.12%
Santacruz Land Acquisitions			-	-	-	40,400	40,400	25.32%
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
			-	-	-		-	
Subconsultant DL							\$180.70	0.11%
Direct Costs Total ===>	\$11,155.00						\$11,155.00	6.99%
TOTALS		332	18,500	23,134	6,063	100,552	159,585	100.00%

41,634

BLR 05514 (Rev. 02/06/25)

COST EST

Local Public Agency

Village of Mount Prospect

County

Cook

Section Number

18-00170-00-CH

Consultant / Subconsultant Name

RINA

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 **OF** 3

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Topographic Survey			Geotech and Environmental			Roadway Design			MOT			Drainage and Erosion Control		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principle	90.00	18.0	5.42%	4.88				18	20.45%	18.41									
Project Manager	90.00	10.0	3.01%	2.71				8	9.09%	8.18	18	10.71%	9.64						
Project Engineer 3/4	74.24	94.0	28.31%	21.02				4	4.55%	3.37	32	19.05%	14.14						
Project Engineer 1/2	55.03	12.0	3.61%	1.99				4	4.55%	2.50									
Staff Engineer 1	38.07	120.0	36.14%	13.76				54	61.36%	23.36	46	27.38%	10.42						
Staff Engineer 2	43.88	34.0	10.24%	4.49							28	16.67%	7.31						
Staff Engineer 3	51.95	28.0	8.43%	4.38							28	16.67%	8.66						
CAD Designer	38.16	0.0																	
Technical Specialist	51.72	16.0	4.82%	2.49							16	9.52%	4.93						
Adminisitrative Assistant	34.14	0.0																	
		0.0																	
		0.0																	
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TOTALS		332.0	100%	\$55.73	0.0	0.00%	\$0.00	88.0	100%	\$55.83	168.0	100%	\$55.11	0.0	0%	\$0.00	0.0	0%	\$0.00

Village of Mount Prospect

RINA

Cook

18-00170-00-CH

SHEET 2 OF 3

Village of Mount Prospect

RINA

Cook

18-00170-00-CH

SHEET 3 OF 3

Organics

Parameter	WATER	SOIL
	<u>Quote Price</u>	<u>Quote Price</u>
BTEX + MTBE (8260B)* (includes 5035 kit)	\$ 48.00	\$ 53.00
VOCs (SRP/LUST panels 8260B)* (includes 5035 kit)	\$ 120.00	\$ 125.00
SVOC/ PNAs (SRP/LUST 8270C)	\$ 235.00	\$ 235.00
PNAs Only (8270C)	\$ 85.00	\$ 85.00
Pesticides (8081A)	\$ 90.00	\$ 90.00
PCBs (8082)	\$ 90.00	\$ 90.00
Pesticides + PCBs (8081A/8082) COMBINED	\$ 120.00	\$ 120.00
Herbicides (2,4-D & Silvex 8151A)	\$ 325.00	\$ 325.00

*(Cost includes Suburban Laboratories' standard 5035 sampling kit)

Metals

Parameter	TOTAL METALS (Soil/Water)	TCLP/SPLP METALS
	<u>Quote Price</u>	<u>Quote Price</u>
Single metal	\$ 35.00	\$ 85.00
each additional metal up to 6	\$ 5.00	\$ 5.00
Mercury only	\$ 30.00	\$ 80.00
7 LUST Target Metals	\$ 85.00	\$ 135.00
8 RCRA Target Metals	\$ 90.00	\$ 140.00
13 Priority Target Metals	\$ 115.00	\$ 165.00
23 SRP TAL Target Metals	\$ 165.00	\$ 205.00
23 SRP TAL Target Metals (includes cyanide)	\$ 210.00	NA

Inorganics

Parameter	<u>Quote Price</u>
Cyanide	\$ 45.00
pH	\$ 15.00
Flash Point, Paint Filter	\$ 50.00
TRPH 418.1	\$ 85.00
Organic Carbon Content (FOC)	\$ 50.00
Cn-Reactive	\$ 40.00
Su-Reactive	\$ 40.00
Phenols	\$ 34.00
F-code solvent scan	\$ 255.00
Target Compound List (TCL) combo	\$ 665.00
Daramend (No Pest/Herbs)	\$ 805.00
Daramend with Pest/Herbs	\$ 1,036.00
Code CG	\$ 85.00
CID Petro (Code CG & TCLP Benzene)	\$ 187.00
CID Petro (PNAs, Code CG & TCLP Benzene)	\$ 248.00
CID Waste Oil/Unknown past	\$ 685.00
BNA's	\$ 225.00
Glycols	\$ 200.00
M.A.C. Full list (only tests applicable to soil)	\$ 1,200.00
5035 Samples (per sample if not analyzed)	\$ 10.00
Add TCLP to any analysis (Metals- already included above)	\$ 50.00
\$30 Env Impact fee per invoice	\$ 30.00

Turnaround Time

<u>Rush Charges</u>	
5-7 Working Days	Standard
4 Working Days	50%
3 Working Days	75%
2 Working Days	100%
1 Work Day	150%
TCLP 48 hours	100%
TCLP 72 hours	75%

Rush samples must be pre-approved by the lab. Acceptance of samples does not constitute a Guarantee that results will be available within the TAT requested. Surcharges will apply to all rush orders. In those instances when samples submitted for rush TAT exhibit unexpectedly high concentration of contaminants which may require SLI to run multiple dilutions to comply with QC requirements, the analysis requested may not be reported within the TAT requested. Rush charges would still apply in these instances.

Payment Terms: NTE 60 Days

Quotation Acceptance

Quoted prices are only valid if work is paid within agreed payment terms. If paid later than agreed payment terms, all discounts are null and void. Submission of samples to Suburban Laboratories, Inc. constitutes full acceptance of our Credit Terms.

Authorized Signature

Printed Name and Title



630-317-7293 844-515-9170
Fax: 630-519-3879
www.fieldenvironmental.com

info@fieldenvironmental.com

Quote prepared For: Customer ID: 159886

Brianna Ernst

Patrick Engineering a RINA
Company - Chicago IL

55 E MONROE ST, STE 3450

CHICAGO,IL 60603-5797

Field Environmental Instruments, Inc
405 Eisenhower Lane South

Lombard, IL 60148

Customer Representative: Adam
McMullin

Prepared On 03/24/2025

QUOTE No.

582368

Customer Reference:
Rand Rd & Kensington

Shipment Date: TBD
Expected Delivery Date: TBD
Rental Term Start: TBD
Rental Term End: TBD

Shipping Address:

Brianna Ernst

Patrick Engineering a RINA
Company - Chicago IL

55 E MONROE ST, STE 3450

CHICAGO,IL 60603-5797

Line			Class Description	Unit Price	UOM Qty	UOM	Ext Price
#	Class ID	Qty					
1	6206	1	RAE - MiniRAE 3000 PID 10.6eV Lamp LBATT - Rental	\$105.00	1	Daily	\$105.00

Line Note: All 10.6ev PID same price

Quote Rental Total: \$105.00

Prepared By: Adam McMullin

QUOTE VALID FOR 30 DAYS

Page 1 of 1

**Prorated monthly daily and weekly daily rates are applied to rental terms great than 1 month or 1 week, respectively.*

FEI Inc. Rental Terms and Conditions are available at www.fieldenvironmental.com/terms-and-conditions.html

The quoted amounts are exclusive of any applicable state and local sales tax

Shipping and handling charges are applicable

Page 111 of 317



**2025 SCHEDULE OF FEES
SOIL LABORATORY TESTING**

CODE	TEST DESCRIPTION	AASHTO	ASTM	COST	NOTES	TURN AROUND working days
Soil Index Tests						
L 101	Water Content	T265	D2216	\$15.00 /test	6	2
L 102	Unit Weight (Density)	--	D7263	\$47.00 /test		2
L 103	Specific Gravity	T100	D854	\$86.00 /test	may require L135	3
L 105	pH of Soil	--	D4972	\$74.00 /test		2
L 106	Organic Content by LOI	T267	D2974	\$78.00 /test		2
L 107	Organic Content by Wet Combustion	T194	--	\$173.00 /test		5
Particle Size Distribution						
L 108	Sieve Analysis	T88	D422	\$104.00 /test	may require L135	3
L 110	Combined Sieve and Hydrometer	T88	D422	\$170.00 /test	may require L135	5
L 111	Percent Finer than No. 200 Sieve	--	D1140	\$69.00 /test		3
Atterberg Limits						
L 112	Liquid and Plastic Limits	T89, T90	D4318	\$104.00 /test		4
L 113	Shrinkage Factors	T92	D427	\$126.00 /test		3
Classification of Soils						
L 114	Visual Manual	--	D2488	\$25.00 /sample		2
L 115	Unified Soil Classification System	--	D2487	\$261.00 /sample	includes L110 and L112	5
L 116	AASHTO Classification	M145	--	\$261.00 /sample	includes L110 and L112	5
L 117	USDA Classification	--	--	\$170.00 /sample	includes L110	5
Soil Settlement, Swelling, and Collapse Potential						
L 118	One-Dimensional Consolidation	T216	D2435	\$720.00 /test	may require L136 and L138	16
L 119	One-Dimensional Swell	--	D4546	\$700.00 /test	may require L136 and L138	16
L 120	Collapse Potential	--	D5333	\$390.00 /test	may require L136 and L138	10
Shear-Compressive Strength						
L 121	Hand Penetrometer	--	--	\$6.00 /test		2
L 122	Rimac Unconfined Compressive Strength	--	--	\$22.00 /test		2
L 123	Unconfined Compressive Strength	T208	D2166	\$110.00 /test	may require L136 and L138	2
L 124	Direct Shear of Soils (3 points)	T236	D3080	\$1,200.00 /test	may require L136 and L138	5
L 125	UU Triaxial Compression (3 points)	T296	D2850	\$440.00 /test	may require L136 and L138	5
L 126	CU Triaxial Compression (3 points)	T297	D4767	\$1,450.00 /test	may require L136 and L138	12
L 127	CD Triaxial Compression (3 points)	T297	D4767	\$1,450.00 /test	may require L136 and L138	12
L 128	Compressive Strength of Rock		D7012	\$245.00 /test		5
Laboratory Compaction Tests						
L 129	Moisture-Density of Soils (Standard Effort)	T99	D698	\$260.00 /test		4
L 130	Moisture-Density of Soils (Modified Effort)	T180	D1557	\$272.00 /test		4
L 131	Illinois Bearing Ratio	T193	--	\$700.00 /test	includes L129 or L130	9
L 132	California Bearing Ratio (3 points)	T193	D1883	\$1,220.00 /test	includes L129 or L130	9

CODE	TEST DESCRIPTION	AASHTO	ASTM	COST	NOTES	TURN AROUND
Coefficient of Permeability						
L 133	Hydraulic Conductivity (Constant Head)	T215	D2434	\$596.00 /test		4
L 134	Hydraulic Conductivity (Flexible Wall)	--	D5084	\$625.00 /test	may require L136 and L138	7
Additional Sample Preparation Procedures						
L 135	Removal of Organic Matter	--	--	\$116.00 /sample		2
L 136	Extrusion & Preservation of Undisturbed Samples	--	--	\$38.00 /sample		2
L 137	Logging & Classification of Undisturbed Samples	--	--	\$86.00 /sample	includes L101,114,121,136	2
L 138	Remolding and Trimming of Samples	--	--	\$82.00 /sample		2
Corrosion Testing						
L 139	Corrosion Package (Resistivity, Chlorides, pH, Redox, and Sulfates)			\$405.00 /Test		10
Planting Soil Mix Testing						
	Chemical Analyses & Mitigation Recommendations (300 g sample required)					10
L 140	pH, CEC, Soluble Salts, OM, P, K, Other Nutrients			\$143.00 /Test		
L 141	Residual Chemicals , Herbicides Full Screen			\$812.00 /Test		
	Mechanical Analyses & Mitigation Recommendations (1,000 g sample required)					
L 142	Combined Sieve and Hydrometer			\$162.00 /Test		
Analytical Laboratory Services - for CCDD						
L 143	Volatile Organic Components (VOCs)	0 No		\$127.00 /Each		10
L 144	SemiVOCs including PNA's	0 No		\$253.00 /Each		
L 145	PCBs	0 No		\$104.00 /Each		
L 146	RCRA Total Metals (8)	0 No		\$121.00 /Each		
L 147	pH Determination	0 No		\$18.00 /Each		
L 148	TCLP/SPLP Extraction	0 No		\$75.00 /Each		
L 149	TCLP/SPLP metal (include Extraction)	0 No		\$64.00 /Each		
L 150	TCLP/SPLP per each metal	0 No		\$40.00 /Each		
L 151	Herbicides	0 No		\$253.00 /Each		
L 152	Pesticides	0 No		\$121.00 /Each		
Other Direct Costs						
O 101	Field Vehicle (over 100 miles per day)			\$0.700 /mile		
O 102	Field Vehicle (less than 100 miles per day)			\$65.00 /day		
O 103	Out-of-town Expenses (lodging, per diem)			\$178.00 /day		
O 104	Sample Pickup (less than 100 miles round trip)			\$360.00 /trip		

Contaminated Samples – The unit prices will be increased with at least 15% for testing of contaminated samples. The increase will be evaluated for each project separately and will depend on the nature and level of soil contamination. Upon completion of testing, it is the responsibility of the Client to take possession of and properly dispose of contaminated samples.

Samples Retention – Samples will be stored by us for 30 days after the test completion unless a written request and agreement for storage is made by the Client. After 30 days, Wang Engineering will dispose the samples at its discretion.

Rush Orders – We provide quick turn-around time for soil testing. However, a 15% fee increase will be applied for testing results that can be



GEOTECHNICAL SERVICES
UNIT PRICES

Name: Mt Prospect
Client: Rina
Scope: 6-8 10' DP, Plastic Liners

Date: 03/24/2025
Wang No.: P250319

Task Description	Units	Unit Price	Extended Cost
DRILLING, SAMPLING & INSITU TESTING			
Drilling Coordination, Utilities Clearance, Site Access, Permitting	2.0 Hours	\$150.00 /Hour	\$300.00
Site Mobilization	1	\$1,600.00 /Each	\$1,600.00
Stand-by Hourly Rate	0.0 Hours	\$505.00 /Hour	\$0.00
<u>Drilling & Sampling - Hourly</u>			
Two-man crew - normal working hrs- Union Wage	8.0 Hours	\$460.00 /Hour	\$3,680.00
Two-man crew - overtime - Union Wage	2.0 Hours	\$500.00 /Hour	\$1,000.00
DRILLING, SAMPLING & INSITU TESTING			\$6,580.00
			\$6,580.00

SantaCruz

SUPPLEMENTAL PROPOSAL FOR LAND ACQUISITION SERVICES

Intersection of Rand Road, IL Route 83, and Kensington Road Patrick Engineering Inc. for the benefit of Village of Mount Prospect

Santacruz Land Acquisitions ("Santacruz") has provided a proposal (the "Proposal") for the benefit of the Village of Mount Prospect, the Local Public Agency ("LPA"), for land acquisition services necessary to complete the reconstruction of the intersection of Rand Road, IL Route 83, and Kensington Road (the "Project"). The Proposal was provided to Patrick Engineering Inc., Engineer for the LPA, ("Consultant"). Since the original proposal was provided, revisions have been made to the Project necessitating a change to the Proposal. The Project was put on hold while LPA applied for Federal reimbursement of the right-of-way. As the appraisals work that was completed are now stale due to the passage of time, the appraisal work on the twenty-six (26) parcels will need to be redone. In addition, title commitments will need to be updated.

COMPENSATION

Santacruz Land Acquisitions shall be entitled to additional compensation as follows (which includes credits resulting from the decrease in parcels from the original estimate of 31 parcels):

APPRAISALS:	\$53,100.00
REVIEW APPRAISALS:	(\$7,500.00)
NEGOTIATIONS:	(\$12,800.00)

Based on the above, the *revised* land acquisition negotiation services provided herein are offered a cost not to exceed of **\$30,900.00** as follows:

Land Acquisition Services	\$32,800.00
Direct Billable Expenses	(\$2,400.00)
Administrative Fee	\$500.00

If you have any questions, do not hesitate to contact Javier Steve Santacruz at 847-868-9620 or via email at javier@santacruz-associates.com.

Sincerely,



Javier Steve Santacruz

Accepted this ____ day of February, 2025
Patrick Engineering, Inc.

By: _____



222 Northfield Road · Suite 201· Northfield, IL 60093
Telephone: 847.251.5800 | Facsimile: 847.868.9620
www.santacruz-associates.com

Providing Right-of-Way Acquisition services since 1992

SUPPLEMENTAL PROPOSAL FOR LAND ACQUISITION SERVICES

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COMPENSATION

Santacruz Land Acquisitions shall be entitled to additional compensation as follows:

APPRAISALS:	\$6,000.00
REVIEW APPRAISALS:	\$3,000.00

Based on the above, the *revised* land acquisition negotiation services provided herein are offered a cost not to exceed of **\$9,500.00** as follows:

Land Acquisition Services	\$9,000.00
Administrative Fee	\$500.00

If you have any questions, do not hesitate to contact Javier Steve Santacruz at 847-868-9620 or via email at javier@santacruz-associates.com.

Sincerely,

Javier Steve Santacruz

Accepted this ____ day of _____, 2025
Patrick Engineering, Inc.

By: _____

TYLin (Sam Schwartz)



April 25, 2025

Mr. Moody Metry
Project Manager, Highway
RINA North America
55 E. Monroe Street, Suite 3450
Chicago, Illinois 606031

RE: Rand – IL 83 – Kensington Phase II; Supplement – Rand Rd at Business Center Dr

Dear Moody:

Sam Schwartz Engineering, DPC (a TYLin company) is pleased to submit this proposal to RINA North America (Client) to provide additional services related to the traffic signal at Rand Rd and Business Center Dr. Based on our recent discussions, the signal at Rand Rd and Business Center Dr will require the following upgrades:

- Removal and replacement of mast arm and signal post on west side of intersection
- Adjust pedestrian equipment

Attached is a scope of work and CECS form associated with this work.

Thank you for the opportunity to support your team on this project.

Sincerely,

A handwritten signature in blue ink, reading 'Peter A. Wojtkiewicz'.

Peter Wojtkiewicz, PE, PTOE
Vice President + Sector Manager

A handwritten signature in blue ink, reading 'Erica Salutz'.

Erica Salutz, PE
Senior Engineer II



Task 1: Signal Plans

The following subtasks detail the steps TYLin will complete to prepare Signal Design Plans for Rand Rd at Business Center Dr. These plans will conform to the requirements of the Manual on Uniform Traffic Control Devices, Mount Prospect, and IDOT.

1.1. Data Collection

TYLin will compile existing available data related to the project.

A field visit will be conducted in order to verify existing conditions in the survey data provided by the Client and the record signal plans.

1.2. Traffic Signal Installation Plans

Using the survey and field inspection notes, TYLin will prepare traffic signal plans for the intersection. The plans will use record plans as a base. Proposed signal improvements will consist of:

- new mast arm on the southwest corner for southbound signal heads,
- a new mast arm on the northwest corner for westbound signal heads, and
- adjusting the pedestrian push buttons per new ADA ramps.

Removal notes will be included on this sheet. A cable plan sheets will include the sequence of operation phase diagram, emergency vehicle preemption sequence phase diagram, cable plan, chart of energy requirements, and schedule of quantities for intersection associated items.

Temporary signal plans are not included in this scope. It is assumed that the existing equipment can be utilized until the new equipment is ready for turn-on.

1.3. Specification and Final Documents

TYLin will provide documents required for obtaining permits consisting of Signal Design Plans, District 1 standard specifications, Mount Prospect standard specifications, and a cost estimate. The signal design plans will be appropriate for submittal to Mount Prospect and IDOT. This scope of work includes two rounds of revisions in accordance with agency comments on the signal plans. TYLin will require, at a minimum, two weeks from receipt of comments to review and address agency comments, make necessary revisions, and prepare the plan set for resubmittal.

Local Public Agency Village of Mount Prospect	County Cook	Section Number
Prime Consultant (Firm) Name Rina	Prepared By Erica Salutz	Date 4/14/2025
Consultant / Subconsultant Name Sam Schwartz Engineering	Job Number 	

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

PAYROLL ESCALATION TABLE

CONTRACT TERM	12	MONTHS			OVERHEAD RATE	143.67%
START DATE	5/1/2025				COMPLEXITY FACTOR	0
RAISE DATE	1/1/2026				% OF RAISE	3.00%
END DATE	4/30/2026					

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	5/1/2025	1/1/2026	8	66.67%
1	1/2/2026	5/1/2026	4	34.33%

The total escalation = 1.00%

Village of Mount Prospect

Cook	
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Sam Schwartz Engineering

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EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	1.00%

[illegible]

DIRECT COSTS WORKSHEET

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.
EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum			\$0.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost			\$0.00
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utlility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00

Village of Mount Prospect

Cook

Sam Schwartz Engineering

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EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

COMPLEXITY FACTOR 0

11,719

Village of Mount Prospect

Cook

Sam Schwartz Engineering

SHEET 1 OF 1

Gewalt Hamilton Associates, Inc.

MEMORANDUM

To: Jarrod Cebulski
RINA North America

Copy: Mark Hamilton – GHA

From: Daniel P. Brinkman, P.E., PTOE

Re: Surveying & Platting Supplement
Kensington Road Bike Path
18-00170-00-CH
Mount Prospect, Illinois

Date: May 14, 2025

Per our previous communication and conversation, Gewalt Hamilton Associates, Inc. (GHA) was under contract with Patrick Engineering to provide topographic and Right-of-Way surveying and Plat of Highway services for the Kensington Road bike path in Mount Prospect, Illinois. Our original contract with Patrick Engineering included a Plat of Highways for an estimated thirty-one (31) parcels.

On or about June 23, 2023 GHA received updated drawings from Patrick resulting in changes to the bike path location and requiring the Plat of Highways to be updated to include changes to 20 parcels, many with multiple easements. With an average estimate of 10 hours per parcel for POH and legal description updates we have prepared a CECS for a supplement.

Additional revisions to ROW along Randhurst as requested in the email of February 3, 2025.

Additional topographic survey for ADA design at Business Center Dr. requested May 14, 2025.

Updates to Plat of Highways per recent coordination discussions.

The additional efforts and expenses (Title commitments) total \$37,073.

We are respectfully asking for a supplement to our contract in that amount.

**Local Public Agency**

Village of Mt Prospect

County

Cook

Section Number

18-00170-00-CH

Consultant (Firm) Name

Gewalt Hamilton Associates, Inc.

Prepared By

GHA

Date

5/14/2025

PAYROLL ESCALATION TABLE

CONTRACT TERM	22
START DATE	3/1/2022
RAISE DATE	5/1/2022

MONTHS

OVERHEAD RATE	152.48%
COMPLEXITY FACTOR	0
% OF RAISE	2.00%

END DATE 12/31/2023

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	3/1/2022	5/1/2022	2	9.09%
1	5/2/2022	5/1/2023	12	55.64%
2	5/2/2023	1/1/2024	8	37.83%

The total escalation = 2.56%

Local Public Agency	County	Section Number
Village of Mt Prospect	Cook	18-00170-00-CH

MAXIMUM PAYROLL RATE 78.00
ESCALATION FACTOR 2.56%

PAYROLL RATES

Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal	\$78.50	\$78.00
CE VI	\$74.30	\$76.20
CE V	\$70.29	\$72.09
CE IV	\$58.13	\$59.62
CE III	\$48.75	\$50.00
CE II	\$37.53	\$38.49
CE I	\$31.36	\$32.16
LS IV	\$51.00	\$52.31
LS III	\$45.27	\$46.43
LS II	\$40.38	\$41.41
GISP III	\$56.00	\$57.43
AICP II	\$32.50	\$33.33
ET V	\$59.55	\$61.07
ET IV	\$40.86	\$41.91
ET III	\$31.79	\$32.60
ET II	\$30.21	\$30.98
ET I	\$22.85	\$23.43
AD I	\$25.31	\$25.96
Environmental Consultant I	\$29.00	\$29.74

Village of Mt Prospect

Cook

18-00170-00-CH

Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

COMPLEXITY FACTOR 0

27,688

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Village of Mt Prospect

Cook

18-00170-00-CH

Exhibit E Cost Estimate of Consultants Services Worksheet Fixed Raise

SHEET 1 **OF** 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			Field Survey Pickup Topography			Field Boundary Survey Recon & Locate			Office - Boundary Analyses			Office - Reduction			Boundary Research		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	78.00	0.0																	
CE VI	76.20	4.0	1.71%	1.30															
CE V	72.09	4.0	1.71%	1.23															
CE IV	59.62	0.0																	
CE III	50.00	0.0																	
CE II	38.49	0.0																	
CE I	32.16	0.0																	
LS IV	52.31	78.0	33.33%	17.44							20	83.33%	43.59				14	100.00%	52.31
LS III	46.43	32.0	13.68%	6.35	8	100.00%	46.43				4	16.67%	7.74	16	66.67%	30.95			
LS II	41.41	108.0	46.15%	19.11				28	100.00%	41.41									
GISP III	57.43	0.0																	
AICP II	33.33	0.0																	
ET V	61.07	0.0																	
ET IV	41.91	8.0	3.42%	1.43										8	33.33%	13.97			
ET III	32.60	0.0																	
ET II	30.98	0.0																	
ET I	23.43	0.0																	
AD I	25.96	0.0																	
Environmental Consultant	29.74	0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
		0.0																	
TOTALS		234.0	100%	\$46.87	8.0	100.00%	\$46.43	28.0	100%	\$41.41	24.0	100%	\$51.33	24.0	100%	\$44.92	14.0	100%	\$52.31

Village of Mt Prospect

Cook

18-00170-00-CH

Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

SHEET 2 OF 2

PAYROLL CLASSIFICATION	AVG HOURLY RATES	Review Existing Legal Descriptions			Plat of Highways			Create Legal Descriptions for Acquisition			Meetings & Coordination			Project Management			QA/QC		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	78.00																		
CE VI	76.20													4	25.00%	19.05			
CE V	72.09													4	25.00%	18.02			
CE IV	59.62																		
CE III	50.00																		
CE II	38.49																		
CE I	32.16																		
LS IV	52.31	20	100.00%	52.31				20	100.00%	52.31				4	25.00%	13.08			
LS III	46.43													4	25.00%	11.61			
LS II	41.41				80	100.00%	41.41												
GISP III	57.43																		
AICP II	33.33																		
ET V	61.07																		
ET IV	41.91																		
ET III	32.60																		
ET II	30.98																		
ET I	23.43																		
AD I	25.96																		
Environmental Consultant I	29.74																		
TOTALS		20.0	100%	\$52.31	80.0	100%	\$41.41	20.0	100%	\$52.31	0.0	0%	\$0.00	16.0	100%	\$61.76	0.0	0%	\$0.00

Page 134 of 317

Huff & Huff



A Subsidiary of GZA

GEOTECHNICAL

ENVIRONMENTAL

ECOLOGICAL

WATER

CONSTRUCTION
MANAGEMENT

915 Harger Road
Suite 330
Oak Brook, IL 60523
T: 630.684.9100
F: 630.684.9120
www.huffnhuff.com
www.gza.com



March 19, 2025

via email: moody.metry@rina.org

Moody Metry, P.E., P.M.P – Project Manager, Highway
North America Infrastructure & Mobility
RINA North America
55 E. Monroe Street – Suite 3450
Chicago, Illinois 60603

**Re: Supplement #2: Phase II Environmental Services – PESA
Kensington Road, Mt. Prospect, Cook County, Illinois
Proposal No. 81.P013129.25R2**

Dear Mr. Metry:

Huff & Huff, Inc. a subsidiary of GZA GeoEnvironmental, Inc. (GZA) is pleased to submit this revised (2) Supplemental #2 proposal to RINA North America (Client) to perform professional services related to completing a Preliminary Environmental Site Assessment (PESA). This scope of services is being submitted regarding a new PESA since the PESA completed by GZA (February 21, 2019) is considered to be outdated. According to the Illinois Department of Transportation (IDOT) Bureau of Local Roads and Streets (BLRS) manual *Section 20-12.08 Validity of Special Waste Assessment Results, if more than 3-years have elapsed since the PESA, the entire project should be re-evaluated and a new PESA should be performed.*

The new PESA is for the proposed improvement to and around the intersection of Rand Road (US 12), IL Route 83, and Kensington Road in the Village of Mount Prospect, Cook County, Illinois. Additionally, based on request from Client on February 21, 2025 and subsequent follow-up on March 19, 2025, we have revised the previously provided scope and fee to include the following additional areas that were not previously included in the original PESA as discussed below in Section 1. Project background. This proposal presents our project understanding, the scope of services, estimated costs, and project timeline for completing the project.

1. PROJECT BACKGROUND

The proposed improvements are along Kensington Road west of Illinois 83 from Main Street to Elmhurst Drive in Mount Prospect, Cook County, Illinois (Project Corridor). We understand the following improvements are possible to Kensington Road from Main Street to Elmhurst Drive in Mount Prospect, Cook County, Illinois: roadway improvements at and around the intersection of Rand Road (US 12), IL 83, and Kensington Road. The project will also include a comprehensive analysis of roadway improvements, access management along the roadways, property to property access connections, and pedestrian/bicycle infrastructure enhancements including a possible shared use path along Rand Road.

The originally scoped Project Corridor is approximately 0.26 miles in total length and includes Kensington Road intersections with N Elmhurst Avenue, N Russel Street, N Pine Street, N Wille Street, and N Main Street. Additional areas that have been added for the new PESA including Business Center Drive (Rand Road to 800-ft northeast of Rand Road).



We understand the following corridors are under local municipal jurisdiction, including Kensington Road (west leg) and Business Center Drive.

2. SCOPE OF SERVICES

Task 1 – Preliminary Environmental Site Assessment – Supplement #2

GZA previously completed a PESA for the Kensington Road Project (west leg of intersection with IL 83 and Rand Road/US 12), dated February 21, 2019 and the findings indicated the presence of five (5) sites were identified as potentially impacted properties (PIPs) and/or as having recognized environmental conditions (RECs) to the project area and therefore warranted additional evaluation through completion of a Preliminary Site Investigation (PSI).

2019 PESA PIP/REC Sites (West Leg Kensington Road at Intersection of IL 83 and Rand Road/US 12)

PESA Site ID	Site Name	Address
6	Royal Cleaners	1 W Rand Road
7	Amoco Oil Co	726 N Main Street
C	Jiffy Lube Car Care Enterprises/Closed	2 West Rand Road
D	Equilon Enterprises LLC/ Kensington Petroleum Inc/Shell Oil Products US/Closed	2 East Rand Road
G	Mt Prospect CVS LLC/Paschall Truck Lines/Exempt	1 East Rand Road

A PESA will be completed for local roads portions of the project corridors, including the originally assessed area and the added location along Business Center Drive, and the process will follow general protocols contained within:

- A Manual for Conducting Preliminary Environmental Site Assessments for Illinois Department of Transportation (IDOT) Highway Projects (Erdmann et al., 2012).
- ASTM International (ASTM) standard 1527-21.
- Chapter 27-3 of the IDOT Bureau of Design and Environment (BDE) (December 2019) Manual. The IDOT BDE Manual was published September 2012 and Revised August 2023.
- IDOT Bureau of Local Roads and Streets (BLRS) Manual, Chapter 20-12, Special Waste, July 2013.
- Public Act 96-1416.
- Clean Construction or Demolition Debris Fill Operations (CCDD) and Uncontaminated Soil Fill Operations: Amendments to 35 Illinois Administrative Code 1100. Effective on August 27, 2012.

Sub-Task A. Historical Research

The site's historical land use/ownership record will be developed from standard historical sources. Historic aerial photographs will be reviewed to identify land use over time and potential areas of environmental concern, such as areas of surface disturbance and outside storage.

Sub-Task B. Site Evaluation

Current environmental features and conditions of sites adjacent to the right-of-way/project area will be evaluated. A site walkover of potential right-of-way/project areas designated for excavation and/or acquisition will be conducted for first-hand evaluation of current environmental conditions within the project limits. All of the features and conditions listed



above will be investigated and, as appropriate, documented in photographs. The land-use and housekeeping practices of adjacent properties also will be evaluated in accordance with ASTM protocols.

Sub-Task C. Records Review

We propose to obtain a corridor specific database for this project and a records review will be conducted to identify potential environmental concerns within the study area. Since the revised project area includes a total of two (2) distinct areas, approximately 3,600-feet apart, it will be necessary to obtain a database for each of the project areas to accurately describe the sites associated with the individual corridors.

It will include a search of standard state and federal environmental record databases in accordance with the specifications of ASTM standards. This search is based on the outline of the study area. Specifically, H&H will search each database to identify any potential sources requiring further investigation. As appropriate, Freedom of Information Act (FOIA) requests will be filed with the IEPA to obtain additional data pertaining to identified sites.

Sub-Task D. Report Preparation

One report summarizing the results of the evaluation will be prepared, including the following information:

- a) The project location and description
- b) Historical uses of corridor.
- c) The area geology and hydrology.
- d) The environmental status of sites adjacent to the corridor regarding chemical use and storage, underground and aboveground storage tanks, solid waste, special waste, and hazardous waste, and PCBs.
- e) An analysis of the site inspection.
- f) A summary of the findings regarding environmental concerns. This will include IDOT's BDE Manual Chapter 27-3, Special Waste Procedures, and identification of Potentially Impacted Properties (PIPs) per Subpart F, Section 1100, 35 IAC, related to Clean Construction or Demolition Debris management.

Since this new PESA includes two (2) distinct areas approximately 3,600-feet apart, the format of the report will include sub-sections for each individual corridor to properly identify the sites of concern associated with each portion of the two (2) project areas. There will be an overall summary of findings but will be further broken down specific to each corridor.

Task 2 – QA/QC-Supplement #2

Time under this task includes QA/QC time for the PESA Report as described above.

Task 3 – Project Administration-Supplement #2

Time under this task includes project administration and management activities that include cost and schedule tracking, coordination with Client on authorized activities, document production and other in-house management activities.

3. LEVEL OF EFFORT AND SCHEDULE

Costs are proposed to be on a time and materials basis and are included on the attached spreadsheets using the IDOT BLR 05514 CPFF format. The PESA will require twelve (12) weeks to complete from the date of approval. Please notify GZA if an expedited schedule is necessary to meet project deadlines.



4. TERMS AND CONDITIONS

CONDITIONS OF ENGAGEMENT

The conditions of engagement are described in the attached Terms and Conditions for Professional Services. GZA's report will be prepared on behalf of and for the exclusive use of Client. Client acknowledges and agrees that the report and the findings in the report shall not, in whole or in part, be disseminated or conveyed to any other party, or used or relied upon by any other party, in whole or in part, except for the specific purpose and to the specific parties alluded to above, without the written consent of GZA. GZA would be pleased to discuss the conditions associated with any additional dissemination, use, or reliance by other parties.

ACCEPTANCE

This agreement may be accepted by signing in the appropriate space below and returning one complete copy to GZA. Issuance of a Purchase Order implicitly acknowledges acceptance of this proposal. This proposal is valid for a period of 30 days from the date of issue. We appreciate the opportunity to submit this proposal. Please feel free to contact the undersigned at (630) 684-9100 with any questions.

Very truly yours,
Huff & Huff, Inc., a subsidiary of GZA, Inc.

Jeremy J. Reynolds, P.G.
Associate Principal

Richard Ray, PTP
Senior Transportation Planner

Attachments: 2019 PESA Figure of Project Corridor and Added Area Figure from Client
Terms and Conditions
IDOT BLR 05514 Cost Worksheets



This Proposal for Services, Schedule of Fees and Terms and Conditions for Professional Services are hereby accepted and executed by a duly authorized signatory, who by execution hereof, warrants that he/she has full authority to act for, in the name, and on behalf of _____.

By: _____ Title: _____

Printed/Typed Name: _____ Date: _____

The Proposal for Services, Schedule of Fees and Terms and Conditions for Professional Services may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by an e-mail delivery of a document in “.pdf” format, each such signature shall create a valid and binding obligation of the party executing the document, or on whose behalf each document is executed, with the same force and effect as if each such facsimile or “.pdf” signature were an original thereof.

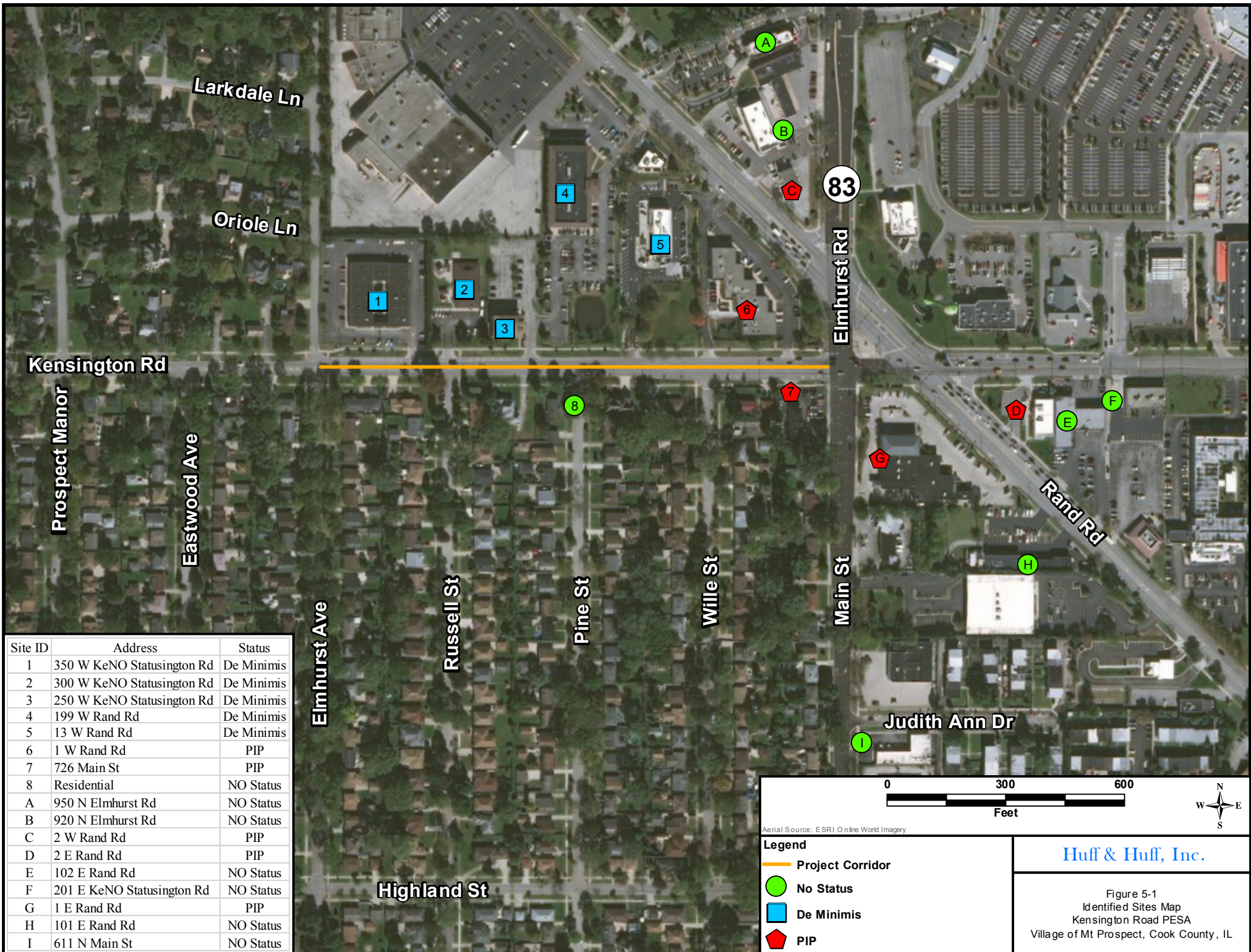


March 19, 2025
RINA North America
81.P013129.25 (Supplemental #2 to 81.PT00061.19)
Kensington Road Reconstruction, Mt. Prospect, Cook County, Illinois
ATTACHMENTS

ATTACHMENT A

2019 PESA FIGURE

CLIENT-PROVIDED ADDED AREAS FIGURES



Site ID	Address	Status
1	350 W KeNO Statusington Rd	De Minimis
2	300 W KeNO Statusington Rd	De Minimis
3	250 W KeNO Statusington Rd	De Minimis
4	199 W Rand Rd	De Minimis
5	13 W Rand Rd	De Minimis
6	1 W Rand Rd	PIP
7	726 Main St	PIP
8	Residential	NO Status
A	950 N Elmhurst Rd	NO Status
B	920 N Elmhurst Rd	NO Status
C	2 W Rand Rd	PIP
D	2 E Rand Rd	PIP
E	102 E Rand Rd	NO Status
F	201 E KeNO Statusington Rd	NO Status
G	1 E Rand Rd	PIP
H	101 E Rand Rd	NO Status
I	611 N Main St	NO Status

0 300 600

Feet

N
W E
S

Aerial Source: ESRI Online World Imagery

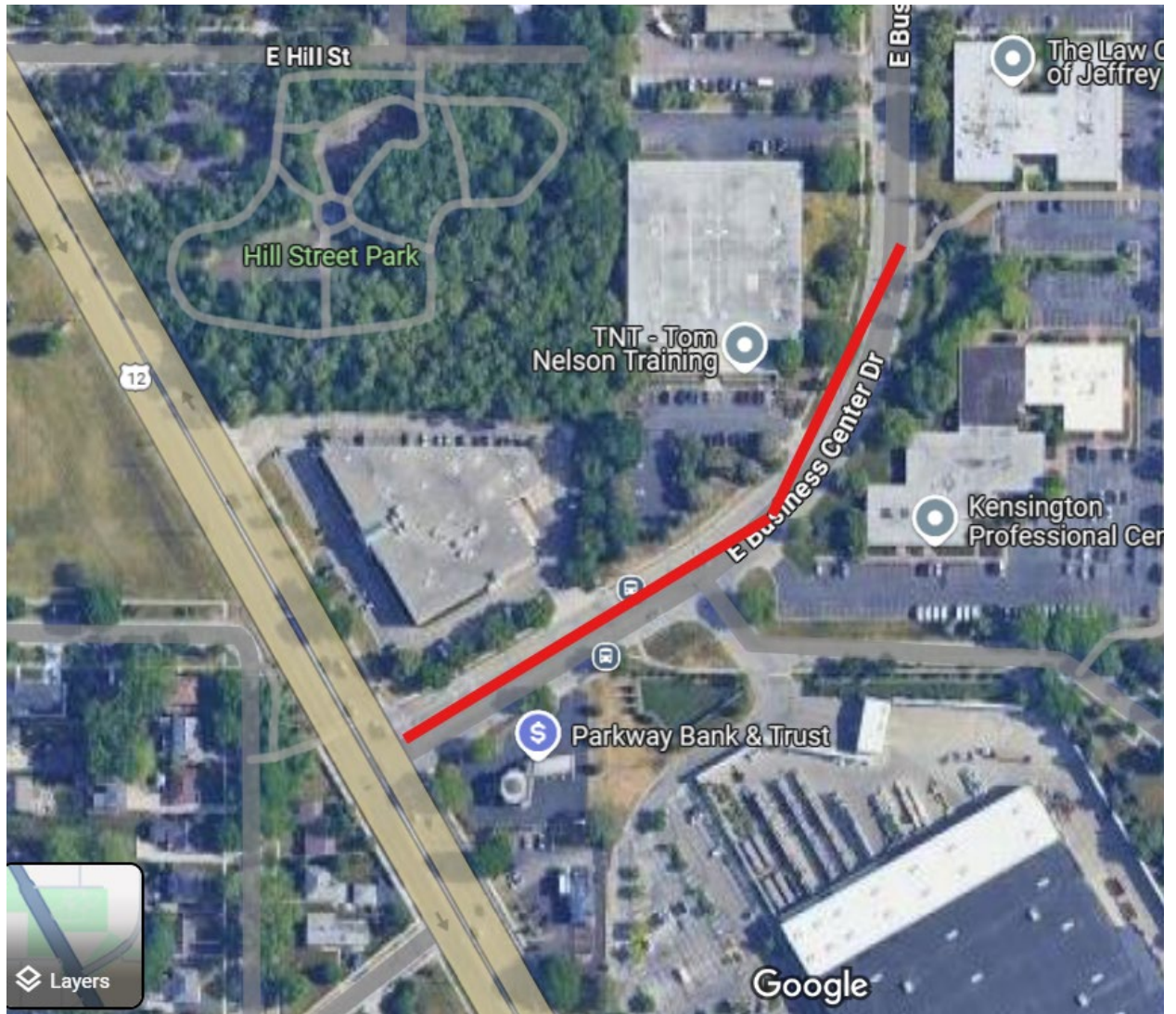
Legend

- Project Corridor
- No Status
- De Minimis
- ⬠ PIP

Huff & Huff, Inc.

Figure 5-1
Identified Sites Map
Kensington Road PESA
Village of Mt Prospect, Cook County, IL

1. Business Center Drive - 800' northeast of Rand Road: instead of Rand to Wheeling





March 19, 2025
RINA North America
81.P013129.25 (Supplemental #2 to 81.PT00061.19)
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ATTACHMENTS

ATTACHMENT B

TERMS AND CONDITIONS



TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

© 2024 by GZA GeoEnvironmental, Inc.

These Terms and Conditions, together with GZA's Proposal, make up the Agreement between GZA and You, Client, named above. If the attached GZA Proposal is styled as a Master Services Agreement, then these Terms and Conditions will apply to any and all services ordered by you and performed by GZA.

BEFORE SIGNING THE PROPOSAL, BE SURE YOU READ AND UNDERSTAND THE PARAGRAPHS ENTITLED "INDEMNIFICATION" AND "LIMITATION OF REMEDIES" WHICH DEAL WITH THE ALLOCATION OF RISK BETWEEN YOU AND GZA.

- 1) **Services.** GZA will perform the services set forth in its Proposal and any amendments or change orders authorized by you (the "Services"). Any request or direction from you that would require extra work or additional time for performance or would result in an increase in GZA's costs will be the subject of a negotiated amendment or change order. All Services performed by GZA will be governed by this Agreement, even if performed prior to your execution of the Proposal.
- 2) **Term.** If the attached GZA proposal is styled as a Master Services Agreement, then the term of this Agreement will begin on the date of execution of the proposal (the "Effective Date"), and either party may terminate this Agreement for convenience upon thirty (30) days' written notice, provided that GZA will be paid for all services performed through the date of termination.
- 3) **Standard of Care; Warranties.**
 - a) GZA will perform professional Services with the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services at the same time under similar conditions in the same or similar locality. GZA's sole responsibility with regard to Services which do not meet the foregoing standard of care is to reperform such Services, at GZA's expense, but only if you provide GZA written notice of such non-conformity within ninety (90) days after completion of the Services.
 - b) **NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING WARRANTY OF MARKETABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IS MADE OR INTENDED BY GZA'S PROPOSAL OR BY ANY OF GZA'S REPORTS OR OTHER CONDUCT.**
 - c) GZA assigns to you any manufacturers' warranties of equipment or materials purchased from others, to the extent they are assignable, and your sole recourse will be against the manufacturer. Full risk of loss of materials and equipment will pass to you upon delivery to the Site, and you will be responsible for insuring and otherwise protecting them against theft and damage.
- 4) **Payment.**
 - a) Except as otherwise stated in the Proposal, you will compensate GZA for the Services at the rates set forth in the applicable Proposal, amendment or change order; reimburse its expenses, which will include a communication fee calculated as a percentage of labor invoiced; and pay any sales or similar taxes thereon.
 - b) Any retainer specified in GZA's Proposal shall be due prior to the start of Services and will be applied to the final invoice for Services.
 - c) GZA will submit invoices periodically, and payment will be due within 20 days from invoice date. You will notify GZA in writing of any invoice disputes within 10 days of the invoice date, and if no written notice of dispute is received, the invoice will be deemed approved in full. Overdue payments will bear interest at 1½ percent per month or, if lower, the maximum lawful rate. GZA may terminate the Services upon 10 days' written notice anytime your payment is overdue on this or any other project and you will pay for all Services through termination, plus termination costs. You will reimburse GZA's costs of collecting overdue invoices, including reasonable attorneys' fees (including costs for time expended by in-house counsel, which will be charged to you at the prevailing market rate for attorneys of similar experience practicing in the jurisdiction). Any amounts paid by you to GZA will be applied first to interest and costs incurred by GZA, and then to the principal balance.
- 5) **Your Responsibilities.**
 - a) If the Services involve entry onto a third-party property or otherwise require access to property you do not own or control, you will secure the access agreements, approvals, permits, licenses and consents necessary for performance of the Services, without GZA becoming a party to or otherwise being required to sign any such agreements, approvals, permits, licenses and consents. If you are the owner or operator of the Site, you will provide GZA with all documents, plans, information concerning underground structures (including but not limited to utilities, conduits, pipes, and tanks), information related to hazardous materials or other environmental or geotechnical conditions at the Site (including, if applicable, asbestos containing materials ["ACM"]) and other information that may be pertinent to the Services or, if you are not the owner or operator of the Site, you agree to make reasonable efforts to obtain these same documents and provide them to GZA. GZA is entitled to rely on the accuracy and completeness of documents and information you provide. You acknowledge that the quality of the services provided by GZA is directly related to the accuracy and completeness of the information and data that you furnish to GZA.
 - b) If you use the services of a contractor or construction manager at the Site, you agree to use best and reasonable efforts to include in your agreement(s) with the contractor or construction manager provisions obligating the latter:
 - i) to defend, indemnify and hold harmless, to the fullest extent permitted by law, GZA, its affiliates and subsidiaries, and each of their officers, directors, members, partners, agents, insurers, employees, and subconsultants (the "GZA Indemnitees") and you, for or on account of any claims, liabilities, costs and expenses, including attorneys' fees, arising out of or relating to the design or implementation of construction means, methods, procedures, techniques, and sequences of construction, including safety precautions or programs, of the contractor, the construction manager, or any of their subcontractors or any engineer engaged by them;
 - ii) to name you and GZA as additional insureds under general liability and builder's risk insurance coverages maintained by the contractor or construction manager, or any of their subcontractors, and to ensure that such policies are primary and noncontributory with regard to the above indemnity obligations; and
 - iii) to require that all of their subcontractors agree and be bound to the obligations set forth in (i) and (ii) above.
 - c) In the event that you are unable to secure such provisions in the agreement(s) with the contractor or construction manager, you shall promptly (but in any event prior to the commencement of the Services) notify GZA and GZA shall have the opportunity to negotiate with you reasonable substitute risk allocation and insurance indemnities and protections. Failure to provide such notice will be a material breach of this Agreement.
 - d) To the extent you are entitled to indemnification (either contractual or at common law) or are otherwise indemnified by the contractor or construction manager and/or their subcontractors, you agree to waive any claim (including without limitation indemnification or insurance claims) against GZA.
- 6) **Right of Entry; Site Restoration.** You grant GZA and its subcontractor(s) permission to enter the Site to perform the Services. If you do not own the Site, you represent and warrant that the owner has granted permission for GZA to enter the Site and perform the Services; you will provide reasonable verification on request; and you will indemnify the GZA Indemnitees for any claims by the Site owner related to alleged trespass by GZA or its subcontractors. Although GZA

will exercise reasonable care to limit damage to landscaping, paving, systems and structures at the Site, you acknowledge that some damage may occur even with the exercise of due care and you agree to compensate GZA for any restoration it is asked to perform, unless otherwise indicated in the Proposal.

- 7) **Underground Facilities.** GZA's only responsibility under this Agreement will be to provide proper notification to the applicable state utility "Call-Before-You-Dig" program. You further agree to assume responsibility for and to defend, indemnify and hold harmless GZA with respect to personal injury and property damages due to GZA's interference with subterranean structures including but not limited to utilities, conduits, pipes, and tanks:
 - a) that are not correctly shown on any plans and information you or governmental authorities provide to GZA; or
 - b) that are not correctly marked by the appropriate utility.
- 8) **Reliance.** The services, information, and other data furnished by you shall be at your expense, and GZA may rely upon all information and data that you furnish, including the accuracy and completeness thereof. You acknowledge that the quality of the Services provided by GZA is directly related to the accuracy and completeness of the information and data that you furnish to GZA. **GZA'S REPORTS ARE PREPARED FOR AND MADE AVAILABLE FOR YOUR SOLE USE. YOU ACKNOWLEDGE AND AGREE THAT USE OF OR RELIANCE UPON THE REPORT OR THE FINDINGS IN THE REPORT BY ANY OTHER PARTY, OR FOR ANY OTHER PROJECT OR PURPOSE, SHALL BE AT YOUR OR SUCH OTHER PARTY'S SOLE RISK AND WITHOUT ANY LIABILITY TO GZA. YOU SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE GZA INDEMNITEES FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF OR RESULTING FROM ANY USE, REUSE, OR MODIFICATION OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION, COMPLETION, OR ADAPTATION BY GZA AND SUCH LIMITED LICENSE TO YOU SHALL NOT CREATE ANY RIGHTS IN THIRD PARTIES.** However, in GZA's sole discretion, which may be withheld for any reason whatsoever, if you request that GZA extend reliance to a third party, then such reliance will be conditioned upon the third party's acceptance of such reliance on GZA's standard reliance terms and you will be obligated to pay GZA a reliance fee calculated as 10% of GZA's original fee for the report upon which reliance is being extended.
- 9) **Lab Tests and Samples.** GZA is entitled to rely on the results of laboratory tests using generally accepted methodologies. GZA may dispose of samples in accordance with applicable laws 30 days after submitting test results to you unless you request in writing for them to be returned to you or to be held longer, in which case you will compensate GZA for storage and/or shipping beyond 30 days.
- 10) **GZA Professionals.** GZA employees or consultants may act as licensed, certified or registered professionals (including but not limited to Professional Engineers, Licensed Site or Environmental Professionals, Certified Hazardous Materials Managers, or Certified Industrial Hygienists, collectively referred to in this section as "GZA Professionals"), whose duties may include the rendering of independent professional opinions. You acknowledge that a federal, state or local agency or other third party may audit the Services of GZA or other contractor/consultant(s), which audit may require additional Services, even though GZA and such GZA Professionals have each performed such Services in accordance with the standard of care set forth herein. You agree to compensate GZA for all Services performed in response to such an audit, or to meet additional requirements resulting from such an audit, at the rates set forth in the applicable Proposal, amendment or change order.
- 11) **Hazardous Materials; GZA "Not a Generator".** Before any hazardous or contaminated materials, including, if applicable, ACMs (the "Wastes") are removed from the Site, you will sign manifests naming you as the generator of the Wastes (or, if you are not the generator, you will arrange for the generator to sign). You will select the treatment or disposal facility to which any Wastes are taken. GZA will not be the generator or owner of, nor will it possess, take title to, or assume legal liability for any Wastes at or removed from the Site. GZA will not have responsibility for or control of the Site or of operations or activities at the Site other than its own. GZA will not undertake, arrange for or control the handling, treatment, storage, removal, shipment, transportation or disposal of any Wastes at or removed from the Site, other than any laboratory samples it collects or tests. You agree to defend, indemnify and hold the GZA Indemnitees harmless for any costs or liability incurred by GZA in defense of or in payment for any legal actions in which it is alleged that GZA is the owner, generator, treater, storer or disposer of any Wastes.
- 12) **Limits on GZA's Responsibility.** GZA will not be responsible for the acts or omissions of contractors or others at the Site, except for its own subcontractors and employees. GZA will not supervise, direct or assume control over or the authority to stop any contractor's work, nor shall GZA's professional activities nor the presence of GZA or its employees and subcontractors be construed to imply that GZA has authority over or responsibility for the means, methods, techniques, sequences or procedures of construction, for work site health or safety precautions or programs, or for any failure of contractors to comply with contracts, plans, specifications or laws. Any opinions by GZA of probable costs of labor, materials, equipment or services to be furnished by others are strictly estimates and are not a guarantee that actual costs will be consistent with the estimates.
- 13) **Changed Conditions.**
 - a) You recognize the uncertainties related to the Services (including, without limitation, environmental and geotechnical Services), which often require a phased or exploratory approach, with the need for additional Services becoming apparent during the Services. You also recognize that actual conditions encountered may vary significantly from those anticipated, that laws and regulations are subject to change, and that the requirements of regulatory authorities are often unpredictable.
 - b) If changed or unanticipated conditions or delays make additional Services necessary or result in additional costs or time for performance, GZA will notify you and the parties will negotiate appropriate changes to the scope of Services, compensation and schedule.
 - c) If no agreement can be reached, GZA will be entitled to terminate the Services and to be equitably compensated for the Services already performed. GZA will not be responsible for delays or failures to perform due to weather, labor disputes, intervention by or inability to get approvals from public authorities, acts or omissions on your part, or any other causes beyond GZA's reasonable control, and you will compensate GZA for any resulting increase in its costs.
- 14) **Documents and Information.** All documents, data, calculations and work papers prepared or furnished by GZA are instruments of service and will remain GZA's property. Designs, reports, data and other work product delivered to you are for your use only, for the limited purposes disclosed to GZA. Any delayed use, use at another site, use on another project, or use by a third party will be at the user's sole risk, and without any liability to GZA. Any technology, methodology or technical information learned or developed by GZA will remain its property. Provided GZA is not in default under this Agreement, GZA's designs will not be used to complete this project by others, except by written agreement relating to use, liability and compensation.
- 15) **Electronic Media.** In accepting and utilizing any drawings, reports and data on any form of electronic media generated by GZA, you covenant and agree that all such electronic files are instruments of service of GZA, who shall be deemed the author and shall retain all common law, statutory law and other rights, including copyrights. In the event of a conflict between the signed documents prepared by GZA and electronic files, the signed documents shall govern. You agree not to reuse these electronic files, in whole or in part, for any purpose or project other than the project that is the subject of this Agreement. Any transfer

of these electronic files to others or reuse or modifications to such files by you without the prior written consent of GZA will be at the user's sole risk and without any liability to GZA.

- 16) **Confidentiality; Subpoenas.** Information about this Agreement and GZA's Services and information you provide to GZA regarding your business and the Site, other than information available to the public and information acquired from third parties, will be maintained in confidence and will not be disclosed to others without your consent, except as GZA reasonably believes is necessary: (a) to perform the Services; (b) to comply with professional standards to protect public health, safety and the environment; and (c) to comply with laws, regulations, court orders and professional obligations. GZA will make reasonable efforts to give you prior notice of any disclosure under (b) or (c) above. Information available to the public and information acquired from third parties will not be considered confidential. You will reimburse GZA for responding to any subpoena or governmental inquiry or audit related to the Services, at the rates set forth in the applicable Proposal, amendment or change order (including, without limitation, for outside counsel expenses incurred by GZA and/or time expended by in-house counsel, which will be charged to you at the prevailing market rate for attorneys of similar experience practicing in the jurisdiction). Notwithstanding the foregoing, GZA shall be entitled to use your name and a general description of the Services in promotional materials.
- 17) **Insurance.** During performance of the Services, GZA will maintain workers' compensation, commercial general liability, automobile liability, and professional liability/contractor's pollution liability insurance. GZA will furnish you certificates of such insurance on request.
- 18) **Indemnification.** You agree to hold harmless, indemnify, and defend the GZA Indemnitees against all claims, suits, fines and penalties, including mandated cleanup costs and attorneys' fees and other costs of settlement and defense, which claims, suits, fines, penalties or costs arise out of or are related to this Agreement or the Services, except to the extent they are caused by GZA's negligence or willful misconduct. The duty to defend will be triggered upon a claim, suit, fine and/or penalty being alleged or threatened, and will only terminate when and to the extent GZA's proportion of negligence is finally adjudicated by a court of competent jurisdiction. If the foregoing indemnification is determined to be void or unenforceable as a matter of law, then it shall be automatically reformed to apply the original intent of the clause to the maximum extent permissible by law.
- 19) **Limitation of Remedies.**
 - a) To the fullest extent permitted by law and notwithstanding anything else in this Agreement to the contrary, the aggregate liability of GZA and its affiliates, parents and subsidiaries and subcontractors and each of their employees, insurers, principals, officers, directors, partners and agents (collectively referred to in this paragraph as "GZA") for all claims arising out of this Agreement or the Services is limited to \$50,000 or, if greater, 10% of the compensation received by GZA under this Agreement.
 - b) You may elect to increase the limit of liability by paying an additional fee, such fee to be negotiated prior to the execution of this Agreement.
 - c) Any claim against GZA related in any way to the services provided pursuant to this Proposal, or the terms herein, is waived unless suit is commenced in a proper jurisdiction within one year of substantial completion of GZA's services. This waiver may not be construed to extend any applicable statute of limitations.
 - d) GZA will not be liable for lost profits, loss of use of property, delays, contractual penalties or other special, indirect, incidental, consequential, punitive, exemplary, liquidated, or multiple damages. This includes but is not limited to fines and/or penalties and/or sanctions imposed by any local, state, or federal government, agency, or regulatory body.
 - e) GZA will not be liable to you or the Site owner for injuries or deaths suffered by GZA's or its subcontractors' employees.
 - f) You will look solely to GZA for your remedy for any claim arising out of or relating to this Agreement, including any claim arising out of or relating to alleged negligence or errors or omissions of any GZA principal, officer, employee or agent. To the extent damages are covered by property insurance or any other insurance, both you and GZA waive all rights against each other and against the contractors, consultants, agents, and employees of the other, for damages, except such rights as they may have to the proceeds of such insurance as set forth in this Agreement. You or GZA, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.
- 20) **Disputes.**
 - a) All disputes between you and GZA shall be subject to non-binding mediation.
 - b) Either party may demand mediation by serving a written notice stating the essential nature of the dispute, the amount of time or money claimed, and requiring that the matter be mediated within forty-five (45) days of service of notice.
 - c) The mediation shall be administered by the American Arbitration Association in accordance with its most recent Construction Mediation Rules, or by such other person or organization as the parties may agree upon.
 - d) No action or suit may be commenced unless mediation has occurred but did not resolve the dispute, or unless a statute of limitations period or the one year waiver period described in 18(c) above would expire if suit were not filed prior to such forty-five (45) days after service of notice. However, where non-payment of an invoice has occurred and GZA sends you a final demand letter for payment, your failure to respond within ten (10) days of receipt (or, for certified mail, the date of the first attempt to deliver the letter to your address of record if you ultimately do not accept receipt of the letter) of such letter will be deemed to be a waiver of your right to enforce this mediation clause and GZA may immediately file suit to enforce the terms of this Agreement.
 - e) You agree to pay reasonable attorneys' fees and all other costs and expenses (including, but not limited to reasonable investigative expenses and expert and consultant expenses) which may be incurred by GZA in the enforcement of this Agreement in the event that (a) it is finally adjudicated by a court of competent jurisdiction that you have breached this Agreement; or (b) where you allege that GZA has breached this Agreement or otherwise acted negligently and it is finally adjudicated by a court of competent jurisdiction that GZA did not in fact breach this Agreement or act negligently. If for any reason it is adjudicated that the foregoing provision is in violation of applicable law, is subject to a state statute automatically converting this clause to be reciprocal between the parties, is contrary to public policy or is unconscionable or a contract of adhesion, then the foregoing clause will be null and void and of no effect. Under no circumstances shall the foregoing clause be replaced with a reciprocal clause.
 - f) You shall make no claim against GZA for professional negligent acts, errors, omissions and/or alleged breach of contract either directly, indirectly, as a counterclaim or crossclaim, or in a third party claim, unless you have first provided GZA with a written certification executed by an independent professional practicing in the same discipline as GZA and licensed in the jurisdiction in which GZA provided you its Services. This certification must (i) identify the name and license of the certifier, (ii) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of professional

performing professional services under similar circumstances; and (iii) state in complete detail the basis for certifier's opinion that each such act or omission constitutes a violation of the standard of care. This certificate must be provided to GZA no less than thirty (30) days prior to the submission of a formal claim.

21) Miscellaneous.

- a) This Agreement and all claims relating thereto shall be governed by the substantive and procedural laws of the Commonwealth of Massachusetts, as they presently exist or may hereafter be amended, without regard to principles of conflict of laws.
- b) The above terms and conditions regarding Limitation of Remedies and Indemnification shall survive the completion of the Services under this Agreement and the termination of the contract for any reason.
- c) Any amendment to these Terms and Conditions must be in writing and signed by both parties. No modification of these Terms and Conditions will be binding against GZA unless specifically approved in writing by a principal of GZA.
- d) Having received these Terms and Conditions, your oral authorization to commence Services, your acceptance of performance of the Services, your actions, or your use of the Report or Work Product constitutes your acceptance of them.
- e) This Agreement supersedes any contract terms, purchase orders or other documents issued by you, even if signed by an authorized representative of GZA.
- f) Neither party may assign or transfer this Agreement or any rights or duties hereunder without the written consent of the other party.
- g) Your failure or the failure of your successors or assigns to receive payment, reimbursement, insurance proceeds or grant funds from any other party for any reason whatsoever shall not absolve you, your successors or assigns of any obligation to pay any sum to GZA under this agreement.
- h) These Terms and Conditions shall govern over any inconsistent terms in GZA's Proposal.
- i) Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect on the parties, who agree that the Agreement shall be reformed to replace such voided provision with a valid and enforceable provision that comes as close as possible to expressing the intention of the voided provision.
- j) The covenants and agreements contained in this Agreement shall apply to, inure to the benefit of and be binding upon the parties hereto and upon their respective successors and assigns.
- k) Any reports generated by GZA will be subject to GZA's standard report limitations for that particular type of report.
- l) To the extent applicable to GZA's Services, you acknowledge and agree that GZA cannot anticipate the effects of climate change/extreme weather on any report, design or other document produced by GZA, unless such analysis is specifically within the scope of GZA's Services.
- m) You agree that during the performance of GZA's Services and for a period of twelve (12) months completion of those Services, you will not encourage, induce, or otherwise solicit, or actively assist any other person or organization to encourage, induce or otherwise solicit, directly or indirectly, any employee of the GZA or any of its affiliates to terminate their employment with GZA or any of its affiliates, or otherwise interfere with the advantageous business relationship of GZA or any of its affiliates with their employees. You agree that if you violate this non-solicitation provision, you will pay GZA liquidated damages in an amount equal to the total earnings of the solicited employee during the last twelve (12) months of their employment with GZA.
- n) This Agreement does not create any third-party beneficiaries and is intended for the benefit of the parties hereto and their respective successors and permitted assigns, and is not for the benefit of, nor may any provision hereof be enforced by, anyone else.

22) Asbestos Abatement Services (If Applicable). If the Services include asbestos abatement services, then the following terms and conditions will apply and will supersede any conflicting terms contained elsewhere in this Agreement.

- a) You acknowledge that conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of those conditions, despite due professional care. GZA therefore cannot guarantee specific results such as the identification or removal of all asbestos or other contamination.

23) Microbial Services (If Applicable). If the Services include Microbial services, then the following terms and conditions will apply and will supersede any conflicting terms contained elsewhere in this Agreement. For purposes of this Agreement, Microbial is defined as any and all fungal and/or bacterial growth including but not limited to mold, mildew, yeast, fungus, fungi, bacteria, spores, odors, particulates, vapors, gas, or other emissions produced by or arising out of or toxins emanating therefrom.

- a) You recognize that meeting the standard of care does not establish an assurance that corrective procedures will be permanent. Because Microbial infestations are created by near-omnipresent living microscopic spores which grow very quickly and are influenced by nanoclimatological conditions that are very difficult to detect and sources of water intrusion, elevated moisture or relative humidity over which GZA has neither control or responsibility, GZA cannot and does not claim that its Services will eliminate the risk of a Microbial infestation recurring.
- b) You acknowledge that the Services entail risk of personal injury and property damage (including cross-contamination) that cannot be avoided, even with the exercise of due care. You also acknowledge that environmental conditions can vary from those encountered at the times and locations of explorations and data collection, and that the limitation on available data may result in some level of uncertainty with respect to the interpretation of these conditions, despite due care. GZA therefore cannot guarantee specific results such as the identification of all contamination or other environmental conditions or problems nor their resolution.
- c) You acknowledge that Microbial infestations may be hidden from view and concealed in locations that are difficult to discover. Accordingly, you agree that despite GZA's efforts, some Microbial locations may remain undetected. In such situations, you agree that you will have no claim against GZA provided GZA followed the applicable standard of care and all applicable laws and regulations pertaining to the Work.
- d) You further agree that when GZA performs Services intended to minimize the risk of Microbial infestations, GZA shall not be liable for damages resulting from Microbial contamination including but not limited to fungal or bacterial infestations and water damage or dry or wet rot. You agree to waive any Microbial infestation claim(s) against GZA and you agree to indemnify, defend and hold the GZA Indemnitees harmless from any claim alleging that GZA's Services caused or aggravated a Microbial infestation or did not prevent a Microbial infestation from recurring.



March 19, 2025
RINA North America
81.P013129.25 (Supplemental #2 to 81.PT00061.19)
Kensington Road Reconstruction, Mt. Prospect, Cook County, Illinois
ATTACHMENTS

ATTACHMENT C

IDOT BLR 05514 CPFF COST WORKSHEETS



EXHIBIT D
COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET
FIXED RAISE

Local Public Agency

Village of Mt. Prospect

County

Cook

Section Number

16-00477-00-SP

Prime Consultant (Firm) Name

RINA North America (Patrick)

Prepared By

JJR

Date

3/19/2025

Consultant / Subconsultant Name

Huff & Huff, Inc., a subsidiary of GZA

Job Number

Note: This is name of the consultant the CECS is being completed for. This name appears at the top of each tab.

Remarks

Kensington Road - Phase II PESA (with 1 added area)

PAYROLL ESCALATION TABLE

CONTRACT TERM 10 MONTHS
START DATE 4/1/2025
RAISE DATE 3/1/2026

OVERHEAD RATE 190.00%
COMPLEXITY FACTOR 0
% OF RAISE 3.00%

END DATE 1/31/2026

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	4/1/2025	1/31/2026	10	100.00%

The total escalation = 0.00%

Local Public Agency	County	Section Number
Village of Mt. Prospect	Cook	16-00477-00-SP
Consultant / Subconsultant Name	Job Number	
Huff & Huff, Inc., a subsidiary of GZA		

PAYROLL RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET FIXED RAISE

MAXIMUM PAYROLL RATE	90.00
ESCALATION FACTOR	0.00%

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Principal	\$90.00	\$90.00
Associate Principal II	\$78.91	\$78.91
Associate Principal I	\$72.41	\$72.41
Senior Consultant I	\$64.97	\$64.97
Senior Project Manager III	\$75.84	\$75.84
Senior Project Manager II	\$63.87	\$63.87
Senior Project Manager I	\$59.95	\$59.95
Senior Landscape Architect	\$63.40	\$63.40
Senior Planning PM	\$61.44	\$61.44
Senior Technical Specialist II	\$63.69	\$63.69
Senior Technical Specialist I	\$56.07	\$56.07
CADD Designer	\$46.73	\$46.73
Scientist PM II	\$54.41	\$54.41
Scientist PM I	\$47.14	\$47.14
Assistant PM Scientist	\$39.33	\$39.33
Environmental Engineer PM II	\$52.00	\$52.00
Environmental Engineer PM I	\$48.90	\$48.90
Geotechnical Engineer PM I	\$52.74	\$52.74
Assistant PM Engineer I	\$41.12	\$41.12
Engineer I	\$36.84	\$36.84
Scientist SI	\$36.11	\$36.11
Scientist SII	\$31.95	\$31.95
Technical Graphics Technician	\$29.42	\$29.42
Architectural Historian	\$42.20	\$42.20
Administrative Executive	\$54.99	\$54.99
Administrative Manager	\$46.97	\$46.97
Senior Administrative Assistant	\$37.90	\$37.90

Local Public Agency	County	Section Number
Village of Mt. Prospect	Cook	16-00477-00-SP
Consultant / Subconsultant Name		Job Number
Huff & Huff, Inc., a subsidiary of GZA		

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

[illegible]

NOTE: Only subconsultants who fill out a cost estimate that splits out direct labor may be listed on this sheet.

Local Public Agency

Village of Mt. Prospect

County

Cook

Section Number

16-00477-00-SP

Consultant / Subconsultant Name

Huff & Huff, Inc., a subsidiary of GZA

Job Number**DIRECT COSTS WORKSHEET**

List ALL direct costs required for this project. Those not listed on the form will not be eligible for reimbursement by the LPA on this project.

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

ITEM	ALLOWABLE	QUANTITY	CONTRACT RATE	TOTAL
Lodging (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost (Up to state rate maximum)			\$0.00
Lodging Taxes and Fees (per GOVERNOR'S TRAVEL CONTROL BOARD)	Actual Cost			\$0.00
Air Fare	Coach rate, actual cost, requires minimum two weeks' notice, with prior IDOT approval			\$0.00
Vehicle Mileage (per GOVERNOR'S TRAVEL CONTROL BOARD)	Up to state rate maximum	110	\$0.70	\$77.00
Vehicle Owned or Leased	\$32.50/half day (4 hours or less) or \$65/full day			\$0.00
Vehicle Rental	Actual Cost (Up to \$55/day)			\$0.00
Tolls	Actual Cost	2	\$3.40	\$6.80
Parking	Actual Cost			\$0.00
Overtime	Premium portion (Submit supporting documentation)			\$0.00
Shift Differential	Actual Cost (Based on firm's policy)			\$0.00
Overnight Delivery/Postage/Courier Service	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (In-house)	Actual Cost (Submit supporting documentation)			\$0.00
Copies of Deliverables/Mylars (Outside)	Actual Cost (Submit supporting documentation)			\$0.00
Project Specific Insurance	Actual Cost			\$0.00
Monuments (Permanent)	Actual Cost			\$0.00
Photo Processing	Actual Cost			\$0.00
2-Way Radio (Survey or Phase III Only)	Actual Cost			\$0.00
Telephone Usage (Traffic System Monitoring Only)	Actual Cost			\$0.00
CADD	Actual Cost (Max \$15/hour)			\$0.00
Web Site	Actual Cost (Submit supporting documentation)			\$0.00
Advertisements	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Facility Rental	Actual Cost (Submit supporting documentation)			\$0.00
Public Meeting Exhibits/Renderings & Equipment	Actual Cost (Submit supporting documentation)			\$0.00
Recording Fees	Actual Cost			\$0.00
Transcriptions (specific to project)	Actual Cost			\$0.00
Courthouse Fees	Actual Cost			\$0.00
Storm Sewer Cleaning and Televising	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Traffic Control and Protection	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Aerial Photography and Mapping	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Utility Exploratory Trenching	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Testing of Soil Samples	Actual Cost			\$0.00
Lab Services	Actual Cost (Provide breakdown of each cost)			\$0.00
Equipment and/or Specialized Equipment Rental	Actual Cost (Requires 2-3 quotes with IDOT approval)			\$0.00
Per Diem (Meals)				\$0.00
Driller				\$0.00
Record Search				\$0.00
Database Package (ERIS E4)	Actual Cost	2	\$285.00	\$570.00
TOTAL DIRECT COSTS:				\$653.80

Local Public Agency

Village of Mt. Prospect

County

Cook

Section Number

16-00477-00-SP

Consultant / Subconsultant Name

Huff & Huff, Inc., a subsidiary of GZA

Job Number**COST ESTIMATE WORKSHEET**

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE **190.00%**COMPLEXITY FACTOR **0**

TASK	DIRECT COSTS (not included in row totals)	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
PESA (2 Project Areas)	654	66	2,240	4,257	739	0	7,236	74.04%
QAQC	0	5	342	650	113	0	1,105	11.31%
Project Administration	0	5	241	458	79	0	778	7.96%
Subconsultant DL							\$0.00	
Direct Costs Total ==>	\$653.80						\$653.80	6.69%
TOTALS		76	2,823	5,365	931	-	9,773	100.00%

8,188

Local Public Agency

Village of Mt. Prospect

Consultant / Subconsultant Name

Huff & Huff, Inc., a subsidiary of GZA

County

Cook

Section Number

16-00477-00-SP

Job Number

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

SHEET 1 OF 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			PESA (2 Project Areas)			QAQC			Project Administration								
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Principal	90.00	0.0																	
Associate Principal II	78.91	2.0	2.63%	2.08				2	40.00%	31.56									
Associate Principal I	72.41	0.0																	
Senior Consultant I	64.97	0.0																	
Senior Project Manager III	75.84	0.0																	
Senior Project Manager II	63.87	0.0																	
Senior Project Manager I	59.95	0.0																	
Senior Landscape Architect	63.40	0.0																	
Senior Planning PM	61.44	5.0	6.58%	4.04				3	60.00%	36.86	2	40.00%	24.58						
Senior Technical Specialist II	63.69	0.0																	
Senior Technical Specialist I	56.07	2.0	2.63%	1.48	2	3.03%	1.70												
CADD Designer	46.73	0.0																	
Scientist PM II	54.41	0.0																	
Scientist PM I	47.14	0.0																	
Assistant PM Scientist	39.33	7.0	9.21%	3.62	4	6.06%	2.38				3	60.00%	23.60						
Environmental Engineer PM II	52.00	0.0																	
Environmental Engineer PM I	48.90	0.0																	
Geotechnical Engineer PM I	52.74	0.0																	
Assistant PM Engineer I	41.12	0.0																	
Engineer I	36.84	8.0	10.53%	3.88	8	12.12%	4.47												
Scientist SI	36.11	0.0																	
Scientist SII	31.95	44.0	57.89%	18.50	44	66.67%	21.30												
Technical Graphics Technician	29.42	6.0	7.89%	2.32	6	9.09%	2.67												
Architectural Historian	42.20	0.0																	
Administrative Executive	54.99	0.0																	
Administrative Manager	46.97	2.0	2.63%	1.24	2	3.03%	1.42												
Senior Administrative Assistant	37.90	0.0																	
TOTALS		76.0	100%	\$37.15	66.0	100.00%	\$33.95	5.0	100%	\$68.43	5.0	100%	\$48.17	0.0	0%	\$0.00	0.0	0%	\$0.00



Item Cover Page

Subject	Motion to accept the lowest-cost, responsive bid to construct the Central Road & Weller Lane Crosswalk Modifications for an amount not to exceed \$258,247.
Meeting	August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$258,247.00
Budget Source	Capital Improvements Fund
Category	CONSENT AGENDA
Type	Action Item

Information

A key component of the Village's strategic plan is to create a pedestrian infrastructure network that promotes multi-modal transportation options. A top priority project in 2025 is to modify the existing crosswalk at the intersection of Central Road and Weller Lane. This crosswalk currently has post-mounted rectangular rapid flashing beacons that will be replaced with an overhead mast arm and post-mounted rectangular rapid flashing beacons, matching the design at Cathy Lane. Construction of this project will also fulfill an important objective of the Village's 2017 Central Road Pedestrian Crossing Study. Other projects included in the study that have recently been completed include crosswalk improvements at Emerson Street and at Cathy Lane. The current configuration of this crosswalk was constructed in 2015.

This proposed project will modify the crosswalk to incorporate the recommendations of the 2017 Central Road Pedestrian Crossing Study. It will also provide the intersection with a look and functionality similar to other recently constructed crosswalks on high-volume roadways, including Central & Emerson and Main & Busse Ave. The crosswalk at Central & Cathy already has overhead signage and Rectangular Rapid Flash Beacons (RRFBs). The existing RRFB crosswalk at Busse Road & Lonnquist Boulevard will be upgraded to overhead RRFBs as part of the Busse Road reconstruction project next year.

Central Road is a four-lane arterial road under the jurisdiction of the Illinois Department of Transportation (IDOT). Weller Lane is a local street under the jurisdiction of the Village. The Weller Lane intersection is controlled by a stop sign. There is an existing enhanced crosswalk at this location that includes post-mounted rectangular rapid flashing beacons and a raised median island. This project will replace the far side beacons with an overhead beacon to go along with the near side and median island beacons. This project will directly connect to the Village's streetlight power source on Central Road, replacing the existing solar-powered power supply.

The Village retained Civiltech Engineering Inc. (Civiltech) to provide design engineering. The

design includes installing new mast arms, signage including overhead pedestrian crossing signs that illuminate at night and pedestrian-activated rectangular rapid flashing beacons. Minor sidewalk improvements are required on the north side of Central Road. There is no proposed work to Central Road itself. Construction drawings and specifications have been approved by IDOT.

Village staff is seeking to enter into a construction contract for the project. Work will not begin until the contractor has all the parts required for the crosswalk system in order to limit its impact on the public. Staff expects the work to be completed by the end of the year. The existing rectangular rapid flashing beacons are to remain operational until the new ones are turned on.

Bid Results

A Notice to Bidders was posted on the Demandstar website and Village staff contacted local contractors. A bid opening for the project was held on June 23, 2025. Four contractors submitted a bid. A low bid of \$234,770.00 was received from Lyons Electric Company, Inc. of LaGrange, Illinois. Below is a summary of the bids:

<u>Bidder</u>	<u>Total Bid</u>
Lyons Electric Company, Inc.	\$234,770.00
Copenhaver Construction, Inc.	\$240,274.00
Acura Incorporated	\$242,352.00
Alliance Contractors	\$299,511.70
<i>Engineer's Estimate</i>	<i>\$209,252.00</i>

Discussion

All bidders submitted a bid bond in the amount of 10% of their total bid as required by the contract documents. The bids were checked for accuracy with no errors found. All bidders submitted the required documents and correctly signed their bid and bid bond.

Lyons Electric Company, Inc. of LaGrange, Illinois has provided general electrical design and construction services for over 65 years, including infrastructure work such as traffic signal and roadway lighting systems. They currently perform routine and emergency traffic signal maintenance for the Village as part of an annual contract. Previous work has been acceptable.

The low bid from Lyons Electric Company, Inc. is 12.2% above the cost estimate prepared by Civiltech. This can be attributed to the unpredictability in the cost of a few items such as traffic control, protection, and mobilization. The majority of the bid items are electrical in nature. As Lyons Electric Company, Inc. is an electrical contractor, their electrical costs were slightly lower than other bidders.

The project experienced design delays due to prolonged permitting reviews at IDOT. This required Civiltech to continually update the cost estimate over the past 18 months in an attempt to match rising construction costs. This proved difficult as some material costs have seen additional increases since advertising the project.

It is staff's opinion that rebidding the project will not yield lower prices. Three of the bids were relatively close together, reflecting an accurate cost of the project given the economy. As material costs continue to rise, rebidding may see even higher prices. Rebidding may limit

contractor interest. Some or all of the existing bidders may not re-bid because their pricing has already been exposed.

Staff recommends that a 10% contingency be included in the construction contract to allow for quantity variances and unanticipated conflicts. For the construction contract, a 10% contingency added to the lowest bid would result in a total contract award of \$258,247.00.

(Base Bid: \$234,770.00 + Contingency: \$23,477.00 = Total Recommended Award: \$258,247.00).

Alternatives

1. Accept the lowest cost, responsive bid for the Central Road & Weller Lane Crosswalk Modifications.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board accept the lowest-cost, responsive bid for construction of the Central Road & Cathy Weller Lane Crosswalk Modifications as submitted by Lyons Electric Company, Inc. of LaGrange, Illinois for an amount not to exceed \$258,247.

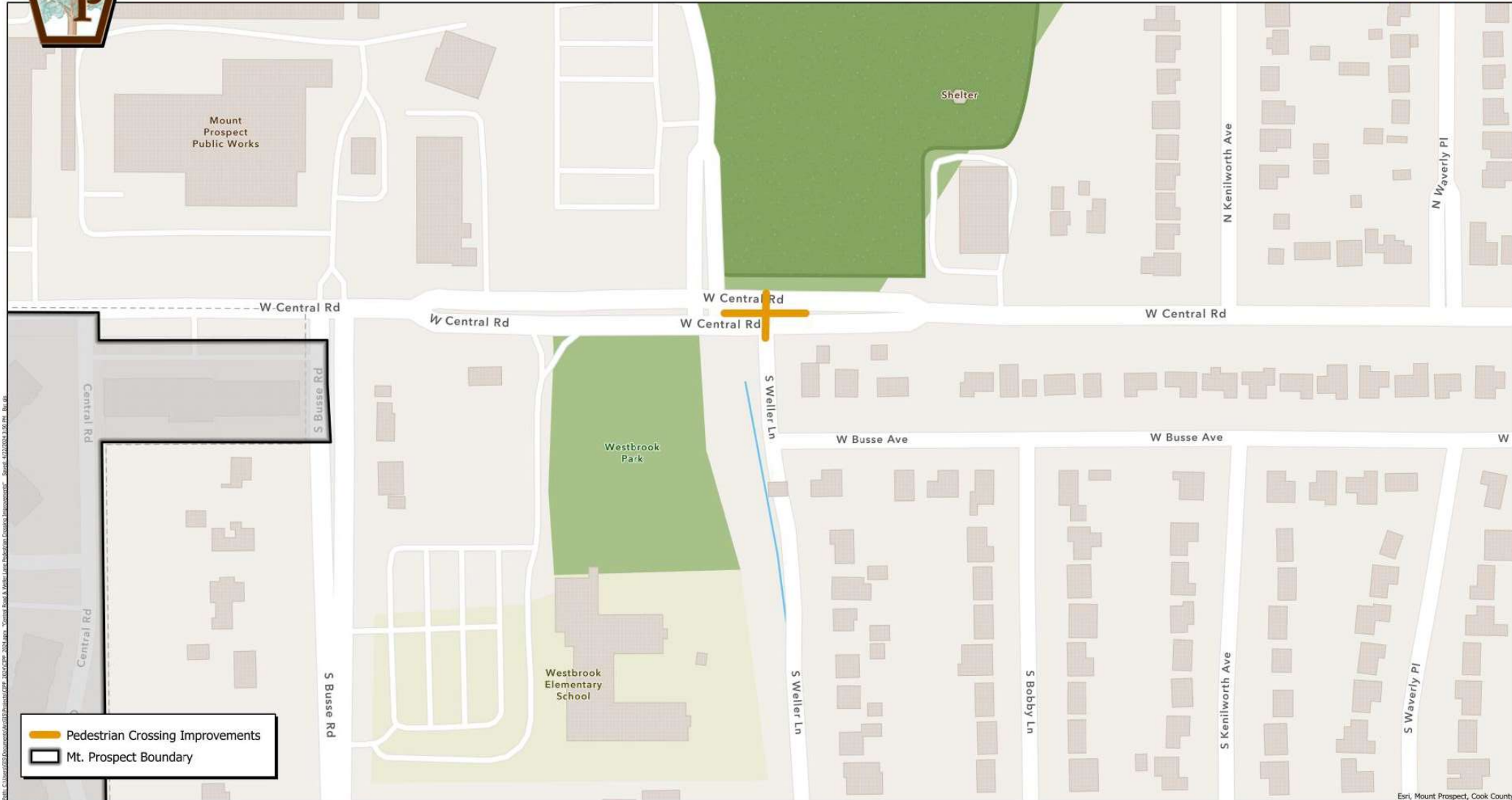
Attachments

1. Location Map
2. Central-Weller Construction Plans
3. Lyons Bid
4. Bid Tab



Pedestrian Crossing Improvements

Central Road & Weller Lane Crosswalk



Esri, Mount Prospect, Cook County

April 22, 2024

Village of Mount Prospect, IL
Capital Improvement Projects 2024

SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	COOK	26	1
COVER SHEET			

VILLAGE OF MOUNT PROSPECT

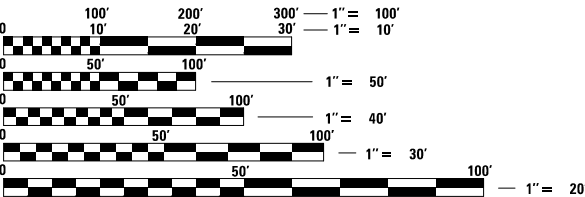
COOK COUNTY, ILLINOIS

PEDESTRIAN CROSSING MODIFICATIONS

CENTRAL ROAD AT WELLER LANE

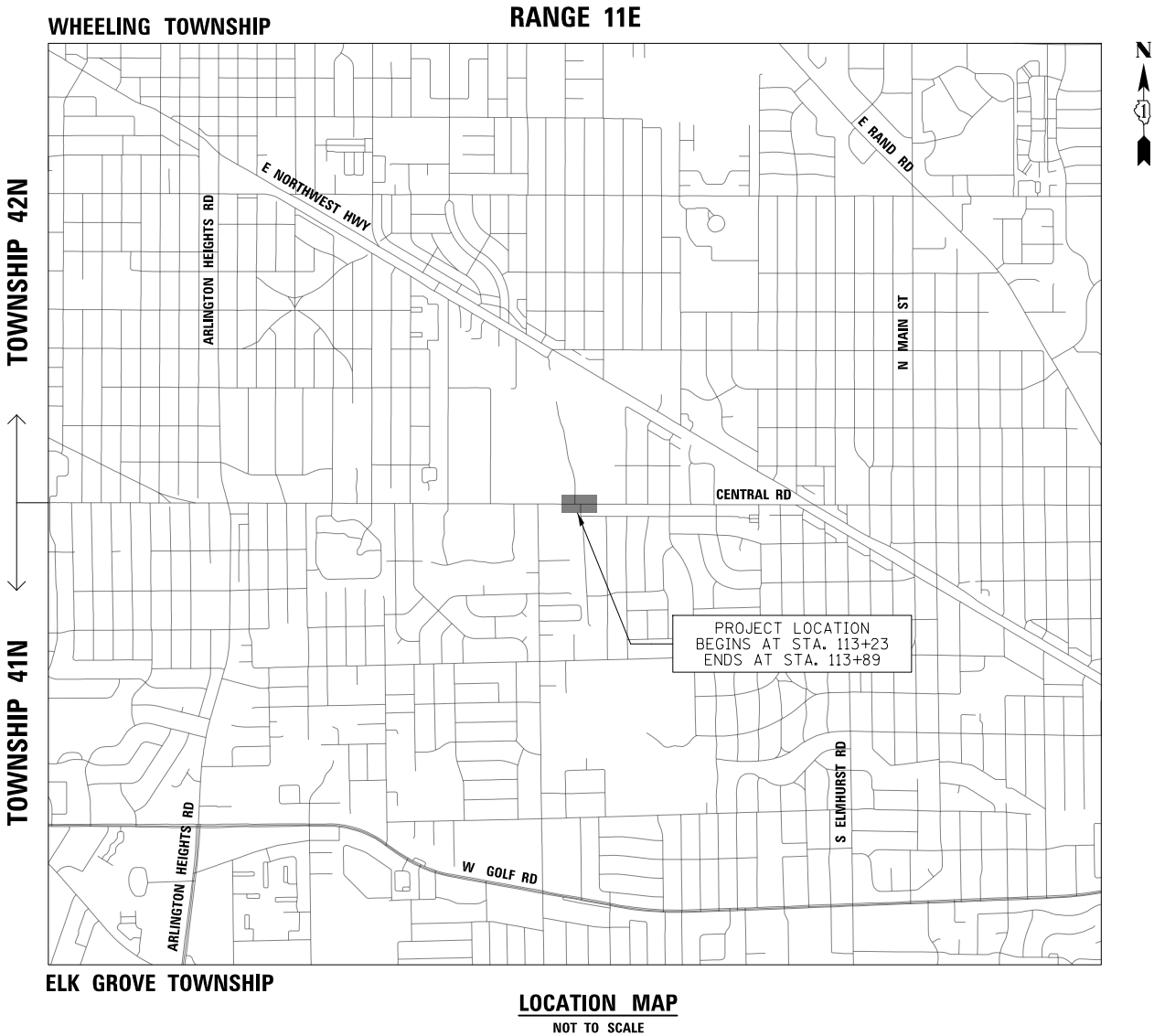
FOR INDEX OF SHEETS AND
LIST OF HIGHWAY STANDARDS, SEE SHEET NO. 2

CENTRAL ROAD
DESIGN DESIGNATION = MINOR ARTERIAL
POSTED SPEED = 35 MPH
2023 ADT = 19,000 VPD



FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD
ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT
CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS
ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.

J.U.L.I.E.
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
1.800.892.0123 OR 811



ROADWAY LENGTH:
PROJECT TOTAL – 66 FT (0.01 MI)

SIGNED  JOSEPH J. EMRY, P.E. EXPIRES 11-30-2025

DATE 5/14/2025



SIGNED  DEREK N. MALL, P.E. EXPIRES 11-30-2025

DATE 5/14/2025 FOR DRAWINGS 10 TO 12



PLANS PREPARED BY:



INDEX OF SHEETS

1	COVER SHEET
2	GENERAL NOTES, INDEX, AND LIST OF STANDARDS
3	SUMMARY OF QUANTITIES
4	PROPOSED TYPICAL SECTION
5	ALIGNMENT, TIES AND BENCHMARKS
6	TEMPORARY RRFB PLAN AND FLASHING BEACON REMOVAL PLAN
7	FLASHING BEACON INSTALLATION PLAN
8	ADA CURB RAMP DETAIL
9	PAVEMENT MARKING, SIGNING, AND LANDSCAPE RESTORATION PLAN
10	STREET LIGHTING CONTROLLER WIRING DIAGRAM
11 - 12	ELECTRICAL DETAILS
13 - 19	IDOT HIGHWAY STANDARDS
20 - 26	IDOT DISTRICT ONE STANDARDS

IDOT HIGHWAY STANDARDS

000001-08	STANDARD SYMBOLS, ABBREVIATIONS AND PATTERNS
280001-07	TEMPORARY EROSION CONTROL SYSTEMS
424016-06	MID-BLOCK CURB RAMPS FOR SIDEWALKS
701101-05	OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE
701606-10	URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN
701611-01	URBAN HALF ROAD CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN
701801-06	SIDEWALK, CORNER OR CROSSWALK CLOSURE
701901-10	TRAFFIC CONTROL DEVICES
720001-01	SIGN PANEL MOUNTING DETAILS
720006-04	SIGN PANEL ERECTION DETAILS
877001-08	STEEL MAST ARM ASSEMBLY AND POLE 16' THROUGH 55'
878001-11	CONCRETE FOUNDATION DETAILS

IDOT DISTRICT ONE STANDARDS

TS-05	DISTRICT ONE STANDARD TRAFFIC SIGNAL DESIGN DETAILS
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GENERAL NOTES

- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE DETAILS IN THE PLANS, THE SPECIAL PROVISIONS INCLUDED IN THE CONTRACT DOCUMENTS, AND THE FOLLOWING STATE OF ILLINOIS SPECIFICATIONS: "THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (REFERRED TO AS THE "STANDARD SPECIFICATIONS") ADOPTED JANUARY 1, 2022, THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" ADOPTED JANUARY 1, 2024, THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", THE "MANUAL OF TEST PROCEDURES FOR MATERIALS", AND THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". ANY REFERENCE TO "STANDARDS" THROUGHOUT THE PLANS OR SPECIAL PROVISIONS SHALL BE INTERPRETED AS THE LATEST IDOT STANDARD.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK AND SHALL COORDINATE ALL CONSTRUCTION OPERATIONS WITH THE ENGINEER.
- NO WORK SHALL COMMENCE UNTIL TRAFFIC CONTROL REQUIREMENTS AND EROSION CONTROL DEVICES ARE MET TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR IS PROHIBITED FROM BURNING ANY MATERIAL WITHIN OR ADJACENT TO THE PROJECT LIMITS. ALL EXCESS OR WASTE MATERIAL SHALL BE HAULED AWAY FROM THE PROJECT SITE BY THE CONTRACTOR AND LEGALLY DISPOSED OF OUTSIDE THE RIGHT-OF-WAY. NO EXTRA COMPENSATION WILL BE ALLOWED THE CONTRACTOR FOR ANY EXPENSE INCURRED BY COMPLYING WITH THE REQUIREMENTS OF THIS NOTE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER IN COORDINATION WITH THE OWNER SHALL BE FINAL AND CONCLUSIVE.
- ALL DIMENSIONS, INCLUDING RADII, ARE GIVEN TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- PROPOSED LINES AND GRADES SHOWN ON THE CONSTRUCTION PLANS REPRESENT FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- WHEN REMOVING CURB AND GUTTER, PAVEMENT OR ANY OTHER STRUCTURE, THE CONTRACTOR SHALL TAKE THE PRECAUTIONS NECESSARY TO AVOID DAMAGE TO UNDERGROUND PUBLIC OR PRIVATE UTILITIES. UNDER NO CIRCUMSTANCES WILL THE USE OF A FROST BALL CONCRETE BREAKER BE ALLOWED.
- CONCRETE TRUCK WASHOUT FACILITY SHOULD BE PROVIDED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS" AND SPECIAL PROVISIONS IN THE FIELD BY THE CONTRACTOR AT A LOCATION OR LOCATIONS APPROVED BY THE ENGINEER. WASHING CONCRETE AT CURB AND GUTTER IS STRICTLY PROHIBITED. NO CONCRETE WASHOUT PERMITTED AT ANY OPEN EXCAVATION, SUBJECT TO EROSION CONTROL DEFICIENCY ACCORDING TO ARTICLE 105.03.
- WHERE SECTION OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL CAREFULLY PRESERVE ALL PROPERTY MARKERS AND MONUMENTS UNTIL THE OWNER, AN AUTHORIZED SURVEYOR, OR ANY AGENT HAS WITNESSED OR OTHERWISE REFERENCED EACH LOCATION.
- THE CONTRACTOR SHALL NOT BE ALLOWED TO SET UP A YARD OR FIELD OFFICE ON VILLAGE PROPERTY WITHOUT WRITTEN CONSENT FROM THE VILLAGE.

STORM SEWERS, STRUCTURES AND UTILITIES

- BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL CALL "JULIE" AT 1-800-892-0123 FOR FIELD LOCATIONS OF BURIED UTILITIES (48 HOURS NOTIFICATION IS REQUIRED).
- THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH UTILITY COMPANIES.
- THE LOCATION OF PUBLIC OR PRIVATE UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY. THE CONTRACTOR WILL BE REQUIRED TO ASCERTAIN THE EXACT LOCATION OF SUCH UTILITIES AND EXERCISE CARE DURING HIS CONSTRUCTION OPERATIONS SO AS NOT TO DAMAGE THEM IN ACCORDANCE WITH THE SPECIAL PROVISIONS AND APPLICABLE ARTICLES INCLUDED IN THE "STANDARD SPECIFICATIONS" INCLUDING, BUT NOT LIMITED TO, ARTICLES 105.07 AND 107.39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNERS OF ALL EXISTING UTILITIES SO THAT THEIR FACILITIES MAY BE LOCATED AND ADJUSTED OR MOVED, IF NECESSARY, PRIOR TO THE START OF THE CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL AGENCIES MAINTAINING STORM & SANITARY SEWERS AND WATER MAINS TO VERIFY THE MATERIALS AND METHODS ALLOWED FOR THE ADJUSTMENT OR RELOCATION OF THEIR FACILITIES, IF NECESSARY.

MAINTENANCE OF TRAFFIC

- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ACCESS TO ABUTTING PROPERTY AT ALL TIMES DURING THE CONSTRUCTION OF THIS PROJECT.
- A MINIMUM OF ONE LANE OF TRAFFIC IN EACH DIRECTION SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH THE APPLICABLE HIGHWAY STANDARDS.
- THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND THE CITY TO REDUCE IMPACT TO MAJOR HOLIDAYS AND SPECIAL EVENTS. THE CONTRACTOR SHALL OBSERVE ALL LOCAL NOISE ORDINANCES UNLESS OTHERWISE APPROVED BY THE ENGINEER AND THE CITY.
- DURING TRAFFIC OPERATIONS, THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ADJACENT TRAFFIC LANES THAT ARE OPEN TO TRAFFIC FROM DEBRIS GENERATED FROM THE CONSTRUCTION AREAS. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR REMOVING DEBRIS FROM THE ADJACENT TRAVELED LANE SURFACE. STREET SWEEPING, AS SPECIFIED BY THE ENGINEER, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT.

CONTACTS

VILLAGE OF MOUNT PROSPECT
PUBLIC WORKS DEPARTMENT
MATT LAWRIE, P.E.
VILLAGE ENGINEER
1700 W. CENTRAL ROAD
MOUNT PROSPECT, IL 60056
(847) 870-5640
mlawrie@mountprospect.org

MOUNT PROSPECT
POLICE DEPARTMENT
911 E. KENSINGTON ROAD
MOUNT PROSPECT, IL 60056
(847) 870-5656

MOUNT PROSPECT
FIRE DEPARTMENT
111 E. RAND ROAD
MOUNT PROSPECT, IL 60056
(847) 870-5660

ASTOUND
WILLIAM NG
(312) 955-3356
william.ng@astound.com

AT&T DISTRIBUTION
LEGAL MANDATE ENGINEERING
1000 COMMERCE DRIVE
OAK BROOK, IL 60523
g11629@att.com

AT&T / T-TCG
BOBBY AKHTER
(630) 390-0089
ba3817@att.com

COMMONWEALTH EDISON COMPANY
JAMES CAMPBELL
(630) 940-6805
james.campbelliii@comed.com

MCI
JOE CHANEY JR.
(312) 617-2131
joe.chaney@verizon.com

METROPOLITAN WATER RECLAMATION
DISTRICT OF GREATER CHICAGO
JOE SCHUESSLER
(312) 751-3236
schuesslerj@mwrdr.org

NICOR GAS
ANNA TRAN
(224) 239-7693
atran@southernco.com

UNITE PRIVATE NETWORK
GEORGE FORBES
(478) 832-0669
george.forbes@upnfiber.com

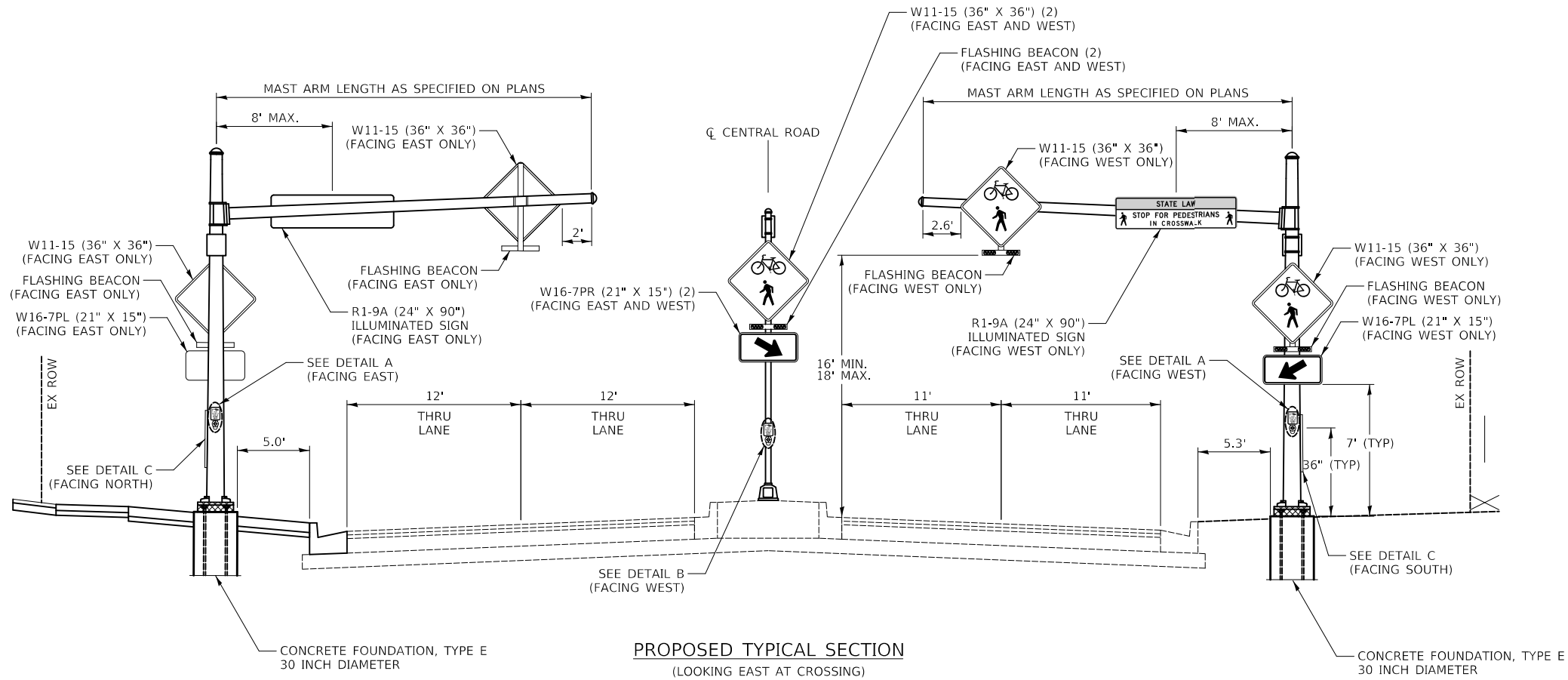
ITEM NO.	CODE NO.	ITEM	UNIT	TOTAL QUANTITY
1	20200100	EARTH EXCAVATION	CU YD	15
2	21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	21
3	25200110	SODDING, SALT TOLERANT	SQ YD	21
4	28000510	INLET FILTERS	EACH	2
5	35101600	AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	27
6	35101800	AGGREGATE BASE COURSE, TYPE B 6"	SQ YD	43
* 7	40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	6
8	42001300	PROTECTIVE COAT	SQ YD	32
9	42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	105
10	42400410	PORTLAND CEMENT CONCRETE SIDEWALK 8 INCH	SQ FT	138
11	42400800	DETECTABLE WARNINGS	SQ FT	20
12	44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	35
13	44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	16
14	44000600	SIDEWALK REMOVAL	SQ FT	241
15	60605000	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.24	FOOT	16
16	67100100	MOBILIZATION	L SUM	1
17	70107025	CHANGEABLE MESSAGE SIGN	CAL DA	28
18	72400600	RELOCATE SIGN PANEL ASSEMBLY - TYPE B	EACH	1
19	78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	35
* 20	81028200	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2" DIA.	FOOT	113

* DENOTES SPECIAL PROVISION

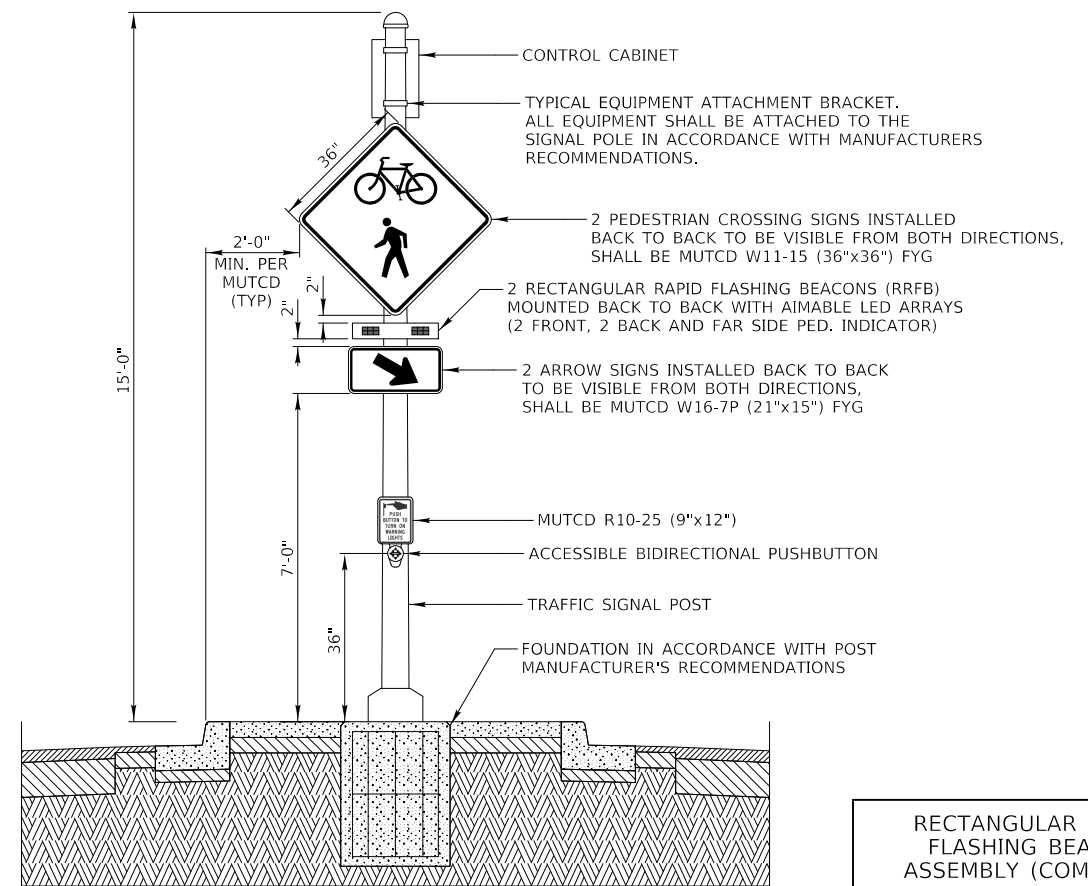
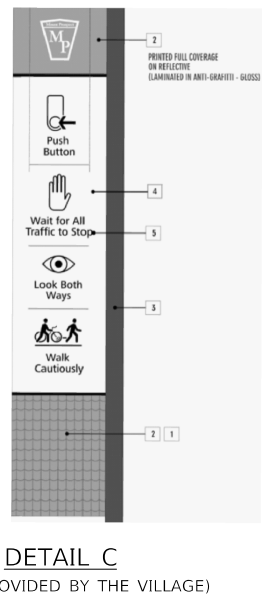
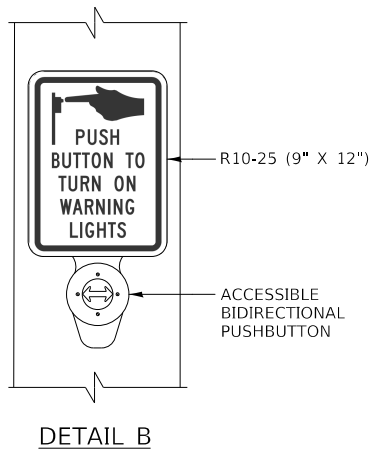
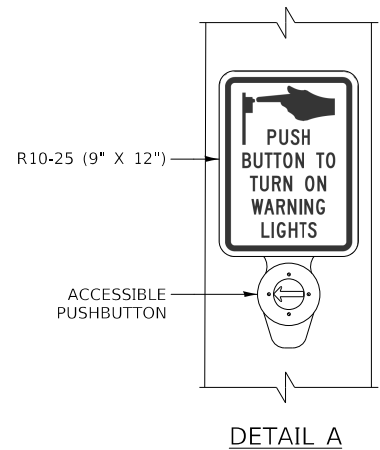
ITEM NO.	CODE NO.	ITEM	UNIT	TOTAL QUANTITY
* 21	81400100	HANDHOLE	EACH	1
* 22	81603010	UNIT DUCT, 600V, 2-1C NO.10, 1/C NO.10 GROUND, (XLP-TYPE USE), 3/4" DIA. POLYETHYLENE	FOOT	68
* 23	81603020	UNIT DUCT, 600V, 3-1C NO.10, 1/C NO.10 GROUND, (XLP-TYPE USE), 3/4" DIA. POLYETHYLENE	FOOT	158
* 24	85100600	PAINT NEW MAST ARM AND POLE, UNDER 40 FOOT	EACH	2
* 25	87700170	STEEL MAST ARM ASSEMBLY AND POLE, 26 FT.	EACH	2
* 26	87800400	CONCRETE FOUNDATION, TYPE E 30-INCH DIAMETER	FOOT	20
27	89502385	REMOVE EXISTING CONCRETE FOUNDATION	EACH	5
* 28	89502400	REMOVE EXISTING FLASHING BEACON INSTALLATION COMPLETE	EACH	3
* 29	X1400326	RECTANGULAR RAPID FLASHING BEACON ASSEMBLY (COMPLETE)	EACH	1
* 30	X7010216	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1
* 31	X7230100	INSTALL SIGN PANEL - TYPE 1	SQ FT	10
* 32	X7240110	REMOVE SIGN PANEL ASSEMBLY - TYPE A (SPECIAL)	EACH	2
* 33	X8910050	ILLUMINATED SIGN (SPECIAL)	EACH	2
* 34	X8950130	MODIFY EXISTING LIGHTING CONTROLLER	EACH	1
* 35	XX003668	PRECONSTRUCTION VIDEO TAPING	L SUM	1
* 36	Z0013798	CONSTRUCTION LAYOUT	L SUM	1
* 37	Z0030850	TEMPORARY INFORMATION SIGNING	SQ FT	52
* 38		RECTANGULAR RAPID FLASHING BEACON ASSEMBLY	EACH	2

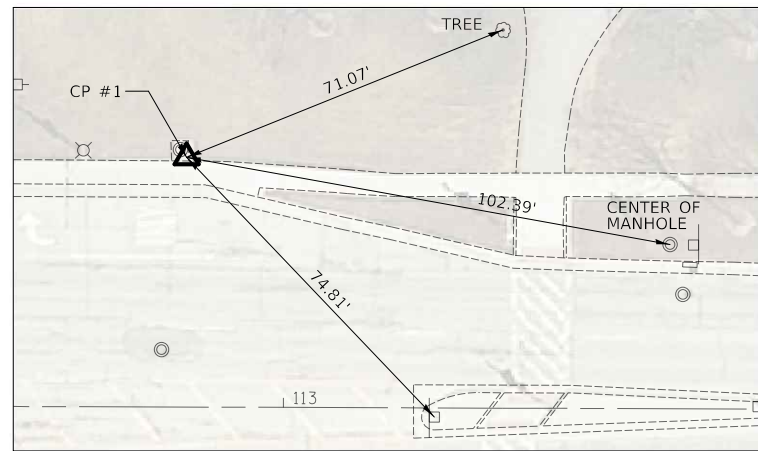
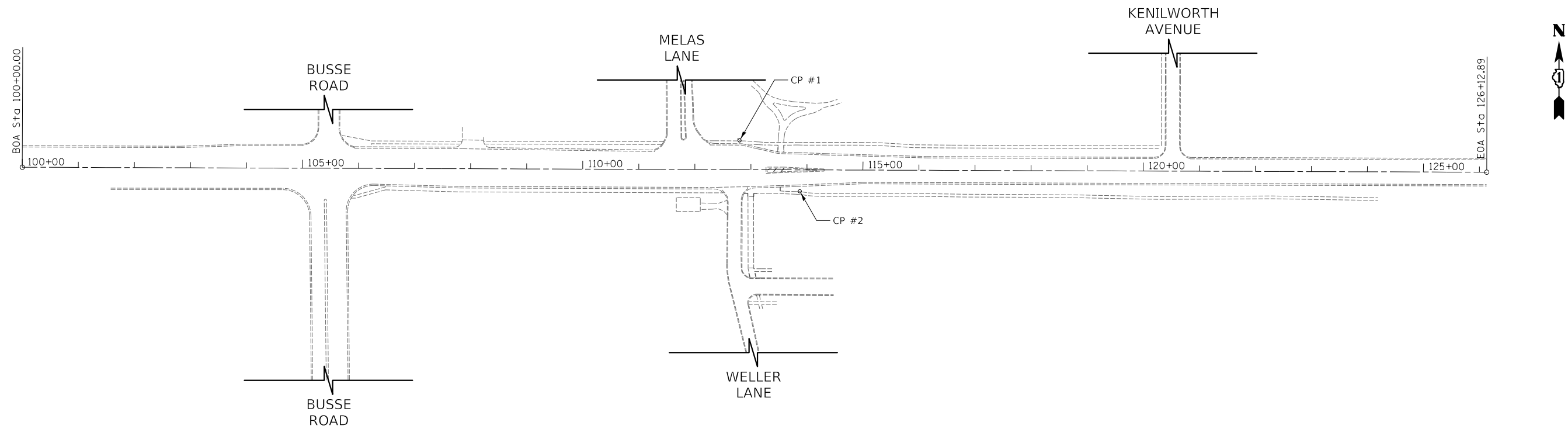
	Two Pierce Place, Suite 1400 Itasca, Illinois 60143 Tel: 630.773.3900 Fax: 630.773.3975 www.civiltechinc.com	DESIGNED - JMG	REVISED -	VILLAGE OF MOUNT PROSPECT		CENTRAL ROAD AND WELLER LANE PEDESTRIAN CROSSING MODIFICATIONS		F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		DRAWN - JMG	REVISED -							COOK	26	3
		CHECKED - JJE	REVISED -									
		DATE - 5/14/2025	REVISED -						ILLINOIS			
								SHEET 1	OF 1 SHEETS	STA.	TO STA.	

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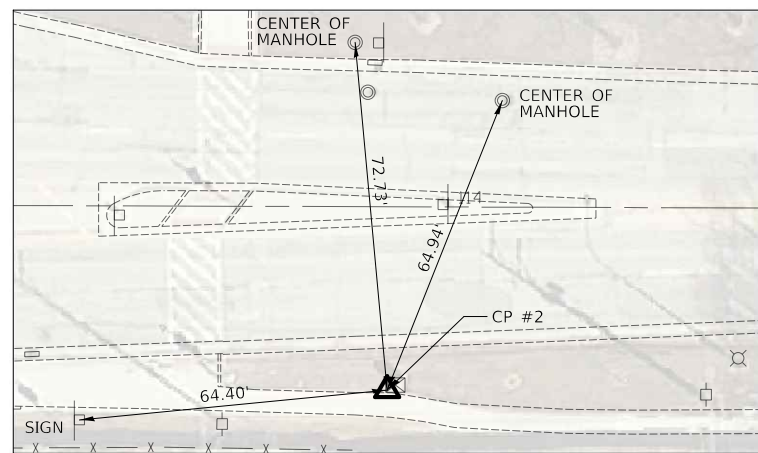


FACE VIEW





CONTROL POINT #1



CONTROL POINT #2

CENTRAL ROAD ALIGNMENT DATA

POINT	STATION	NORTHING	EASTING
BOA	100+00.00	1,967,012.36	1,084,953.91
EOA	126+12.89	1,967,003.52	1,087,566.78

CONTROL POINTS - CENTRAL ROAD

POINT NO.	NORTHING	EASTING	ELEVATION	STATION	OFFSET	DESCRIPTION
CP #1	1,967,060.09	1,086,233.74	672.96	112+79.66	52.06' LT	CHISELED "+" IN DISK
CP #2	1,966,969.47	1,086,341.13	672.73	113+87.36	38.20' RT	CHISELED "X" IN SW CORNER OF STREET LIGHT CONTROL BOX

NOTE: THREE POINT TIES ARE PROVIDED ONLY TO FIND THE GENERAL LOCATION OF CONTROL POINT, NOT TO ACCURATELY ESTABLISH THE POINT.

 CONTROL POINT

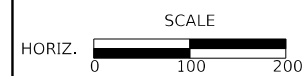


Two Pierce Place, Suite 1400
Itasca, Illinois 60143
Tel: 630.773.3900 Fax: 630.773.3975
www.civiltechinc.com

DESIGNED - JMG
DRAWN - JMG
CHECKED - JJE
DATE - 5/14/2025

REVISED -
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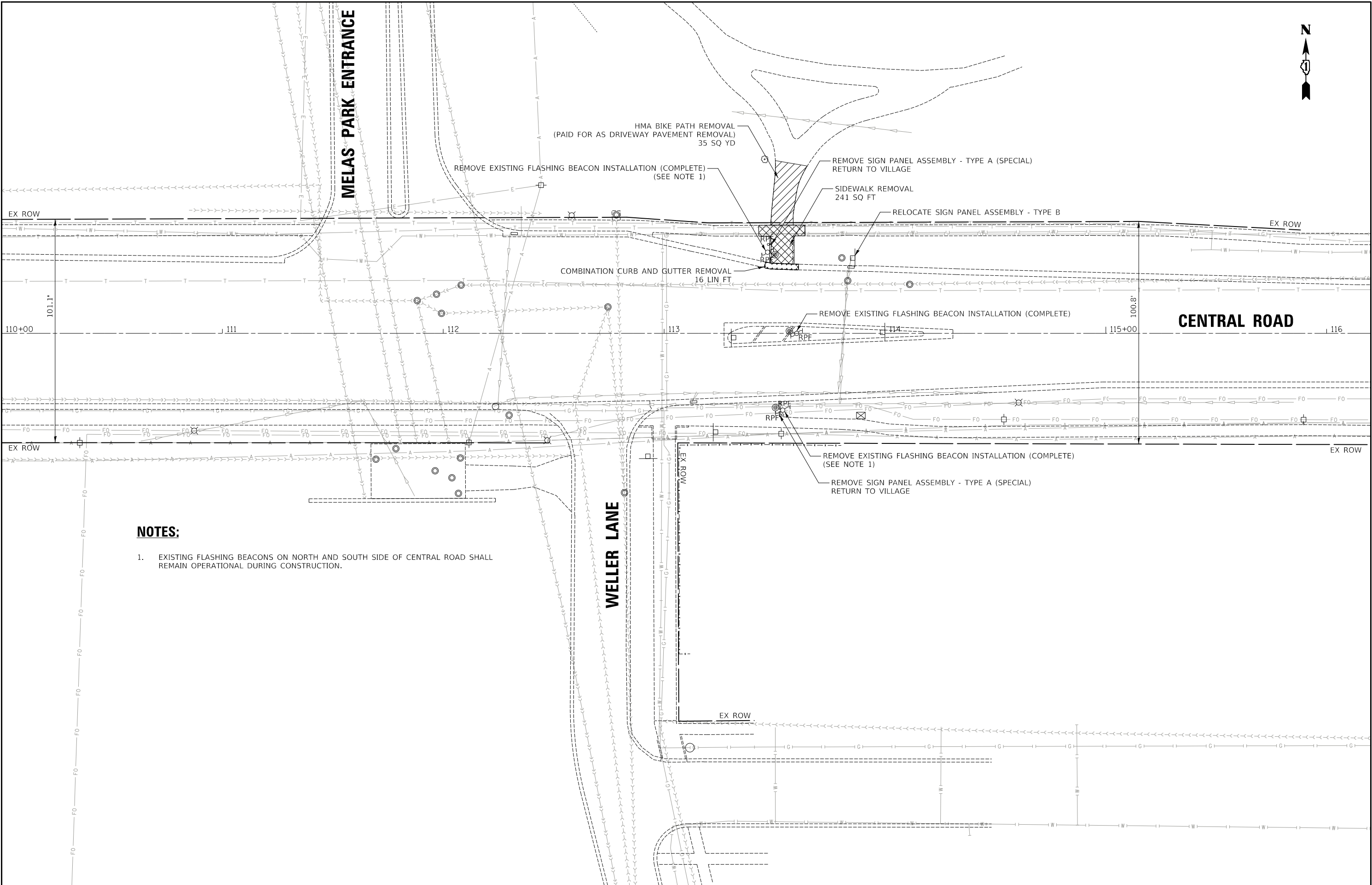
VILLAGE OF MOUNT PROSPECT



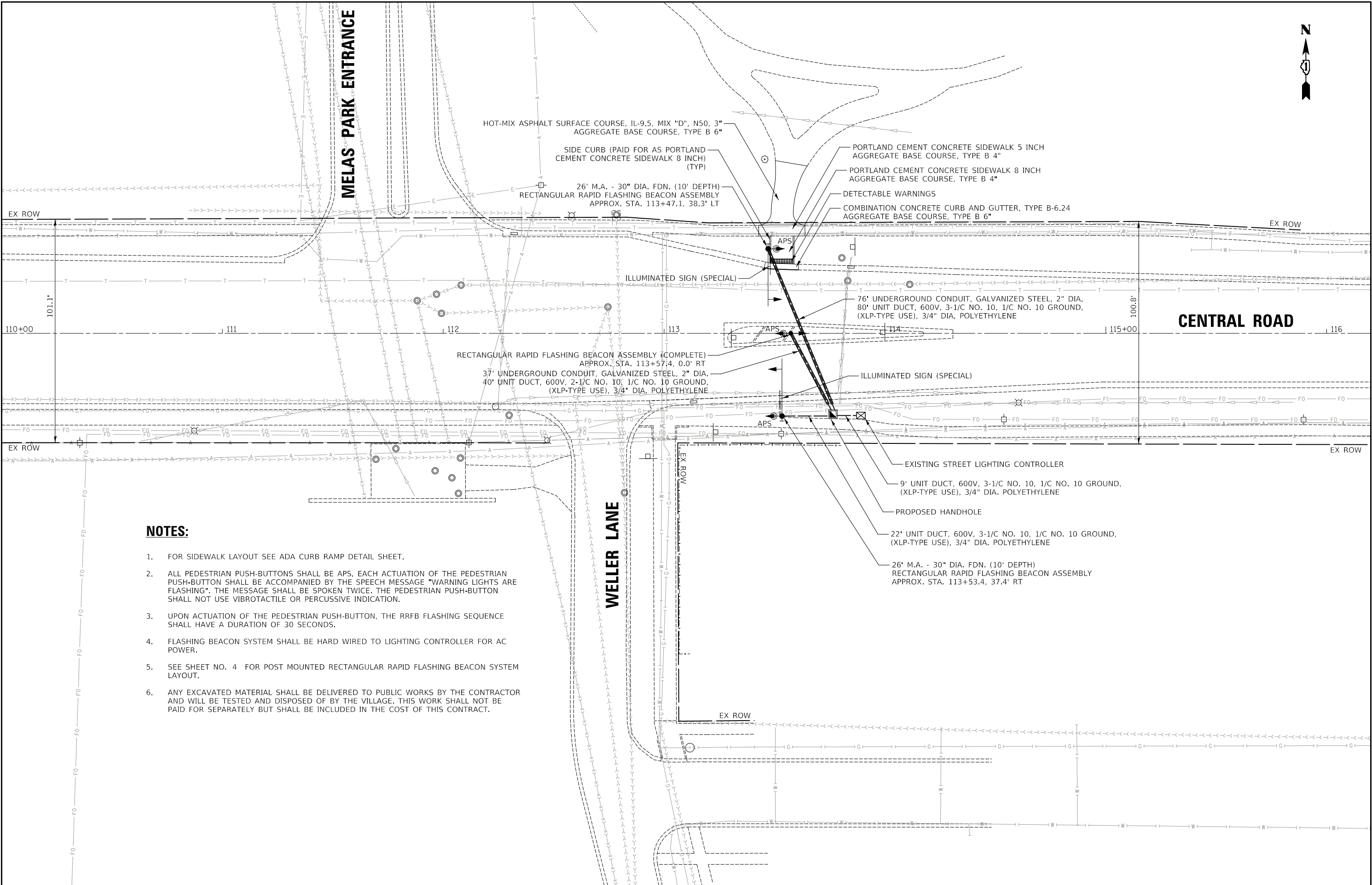
CENTRAL ROAD AND WELLER LANE PEDESTRIAN CROSSING MODIFICATIONS
ALIGNMENT, TIES, AND BENCHMARKS

SHEET 1 OF 1 SHEETS STA. TO STA.

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	26	5
		ILLINOIS		

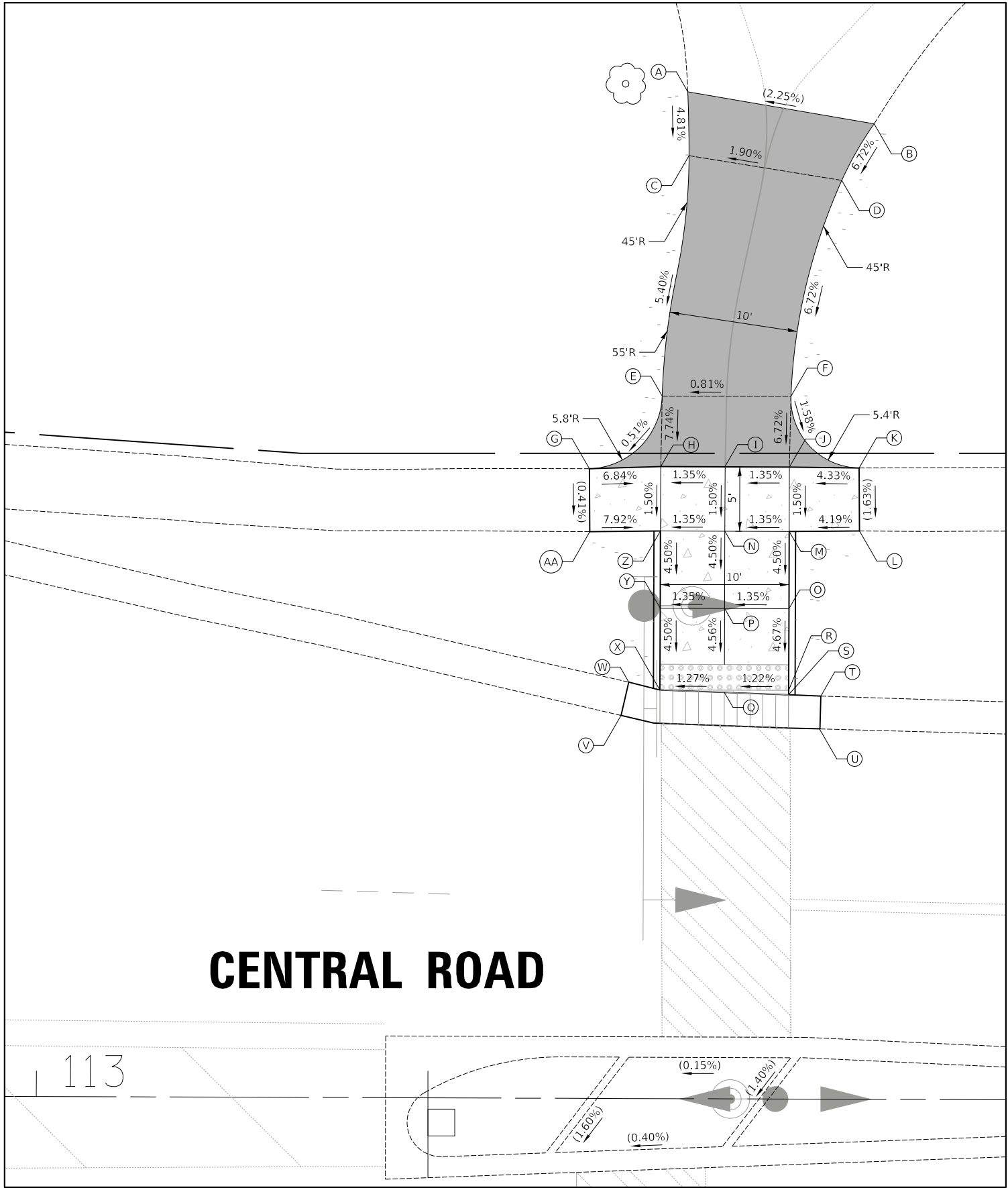


- NOTES:**
- 1. EXISTING FLASHING BEACONS ON NORTH AND SOUTH SIDE OF CENTRAL ROAD SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.

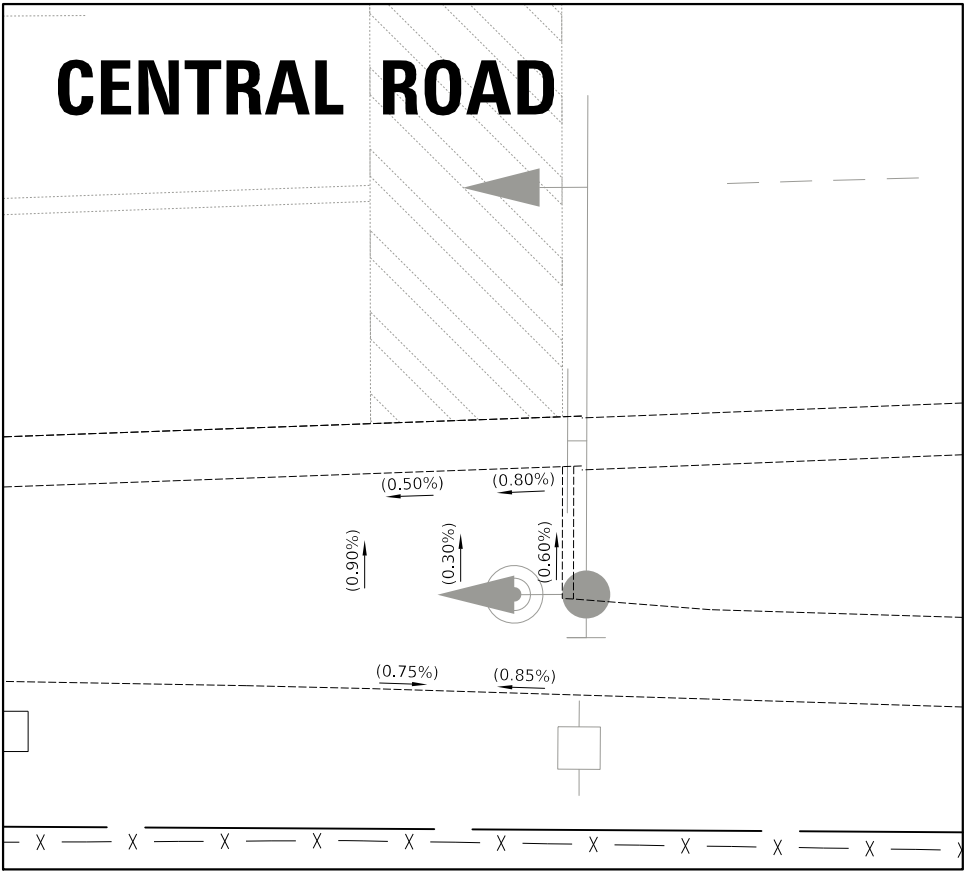


NOTES:

1. FOR SIDEWALK LAYOUT SEE ADA CURB RAMP DETAIL SHEET.
2. ALL PEDESTRIAN PUSH-BUTTONS SHALL BE APS. EACH ACTUATION OF THE PEDESTRIAN PUSH-BUTTON SHALL BE ACCOMPANIED BY THE SPEECH MESSAGE "WARNING LIGHTS ARE FLASHING". THE MESSAGE SHALL BE SPOKEN TWICE. THE PEDESTRIAN PUSH-BUTTON SHALL NOT USE VIBROTACTILE OR PERCUSSIVE INDICATION.
3. UPON ACTUATION OF THE PEDESTRIAN PUSH-BUTTON, THE RRFB FLASHING SEQUENCE SHALL HAVE A DURATION OF 30 SECONDS.
4. FLASHING BEACON SYSTEM SHALL BE HARD WIRED TO LIGHTING CONTROLLER FOR AC POWER.
5. SEE SHEET NO. 4 FOR POST MOUNTED RECTANGULAR RAPID FLASHING BEACON SYSTEM LAYOUT.
6. ANY EXCAVATED MATERIAL SHALL BE DELIVERED TO PUBLIC WORKS BY THE CONTRACTOR AND WILL BE TESTED AND DISPOSED OF BY THE VILLAGE. THIS WORK SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THIS CONTRACT.



NORTH SIDE ADA CURB RAMP DETAIL



SOUTH SIDE ADA CURB RAMP DETAIL

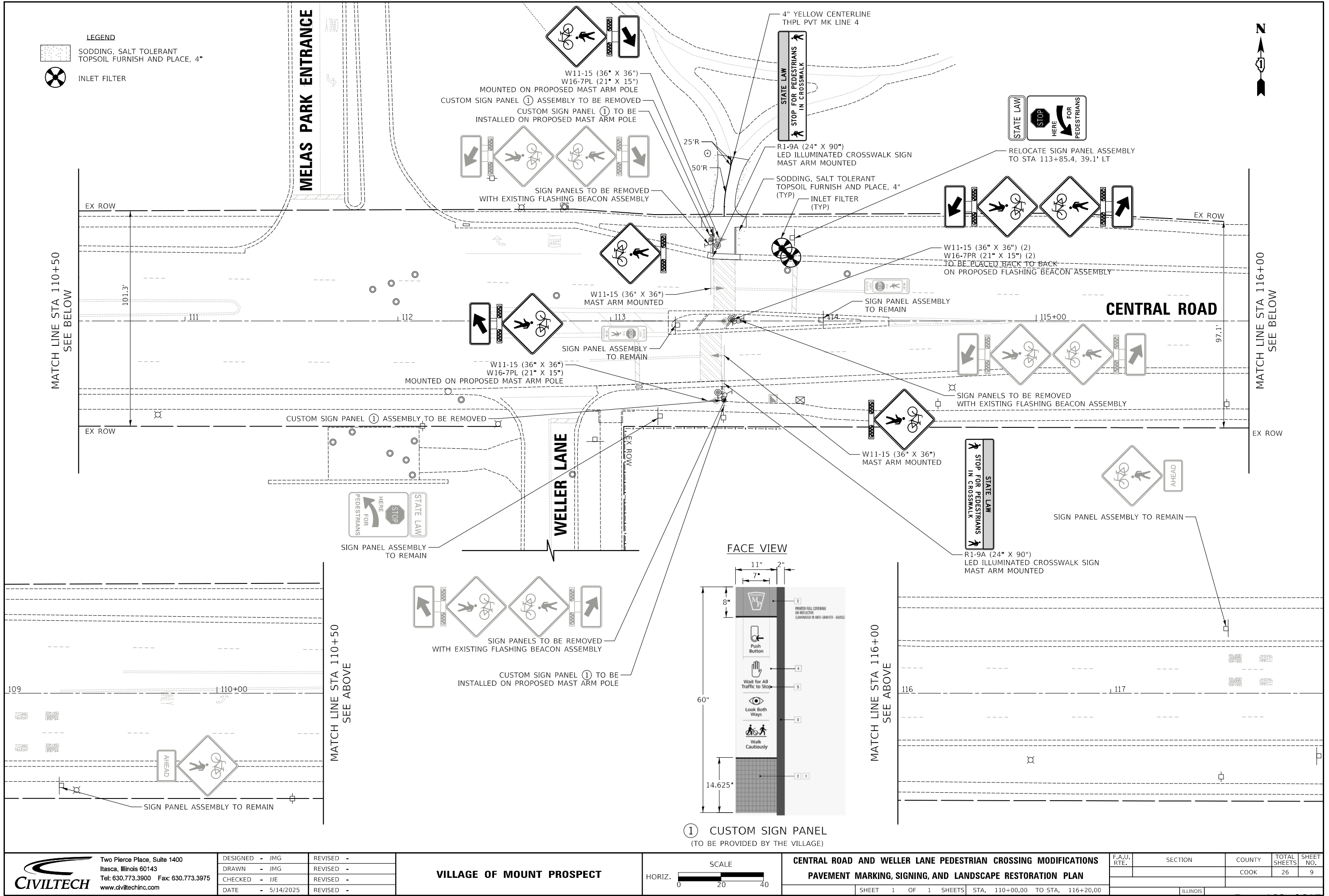
POINT	STATION	OFFSET	ELEVATION	TOP OF CURB ELEVATION
A	113+50.35	78.21' LT	675.00	
B	113+64.83	75.77' LT	675.33	
C	113+50.46	73.25' LT	674.76	
D	113+62.33	71.36' LT	674.99	
E	113+48.44	54.57' LT	673.74	
F	113+58.44	54.59' LT	673.83	
G	113+42.80	48.90' LT	(673.70)	
H	113+48.34	49.08' LT	673.32	
I	113+53.34	49.08' LT	673.39	
J	113+58.34	49.08' LT	673.46	
K	113+63.76	49.03' LT	(673.69)	
L	113+63.79	44.13' LT	(673.61)	
M	113+58.34	44.08' LT	673.38	
N	113+53.34	44.08' LT	673.31	
O	113+58.34	38.08' LT	673.11	673.51
P	113+53.34	38.08' LT	673.04	
Q	113+53.34	31.57' LT	672.75	
R	113+58.34	31.74' LT	672.81	673.27
S	113+58.34	31.40' LT	672.81	673.26
T	113+60.84	31.31' LT	(673.26)	
U	113+60.78	28.76' LT	(672.89)	
V	113+45.32	29.75' LT	(672.73)	
W	113+45.91	32.34' LT	(673.22)	
X	113+48.34	31.74' LT	672.69	673.22
Y	113+48.34	38.08' LT	672.98	673.55
Z	113+48.34	44.08' LT	673.25	
AA	113+42.85	44.01' LT	(673.68)	

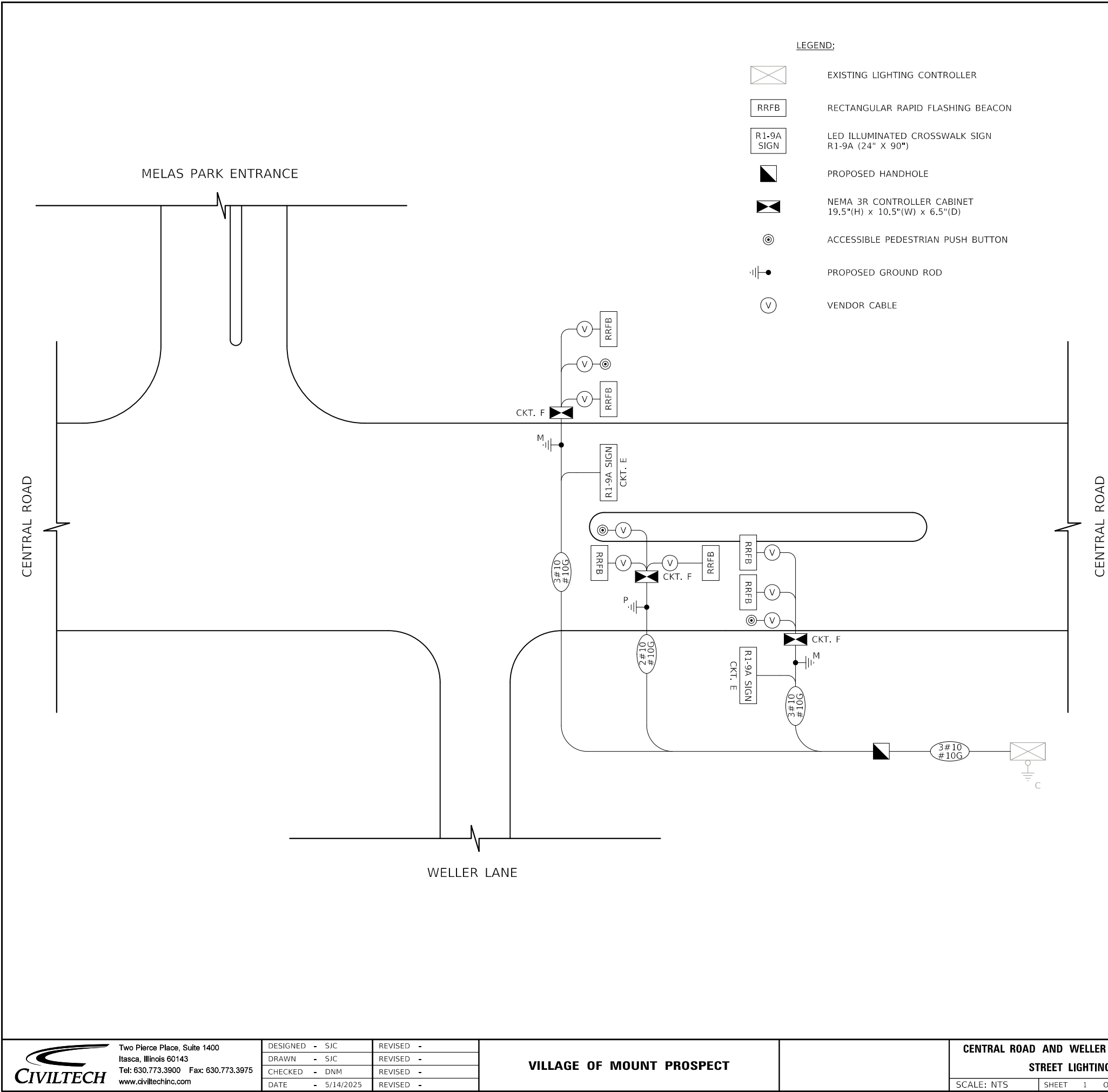
NOTES:

1. GUTTER ADJACENT TO ADA DEPRESSED CURB SHALL PITCH AWAY FROM PAVEMENT AT 5% UNLESS OTHERWISE NOTED.

LEGEND

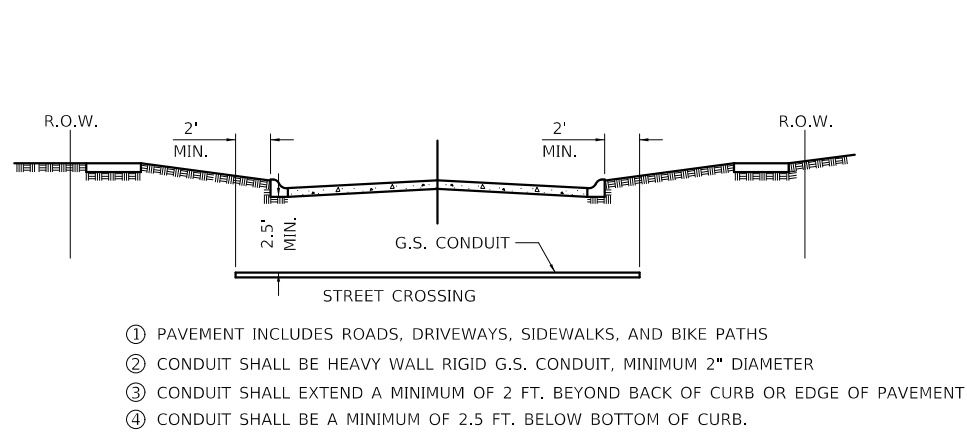
- PROPOSED PCC SIDEWALK
PROPOSED HMA BIKE PATH
PROPOSED SIDE CURB
DETECTABLE WARNINGS
DEPRESSED CURB AND GUTTER
() EXISTING ELEVATION / SLOPE



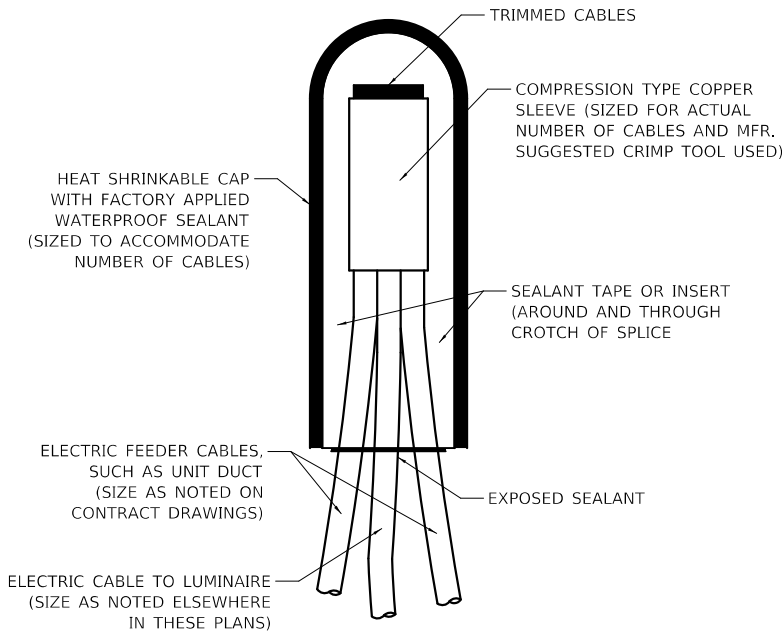


NOTES:

- THE ELECTRICAL CONTRACTOR SHALL INSTALL NEW ILLUMINATED SIGNS (SPECIAL) AND RECTANGULAR RAPID FLASHING BEACON ASSEMBLY, INCLUDING THE SIGNS, POSTS, MAST ARMS, FOUNDATIONS, UNDERGROUND CONDUIT/CABLE, RECTANGULAR RAPID-FLASHING BEACONS (RRFB), RRFB POLE MOUNTED CONTROLLER CABINETS, PUSH-BUTTONS, AND ALL INCIDENTALS REQUIRED TO CONNECT THE PROPOSED IMPROVEMENTS TO THE EXISTING LIGHTING CONTROLLER.
- THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO ORDERING ANY MATERIAL OR PERFORMING WORK.
- THE PROPOSED ILLUMINATED SIGNS SHALL BE CONNECTED TO A NEW 20 AMP, SINGLE POLE CIRCUIT BREAKER, 65K AIC AT 120V INSTALLED IN THE LIGHTING CONTROLLER. THE CIRCUIT BREAKER SHALL BE CONTROLLED BY THE CONTACTOR (PHOTOCELL). THE CIRCUIT SHALL BE LABELED CKT. E. SEE DETAIL SHEET 12.
- THE PROPOSED RECTANGULAR RAPID FLASHING BEACON ASSEMBLY SHALL BE CONNECTED TO A NEW 20 AMP, SINGLE POLE CIRCUIT BREAKER, 65K AIC AT 120V INSTALLED IN THE LIGHTING CONTROLLER. THE CIRCUIT BREAKER SHALL BE CONNECTED PRIOR TO THE CONTACTOR. THE CIRCUIT SHALL BE LABELED CKT. F. SEE DETAIL SHEET 12.
- ALL WORK WITHIN THE EXISTING LIGHTING CONTROLLER CABINET, REQUIRED TO CONNECT THE PROPOSED ILLUMINATED SIGN (SPECIAL), RECTANGULAR RAPID FLASHING BEACON ASSEMBLY, RECTANGULAR RAPID FLASHING BEACON ASSEMBLY (COMPLETE) TO THE EXISTING CONTROLLER SHALL BE INCLUDED IN THE CONTRACT PAY ITEM FOR 'MODIFY EXISTING LIGHTING CONTROLLER'. THIS SHALL INCLUDE ALL CONNECTIONS AND THE WIRING OF THE NEW CIRCUIT BREAKERS.
- THE PROPOSED CABLES SHALL BE SPliced AT THE HANDHOLE AND INSTALLED FROM THE HANDHOLE TO THE PROPOSED MAST ARMS AND PROPOSED POST AS SHOWN IN THE PLANS. CABLE SPICES AT THE HANDHOLE SHALL BE INCLUDED IN THE CONTRACTOR UNIT PRICE FOR UNIT DUCT. CABLE SPICES SHALL HAVE A HEAT-SHRINKABLE CAP WITH FACTOR APPLIED WATERPROOF SEALANT AS SHOWN IN THE LIGHTING DETAILS.
- THE CABLE GROUNDING SHALL BE COMPLETED PER THE IDOT STANDARD FOR TRAFFIC SIGNAL GROUNDING AND BONDING.
- THE POLE CABLE SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE CONTRACTOR UNIT PRICE FOR THE 'ILLUMINATED SIGN (SPECIAL)' OR 'RECTANGULAR RAPID FLAHSING BEACON ASSEMBLY' OR 'RECTANGULAR RAPID FLASHING BEACON ASSEMBLY (COMPLETE)'. POLE WIRE SHALL RUN FROM THE MAST ARM OR POLE'S HANDHOLE TO THE ILLUMINATED SIGN AND RRFB ASSEMBLY POLE MOUNTED CONTROLLER CABINET. THE WIRE SHALL BE SIZED NO. 10, RATED FOR 600V, RHW/USE-2.
- THE WIRING FROM THE RRFB ASSEMBLY POLE MOUNTED CABINET TO THE PEDESTRIAN PUSH-BUTTON OR RRFBs SHALL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE CONTRACTOR UNIT PRICE FOR 'RECTANGULAR RAPID FLAHSING BEACON ASSEMBLY'. WIRING SHALL BE PER THE MANUFACTURER'S REQUIREMENTS.
- THE EXISTING LIGHTING CONTROLLER LABELS, SCHEMATIC, AND AS-BUILT DOCUMENTS SHALL BE MODIFIED TO INCLUDE THE PROPOSED CHANGES.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES. ALL WORK REQUIRED TO LOCATE UTILITIES SHALL BE CONSIDERED INCLUDED IN THE APPLICABLE PAY ITEMS.
- THE EXISTING CENTRAL RD AND WELLER LN LIGHTING CONTROLLER HAS A 120/240V, SINGLE PHASE, 3 WIRE SYSTEM. THE EXISTING LIGHTING IS PHOTOCELL CONTROLLED.

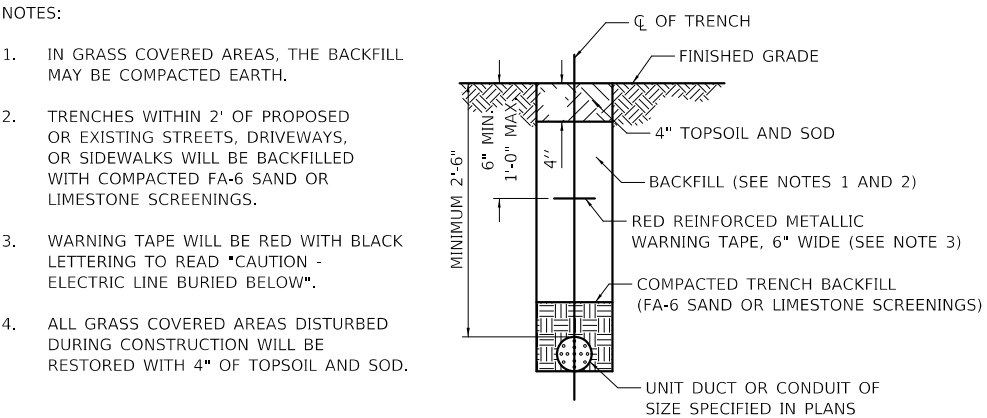


ELECTRICAL CONDUIT UNDER PAVEMENT

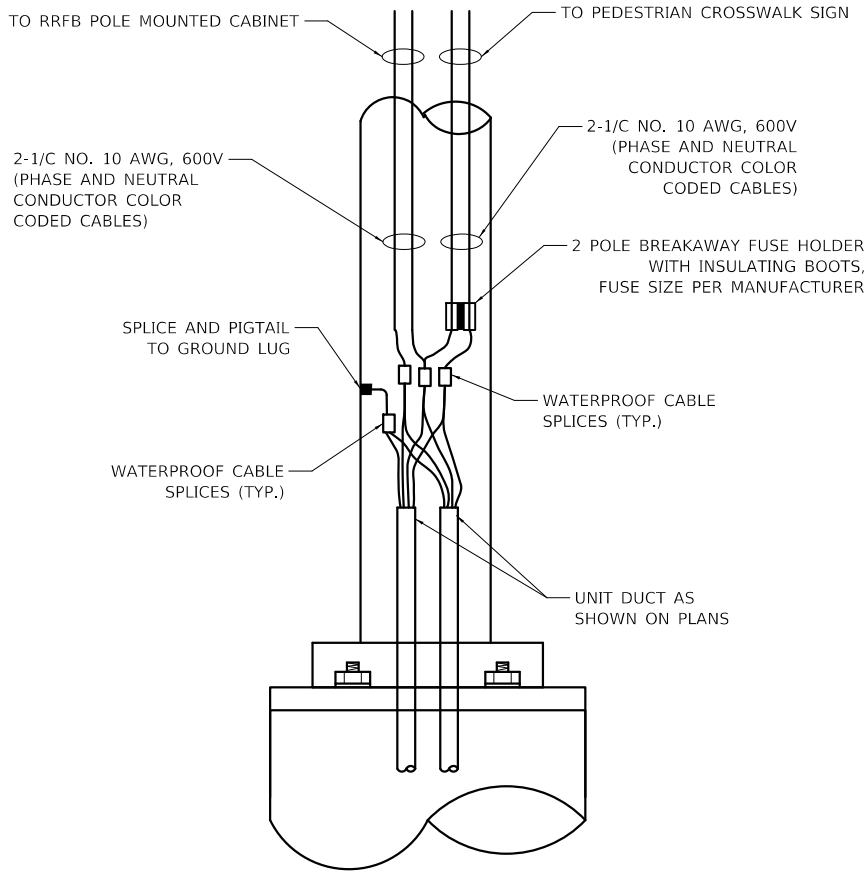


NOTE: NUMBER OF CABLES IN SPLICE MAY VARY

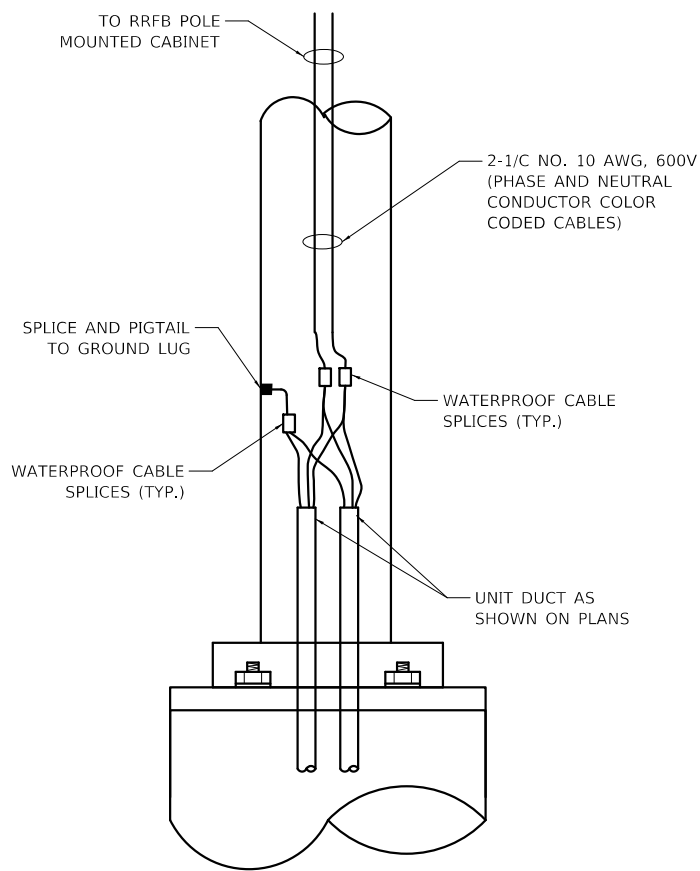
SPLICING ELECTRIC CABLES BASIC MATERIALS AND METHODS



TYPICAL TRENCH CROSS SECTION



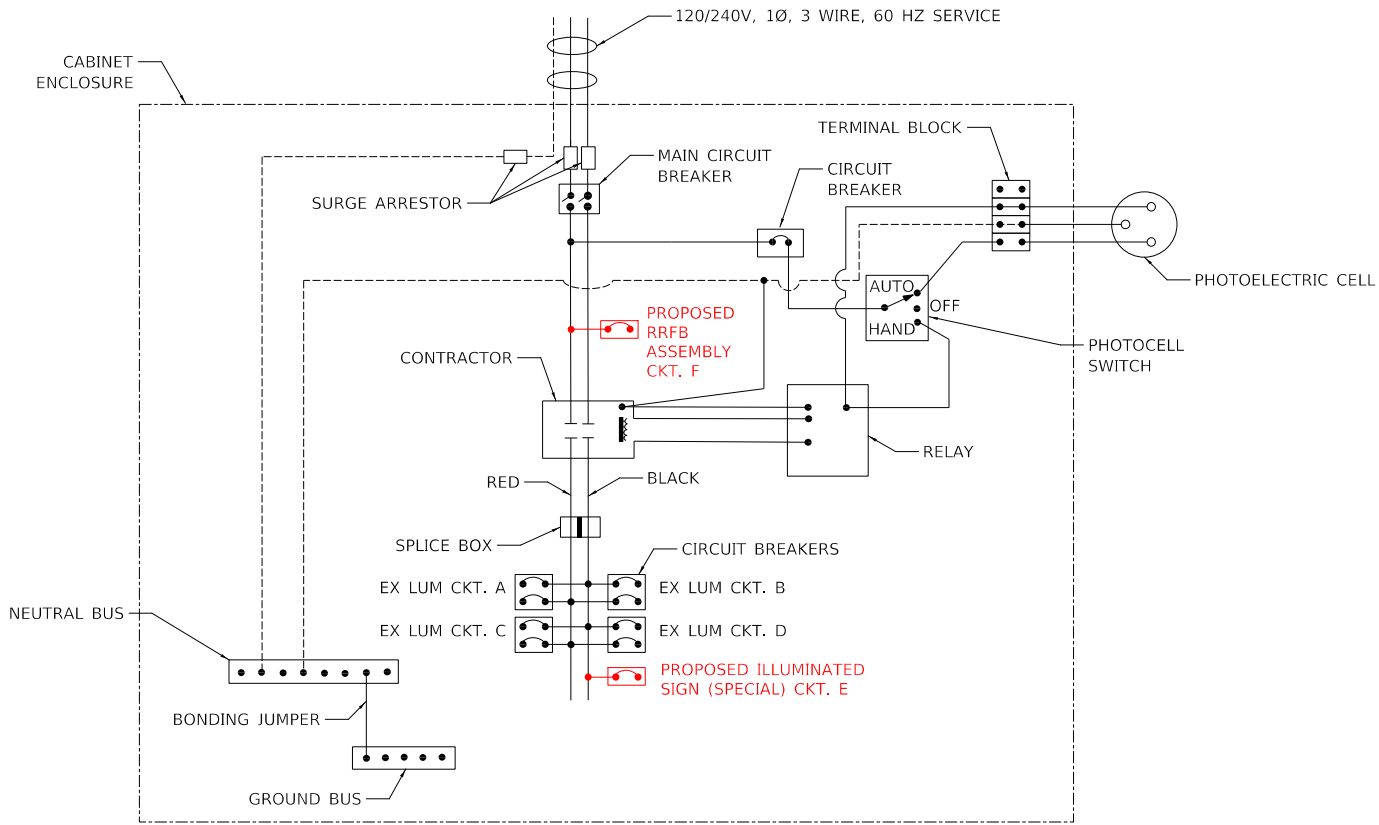
STEEL MAST ARM ASSEMBLY AND POLE HANDHOLE WIRING DIAGRAM



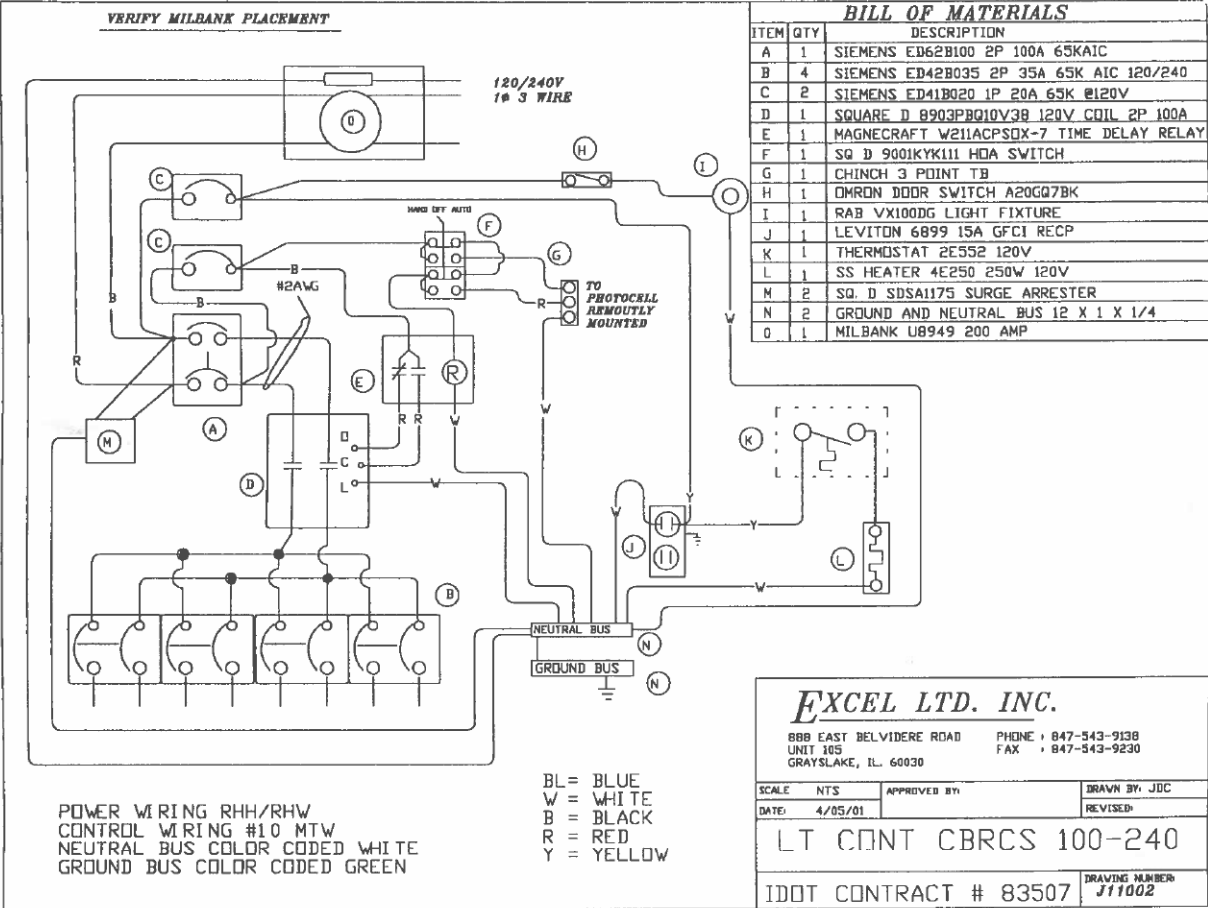
RECTANGULAR RAPID FLASHING BEACON ASSEMBLY (COMPLETE) POLE HANDHOLE WIRING DIAGRAM



EXISTING LIGHTING CONTROLLER



MODIFIED LIGHTING CONTROLLER - PARTIAL WIRING DIAGRAM



EXISTING LIGHTING CONTROLLER WIRING DIAGRAM

ABV ABOVE	CU YD CUBIC YARD	HATCH HATCHING	PM PAVEMENT MARKING	STD STANDARD
AC ACCESS CONTROL	CULV CULVERT	HD HEAD	PED PEDESTAL	SBI STATE BOND ISSUE
AG ACRE	CURB & GUTTER	HOW HEADWALL	PNT POINT	SR STATE ROUTE
ADJ ADJUST	D DEGREE OF CURVE	HDUTY HEAVY DUTY	PC POINT OF CURVATURE	STA STATION
AS AERIAL SURVEYS	DC DEPRESSIONED CURVE	na HECTARE	PI POINT OF INTERSECTION OF HORIZONTAL CURVE	SS STEEL PLATE BEAM GUARDRAIL
AGG AGGREGATE	DET DETECTOR	HMA HOT MIX ASPHALT	PRC POINT OF REVERSE CURVE	SS STORM SEWER
AH AHEAD	DIA DIAMETER	HWH HIGHWAY	PT POINT OF TANGENCY	ST STREET
APT APARTMENT	DIST DISTRICT	HORIZ HORIZONTAL	PT POINT ON TANGENT	STR STRUCTURE
ASPH ASPHALT	DOM DOMESTIC	HSE HOUSE	POT POINT OF TANGENCY	TR TR
AUX AUXILIARY	DBL DOUBLE	ILL ILLINOIS	POLY POLYETHYLENE	e SUPERELEVATION RATE
AGS AUXILIARY GAS VALVE (SERVICE)	DSEL DOWNSTREAM ELEVATION	IMP IMPROVEMENT	PCC PORTLAND CEMENT CONCRETE	S.E. RUN SUPERELEVATION RUNOFF LENGTH
AVE AVENUE	DSFL DOWNSTREAM FLOWLINE	IN DIA INCH DIAMETER	PP POWER POLE OR PRINCIPAL POINT	SURF SURFACE
AX AXIS OF ROTATION	DR DRAINAGE OR DRIVE	INLET INLET	PRIME PRIME	SMK SURVEY MARKER
BK BACK	DI DRAINAGE INLET OR DROP INLET	INST INSTALLATION	PE PRIVATE ENTRANCE	T TANGENT DISTANCE
B-B BACK TO BACK	DRV DRIVEWAY	IDS INTERSECTION DESIGN STUDY	PROF PROFILE	T.R. TANGENT RUNOUT DISTANCE
BKPL BACKPLATE	DCT DUCT	INVERT INVERT	PGL PROFILE GRADELINE	TEL TELEPHONE
BARN BARN	EA EACH	IRON PIPE IRON PIPE	PROJ PROJECT	TEL TELEPHONE BOX
BARR BARRICADE	EB EASTBOUND	IRON ROD IRON ROD	P.C. PROPERTY CORNER	TP TELEPHONE POLE
BL BASELINE	EOP EDGE OF PAVEMENT	JOINT JOINT	PROPERTY LINE	TEMP TEMPORARY
BGN BEGIN	E-CL EDGE TO CENTERLINE	JOINT JOINT	PROPOSED PROPOSED	TBM TEMPORARY BENCH MARK
BM BENCHMARK	E-E EDGE TO EDGE	km KILOMETER	R RADIUS OF RESIDENTIAL	TD TILE DRAIN
BND BINDER	ELEC ELECTRICAL	LS LANDSCAPING	RR RAILROAD	TBE TO BE EXTENDED
BIT BITUMINOUS	EL ELEVATION	LANE LANE	RR RAILROAD SPIKE	TO BE REMOVED
BTM BOTTOM	ENR ENTRANCE	LT LEFT	RPS REFERENCE POINT STAKE	TBS TO BE SAVED
BLVD BOULEVARD	EXC EXCAVATION	LDAR LIGHT DETECTION AND RANGING	REF REFLECTIVE	TWP TOWNSHIP
BRK BRICK	EX EXISTING	LP LIGHT POLE	REINFORCED CONCRETE CULVERT PIPE	TR TOWNSHIP ROAD
BBOX BUFFALO BOX	EXPWAY EXPRESSWAY	LGT LIGHTING	REINFORCED CONCRETE CULVERT PIPE	TS TRAFFIC SIGNAL
BILD BUILDING	E EXTERNAL DISTANCE OF HORIZONTAL CURVE	LFT LINEAL FEET OR LINEAR FEET	REINFORCED CONCRETE CULVERT PIPE	TSCB TRAFFIC SIGNAL CONTROL BOX
CATV CABLE	OFFSET DISTANCE TO VERTICAL CURVE	L LITER OR CURVE LENGTH	REINFORCED CONCRETE CULVERT PIPE	TSC TRAFFIC SYSTEMS CENTER
CB CAST IRON PIPE	F-F FACE TO FACE	LC LONG CHORD	REINFORCED CONCRETE CULVERT PIPE	TRVS TRANSVERSE
CB CATCH BASIN	FA FEDERAL AID	LNG LONGITUDINAL	REINFORCED CONCRETE CULVERT PIPE	TRVL TRAVEL
C-C CENTER TO CENTER	FAP FEDERAL AID INTERSTATE	L SUM LUMP SUM	REINFORCED CONCRETE CULVERT PIPE	TRN TURN
CL CENTERLINE OR CLEARANCE	FAS FEDERAL AID PRIMARY	MACH MACHINE	REINFORCED CONCRETE CULVERT PIPE	TY TYPE
CL-E CENTERLINE TO EDGE	FAS FEDERAL AID SECONDARY	MB MAIL BOX	REINFORCED CONCRETE CULVERT PIPE	T-A TYPE A
CL-F CENTERLINE TO FACE	FAUS FEDERAL AID URBAN SECONDARY	MH MANHOLE	REINFORCED CONCRETE CULVERT PIPE	TYP TYPICAL
CTS CENTERS	FP FENCE POST	MATL MATERIAL	REINFORCED CONCRETE CULVERT PIPE	UNDND UNDERGROUND
CERT CERTIFIED	OPT OPTIC	MED MEDIAN	REINFORCED CONCRETE CULVERT PIPE	USGS U.S. GEOLOGICAL SURVEY
CHSLD CHASELED	FE FIELD ENTRANCE	m METER	REINFORCED CONCRETE CULVERT PIPE	USEL UPSTREAM ELEVATION
CS CITY STREET	FH FINE HYDRANT	M METER	REINFORCED CONCRETE CULVERT PIPE	USFL UPSTREAM FLOWLINE
CP CLAY PIPE	FL FLOW LINE	M MID-ORDINATE	REINFORCED CONCRETE CULVERT PIPE	UTIL UTILITY
CLS CLOSED	FB FOOT BRIDGE	mm MILLIMETER	REINFORCED CONCRETE CULVERT PIPE	VBOX VALVE BOX
CLD CLOSED LD	FDN FOUNDATION	mm DIA MILLIMETER DIAMETER	REINFORCED CONCRETE CULVERT PIPE	VV VALVE VAULT
CT COAT OR COURT	FRM FRAME	MM MIXTURE	REINFORCED CONCRETE CULVERT PIPE	VLT VAULT
COMB COMBINATION	F&G FRAME & GRATE	MBH MOBILE HOME	REINFORCED CONCRETE CULVERT PIPE	VEH VEHICLE
C COMBINATION BUILDING	FRWAY FREEWAY	MOD MODIFIED	REINFORCED CONCRETE CULVERT PIPE	VP VENT PIPE
CE COMMERCIAL ENTRANCE	GAL GALLON	MFT MOTOR FUEL TAX	REINFORCED CONCRETE CULVERT PIPE	VERT VERTICAL
CONC CONCRETE	GALV GALVANIZED	N & BC NAL & BOTTLE CAP	REINFORCED CONCRETE CULVERT PIPE	VPC VERTICAL CURVE
CONST CONSTRUCT	G GARAGE	N & C NAL & CAP	REINFORCED CONCRETE CULVERT PIPE	VPC VERTICAL POINT OF CURVATURE
CONTD CONTINUED	GM GAS METER	N & W NAL & WASHER	REINFORCED CONCRETE CULVERT PIPE	VPT VERTICAL POINT OF TANGENCY
CONT CONTINUOUS	GV GAS VALVE	NC NORMAL CROWN	REINFORCED CONCRETE CULVERT PIPE	WM WATER METER
COR CORNER	GIS GEOGRAPHICAL INFORMATION SYSTEM	NB NORTHBOUND	REINFORCED CONCRETE CULVERT PIPE	WV WATER VALVE
CORR CORRUGATED	GRAN GRANULAR	NE NORTHEAST	REINFORCED CONCRETE CULVERT PIPE	WMAIN WATER MAIN
CMP CORRUGATED METAL PIPE	GR GRATE	NW NORTHWEST	REINFORCED CONCRETE CULVERT PIPE	WB WESTBOUND
CNTY COUNTY	GRVL GRAVEL	O/S OFFSET	REINFORCED CONCRETE CULVERT PIPE	WDLFL WILDFLOWERS
CH COUNTY HIGHWAY	GRD GROUND	O&C OIL AND CHIP	REINFORCED CONCRETE CULVERT PIPE	W WITH
CSE COURSE	GUT GUTTER	OLD OPEN LD	REINFORCED CONCRETE CULVERT PIPE	WO WITHOUT
XSECT CROSS SECTION	GP GUY POLE	PAT PATTERN	REINFORCED CONCRETE CULVERT PIPE	
m² CUBIC METER	GW GUY WIRE	PVD PAVED	REINFORCED CONCRETE CULVERT PIPE	
mm³ CUBIC MILLIMETER	HH HANDHOLE	PVT PAVED	REINFORCED CONCRETE CULVERT PIPE	
		PMT PAVEMENT	REINFORCED CONCRETE CULVERT PIPE	



DATE	REVISIONS
1-1-21	Updated fonts, abbreviations, and symbols.
1-1-19	Added new symbols.

STANDARD SYMBOLS, ABBREVIATIONS, AND PATTERNS
(Sheet 1 of 9)
STANDARD 000001-08

ADJUSTMENT ITEMS	EX	PR
Structure To Be Adjusted		[ADJ]
Structure To Be Cleaned		[C]
Main Structure To Be Filled		[FM]
Structure To Be Filled		[F]
Structure To Be Filled Special		[FSP]
Structure To Be Removed		[R]
Structure To Be Reconstructed		[REC]
Structure To Be Reconstructed Special		[RSP]
Frame and Grate To Be Adjusted		[A]
Frame and Lid To Be Adjusted		[A]
Domestic Service Box To Be Adjusted		[A]
Valve Vault To Be Adjusted		[A]
Special Adjustment		[SP]
Item To Be Abandoned		[AB]
Item To Be Moved		[M]
Item To Be Relocated		[REL]
Pavement Removal and Replacement		[Hatched Pattern]

ALIGNMENT ITEMS	EX	PR
Baseline		
Centerline		
Centerline Break Circle		
Baseline Symbol		
Centerline Symbol		
PI Indicator		
Point Indicator		
Horizontal Curve Data (Half Size)		
BOUNDARIES ITEMS	EX	PR
Dashed Property Line		
Solid Property/Lot Line		
Section/Grant Line		
Quarter Section Line		
Quarter/Quarter Section Line		
County/Township Line		
State Line		
Chained Square Found		
Iron Pipe Found		
Iron Pipe Set		
Survey Marker		
Property Line Symbol		
Same Ownership Symbol (Half Size)		
Northwest Quarter Corner (Half Size)		
Section Corner (Half Size)		
Southeast Quarter Corner (Half Size)		

DRAINAGE ITEMS	EX	PR
Channel or Stream Line		
Culvert Line		
Grading & Shaping Ditches		
Drainage Boundary Line		
Paved Ditch		
Aggregate Ditch		
Pipe Underdrain		
Storm Sewer		
Flowline		
Ditch Check		
Headwall		
Inlet		
Manhole		
Summit		
Roadway Ditch Flow		
Swale		
Catch Basin		
Culvert End Section		
Water Surface Indicator		
Riprap		

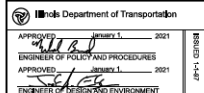
HYDRAULICS ITEMS	EX	PR
Overflow		
Sheet Flow		
Hydrant Outlet		

STANDARD SYMBOLS, ABBREVIATIONS, AND PATTERNS
(Sheet 2 of 9)
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EROSION & SEDIMENT CONTROL ITEMS	EX	PR
Cleaning & Grading Limits		
Dike		
Erosion Control Fence		
Perimeter Erosion Barrier		
Temporary Fence		
Ditch Check Temporary		
Ditch Check Permanent		
Inlet & Pipe Protection		
Sediment Basin		
Erosion Control Blanket		
Fabric Formed Concrete Revetment Mat		
Turf Reinforcement Mat		
Mulch Temporary		
Mulch Contained		
Mulch Method 1		
Mulch Method 2 Stabilized		
Mulch Method 3 Hydraulic		
CONTOUR ITEMS	EX	PR
Approx. Index Line		
Approx. Intermediate Line		
Index Contour		
Intermediate Contour		

NON-HIGHWAY IMPROVEMENT ITEMS	EX	PR
Noise Attr./Leaves		
Field Line		
Fence		
Base of Levee		
Mailbox		
Multiple Mailboxes		
Pay Telephone		
Advertising Sign		
TTS Camera		
Wind Turbine		
Cellular Tower		
Intelligent Transportation Systems		
LANDSCAPING ITEMS	EX	PR
Contour Mounding Line		
Fence		
Fence Post		
Shrubs		
Mowline		
Perennial Plants		
Seeding Class 2		
Seeding Class 2A		
Seeding Class 4		
Seeding Class 4 & 5 Combined		

EXISTING LANDSCAPING ITEMS (contd.)	EX	PR
Seeding Class 5		
Seeding Class 7		
Seeding Type 1		
Seeding Type 2		
Sodding		
Mowstake w/Sign		
Tree Trunk Protection		
Evergreen Tree		
Shade Tree		
LIGHTING	EX	PR
Duct		
Conduit		
Electrical Aerial Cable		
Electrical Buried Cable		
Controller		
Underpass Luminaire		
Power Pole		



STANDARD SYMBOLS, ABBREVIATIONS, AND PATTERNS
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LIGHTING (contd.)	EX	PR
Pull Point		
Handhole		
Heavy Duty Handhole		
Junction Box		
Light Unit Comb.		
Electrical Ground		
Traffic Flow Arrow		
High Mast Pole (Half Size)		
Light Unit-1		
PAVEMENT (MISC.)	EX	PR
Keyed Long, Joint		
Keyed Long, Joint w/Be Bars		
Sawed Long, Joint w/Be Bars		
Blumous Shoulder		
Blumous Taper		
Stabilized Driveway		
Widening		

PAVEMENT MARKINGS	EX	PR
Handicap Symbol		
RR Crossing		
Raised Marker Amber 1 Way		
Raised Marker Amber 2 Way		
Raised Marker Crystal 1 Way		
Two Way Turn Left		
Shoulder Ditch, Pattern		
Sidewalk White		
Sidewalk Yellow		
Stop Line		
Solid Line		
Double Centerline		
Dotted Lines		

STANDARD SYMBOLS, ABBREVIATIONS, AND PATTERNS
(Sheet 4 of 9)
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PAVEMENT MARKINGS (contd.)	EX	PR	RAILROAD ITEMS	EX	PR
CL 2Ln 2Way RRPM 12.2 m (40') o.c.			Abandoned Railroad	== == == == ==	
CL 2Ln 2Way RRPM 8' (24.4 m) o.c.			Railroad	== == == == ==	
CL MultiLane Div. RRPM 40' (12.2 m) o.c.			Railroad Point	O	
CL MultiLane Div. RRPM 8' (24.4 m) o.c.			Control Box	☒	☒
CL MultiLane Div. Dbl. RRPM 8' (24.4 m) o.c.			Crossing Gate	☒☒	☒☒
CL MultiLane Undiv.			Flashing Signal	☒☒	☒☒
Two Way Turn Left Line			Railroad Cant, Mast Arm	☒☒☒☒	☒☒☒☒
Urban Combination Left			Crossbuck	☒	☒
Urban Combination Right			REMOVAL ITEMS	EX	PR
Urban Left Turn Arrow			Removal Tie		
Urban Right Turn Arrow			Blumious Removal		
Urban Left Turn Only			Hatch Pattern		
Urban Right Turn Only			Tree Removal Single		
Urban Thru Only			RIGHT OF WAY ITEMS	EX	PR
Urban LT & RT Turn Arrow			Future ROW Corner Monument		
Urban Thru Arrow			ROW Marker		
			ROW Line		
			Easement		
			Temporary Easement		

STANDARD SYMBOLS, ABBREVIATIONS, AND PATTERNS
(Sheet 5 of 9)
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PAVEMENT MARKINGS (contd.)	EX	PR
Urban U-Turn		
Urban Combined U-Turn		
Rural Combination Left		
Rural Combination Right		
Rural Left Turn Arrow		
Rural Right Turn Arrow		
Rural Left Turn Only		
Rural Right Turn Only		
Rural Thru Arrow		
Rural Lt & Rt Turn Arrow		
Bike Lane Symbol		
Bike Lane Text		
Bike Path Shared		
Bike Shared Roadway		
Lane Drop Symbol		
Wrong Way Arrow		

STANDARD SYMBOLS, ABBREVIATIONS, AND PATTERNS
(Sheet 6 of 9)
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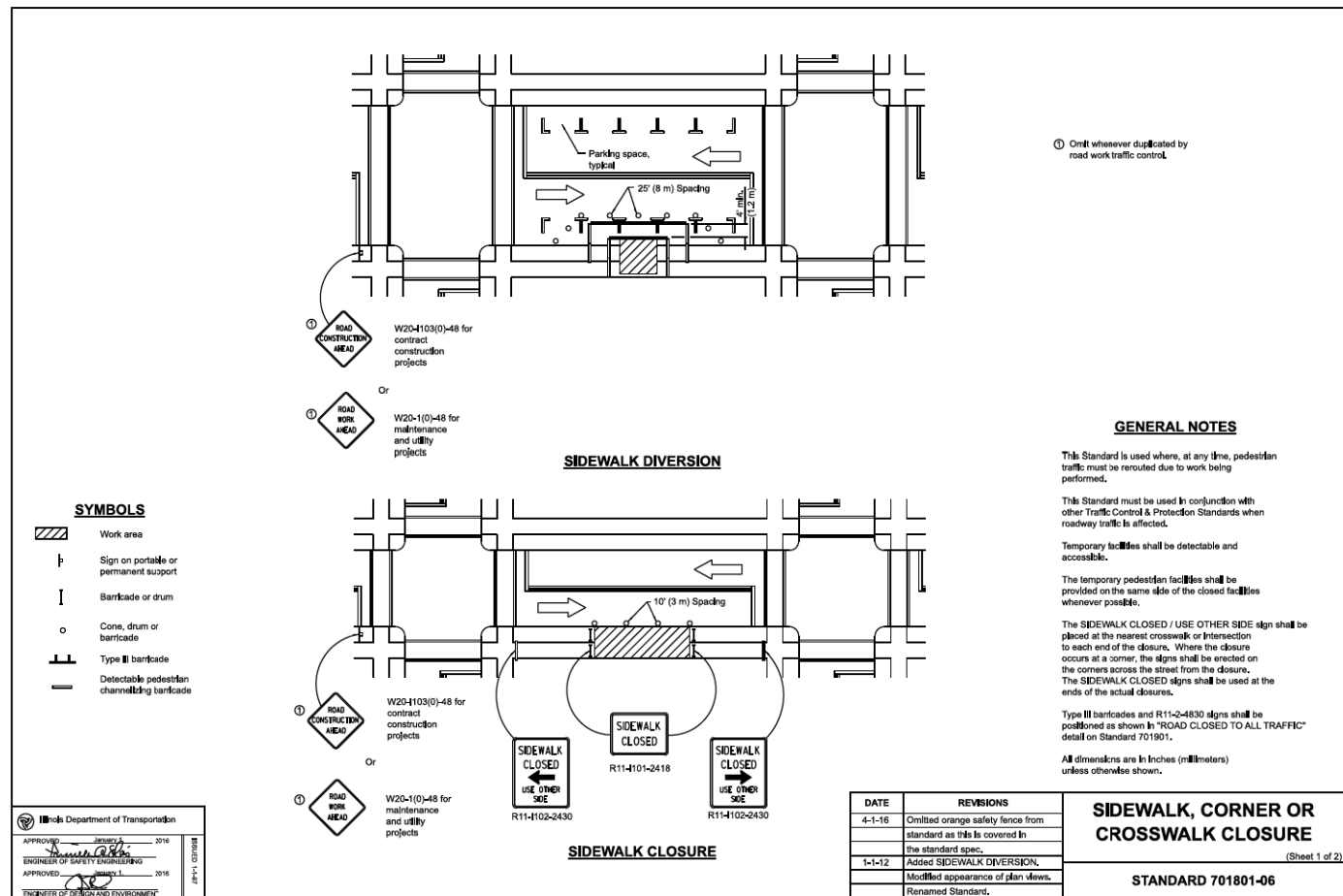
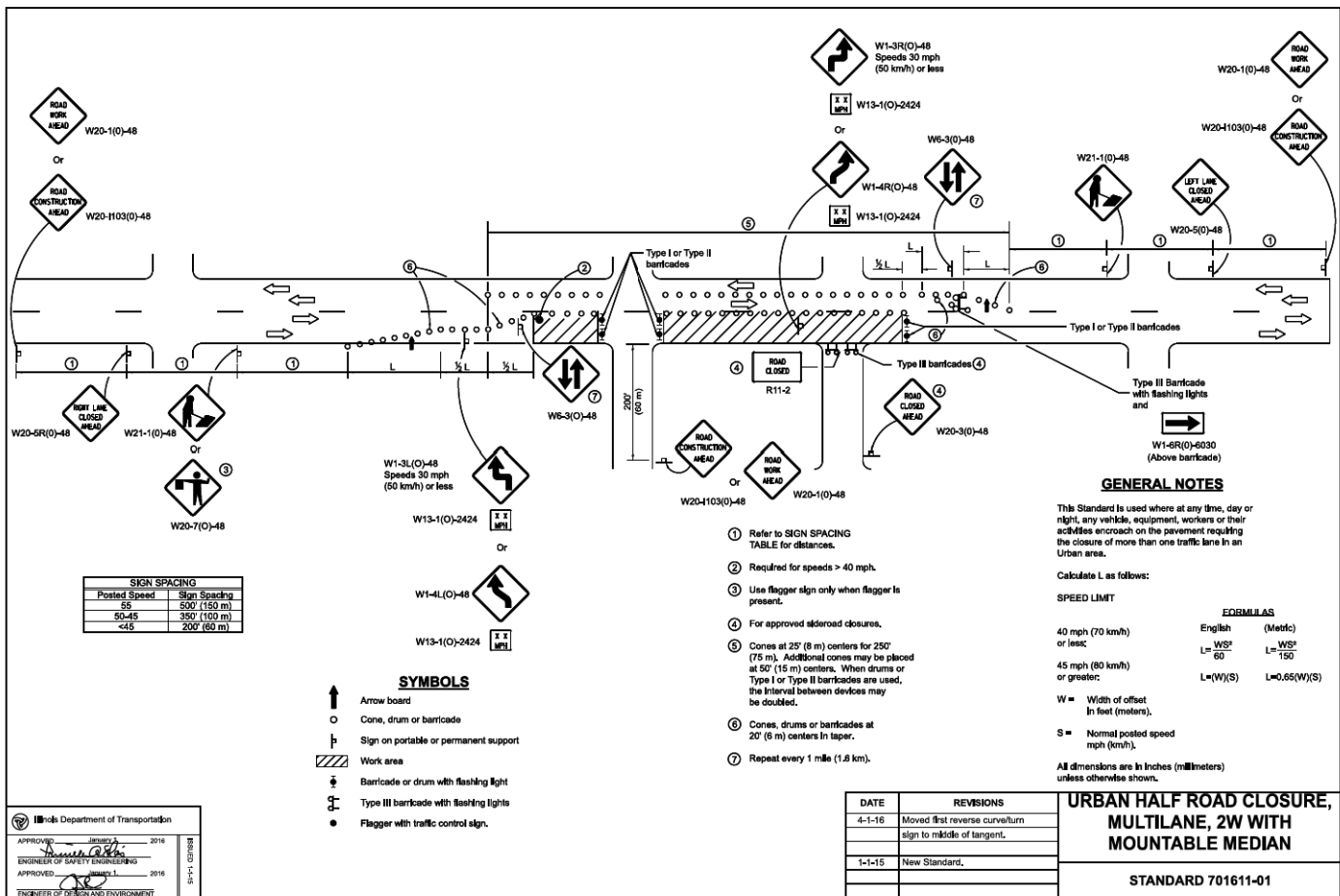
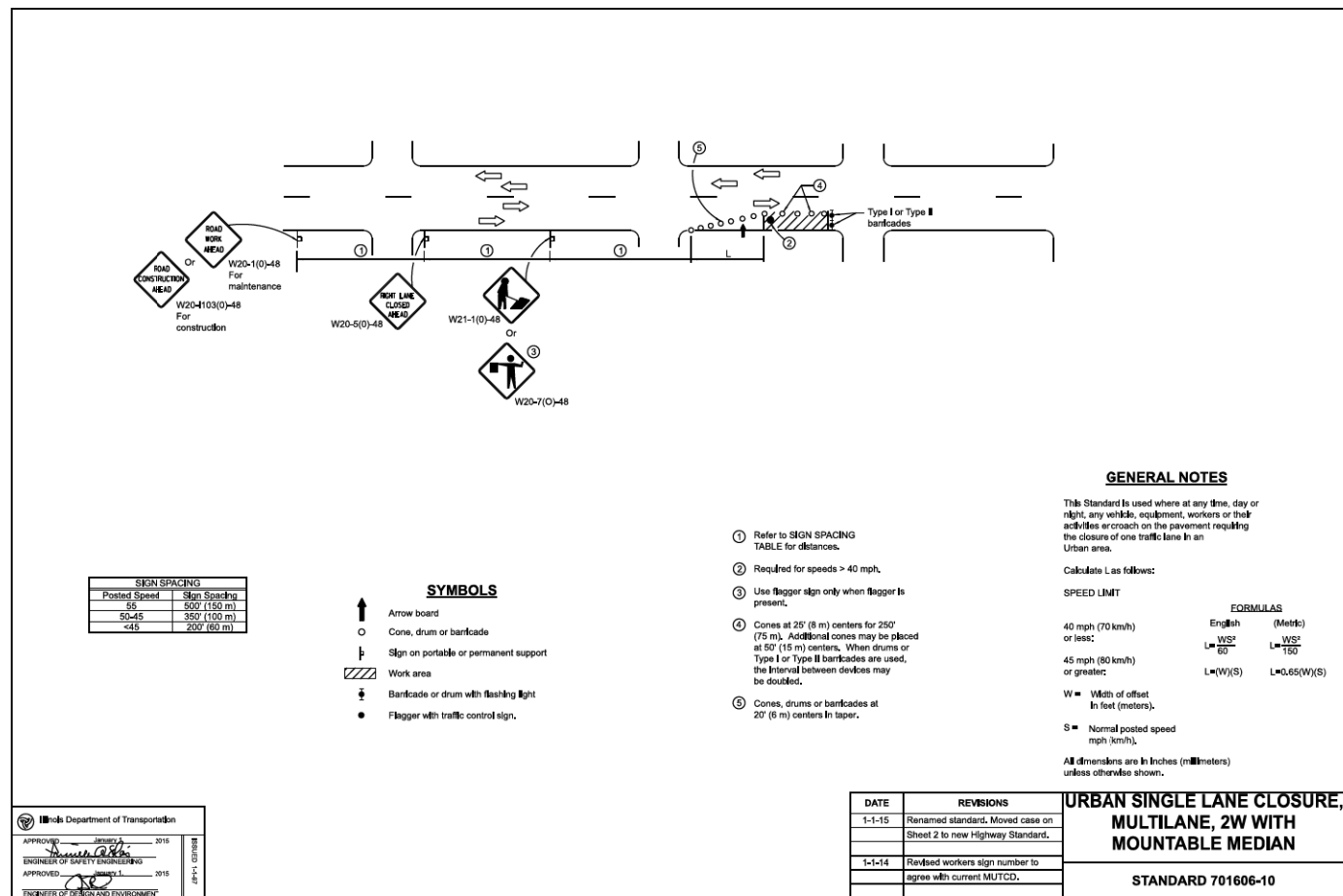
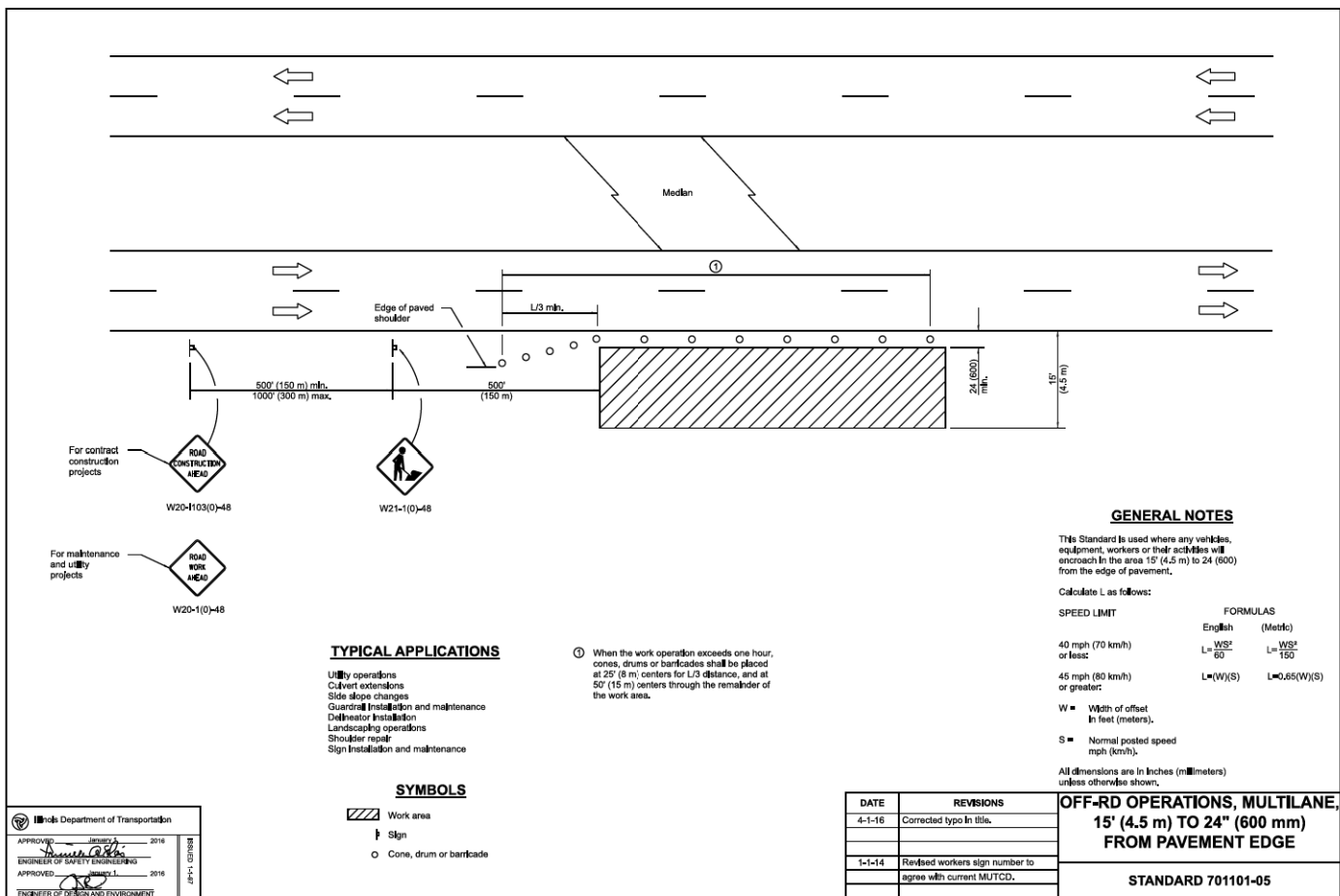
RIGHT OF WAY ITEMS (contd.)	EX	PR	ROADWAY PROFILES	EX	PR	SIGNING ITEMS (contd.)	EX	PR
Access Control Line			P.I. Indicator			Reverse Left W1-4L (Half Size)		
Access Control Line & ROW			Point Indicator			Reverse Right W1-4R (Half Size)		
Access Control Line & ROW with Fence			Earthworks Balance Point			Two Way Traffic Sign W6-3 (Half Size)		
Excess ROW Line			Begin Point			Detour Ahead W20-2(O) (Half Size)		
ROADWAY PLAN ITEMS	EX	PR	Vert. Curve Data			Left Lane Closed Ahead W20-5L(O) (Half Size)		
Cable Barrier			Ditch Profile Left Side			Right Lane Closed Ahead W20-5R(O) (Half Size)		
Concrete Barrier			Ditch Profile Right Side			Road Closed Ahead W20-3(O) (Half Size)		
Edge of Pavement			Roadway Profile Line			Road Construction Ahead W20-1(O) (Half Size)		
BB Shoulders, Medians and C&G Line			Storm Sewer Profile Left Side			Single Lane Ahead (Half Size)		
Aggregate Shoulder			Storm Sewer Profile Right Side			Transition Left W4-2L (Half Size)		
Sidewalks, Driveways			SIGNING ITEMS	EX	PR	Transition Right W4-2R (Half Size)		
Guardrail			Cone, Drum or Barricade					
Guardrail Post			Barricade Type II					
Traffic Sign			Barricade Type III					
Corrugated Median			Barricade With Edge Line					
Impact Attenuator			Flashing Light Sign					
North Arrow with District Office (Half Size)			Panels I					
Match Line			Panels II					
Slope Limit Line			Direction of Traffic					
Typical Cross-Section Line			Sign Flag (Half Size)					

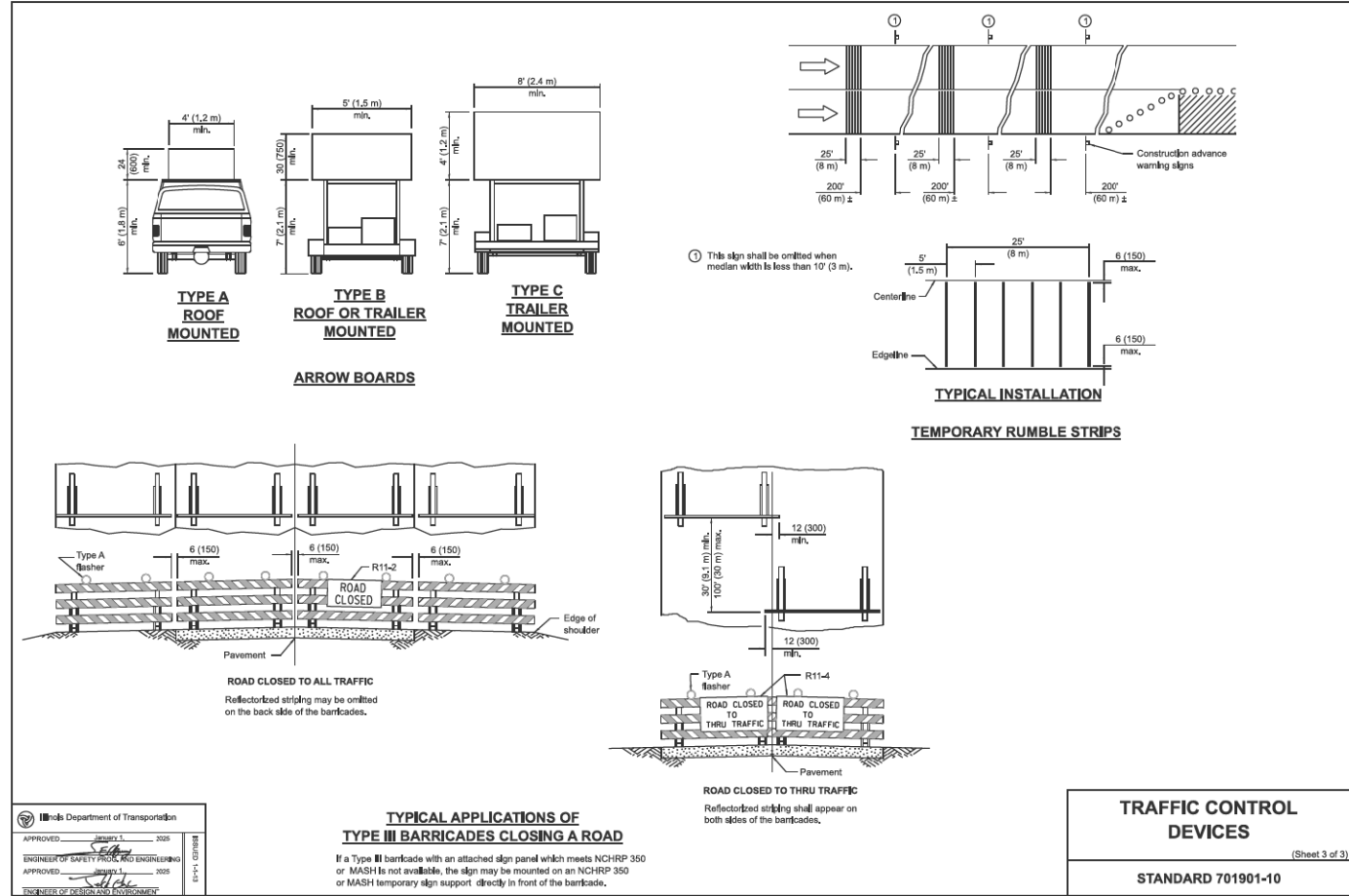
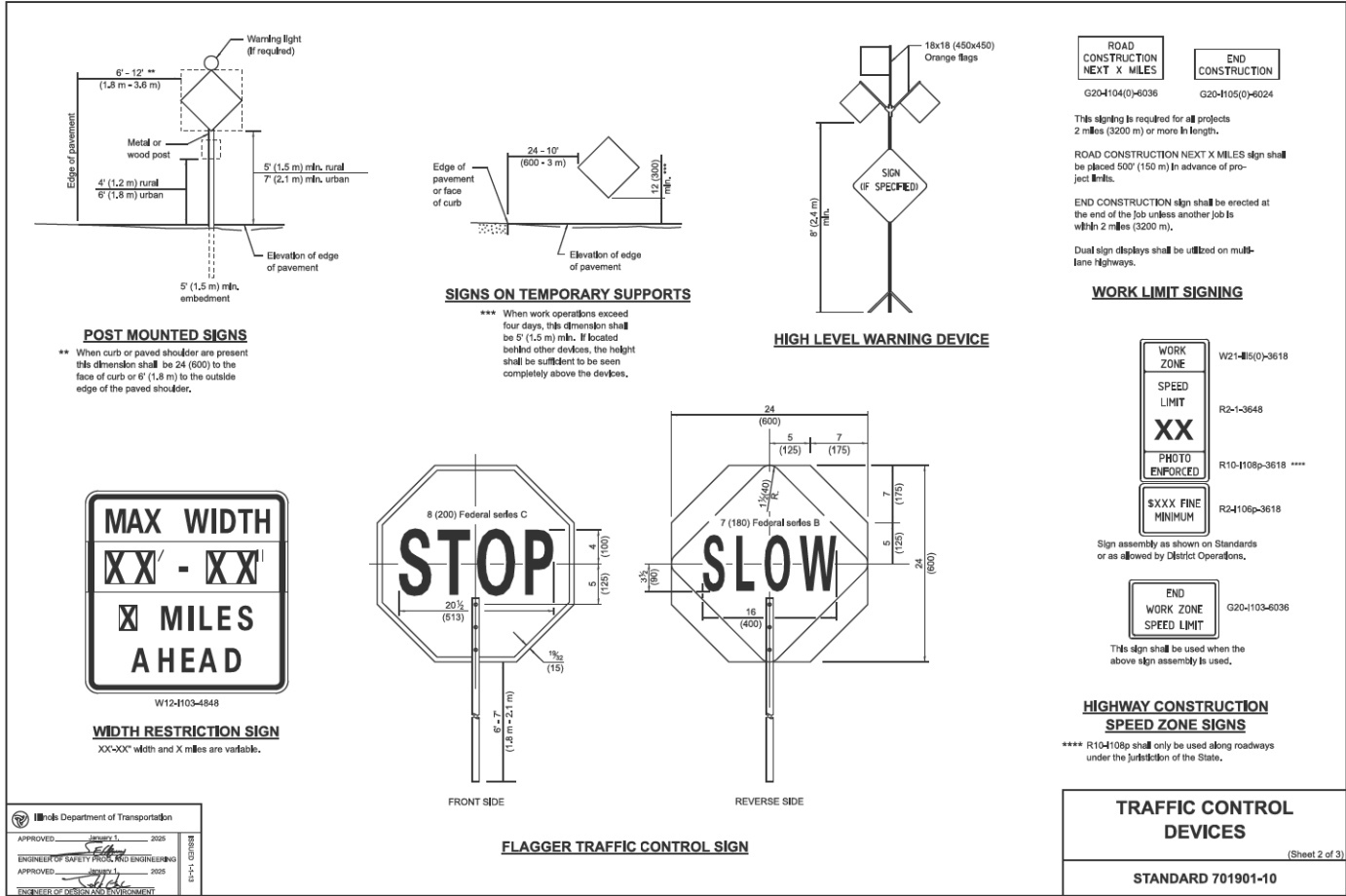
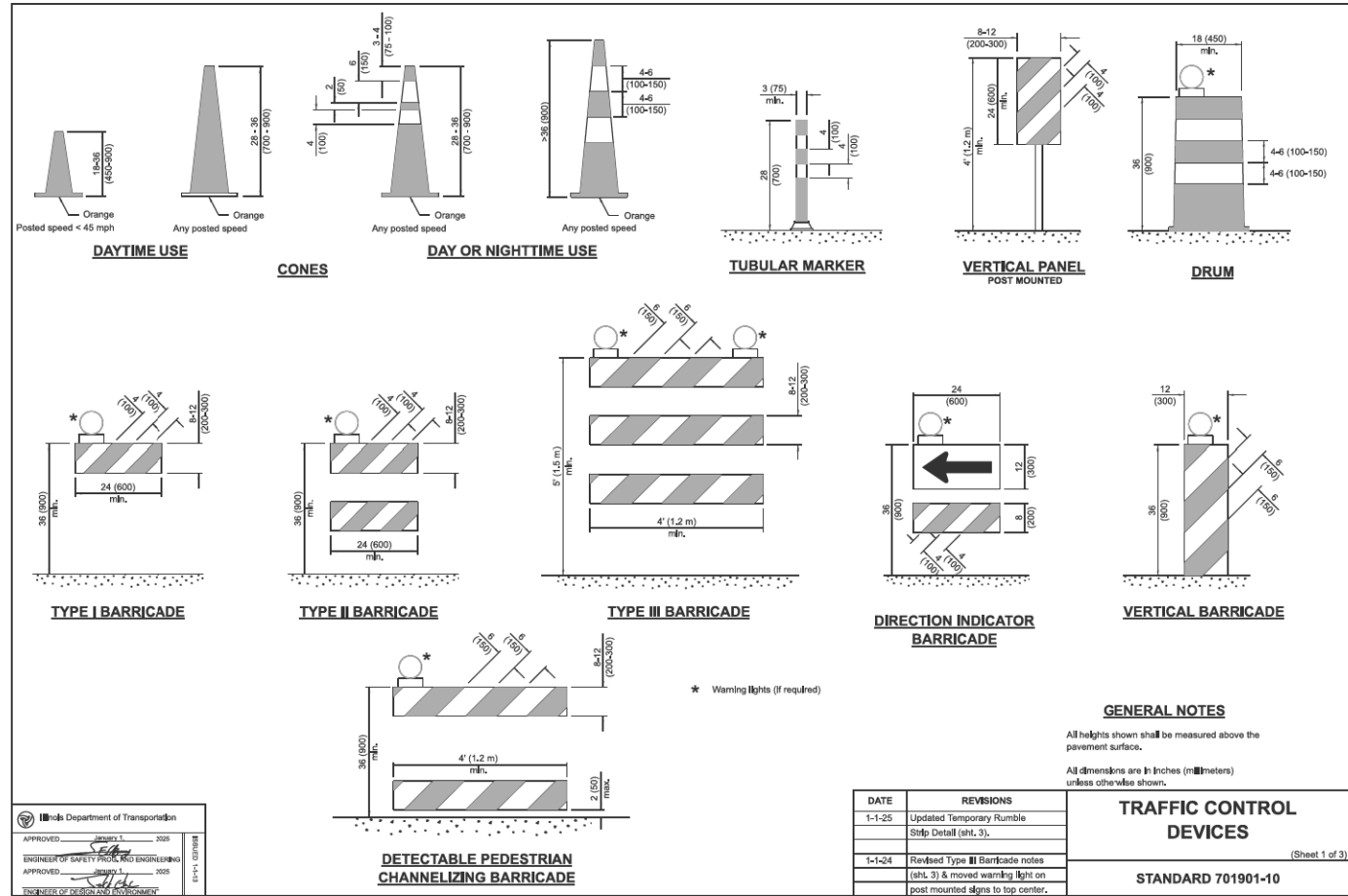
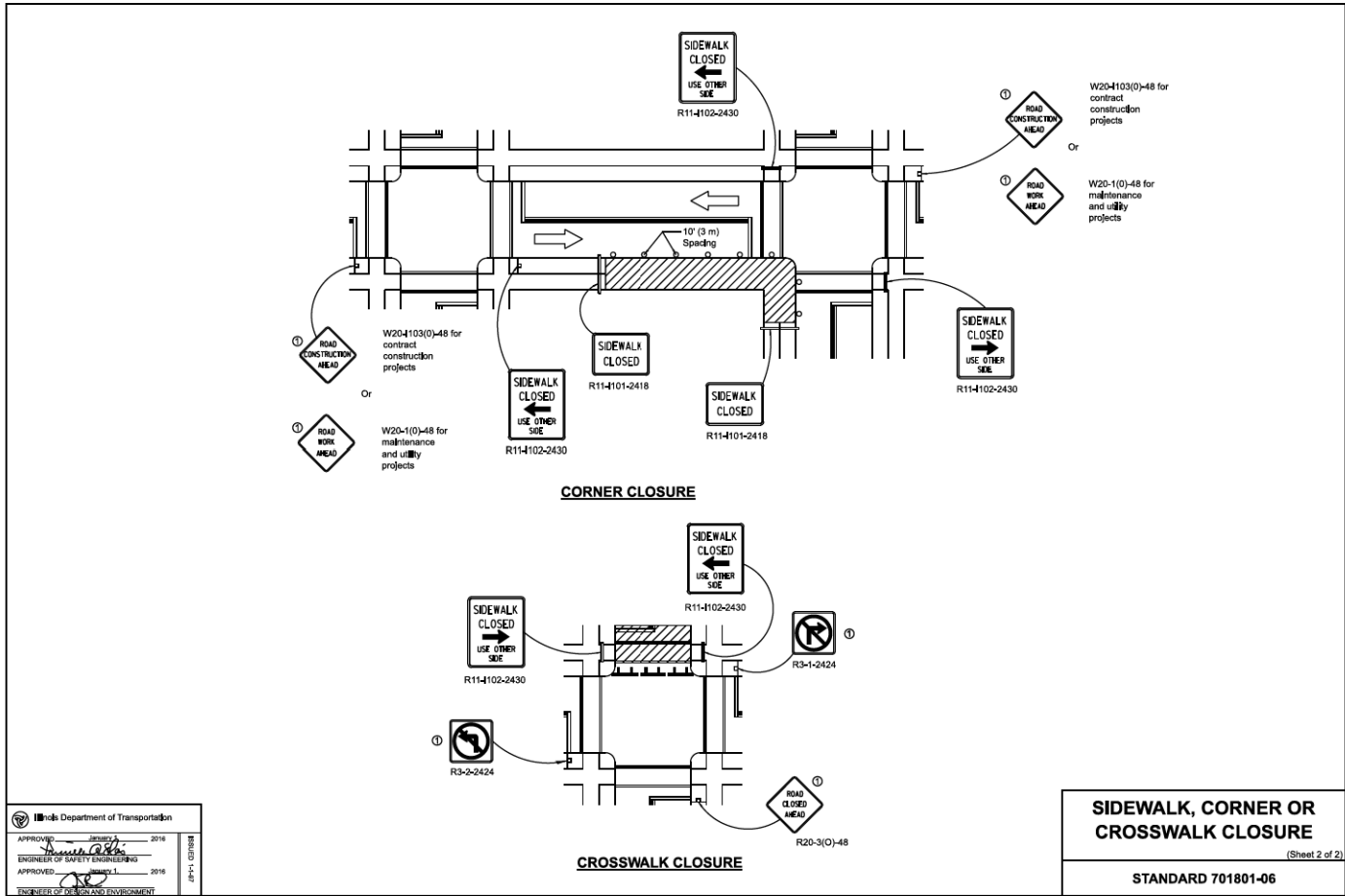
STANDARD SYMBOLS, ABBREVIATIONS, AND PATTERNS
(Sheet 7 of 9)
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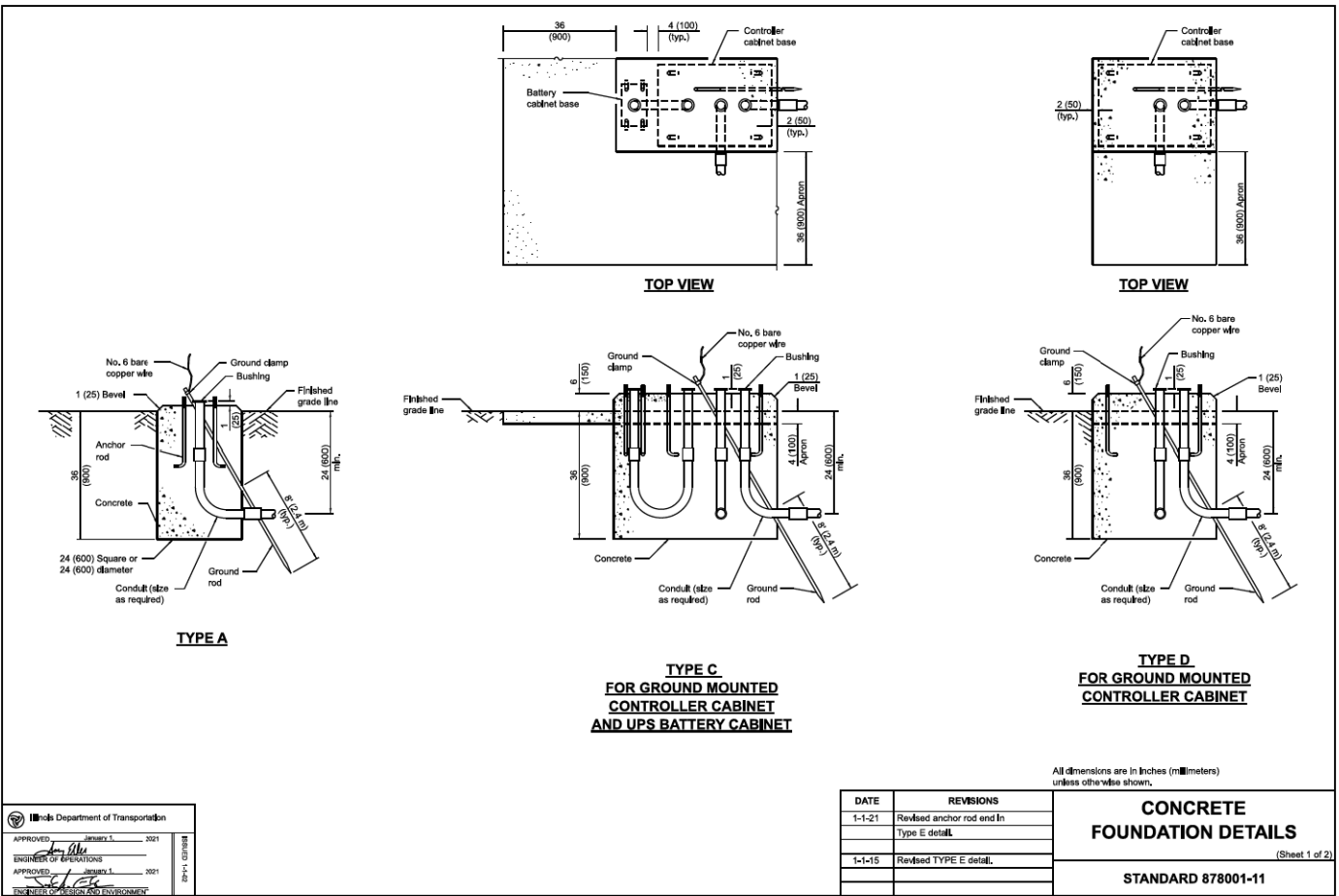
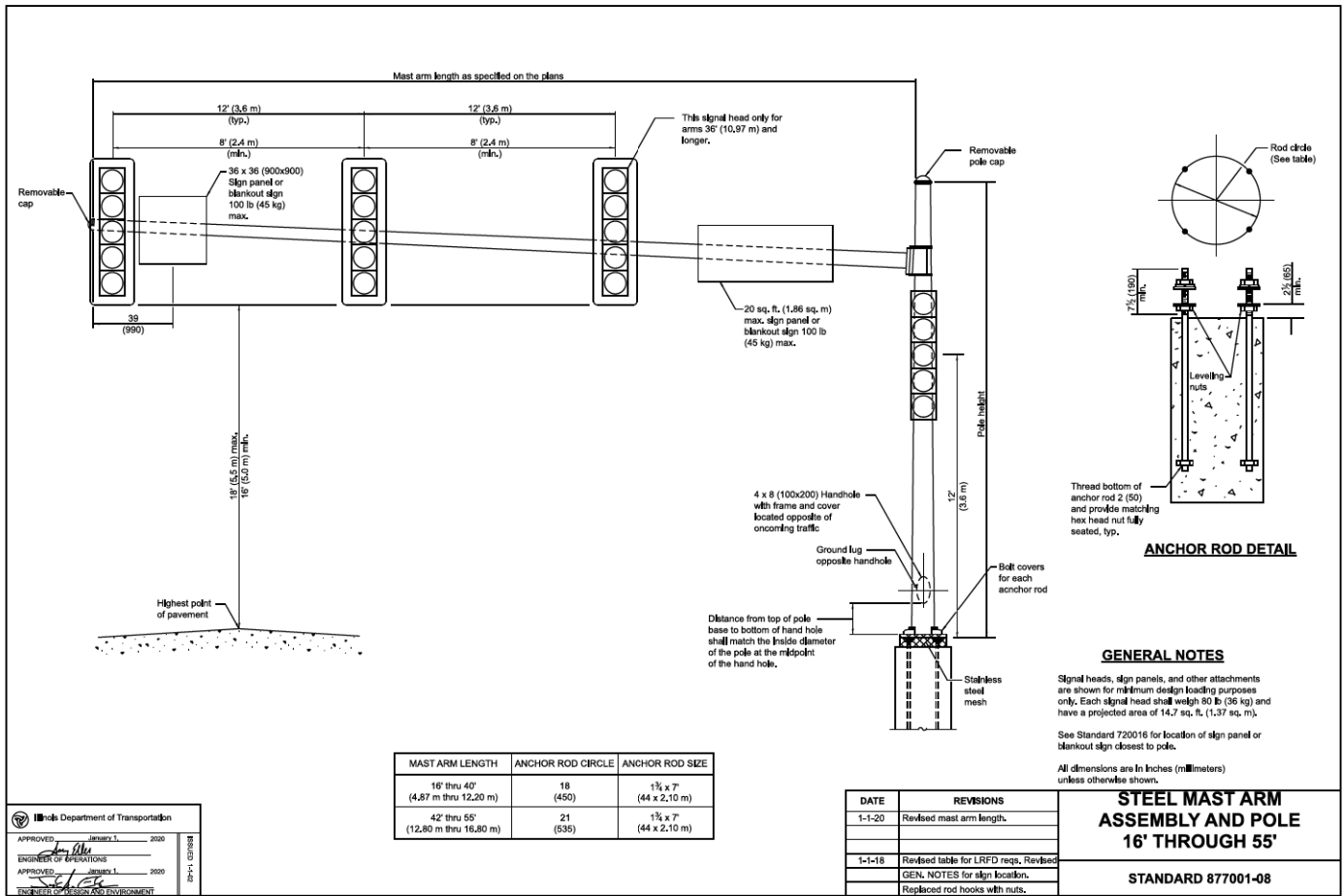
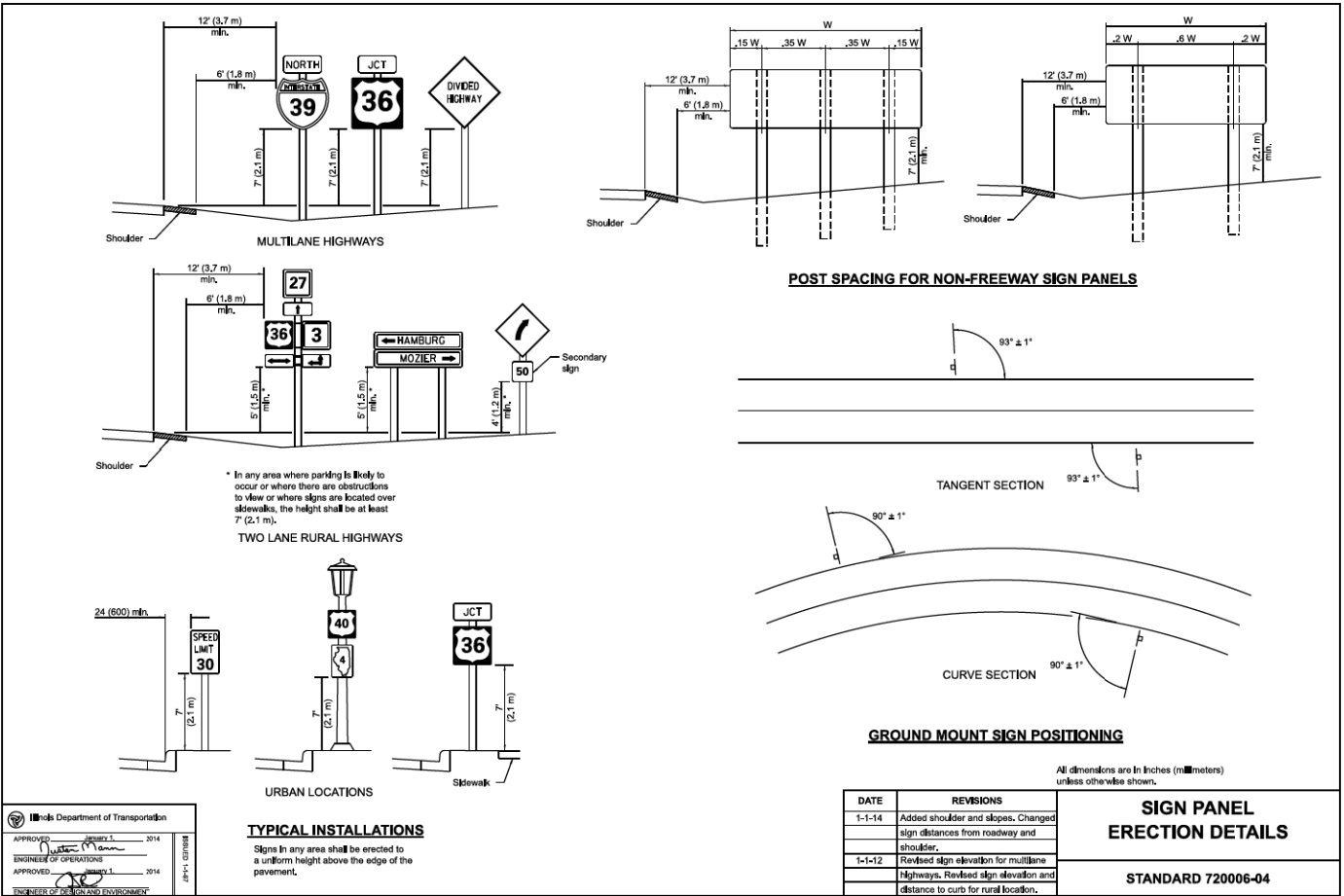
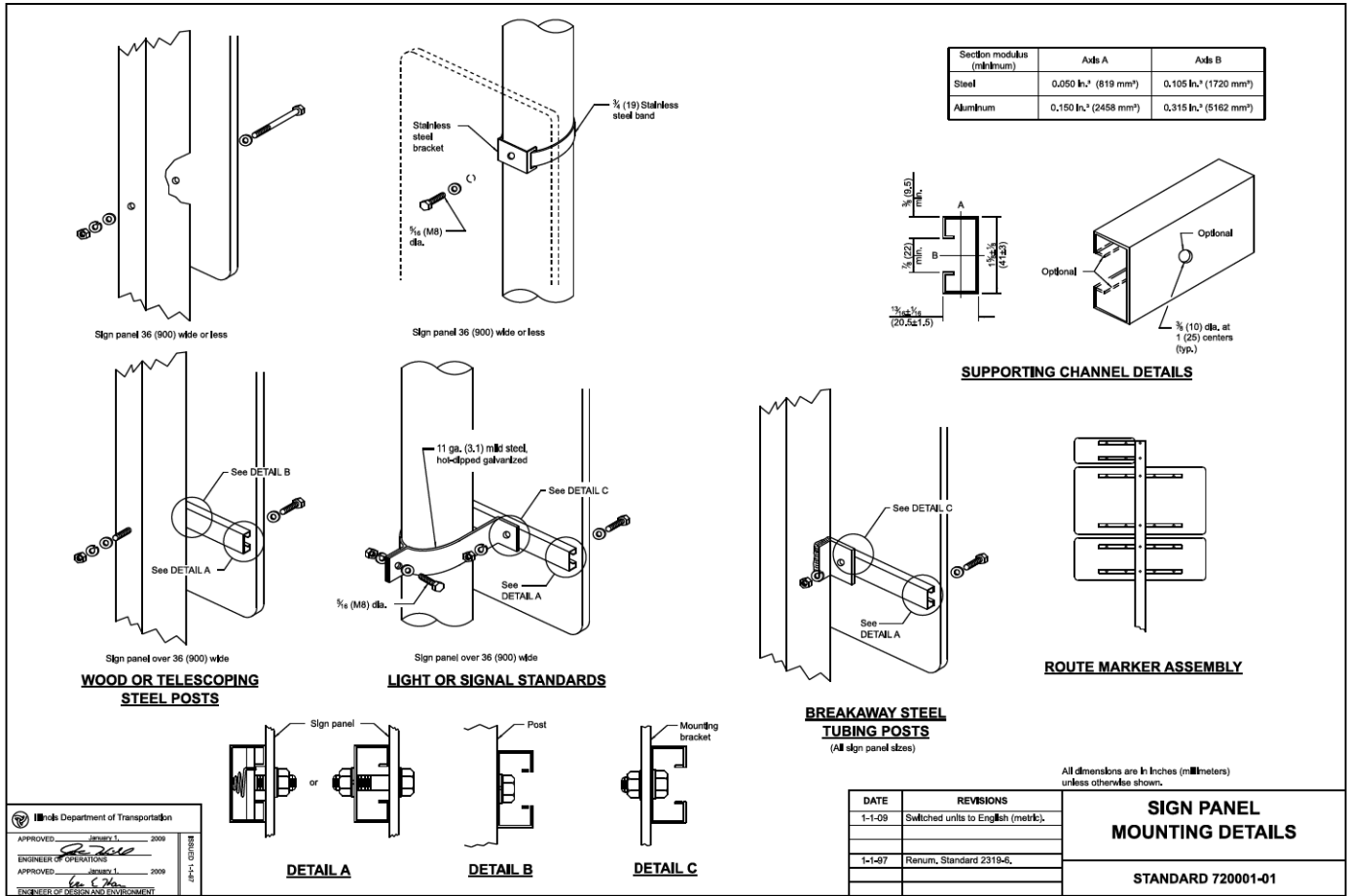
SIGNING ITEMS (contd.)	EX	PR	STRUCTURES ITEMS	EX	PR	TRAFFIC SHEET ITEMS	EX	PR
One Way Arrow Lrg. W1-6(O) (Half Size)			Box Culvert Barrel			Cable Number		
Two Way Arrow Large W1-7(O) (Half Size)			Box Culvert Headwall			Left Turn Green		
Detour M4-10L(O) (Half Size)			Bridge Pier			Left Turn Yellow		
Detour M4-10R(O) (Half Size)			Bridge			Signal Backplate		
One Way Left R6-1L (Half Size)			Retaining Wall			Signal Section 8" (200 mm)		
One Way Right R6-1R (Half Size)			Temporary Sheet Piling			Signal Section 12" (300 mm)		
Left Turn Lane R34100L (Half Size)						Walk/Don't Walk Letters		
Keep Left R4-7AL (Half Size)						Walk/Don't Walk Symbols		
Keep Left R4-7BL (Half Size)						TRAFFIC SIGNAL ITEMS	EX	PR
Keep Right R4-7AR (Half Size)						Galv. Steel Conduit		
Keep Right R4-7BR (Half Size)						Underground Cable		
Stop Here On Red R10-6-AL (Half Size)						Detector Loop Line		
Stop Here On Red R10-6-AR (Half Size)						Detector Loop Large		
No Left Turn R3-2 (Half Size)						Detector Loop Small		
No Right Turn R3-1 (Half Size)						Detector Loop Quadrangle		
Road Closed R11-2 (Half Size)								
Road Closed Thru Traffic R11-2 (Half Size)								

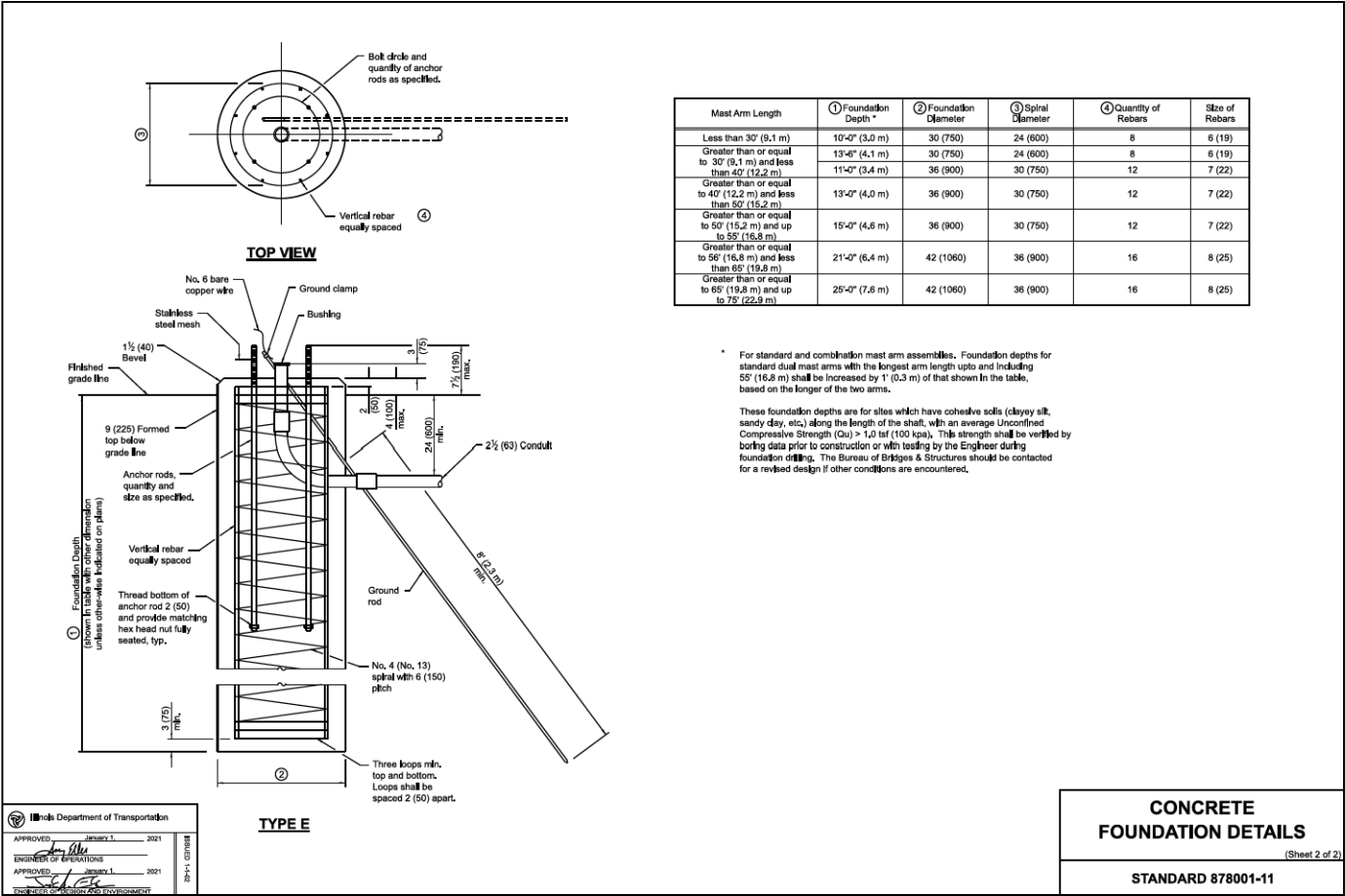
STANDARD SYMBOLS, ABBREVIATIONS, AND PATTERNS
(Sheet 8 of 9)
STANDARD 000001-08

TRAFFIC SIGNAL ITEMS (contd.)		EX	PR	UNDERGROUND UTILITY ITEMS		EX	PR	ABANDONED	UTILITY ITEMS (contd.)		EX	PR
Detector Raceway				Cable TV					Traffic Signal			
Aluminum Mast Arm				Electric Cable					Traffic Signal Control Box			
Steel Mast Arm				Fiber Optic					Water Meter			
Veh. Detector Magnetic				Gas Pipe					Water Meter Valve Box			
Conduit Splice				Oil Pipe					Profile Line			
Controller				Sanitary Sewer					Aerial Power Line			
Gulfbay Junction				Telephone Cable								
Wood Pole				Water Pipe								
Temp. Signal Head				UTILITIES ITEMS		EX	PR					
Handhole				Controller								
Double Handhole				Double Handhole								
Heavy Duty Handhole				Fire Hydrant								
Junction Box				GuyWire or Deadman Anchor								
Ped. Pushbutton Detector				Handhole								
Ped. Signal Head				Heavy Duty Handhole								
Power Pole Service				Junction Box								
Priorty Veh. Detector				Light Pole								
Signal Head				Manhole								
Signal Head w/Backplate				Monitoring Wall (Gasoline)								
Signal Post				Pipeline Warning Sign								
Closed Circuit TV				Power Pole								
Video Detector System				Power Pole with Light								
				Sanitary Sewer Cleanout								
				Splice Box Above Ground								
				Telephone Splice Box Above Ground								
				Telephone Pole								









TRAFFIC SIGNAL LEGEND

(NOT TO SCALE)

ITEM				ITEM				ITEM			
		EXISTING	PROPOSED			EXISTING	PROPOSED			EXISTING	PROPOSED
CONTROLLER CABINET				HANDHOLE				SIGNAL HEAD			
COMMUNICATION CABINET				-SQUARE				-(P) PROGRAMMABLE SIGNAL HEAD			
MASTER CONTROLLER				HEAVY DUTY HANDHOLE							
MASTER MASTER CONTROLLER				-SQUARE							
UNINTERRUPTABLE POWER SUPPLY				-ROUND							
SERVICE INSTALLATION				DOUBLE HANDHOLE				SIGNAL HEAD WITH BACKPLATE			
-(P) POLE MOUNTED				JUNCTION BOX				-(P) PROGRAMMABLE SIGNAL HEAD			
SERVICE INSTALLATION				RAILROAD CANTILEVER MAST ARM				-(RB) RETROREFLECTIVE BACKPLATE			
-(G) GROUND MOUNTED				RAILROAD FLASHING SIGNAL							
-(GM) GROUND MOUNTED METERED				RAILROAD CROSSING GATE							
TELEPHONE CONNECTION				RAILROAD CROSSBUCK				PEDESTRIAN SIGNAL HEAD			
AT RAILROAD INTERSECTIONS				RAILROAD CONTROLLER CABINET				WITH COUNTDOWN TIMER			
STEEL MAST ARM ASSEMBLY AND POLE				UNDERGROUND CONDUIT (UC), GALVANIZED STEEL				ILLUMINATED SIGN			
ALUMINUM MAST ARM ASSEMBLY AND POLE				TEMPORARY SPAN WIRE, TETHER WIRE, AND CABLE				"NO LEFT TURN"/"NO RIGHT TURN"			
STEEL COMBINATION MAST ARM ASSEMBLY AND POLE WITH LUMINAIRE				SYSTEM ITEM		S	SP	NUMBER OF CONDUCTORS, ELECTRIC CABLE NO. 14, UNLESS NOTED OTHERWISE. ALL DETECTOR LOOP CABLE TO BE SHIELDED			
SIGNAL POST				INTERSECTION ITEM		I	IP	GROUND CABLE IN CONDUIT, NO. 6 SOLID COPPER (GREEN)			
-(BM) BARREL MOUNTED - TEMPORARY				REMOVE ITEM			R	ELECTRIC CABLE IN CONDUIT, TRACER NO. 14 1/C			
WOOD POLE				RELOCATE ITEM			RL	COAXIAL CABLE			
GUY WIRE				ABANDON ITEM			A	VENDOR CABLE			
SIGNAL HEAD				CONTROLLER CABINET AND FOUNDATION TO BE REMOVED			RCF	COPPER INTERCONNECT CABLE, NO. 18, 3 PAIR TWISTED, SHIELDED			
SIGNAL HEAD WITH BACKPLATE				MAST ARM POLE AND FOUNDATION TO BE REMOVED			RMF	FIBER OPTIC CABLE			
SIGNAL HEAD OPTICALLY PROGRAMMED				SIGNAL POST AND FOUNDATION TO BE REMOVED			RPF	-NO. 62.5/125, MM12F			
FLASHER INSTALLATION				DETECTOR LOOP, TYPE I				-NO. 62.5/125, MM12F SM12F			
-(FS) SOLAR POWERED				PREFORMED DETECTOR LOOP				-NO. 62.5/125, MM12F SM24F			
				SAMPLING (SYSTEM) DETECTOR							
PEDESTRIAN SIGNAL HEAD				INTERSECTION AND SAMPLING (SYSTEM) DETECTOR							
PEDESTRIAN PUSH BUTTON				QUEUE AND SAMPLING (SYSTEM) DETECTOR							
-(APS) ACCESSIBLE PEDESTRIAN PUSH BUTTON				WIRELESS DETECTOR SENSOR							
RADAR DETECTION SENSOR				WIRELESS ACCESS POINT							
VIDEO DETECTION CAMERA											
RADAR/VIDEO DETECTION ZONE											
PAN, TILT, ZOOM (PTZ) CAMERA											
EMERGENCY VEHICLE LIGHT DETECTOR											
CONFIMATION BEACON											
WIRELESS INTERCONNECT											
WIRELESS INTERCONNECT RADIO REPEATER											

MODEL: Default
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	USER NAME [footem]		DESIGNED - IP	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	DISTRICT ONE STANDARD TRAFFIC SIGNAL DESIGN DETAILS			F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	DRAWN - IP		REVISIED -	REVISED -							COOK	26	20
	PLOT SCALE 1/8" = 50,000' / 1 in.		CHECKED - LP	REVISED -					TS-05		CONTRACT NO.		
	PLOT DATE 3/4/2019		DATE - 9/29/2016	REVISED -		SCALE: NONE	SHEET 1	OF 7 SHEETS	STA.	TO STA.	ILLINOIS FED. AID PROJECT		

EACH PAIR OF LOOP WIRES SHALL BE PLACED IN A SEPARATE EMPTY COILABLE NONMETALLIC CONDUIT FROM THE EDGE OF PAVEMENT TO THE HANDHOLE. SPACING BETWEEN THE HOLES DRILLED IN THE PAVEMENT SHALL NOT BE LESS THAN 6" (150 mm). EMPTY COILABLE NONMETALLIC CONDUIT SHALL BE INCLUDED IN THE COST OF THE LOOP WIRE.

THE NUMBER OF LOOP TURNS SHALL BE AS RECOMMENDED BY THE AMPLIFIER MANUFACTURER. ALL ADJACENT SIDES OF THE LOOPS SHALL BE INSTALLED IN SUCH A WAY THAT THE CURRENT FLOW IS IN THE SAME DIRECTION TO REINFORCE ITS MAGNETIC FIELDS FOR SMALL VEHICLE DETECTION.

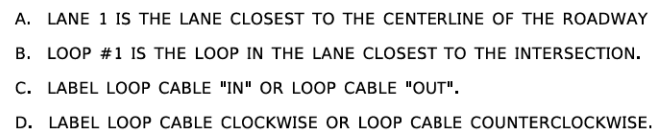
EACH LOOP LEAD-IN SHALL BE IDENTIFIED AND PERMANENTLY TAGGED IN THE HANDHOLE. EACH LEAD-IN CABLE TAG SHALL INDICATE THE LOCATION OF THE LOOP, LOOP ROTATION (CLOCKWISE/COUNTERCLOCKWISE), LOOP LEAD-IN DIRECTION (IN OR OUT), LOOP CABLE NUMBER AND LOCATION IN CABINET, AND NUMBER OF TURNS IN THE DETECTOR LOOPS IN WATER PROOF INK AS INDICATED ON THE DISTRICT 1 STANDARD TRAFFIC SIGNAL DESIGN DETAIL. THE CONTRACTOR SHALL MARK LOOP LOCATIONS ON RECORD DRAWINGS AND PRESENT TO THE ENGINEER AFTER FINAL INSPECTION. LOOPS SHALL BE MARKED BY LANE AND LOOP NUMBER. SEE DETAIL BELOW.

ALL LOOP CABLE SHALL BE FASTENED WITH PLASTIC TIE WRAP TO THE HANDHOLE HOOKS.

IN ASPHALT PAVEMENT, LOOPS SHOULD BE PLACED IN THE BINDER AND DIVEHOLES MARKED AT THE CURB WITH A SAW-CUT. THE SAW-CUT SHALL BE CUT IN ACCORDANCE WITH LOCAL AND E.P.A. DUST CONTROL REQUIREMENTS. DETECTOR LOOP(S) SHALL NOT BE INSTALLED IN WET CONDITIONS AND THE SAW-CUTS MUST BE FREE OF DEBRIS AND RESIDUE SUCH AS DUST AND WATER WHICH IS TO BE ACHIEVED BY THE USE OF COMPRESSED AIR, WIRE BRUSHING AND HEAT DRYING ACCORDING TO SEALANT MANUFACTURER REQUIREMENTS. THE DETECTOR WIRE SHALL BE HELD IN PLACE BY THE USE OF FORM WEDGES. WEDGES SHALL BE SPACED NO MORE THAN 18" (450 mm) APART.

LOOP SPLICES SHALL BE SOLDERED USING A SOLDERING IRON. BLOW TORCHES OR OTHER DEVICES WHICH OXIDIZE COPPER CABLE SHALL NOT BE ALLOWED FOR SOLDERING OPERATIONS. SEE DETAIL BELOW RIGHT.

PREFORMED DETECTOR LOOPS SHALL BE USED, AS SHOWN ON THE PLANS, WHERE NEW CONCRETE PAVEMENT IS PROPOSED. THE INSTALLATION OF PREFORMED LOOPS SHALL BE IN ACCORDANCE WITH THE DISTRICT 1 SPECIFICATIONS OR AS DIRECTED BY THE ENGINEER.



- LOOPS SHALL BE SPLICED IN SERIES.
SAW-CUTS SHALL BE A MINIMUM WIDTH OF 5/16" (8 mm).
- SAW-CUT DEPTHS SHALL BE 3" (75 mm). IF IN CONCRETE,
- THE SAW-CUT DEPTH SHALL BE TO THE TOP OF THE REINFORCEMENT.
- LOOP CORNERS SHALL BE DRILLED WITH A 2" (50 mm) DIAMETER CORE.



TYPE I LOOP



PRE-FORMED LOOP

① WESTERN UNION SPlice SOLDERED WITH ROSIN CORE FLUX. ALL EXPOSED SURFACES OF THE SOLDER SHALL BE SMOOTH. THE WESTERN UNION SPLICES SHALL BE STAGGERED. ② WCSMW 30/100 HEAT SHRINK TUBE, MINIMUM LENGTH 3" (75 mm), UNDERWATER GRADE. ③ WCS 200/750 HEAT SHRINK TUBE, MINIMUM LENGTH 6" (150 mm), UNDERWATER GRADE. ④ NO. 14 2/C TWISTED, SHIELDED CABLE,	⑤ LOOP CONDUCTOR WITH FLEXIBLE PLASTIC TUBE. PRE-FORMED LOOP ⑥ XL POLYOLEFIN 2 CONDUCTOR ⑦ BREAKOUT SEALS. TYCO CBR-2 OR APPROVED EQUAL
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USER NAME ■ [footem]	DESIGNED -	REVISED -
	DRAWN -	REVISED -
PLOT SCALE ■ 50,0000 * / in.	CHECKED -	REVISED -
PLOT DATE ■ 3/4/2019	DATE -	REVISED -

**STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION**

DISTRICT ONE

STANDARD TRAFFIC SIGNAL DESIGN DETAILS

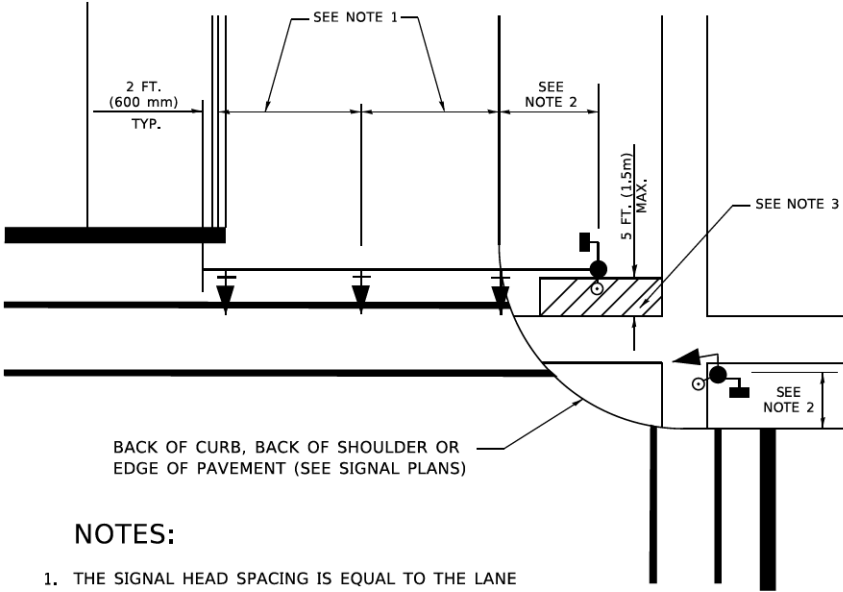
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F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	26	21
TS-05		CONTRACT NO.		
	ILLINOIS	FED. AID PROJECT		

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TRAFFIC SIGNAL MAST ARM AND SIGNAL POST

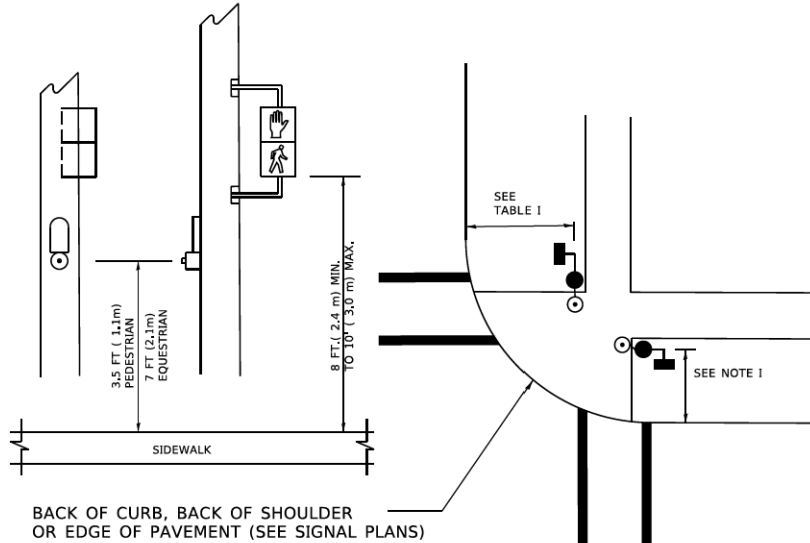
MAST ARM MOUNTED SIGNALS IN EXISTING, PROPOSED OR FUTURE SIDEWALK/BICYCLE PATH AREA. INTERSECTION SHOWN WITH PEDESTRIAN SIGNALS AND PEDESTRIAN PUSHBUTTON DETECTORS.



NOTES:

1. THE SIGNAL HEAD SPACING IS EQUAL TO THE LANE WIDTH OR AS SHOWN ON THE TRAFFIC SIGNAL PLAN.
2. REFER TO THE TRAFFIC SIGNAL EQUIPMENT OFFSET TABLE.
3. PROVIDE A LEVEL ALL-WEATHER SURFACE (CONCRETE SIDEWALK, ASPHALT BICYCLE PATH SURFACE OR MATCHING MATERIAL TO THE ADJACENT SURFACE) UP TO THE MAST ARM SHAFT OR THE SIGNAL POST.
4. THE FACE OF THE PEDESTRIAN PUSHBUTTON SHALL BE PARALLEL TO THE CROSSWALK TO BE USED.
5. THE LOCATIONS AND INSTALLATION OF PEDESTRIAN SIGNAL HEADS AND PEDESTRIAN PUSHBUTTONS SHALL MEET THE REQUIREMENTS OF THE MUTCD AND INFORMATION FOUND IN THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES."

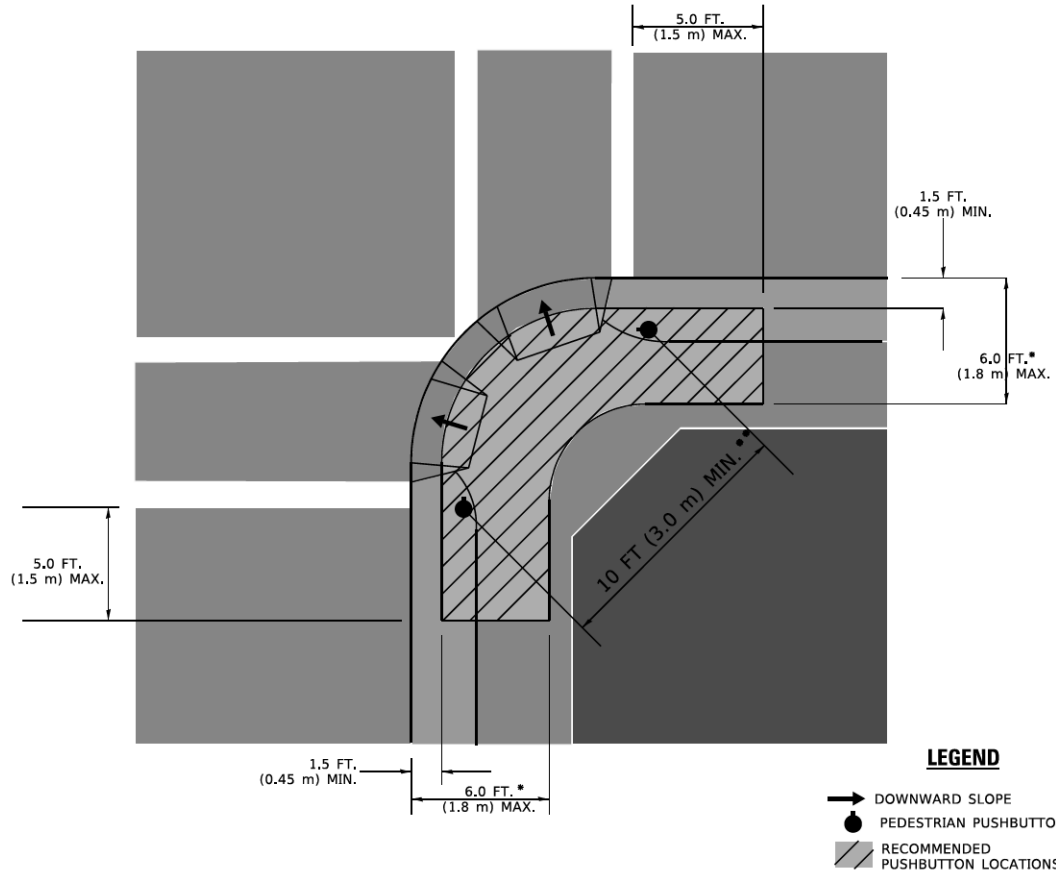
PEDESTRIAN SIGNAL POST
AND
PEDESTRIAN PUSH BUTTON POST



NOTES:

1. REFER TO THE TRAFFIC SIGNAL EQUIPMENT OFFSET TABLE.
2. PROVIDE A LEVEL ALL-WEATHER SURFACE (CONCRETE SIDEWALK, ASPHALT BICYCLE PATH SURFACE OR MATCHING MATERIAL TO THE ADJACENT SURFACE) UP TO THE PEDESTRIAN SIGNAL POST OR THE PEDESTRIAN PUSH BUTTON POST.
3. THE FACE OF THE PEDESTRIAN PUSHBUTTON SHALL BE PARALLEL TO THE CROSSWALK TO BE USED.
4. THE LOCATIONS AND INSTALLATION OF PEDESTRIAN SIGNAL HEADS AND PEDESTRIAN PUSHBUTTONS SHALL MEET THE REQUIREMENTS OF THE MUTCD AND INFORMATION FOUND IN THE "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES."

RECOMMENDED PUSHBUTTON LOCATIONS



LEGEND

- DOWNWARD SLOPE
- PEDESTRIAN PUSHBUTTON
- RECOMMENDED PUSHBUTTON LOCATIONS

* WHERE THERE ARE CONSTRAINTS THAT MAKE IT IMPRACTICAL TO PLACE THE PEDESTRIAN PUSHBUTTON BETWEEN 1.5 FT (0.45 m) AND 6 FT (1.8 m) FROM THE EDGE OF THE CURB, SHOULDER, OR PAVEMENT, IT SHOULD NOT BE FURTHER THAN 10 FT (3 m) FROM THE EDGE OF CURB, SHOULDER, OR PAVEMENT.

** WHERE THERE ARE CONSTRAINTS ON A PARTICULAR CORNER THAT MAKE IT IMPRACTICAL TO PROVIDE THE 10 FT (3 m) SEPERATION BETWEEN THE TWO PEDESTRIAN PUSHBUTTONS, THE PUSHBUTTONS MAY BE PLACED CLOSER TOGETHER OR ON THE SAME POLE.

NOTES:

1. PEDESTRIAN SIGNAL HEADS SHALL BE MOUNTED WITH THE BOTTOM OF THE SIGNAL HOUSING INCLUDING BRACKETS NOT LESS THAN 8 FT (2.4 m) OR MORE THAN 10 FT (3 m) ABOVE SIDEWALK LEVEL, AND SHALL BE POSITIONED AND ADJUSTED TO PROVIDE MAXIMUM VISIBILITY AT THE BEGINNING OF THE CONTROLLED CROSSWALK.
2. THE BOTTOM OF THE SIGNAL HOUSING (INCLUDING BRACKETS) OF A VEHICULAR SIGNAL FACE THAT IS NOT LOCATED OVER A HIGHWAY SHALL BE AT LEAST 8 FT (2.4 m) BUT NOT MORE THAN 19 FT (5.8 m) ABOVE THE SIDEWALK OR, IF THERE IS NO SIDEWALK, ABOVE THE PAVEMENT GRADE AT THE CENTER OF THE ROADWAY.
3. THE BOTTOM OF THE SIGNAL HOUSING AND ANY RELATED ATTACHMENTS TO A SIGNAL FACE LOCATED OVER ANY PORTION OF A HIGHWAY SHALL BE ACCORDING TO CURRENT STATE STANDARDS 877001, 877002, 877006, 877011 AND 877012 WITH A MINIMUM OF 16 FT (5.0 m) AND A MAXIMUM OF 18 FT. (5.5 m) FROM THE HIGHEST POINT OF PAVEMENT.
4. THE BOTTOM OF THE TEMPORARY SPAN WIRE MOUNTED SIGNAL HOUSING AND ANY RELATED ATTACHMENTS TO A SIGNAL FACE LOCATED OVER ANY PORTION OF A HIGHWAY SHALL BE ACCORDING TO CURRENT STATE STANDARD 880001 WITH A MINIMUM OF 17 FT (5.18 m) FROM THE HIGHEST POINT OF PAVEMENT.
5. THE TOP OF THE SIGNAL HOUSING OF A SIGNAL FACE LOCATED OVER ANY PORTION OF A HIGHWAY SHALL NOT BE MORE THAN 25.6 FT (7.8 m) ABOVE THE PAVEMENT.

TRAFFIC SIGNAL EQUIPMENT OFFSET

TRAFFIC SIGNAL EQUIPMENT	COMBINATION CONCRETE CURB AND GUTTER (MINIMUM DISTANCE FROM BACK OF CURB TO CENTERLINE OF FOUNDATION)	SHOULDER/NON-CURBED AREA (MINIMUM DISTANCE FROM EDGE OF PAVEMENT TO CENTERLINE OF FOUNDATION)
TRAFFIC SIGNAL MAST ARM POLE	6 FT (1.8m)	SHOULDER WIDTH + 2 FT (0.6m), MINIMUM 10 FT (3.0m)
TRAFFIC SIGNAL POST	4 FT (1.2m)	SHOULDER WIDTH + 2 FT (0.6m), MINIMUM 10 FT (3.0m)
PEDESTRIAN SIGNAL POST	4 FT (1.2m)	SHOULDER WIDTH + 2 FT (0.6m), MINIMUM 10 FT (3.0m)
PEDESTRIAN PUSHBUTTON POST	4 FT (1.2m)	SHOULDER WIDTH + 2 FT (0.6m), MINIMUM 10 FT (3.0m)
TEMPORARY WOOD POLE	6 FT (1.8m)	SHOULDER WIDTH + 2 FT (0.6m), MINIMUM 10 FT (3.0m)
CONTROLLER CABINET	6 FT (1.8m) MINIMUM DISTANCE SEE NOTE 2	SHOULDER WIDTH + 6 FT (1.8m), MINIMUM 16 FT (4.9m) SEE NOTE 3.
SERVICE INSTALLATION, GROUND MOUNT	6 FT (1.8m) MINIMUM DISTANCE SEE NOTE 2	SHOULDER WIDTH + 6 FT (1.8m), MINIMUM 16 FT (4.9m) SEE NOTE 3.

NOTES:

1. CONTACT THE "AREA TRAFFIC SIGNAL MAINTENANCE AND OPERATIONS ENGINEER" FOR ASSISTANCE IN LOCATING THE TRAFFIC SIGNAL EQUIPMENT WHEN THERE ARE CONFLICTS WITH DITCHES OR THE MINIMUM OFFSET DISTANCES CANNOT BE MET.
2. MINIMUM DISTANCE FROM THE BACK OF CURB TO THE ROADWAY SIDE OF THE FOUNDATION.
3. MINIMUM DISTANCE FROM THE EDGE OF PAVEMENT TOTHE ROADWAY SIDE OF THE FOUNDATION.
4. ANY CHANGES TO THE OFFSETS OF THE FOUNDATIONS, FROM THE MINIMUM DISTANCES LISTED IN THE "TRAFFIC SIGNAL EQUIPMENT OFFSET" CHART AND THE TRAFFIC SIGNAL INSTALLATION PLAN, COULD EFFECT THE PLACEMENT OF THE SIGNAL HEADS, PEDESTRIAN SIGNAL HEADS AND THE PEDESTRIAN PUSHBUTTONS. THE SIGNAL HEAD PLACEMENT ON THE MAST ARMS SHALL REMAIN AS PER THE TRAFFIC SIGNAL INSTALLATION PLAN AND THE "TRAFFIC SIGNAL MAST ARM AND SIGNAL POST" DETAIL ABOVE. THE PROPOSED MAST ARM LENGTHS MAY NEED TO BE REVISED TO MEET THE ABOVE REQUIREMENTS. THE PEDESTRIAN SIGNAL HEADS AND PEDESTRIAN PUSHBUTTONS MUST MEET THE REQUIREMENTS UNDER THE DETAILS ON THIS SHEET.

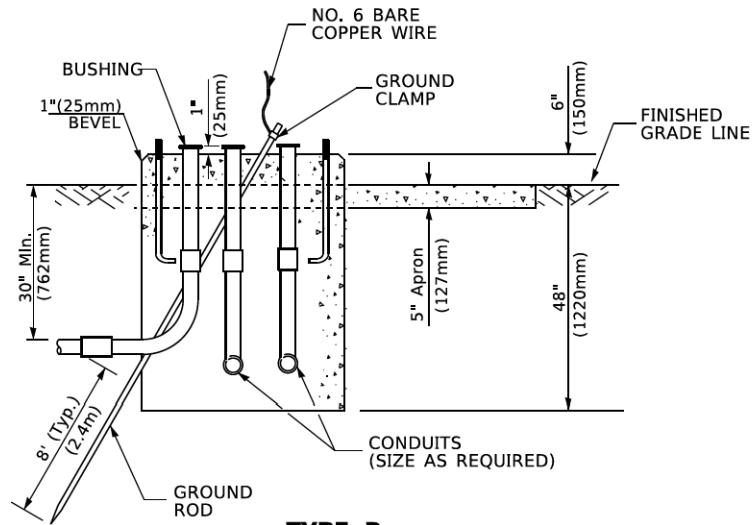
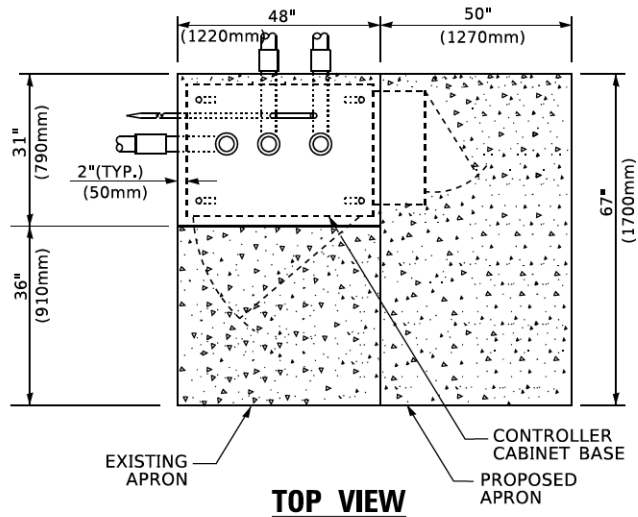
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PLOT DATE	3/4/2019	DATE	-	REVISED	-

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

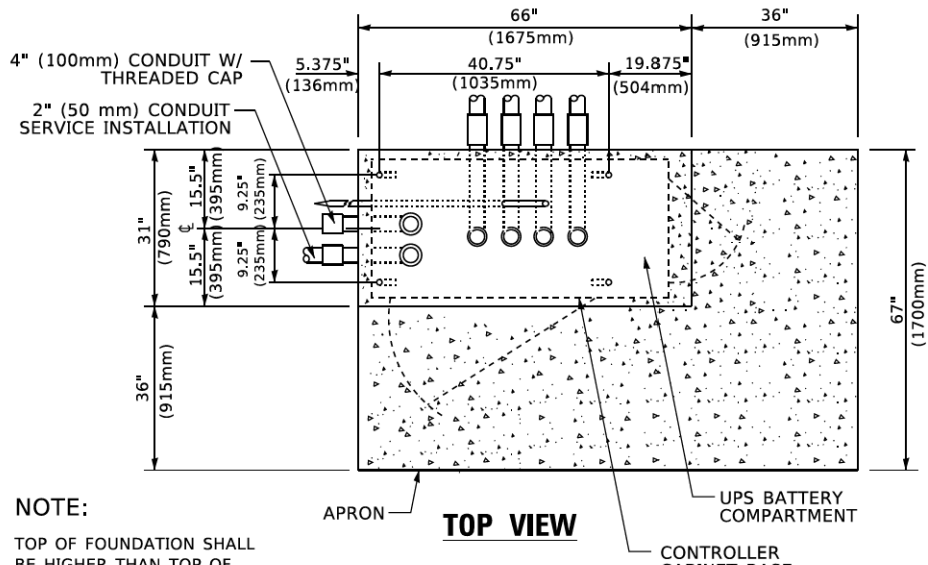
DISTRICT ONE
STANDARD TRAFFIC SIGNAL DESIGN DETAILS

SCALE: NONE SHEET 3 OF 7 SHEETS STA. TO STA.

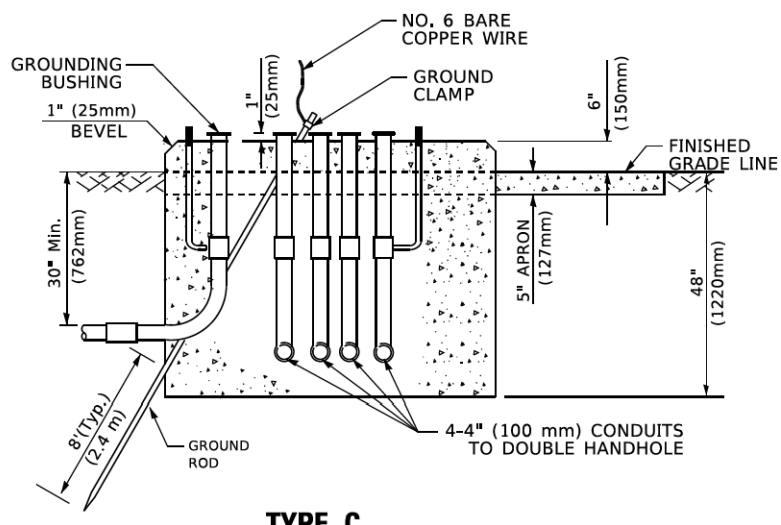
F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	26	22
	TS-05			CONTRACT NO.
		ILLINOIS	FED. AID PROJECT	



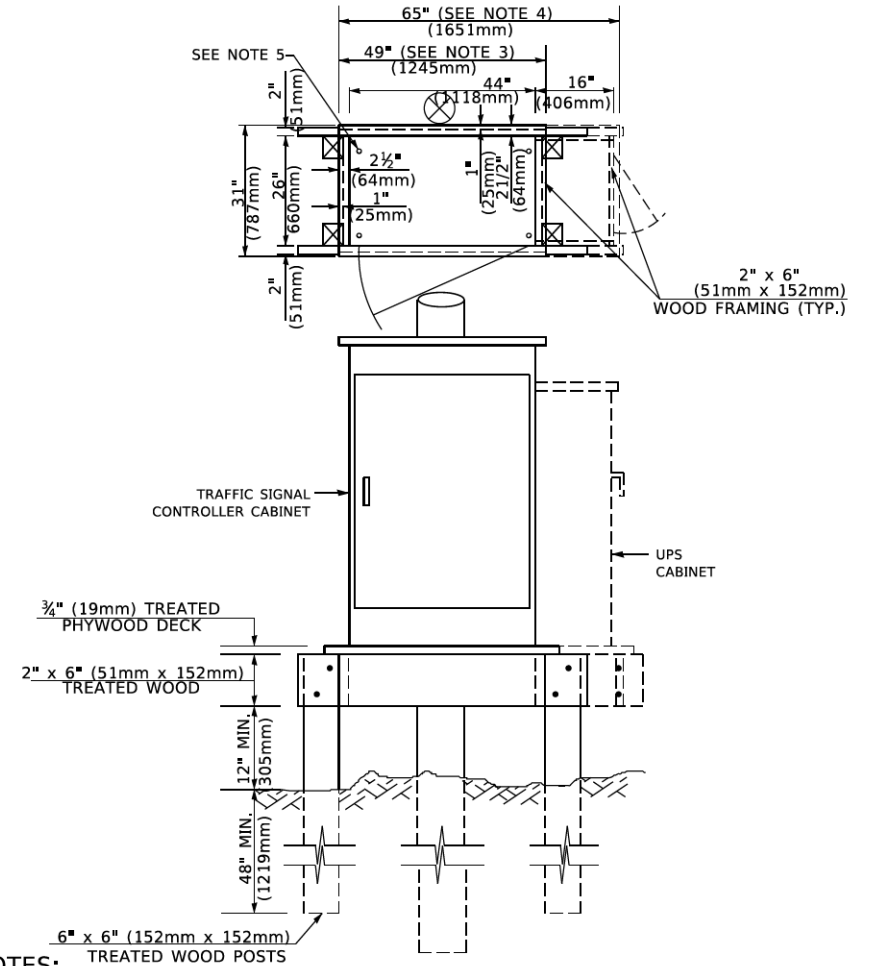
TYPE D
FOR GROUND MOUNTED
CONTROLLER CABINET
AND UPS BATTERY CABINET



NOTE:
TOP OF FOUNDATION SHALL
BE HIGHER THAN TOP OF
DOUBLE HANDHOLE



TYPE C
FOR GROUND MOUNTED
SUPER P (TYPE IV) AND SUPER R (TYPE V)
CONTROLLER CABINETS



- NOTES:**
1. BASED ON CONTROLLER CABINET TYPE IV WITH BASE DIMENSIONS OF 26" x 44" (660mm x 1118mm). ADJUST PLATFORM SIZE TO FIT CABINET BASE DIMENSIONS BEING SUPPLIED.
 2. BASED ON UNINTERRUPTIBLE POWER SUPPLY CABINET WITH BASE DIMENSIONS OF 16" x 25" (406mm x 635mm). ADJUST PLATFORM SIZE TO FIT CABINET BASE DIMENSIONS BEING SUPPLIED.
 3. PLATFORM SIZE FOR CONTROLLER CABINET TYPE IV.
 4. PLATFORM SIZE FOR CONTROLLER CABINET TYPE IV AND UNINTERRUPTIBLE POWER SUPPLY CABINET.
 5. DRILLED HOLES THROUGH THE PLATFORM BASE TO MATCH THE CONTROLLER CABINET BOLT TEMPLATE. FASTEN THE CONTROLLER CABINET TO THE PLATFORM WITH CARRIAGE BOLTS, WASHERS AND NUTS.
 6. FASTEN ALL SUPPORT WOOD FRAMING TO THE WOOD POSTS WITH 2 LAG SCREWS FOR EACH CONNECTION.

TEMPORARY SIGNAL CONTROLLER
WOOD SUPPORT PLATFORM

CABLE SLACK LENGTH	FEET	METER
HANDHOLE	6.5	2.0
DOUBLE HANDHOLE	13.0	4.0
SIGNAL POST	2.0	0.6
MAST ARM	2.0	0.6
CONTROLLER CABINET	1.5	0.5
FIBER OPTIC AT CABINET	13.0	4.0
ELECTRIC SERVICE AT (CABINET OR SERVICE LOCATION)	1.5	0.5
GROUND CABLE (SIGNAL POST, MAST ARM, CABINET)	1.5	0.5
GROUND CABLE (BETWEEN FRAME AND COVER)	5.0	1.6

CABLE SLACK

VERTICAL CABLE LENGTH	FEET	METER
MAST ARM POLE (MAST ARM MOUNTED SIGNAL HEAD)		
(L = MAST ARM LENGTH - DISTANCE TO SIGNAL HEAD FROM END OF ARM)	20.0+L	6.0+L
BRACKET MOUNTED (MAST ARM POLE OR SIGNAL POLE)	13.0	4.0
PEDESTRIAN PUSH BUTTON	6.0	2.0
SERVICE INSTALLATION POLE MOUNT TO SERVICE DROP	13.5	4.1
SERVICE INSTALLATION POLE MOUNT TO GROUND	13.5	4.1
SERVICE INSTALLATION GROUND MOUNT	6.0	2.0
FOUNDATION (SIGNAL POST, MAST ARM POLE, CONTROLLER CABINET, SERVICE-GROUND MOUNT)	3.0	1.0

VERTICAL CABLE LENGTH

FOUNDATION	DEPTH
TYPE A - Signal Post	4'-0" (1.2m)
TYPE C - CONTROLLER W/ UPS	4'-0" (1.2m)
TYPE D - CONTROLLER	4'-0" (1.2m)
SERVICE INSTALLATION, GROUND MOUNT, TYPE A - SQUARE	4'-0" (1.2m)

DEPTH OF FOUNDATION

MAST ARM LENGTH	① Foundation Depth	Foundation Diameter	Spiral Diameter	Quantity of Rebars	Size of Rebars
Less than 30' (9.1 m)	10'-0" (3.0 m)	30" (750mm)	24" (600mm)	8	6(19)
Greater than or equal to 30' (9.1 m) and less than 40' (12.2 m)	13'-6" (4.1 m)	30" (750mm)	24" (600mm)	8	6(19)
Greater than or equal to 40' (12.2 m) and less than 50' (15.2 m)	11'-0" (3.4 m)	36" (900mm)	30" (750mm)	12	7(22)
Greater than or equal to 50' (15.2 m) and less than 55' (16.8 m)	13'-0" (4.0 m)	36" (900mm)	30" (750mm)	12	7(22)
Greater than or equal to 55' (16.8 m) and up to 65' (19.8 m)	15'-0" (4.6 m)	36" (900mm)	30" (750mm)	12	7(22)
Greater than or equal to 65' (19.8 m) and less than 75' (22.9 m)	21'-0" (6.4 m)	42" (1060mm)	36" (900mm)	16	8(25)
Greater than or equal to 75' (22.9 m) and up to 85' (25.9 m)	25'-0" (7.6 m)	42" (1060mm)	36" (900mm)	16	8(25)

- NOTES:**
1. These foundation depths are for sites which have cohesive soils (clayey silt, sandy clay, etc.) along the length of the shaft, with an average Unconfined Compressive Strength (Qu) > 1.0 tsf (100 kpa). This strength shall be verified by boring data prior to construction or with testing by the Engineer during foundation drilling. The Bureau of Bridges & Structures should be contacted for a revised design if other conditions are encountered.
 2. Combination mast arm assemblies under 55 feet (16.8 m) shall use 36" (900 mm) diameter foundations.
 3. Combination mast arm assemblies under 56 feet (16.8 m) through 75 feet (22.9 m) shall use 42" (1060 mm) diameter foundations.
 4. For mast arm assemblies with dual arms refer to state standard 878001.

DEPTH OF MAST ARM FOUNDATIONS, TYPE E

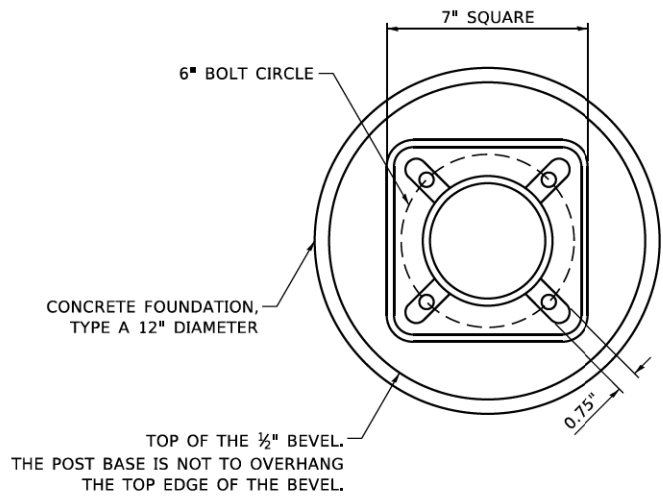
	USER NAME ➡ footer]	DESIGNED -	REVISED -	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	DISTRICT ONE STANDARD TRAFFIC SIGNAL DESIGN DETAILS				F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		DRAWN -	REVISED -								COOK	26	24
	PLOT SCALE ➡ 50,0000 ' / in.	CHECKED -	REVISED -		TS-05		CONTRACT NO.						
	PLOT DATE ➡ 3/4/2019	DATE -	REVISED -		SCALE: NONE		SHEET 5	OF 7 SHEETS	STA.	TO STA.			
									ILLINOIS		FED. AID PROJECT		



1. ALL ELECTRICAL ITEMS, EXCEPT ITEMS #2 AND #11 SHALL BE ALUMINUM OR GALVANIZED
2. ITEM #1- OZ/GEDNEY FSX-1-50 OR EQUIVALENT
ITEM #2- MULBERRY CON-O-SHADE LAMP SHIELD OR EQUIVALENT
ITEM #9- "BAND-IT" SADDLE BRACKET OR EQUIVALENT
3. WHEN POST MOUNTING IS SPECIFIED, ITEM #9 SHALL NOT BE REQUIRED. THE DETECTION UNIT SHALL BE MOUNTED DIRECTLY ON TOP OF THE CAP BY DRILLING AND TAPPING A 3/4 "(19 mm) HOLE WITH PIPE THREADS. THE POST CAP SHALL EITHER BE SCREWED TO THE TOP OF THE POST OR A MINIMUM OF 3 TIGHTENING SCREWS SHALL BE REQUIRED ON EACH CAP.

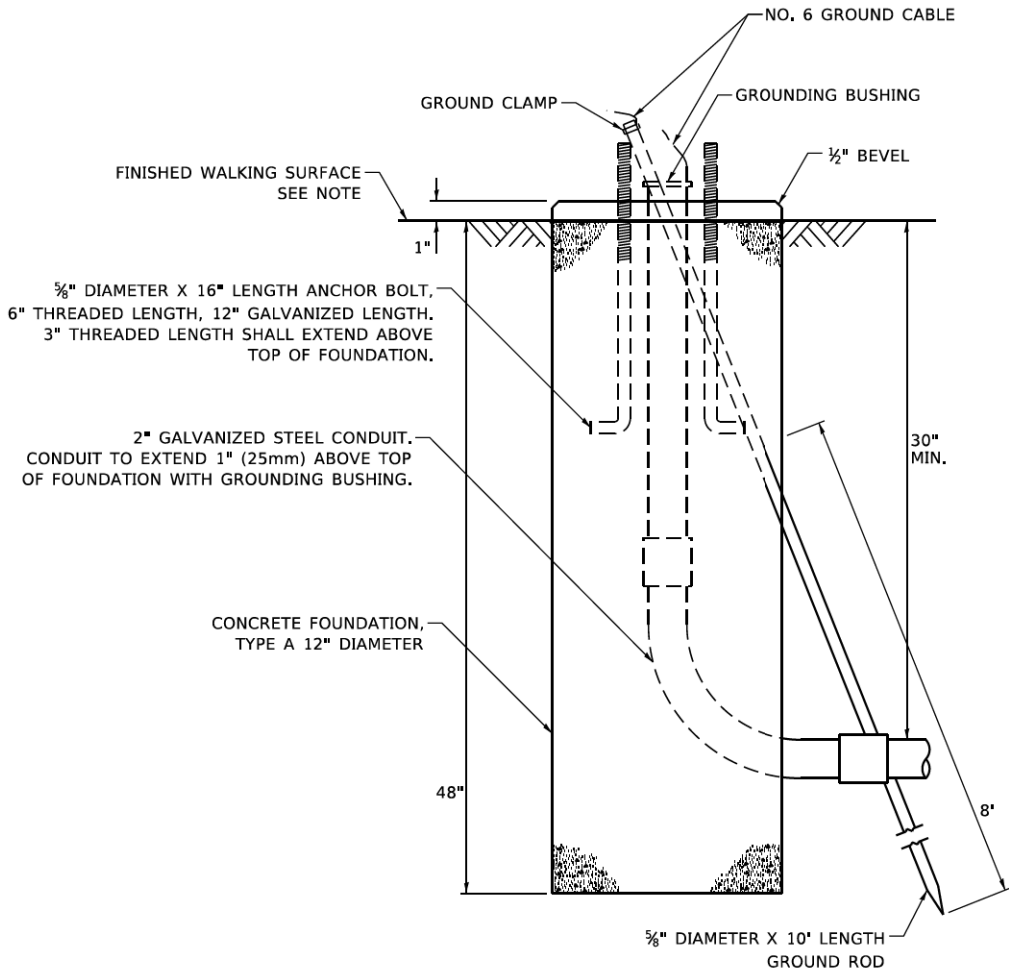


F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	26	25
TS-05		CONTRACT NO.		
	ILLINOIS	FED. AID PROJECT		

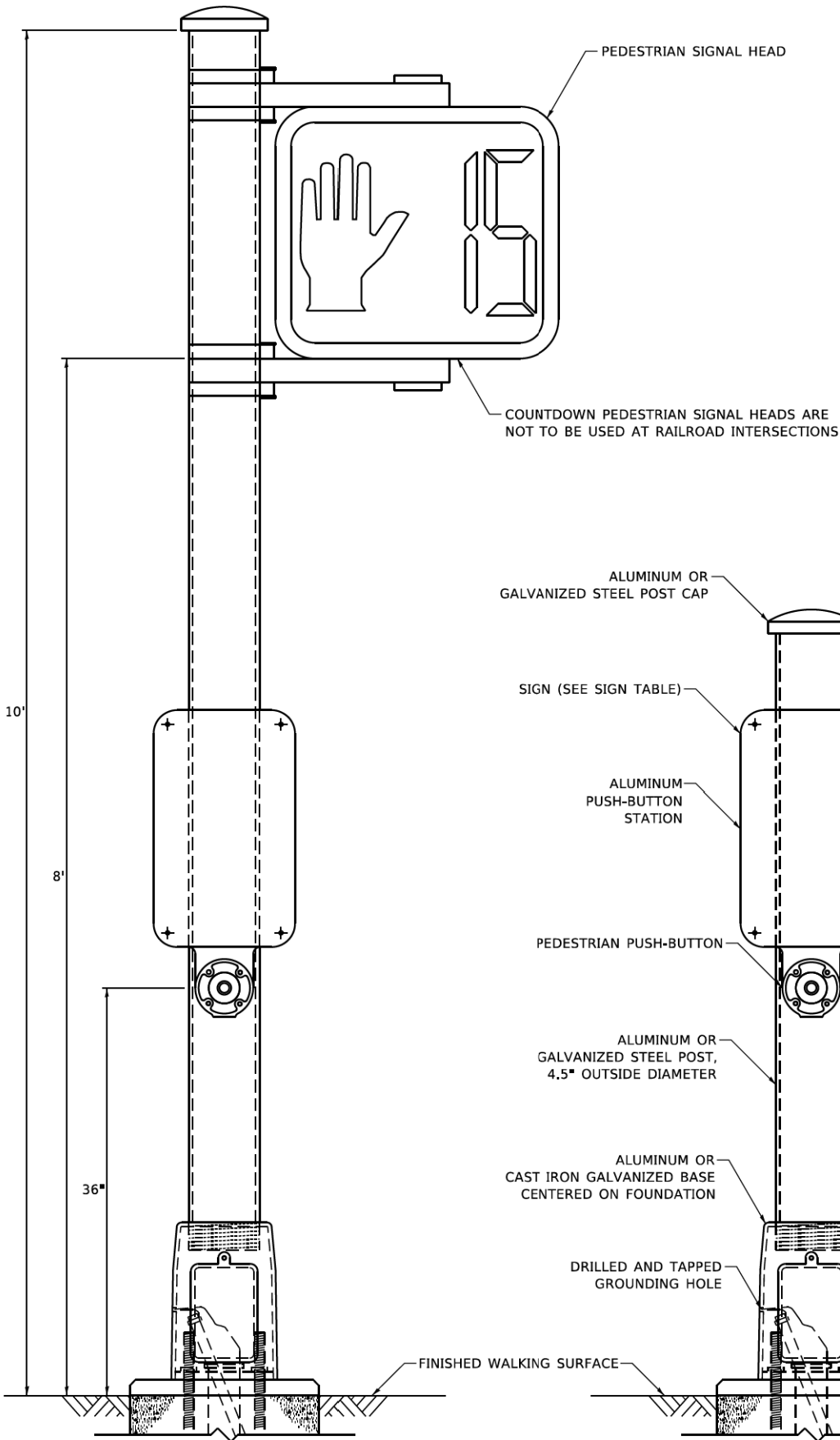


BOLT PATTERN

NOTE:
1. IF THE PEDESTRIAN SIGNAL POST FOUNDATION IS INSTALLED WITHIN OR BEHIND A BARRIER CURB, THE TOP OF THE FOUNDATION SHALL BE INSTALLED FLUSH WITH THE TOP OF THE BARRIER CURB.



CONCRETE FOUNDATION,
TYPE A 12-INCH DIAMETER



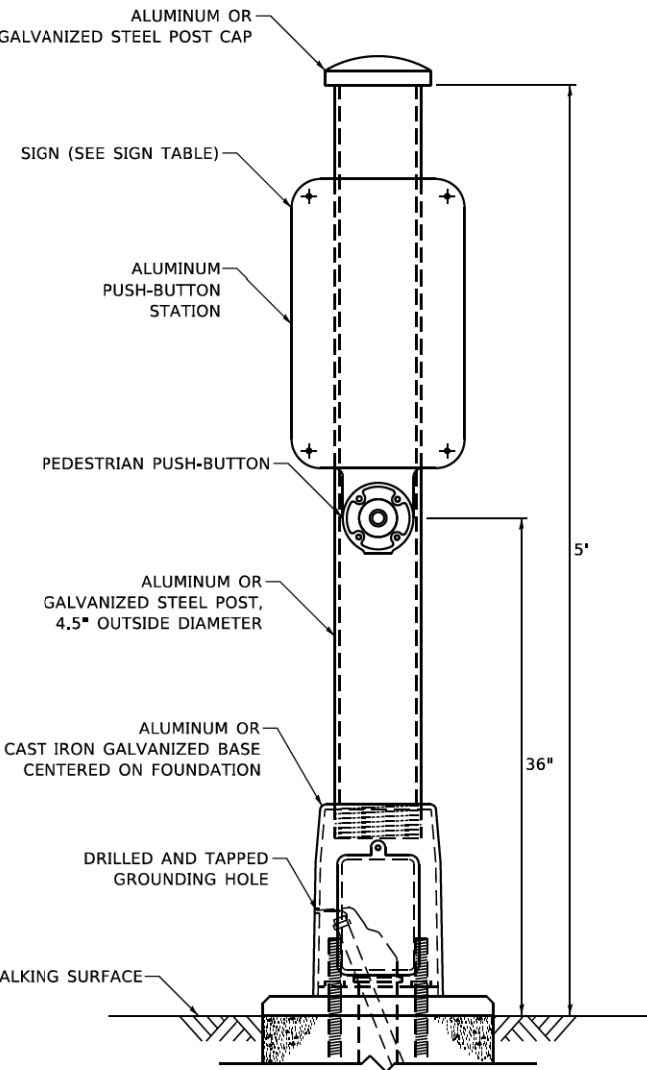
PEDESTRIAN SIGNAL POST, 10 FT.



SIGN TABLE

SIGN	DIMENSIONS
R10-3b (RAILROAD ONLY)	9" X 12"
R10-3d (RAILROAD ONLY)	9" X 12"
R10-3e	9" X 15"

NOTES:
1. THE SIGN PANELS SHALL BE TYPE AP SHEETING.
2. THE ARROW ON SIGNS FOR PUSH-BUTTONS SERVING TWO DIRECTIONS ON THE SAME PHASE SHALL BE BI-DIRECTIONAL.
3. THE SIGN FOR DUAL-CALL PUSH-BUTTONS SHALL HAVE NO ARROW.



PEDESTRIAN SIGNAL POST, 5 FT.

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PLOT DATE = 11/17/2020	DATE - 10/15/2018	REVISED -

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

DISTRICT ONE
STANDARD TRAFFIC SIGNAL DESIGN DETAILS

SCALE: NTS SHEET NO. 7 OF 7 SHEETS STA. TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		COOK	26	26
TS-05		CONTRACT NO.		
ILLINOIS		FED. AID PROJECT		

BID FORM
Pedestrian Crossing Modifications, Central Road at Weller Lane
Village of Mount Prospect
Department of Public Works

FROM: **Lyons Electric Company, Inc.**

650 E. Elm Avenue, La Grange, IL 60525
(hereinafter called "Bidder")

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

Bid For: **"Pedestrian Crossing Modifications, Central Road at Weller Lane"**

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

- Notice to Bidders
- Table of Contents
- Instructions for Bidders
- General Conditions and Special Provisions
- Specifications
- Bid Form
- Affidavit – Bid Certification Form
- Bid Security
- Bid Sheet
- Other materials or standards provided or noted by the Village
- Contract Document
- Performance Bond Form
- Labor and Materials Payment Bond Form
- Plan Set

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

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

Bidder has bid on all items and has provided a price for all items.

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

Bid Form Page 2

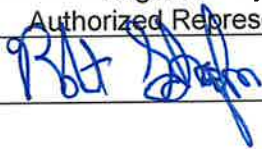
In submitting this bid, the Bidder understands that the Village of Mount Prospect reserves the right to add to or subtract from the estimated quantities.

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

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

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

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

Addendum No.	Addendum Date	Acknowledgement by Bidder or Authorized Representative	Date Acknowledged
1	6/18/2025		6/18/2025

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

Upon award of the contract the Village will send Notice of Award to the successful bidder. The bidder must then execute the contract and provide the required bonds or letter of credit and certificate of insurance to the Village within ten (10) days. The Village will then issue a written Notice to Proceed, which starts the performance period. The Contractor shall not begin work prior to all rectangular rapid flashing beacon components, illuminated sign components and mast arms being in the Contractors possession. The Contractor shall reach substantial completion no later than November 28th, 2025 with final completion no later than December 19th, 2025 unless the Village agrees to an alternate schedule with valid reasoning provided by the Contractor, such as procurement or IDOT review delays. Failure to complete the work in the designated time frame may result in the Director of Public Works withholding compensation due the contractor for failure to complete the said work in the designated time frame, calling the bonds, or taking such other action as may be available.

Security in the sum of ten (10%) percent of the amount bid in form of (check one):

 X Bid Bond Certified Check Bank Cashier's Check

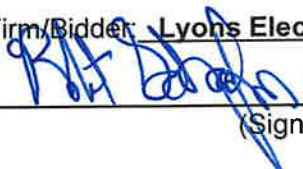
is attached hereto in accordance with the "Instructions for Bidders".

This Bid Submittal contains the following:

- 1) Bid Form
- 2) Affidavit – Bid Certification Form
- 3) Bid Security
- 4) Bid Sheet (s)

Respectfully submitted:

Name of Firm/Bidder: Lyons Electric Company, Inc.

By: 
(Signature)

Title: Robert Schaeffer, Vice President

Date: June 23, 2025

Contact Information:

Official Address: 650 E. Elm Avenue

La Grange, IL 60525

Telephone: 708-588-6800

Email: bobschaeffer@lyonspinner.com

**VILLAGE OF MOUNT PROSPECT
AFFIDAVIT – BID CERTIFICATION FORM**

Bidder:

Company/Firm Name: Lyons Electric Company, Inc.

Address: 650 E. Elm Avenue, La Grange, IL 60525

As a condition of entering into a contract with the Village of Mount Prospect, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned, Robert Schaeffer, being first duly sworn on oath, deposes and states that he or she is Vice President (sole owner, partner, joint ventured, President, Secretary, etc.) of Lyons Electric Company, Inc. (Name of Company) and has the authority to make all certifications required by this affidavit.

Section I Non Collusion

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

Section II Bid Rigging and Rotating

The undersigned further states that Lyons Electric Company, Inc. (Name of Company) is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States, as provided in Sections 33E-3 and 33E-4 of the Illinois Criminal Code, 720 ILCS 5/33E-3, 33E-4.

Section III Drug Free Workplace

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

Section IV Tax Payment

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

Page 2 - AFFIDAVIT – BID CERTIFICATION FORM

Section V

Sexual Harassment Policy

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

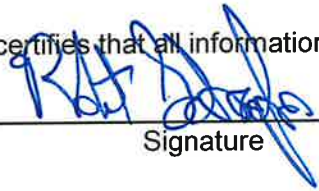
"Have written sexual harassment policies that shall include, at a mini-mum, the following information: (I) the illegality of sexual harassment; (II) the definition of sexual harassment under State law; (III) a description of sexual harassment, utilizing examples; (IV) the vendor's internal complaint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

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

The undersigned further states that **Lyons Electric Company, Inc.** (Name of Company) has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

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

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

Signed by:  Title: **Vice President**
Signature

Name Printed: **Robert Schaeffer**

Signed and sworn to before me this **23rd** day of **June**, 20**25**.
My commission expires:



Notary Public



Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Lyons Electric Company, Inc.
650 E. Elm Avenue
LaGrange, IL 60525

OWNER:

(Name, legal status and address)

Village of Mount Prospect
1700 West Central Road
Mount Prospect, IL 60056

SURETY:

(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America

One Tower Square
Hartford, CT 06183
Mailing Address for Notices
One Tower Square
Hartford, CT 06183

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: 10% Ten Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

Pedestrian Crossing Modifications, Central Road at Weller Lane

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

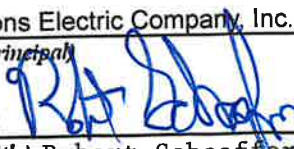
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

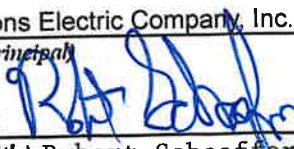
When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 18th day of June, 2025.


(Witness) Michael Wilson


(Witness)

Lyons Electric Company, Inc.
(Principal)  (Seal)

By: 
(Title) Robert Schaeffer
Vice President

Travelers Casualty and Surety Company of America
(Surety) (Seal)

By: 
(Title) Camille Maitland, Attorney-in-Fact



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Camille Maitland** of **UNIONDALE**, **New York**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.



State of Connecticut

By: 
Bryce Grissom, Senior Vice President

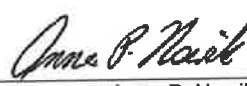
City of Hartford ss.

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

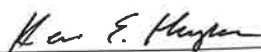
FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **18th** day of **June**, **2025**




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

HARTFORD, CT 06183

PRINCIPAL'S ACKNOWLEDGMENT

State of ILLINOIS, County of COOK } ss.

On this 18th day of June in the year 20 25, before me, the undersigned, personally appeared Robert Schaeffer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



SURETY COMPANY'S ACKNOWLEDGMENT

State of New York, County of Nassau } ss.

On this 18th day of June in the year 20 25, before me, the undersigned, personally appeared Camille Maitland, personally known to me, and who, being by me duly sworn, did depose and say: That he/she resides in Nassau County, New York; that he/she is Attorney-in-Fact of **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**, the corporation described in and which executed the within instrument; that he/she knows the corporate seal of said Company; that the seal affixed to said instrument is such corporate seal; and that he/she signed said instrument as Attorney-in-Fact by authority of the Board of Directors of said Company; and affiant did further depose and say that the Superintendent of the State of New York Department of Financial Services has, pursuant to Section 1111 of the New York Insurance Law, issued to **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA** his/her certificate that said Company is qualified to become and be accepted as surety or guarantor on all bonds, undertakings, recognizances, guaranties, and other obligations required or permitted by law; and that such certificate has not been revoked.

Notary Public

JANICE A LASPINA
Notary Public, State of New York
No. 01LA6399639
Qualified in Nassau County
Commission Expires 10/28/2027

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

HARTFORD, CONNECTICUT 06183

FINANCIAL STATEMENT AS OF DECEMBER 31, 2024

AS FILED IN THE STATE OF NEW YORK

CAPITAL STOCK \$ 6,480,000

ASSETS		LIABILITIES & SURPLUS	
BONDS	\$ 5,367,684,447	LOSSES	\$ 1,648,831,742
STOCKS	99,502,344	LOSS ADJUSTMENT EXPENSES	169,492,904
CASH AND INVESTED CASH	69,689,826	REINSURANCE PAYABLE ON PAID LOSSES & LOSS ADJ. EXPENSES	15,148,347
OTHER INVESTED ASSETS	9,969,793	COMMISSIONS	62,360,717
SECURITIES LENDING REINVESTED COLLATERAL ASSETS	30,993,966	OTHER EXPENSES	69,184,511
INVESTMENT INCOME DUE AND ACCRUED	45,630,862	TAXES, LICENSES AND FEES	16,311,579
PREMIUM BALANCES	346,017,428	CURRENT FEDERAL AND FOREIGN INCOME TAXES	7,102,552
REINSURANCE RECOVERABLE	62,034,928	UNEARNED PREMIUMS	1,647,964,685
NET DEFERRED TAX ASSET	78,278,940	ADVANCE PREMIUM	3,970,618
UNDISTRIBUTED PAYMENTS	15,607,795	POLICYHOLDER DIVIDENDS	26,972,587
GUARANTY FUNDS RECEIVABLE OR ON DEPOSIT	2,148,727	CEDED REINSURANCE NET PREMIUMS PAYABLE	57,879,540
OTHER ASSETS	1,100,106	AMOUNTS WITHHELD / RETAINED BY COMPANY FOR OTHERS	17,071,685
		REMITTANCES AND ITEMS NOT ALLOCATED	10,456,481
		PROVISION FOR REINSURANCE	8,746,887
		PAYABLE TO PARENTS, SUBSIDIARIES AND AFFILIATES	79,937,444
		PAYABLE FOR SECURITIES LENDING	30,993,966
		ESCHEAT LIABILITY	595,014
		OTHER ACCRUED EXPENSES AND LIABILITIES	4,726
		TOTAL LIABILITIES	\$ 3,873,025,985
		CAPITAL STOCK	\$ 6,480,000
		PAID IN SURPLUS	433,803,760
		OTHER SURPLUS	1,815,349,416
		TOTAL SURPLUS TO POLICYHOLDERS	\$ 2,255,633,176
TOTAL ASSETS	\$ 6,128,659,161	TOTAL LIABILITIES & SURPLUS	\$ 6,128,659,161

SEE AIA DOCUMENT A-310

BID SECURITY

Included with this bid is a bank cashier's check, certified check or bid bond in the amount of _____, being ten percent (10%) of the total amount bid by _____, the Bidder, in favor of the Village of Mount Prospect. It is hereby agreed that, should Bidder be awarded the Work contemplated under this bid and fail or refuse to execute a contract for said Work, or to provide the required payment and performance bonds, or letter of credit, and certificate of insurance, then this security, in the amount stipulated above, shall be forfeited and may be retained by the Village of Mount Prospect as liquidated damages and not as a penalty. All bids to remain firm for a period of ninety (90) days after bid opening date.

SUBMITTED THIS _____ DAY OF _____, 20____.

SEAL (if corporation)

Bidder:

Bidder's Agent and Agent's Title:

Title

Note: If bidder is a partnership, the bid must be signed by at least two of the partners.

Note: If bidder is a corporation, the bid must be signed by an authorized officer of the corporation, attested and sealed by the secretary or other authorized officer.

If a corporation, note here the state of incorporation:

Incorporated under the laws of the State of _____.

BID SHEET**“Pedestrian Crossing Modifications, Central Road at Weller Lane”****(TO BE FILLED OUT BY THE CONTRACTOR/BIDDER)**

The Bidder will complete pricing for all items (# 1-39) to provide all labor, equipment, materials and mobilization (if applicable) to perform this work. The fixed item price given is to **be all inclusive**.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	EARTH EXCAVATION	CU YD	15	290.00	4,350.00
2	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	21	60.00	1,260.00
3	SODDING, SALT TOLERANT	SQ YD	21	185.00	3,885.00
4	INLET FILTERS	EACH	2	625.00	1,250.00
5	AGGREGATE BASE COURSE, TYPE B, 4"	SQ YD	27	63.00	1,701.00
6	AGGREGATE BASE COURSE, TYPE B, 6"	SQ YD	43	78.00	3,354.00
7	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	6	1,650.00	9,900.00
8	PROTECTIVE COAT	SQ YD	32	2.20	70.40
9	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	105	44.00	4,620.00
10	PORTLAND CEMENT CONCRETE SIDEWALK 8 INCH	SQ FT	138	50.00	6,900.00
11	DETECTABLE WARNINGS	SQ FT	20	60.50	1,210.00
12	DRIVEWAY PAVEMENT REMOVAL	SQ YD	35	61.00	2,135.00
13	COMBINATION CURB AND GUTTER REMOVAL	FOOT	16	1.00	16.00
14	SIDEWALK REMOVAL	SQ FT	241	1.00	241.00
15	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.24	FOOT	16	165.00	2,640.00
16	MOBILIZATION	LSUM	1	9,916.60	9,916.60
17	CHANGEABLE MESSAGE SIGN	CAL DA	28	90.00	2,520.00
18	RELOCATE SIGN PANEL ASSEMBLY – TYPE B	EACH	1	930.00	930.00
19	THERMOPLASTIC PAVEMENT MARKING – LINE 4"	FOOT	35	138.00	4,830.00
20	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2" DIA	FOOT	113	77.00	8,701.00
21	HANDHOLE	EACH	1	5,200.00	5,200.00

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
22	UNIT DUCT, 600V, 2-1C NO.10. 1/C NO. 10 GROUND, (XLP-TYPE USE), ¾" DIA. POLYETHYLENE	FOOT	68	34.50	2,346.00
23	UNIT DUCT, 600V, 3-1C NO.10. 1/C NO. 10 GROUND, (XLP-TYPE USE), ¾" DIA. POLYETHYLENE	FOOT	158	35.00	5,530.00
24	PAINT NEW MAST ARM AND POLE, UNDER 40 FOOT	EACH	2	1,570.00	3,140.00
25	STEEL MAST ARM ASSEMBLY AND POLE, 26 FT.	EACH	2	14,500.00	29,000.00
26	CONCRETE FOUNDATION, TYPE E 30-INCH DIAMETER	FOOT	20	578.00	11,560.00
27	REMOVE EXISTING CONCRETE FOUNDATION	EACH	5	850.00	4,250.00
28	REMOVE EXISTING FLASHING BEACON INSTALLATION COMPLETE	EACH	3	1,940.00	5,820.00
29	RECTANGULAR RAPID FLASHING BEACON ASSEMBLY (COMPLETE)	EACH	1	14,750.00	14,750.00
30	TRAFFIC CONTROL AND PROTECTION (SPECIAL)	L SUM	1	36,000.00	36,000.00
31	INSTALL SIGN PANEL – TYPE 1	SQ FT	10	50.00	500.00
32	REMOVE SIGN PANEL ASSEMBLY – TYPE A (SPECIAL)	EACH	2	253.00	506.00
33	ILLUMINATED SIGN (SPECIAL)	EACH	2	5,700.00	11,400.00
34	MODIFY EXISTING LIGHTING CONTROLLER	EACH	1	6,900.00	6,900.00
35	PRECONSTRUCTION VIDEO TAPING	L SUM	1	950.00	950.00
36	CONSTRUCTION LAYOUT	L SUM	1	9,100.00	9,100.00
37	TEMPORARY INFORMATION SIGNING	SQ FT	52	19.00	988.00
38	RECTANGULAR RAPID FLASHING BEACON ASSEMBLY	EACH	2	7,500.00	15,000.00
39	MAINTENANCE BOND (24-MONTH)	LSUM	1	1,400.00	1,400.00
TOTAL FOR ITEMS (1-39)					\$ 234,770.00



Illinois Department
of Transportation

Certificate of Eligibility

Contractor No 3526

Lyons Electric Company, Inc.
P. O. Box 749 LAGRANGE, IL 60525

WHO HAS FILED WITH THE DEPARTMENT AN APPLICATION FOR PREQUALIFICATION STATEMENT OF EXPERIENCE, EQUIPMENT AND FINANCIAL CONDITION IS HEREBY QUALIFIED TO BID AT ANY OF DEPARTMENT OF TRANSPORTATION LETTINGS IN THE CLASSES OF WORK AND WITHIN THE AMOUNT AND OTHER LIMITATIONS OF EACH CLASSIFICATION, AS LISTED BELOW, FOR SUCH PERIOD AS THE UNCOMPLETED WORK FROM ALL SOURCES DOES NOT EXCEED SUPER UNLIMITED

014	ELECTRICAL	Unlimited
017	CONCRETE CONSTRUCTION	\$825,000

THIS CERTIFICATE OF ELIGIBILITY IS VALID FROM 8/15/2024 TO 4/30/2025 INCLUSIVE, AND SUPERSEDES ANY CERTIFICATE PREVIOUSLY ISSUED, BUT IS SUBJECT TO REVISION OR REVOCATION, IF AND WHEN CHANGES IN THE FINANCIAL CONDITION OF THE CONTRACTING FIRM OR OTHER FACTS JUSTIFY SUCH REVISIONS OR REVOCATION. ISSUED AT SPRINGFIELD, ILLINOIS ON 8/15/2024.


Engineer of Construction



Lyons Electric Company, Inc.
650 East Elm Avenue - PO Box #749
LaGrange, Illinois 60525
Phone: (708)-588-6800 Fax: (708)-588-6845

In Progress

ATTACHMENT "A"

Project Description Job #	Job Location	Contractor Name & Address	Contact Name, Phone Number & Email	Contract Amount
Fish Barrier PGS System 19012	790 East Old Romeo Road, Lemont, IL 60439	EXP Federal, Inc. 205 N Michigan Ave, Ste 3800, Chicago, IL 60601	Sr. PM- Scott Tagge, (312) 404-7903, scott.tagge@expfederal.com	\$4,602,299.00
Barrier IIA&IIB Controls 20071	790 East Old Romeo Road, Lemont, IL 60439	EXP Federal, Inc. 205 N Michigan Ave, Ste 3800, Chicago, IL 60601	Sr. PM- Scott Tagge, (312) 404-7903, scott.tagge@expfederal.com	\$3,510,159.00
Fish Barrier 2021 Maint 21008	790 East Old Romeo Road, Lemont, IL 60439	EXP Federal, Inc. 205 N Michigan Ave, Ste 3800, Chicago, IL 60601	Pete Mitchell, (703) 715-7209, peter.mitchell@expfederal.com	\$373,314.00
PCC Pine Lake 22029	5461 West Lake Street, Chicago, IL 60644	UJAMAA Construction, Inc. 7744 S Stoney Island Ave, Chicago, IL 60649	Laurit Dide, (708) 925-3862, ldide@ujamaaconstruction.com	\$1,987,590.00
ICC Cot Grv & 73rd UP Ltg 22044	Cottage Grove Ave & 73rd St, Chicago, IL 60619	Illinois Constructors Corp. 39 W 866 Fabyan Parkway, Elburn, IL 60119	Mike Andersen, (224) 227-0448, mandersen@icceo.com	\$88,908.00
LCLC K-Town Project 22063	1449 South Keeler Ave, Chicago, IL 60623	GMA Construction Group 3520 S Morgan St, Chicago, IL 60609	Dashawn Wilson, (312) 826-2249, dwilson@griggsandmitchell.com	\$2,284,505.00
Belt RR Columbus FOC Rel 23005	Columbus Ave & S Maplewood Ave, Chicago, IL 60629	Belt Railway Company 6900 S Central Ave, Bedford Park, IL 60638	Scott Schiemann, (312) 203-8648, scottschiemann@beltrailway.com	\$217,000.00
BNSF Cicero Yd Expansion 23023	5010 Ogden Avenue, Cicero, IL 60804	Granite K-5 JV, 2215 Sanders Rd, Suite 400, Northbrook, IL 60062	Mike Lange, (312) 636-7569, Michael.Lange@gcinc.com	\$7,381,917.00
NSRR 47th St SOG Project 23034	361 West 47th Street, Chicago, IL 60609	Dyer Construction, Co., Inc. 1716 Sheffield Ave, Dyer, IN 46311	Sr. PM- Kevin Horn, (219) 746-4214, khorn@dyerconstruction.com	\$1,559,070.00
7th District Police Stati 23051	1438 W 63rd Street, Chicago, IL 60636	UJAMAA Construction, Inc. 7744 S Stoney Island Ave, Chicago, IL 60649	Sr. PM- Errik Juszczuk, (773) 703-7753, ejuszczuk@ujamaaconstruction.com	\$29,048.00
Belt RR - West Yard Camer 23057	6900 S Central Ave, Bedford Park, IL 60638	Belt Railway Company 6900 S Central Ave, Bedford Park, IL 60638	Tom Lyons, (269) 569-2636, tlyons@beltrailway.com	\$29,995.00
BNSF Cicero Crane Pad 24007	5601 W 26th Street, Cicero, IL 60804	George Allen Construction 9930 W 190th St, Ste A, Mokena, IL 60448	Sr. PM- Michael Beverly, (815) 955-9632, mbeverly@GeorgeAllenConstruction.com	\$74,391.00
BNSF Cicero Sanding Repla 24010	5601 W 26th Street, Cicero, IL 60804	George Allen Construction 9930 W 190th St, Ste A, Mokena, IL 60448	John Mckenna, (708) 478-6868, jmckenna@georgeallenconstruction.com	\$863,300.00
BNSF Cicero Yard Phase 2 24011	5010 Ogden Avenue, Cicero, IL 60804	Granite K-5 JV 2215 Sanders Rd, Ste 400, Northbrook, IL 60062	PM- Michael Lange, (312) 636-7569, Michael.Lange@gcinc.com	\$8,186,868.00



Lyons Electric Company, Inc.
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Project Description Job #	Job Location	Contractor Name & Address	Contact Name, Phone Number & Email	Contract Amount
Fish Barrier Fence Projec 24014	790 East Old Romeo Road, Lemont, IL 60441	Rausch Infrastructure, LLC 1111 East Touhy Ave, Des Plaines, IL 60018	William Rausch, wmrausch@rausch.llc	\$167,300.00
MWRD Fullersburg Woods 24017	3800 York Road, Oak Brook, IL 60523	Foundation Mechanics, LLC, 8604 W Catalpa Ave, Ste 907, Chicago, IL 60656	Lev Ladzyga, (847) 331-0126, levl@foundationmech.com	\$56,863.00
St Ignatius MCC Replace 24020	1076 W Roosevelt Rd, Chicago, IL 60607	Saint Ignatius College Prep 1076 W Roosevelt Rd, Chicago, IL 60608	Joe Malatesta, joe.malatesta@ignatius.org	\$72,495.00
Belt Noise Miti FOC Loop 24023	6900 S Central Avenue, Bedford Park, IL 60638	Belt Railway Company 6900 S Central Ave, Bedford Park, IL 60638	Tom Lyons, (269) 569-2636, tlyons@beltrailway.com	\$592,750.00
CPKC IMS Phase A Exp Proj 24025	10800 Franklin Avenue, Franklin Park, IL 60131	K-Five Construction, Corp. 999 Oakmont Plaza Dr, Ste 20, Westmont, IL 60559	Ryan Curtis, (630) 827-1353, ryanc@k-five.net	\$5,752,000.00
Traf Sig Inst Belmont Est 24026	8001 West Belmont Avenue, River Grove, IL 60171	Environmental Protection Ind. 16650 S Canal St, South Holland, IL 60473	Sr. PM- Matthew Maser, (331) 201-1449, mmaser@environmental-epi.com	\$407,950.00
AWS WT Building 24028	31251 Early Road Walnut Road and Early Road	Ryan Companies US, Inc. 111 Shuman Blvd, Naperville, IL 60563	Ryan Companies; (630) 328-1100	\$13,103,399.00
LCHC - Health Center 24030	3806 W. Ogden Ave Chicago, IL 60623	UJAMAA Construction, Inc. 7744 S Stoney Island Ave, Chicago, IL 60649	PM- Jessica Y. Archibald, 773-827-4416, jarchibald@ujamaaconstruction.com	\$2,289,621.00
AWS SBN 103 - 104 24031	55250 Walnut Road New Carlisle, IN 46552	EMCOR HYRE Electric 2655 Garfield Ave, Highland, IN 46322	Deirdre Dennett, (312) 350-8507 deirdre@prestondcc.com,	\$62,647,689.00
Ravinia Phase 1 24034	418 Sheridan Road Highland Park, IL 60035	W.B. Olson, Inc. 3235 Arnold Lane, Northbrook, IL 60062		\$1,906,565.00
UPRR 47th St Rt Turn Lane 24038	47th St & Route 20 Chicago, IL	Orange Crush, 321 Center Ave, Hillside, IL 60162	Daniel Ahern, (708) 544-9440, dahern@orangecrushllc.com	\$27,333.00
CSX BdfrdPk Container Lot 24039	7000 West 71st Street Bedford Park, IL 60638	Dyer Construction, Co., Inc. 1716 Sheffield Ave, Dyer, IN 46311	Rickey Higgins, Cell 219-746-3734 /Office 219-865-2961, rhiggins@dyerconstruction.com	\$535,777.00
Congress Pk Metra Station 24041	4010 Dubois Blvd Brookfield, IL	J Nardulli Concrete Inc. 3517 S 60th Ct, Cicero, IL 60804	(773) 475-1119	\$99,777.00
BNSF Cicero Ph3 MOW 24043	5010 Ogden Avenue Cicero, IL 60804	Granite K-5 JV, 2215 Sanders Rd, Ste 400, Northbrook, IL 60062	PM- Mike Lange, 312-636-7569, Michael.Lange@gcinc.com	\$594,992.00



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Project Description Job #	Job Location	Contractor Name & Address	Contact Name, Phone Number & Email	Contract Amount
Amazon RFD4 Temp Power 24045	11400 Venture Court Huntley, IL 60142	Ryan Companies US, Inc. 111 Shuman Blvd, Naperville, IL 60563	Sr PM- Ian Holmes, (p) 630-328-1204 (c) 630-280-7644, Ian.Holmes@ryancompanies.com	\$101,640.00
Belt RR - ATS Replacement 24046	6900 S. Central Ave Bedford Park, IL 60501	Belt Railway Company 6900 S Central Ave, Bedford Park, IL 60638		\$76,995.00
Belt RR Sound Mitigation 24047	6900 S. Central Ave Bedford Park, IL 60501	Belt Railway Company 6900 S Central Ave, Bedford Park, IL 60638		\$4,767,995.00
Village of Lyons UPS 24049	4200 Lawndale Avenue, Lyons, IL 60534	Village of Lyons 4200 Lawndale Avenue, Lyons, IL 60534		\$51,600.00
Glenview Turf Center 24050	800 Rolling Pass Glenview, IL 60025	W.B. Olson, Inc. 3235 Arnold Lane, Northbrook, IL 60062	Jessica Archibald, 773-827-4416, jarchibald@ujamaaconstruction.com	\$734,122.00
Belt RR - Columbus-Forest 25001	6900 S. Central Ave Bedford Park, IL 60501	Belt Railway Company 6900 S Central Ave, Bedford Park, IL 60638		\$659,995.00
Candor Elec Winnemac Park 25002	5100 North Leavitt Street Chicago, IL	Candor Electric, Inc. 940 W 94th St, Chicago, IL 60620-2705	(773) 778-2626	\$25,850.00
Heritage Pk Lt Pole Inst 25003	14240 West 151st Street Homer Glen, IL 60491	D Construction Inc. 1488 S Broadway St, Coal City, IL 60416	Andy Moore, Cell (815)-482-3939/Office (815)-634-2555, a.moore@dconstruction.com	\$145,024.00
Glencoe Golf Demo-Temp 25004	621 Westley Road Glencoe, IL 60022	W.B. Olson, Inc. 3235 Arnold Lane, Northbrook, IL 60062	Mike Shydrowski, 847-274-881, mikes@wbo.com	\$74,678.00
Kelso Lantana Solar Site 25005	Wildy Road & Ridge Road Minooka, IL 60447	Kelso-Burnett, Co. 5200 Newport Dr, Rolling Meadows, IL 60008	Steve Gourley, (847) 483-3883, sgourley@kelso-burnett.com	\$78,500.00
Kelso Sedum Solar Site 25006	13709 IL-72 Davis Junction, IL 61020	Kelso-Burnett, Co. 5200 Newport Dr, Rolling Meadows, IL 60008	Steve Gourley, (847) 483-3883, sgourley@kelso-burnett.com	\$89,773.00
Kelso Carya Solar Site 25007	South Mayfield Road, Sycamore, IL 60178	Kelso-Burnett, Co. 5200 Newport Dr, Rolling Meadows, IL 60008	Steve Gourley, (847) 483-3883, sgourley@kelso-burnett.com	\$71,000.00
Salt Creek 3 Power Drop 25008	Brainard & Jackson LaGrange Park, IL 60526	Inliner Solutions, LLC 5031 W 66th St, Bedford Park, IL 60638		\$60,400.00
BNSF Cicero Ph4 2025 EWP 25009	5010 Ogden Avenue Cicero, IL 60804	Granite K-5 JV, 2215 Sanders Rd, Ste 400, Northbrook, IL 60062	PM- Mike Lange, 312-636-7569, Michael.Lange@gcinc.com	\$8,405,217.00
SD122 - Simmons 25010	6450 W. 95th Street Oak Lawn, IL 60453	International Contractors Inc. 1 Mid America Plaza, 7th Floor, Oakbrook Terrace, IL 60181	Matt Anderson, 630-746-2071, manderson@icibuilds.com	\$1,437,358.00



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Project Description Job #	Job Location	Contractor Name & Address	Contact Name, Phone Number & Email	Contract Amount
KB Roof Solar Franklin Pk 25011	10701 Franklin Avenue Franklin Park, IL	Kelso-Burnett, Co. 5200 Newport Dr, Rolling Meadows, IL 60008	Steve Gourley, (847) 483-3883, sgourley@kelso-burnett.com	\$88,833.00
Bdfrd Pk LED Field Lts 25012	6700 S 78th Ave. Bedford Park, IL 60501	Bedford Park District 6700 S 78th Ave, Bedford Park, IL 60501	Kathy McMullin, (c) 708-205-5155 /(p) 708-	\$85,130.00
UPRR Yd 9 OH Line Protect 25013	154 North Railroad Avenue Northlake, IL 60164	Union Pacific Railroad Company, 1400 Douglas Street Stop 0750, Omaha, NE 68179		\$84,377.00
Build EV Project 25014	5100 W Harrison Street Chicago, IL 60644	Build Inc. 5100 Harrison Street, Chicago, IL 60644	Jamey Makowski, 708-369-9087, jameymakowski@buildchicago.org	\$12,500.00
CPKC RIP Facility Project 25015	10800 Franklin Avenue Franklin Park, IL 60131	K-Five Construction, Corp., 999 Oakmont Plaza Dr, Ste 20, Westmont, IL 60559		\$6,970,789.00
Porter Elec Adams 2A & 2B 25016	2815 Ellington Road Quincy, IL 62305	Porter Electric, LLC. 2321 Lakeshore Dr, Pekin, IL 61554-1552	Owner- Greg Porter, (309) 241-5306 ext 7235, gporter@porter-electric.com	\$76,733.00
Amazon DIL7 Temp Gen 25017	3639 W. Howard Street Skokie, IL 60076	Amazon.com Services LLC 410 Terry Ave N, Seattle, WA 98109	Barbara Santos, babids@amazon.com, (312) 282-2310	\$26,495.00
NSRR 47th St Scale Lot 25018	361 West 47th Street Chicago, IL 60609	Dyer Construction, Co., Inc. 1716 Sheffield Ave, Dyer, IN 46311		\$665,505.00
Hmr Glen Heritage Pk Ltg 25019	Heritage Park, 14240 W 151st St, Homer Glen, IL 60491	Village of Homer Glen Attn: Gina Spino, 14240 W 151st St, Homer Glen, IL 60491	Brett Westcott, Office 708.301.0632 Ext 117, bwestcott@homerglenil.org	\$159,377.00
Porter Elect Peoria 2A-2B 25020	610 South Taylor Road Hanna City, IL 61536	Porter Electric, LLC. 2321 Lakeshore Dr, Pekin, IL 61554-1552	Owner- Greg Porter, (309) 241-5306 ext 7235, gporter@porter-electric.com	\$76,733.00
Amylu - Grinder Feeder 25021	1400 W. 44th Street Chicago, IL 60609	Amylu Foods, LLC 1400 W 44th St, Chicago, IL 60609	David Deleon, 414-745-0937 David.deleon@amylufoods.com	\$33,495.00
BNSF Cicero Austin DB Wrk 25022	5601 West 26th Street Cicero, IL 60804	Granite K-5 JV, 2215 Sanders Rd, Ste 400, Northbrook, IL 60062	PM- Mike Lange, 312-636-7569, Michael.Lange@gcinc.com	\$355,377.00
Glenview Lighted Signs 25023	Glenview, IL	Village of Glenview 2498 E Lake Ave, Glenview, IL 60026	(847) 904-4522	\$195,337.00
Lifting Gear Workstations 25024	9925 Industrial Dr, Bridgeview, IL 60455	Lifting Gear Hire Corp. 9925 Industrial Dr, Bridgeview, IL 60455	Tim Cogley, tim.cogley@rentlgh.com, (248) 307-0582	\$110,995.00
Amazon DLN2 Cicero Temp 25025	9925 Industrial Dr, Bridgeview, IL 60455	BEAR Construction Company, 1501 Rohlwing Rd, Rolling Meadows, IL 60008	PM- Ben Wiertel, BenW@bearcc.com, (847) 946-0920	\$47,995.00

Central Weller Crosswalk Modification Project
 BID OPNEING: June 23, 2025

S/N	Item	Unit	Quantity	ENGINEER ESTIMATE		LYONS ELETRIC INC.		COPENHAVER CONSTRUCTION		ACURA INC.		ALLIANCE CONTRACTORS	
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	EARTH EXCAVATION	CU YD	15	\$120.00	\$1,800.00	\$290.00	\$4,350.00	\$79.00	\$1,185.00	\$120.00	\$1,800.00	\$10.00	\$150.00
2	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	21	\$70.00	\$1,470.00	\$60.00	\$1,260.00	\$17.00	\$357.00	\$40.00	\$840.00	\$70.00	\$1,470.00
3	SODDING, SALT TOLERATN	SQ YD	21	\$100.00	\$2,100.00	\$185.00	\$3,885.00	\$39.00	\$819.00	\$50.00	\$1,050.00	\$150.00	\$3,150.00
4	INLET FILTERS	EACH	2	\$275.00	\$550.00	\$625.00	\$1,250.00	\$220.00	\$440.00	\$250.00	\$500.00	\$25.00	\$50.00
5	AGGREGATE BASE COURSE, TYPE B, 4"	SQ YD	27	\$50.00	\$1,350.00	\$63.00	\$1,701.00	\$29.00	\$783.00	\$30.00	\$810.00	\$8.00	\$216.00
6	AGGREGATE BASE COURSE, TYPE B, 6"	SQ YD	43	\$50.00	\$2,150.00	\$78.00	\$3,354.00	\$30.00	\$1,290.00	\$40.00	\$1,720.00	\$13.00	\$559.00
7	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	6	\$400.00	\$2,400.00	\$1,650.00	\$9,900.00	\$750.00	\$4,500.00	\$1,500.00	\$9,000.00	\$500.00	\$3,000.00
8	PROTECTIVE COAT	SQ YD	32	\$5.00	\$160.00	\$2.20	\$70.40	\$5.00	\$160.00	\$1.00	\$32.00	\$0.01	\$0.32
9	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	105	\$45.00	\$4,725.00	\$44.00	\$4,620.00	\$35.00	\$3,675.00	\$30.00	\$3,150.00	\$27.30	\$2,866.50
10	PORTLAND CEMENT CONCRETE SIDEWALK 8 INCH	SQ FT	138	\$50.00	\$6,900.00	\$50.00	\$6,900.00	\$40.00	\$5,520.00	\$40.00	\$5,520.00	\$29.50	\$4,071.00
11	DETECTABLE WARNINGS	SQ FT	20	\$55.00	\$1,100.00	\$60.50	\$1,210.00	\$50.00	\$1,000.00	\$60.00	\$1,200.00	\$50.00	\$1,000.00
12	DRIVEWAY PAVEMENT REMOVAL	SQ YD	35	\$55.00	\$1,925.00	\$61.00	\$2,135.00	\$33.00	\$1,155.00	\$50.00	\$1,750.00	\$20.00	\$700.00
13	COMBINATION CURB AND GUTTER REMOVAL	FOOT	16	\$32.00	\$512.00	\$1.00	\$16.00	\$50.00	\$800.00	\$30.00	\$480.00	\$15.00	\$240.00
14	SIDEWALK REMOVAL	SQ FT	241	\$8.00	\$1,928.00	\$1.00	\$241.00	\$10.00	\$2,410.00	\$9.00	\$2,169.00	\$5.00	\$1,205.00
15	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.24	FOOT	16	\$105.00	\$1,680.00	\$165.00	\$2,640.00	\$150.00	\$2,400.00	\$120.00	\$1,920.00	\$196.00	\$3,136.00
16	MOBILIZATION	LSUM	1	\$11,500.00	\$11,500.00	\$9,916.60	\$9,916.60	\$20,000.00	\$20,000.00	\$14,000.00	\$14,000.00	\$73,000.00	\$73,000.00
17	CHANGEABLE MESSAGE SIGN	CAL DAY	28	\$80.00	\$2,240.00	\$90.00	\$2,520.00	\$50.00	\$1,400.00	\$50.00	\$1,400.00	\$35.00	\$980.00
18	RELOCATE SIGN PANEL ASSEMBLY - TYPE B	EACH	1	\$550.00	\$550.00	\$930.00	\$930.00	\$600.00	\$600.00	\$250.00	\$250.00	\$400.00	\$400.00
19	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	35	\$45.00	\$1,575.00	\$138.00	\$4,830.00	\$75.00	\$2,625.00	\$75.00	\$2,625.00	\$115.00	\$4,025.00
20	UNDERGROUND CONDUIT, GALVANIZED STEEL, 2" DIA.	FOOT	113	\$75.00	\$8,475.00	\$77.00	\$8,701.00	\$73.00	\$8,249.00	\$100.00	\$11,300.00	\$55.50	\$6,271.50
21	HANDHOLE	EACH	1	\$2,800.00	\$2,800.00	\$5,200.00	\$5,200.00	\$4,480.00	\$4,480.00	\$5,000.00	\$5,000.00	\$4,055.82	\$4,055.82
22	UNIT DUCT, 600V, 2-1C NO.10, 1/C NO.10 GROUND, (XLP-TYPE USE), 3/4" DIA. POLYETHYLENE	FOOT	68	\$30.00	\$2,040.00	\$34.50	\$2,346.00	\$33.00	\$2,244.00	\$40.00	\$2,720.00	\$16.95	\$1,152.60
23	UNIT DUCT, 600V, 3-1C NO.10, 1/C NO.10 GROUND, (XLP-TYPE USE), 3/4" DIA. POLYETHYLENE	FOOT	158	\$34.00	\$5,372.00	\$35.00	\$5,530.00	\$34.00	\$5,372.00	\$42.00	\$6,636.00	\$18.15	\$2,867.70
24	PAINT NEW MAST ARM AND POLE, UNDER 40 FOOT	EACH	2	\$2,000.00	\$4,000.00	\$1,570.00	\$3,140.00	\$1,500.00	\$3,000.00	\$2,500.00	\$5,000.00	\$795.60	\$1,591.20
25	STEEL MAST ARM ASSEMBLY AND POLE, 26 FT.	EACH	2	\$16,000.00	\$32,000.00	\$14,500.00	\$29,000.00	\$14,300.00	\$28,600.00	\$19,000.00	\$38,000.00	\$16,725.36	\$33,450.72
26	CONCRETE FOUNDATION, TYPE E 30-INCH DIAMETER	FOOT	20	\$800.00	\$16,000.00	\$578.00	\$11,560.00	\$470.00	\$9,400.00	\$650.00	\$13,000.00	\$423.58	\$8,471.60
27	REMOVED EXISTING CONCRETE FOUNDATION	EACH	5	\$850.00	\$4,250.00	\$850.00	\$4,250.00	\$820.00	\$4,100.00	\$1,200.00	\$6,000.00	\$1,031.94	\$5,159.70
28	REMOVE EXISTING FLASHING BECON INSTALLATION (COMPLETE)	EACH	3	\$2,000.00	\$6,000.00	\$1,940.00	\$5,820.00	\$1,850.00	\$5,550.00	\$2,500.00	\$7,500.00	\$728.96	\$2,186.88
29	RECTANGULAR RAPID FLASHING BEACON ASSEMBLEY (COMPLETE)	EACH	1	\$14,000.00	\$14,000.00	\$14,750.00	\$14,750.00	\$14,400.00	\$14,400.00	\$15,000.00	\$15,000.00	\$31,150.00	\$31,150.00
30	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	LSUM	1	\$15,000.00	\$15,000.00	\$36,000.00	\$36,000.00	\$58,000.00	\$58,000.00	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00
31	INSTALL SIGN PANEL - TYPE 1	SQ FT	10	\$40.00	\$400.00	\$50.00	\$500.00	\$80.00	\$800.00	\$50.00	\$500.00	\$28.00	\$280.00
32	REMOVE SIGN PANEL ASSEMBLY - TYPE A (SPECIAL)	EACH	2	\$250.00	\$500.00	\$253.00	\$506.00	\$200.00	\$400.00	\$200.00	\$400.00	\$350.00	\$700.00
33	ILLUMINATED SIGN, SPECIAL	EACH	2	\$7,500.00	\$15,000.00	\$5,700.00	\$11,400.00	\$5,600.00	\$11,200.00	\$6,000.00	\$12,000.00	\$5,077.14	\$10,154.28
34	MODIFY EXISTING LIGHTING CONTROLLER	EACH	1	\$5,000.00	\$5,000.00	\$6,900.00	\$6,900.00	\$6,500.00	\$6,500.00	\$3,000.00	\$3,000.00	\$2,363.88	\$2,363.88
35	PRECONSTRUCITON VIDEO TAPING	LSUM	1	\$1,500.00	\$1,500.00	\$950.00	\$950.00	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00	\$1,000.00	\$1,000.00
36	CONSTRUCTION LAYOUT	LSUM	1	\$8,000.00	\$8,000.00	\$9,100.00	\$9,100.00	\$6,500.00	\$6,500.00	\$10,000.00	\$10,000.00	\$5,500.00	\$5,500.00
37	TEMPORARY INFORMATION SIGNING	SQ FT	52	\$25.00	\$1,300.00	\$19.00	\$988.00	\$30.00	\$1,560.00	\$40.00	\$2,080.00	\$18.00	\$936.00
38	RECTANGULAR RAPID FLASHING BEACON ASSEMBLY	LSUM	2	\$10,000.00	\$20,000.00	\$7,500.00	\$15,000.00	\$7,400.00	\$14,800.00	\$12,500.00	\$25,000.00	\$28,500.00	\$57,000.00
39	MAINTENANCE BOND (24-MONTH)	LSUM	1	\$1,000.00	\$1,000.00	\$1,400.00	\$1,400.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$1.00	\$1.00
				TOTAL	\$209,252.00	\$234,770.00		\$240,274.00		\$242,352.00		\$299,511.70	



Item Cover Page

Subject	Motion to approve A RESOLUTION APPROVING A PLAT OF EASEMENT GRANT FOR THE PROPERTY LOCATED AT 112 EAST NORTHWEST HIGHWAY, MOUNT PROSPECT, IL 60056
Meeting	August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

Staff is seeking Village Board approval of a plat of easement for the property located at 112 East Northwest Highway. The plat of easement will grant access easements to the Village for sidewalk, streetscape, and the street light control system maintenance. Staff reviewed the plat and found it to be prepared according to all Village codes and requirements.

Discussion

Alternatives

1. Approve the resolution approving a plat of easement grant for the property located at 112 East Northwest Highway.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve the subject resolution as presented.

Attachments

1. PZ-20-24 Memo to Village Board (112 E Northwest Hwy, Plat of Easement)
2. PZ-20-24 Plat of Easement
3. PZ-20-24 Resolution 112 E Northwest Hwy (Plat of Easement)
4. PZ-20-24 Aerial Map Showing Easement

Village of Mount Prospect

Community Development Department



MEMORANDUM

TO: MICHAEL CASSADY, VILLAGE MANAGER

FROM: JASON C. SHALLCROSS, DIRECTOR OF COMMUNITY DEVELOPMENT

DATE: JULY 31, 2025

SUBJECT: PLAT OF EASEMENT – 112 EAST NORTHWEST HIGHWAY

Staff is seeking Village Board approval of a plat of easement for property located at 112 East Northwest Highway. The plat of easement will grant access easements to the Village for maintenance of the sidewalk/streetscape and the street light control system. Staff has reviewed the plat and found it to be prepared according to all Village codes and requirements.

Please forward this memorandum and attachments to the Village Board for their review and consideration at their August 6, 2026 meeting. Staff will be present to answer any questions related to this matter.

A handwritten signature in blue ink, reading "Jason C. Shallcross", is written over a horizontal line.

Jason C Shallcross, AICP, CEcD
Director of Community Development

PLAT OF EASEMENT

P.I.N.: 08-12-109-029

SEE RESOLUTION NO. _____ PASSED

AND APPROVED ON _____ RECORDED

SIMULTANEOUSLY WITH THIS PLAT

UNDERLYING PROPERTY DESCRIPTION:

LOT A IN CORPORATE SUBDIVISION NO. 1, BEING A RESUBDIVISION OF LOTS 8 TO 14 IN BLOCK 12 IN BUSSE & WILLIE'S RESUBDIVISION IN MOUNT PROSPECT, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 26, 1979 AS DOCUMENT NUMBER 24817046 AND AS DOCUMENT NUMBER LR3072886, IN COOK COUNTY, ILLINOIS.

STREETLIGHT CONTROLLER EASEMENT PROVISIONS:

EXCLUSIVE EASEMENT HEREBY GRANTED TO THE VILLAGE OF MOUNT PROSPECT OVER, UPON, UNDER, AND THROUGH THE AREA MARKED AS "STREETLIGHT CONTROLLER EASEMENT" SHALL INCLUDE THE PERPETUAL RIGHT TO USE THE DESCRIBED AREA FOR MAINTAINING, REMOVING, AND REPLACING STREETLIGHTING EQUIPMENT INCLUDING BUT NOT LIMITED TO CONTROLLER, CONDUIT, WIRING, AND ASSOCIATED APPURTENANCES; AND THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PERMANENT EASEMENT FOR THE PURPOSE OF EXERCISING THOSE RIGHTS.

SIDEWALK EASEMENT PROVISIONS:

EASEMENT HEREBY GRANTED TO THE VILLAGE OF MOUNT PROSPECT OVER, UPON, AND THROUGH THE AREA MARKED AS "SIDEWALK EASEMENT" SHALL INCLUDE THE PERPETUAL RIGHT TO USE THE DESCRIBED AREA FOR MAINTAINING, REMOVING, AND REPLACING SIDEWALK; AND THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PERMANENT EASEMENT FOR THE PURPOSE OF EXERCISING THOSE RIGHTS. SIDEWALK MAINTENANCE INCLUDES BUT IS NOT LIMITED TO ACTIVITIES SUCH AS CLEANING, SEALING, GRINDING, SWEEPING, SNOW REMOVAL, RESETTING (BRICK PAVERS), AND REPLACEMENT AS NECESSARY.

THE PRESIDENT AND BOARD OF TRUSTEES

STATE OF ILLINOIS }
COUNTY OF COOK }

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 20 _____.

SIGNED: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK

VILLAGE ENGINEER

STATE OF ILLINOIS }
COUNTY OF COOK }

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, A.D. 20 _____.

SIGNED: _____
VILLAGE ENGINEER

MAIL RECORDED PLAT TO:
VILLAGE OF MOUNT PROSPECT
50 S. EMERSON ST.,
MOUNT PROSPECT, IL 60056

COOK COUNTY ASSIGNED ADDRESS: 108 E. NORTHWEST HIGHWAY, MOUNT PROSPECT, IL 60056
COMMONLY KNOWN AS: 112 E. NORTHWEST HIGHWAY, MOUNT PROSPECT, IL 60056

STATE OF ILLINOIS }
COUNTY OF COOK }

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157 DO HEREBY DECLARE THAT WE HAVE PREPARED THE PLAT HEREON DRAWN FOR THE PURPOSE OF GRANTING AN EASEMENT AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID EASEMENT.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

I HEREBY AUTHORIZE THE VILLAGE OF MOUNT PROSPECT OR ITS ATTORNEYS TO FILE THIS PLAT OF EASEMENT WITH THE COOK COUNTY RECORDER'S OFFICE.

GIVEN UNDER OUR HAND AND SEAL THIS 23^d DAY OF _____ APRIL _____, 2025 IN ROSEMONT, ILLINOIS.

Rebecca Y. Popeck

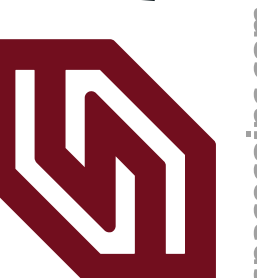
REBECCA Y. POPECK, I.P.L.S. No. 05-3642
LICENSE EXPIRES: 11-30-2026
rpopeck@spacecoinc.com

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



PLAT OF EASEMENT
HQ RESIDENCES
112 E. NORTHWEST HIGHWAY
MOUNT PROSPECT, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN



FILENAME:
1091605EASE-01

DATE:
11/19/2024

JOB NO.
10916.05

SHEET

1 OF 1

PREPARED FOR:
HARLEM IRVING COMPANIES
4104 NORTH HARLEM AVENUE
NORRIDGE, ILLINOIS 60706

RESOLUTION NO. _____

A RESOLUTION APPROVING A PLAT OF EASEMENT GRANT FOR
PROPERTY LOCATED AT 112 EAST NORTHWEST HIGHWAY,
MOUNT PROSPECT, IL 60056

WHEREAS, the Petitioner, 10 N LLC, has requested approval of a Plat of Easement Grant dated 11/19/2024 for property located at 112 East Northwest Highway and legally described as the following:

LOT A IN CORPORATE SUBDIVISION NO. 1, BEING A RESUBDIVISION OF
LOTS 8 TO 14 IN BLOCK 12 IN BUSSE & WILLIE'S RESUBDIVISION IN MOUNT
PROSPECT, IN THE WEST HALF OF SECTION 12, TOWNSHIP 41 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED JANUARY 26, 1979 AS DOCUMENT
NUMBER 24817046 AND AS DOCUMENT NUMBER LR3072886, IN COOK
COUNTY, ILLINOIS.

Property Index Number: 08-12-109-029-0000

WHEREAS, the Petitioner is seeking to dedicate new access that will grant access easements to the Village of Mount Prospect for maintenance of the sidewalk/streetscape and the street light control system.

WHEREAS, the Corporate Authorities of the Village of Mount Prospect ("Village"), after due consideration, have determined it is in its best interests to approve a plat dedicating new access that will grant access easements to the Village of Mount Prospect for maintenance of the sidewalk/streetscape and the street light control system as reflected on the Plat of Easement Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY:

SECTION ONE: That the Plat of Easement Grant for the property located at 112 East Northwest Highway is hereby approved for appropriate execution and simultaneous recording together with this Resolution.

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 6th day of August, 2025.

Paul Wm. Hoefert
Village Mayor

ATTEST:

Karen Agoranos
Village Clerk



Easement Area: 1500 square feet



Item Cover Page

Subject	Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING CHAPTER 14 "ZONING" and AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE AN ART STUDIO AT THE PROPERTY 350 WEST KENSINGTON ROAD SUITE 117 (PZ-08-25)
Meeting	August 6, 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 (Bloom & Brush Art Studio Inc) is seeking two zoning approvals: 1) a text amendment to allow "art and woodcraft studios" and "art, sculptor, and composer studios" as conditional uses in the B-1 district; and 2) conditional use approval to operate a 1,300 square foot art studio at the subject property (350 West Kensington Road Suite 117). Art studios are currently not permitted (by right or conditional use) in the B-1 district, therefore the petitioner must amend the land use table to operate at the subject location. Staff finds that the proposed text amendment and the proposed conditional use meet the applicable code standards and staff is supportive of the requests.

Discussion

Background: The subject property is a single-story multi-tenant commercial building with a mixture of medical and professional office uses. Property ownership could not verify the previous occupant of Suite 117 but stated that the space has been vacant for at least a year.

Proposal: The petitioner, Agnes Jelen of Bloom & Brush Art Studio Inc, proposes to operate an art studio at the subject property, providing one-on-one art classes, private group sessions of up to 10 people, and a personal creative workspace for her own artistic projects. The petitioner described the materials to be used within the studio, including acrylic paint, stucco paint for textured artwork, brushes and canvases, and fresh flowers and associated materials for floral arrangements. The petitioner anticipates that her classes will be scheduled for evening hours on weekdays and weekends.

Use: Art studios are not listed as permitted or conditional uses in the B-1 zoning district. The petitioner is requesting a text amendment to allow "art and woodcraft studios" and "art, sculptor, and composer studios" as conditional uses in the B-1 district. These land uses are currently permitted in the B-3, B-4, B-5, and B-5C districts. The Village code does not define

these land uses.

Site Plan: The petitioner notes in her application that she does not plan to remodel the interior or exterior of the building or parking lot.

Parking: The proposed art studio will require 12 parking stalls. Based on the proposed tenant mix, the total number of parking stalls required is 87 (including 5 accessible). The parking lot is striped with 118 parking stalls, including 6 accessible parking stalls. The minimum parking requirement for the existing and proposed uses are met.

Conditions: Staff requested a materials list from the petitioner, which is included in the proposal. As a condition of approval, staff proposes to restrict the business to only the materials listed and to attach the list as an exhibit to the ordinance. If in the future the petitioner wishes to deviate from the listed materials, she would need to obtain authorization from the Village. Staff is also proposing restrictions on the occupancy and nature of activities to prevent more intense uses, such as artistic endeavors requiring special equipment or machinery (e.g. woodworking, pottery, glassblowing, metalwork); or, a "rage room" (a room where people can vent their rage by destroying objects).

Standards and Findings: Staff finds that the standards for text amendments and conditional uses have been met. The proposed text amendment is consistent with Village policy for existing permitted uses in the B-1 district, including "dance and music academies / studios," which have similar occupancy and parking requirements to an art studio. Staff did not find evidence that the proposed conditional use would endanger public health, safety, morals, comfort, or general welfare. The subject property is designated "Corridor Commercial" in the future land use plan and the proposed use is compatible with the mix of professional office, medical office, and daycare uses already established along this stretch of West Kensington Road.

Public Comment: As of this writing, staff has not received public comment pertaining to the case.

Public Hearing: At the public hearing held on July 24, 2025, the Planning and Zoning Commission requested the addition of "metalwork and foundry" to the list of prohibited activities listed in the conditions of approval. The PZ Commission unanimously recommended approval of the text amendment and the conditional use request by a vote of 4-0. No members of the public were present to voice support or opposition.

Text Amendment Standards: Staff has reviewed the petitioner's request for a text amendment to allow art studios as a conditional use in the B-1 district and finds that the standards have been met. The amendment is consistent with existing permitted uses in the B-1 district, including "dance and music academies / studios," which have similar occupancy and parking requirements to an art studio.

Conditional Use Standards: Staff has reviewed the petitioner's request for a conditional use to operate an art studio at the subject property 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 proposed activities (painting and floral design small group classes) are not expected to impact neighboring businesses or residents any more than the existing permitted professional office and medical office uses at the building. Staff has proposed several conditions limiting the number of people, types of materials, and types of activities allowed on site.

The Petitioner is requesting a waiver of the second reading for the ordinances.

Alternatives

A. Approval of the following requests:

1. "A text amendment to Chapter 14, Land Use Table 2, to allow "art and woodcraft studios" and "art, sculptor, and composer studios" as conditional uses in the B-1 district."
2. "A conditional use to operate an art studio at 350 West Kensington Road Suite 117, subject to the following conditions:
 - a. The business shall hold a valid Mount Prospect business license;
 - b. The materials used by the business are restricted to those listed in Exhibit A: Bloom & Brush Art Studio Inc Materials List, and any deviation from this list shall require Village approval;
 - c. Occupancy of the space shall be restricted to instructional classes with up to 2 instructors and up to 10 students;
 - d. The business shall operate as art studio for painting and floral design, and shall not engage in activities that are incompatible with a general office building, including but not limited to:
 - i. artistic endeavors requiring special equipment or machinery (e.g. woodworking, pottery, glassblowing, metalwork / foundry); or
 - ii. artistic endeavors involving destruction or smashing of objects (e.g. "rage room").
 - e. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
 - f. 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."

B. Action at the discretion of the Village Board.

Staff Recommendation

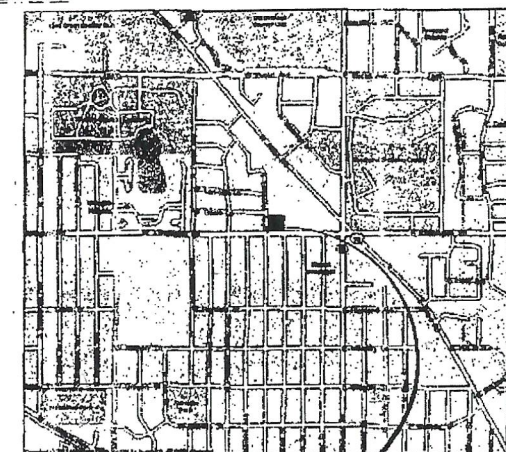
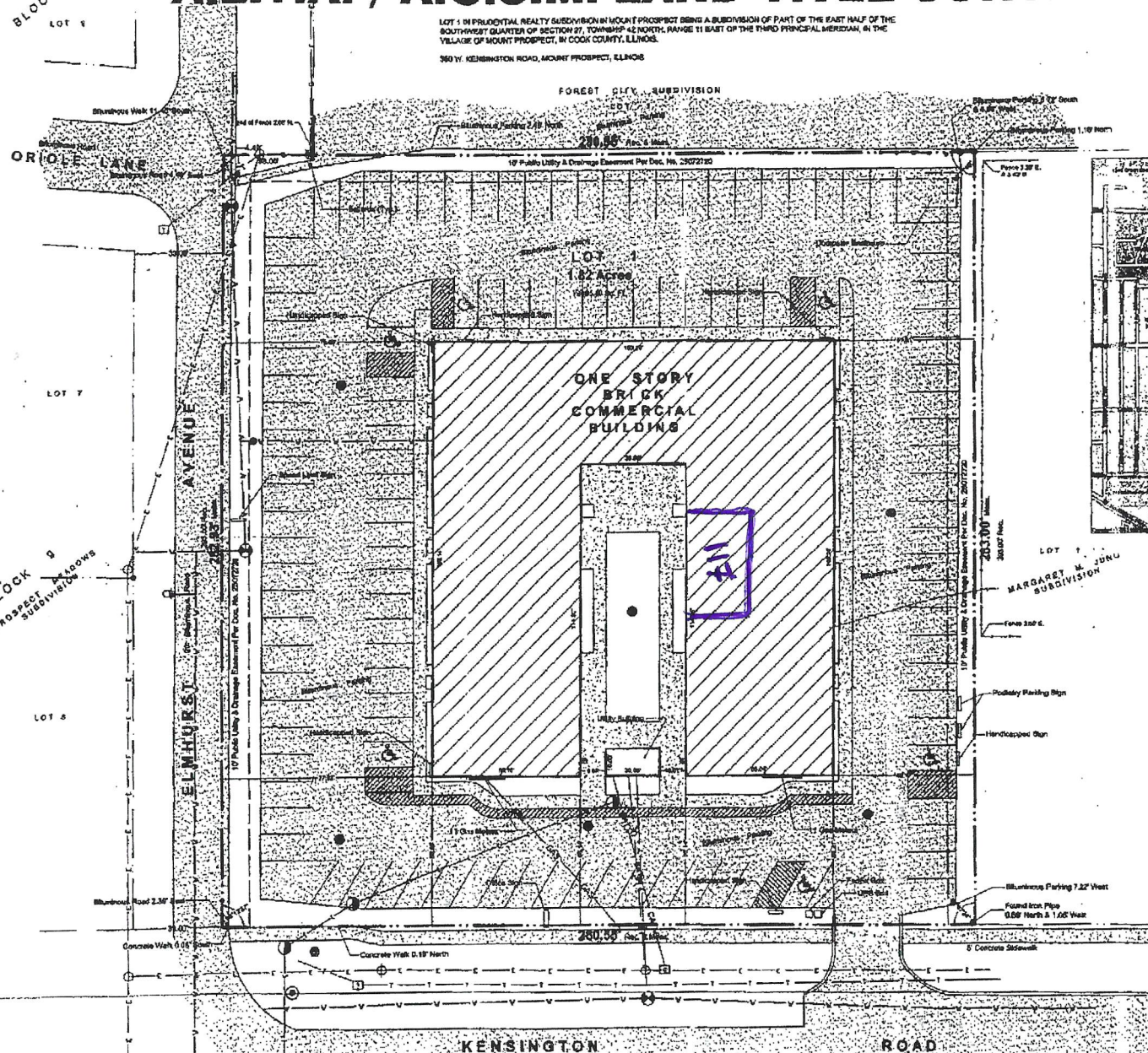
Approval of 1) A text amendment to allow "art and woodcraft studios" and "art, sculptor, and composer studios" as conditional uses in the B-1 district; and 2) A conditional use to operate an art studio at 350 West Kensington Road Suite 117, subject to the conditions listed at the Planning and Zoning Commission Hearing on July 24, 2025.

Attachments

1. PZ-08-25 Plans
2. PZ-08-25 Staff Report
3. PZ-08-25 Administrative Content
4. PZ-08-25 Waiver of 2nd Reading
5. PZ-08-25 (350 W Kensington Rd 117) Minutes
6. PZ-08-25 Ordinance (Text Amendment)
7. PZ-08-25 Ordinance (Conditional Use)

Scale: 1" = 20'

LOT 1 IN PRUDENTIAL REALTY SUBDIVISION IN MOUNT PROSPECT BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PROSPECT, IN COOK COUNTY, ILLINOIS.



SITE LOCATION

1. THE LEGAL ASSOCIATION AND MEMBERSHIP IS THAT WHICH IS PROMISED TO ASSURANCE OF EMPLOYMENT FOR CONCRETE WORK BY THE CLIENT.
2. FOR EMPLOYMENT, MEMBERSHIP AND OTHER MEMBERSHIP NOT KNOWN ON THE SURVEY PLAN, MEMBERS TO YOUR GROUP, MEMBERS CONTRACT, THIS POLICY AND THE SURVEY PLAN, MEMBERS AND OTHER MEMBERS.
3. BECAUSE THIS POLICY IS NOT A MEMBERSHIP.
4. THIS IS AN ALTERNATIVE, IT IS NOT INTENDED TO BE USED AS THE BASIS FOR MEMBERSHIP CONTRACTING DESIGN.

THE UTILITIES SHOWN HEREON WERE TAKEN
FROM THE BEST AVAILABLE RECORDS ON FILE

BUILDING FOOTPRINT AREA:

PARSONS SPACES: STANDARD = 111
 HANDICAP = 08

LOT AREA: 79,346.80 SQ. FT. (1.82 ACRES)

* THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.
ALL INFORMATION RELAYED HEREON BEFORE QUALITY ASSURANCE, AND OTHER
DOCUMENTS WHICH MAY AFFECT THE CASHMENT OF TITLE TO TRACT BAYNE
PERSONS HAS BEEN MADE FROM THE COUNTY PLAT BOOK. AMOUNTS
PLAT OF BAYNE TRACT NO. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829,

CERTIFY TO: - 330 KENSINGTON, LLC
- CHICAGO TITLE INSURANCE COMPANY

STATE OF ALABAMA
COUNTY OF CLAY

I, _____, do hereby certify that the within and above named person or persons have been in accordance with the provisions of the above recited statute and accepted the said election and have been duly sworn in and qualified to exercise the duties of the office of _____, to-wit: _____, in and for the County of _____, State of Alabama.

WITNESSES MY HAND AND SEAL OF OFFICE, this _____ day of _____, 19____.

CLAY COUNTY CLERK

NOTED FOR THE CLERK: _____
CLAY COUNTY CLERK

DATE: _____ AT: _____
IN PRESENCE OF: _____
CLAY COUNTY CLERK

BY: _____
CLAY COUNTY CLERK

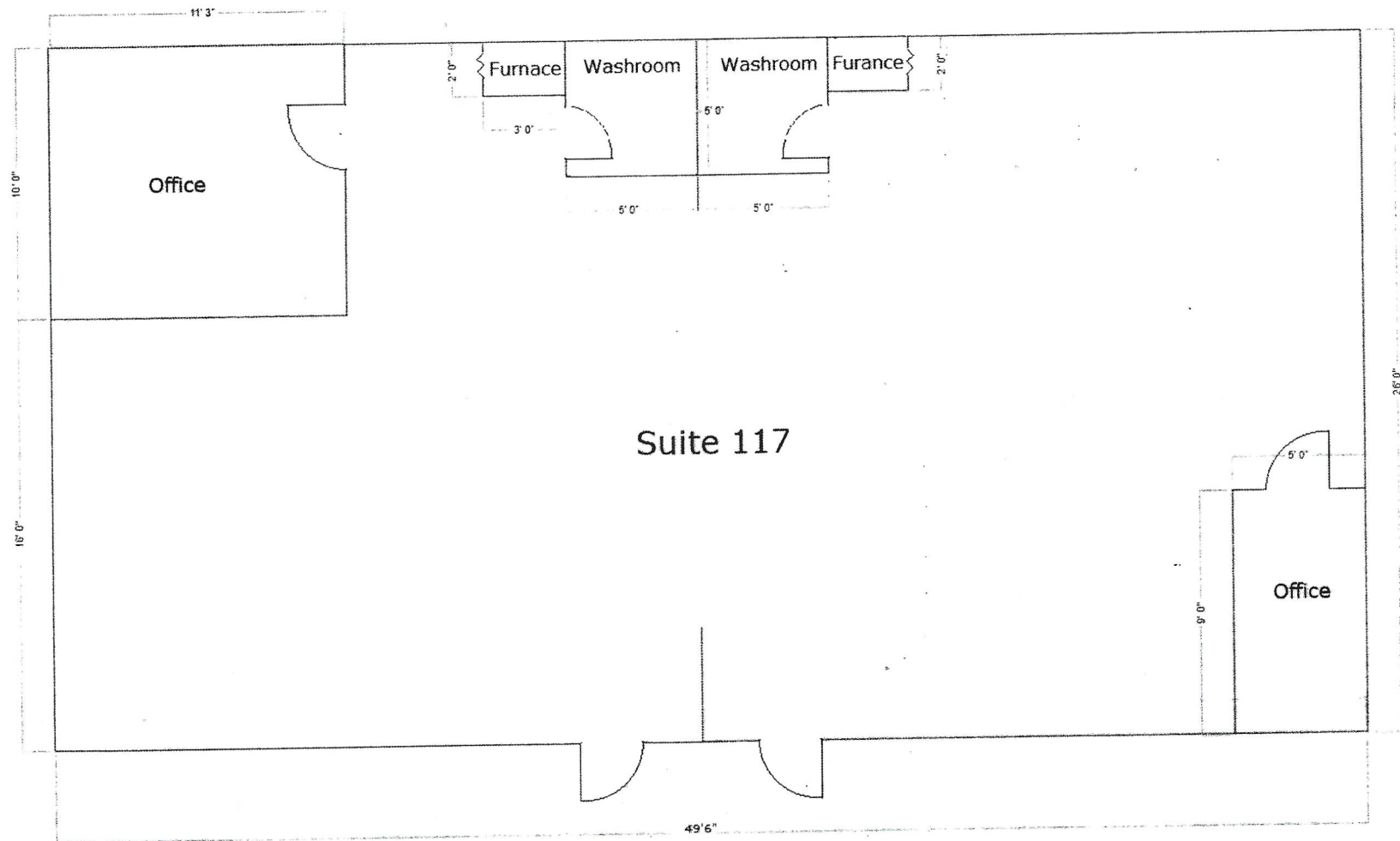
NOTED FOR THE CLERK: _____
CLAY COUNTY CLERK

LEGEND			
	BET IRON PIPE		OVERHEAD WIRING
	POND OR RICH PIPE		UNDERGROUND ELECTRIC
	CROSS IN CONCRETE		WATER MAIN
	MOVEMENT		SANITARY SEWER
	PIPE JOINT		STORM SEWER
	LIGHT POLE		WOOD FENCE
	WATER VALVE VALVE		CHAIN LINK FENCE
	SANITARY MANHOLE		FIBER OPTIC CABLE
	STORM MANHOLE		CABLE TV LINE
	MIST		GAS LINE
	POWER POLE		MEASURED DISTANCE
	DISCREPANCY TREE		RECORDED DISTANCE
	CONSPICUOUS TREE		PLANT OF
	WATER VALVE		PLACING TRAIL
	WELL		TELEPHONE POLE
	SLUICING MANHOLE		CABLE PEG
	GAS VALVE		ATMOSPHERIC
	PLANNED END SECTION		WELT/FLANGE

A.L.T.A. / A.C.S.M.



**BARRINGTON
ENGINEERING
CONSULTANTS, LTD.**
CIVIL ENGINEERING & LAND SURVEYING



*Suite 117 is 1,300 Square Feet
Total Building is 19,392 Square Feet*

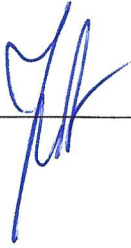
Bloom & Brush Art Studio
350 W Kensington Road, Suite 117
Mount Prospect, IL 60056

Signage Details:

We would like to inform the city that my business, Bloom & Brush Art Studio, will not be installing any exterior signage at this time. Instead, we plan to utilize window decals for our storefront identification and branding purposes. These decals will be applied directly to the glass and will not involve any additional structures. We appreciate your attention and look forward to being a part of the community.

Sincerely,

Agnieszka Jelen



Date:

04/18/2025

Suite	SF	Use	Name
101	962	Medical office	Healing Paradise Accupuncture
102	687	Medical office	Advanced Physical Medicine
103	687	Medical office	Advanced Physical Medicine
104	662	General office	Donco Paper Supply Company
105	1425	General office	The Cleaning Authority
106	1375	Vacant	VACANT
107	900	Medical office	ORD Performance and Physical Therapy
108	900	General office	Athletes Gym
109	1125	General office	Valence Resources LLC
111	662	Vacant	VACANT
112	687	General office	AAA Transportation Group Inc
113	854	Medical office	DeLeve Energy Chiropractic
114	962	General office	Octihealth Home Health
116	520	General office	Blanka Taxes & Accounting
117	1300	Art studio	Bloom & Brush
118	662	General office	AT Tax & Accounting
119	962	General office	VA Solano & Associates Appraisal
120	1675	Vacant	VACANT
121	687	Medical office	Advanced Physical Medicine
122	982	Vacant	VACANT
TOTAL	18676		

ATTN: Antonia and the Zoning & Licensing Department of Mount Prospect,

Firstly, we would like to extend our heartfelt gratitude for your time and consideration in reviewing our application for Bloom & Brush Art Studio, to be located at 350 W Kensington Rd #117.

We are thankful and appreciative for the insight and help provided by Antonia thus far and are hopeful for your full support as we embark on the journey of starting our small business.

The vision for Bloom & Brush first blossomed from the love for crafting and previous experience as a floral designer and business owner at Agnes Flowers. Bloom & Brush Art Studio will be an eclectic collection of one-on-one classes, small private group sessions and used personally by myself. I, Agnes Jelen, have always found fulfillment in creating beauty through artistic expression.

This new venture will serve as a creative haven — a space where individuals can gather to explore their creativity through art and floral-inspired projects.

Our studio will offer a range of personalized experiences, including:

- One-on-one art classes
- Small, private group sessions of 10 people or less
- Personal creative workspace for my own artistic endeavors

Regarding materials used within the studio, our focus is on simple, safe, and non-toxic items to ensure a healthy and welcoming environment for all participants. These materials include:

- Acrylic paints and brushes
- Stucco paint for textured artwork
- Canvases of various sizes
- Fresh flowers and greenery for floral and mixed media designs

Anticipated classes will be mainly scheduled for evening hours on weekdays and weekends. We do not plan on any remodeling of the interior or exterior of the building.

With gratitude,

Agnes Jelen (owner)
PJ Jelen (owner's daughter, cell 773 600 9584)
BloomAndBrushArtStudio@gmail.com

Bloom & Brush Art Studio Inc
Materials List

Please see the requested continuation of our list of materials below:

- Fresh flowers, fake flowers
- Ceramic containers and glass vases
- Canvases
- Seasonal decorations such as pine tree branches and ornaments, fake pumpkins, etc
- Small rocks and moss for mosaics and canvas arrangements
- Wood boards (pre-cut and pre-stained)
- Plaster for sculptural designs
- Paint brushes, easels, small spatulas for mixing paint, paint palettes, aprons

Additional materials used for structure and assembly:

- Hot glue, water based glue
- Acrylic paints (non-toxic)
- Acrylic enamel paints (for use on glass, non-toxic)
- Scissors
- Mod Podge
- Foam (for floral arrangements)

We do not plan on using any spray paints, toxic paints, resins, varnishes, lacquers or any other potentially harmful or hazardous chemicals and materials.



DATE: July 17, 2025

CASE NUMBER

PZ-08-25

APPLICANT/PROPERTY OWNER

Bloom & Brush Art Studio Inc /
Sterling Kensington LLC

PUBLIC HEARING DATE

July 24, 2025

PROPERTY ADDRESS/LOCATION

350 W Kensington Rd Suite 117

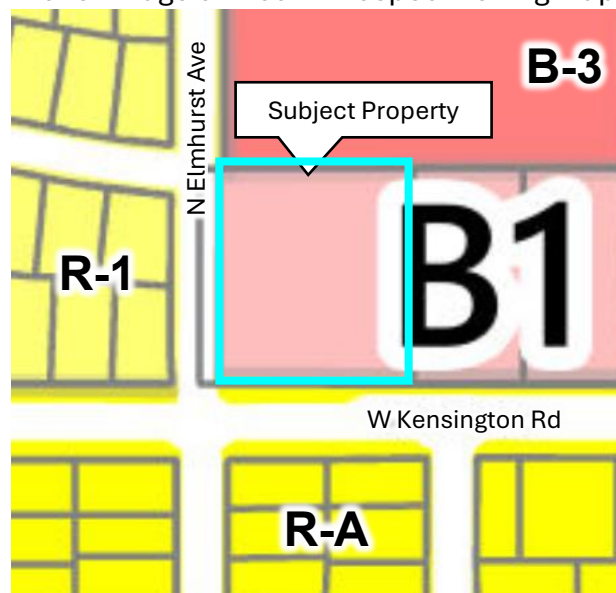
BRIEF SUMMARY OF REQUEST

The petitioner (Bloom & Brush Art Studio Inc) is seeking two zoning approvals: 1) a text amendment to allow “art and woodcraft studios” and “art, sculptor, and composer studios” as conditional uses in the B-1 district; and 2) conditional use approval to operate a 1,300 square foot art studio at the subject property (350 West Kensington Road Suite 117). Art studios are not permitted in the B-1 district, therefore the petitioner must amend the land use table to operate at the subject location. Staff finds that the proposed text amendment and the proposed conditional use meet the applicable code standards and staff is supportive of the requests.

2024 Aerial Image



2025 Village of Mount Prospect Zoning Map



EXISTING ZONING

B-1 Business
Office District

**EXISTING LAND USE/
SITE IMPROVEMENTS**

Multi-tenant commercial

SURROUNDING ZONING & LAND USE

North: B-3 Community Shopping
East: B-1 Business Office District
South: R-A Single Family Residential
West: R-1 Single Family Residential

**SIZE OF
PROPERTY**

1,300 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 medical and professional office uses. Property ownership could not verify the previous occupant of Suite 117 but stated that the space has been vacant for at least a year.

PROPOSAL

The petitioner, Agnes Jelen of Bloom & Brush Art Studio Inc, proposes to operate an art studio at the subject property, providing one-on-one art classes, private group sessions of up to 10 people, and a personal creative workspace for her own artistic projects. The petitioner described the materials to be used within the studio, including acrylic paint, stucco paint for textured artwork, brushes and canvases, and fresh flowers and associated materials for floral arrangements. The petitioner anticipates that her classes will be scheduled for evening hours on weekdays and weekends.

Use: Art studios are not listed as permitted or conditional uses in the B-1 zoning district. The petitioner is requesting a text amendment to allow “art and woodcraft studios” and “art, sculptor, and composer studios” as conditional uses in the B-1 district (see proposed changes in **blue** text). These land uses are currently permitted in the B-3, B-4, B-5, and B-5C districts. The Village code does not define these land uses.

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Art and woodcraft studios	C		P	P	P	P			
Art, sculptor, and composer studios	C		P	P	P	P			

Site Plan: The petitioner notes in her application that she does not plan to remodel the interior or exterior of the building. The site has one access point for ingress and egress on West Kensington Road. No changes are proposed for the parking lot.

Parking: The Village code requires parking based on land use. The proposed art studio will require 12 parking stalls. The table below demonstrates the parking requirement for the subject property, which is a multi-tenant office building.

Use	Parking Minimum	Variables	Spaces Required
Dance / music / vocational / trade schools	2 spaces per 3 employees plus 1 space per maximum number of students	Bloom & Brush: 2 instructors, up to 10 students	12
Offices: financial, civic, business, and professional	4 spaces per 1,000 square feet of gross floor area	7905 SF	32
Vacant	4 spaces per 1,000 square feet of gross floor area	4694 SF	19
Offices: medical/dental	5 spaces per 1,000 square feet of gross floor area	4777 SF	24
		Total Required:	87 (5 accessible)
		Total Provided:	118 (6 accessible)

The parking lot is striped with 118 parking stalls, including 6 accessible parking stalls. The minimum parking requirement for the existing and proposed uses are met.

Conditions: Staff requested a materials list from the petitioner, which is included in the proposal. As a condition of approval, staff proposes to restrict the business to only the materials listed and to attach the list as an exhibit to the ordinance. If in the future the petitioner wishes to deviate from the listed materials, she would need to obtain authorization from the Village. Staff is also proposing restrictions on the occupancy and nature of activities to prevent more intense uses, such as artistic endeavors requiring special equipment or machinery (e.g. woodworking, pottery, glassblowing); or, a “rage room” (a room where people can vent their rage by destroying objects).

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the standards and findings of fact outlined in **Exhibit B** 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 text amendment and 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 motions:

1. “A text amendment to Chapter 14, Land Use Table 2, to allow “art and woodcraft studios” and “art, sculptor, and composer studios” as conditional uses in the B-1 district.”
2. “A conditional use to operate an art studio at 350 West Kensington Road Suite 117, subject to the following conditions:
 - a. The business shall hold a valid Mount Prospect business license;
 - b. The materials used by the business are restricted to those listed in Exhibit A: Bloom & Brush Art Studio Inc Materials List, and any deviation from this list shall require Village approval;
 - c. Occupancy of the space shall be restricted to instructional classes with up to 2 instructors and up to 10 students;
 - d. The business shall operate as art studio for painting and floral design, and shall not engage in activities that are incompatible with a general office building, including but not limited to:
 - i. artistic endeavors requiring special equipment or machinery (e.g. woodworking, pottery, glassblowing); or
 - ii. artistic endeavors involving destruction or smashing of objects (e.g. “rage room”);
 - e. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
 - f. A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;
 - ii. A change in legal entity; or
 - iii. A change in location.”

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

ATTACHMENTS:

ADMINISTRATIVE CONTENT

(Zoning Request Application, Responses to Standards, etc...)

PLANS

(Plat of Survey, Site Plan, etc.)

OTHER

(Supplemental Information, Public Comments Received, etc...)

I concur:



Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Bloom & Brush Art Studio Inc Materials List

- Fresh flowers, fake flowers
- Ceramic containers and glass vases
- Canvases
- Seasonal decorations such as pine tree branches and ornaments, fake pumpkins, etc
- Small rocks and moss for mosaics and canvas arrangements
- Wood boards (pre-cut and pre-stained)
- Plaster for sculptural designs
- Paint brushes, easels, small spatulas for mixing paint, paint palettes, aprons
- Hot glue, water-based glue
- Acrylic paints (non-toxic)
- Acrylic enamel paints (for use on glass, non-toxic)
- Scissors
- Mod Podge
- Foam (for floral arrangements)

We do not plan on using any spray paints, toxic paints, resins, varnishes, lacquers or any other potentially harmful or hazardous chemicals and materials.

Exhibit B
Standards and Findings of Fact

TEXT AMENDMENT STANDARDS

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

1. The degree to which the proposed amendment has general applicability within the village at large and not intended to benefit specific property.
2. The consistency of the proposed amendment with the objectives of this chapter and the intent of the applicable zoning district regulations.
3. The degree to which the proposed amendment would create nonconformity.
4. The degree to which the proposed amendment would make this chapter more permissive.
5. The consistency of the proposed amendment with the comprehensive plan.
6. The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitioners involving similar circumstances.

Petitioner's Findings: The petitioner states that the art studio has been thoughtfully designed to be compatible with the uses of the property and that it will be an asset to the community. The petitioner writes that their vision for the art studio is to have a creative outlet for themselves and their clients by fostering imagination, collaboration, and inspiration. The petitioner asserts that they will encourage creativity, support local talent, and contribute to the cultural and creative growth of the surrounding area by hosting small and individual classes for painting and floral design.

Staff's Findings: The proposed changes are applicable to B-1 office buildings throughout the Village and are not intended to benefit a specific property. The amendment will support the Zoning Ordinance objectives by subjecting the "art studio" use to a higher level of scrutiny through the conditional use process when the proposed location is within a business / office district, to ensure compatibility of uses and minimize adverse impacts to neighboring businesses and residents. The proposed change is unlikely to create nonconformities as the uses "art and woodcraft studios" and "art, sculptor, and composer studios" are already permitted uses in B-3, B-4, B-5, and B-5C districts. The amendment is intended to make the chapter less restrictive for art studio and related uses. The proposed changes reflect current Village objectives as outlined in the Comprehensive Plan, including being a business-friendly community; supporting small, local entrepreneurs; and supporting compatible alternative uses to activate vacant office spaces. The amendment is consistent with Village policy for existing permitted uses in the B-1 district, including "dance and music academies / studios," which have similar occupancy and parking requirements to an art studio. Staff finds that the amendments satisfy the standards as required in Section 14.204(D) of the zoning code.

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 not be detrimental to public health, safety, morals, comfort or general welfare of the community; nor will it interfere with the use of surrounding properties; nor will it diminish property values in the neighborhood. The petitioner writes that the materials to be used, including non-hazardous paints, sculptural mediums for canvas creations, and floral supplies for botanical arrangements, are safe and environmentally friendly. The petitioner asserts that the subject property has adequate parking for the neighboring businesses as well as the future clientele that will visit the art studio. The petitioner concludes that their business will be a valuable addition to the community and will conform with any required measures.

Staff's Findings: Staff has reviewed the petitioner's request for a conditional use to operate an art studio at the subject property 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 proposed activities (painting and floral design small group classes) are not expected to impact neighboring businesses or residents any more than the existing permitted professional office and medical office uses at the building. Staff has proposed several conditions limiting the number of people, types of materials, and types of activities allowed on site. The office building is existing and has adequate public utilities, access roads, drainage, and ingress / egress to the site. The subject property is designated "Corridor Commercial" in the future land use plan and the proposed use is compatible with the mix of professional office, medical office, and daycare uses already established along this stretch of West Kensington Road.



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 - 08 - 25 Date of Submission: 4/22/25 Hearing Date: 7/24/25
Project Name/Address: Bloom & Brush Inc - 350 W Kensington Rd 117

I. Subject Property

Address(es): 350 W Kensington Rd Suite 117
Zoning District (s): B-1 Property Area (Sq.Ft. and/or Acreage): 79,396 Sq. Ft.
Parcel Index Number(s) (PIN(s)): 03-27-301-016-0000

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

- ☒ Conditional Use: For art studio
- ☐ Variation(s): To _____
- ☐ Zoning Map Amendment: Rezone From _____ To _____
- ☒ Zoning Text Amendment: Section(s) 16.604 Land Use Tables
- ☐ Other: _____

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

- 1) Text amendment to allow "art and woodcraft studios" and "art, sculptor, and composer studios" as conditional uses in the B-1 district
- 2) Conditional use approval to operate an art studio at 350 W Kensington Rd Suite 117

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

Name: AGNIESZKA JELEN Corporation: BLOOM + BRUSH ART STUDIO INC
Address: 1601 North Park Drive,
City, State, ZIP Code: Mount Prospect, Illinois
Phone: 773-225-6161 Email: bloomandbrushartstudio@gmail.com
Interest in Property: lessee
(e.g. owner, buyer, developer, lessee, architect, etc...)

V. Property Owner☐ Check if Same as ApplicantName: Sterling Kensington LLCCorporation: Limited liability companyAddress: 1808 Johns DriveCity, State, ZIP Code: Glenview, Illinois 60025Phone: 773-271-1789Email: info@sterling-properties.net

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

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

Applicant: _____

(Signature)

AGNIESZKA JELEN

(Print or Type Name)

Date: 4/11/25

If applicant is not property owner:

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

Property Owner: By: _____

(Signature)

MATTHEW FRIEDMAN, Manager of
(Print or Type Name)
the Manager of Sterling Kensington LLCDate: 4/11/25

Affidavit of Ownership

COUNTY OF COOK)
STATE OF ILLINOIS)

I, MATTHEW C. FRIEDMAN, 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 350 West Kensington Road, Mt. Prospect, Illinois
(property address and PIN) PIN 03-27-301-016-0000.

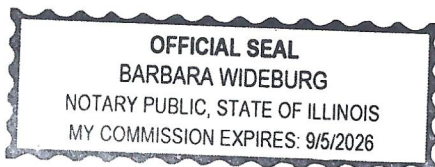
and that such property is owned by Sterling Kensington LLC, an Illinois limited liability company.
(print name) as of this date.

[Signature]
Signature

Subscribed and sworn to before

me this 8th day of
April, 2025.

Barbara Wideburg
Notary Public



UNOFFICIAL COPY



Doc#: 1600645036 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/06/2016 01:24 PM Pg: 1 of 3

QUIT CLAIM DEED

Grantor, **6154 South Kedzie Building L.P.**, an Illinois limited partnership, hereby conveys and quitclaims to **Sterling Kensington LLC**, an Illinois limited liability company, of 2701 West Peterson Avenue, Chicago, Cook County, Illinois 60659, the following described Real Estate (the "Real Estate") situated in the County of Cook, State of Illinois, to wit:

Lot 1 in Prudential Realty Subdivision in Mt. Prospect being a subdivision of part of the East ½ of the Southwest ¼ of Section 27, Township 42 North, Range 11 East of the Third Principal Meridian in the Village of Mt. Prospect, in Cook County, Illinois.

Permanent Index Number: 03-27-301-016-0000

Address of Real Estate: 350 West Kensington Road, Mount Prospect, Illinois 60056

Date: December 30, 2015

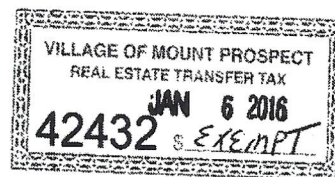
6154 SOUTH KEDZIE BUILDING L.P., an Illinois limited partnership,

By: MF Properties LLC, an Illinois limited liability company, General Partner

By: Franklin L. Friedman
Franklin L. Friedman, Manager of MF Properties LLC

Exempt under the provisions of Paragraph e, 35 ILCS 200/31-45, Real Estate Transfer Act

[Signature]
Representative of Grantor and Grantee



CCRD: JEWER Ruisto

UNOFFICIAL COPY

State of Illinois)
) SS
County of Cook)

The undersigned, a Notary Public in and for Cook County in the State of Illinois, does hereby certify that Franklin L. Friedman is personally known to be to be the same person whose name is subscribed to this document, appeared before me this day in person and acknowledged that he signed this document as his free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 30th day of December, 2015.

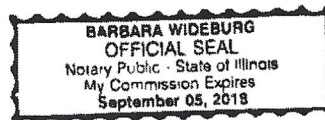
Commission expires 9/5/2018

Barbara Wideburg

Notary Public

This instrument was prepared by:

Matthew Friedman, Esq.
2701 West Peterson Avenue
Chicago, Illinois 60659



Send subsequent tax bills to:

Sterling Kensington LLC
2701 West Peterson Avenue
Chicago, Illinois 60659

Mail recorded Deed to:

Matthew Friedman
2701 West Peterson Avenue
Chicago, Illinois 60659

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property: \$128,819
Property Value: \$1,118,444
Total Debt % Attributed to Your Property Value: 11.5%

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

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

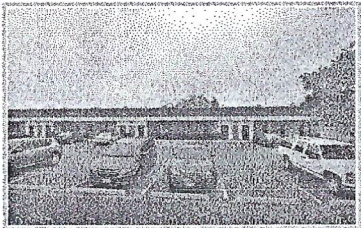
See Details Here

OVERVIEW - PAYMENTS

Property Index Number (PIN): 03-27-301-016-0000

BEGIN A NEW SEARCH

Scroll down for more information.



Incorrect Image? Click Here.

Property Location:
350 W KENSINGTON RD
MOUNT PROSPECT, IL 60056-1141
Volume: 233

Mailing Information:
STERLING KENSINGTONLLC
1808 JOHNS DRIVE
GLENVIEW, IL 60025-1657
Update Your Information

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: \$77,069.07

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	\$38,961.56	Original Billed Amount:	\$38,107.51
Due Date:	03/01/2024	Due Date:	08/01/2024
Tax:	\$0.00	Tax:	\$0.00
Interest:	\$0.00	Interest:	\$0.00
Current Amount Due:	\$0.00	Current Amount Due:	\$0.00

Total Amount Due: \$0.00

Expand Payment Details

Tax Year 2024 (billed in 2025) Total Amount Billed: \$42,387.99

1st INSTALLMENT - Tax Year 2024	
Original Billed Amount:	\$42,387.99
Due Date:	03/04/2025
Tax:	\$0.00
Interest:	\$0.00
Current Amount Due:	\$0.00

Sterling | **Kensington LLC**

1808 Johns Drive
Glenview, IL 60025
T | 773.271.1789

April 17, 2025

Village of Mount Prospect, Illinois
50 South Emerson Street
Mount Prospect, Illinois 60056

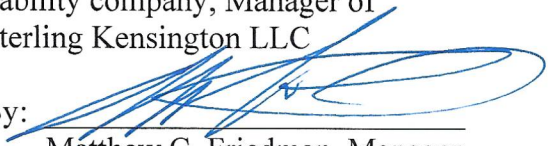
Gentlepersons:

Sterling Kensington LLC, an Illinois limited liability company ("Sterling"), intends to lease to Bloom & Brush Art Studio Inc., an Illinois corporation, the space known as Suite 117 in the building at 350 West Kensington Road in Mount Prospect (the "Building").

Sterling is the owner of the Building.

Sterling Kensington LLC, an Illinois
limited liability company

By: MF Properties LLC, an Illinois limited
liability company, Manager of
Sterling Kensington LLC

By: 
Matthew C. Friedman, Manager
of MF Properties LLC

LEASE

Date of Lease	Term of Lease		Monthly Base Rent
April 26, 2025 <i>NF</i>	<u>BEGINNING</u> May 1, 2025	<u>ENDING</u> September 30, 2028	See Paragraph 38 of this Lease.
Location of Premises: The space designated by Lessor as Suite 117 at the building located at 350 West Kensington Road, Mount Prospect, Illinois			
Purpose: Art Studio			

LESSEE

LESSOR

BLOOM & BRUSH ART STUDIO INC.,
an Illinois corporation

STERLING KENSINGTON LLC,
an Illinois limited liability company

In consideration of the agreements set forth in this Lease, Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, solely for the above purpose the premises designated above (the "Premises") for the above term.

RENT

1. Lessee shall pay to Lessor as monthly base rent for the Premises the sum stated above, monthly in advance, during the term of this Lease, at such address as Lessor may designate in writing. Simultaneously with the signing of this Lease, Lessee shall pay to Lessor (in addition to Lessee's other obligations under this Lease) the \$900 base rent for May 2025.

CONDITION AND UPKEEP OF PREMISES

2. Lessee acknowledges that Lessee has examined and knows the condition of the Premises and is responsible for receiving the same in good order and repair. Lessee acknowledges that no representations as to the condition or repair of the Premises or the Complex (as defined in Paragraph 28 of this Lease) have been made by Lessor, or its agent, prior to or at the signing of this Lease. During the term of this Lease, Lessee, at Lessee's cost and expense, shall (a) place and keep the Premises, including without limitation all appurtenances, in good repair, replacing all broken glass with glass of the same size and quality as that broken, (b) replace all damaged plumbing fixtures with others of equal quality, and (c) keep the Premises in a clean and healthful condition. Upon the earlier of the termination of this Lease or the end of the term of this Lease, Lessee shall deliver to Lessor (i) the Premises in good condition and repair and (ii) the keys to each door at the Premises.

LESSEE NOT TO MISUSE, SUBLET, ASSIGNMENT

3. Lessee shall not allow the Premises to be used for any purpose that (a) may increase the rate of insurance on the Building (as defined in Paragraph 28 of this Lease) or the Complex, (b) is not specified above in this Lease, (c) is unlawful, (d) may injure the reputation of the Building and/or the Complex, (e) may increase the fire hazard of the Building and/or the Complex, or (f) disturbs any of the tenants at the Complex or any resident in the neighborhood in which the Complex is located. Lessee shall not load the floor of the Premises with machinery or goods which may damage such floor. Without the prior written consent of Lessor in each case, Lessee shall not (i) allow the Premises to be occupied in whole, or in part, by any other person or entity, (ii) sublet all or any part of the Premises, (iii) assign this Lease or any interest in this Lease, (iv) permit any transfer by operation of law or otherwise of the interest in the Premises acquired through this Lease or of any interest in Lessee, (v) permit the Premises to remain vacant or unoccupied for more than thirty consecutive days, (vi) allow any signs, cards or placards to be posted, or placed on the Premises, or (vii) permit any alteration of or addition to any part of the Premises. All alterations and additions to the Premises shall be and remain the property of Lessor and shall not be removed from the Premises by Lessee; provided, however, upon receipt of written request from Lessor, Lessee shall promptly remove all alterations and additions specified by Lessor in such notice and repair all damage caused by or related to such removal.

MECHANIC'S LIEN

4. Lessee shall not permit any mechanic's lien or liens to be placed upon the Premises or the Complex during the term of this Lease, and if any such lien is filed, Lessee shall promptly obtain the release of such lien. If such lien is not released within thirty (30) days after the date Lessor notifies Lessee in writing of such lien, Lessor shall have the right and privilege at Lessor's option of obtaining the release of such lien or any portion thereof without inquiry as to the validity of such lien. Lessee shall pay to Lessor on demand any amounts incurred by Lessor in connection with such release, including without limitation expenses and interest.

LEASE

Date of Lease	Term of Lease		Monthly Base Rent
April 26, 2025 <i>MF</i>	<u>BEGINNING</u> May 1, 2025	<u>ENDING</u> September 30, 2028	See Paragraph 38 of this Lease.
Location of Premises: The space designated by Lessor as Suite 117 at the building located at 350 West Kensington Road, Mount Prospect, Illinois			
Purpose: Art Studio			

LESSEE

LESSOR

BLOOM & BRUSH ART STUDIO INC.,
an Illinois corporation

STERLING KENSINGTON LLC,
an Illinois limited liability company

In consideration of the agreements set forth in this Lease, Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, solely for the above purpose the premises designated above (the "Premises") for the above term.

RENT

1. Lessee shall pay to Lessor as monthly base rent for the Premises the sum stated above, monthly in advance, during the term of this Lease, at such address as Lessor may designate in writing. Simultaneously with the signing of this Lease, Lessee shall pay to Lessor (in addition to Lessee's other obligations under this Lease) the \$900 base rent for May 2025.

CONDITION AND UPKEEP OF PREMISES

2. Lessee acknowledges that Lessee has examined and knows the condition of the Premises and is responsible for receiving the same in good order and repair. Lessee acknowledges that no representations as to the condition or repair of the Premises or the Complex (as defined in Paragraph 28 of this Lease) have been made by Lessor, or its agent, prior to or at the signing of this Lease. During the term of this Lease, Lessee, at Lessee's cost and expense, shall (a) place and keep the Premises, including without limitation all appurtenances, in good repair, replacing all broken glass with glass of the same size and quality as that broken, (b) replace all damaged plumbing fixtures with others of equal quality, and (c) keep the Premises in a clean and healthful condition. Upon the earlier of the termination of this Lease or the end of the term of this Lease, Lessee shall deliver to Lessor (i) the Premises in good condition and repair and (ii) the keys to each door at the Premises.

LESSEE NOT TO MISUSE, SUBLET, ASSIGNMENT

3. Lessee shall not allow the Premises to be used for any purpose that (a) may increase the rate of insurance on the Building (as defined in Paragraph 28 of this Lease) or the Complex, (b) is not specified above in this Lease, (c) is unlawful, (d) may injure the reputation of the Building and/or the Complex, (e) may increase the fire hazard of the Building and/or the Complex, or (f) disturbs any of the tenants at the Complex or any resident in the neighborhood in which the Complex is located. Lessee shall not load the floor of the Premises with machinery or goods which may damage such floor. Without the prior written consent of Lessor in each case, Lessee shall not (i) allow the Premises to be occupied in whole, or in part, by any other person or entity, (ii) sublet all or any part of the Premises, (iii) assign this Lease or any interest in this Lease, (iv) permit any transfer by operation of law or otherwise of the interest in the Premises acquired through this Lease or of any interest in Lessee, (v) permit the Premises to remain vacant or unoccupied for more than thirty consecutive days, (vi) allow any signs, cards or placards to be posted, or placed on the Premises, or (vii) permit any alteration of or addition to any part of the Premises. All alterations and additions to the Premises shall be and remain the property of Lessor and shall not be removed from the Premises by Lessee; provided, however, upon receipt of written request from Lessor, Lessee shall promptly remove all alterations and additions specified by Lessor in such notice and repair all damage caused by or related to such removal.

MECHANIC'S LIEN

4. Lessee shall not permit any mechanic's lien or liens to be placed upon the Premises or the Complex during the term of this Lease, and if any such lien is filed, Lessee shall promptly obtain the release of such lien. If such lien is not released within thirty (30) days after the date Lessor notifies Lessee in writing of such lien, Lessor shall have the right and privilege at Lessor's option of obtaining the release of such lien or any portion thereof without inquiry as to the validity of such lien. Lessee shall pay to Lessor on demand any amounts incurred by Lessor in connection with such release, including without limitation expenses and interest.

IMMUNITY
ACCIDENTS

5. Except to the extent prohibited by applicable law, Lessee shall protect and save, defend and keep each of the Landlord Parties (as defined below) forever harmless and indemnified against and from any and all claims, losses, liabilities, costs, damages and/or expenses related to or arising out of or from (a) each violation of laws or ordinances occasioned by the neglect and/or act of Lessee or any person or entity holding by, through or under Lessee, (b) each accident or other occurrence on or about the Premises and/or the sidewalk adjoining the Premises, (c) each act and/or omission of Lessee or any person or entity holding by, through or under Lessee, and (d) each failure of Lessee in any respect to comply with and perform all of Lessee's obligations under this Lease. "Landlord Parties" shall mean (i) Lessor, (ii) Nitols Associates L.P., an Illinois limited partnership ("Nitols"), (iii) each employee of Lessor and/or Nitols, (iv) each owner (whether direct and/or indirect) of Lessor and/or Nitols, (v) the manager of Lessor, (vi) each partner in Nitols, and (vii) each member of the manager of Lessor.

NON-LIABILITY
OF LESSOR

6. Except to the extent prohibited by applicable law, none of the Landlord Parties shall be liable for, and Lessee releases each of the Landlord Parties from, any bodily injury, personal injury, loss and/or property damage occurring in, about and/or on the Premises, the Complex, including without limitation, any bodily injury, personal injury, loss and/or property damage arising out of or relating to (a) the failure to keep the Premises (including without limitation any sprinkler system, fire protection system, life safety system and/or alarm) and/or any adjoining sidewalk in repair, (b) plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, (c) water, snow, ice, mold and/or mildew on, in and/or coming through the roof, skylights, windows and/or any part of the Premises, (d) the acts or omissions of any of the Landlord Parties or any owners or occupants of adjacent or contiguous property or any other person or entity, (e) the failure of any sprinkler system, fire protection system, life safety system, and/or any other system, equipment and/or alarm to operate properly, (f) the lack of existence, coverage and/or function of any sprinkler system, fire protection system, life safety system, and/or any other system, equipment and/or alarm, and/or (g) any virus, bacteria, sickness and/or illness contracted in and/or at the Premises and/or the Complex.

WATER, GAS,
ELECTRIC AND
OTHER CHARGES

7. Lessee shall pay, in addition to the base rent specified above, all gas, electric, internet and other utility bills promptly when due with respect to the Premises during the term of this Lease. At all times during the term of this Lease, Lessee shall ensure that (i) all thermostats in the Premises are set to at least 65 degrees Fahrenheit, (ii) the power to each furnace is set in the "on" position, and (iii) the gas meters for the Premises are in the "open" position. Moreover, Lessee shall promptly pay all permit, inspection and/or any other fees or charges imposed by any governmental authority on or with respect to the Premises during the term of this Lease. In addition, Lessee shall pay to Lessor an additional Thirty Dollars (\$30) each month during the term of this Lease for water and sewer used in or for the Premises. Lessee shall also pay to Lessor the amount specified by Lessor as Lessee's share of expenses incurred in connection with the snow and/or ice removal and/or plowing of the parking areas and other common areas for the Complex.

COMPLY WITH
LAWS

8. Lessee, at Lessee's cost and expense, shall comply with all regulations, laws and ordinances applicable to the Premises and/or Lessee's use of the Premises.

ACCESS TO
PREMISES

9. Lessee shall allow Lessor free access to the Premises for the purpose of examining or exhibiting the Premises and for the purpose of making any repairs or alterations to the Premises desired by Lessor. Lessor shall have the right to place signs and/or notices of "For Sale" and/or "For Rent" upon the Premises at all times, and Lessee shall not interfere with such signs and/or notices.

ABANDONMENT
AND RELETING

10. If (a) Lessee shall abandon the Premises, (b) Lessee's right to occupy the Premises is terminated by Lessor by reason of Lessee's breach of any of the provisions of this Lease, or (c) the term of this Lease is ended at Lessor's election pursuant to Paragraph 13 of this Lease, then the Premises may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit. For each month during the term of this Lease in which the monthly amount received by Lessor for such month from such re-letting, after deducting the expenses of such re-letting (including without limitation any leasing commission and/or tenant improvement allowance), is less than the monthly amount due and owing under this Lease from Lessee to Lessor, then Lessee shall immediately pay such monthly deficiency to Lessor.

HOLDING OVER

11. Lessee shall, at the termination or end of the term of this Lease by lapse of time or otherwise, deliver immediate possession of the Premises to Lessor in the condition required by this Lease. If Lessee fails to so deliver possession of the Premises to Lessor, then, at Lessor's option, Lessee shall (a) pay on demand from Lessor as daily base rent for the whole time such possession is withheld the sum of One Hundred Sixteen Dollars (\$116) per day, (b) be bound by a one year extension of this Lease with a monthly base rent equal to the product of Two Hundred Percent (200%) multiplied by the rent payable by Lessee to Lessor for the month preceding the holding over, or (c) become a tenant at sufferance. The provisions of this paragraph shall not be construed as a waiver by Lessor of any right of re-entry as set forth in this Lease. The receipt of such rent or any part thereof, or any other act in apparent affirmance of tenancy, shall not operate as a waiver of Lessor's right to prematurely end the term of this Lease for a breach of any of the provisions of this Lease.

**EXTRA FIRE
HAZARD**

12. Lessee shall not store, use, or permit the presence of any flammable or explosive materials in the Premises or cause any such materials to be present in, on, or under the Complex, the parking and common areas related to the Complex, or property adjacent to the Complex, such land or such parking and common areas. Notwithstanding the foregoing but subject to Paragraph 5 of this Lease, Lessee shall be permitted to use such materials in connection with the operation of its business if (a) Lessor approves in writing the presence of such materials in the Premises in writing, and (b) Lessee uses such materials in an amount and for a use permitted by applicable law and in accordance with the rules of the applicable Board of Underwriters, all statutes and ordinances, all insurance company recommendations and all of Lessor's rules.

**DEFAULT BY
LESSEE**

13. If Lessee defaults in the payment of the rent under this Lease or under any of the provisions of this Lease to be performed by Lessee, Lessor may at any time thereafter at Lessor's election declare the term of this Lease or Lessee's right to occupy the Premises ended and reenter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee or any other persons or entities occupying the Premises, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to distrain for rent due from Lessee to Lessor. Lessee grants a security interest in its now owned and hereafter acquired personal property to Lessor, and Lessee agrees that Lessor shall have a valid and first lien upon all such personal property as security for payment of the rent due from Lessee to Lessor. The word "rent" when used in this Lease shall include all rent and other payments of every kind and nature payable by Lessee to Lessor.

**NO RENT
DEDUCTION OR
SET OFF**

14. Lessee's covenants to pay rent and other amounts to Lessor are and shall be independent of each and every other covenant of this Lease. Lessee agrees that any claim by Lessee against Lessor shall not be deducted from such rent or such other amounts or set off against any claim for rent or other amounts in any action.

**RENT AFTER
NOTICE OR SUIT**

15. After the service of notice, the commencement of a suit, or the final judgment for possession of the Premises, Lessor may receive and collect rent and other amounts due under this Lease, and the payment of such rent and other amounts shall not waive or affect such notice, suit, or judgment.

**PAYMENT OF
COSTS**

16. Lessee shall pay to Lessor on demand all costs, attorney's fees and expenses incurred by Lessor in connection with enforcing the provisions of this Lease.

**RIGHTS
CUMULATIVE**

17. The rights and remedies of Lessor under this Lease, at law and in equity are cumulative. The exercise or use of any one or more of such remedies shall not bar Lessor from the exercise or use of any other right or remedy provided in this Lease or otherwise provided by law or in equity, nor shall the exercise or use of any right or remedy by Lessor waive any other right or remedy.

**FIRE AND
CASUALTY**

18. If all or any portion of the Premises is physically damaged during the term of this Lease by fire or other casualty, Lessor, at Lessor's option, may either (a) prematurely end the term of this Lease, or (b) repair the physical damage to the Premises caused by such fire or other casualty within the period of time specified by Lessor. If Lessor elects to so repair such damage to the Premises, this Lease shall remain in effect provided such repairs are completed within such period specified by Lessor. If Lessor shall not have repaired such damage to the Premises on or prior to the expiration of such period specified by Lessor, then at the end of such period the term of this Lease shall end and Lessee shall have no recourse against Lessor for such failure to repair such damage. If at any time during the term of this Lease more than Twenty Five Percent (25%) of the floor space in the Building and/or the Complex is untenable as a result of any fire or other casualty or event, then Lessor shall have the right at Lessor's option to prematurely end the term of this Lease on a date selected by Lessor. If the term of this Lease ends pursuant to this Paragraph 18, then the rent and all other amounts due under this Lease shall be paid through the day of such fire or other casualty or event.

ENDING

19. This Lease shall be binding on and inure to the benefit of Lessor and Lessee.

BROKER

20. Lessee warrants to Lessor that no broker or finder introduced Lessee to Lessor or the Premises or is assisting Lessee in the negotiation of this Lease. Lessee shall indemnify, defend and hold harmless Lessor from any claim by any broker or finder for any commission or compensation arising out of this Lease. Lessee understands that Franklin L. Friedman has an interest in Lessor, is a licensed Illinois managing real estate broker and attorney, and is not claiming any commission as a result of this Lease.

ADDRESSES

21. The rental and all other amounts specified in this Lease shall be made payable to Sterling Kensington LLC. Such rental and all notices which Lessee desires to deliver to Lessor shall be delivered to Sterling Kensington LLC at 1808 Johns Drive, Glenview, Illinois 60025 or to such other address as stated in written notice delivered to Lessee by Lessor. All notices which Lessor desires to deliver to Lessee shall be mailed to Lessee at the Premises or to such other address as stated in written notice delivered to Lessor by Lessee. Any notice mailed by United States Certified Mail shall be deemed delivered on the date such notice is placed in such Mail properly addressed with proper postage affixed thereto.

SECURITY
DEPOSIT

22. In addition to Lessee's other obligations under this Lease, Lessee shall deposit with Lessor simultaneously with the signing of this Lease an additional Three Thousand Six Hundred Dollars (\$3,600) as a security deposit ("Security Deposit") to be held by Lessor as security for the performance by Lessee of Lessee's obligations under this Lease. If at any time Lessee fails to perform any of Lessee's obligations under this Lease, Lessor may, at Lessor's option, apply the Security Deposit to cure Lessee's failure and such option shall be in addition to all of Lessor's other rights and remedies under this Lease, by law or in equity. Within sixty (60) days after the termination of this Lease, Lessor shall return to Lessee the portion of the Security Deposit which has not been applied or is not being held to be applied to cure any failure by Lessee to perform any of Lessee's obligations under this Lease. Lessee shall not be entitled to any interest on the Security Deposit.

INSURANCE

23. Lessee, at Lessee's cost and expense, shall at all times maintain public liability, property damage and plate glass insurance in such amount, in such form and issued by such companies as are satisfactory to Lessor. Each policy of such insurance shall (a) name Lessor and Lessor's designees as additional insureds, and (b) be endorsed to provide that such insurance is primary and non-contributory notwithstanding any other insurance available to such additional insureds. A certificate of such insurance shall be delivered by Lessee to Lessor upon request by Lessor. Lessee is not an express or implied co-insured, additional named insured or additional insured on any insurance policy with respect to which all or any part of the cost and/or premium of or for such policy has been paid by Lessor, any partner in Lessor, and/or any person or entity controlling, controlled by, or under common control with Lessor or any such beneficiary. Lessee waives and releases any claim that Lessee is an insured under any insurance described in the preceding sentence.

TIRE LEASE

24. This Lease constitutes the entire understanding between Lessor and Lessee with respect to the Premises, the Complex and all related parking and common areas. The captions in the left-hand margin of this Lease are for convenience only and do not limit or modify any language in any paragraph of this Lease. Lessee, at Lessee's cost and expense, shall comply with all requirements and/or recommendations of any lawful authority and/or insurance company and/or Lessor which are applicable to Lessee's and/or Lessee's employee's, customer's, invitee's and other guest's use of the Premises and/or the parking and common areas for the Complex. Lessee shall not permit any dog or other animal or alcoholic substance or cooking or firearm in the Premises or any odor, noise, music, sound, vibration, smell or aroma to emanate from the Premises. Lessee, at Lessee's cost and expense, shall provide adequate pest control service to the Premises to prevent any insects or rodents from being in the Premises. Neither Lessee, nor Lessee's employees, invitees, contractors, customers or vendors shall smoke or vape or use drugs in the Premises or the common areas of the Complex. Moreover, Lessee shall promptly pay all permit, inspection and/or any other fees or charges imposed by any governmental authority on or with respect to the Premises during the term of this Lease. All liability of Lessor to Lessee shall be limited to Lessor's interest in the Building and none of the Landlord Parties shall have any personal liability to Lessee under any circumstances. Within ten (10) days after each request from Lessor, Lessee shall sign and deliver to Lessor each estoppel certificate and each subordination and attornment agreement required by Lessor and/or any lender (or prospective lender) of Lessor from time to time. If any provision of this Lease shall be determined to be unenforceable and/or void by any court of competent jurisdiction then (i) such provision shall be deemed to be severable and (ii) such determination shall not affect the validity of any other provisions of this Lease. If any provision of this Lease is capable of two constructions, one of which would render such provision void and the other of which would render such provision valid, then such provision shall have the meaning which renders such provision valid.

**CONDEMNATION/
SALE**

25. If all or any part of the Complex is sold or conveyed to any lawful authority (under threat of the exercise by any lawful authority of condemnation or the right of eminent domain) or permanently taken by any lawful authority for any public or quasi-public use or purpose, this Lease shall terminate on the date title to the Complex or such portion thereof is conveyed to such lawful authority, and all of the award and money payable by or forthcoming from any lawful authority for each sale or taking of this Lease and/or all or any part of the Complex shall be paid, allocated and distributed to Lessor and retained by Lessor as Lessor's property. Lessee assigns to Lessor any interest Lessee may have in any award or money payable by or forthcoming from such lawful authority. Notwithstanding anything to the contrary contained in this Lease, if at any time Lessor elects to demolish the Building and/or the Complex or to sell, convey or exchange title to the Building and/or the Complex or ground lease the land under the Building and/or the Complex to or with any person or entity, Lessor shall have the right at Lessor's option to prematurely end the term of this Lease upon thirty days written notice to Lessee.

**LATE PAYMENT
FEE**

26. Each time any amount payable by Lessee to Lessor under this Lease is not paid by Lessee to Lessor when due under this Lease, a late payment fee shall also be immediately due from Lessee to Lessor. Such late payment fee with respect to any past due amount shall be the sum of (a) One Hundred Dollars (\$100), plus (b) Thirty Dollars (\$30) for each day during the period commencing on the date such past due amount is due from Lessee to Lessor and ending on the date such past due amount is paid by Lessee to Lessor. The accrual and/or payment of such late payment fee shall not in any way prohibit Lessor from exercising any other remedy of Lessor.

DUMPSTER

27. Lessee may not place any items in the trash dumpster servicing the Building except for a reasonable (in Lessor's sole discretion) amount normal office trash associated with the operation of Lessee's business in the Premises.

DEFINITIONS

28. The word "Building" as used in this Lease shall mean the building located at 350 West Kensington Road, Mount Prospect, Illinois. The word "Complex" as used in this Lease shall mean collectively the Building and the land related to the Building.

PATRIOT ACT

29. Lessee represents and warrants to Lessor that Lessee (a) is not and has not been determined to be a person listed in the Annex to Executive Order 13224 issued by the President of the United States, Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism, as periodically amended (the "Prohibited Persons"), and (b) is not owned by, controlled by, acting for or on behalf of, providing assistance, support, sponsorship, or services of any kind to, or otherwise associated with such Prohibited Persons. Furthermore, Lessee covenants that neither Lessee nor any of its employees, agents or representatives nor any other person or entity associated with Lessee shall during the term of this Lease (a) become a person or entity described in the immediately preceding sentence, or (b) otherwise become a target of any anti-terrorism measure adopted at any time by the United States.

RARE
HAPPENING

30. Except as expressly set forth in Paragraph 18 of this Lease and Paragraph 25 of this Lease, Lessee's obligations under this Lease and/or the term of this Lease shall not be relieved, reduced, terminated, extended, cancelled and/or delayed as a result of and/or in connection with any of the following (each of the following, a "Rare Happening"): force majeure, Act of God, act of governmental authority, pandemic, epidemic, impossibility, impracticability and/or frustration of purpose. Lessee waives any claim or claims Lessee may have (now and/or in the future) for a reduction in Lessee's obligations under this Lease and/or an extension of the term of this Lease and/or a termination of this Lease as a result of and/or in connection with a Rare Happening. Time is of the essence of Lessee's obligations under this Lease.

CARBON
MONOXIDE
DETECTOR

31. At all times during the term of this Lease, Lessee (at Lessee's cost and expense) shall maintain in good working order in the Premises UL approved carbon monoxide detectors and unexpired tagged 3A:40BC fire extinguishers mounted in accordance with manufacturers' recommendations.

NO SMOKING

32. Lessee shall not permit any smoking, vaping, consumption of alcoholic substance and/or drug use in, at, on and/or about the Premises and/or the Complex.

JURY TRIAL
WAIVER

33. Each of Lessor and Lessee knowingly, intentionally, voluntarily and irrevocably waives trial by jury in any action, proceeding or counterclaim brought by either party to this Lease against the other party to this Lease on any matter arising out of and/or in any way connected to this Lease, the relationship between Lessor and Lessee, and/or Lessee's use and/or occupancy of the Premises.

COUNTERCLAIM
WAIVER

34. In any forcible entry and detainer action, Lessee shall not counterclaim against Lessor for any type of relief. Lessor and Lessee agree that if Lessor files a forcible entry and detainer lawsuit against Lessee, then the only issues that the court will resolve in connection with such lawsuit are (1) which party is entitled immediate possession of the Premises and (2) the amount of any and all sums due under this Lease from Lessee to Lessor. Lessee retains the right to file a separate lawsuit against Lessor for any sums Lessee claims are due to Lessee, and such separate lawsuit shall not be consolidated or joined with Lessor's forcible entry and detainer action.

SPACE HEATER

35. Lessee shall not permit any space heater to be used in the Premises.

SPRINKLER
SYSTEM AND
FIRE ALARM
SYSTEM

36. Lessor shall have the right (but shall not have any obligation) to install in the location or locations specified by Lessor at any time or times selected by Lessor (i) a sprinkler system, life safety system and/or related fire and/or safety equipment, fixtures, alarms, strobes, horns, wiring and/or piping (collectively, the "Equipment") inside the Premises, and/or (ii) a water line (the "Water Line") through the parking area and/or driveways related to the Building. Notwithstanding anything to the contrary contained in this Lease, Lessor shall not be liable to Lessee for any damage (including without limitation water damage) to the interior of the Premises, for any damage to any property of Lessee in the Premises, for any loss of business in the Premises, and/or for any other loss and/or damage arising out of or related to the Equipment and/or the Water Line and/or work performed in connection with the installation of the Equipment and/or Water Line (including without limitation any disruption with respect to the driveways and/or parking area related to the Building).

ZONING TEXT
AMENDMENT

37. Lessee shall exercise Lessee's best efforts to obtain at Lessee's cost and expense from the Village of Mount Prospect, Illinois a zoning text amendment permitting Lessee to operate an art studio in the Premises. If prior to August 1, 2025 Lessee fails to obtain such text amendment, then at any time from or after August 1, 2025 either Lessor or Lessee shall have the right to prematurely end the term of this Lease by notice to the other party.

MONTHLY BASE
RENT

38. The monthly base rent which Lessee shall pay to Lessor each month during the term of this Lease shall be as follows:

(a) for each month during the period from May 1, 2025 through the first to occur (the "Full Rent Rent Commencement Date") of July 31, 2025 or the date Lessee obtains from the Village of Mount Prospect, Illinois a zoning text amendment permitting an art studio to be operated in the Premises, the monthly base rent payable by Lessee to Lessor shall be Nine Hundred Dollars (\$900) per month; and

(b) for each month during the term of this Lease from and after the Full Rent Commencement Date, the monthly base rent payable by Lessee to Lessor shall be One Thousand Eight Hundred Dollars (\$1,800) per month.

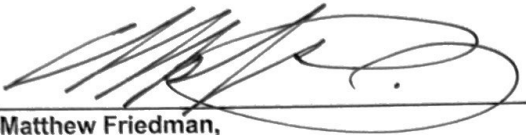
IN WITNESS WHEREOF, Lessor, Lessee and Guarantor have signed this Lease as of April 26, 2025.

LESSOR:

STERLING KENSINGTON LLC, an Illinois limited liability company

By: MF Properties LLC, an Illinois limited liability company, Manager of Sterling Kensington LLC

By:


Matthew Friedman,
Manager of MF Properties LLC

1808 Johns Drive, Glenview, IL 60025
Telephone: 773.271.1789
Email: info@sterling-properties.net

LESSEE:

BLOOM & BRUSH ART STUDIO INC., an Illinois corporation

By:


Agnieszka Katarzyzna Jelen,
President and Secretary

Telephone: 773-225-6161
Email: agnes2008@live.com

GUARANTY

For value received, the undersigned, being the President of Lessee under the foregoing Lease, hereby as of April 26, 2025 personally, unconditionally and irrevocably guaranties to the Lessor under such Lease that at all times the Lessee under such Lease will promptly perform all of the obligations of the Lessee under such Lease. The obligations under this Guaranty shall be primary obligations of the undersigned. Lessor shall not be obligated to first proceed against Lessee. The obligations under this Guaranty shall not be discharged by any bankruptcy of Lessee.

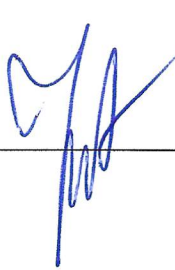

AGNIESZKA KATARZYNA JELEN

Home Address: 1601 North Park Drive
Mount Prospect, Illinois 60056
Cell: 773-225-6161
Email: agnes2008@live.com

Bloom & Brush Art Studio
350 W Kensington Road, Suite 117
Mount Prospect, IL 60056

The Conditional Use of the above space for an Art Studio:

The proposed use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community. Our art studio will not interfere with the enjoyment or use of surrounding properties and their permitted purposes, nor will it diminish property values in the neighborhood. The materials we plan to use, including non-hazardous paints, sculptural mediums for canvas creations, and floral supplies for our botanical arrangements, are all safe and environmentally friendly, ensuring that there will be no risks associated with our operations. The property at 350 W Kensington Road has adequate parking spaces for our neighboring businesses along with our future clientele which will visit our studio. We are hopeful that our business will be an excellent and valuable addition to the community of Mount Prospect and will conform within any required measures.



Agnieszka Jelen

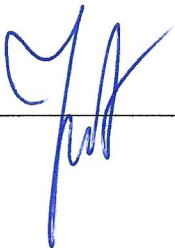
Date: _____

04/18/2025

Bloom & Brush Art Studio
350 W Kensington Road, Suite 117
Mount Prospect, IL 60056

Text Amendment:

Bloom & Brush Art Studio has been thoughtfully designed to be compatible with the proposed zoning use of the spaces on this property and will be an asset to the community. Our main goal and vision for this studio is for it to be used as a creative outlet for ourselves and our clients by fostering imagination, collaboration, and inspiration. We aim to encourage creativity, support local talent, and contribute to the cultural and creative growth of the surrounding area by hosting small and individual classes which will include painting using acrylic and sculptural paints and floral design classes.



Agnieszka Jelen

Date: 04/18/2025

July 25th, 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 text amendment zoning request by a 4-0 vote. Our request is scheduled to go before Village Board for the ordinance's first reading August 6th, 2025.

We are requesting that the Village Board waive the second reading, tentatively scheduled for August 19th, 2025, and take final action at the August 6th, 2025 meeting because we are anxious and excited to start the project as soon as possible.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact us at 773 600 9584 (PJ's cell).

Sincerely,

Agnes Jelen
PJ Jelen
350 W Kensington, Suite 117



AGNIESZKA JELEN

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-08-25 Hearing Date: July 24, 2025

PROPERTY ADDRESS: 350 West Kensington Road Suite 117

PETITIONER: Bloom & Brush Art Studio Inc

PUBLICATION DATE: July 9, 2025

REQUEST: Text amendment to allow “art and woodcraft studios” and “art, sculptor, and composer studios” as conditional uses in the B-1 district; and conditional use approval to operate an art studio at the subject property.

MEMBERS PRESENT: Joseph Donnelly
Ewa Weir
Walter Szymczak
Michael Fricano

MEMBERS ABSENT: Richard Rogers
William Beattie
Donald Olsen

STAFF MEMBERS PRESENT: Antonia Lalagos – Development Planner

INTERESTED PARTIES: None

Chairman Donnelly called the meeting to order at 7:07 PM. Commissioner Weir made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on July 10, 2025. The minutes were approved 4-0.

Chairman Donnelly introduced case number PZ-08-25, 350 West Kensington Road, a request for a text amendment to allow art studios as a conditional use in the B-1 district, and a conditional use to operate an art studio at the subject property.

Ms. Lalagos introduced the first request, a text amendment to the land use table. She explained that currently, art studios are permitted by right in the B-3, B-4, B-5, and B-5C districts, but they are not permitted by right or as a conditional use in the B-1 district. Ms. Lalagos reported that the subject property is zoned B-1, therefore the petitioner must amend the land use table to operate at the subject location. She stated that the petitioner is requesting a text amendment to allow “art and woodcraft studios” and “art, sculptor, and composer studios” as conditional uses in the B-1 district. Ms. Lalagos noted that these uses are not defined in the Village Code. She explained that if the text amendment is approved, “art and woodcraft studios” and “art, sculptor, and composer studios” could request conditional use approval to operate at any B-1 zoned property in the Village.

Ms. Lalagos asserted that the amendment is consistent with existing permitted uses in the B-1 district, including “dance and music academies / studios,” which have similar occupancy and parking requirements to an art studio.

Ms. Lalagos introduced the second request, a conditional use to operate an art studio at 350 West Kensington Road. She described the subject property as a single-story multi-tenant commercial building with a mixture of medical and professional office uses. Ms. Lalagos reported that property ownership could not verify the previous occupant of Suite 117 but ownership stated that the space has been vacant for at least a year. She shared that the petitioner does not plan to remodel the interior or exterior of the building. Ms. Lalagos confirmed that the site has one access point for ingress and egress on West Kensington Road, and that no changes are proposed for the parking lot.

Ms. Lalagos summarized the petitioner’s business proposal to operate an art studio at the subject property, providing one-on-one art classes, private group sessions of up to 10 people, and a personal creative workspace for her own artistic projects. She reviewed the proposed materials to be used within the studio, including acrylic paint, stucco paint for textured artwork, brushes and canvases, and fresh flowers and associated materials for floral arrangements. Ms. Lalagos noted that the classes are proposed for evening hours on weekdays and weekends.

Ms. Lalagos stated that as a condition of approval, staff proposes to restrict the business to only the materials listed in the ordinance exhibit. She explained that if in the future the petitioner wishes to deviate from the listed materials, she would need to obtain authorization from the Village. Ms. Lalagos said that staff proposed restrictions on the occupancy and nature of activities to prevent more intense uses, such as artistic endeavors requiring special equipment or machinery.

Ms. Lalagos reported that the proposed art studio will require 12 parking stalls. She noted that the overall requirement for the site is 87 parking stalls, including 5 accessible stalls. Ms. Lalagos asserted that the parking lot is currently striped with 118 parking stalls, including 6 accessible parking stalls, therefore the minimum parking requirement for the existing and proposed uses are met.

Ms. Lalagos concluded that staff finds that the proposed text amendment and 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 requests:

1. “A text amendment to Chapter 14, Land Use Table 2, to allow “art and woodcraft studios” and “art, sculptor, and composer studios” as conditional uses in the B-1 district.”
2. “A conditional use to operate an art studio at 350 West Kensington Road Suite 117, subject to the following conditions:
 - a. The business shall hold a valid Mount Prospect business license;
 - b. The materials used by the business are restricted to those listed in Exhibit A: Bloom & Brush Art Studio Inc Materials List, and any deviation from this list shall require Village approval;
 - c. Occupancy of the space shall be restricted to instructional classes with up to 2 instructors and up to 10 students;

- d. The business shall operate as art studio for painting and floral design, and shall not engage in activities that are incompatible with a general office building, including but not limited to:
 - i. artistic endeavors requiring special equipment or machinery (e.g. woodworking, pottery, glassblowing); or
 - ii. artistic endeavors involving destruction or smashing of objects (e.g. “rage room”);
- e. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
- f. A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;
 - ii. A change in legal entity; or
 - iii. A change in location.”

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

Commissioner Weir requested that “metals and foundry” be added to the list of prohibited activities.

Chairman Donnelly asked if the parking ratio is based on the number students or the square footage.

Ms. Lalagos replied that the art studio parking ratio is based on the number of students and number of instructors.

Chairman Donnelly invited the petitioners to the stand. Chairman Donnelly swore in the petitioners, Patrycja Jelen and Agnes Jelen of Bloom & Brush Art Studio Inc, 1601 Park Drive in Mount Prospect.

Chairman Donnelly asked the petitioner to provide a brief description of their case.

Ms. Jelen explained that she and her mother would like to open an art studio. She stated that her mother has been a successful business owner for many years, operating a flower shop. Ms. Jelen described the new endeavor, which is hosting floral design and acrylic painting classes. She noted that they have been residents of Mount Prospect for 10 years and would love to have the business in the community.

Chairman Donnelly asked the petitioners if they understood the conditions of approval.

Ms. Jelen replied yes.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion to approve a text amendment to Chapter 14, Land Use Table 2, to allow “art and woodcraft studios” and “art, sculptor, and composer studios” as conditional uses in the B-1 district. Commissioner Weir made a motion and Commissioner Szymczak seconded the motion.

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

Chairman Donnelly asked for a motion to approve a conditional use to operate an art studio at 350 West Kensington Road Suite 117, subject to the following conditions:

- a. The business shall hold a valid Mount Prospect business license;
- b. The materials used by the business are restricted to those listed in Exhibit A: Bloom & Brush Art Studio Inc Materials List, and any deviation from this list shall require Village approval;
- c. Occupancy of the space shall be restricted to instructional classes with up to 2 instructors and up to 10 students;
- d. The business shall operate as art studio for painting and floral design, and shall not engage in activities that are incompatible with a general office building, including but not limited to:
 - i. artistic endeavors requiring special equipment or machinery (e.g. woodworking, pottery, glassblowing, **metalwork / foundry**); or
 - ii. artistic endeavors involving destruction or smashing of objects (e.g. “rage room”);
- e. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
- f. 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.”

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

The Planning and Zoning Commission gave a positive recommendation (4-0) to the Village Board for the text amendment request and gave a positive recommendation (4-0) to the Village Board for the conditional use request for the August 6, 2025 meeting.

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

Hearing no further discussion, Commissioner Weir made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 7:19 PM.



Antonia Lalagos, Development Planner

**AN ORDINANCE AMENDING CHAPTER 14 “ZONING” OF THE
VILLAGE CODE OF THE VILLAGE OF
MOUNT PROSPECT, ILLINOIS**

WHEREAS, the Village of Mount Prospect is a home rule municipality as defined by Article VII, § 6 of the Illinois Constitution of 1970; and

WHEREAS, a Public Hearing was held on the request to make certain amendments to the Village Code being the subject of PZ-08-25 before the Planning and Zoning Commission of the Village of Mount Prospect on the 24th day of July 2025 pursuant to proper legal notice having been published in the Daily Herald Newspaper on the 9th day of July 2025; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect desire to make certain amendments to the Village Code of Mount Prospect as set forth below; and

WHEREAS, pursuant to the authority granted under the Illinois Municipal Code and in accordance with home rule authority granted to home rule municipalities, the President and Board of Trustees of the Village of Mount Prospect approve the amendments as set forth below.

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS:**

SECTION ONE: Land Use Table 2: “Commercial and Industrial Zoning Districts” of Section 14.604 “Land Use Tables” shall be amended to allow “Art and woodcraft studios” and “Art, sculptor, and composer studios” as conditional uses in the B-1 district:

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Art and woodcraft studios	C		P	P	P	P			
Art, sculptor, and composer studios	C		P	P	P	P			

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 6th day of August, 2025, by the Village Mayor of the Village of Mount Prospect, and attested by the Village Clerk, on the same day.

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk
Village Clerk

ORDINANCE NO.

**AN ORDINANCE GRANTING A CONDITIONAL
USE TO OPERATE AN ART STUDIO AT THE PROPERTY
350 WEST KENSINGTON ROAD SUITE 117
MOUNT PROSPECT, ILLINOIS**

WHEREAS, Bloom & Brush Art Studio Inc., ("Petitioner"), is seeking a conditional use to operate an art studio for property located at 350 West Kensington Road Suite 117, and legally described as:

Lot 1 in Prudential Realty Subdivision in Mount Prospect being a subdivision of part of the East ½ of the Southwest ¼ of Section 27, Township 42 North, Range 11 of East of the Third Principal Meridian in the Village of Mount Prospect, in Cook County, Illinois.

PIN: 03-27-301-016-0000

WHEREAS, the "Petitioner" seeks a conditional use to allow an art studio; and

WHEREAS, a Public Hearing was held on the request for a conditional use being the subject of PZ-08-25 before the Planning and Zoning Commission of the Village of Mount Prospect on the 24th day of July 2025 pursuant to proper legal notice having been published in the Daily Herald Newspaper on the 9th day of July 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 an art studio 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 an art studio for property located at 350 West Kensington Road Suite 117, Mount Prospect subject to the following conditions:

1. The business shall hold a valid Mount Prospect business license;
2. The materials used by the business are restricted to those listed in Exhibit A: Bloom & Brush Art Studio Inc Materials List, and any deviation from this list shall require Village approval;
3. Occupancy of the space shall be restricted to instructional classes with up to 2 instructors and up to 10 students;
4. The business shall operate as an art studio for painting and floral design, and shall not engage in activities that are incompatible with a general office building, including but not limited to:
 - a. Artistic endeavors requiring special equipment or machinery (e.g. woodworking, pottery, glassblowing, metalwork / foundry); or
 - b. Artistic endeavors involving destruction or smashing of objects (e.g. "rage room");
5. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
6. A new conditional use approval shall be required for:
 - a. A change of ownership involving 50% or more of the officers or partners;
 - b. A change in legal entity; or
 - c. A change in location.

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 6th day of August, 2025.

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk
Village Clerk

EXHIBIT A

Bloom & Brush Art Studio Inc Materials List

- Fresh flowers, fake flowers
- Ceramic containers and glass vases
- Canvases
- Seasonal decorations such as pine tree branches and ornaments, fake pumpkins, etc
- Small rocks and moss for mosaics and canvas arrangements
- Wood boards (pre-cut and pre-stained)
- Plaster for sculptural designs
- Paint brushes, easels, small spatulas for mixing paint, paint palettes, aprons
- Hot glue, water based glue
- Acrylic paints (non-toxic)
- Acrylic enamel paints (for use on glass, non-toxic)
- Scissors
- Mod Podge
- Foam (for floral arrangements)

We do not plan on using any spray paints, toxic paints, resins, varnishes, lacquers or any other potentially harmful or hazardous chemicals and materials.



Item Cover Page

Subject Motion to Waive the Rules Requiring Two Readings of an Ordinance and Adopt AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND A MUNICIPAL GROCERY SERVICE OCCUPATION TAX FOR THE VILLAGE OF MOUNT PROSPECT

Meeting August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category NEW BUSINESS

Type Ordinance

Information

In light of recent legislative changes and financial considerations, Village staff recommends the adoption of a 1% local grocery tax ordinance to preserve existing revenue streams and continue our long-standing practice of reducing the burden on local property taxpayers.

Discussion

In 1990, the State of Illinois restructured its sales tax system, eliminating the state-imposed grocery tax but replacing it with a 1% grocery tax for municipalities. Since that time, the Village has received this 1% grocery tax from the State of Illinois. Recent receipts include:

Fiscal Year	Grocery Tax Revenue
2024	\$923,437
2023	\$886,522
2022	\$806,056

Legislative Change:

Under Illinois Public Act 103-0781, the State will eliminate the 1% grocery tax effective

January 1, 2026. However, the Act authorizes municipalities to enact a local grocery tax of up to 1%. To maintain this existing source of revenue, the Village must adopt and file a local ordinance by October 1, 2025. Failing to adopt such an ordinance would result in an estimated annual loss of over \$925,000, significantly impacting the Village's ability to continue funding essential services and property tax relief efforts.

The following nearby municipalities have already passed a 1% local grocery tax:

- Des Plaines
- Elk Grove Village
- Hoffman Estates
- Morton Grove
- Palatine
- Schaumburg
- Wheeling
- Carol Stream
- Buffalo Grove
- Lake Forest
- Lake Zurich

Other communities are in the process of enacting similar ordinances to avoid revenue loss.

Financial Rationale

While the Village has experienced strong financial performance—reflected in \$33.9 million of surpluses from FY2022–FY2024—these surpluses have already been responsibly earmarked:

- \$13.0 million to the Economic Emergency Fund
- \$20.8 million to General Fund Reserves, which enabled the abatement of pension and debt service levies, the elimination of vehicle sticker fees, and also deploying the surplus towards crucial capital projects.

Rather than being an additional tax, this ordinance would maintain an existing revenue source that has supported critical financial decisions enabling the Village to provide the lowest property tax burden in the area. Sales tax growth alone, while encouraging, is not guaranteed to continue at current rates. Preserving the grocery tax revenue gives the Village flexibility and stability, without needing to increase property taxes in the future. Furthermore, credit rating agencies may see not adopting the local grocery tax as a credit negative, as it suggests a willingness to forgo a predictable and recurring revenue source in a highly volatile time. Failing to preserve this existing revenue stream could signal reduced revenue discipline and adverse impact on the Village's credit outlook and borrowing costs.

Recommended Use of Funds

If adopted, all revenue from the grocery tax will be earmarked for pension levy abatements, directly relieving the pressure on property taxes and ensuring long-term fiscal sustainability.

Conclusion and Recommendation

Adopting the grocery tax ordinance is not introducing a new tax—it is maintaining a long-

standing source of funding critical to the Village's fiscal health. Staff recommend that the Village Board adopt the 1% local grocery tax ordinance before the October 1, 2025, deadline to:

- Prevent the loss of over \$925,000 annually
- Continue supporting pension levy abatements
- Preserve low property taxes
- Aligning with the proactive steps taken by peer municipalities

Finance Commission

The adoption of the grocery tax ordinance was discussed with the Finance Commission and the Finance Commission unanimously supported adopting the Grocery Tax Ordinance.

Alternatives

1. Waive the rules requiring two readings of an ordinance and adopt the attached ordinance implanting a 1% local grocery tax.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends waiving the rules requiring two readings of an ordinance and adopting the attached ordinance implementing a 1% local grocery tax.

Attachments

1. MP Grocery Tax Ordinance

ORDINANCE NO.

**AN ORDINANCE IMPLEMENTING A MUNICIPAL GROCERY RETAILERS' OCCUPATION TAX AND
A MUNICIPAL GROCERY SERVICE OCCUPATION TAX FOR THE VILLAGE OF MOUNT PROSPECT**

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/1-2-1, provides that the corporate authorities of each municipality may pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities, with such fines or penalties as may be deemed proper; and,

WHEREAS, the Village of Mount Prospect is a home rule Illinois municipality pursuant to the Constitution of the State of Illinois of 1970, as amended; and,

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) provides that, beginning on January 1, 2026, all Illinois municipalities may impose a tax "upon all persons engaged in the business of selling groceries at retail in the municipality" (the "Municipal Grocery Tax") (65 ILCS 5/8-11-24); and,

WHEREAS, the Municipal Grocery Retailers' Occupation Tax may be imposed "at the rate of 1% of the gross receipts from these sales" (65 ILCS 5/8-11-24); and,

WHEREAS, any Municipal Grocery Retailers' Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and,

WHEREAS, Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) requires any municipality imposing a Municipal Grocery Retailers' Occupation Tax under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24) to also impose a Service Occupation Tax at the same rate, "upon all persons engaged, in the municipality, in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries" as "an incident to a sale of service" (the "Municipal Grocery Service Occupation Tax") (65 ILCS 5/8-11-24); and,

WHEREAS, any Municipal Grocery Service Occupation Tax shall be administered, collected and enforced by the Illinois Department of Revenue; and,

WHEREAS, the Mayor and Village Board of Trustees believe that it is appropriate, necessary and in the best interests of the Village of Mount Prospect and its residents, that the Village levy a Municipal Grocery Retailers' Occupation Tax as permitted by Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

NOW, THEREFORE, be it ordained, by the Mayor and Board of Trustees of the Village of Mount Prospect, Cook County, Illinois:

Section 1. Incorporation of Recitals. The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

Section 2. Municipal Grocery Retailers' Occupation Tax Imposed. A tax is hereby imposed upon all persons engaged in the business of selling groceries at retail in this municipality at the rate of 1% of the gross receipts from such sales made in the course of such business while this Ordinance is in effect. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

Section 3. Municipal Grocery Service Occupation Tax. A tax is hereby imposed upon all persons engaged in this municipality in the business of making sales of service, who, as an incident to making those sales of service, transfer groceries as an incident to a sale of service. The rate of this tax shall be the same rate identified in Section 2, above. The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24).

Section 4. Illinois Department of Revenue to Administer Both Taxes. The taxes hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Illinois Department of Revenue shall have full power to administer and enforce the provisions of this Ordinance.

Section 5. Clerk to file Ordinance with the Illinois Department of Revenue. As required under Section 8-11-24 of the Illinois Municipal Code (65 ILCS 5/8-11-24), the Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue on or before October 1, 2025.

Section 6. Effective Date. The taxes imposed by this Ordinance shall take effect on the later of: (i) January 1, 2026; (ii) the first day of July next following the adoption and filing of this Ordinance with the Department of Revenue, if filed on or before the preceding April 1st; or, (iii) the first day of January next following the adoption and filing of this Ordinance with the Department of Revenue, if filed on or before the preceding October 1st.

Section 7. Repeal of Conflicting Provisions. All ordinances, resolutions and policies or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

Section 8. Severability. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

Section 9. Headings/Captions. The headings/captions identifying the various sections and subsections of this Ordinance are for reference only and do not define, modify, expand or limit any of the terms or provisions of the Ordinance.

Section 10. Publication. The Clerk is directed by the corporate authorities to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect after its passage and publication in accordance with 65 ILCS 5/1-2-4.

PASSED THIS _____ day of _____, 2025.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED THIS _____ day of _____, 2025.

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk



Item Cover Page

Subject	Motion to waive the requirements for public bidding and accept the proposal from LPS Pavement Company for brick sidewalk replacement associated with the Central Gateway Project for a cost not to exceed \$198,675.
Meeting	August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$198,675.00
Budget Source	Prospect and Main TIF Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

This memorandum transmits staff's recommendation to procure a contractor for the installation of new bricks and the replacement of existing bricks in and around the Central Gateway site at 310 West Northwest Highway. This project has been identified as a high-priority management action in the Village's 2025 Strategic Plan.

The Village purchased this property in June 2024 and took possession of the property on November 30, 2024. The building and property were most recently the site of an automotive repair facility. The property had previously been the site of a commercial gas station. The building is currently vacant and undergoing demolition. The restoration plan for this site features permeable surfaces including various plantings, trees, shrubs, turf, and seasonal flowers. The site will also host a clocktower as the main architectural feature at the heart of the plaza. A small amount of brick sidewalk will be installed within the plaza to access the clocktower and six new public parking spaces will be installed along the eastern edge of the property. A new garbage enclosure, some nominal pedestrian-level lighting, curb-cut removal, and brick replacement on the adjacent Central Road and Northwest Highway rights-of-way will also be included in the project scope.

Most of the above-referenced work is under way or under contract except for the brick sidewalk work. To secure a contractor to perform this job, staff approached the Village's current brick replacement contractor, LPS Pavement Company of Oswego, Illinois, and requested a cost proposal. The Village Board awarded LP a three-year (2024-2026) contract (the Brick Paver Maintenance Contract) to replace bricks on public rights-of-way at the June 4, 2024, Village Board meeting following a competitive bid process.

LPS submitted a written cost proposal to perform the specified work at the 2025 Brick Paver Maintenance Contract prices. The calculated value of the proposed work at these rates is \$180,613.86. This fee includes the cost of brick pavers. A copy of LPS' cost proposal is

attached.

Discussion

LPS has performed brick paver installation and replacement work for the Village for many years. All of their work has been completed efficiently and with good quality results.

In addition, the scale and scope of this proposed project is similar to projects LPS has performed for the Village in the past. The award for the Brick Paver Maintenance Contract in 2024 was \$262,000. The award in 2025 was \$262,500. Staff is confident that the firm can satisfactorily complete a project of this size at the prices proposed.

Staff recommends including a 10% contingency in the award which would increase the proposed contract value to \$198,675.

Alternatives

1. Waive the rules requiring public bidding and accept the proposal from LPS Pavement Company to install bricks at the Central Gateway site.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board waive the rules requiring public bidding and accept the proposal from LPS Pavement Company of Oswego, Illinois to provide brick paver installation and replacement work for the Central Gateway Project for a cost not to exceed \$198,675.

Attachments

1. LPS Proposal - VOMP Village Gateway Project 7-30-25
2. LPS BRICK PAVER REPLACEMENT AND INSTALLATION MAP

LPS PAVEMENT COMPANY



Distributors/Contractors
Interlocking Concrete Pavers
Brick Pavers

67 Stonehill Road
Oswego, Illinois 60543

(800) 232-1770
(630) 551-2100
(630) 551-2105 Fax

July 7, 2025

Mount Prospect Public Works Department
Attn: Scott Moe
1700 W. Central Road
Mount Prospect, IL 60056

RE: Village Gateway Project

Scott,

Per our discussion, LPS Pavement Company will hold our existing Brick Sidewalk Paver Maintenance contract unit pricing for the above-referenced project. The following pricing is based upon the stated quantities on the attached drawing dated 6/30/2025.

Installation of brick pavers - 9,480 SF @ \$11.25/SF **	\$106,650.00
Regimental Red Belden pavers – 7,833.33 SF @ \$6.75/SF	\$ 52,874.98
Carbon Black Belden pavers – 2,088.89 SF @ \$9.03/SF	\$ 18,862.68
Carbon Black ADA Belden pavers – 106.67 SF @ \$20.87/SF	<u>\$ 2,226.20</u>
Grand Total =	\$180,613.86

** Installation unit price of \$11.25/SF is derived from our existing contract Year 2 (2025 season) - Pay Item Existing Remove and Replace of \$13.50/SF, less the cost of \$2.25/SF for removal of existing brick pavers.

Additional Comments:

Pricing is based upon the work being performed during the 2025 working season.

Pavers cannot be installed in freezing weather or upon frozen aggregates or subgrade.

Removals of existing materials by others.

Stone base course (CA-6 stone) placed and compacted by others to minus 3-1/2".

Concrete curbs of any type by others to proper elevations.

Pricing assumes ADA pavers at the corner of Northwest Highway and Central Road.

Permits and lane closures by others as needed for the above project.

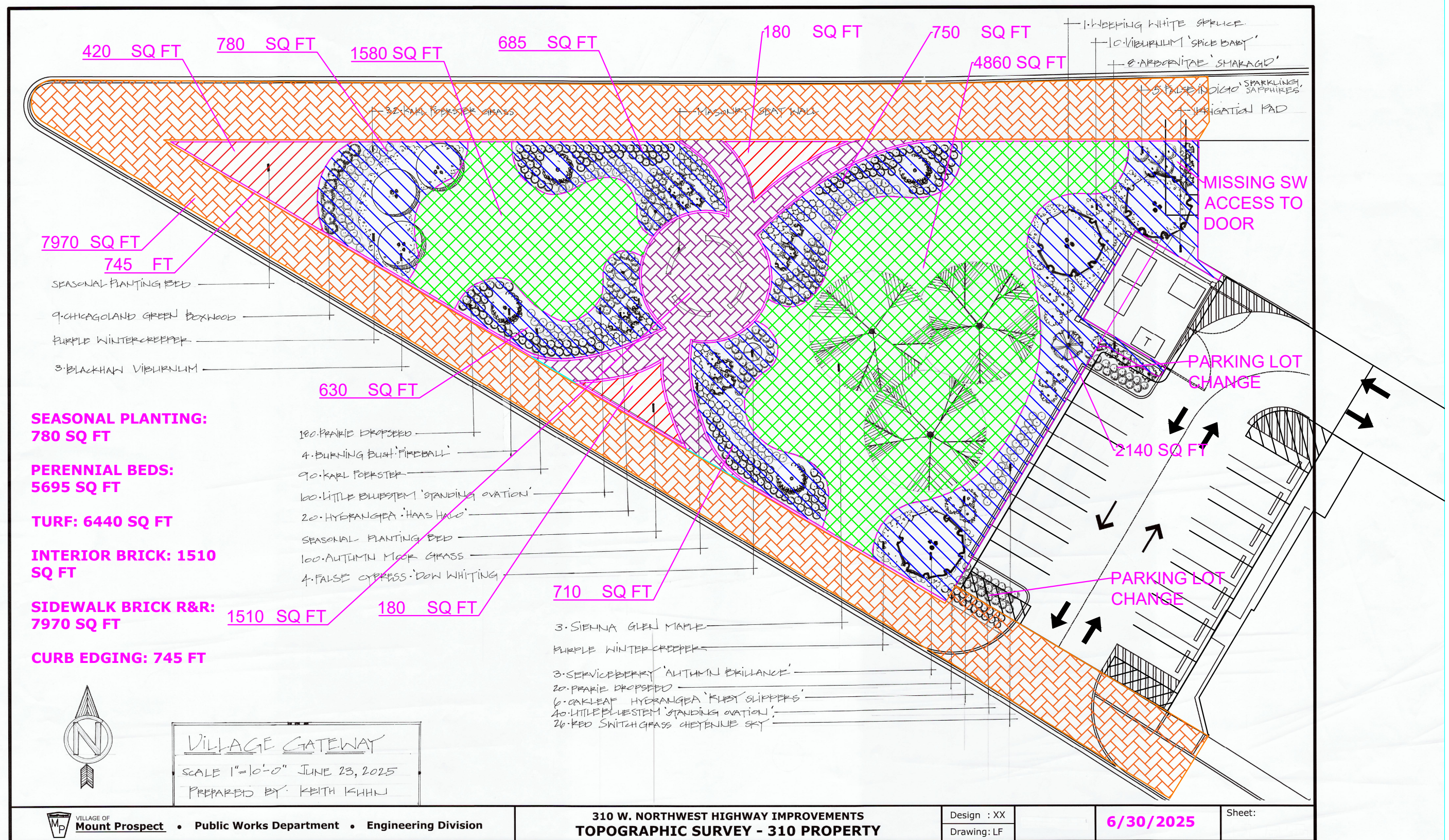
Materials will need to be secured in a timely manner for the Fall installation timeframe.

LPS Pavement Company will follow Cook County Prevailing Wage guidelines for this project.

Please let me know if you have any questions regarding the above information and pricing.

Sincerely,

Brian Simmons





Item Cover Page

Subject	Motion to accept the lowest-cost, responsive bid for the Central Gateway Site Work Project for a price not to exceed \$312,681.46.
Meeting	August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$312,681.46
Budget Source	Prospect and Main TIF Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

This memorandum transmits the bid results for the Central Gateway Site Work. This project has been identified as a high-priority management action in the Village's 2025 Strategic Plan.

The Central Gateway site is located at 310 West Northwest Highway. The Village purchased this property in June 2024 and took possession of the property on November 30, 2024. The property hosts a one-story, masonry, commercial building with no basement. The building and property were most recently the site of an automotive repair facility. The property had previously been the site of a commercial gas station. The building is currently vacant and being demolished.

The Village Board approved the demolition contract for an amount not to exceed \$186,692.00 to Fowler Enterprises at the June 3, 2025 Village Board Meeting. The demolition will result in a cleared site, backfilled with clean dirt to the existing ground level, ready for the next steps of development. All environmental concerns will be addressed as part of the demolition contract.

The next step is to construct the site work for the project. The restoration plan for this site primarily features permeable surfaces including various plantings, trees, shrubs, turf, and seasonal flowers. The site will also host a clock tower as the main architectural centerpiece at the heart of the plaza. A small amount of brick sidewalk will be installed within the plaza to access the clocktower and six new public parking spaces will be installed along the eastern edge of the property. A new garbage enclosure, some nominal pedestrian-level lighting, curb-cut removal, and brick replacement in the adjacent Central Road and Northwest Highway rights-of-way will also be included in the project scope.

This site work contract includes parking lot construction, alley resurfacing, clock tower foundation, garbage enclosure pad, and all concrete edge work required for brick paver installation. Items excluded from the contract include landscaping, brick paver installation,

electrical work, light fixtures, irrigation and clock tower installation. These items will be accomplished through a separate contract.

Village staff is seeking at this time to enter into a construction contract for the site work as described above. Site work is expected to begin in September and be completed by the end of October. Hardscaping and landscaping will take place after the site work is complete and is separate from this project.

Bids were let on July 11, 2025. Invitations to bid were distributed to contractors that have submitted bids on similar projects in the past. A bid notice was posted on the Village website and the Euna OpenBids (formally Demandstar) clearinghouse website.

Bid Results

A bid opening for the project was held on July 28, 2025, with three contractors submitting bids. A low bid of \$284,255.87 was received from Alliance Contractors Inc. of Woodstock, Illinois. Below is a summary of the bids:

<u>Bidder</u>	<u>Total Bid</u>
Alliance Contractors Inc.	\$284,255.87
MYS Incorporated	\$288,299.55
Martam Construction Inc.	\$289,383.00

Discussion

All bidders submitted a bid bond in the amount of 10% of their total bid as required by the contract documents. Bids were checked for accuracy and no errors were found. All bidders submitted the required documents and correctly signed their bid and bid bond.

Alliance Contracts Inc. of Woodstock, Illinois has provided general construction services for over 48 years, including infrastructure work like parking lots, sidewalks and streetscape. They recently completed the IL 83 (Main Street) & Busse Avenue Crosswalk Project as well as the Rand-Central-Mount Prospect Intersection Improvements in the Village. Their work has been acceptable.

The low bid from Alliance Contractors Inc. was 1.4% lower than the next highest bid and 1.8% lower than the highest bid on the project. Due to the three bids coming in within 2% of each other, Village staff are confident the prices match the current market rate for the type and size of project.

Staff recommends a 10% contingency be included in the construction contract to allow for quantity variances and unanticipated conflicts. For the construction contract, a 10% contingency added to the lowest bid would result in a total contract award of \$321,681.46. (Base Bid: \$284,255.87 + Contingency: \$28,425.59 = Total Recommended Award: \$312,681.46).

Alternatives

1. Accept lowest-cost, responsive bid for the Central Gateway Site Work Project.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board accept the lowest-cost, responsive bid for construction of the Central Gateway Site Work as submitted by Alliance Contractors Inc. of Woodstock, Illinois in an amount not to exceed \$312,681.46.

Attachments

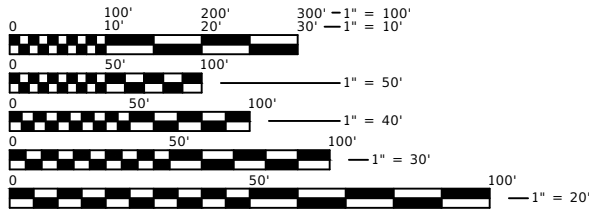
1. Central Gateway Plans
2. Alliance Bid
3. Bid Tab

FOR INDEX OF SHEETS AND
HIGHWAY STANDARDS
SEE SHEET NO. 02

THIS PROJECT IS LOCATED
IN THE VILLAGE OF MOUNT
PROSPECT

VILLAGE OF MOUNT PROSPECT
PLANS FOR PARKING LOT
IMPROVEMENTS

310 NORTHWEST HIGHWAY
CENTRAL GATEWAY IMPROVEMENTS
VILLAGE OF MOUNT PROSPECT
COOK COUNTY

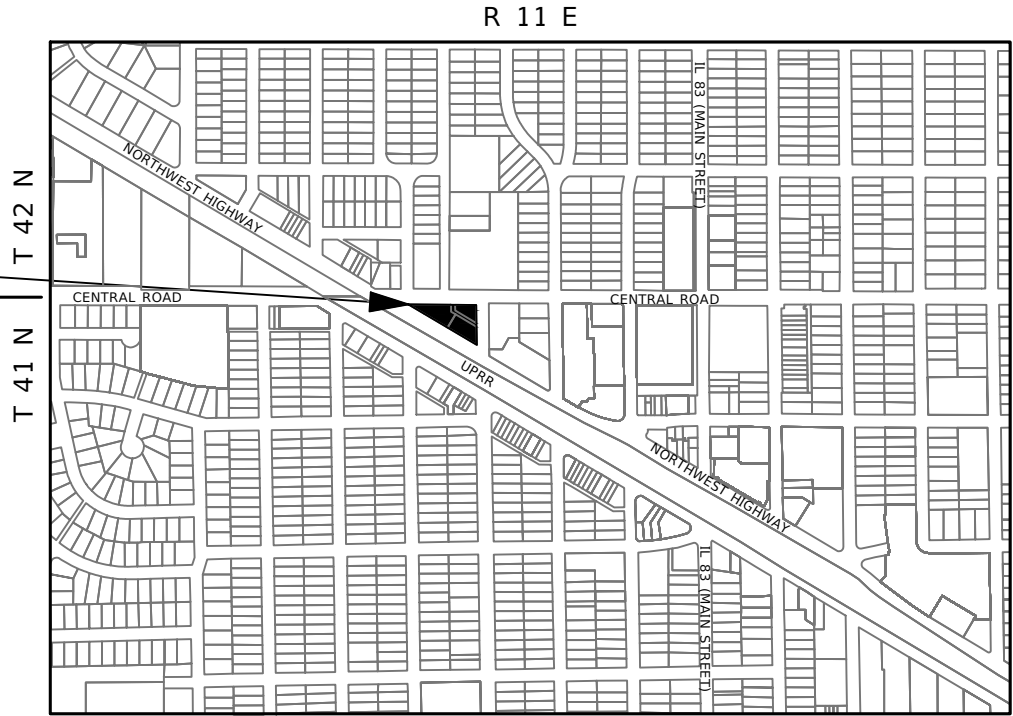


FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD
ENGINEERING SCALES, REDUCED SIZED PLANS WILL NOT
CONFORM TO THE STANDARD SCALES. IN MAKING MEASUREMENTS
ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.



J.U.L.I.E.
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
1-800-892-0123
OR 811

CONTRACT NO. N/A



WHEELING TOWNSHIP/MAINE TOWNSHIP

GROSS LENGTH = N/A
NET LENGTH = N/A

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	13	1
		ILLINOIS	CONTRACT NO. N/A	



LOCATION OF SECTION INDICATED THUS: - [Symbol] -

VILLAGE OF MOUNT PROSPECT

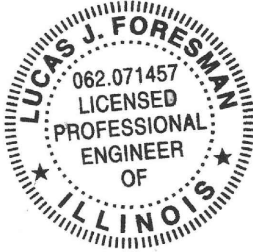
APPROVED _____ 2025

VILLAGE OF MOUNT PROSPECT, VILLAGE ENGINEER

DATE: 07/11/2025

Lucas J. Foresman
LUCAS J FORESMAN

LICENSE
EXPIRES: NOVEMBER, 30, 2025



PLANS PREPARED BY THE VILLAGE OF MOUNT PROSPECT
50 S. EMERSON STREET
MOUNT PROSPECT, ILLINOIS 60056
847-870-5640

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	INDEX OF SHEETS, STATE STANDARDS AND GENERAL NOTES
3	SUMMARY OF QUANTITIES
4	TYPICAL SECTIONS
5	REMOVAL PLAN
6	PARKING LOT GRADING PLAN
7	CURB EDGING PLAN
8	DRAINAGE AND UTILITY PLAN
9	PAVEMENT MARKING PLAN
10 - 11	CLOCKTOWER & LIGHTING DETAILS
12	VILLAGE OF MOUNT PROSPECT DETAILS
13	TC-10: TRAFFIC CONTROL AND PROTECTION FOR SIDE ROADS, INTERSECTIONS AND DRIVEWAYS

HIGHWAY STANDARDS

STANDARD NO.	DESCRIPTION
000001-08	STANDARD SYMBOLS, ABBREVIATIONS AND PATTERNS
280001-07	TEMPORARY EROSION CONTROL SYSTEMS
424021-06	DEPRESSED CORNER FOR SIDEWALKS
424026-03	ENTRANCE / ALLEY PEDESTRIAN CROSSINGS
602001-02	CATCH BASIN TYPE A
602011-02	CATCH BASIN TYPE C
602701-02	MANHOLE STEPS
604001-05	FRAME AND LIDS TYPE 1
606001-08	CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
701101-05	OFF-RD OPERATIONS, MULTILANE, 15'; (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE
701106-02	OFF-RD OPERATIONS, MULTILANE, MORE THAN 15' (4.5 m) AWAY
701427-05	LANE CLOSURE, MULTILANE, INTERMITTENT OR MOVING OPER., FOR SPEEDS ≤ 40 MPH
701601-09	URBAN LANE CLOSURE, MULTILANE, 1W OR 2W WITH NONTRAVERSABLE MEDIAN
701801-06	SIDEWALK, CORNER OR CROSSWALK CLOSURE
701901-09	TRAFFIC CONTROL DEVICES
780001-05	TYPICAL PAVEMENT MARKINGS

MAINTENANCE OF TRAFFIC NOTES

1. TRAFFIC CONTROL DEPICTED IN THE APPLICABLE IDOT AND DISTRICT ONE DETAILS AND STANDARDS ARE THE MINIMUM REQUIREMENTS. OTHER WORK OR SIGNING MAY BE REQUIRED BY THE ENGINEER. TRAFFIC CONTROL AND PROTECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, DIVISION 700; APPLICABLE GUIDELINES IN THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS; AND APPLICABLE HIGHWAY STANDARDS FOR TRAFFIC CONTROL, UNLESS HEREIN REVISED.
2. THE EXACT NUMBER, LOCATION AND SPACING OF ALL SIGNS AND TRAFFIC CONTROL DEVICES SHALL FIT FIELD CONDITIONS AS DIRECTED BY THE ENGINEER.
3. CONSTRUCTION WARNING SIGNS SHALL HAVE FLUORESCENT ORANGE BACKGROUNDS.
4. EXISTING TRAFFIC CONTROL DEVICES ARE TO BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE CAUSED BY THEIR WORK SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER.
5. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ACCESS TO THE ABUTTING PROPERTY AT ALL TIMES DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ACCESS FOR GARBAGE COLLECTION AT ALL TIMES DURING CONSTRUCTION.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE “STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION” (“STANDARD SPECIFICATIONS”), ADOPTED JANUARY 1, 2022; THE “SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS”, ADOPTED JANUARY 1, 2025; THE LATEST EDITION OF THE “ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS”, (IMUTCD); “THE STANDARD SPECIFICATIONS FOR THE WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS” SEVENTH EDITION, THE DETAILS IN THE PLANS, AND THE SPECIAL PROVISIONS NAD IDOT STANDARD DRAWINGS INCLUDED IN THE CONTRACT DOCUMENTS.
2. BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL CALL “J.U.L.I.E.” AT (800)892-0123 OR 811 FOR FIELD LOCATIONS OF BURIED ELECTRIC, TELEPHONE AND GAS UTILITIES. (48 HOUR NOTIFICATION IS REQUIRED). THE LOCATION OF PUBLIC OR PRIVATE UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY,
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, LOCAL POLICE DEPARTMENTS, LOCAL FIRE DEPARTMENTS, AND THE VILLAGE OF MOUNT PROSPECT AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR WILL NOT BE ALLOWED TO SET UP A YARD OR FIELD OFFICE ON VILLAGE PROPERTY WITHOUT WRITTEN PERMISSION FROM THE VILLAGE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSION AND CONDITIONS EXISTING IN THE FIELD, INCLUDING THE THICKNESS OF THE EXISTING PAVEMENT AND WHETHER OR NOT IS CONTAINS REINFORCEMENT, PRIOR TO CONSTRUCTION AND ORDERING OF MATERIALS.
6. DO NOT SCALE PLANS FOR CONSTRUCTION DIMENSIONS.
7. HOT-MIX ASPHALT BINDER SHALL NOT BE PLACED ADJACENT TO CURB AND GUTTER UNTIL THE CURB AND GUTTER HAS BEEN PROPERLY CURED AND BACKFILLED TO THE SATISFACTION OF THE ENGINEER.
8. THE THICKNESS OF HOT-MIX ASPHALT MIXTURES SHOWN ON THE PLANS ARE NOMINAL. DEVIATIONS MAY OCCUR DUE TO IRREGULARITIES IN THE SURFACE, BINDER, OR BASE UPON WHICH THE HOT-MIX ASPHALT MATERIALS ARE PLACED.
9. THE CONTRACTOR SHALL NOT CROSS COMPLETED BINDER COURSE, OR EXISTING PAVEMENT NOT SCHEDULED TO BE REMOVED, WITH CONSTRUCTION EQUIPMENT WHICH MAY DAMAGE THE PAVEMENT.
10. THE MAXIMUM CROSS SLOPE AT ANY POINT IN THE TRAVERSABLE AREA OF THE SIDEWALK, INCLUDING THE AREAS THROUGH DRIVEWAYS, SHALL BE 2.00%. ALL AREAS OF NEW SIDEWALK THAT EXCEED THIS MAXIMUM SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR.
11. CONTRACTOR SHALL TAKE PRECAUTION BY PRESERVING EXISTING TREES WITHIN THE RIGHT OF WAY. IF ANY DAMAGE OCCURS, TREES SHALL BE REPLACED IN KIND PER ARTICLE 201.07 REPAIR OR REPLACEMENT OF EXISTING PLANT MATERIAL REQUIREMENTS STATED HEREIN.

12. WHEN REMOVING CURB AND GUTTER, PAVEMENT OR ANY OTHER STRUCTURE, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO ENSURE THAT THERE WILL BE NO DAMAGE TO UNDERGROUND PUBLIC OR PRIVATE UTILITIES. UNDER NO CIRCUMSTANCES WILL THE USE OF A FROST BALL CONCRETE BREAKER BE ALLOWED.
13. UNLESS OTHER CONDITIONS WARRANT EXTENDED LANE CLOSURES AS DETERMINED AND APPROVED IN WRITING BY THE RESIDENT ENGINEER OR AS PROVIDED FOR IN THE CONTRACT SPECIFICATIONS, OVERNIGHT CLOSURES SHALL NOT BE ALLOWED FOR REHABILITATION PROJECTS INVOLVING DAYTIME MILLING AND RESURFACING OPERATIONS.
14. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF DRAINAGE STRUCTURES SUCH THAT THE NATURAL FLOW OF WATER IS OBSTRUCTED, IT SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL UTILITY STRUCTURES SHALL BE FREE FROM DIRT AND DEBRIS.
15. INLET FILTERS SHALL BE PLACED ON ALL OPEN LID STRUCTURES.
16. THE CONTRACTOR SHALL KEEP THE AREA OF CONSTRUCTION FREE OF DEBRIS AND OBJECTIONABLE MATERIAL DURING CONSTRUCTION.
17. NEITHER THE ENGINEER, NOR THE OWNER, SHALL ASSUME ANY OF THE RESPONSIBILITIES OF THE CONTRACTOR'S SUPERINTENDENT OR OF SUBCONTRACTORS. ADDITIONALLY, NEITHER THE ENGINEER, NOR THE OWNER, SHALL ADVISE ON, OR ISSUE DIRECTIONS CONCERNING ASPECTS OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND/OR PROGRAMS IN CONNECTION WITH THE WORK.
18. THE LOCATIONS OF PUBLIC AND PRIVATE UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATIONS OF ALL UTILITIES. THE CONTRACTOR SHALL REPORT ANY ENCOUNTERED DISCREPANCIES TO THE ENGINEER AT ONCE. THE CONTRACTOR SHALL TAKE DUE CARE IN AL PHASES OF THE CONSTRUCTION TO PROTECT ANY UTILITIES WHICH MAY BE AFFECTED BY THE WORK. ANY DAMAGE TO EXISTING UTILITIES ASHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
19. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES DURING CONSTRUCTION AND SHALL REPAIR ANY DRAINAGE FACILITIES DAMAGED DURING CONSTRUCTION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND WILL NOT BE PAID FOR SEPARATELY.
20. THE VILLAGE WILL INSTALL ALL CONDUIT, RACEWAYS AND WATER SERVICE LINES PRIOR TO POURING OF CONCRETE.

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		DRAW - LJF	REVISED -
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PLOT DATE	= 7/7/2025	DATE - 7/7/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

CENTRAL GATEWAY
INDEX OF SHEETS, GENERAL & MOT NOTES

SCALE:	SHEET	OF	SHEETS	STA.	TO STA.
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F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	13	2
		CONTRACT NO. N/A		
		ILLINOIS		

ITEM NO.	ITEM	UNIT	TOTAL QUANTITY	PARKING LOT	ALLEY	DUMPSTER ENCLOSURE	CORNER PARK
1	TEMPORARY FENCE	FOOT	200	200	0	0	0
2	INLET FILTERS	EACH	2	1	1	0	0
3	AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	160	80	0	77	3
4	AGGREGATE BASE COURSE, TYPE B 6"	SQ YD	190	190	0	0	0
5	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	28	20	8	0	0
6	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	28	20	8	0	0
7	BITUMINOUS MATERIALS (PRIME COAT)	POUND	380	270	110	0	0
8	BITUMINOUS MATERIALS (TACK COAT)	POUND	140	140	0	0	0
9	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	137	137	0	0	0
10	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	96	69	27	0	0
11	CLASS D PATCHES, 4"	SQ YD	23	0	23	0	0
12	PREPARATION OF BASE	SQ YD	430	430	0	0	0
13	PROTECTIVE COAT	SQ YD	167	97	0	70	0
14	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	SQ YD	70	0	0	70	0
15	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	665	645	0	0	20
16	DETECTABLE WARNINGS	SQ FT	20	0	0	0	20
17	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	230	0	230	0	0
18	PAVEMENT REMOVAL	SQ YD	490	490	0	0	0
19	BRICK PAVER REMOVAL	SQ FT	760	760	0	0	0
20	CURB REMOVAL	FOOT	73	73	0	0	0

* INDICATES SPECIALTY ITEM

[illegible]

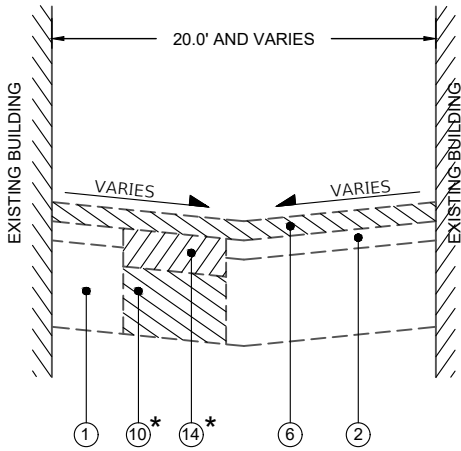
* INDICATES SPECIALTY ITEM



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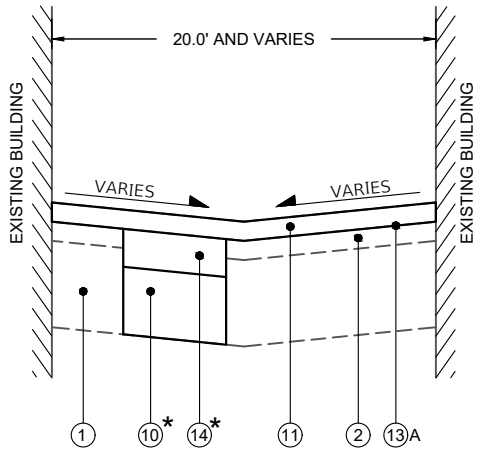
VILLAGE OF MOUNT PROSPECT

CENTRAL GATEWAY SUMMARY OF QUANTITIES					F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
					N/A	N/A	COOK	13	3
					CONTRACT NO. N/A				
SCALE:	SHEET 1	OF 1	SHEETS	STA.	TO STA.				
					ILLINOIS				



EXISTING TYPICAL SECTION

ALLEY
LOOKING WEST

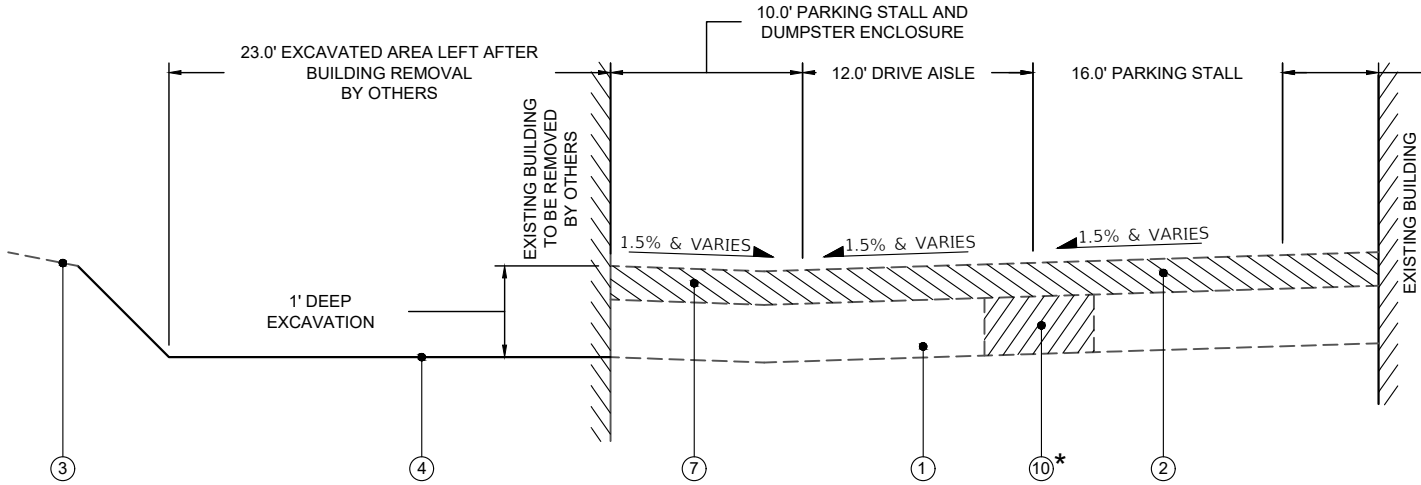


PROPOSED TYPICAL SECTION

ALLEY
LOOKING WEST

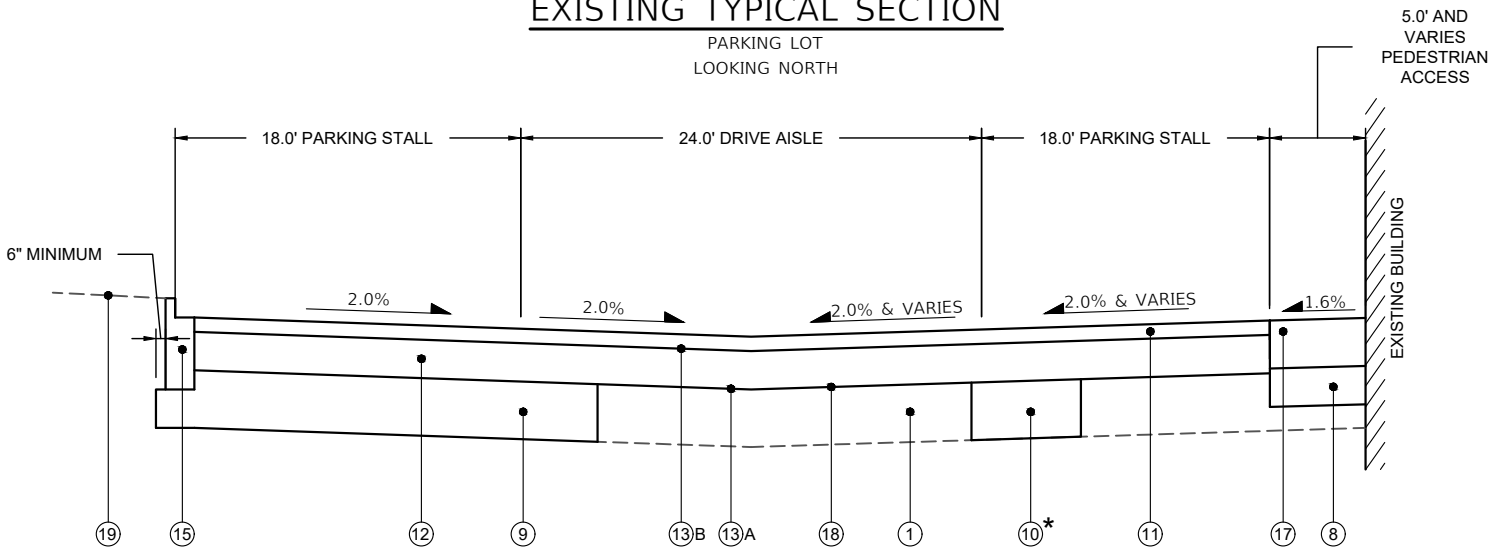
LEGEND:

- 1 EXISTING AGGREGATE BASE COURSE
- 2 EXISTING HMA PAVEMENT, 4 INCHES AVERAGE
- 3 EXISTING GROUND
- 4 EXISTING GROUND AFTER BUILDING REMOVAL (BY OTHERS)
- 5 ALLEY
- 6 PROPOSED HMA SURFACE REMOVAL, 2"
- 7 PROPOSED PAVEMENT REMOVAL
- 8 PROPOSED AGGREGATE BASE COURSE, TYPE B, 4"
- 9 PROPOSED AGGREGATE BASE COURSE, TYPE B, 6"
- 10 PROPOSED AGGREGATE SUBGRADE IMPROVEMENT
- 11 PROPOSED HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50, 2"
- 12 PROPOSED HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 4"
- 13 A PROPOSED BITUMINOUS MATERIALS (PRIME COAT)
- 13 B PROPOSED BITUMINOUS MATERIALS (TACK COAT)
- 14 PROPOSED CLASS D PATCHES, 4 INCH
- 15 PROPOSED COMBINATION CONCRETE CURB & GUTTER, B-6.12 (REVERSE PITCH)
- 16 PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT, 6"
- 17 PROPOSED PORTLAND CEMENT CONCRETE SIDEWALK, 5"
- 18 PREPARATION OF BASE
- 19 PARKWAY RESTORATION (BY OTHERS)



EXISTING TYPICAL SECTION

PARKING LOT
LOOKING NORTH



PROPOSED TYPICAL SECTION

PARKING LOT
LOOKING NORTH



PROPOSED TYPICAL SECTION

DUMPSTER ENCLOSURE
LOOKING NORTH

NOTES:

- PAVEMENT REMOVAL SHALL CONSIST OF THE REMOVAL OF ALL EXISTING HOT-MIX ASPHALT AND AGGREGATE BASE COURSE TO A DEPTH OF 6" BELOW EXISTING GRADE, OR AS DIRECTED BY THE ENGINEER. AN AVERAGE THICKNESS OF 4" OF HMA IS EXPECTED.

HOT-MIX ASPHALT MIXTURE REQUIREMENTS

MIXTURE TYPE	AIR VOIDS @ Ndes	MANAGEMENT PROGRAM
ALLEY RESURFACING		
HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50, 2"	4% @ 50 Gyr.	LR 1030-2
HMA PARKING LOT PAVEMENT		
HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50, 2"	4% @ 50 Gyr.	LR 1030-2
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50 4"	4% @ 50 Gyr.	LR 1030-2
PAVEMENT PATCHING		
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50 4"	4% @ 50 Gyr.	LR 1030-2
QMP DESIGNATION: QUALITY CONTROL/ASSURANCE (QC/QA) PER LR 1030-2		

NOTES:

- THE UNIT WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ YD/IN.
- THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE "SBS/SBR 76-22" AND FOR NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY RELCAIMED MATERIALS SPECIFICATIONS.



USER NAME	= LJF	DESIGNED - LJF	REVISED -
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PLOT DATE	= 7/7/2025	DATE - 7/7/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

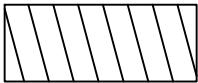
CENTRAL GATEWAY
TYPICAL SECTIONS

SCALE: SHEET 1 OF 1 SHEETS STA. TO STA.

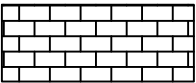
F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	13	4
CONTRACT NO. N/A				



LEGEND:



HOT-MIX ASPHALT SURFACE REMOVAL, 2"



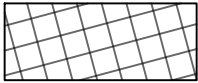
BRICK PAVER REMOVAL



PAVEMENT REMOVAL



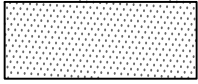
CURB REMOVAL



BUILDING REMOVAL (BY OTHERS)



BRICK PAVER REMOVAL
AND PLANTER REMOVAL
(BY OTHERS)



PAVEMENT REMOVAL (BY OTHERS)

SIGN REMOVAL BY OTHERS

BRICK REMOVAL BY OTHERS

PLANTER REMOVAL BY OTHERS

CENTRAL ROAD

DOG PLAY DAYCARE
301 CENTRAL ROAD

EXISTING COMED POLE TO BE REMOVED BY OTHERS
BY OTHERS

HOT-MIX ASPHALT SURFACE
REMOVAL, 2"
230 SQ YD

BRICK REMOVAL BY OTHERS

ELMHURST AVENUE

NORTHWEST HIGHWAY (US 14)

FENCE REMOVAL
BY OTHERS

PAVEMENT REMOVAL, 495 SQ YD

TREZEROS
302 NORTHWEST HGIHWAY

LIMIT OF REMOVAL BY OTHERS

BRICK REMOVAL BY OTHERS

PLANTER REMOVAL BY OTHERS

BRICK PAVER REMOVAL, 760 SQ FT

CONCRETE BASE COURSE REMOVAL, 14 SQ YD

CURB REMOVAL, 50 LINEAR FEET

CURB REMOVAL FOR LANDSCAPING BED,
23 LINEAR FEET

H:\Engineering\illageProperty\310 W Northwest Hwy\Design\CA\Gateway-Sheets.dwg



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PLOT SCALE =
PLOT DATE = 7/7/2025

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CHECKED - MPL
DATE - 7/7/2025

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VILLAGE OF MOUNT PROSPECT

CENTRAL GATEWAY
REMOVAL PLAN

SCALE: 1:30

SHEET 1

OF 1

SHEETS

STA.

TO STA.

F.A.U.
RTE.
N/A

SECTION
N/A

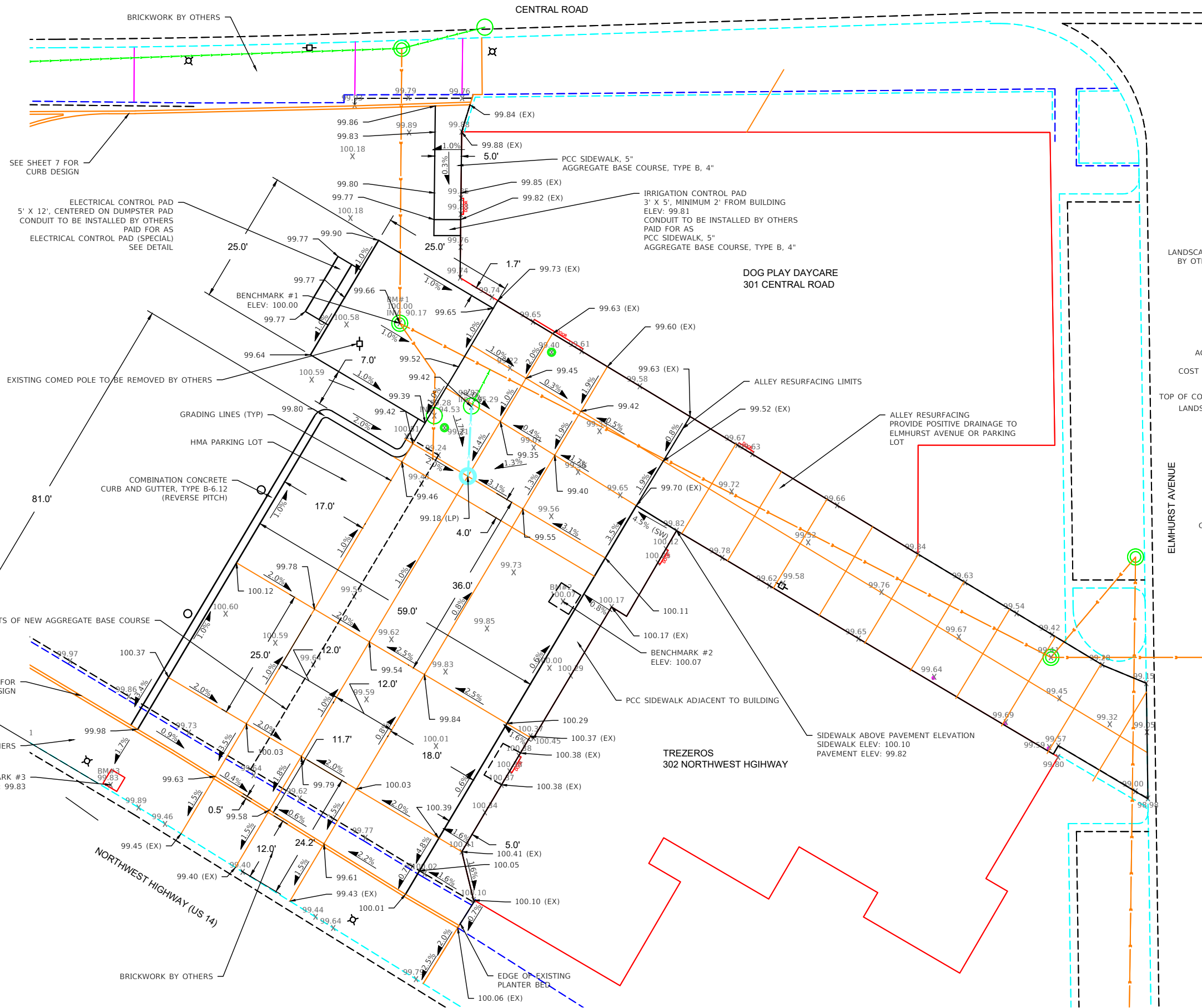
COUNTY
COOK

TOTAL
SHEETS
13

SHEET
NO.
5

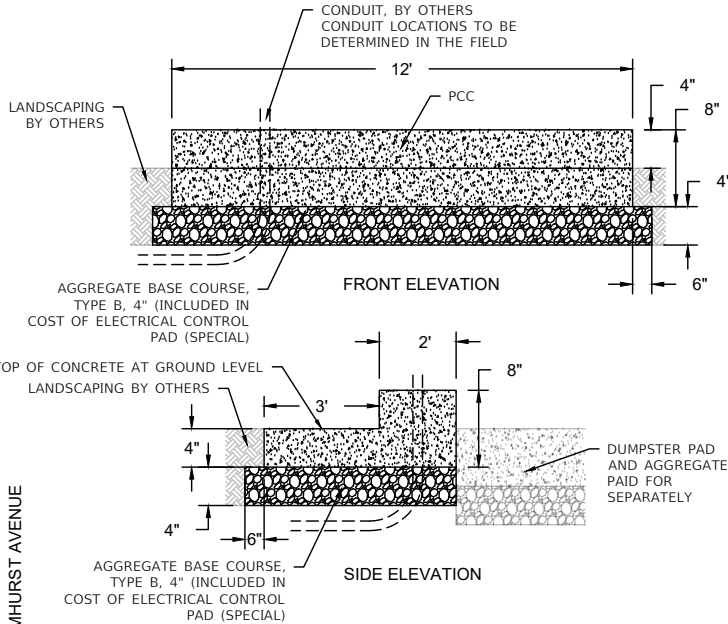
CONTRACT NO. N/A

ILLINOIS



LEGEND:

XX.XX
X
= EXISTING ELEVATION



ELECTRICAL CONTROL PAD (SPECIAL)
DETAIL
NOT TO SCALE

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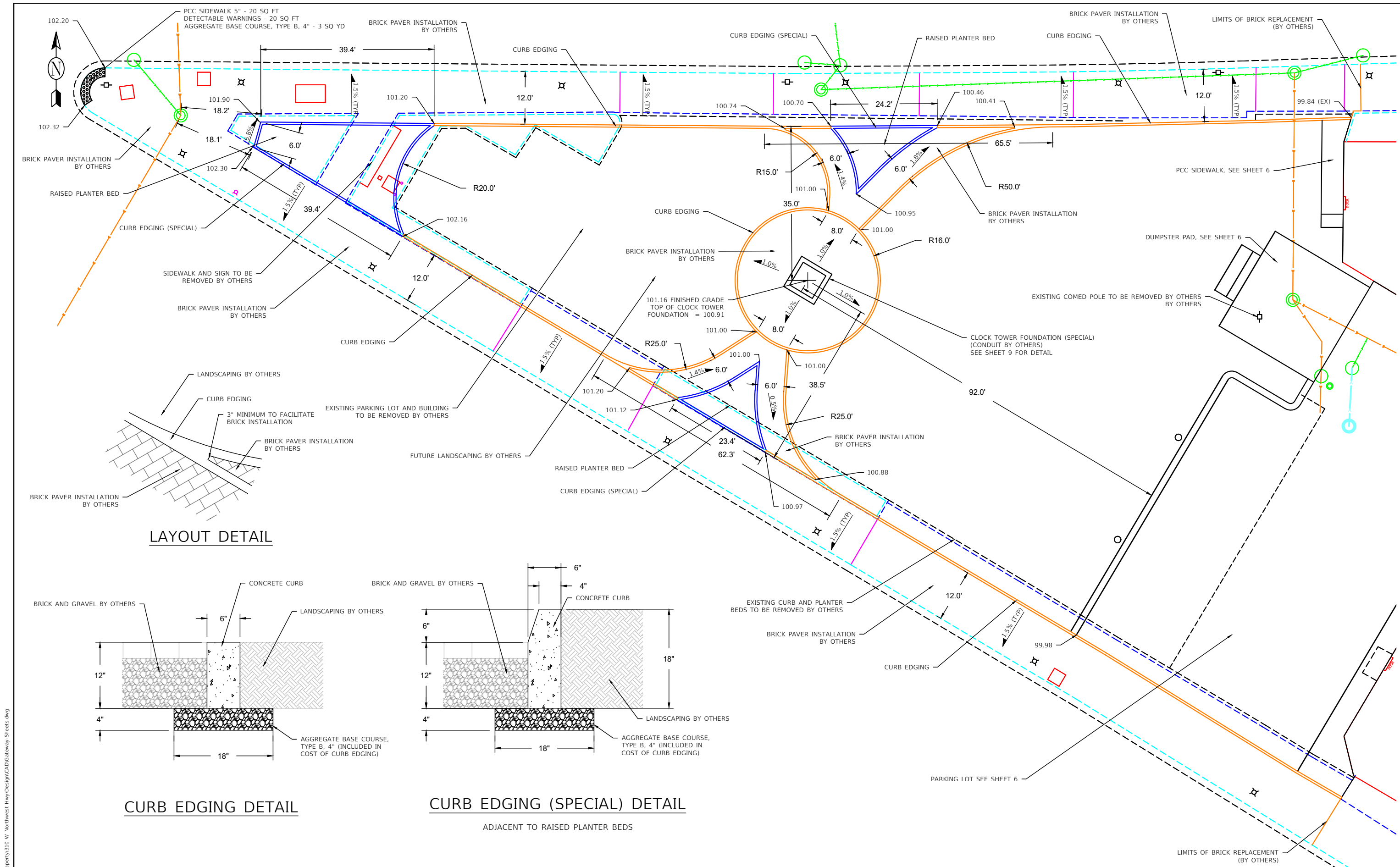
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PLOT DATE	= 7/7/2025	CHECKED - MPL	REVISED -
		DATE - 7/7/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

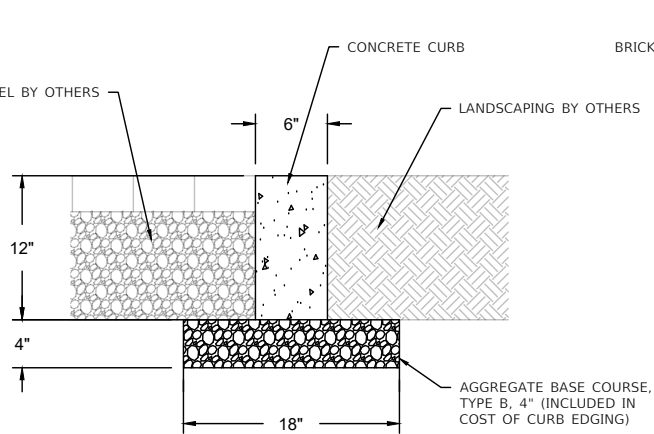
CENTRAL GATEWAY
PARKING LOT GRADING PLAN

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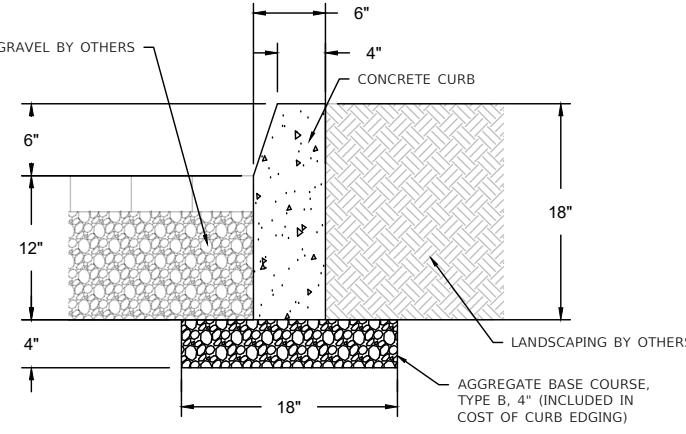
F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	13	6
CONTRACT NO. N/A				
ILLINOIS				



LAYOUT DETAIL



CURB EDGING DETAIL



CURB EDGING (SPECIAL) DETAIL

ADJACENT TO RAISED PLANTER BEDS

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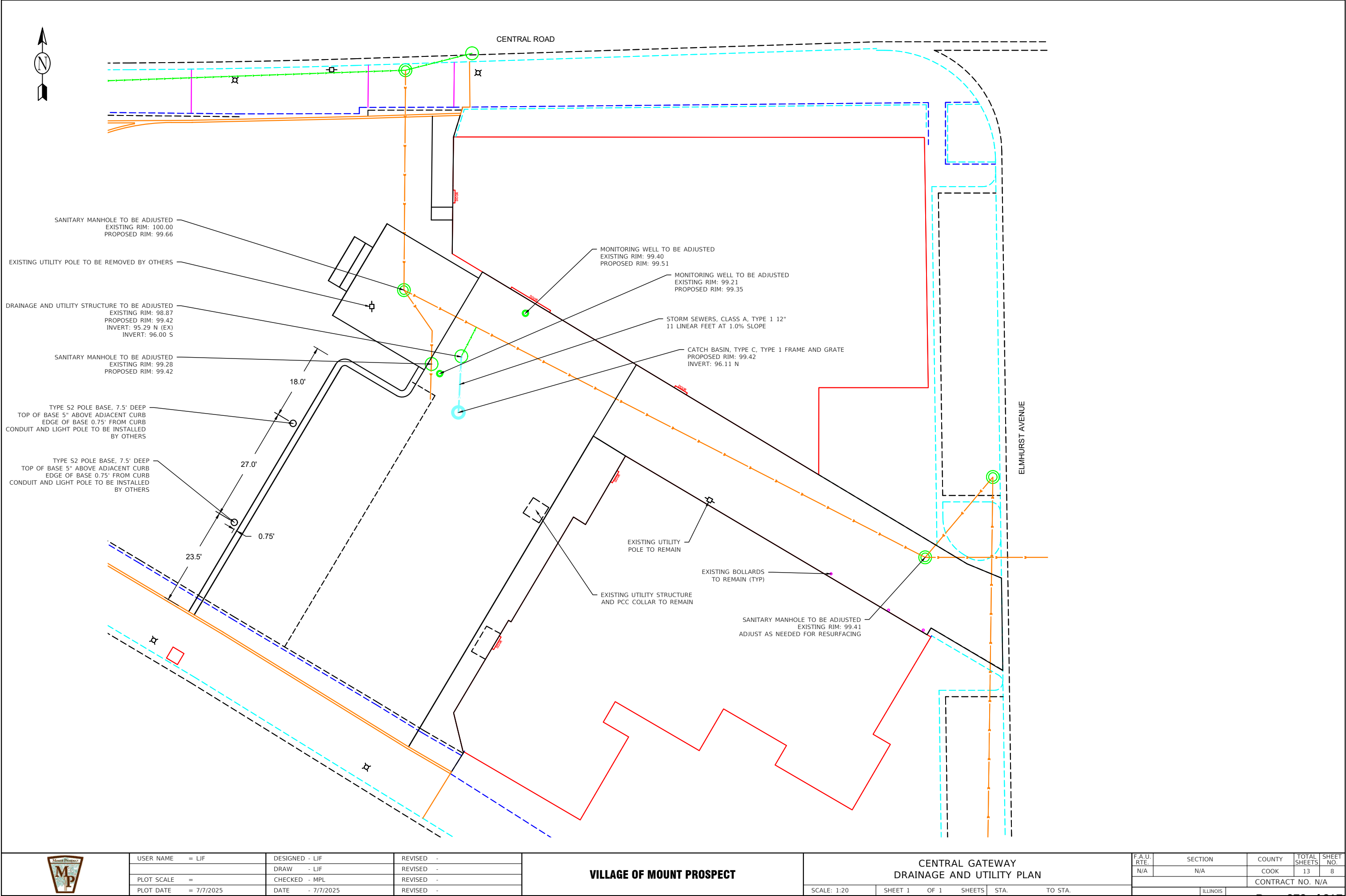


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PLOT SCALE	=	CHECKED - MPL	REVISED -
PLOT DATE	= 7/7/2025	DATE - 7/7/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

CENTRAL GATEWAY CURB EDGING PLAN			
SCALE: 1:20	SHEET 1	OF 1	SHEETS
STA.	TO STA.		

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	13	7
CONTRACT NO. N/A				
ILLINOIS				



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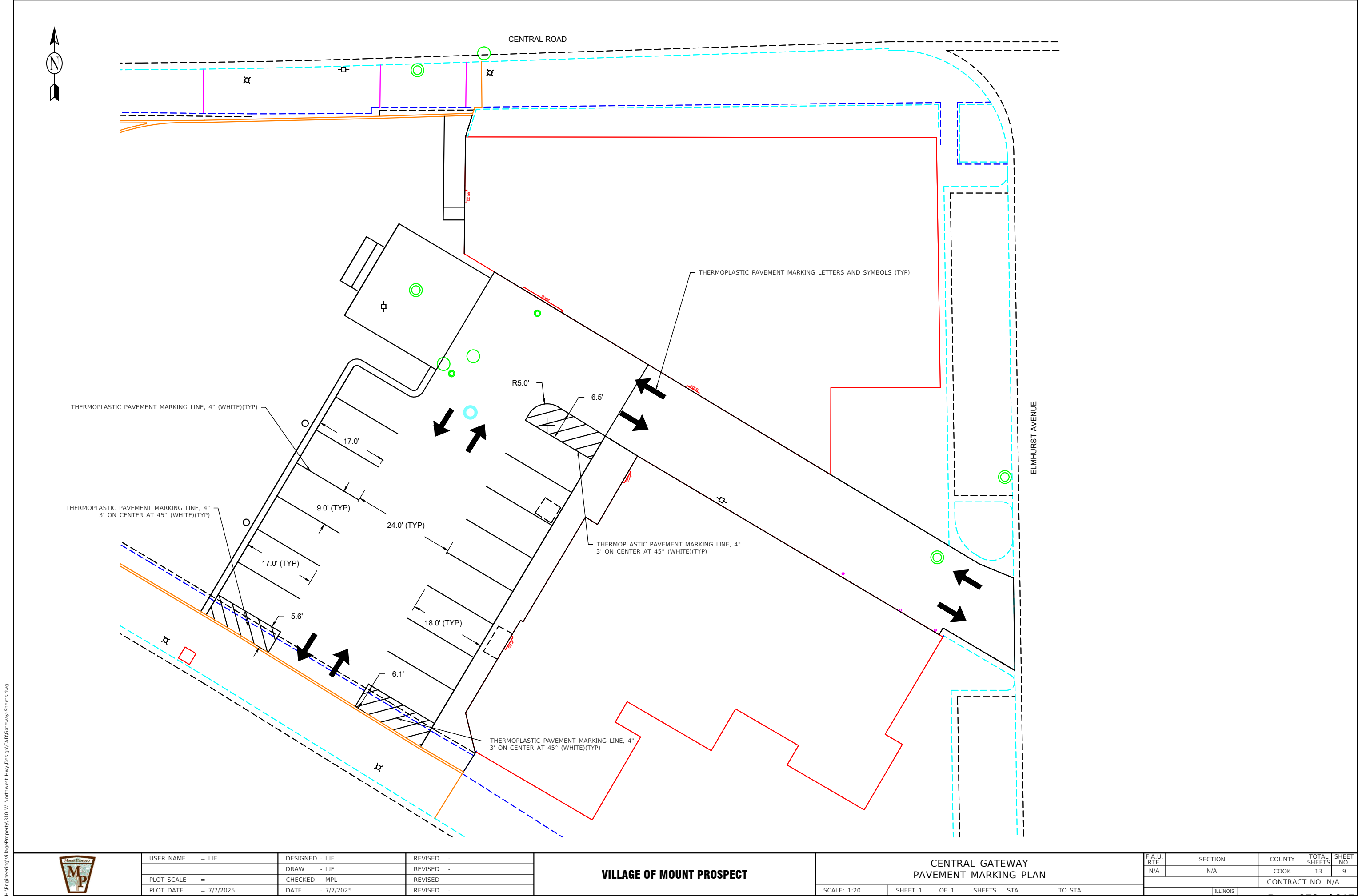
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PLOT DATE	= 7/7/2025	DATE - 7/7/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

CENTRAL GATEWAY
DRAINAGE AND UTILITY PLAN

SCALE: 1:20 SHEET 1 OF 1 SHEETS STA. TO STA.

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	13	8
		CONTRACT NO. N/A		
		ILLINOIS		



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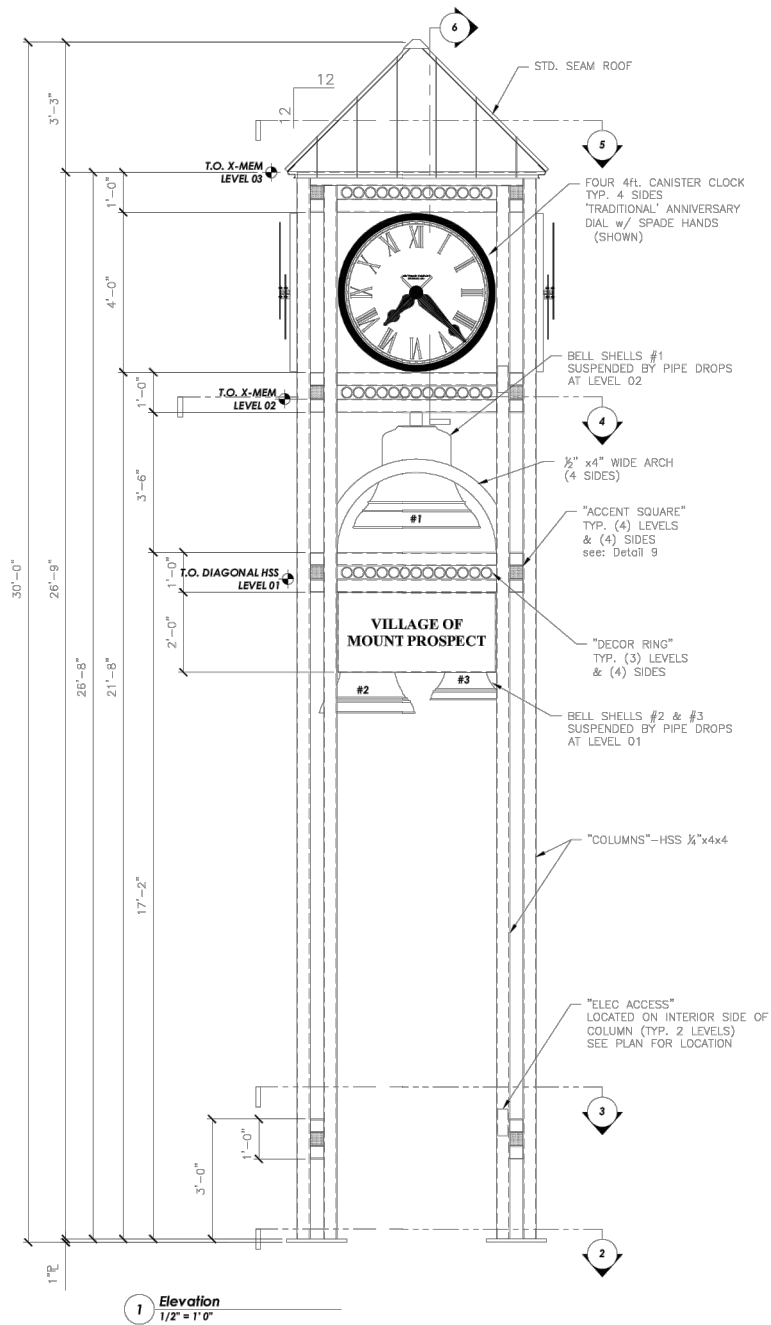
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PLOT DATE	= 7/7/2025	DATE - 7/7/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

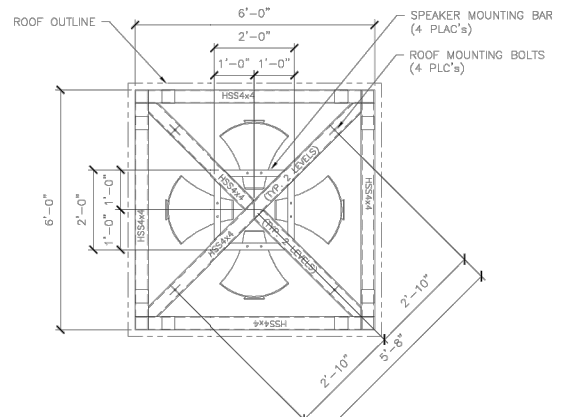
CENTRAL GATEWAY
PAVEMENT MARKING PLAN

SCALE: 1:20 SHEET 1 OF 1 SHEETS STA. TO STA.

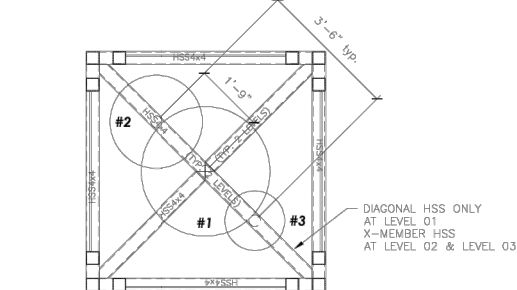
F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	13	9
		CONTRACT NO. N/A		
		ILLINOIS		



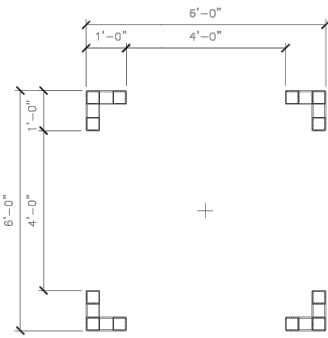
1 Elevation
1/2" = 1' 0"



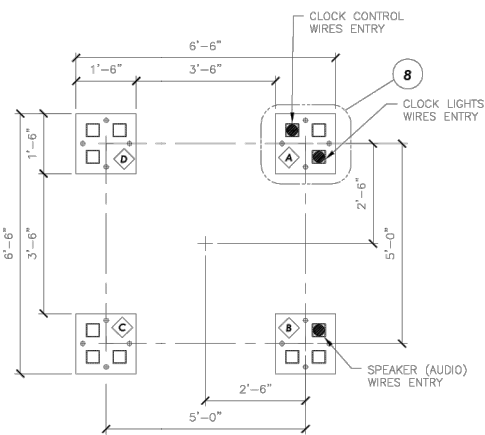
5 Plan View
1/2" = 1' 0"



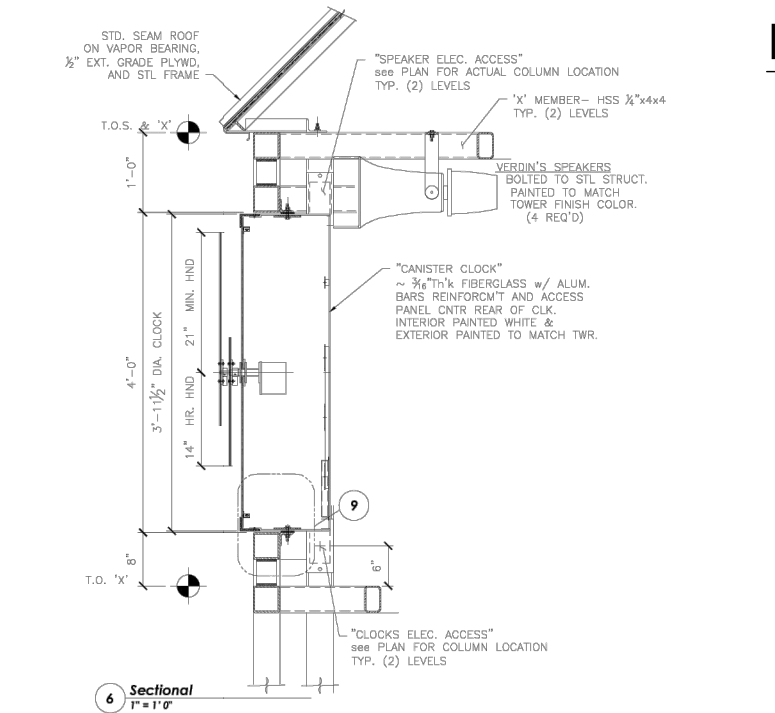
4 Plan View
1/2" = 1' 0"



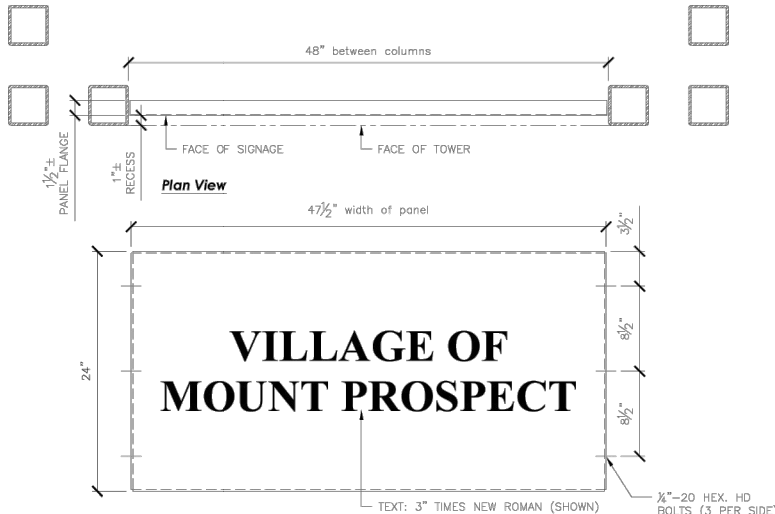
3 Plan View
1/2" = 1' 0"



2 Plan View
1/2" = 1' 0"



6 Sectional
1" = 1' 0"

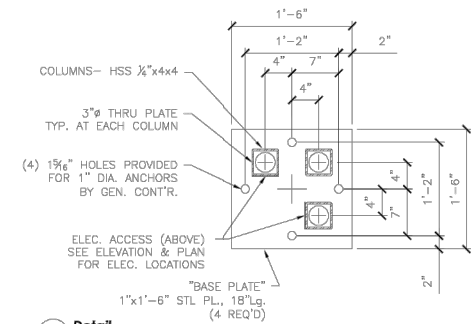


7 Signage Panel
1-1/2" = 1' 0" (Typ. 4 sides)

SIGNAGE PANEL (TYP. 4 SIDES)
VERBIAGE AS SHOWN (UNO)
PROVIDED BY VERDIN

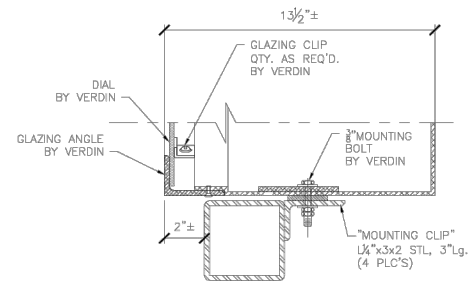
VERIFY BY CUSTOMER PRIOR TO FABRICATION
PAINT FINISH "GOLD" TEXT ON "BLACK" PANEL (UNO)

VECTOR REQUIRED FOR CUSTOM VERBIAGE:
VECTOR graphics are scalable to any size without loss of resolution
Graphic format Preferred: (Adobe Illustrator files).

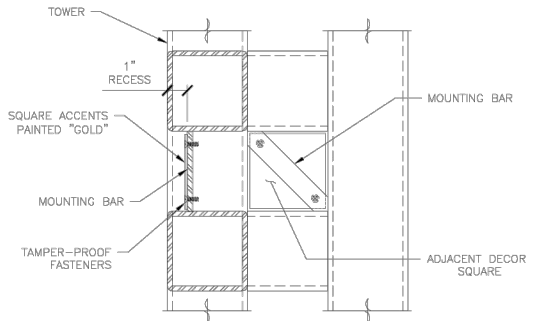


8 Detail
1" = 1' 0"

FOR REFERENCE ONLY



9 Detail
3" = 1' 0"



10 Detail
3" = 1' 0"

STRUCTURAL STEEL

- All detailing, fabrication and erection shall conform to AISC specifications for Design, Fabrication and Erection of Structural Steel for Buildings, and the AISC Code of Standard Practice for Steel Buildings and Bridges, latest edition.
- Welding shall be in accordance with the American Welding Society (AWS D1.1- 92).
- Materials:
 - Rolled shapes and plates unless noted: ASTM A36
 - Bolts: ASTM A36
- Anchor Bolts:

Provided & installed by General Contractor
ASTM F1554 GR.36, 1" diameter, unless noted.
Anchors are to be projected 6" min. above foundation.
Anchors are to be plumb, debur and clean after foundation pour.
Provide drainage channel beneath base plate when grouting.
- Tubular Shapes: ASTM A500, Grade B.
- Non-shrink non-metallic grout interior and exterior applications.
- Paint and Protection:
 - Structural Steel unless noted; fabricator's standard prime coat and painted polyurethane. Touch-up after erection.
- Tower total weight: approx. 8,000 lbs.
- VERIFY THE FOLLOWING BY ARCHITECT/OWNER:
 - ALL COLOR FINISH WITH COLOR SAMPLE AND/OR SPECS.
 - ALL DIMENSIONS AND ELECTRICAL SERVICE LOCATION.

GENERAL NOTES:

- Paint Colors [Unless Noted Otherwise UNO]:

Tower Color: "Black"
Decor Rings Color: "Gold"
Accent Squares Color: "Gold"
- CLOCK SUMMARY:

QUANTITIES: (4) FOUR
Clock Size: 4ft Diameter,
FACE STYLE: "Traditional" Anniversary
HAND STYLE: H1 "Spade"
- Color Finish:

Hands: "Black"
Dial: "White"
Numerals: "Black"
Canister, Glaz'g & Mt'g Angles: "Black"
- Bell Shells:

Color: Verdin Bronze
Sizes:
#1...39" diameter
#2...28" diameter
#3...21" diameter
- Speaker horns painted match Tower color.: "Black"

 VERDIN BILLS & CLOCKS SINCE 1842	The Verdin Company Corporate Headquarters 444 Reading Road Cincinnati, OH 45202 (513) 241-4010 (800) 543-0488	Manufacturing Facility 3900 Kellogg Avenue Cincinnati, OH 45226
	251438 Village of Mount Prospect Mount Prospect, IL	30ft. Millennium Tower w/ (4) Clocks, Speakers, & (3) Bell Shells
DATE: 27 Jun 2025	DRAWN BY: GLFJ	DRAWING NUMBER: 25 TWR\ D 2520
REV. DATE:	REV. BY:	SCALE: AS NOTED
SCALE: AS NOTED	CHECK BY: CJS	A1.0

THIS DRAWING IS THE PROPERTY OF THE VERDIN COMPANY AND IS ISSUED TO THE RECIPIENT WITH THE UNDERSTANDING THAT IT SHALL NOT BE COPIED, DUPLICATED, PASSED ON TO UNAUTHORIZED PARTIES, NOR USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED, EXCEPT WITH THE VERDIN COMPANY WRITTEN PERMISSION.

PLEASE
APPROVE THIS COPY AND RETURN TO THE VERDIN COMPANY.
THIS IS NECESSARY IN ORDER TO START JOB FABRICATION.

Sign _____

Date _____



USER NAME	= LIF	DESIGNED - LIF	REVISED -
PLOT SCALE	=	DRAW - LIF	REVISED -
PLOT DATE	= 7/7/2025	CHECKED - MPL	REVISED -
		DATE - 7/7/2025	REVISED -

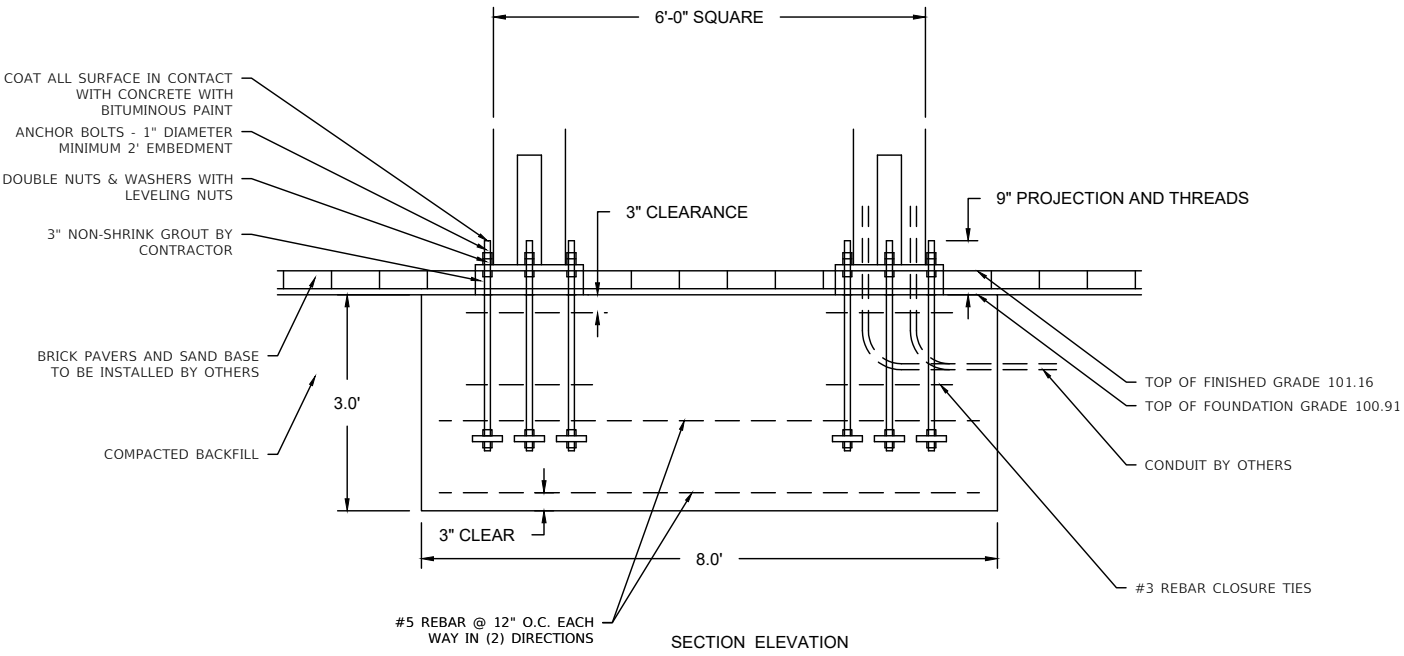
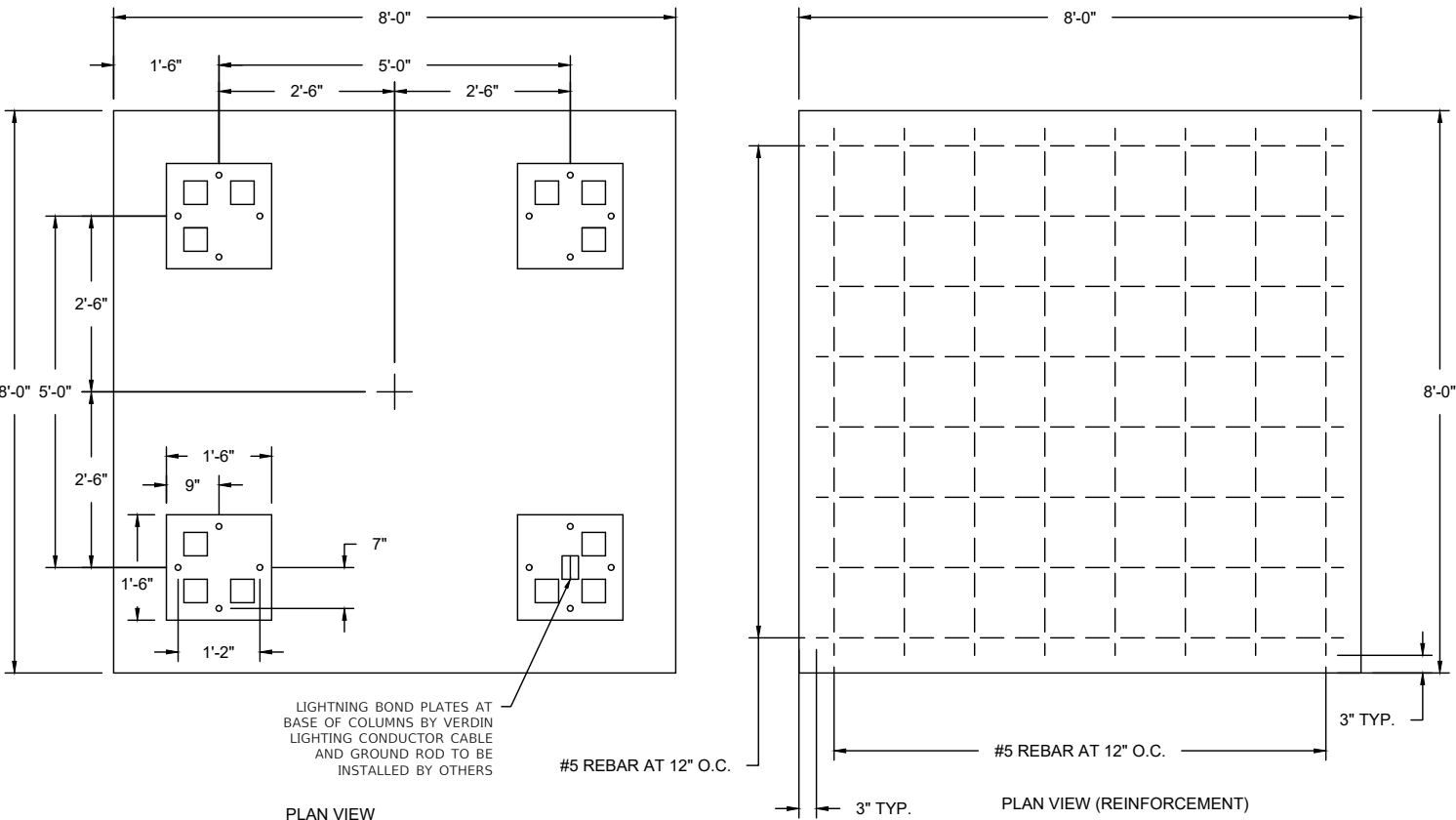
VILLAGE OF MOUNT PROSPECT

CENTRAL GATEWAY CLOCK TOWER DETAILS

SCALE: N/A SHEET 1 OF 1 SHEETS STA. TO STA.

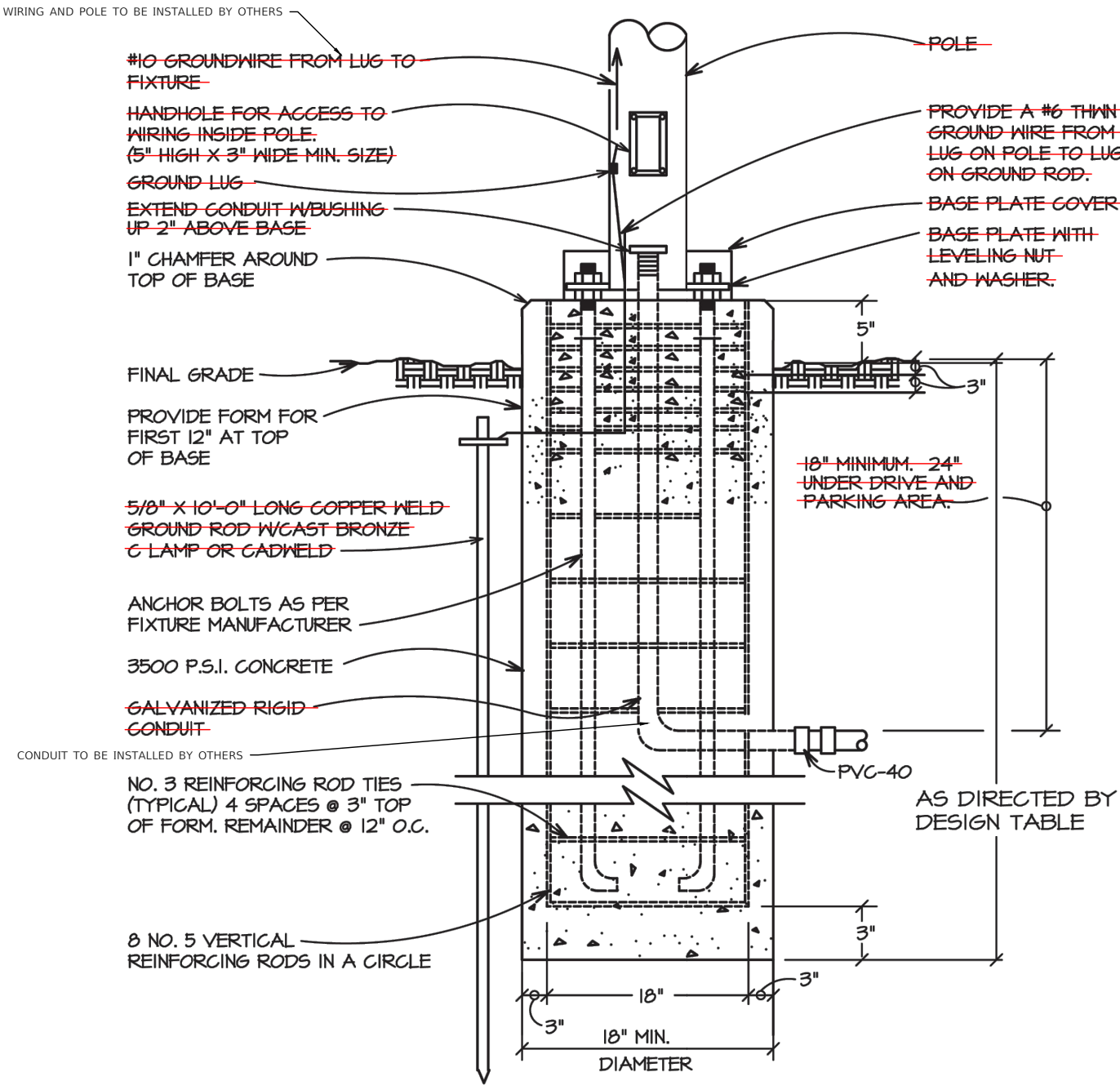
F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	13	10
CONTRACT NO. N/A				
ILLINOIS				

FOR REFERENCE ONLY



CLOCK TOWER FOUNDATION (SPECIAL) DETAIL

NOT TO SCALE



DETAIL - TYPE S2 POLE BASE

SCALE: NONE

TYPE OF SOIL		DESIGN DEPTH OF FOUNDATION (IN FEET)
DESCRIPTIONS	STANDARDS	10' POLE
1. SOFT CLAY	QU.-0.25-0.5 TSF	12.0
2. MED. STIFF CLAY	QU.-0.5-1.0 TSF	7.5
3. STIFF CLAY	QU.-1.0-2.0 TSF	6.0

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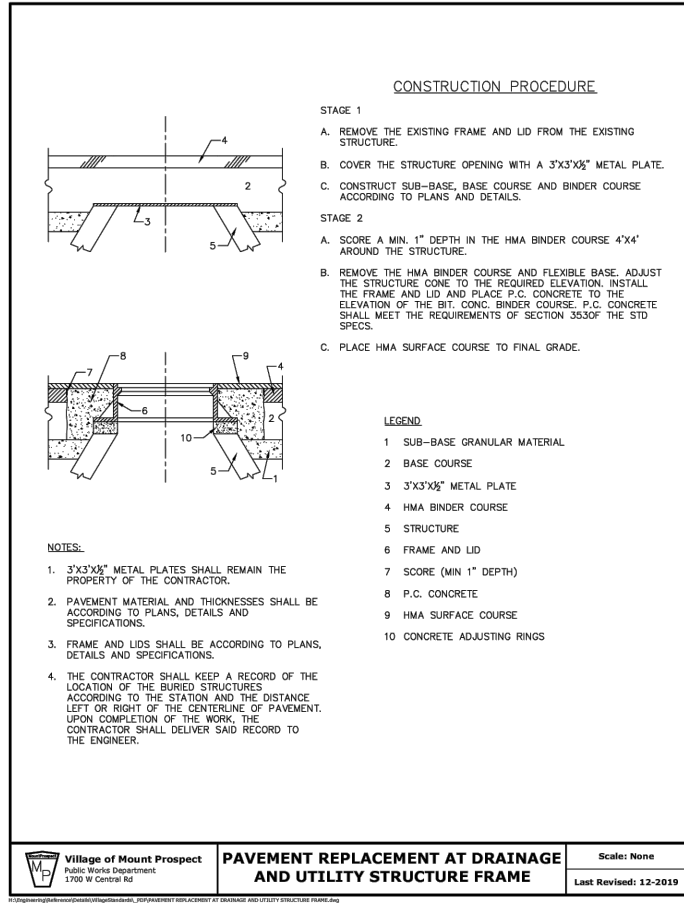
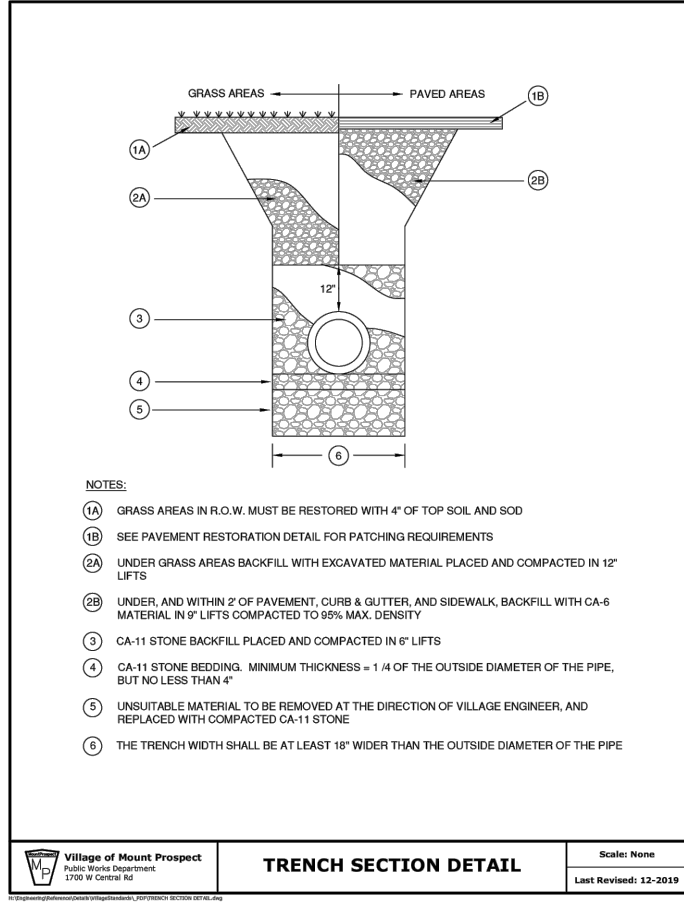
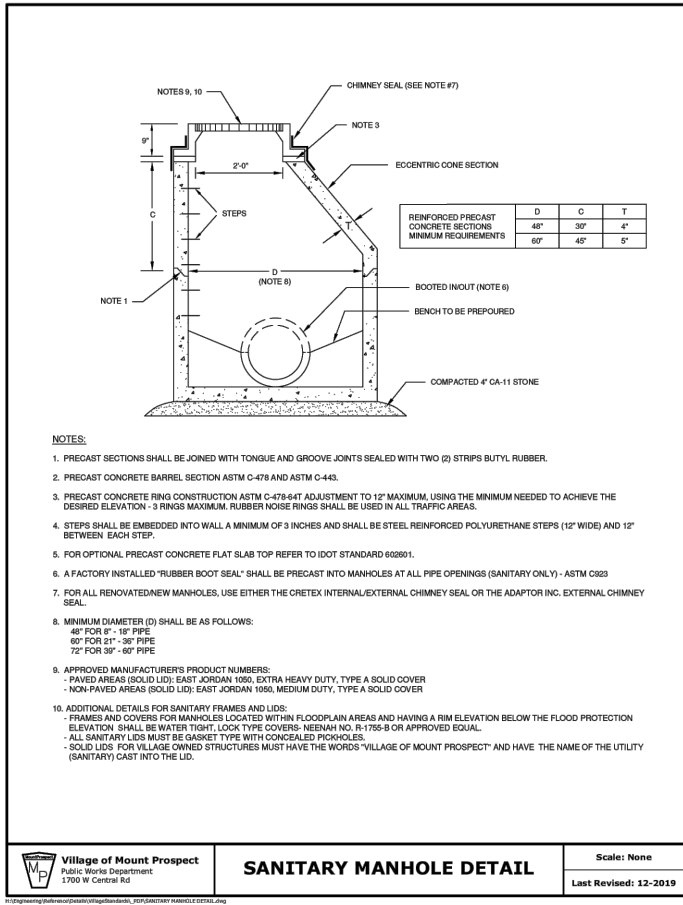
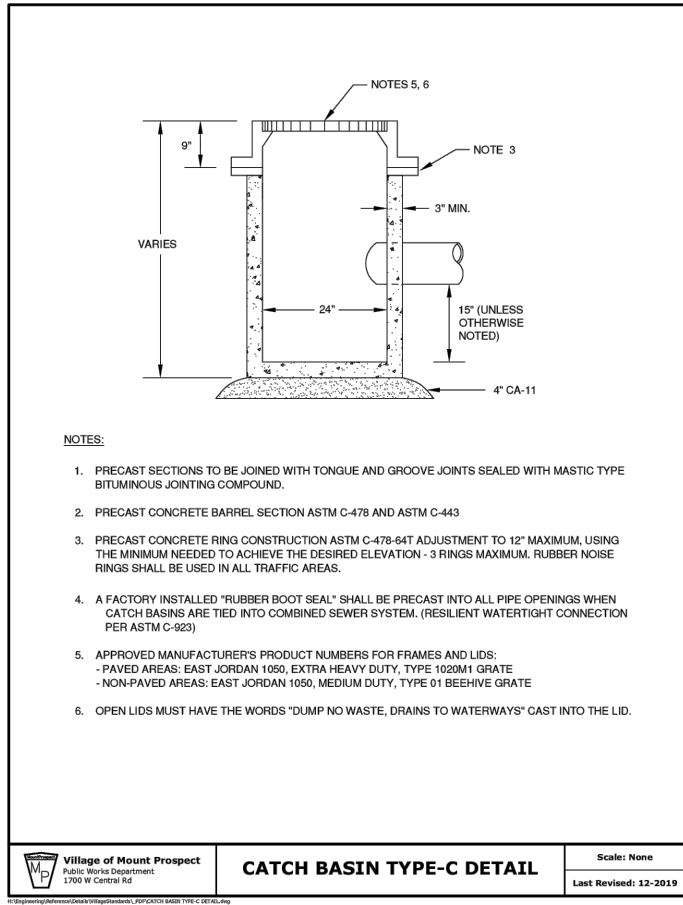
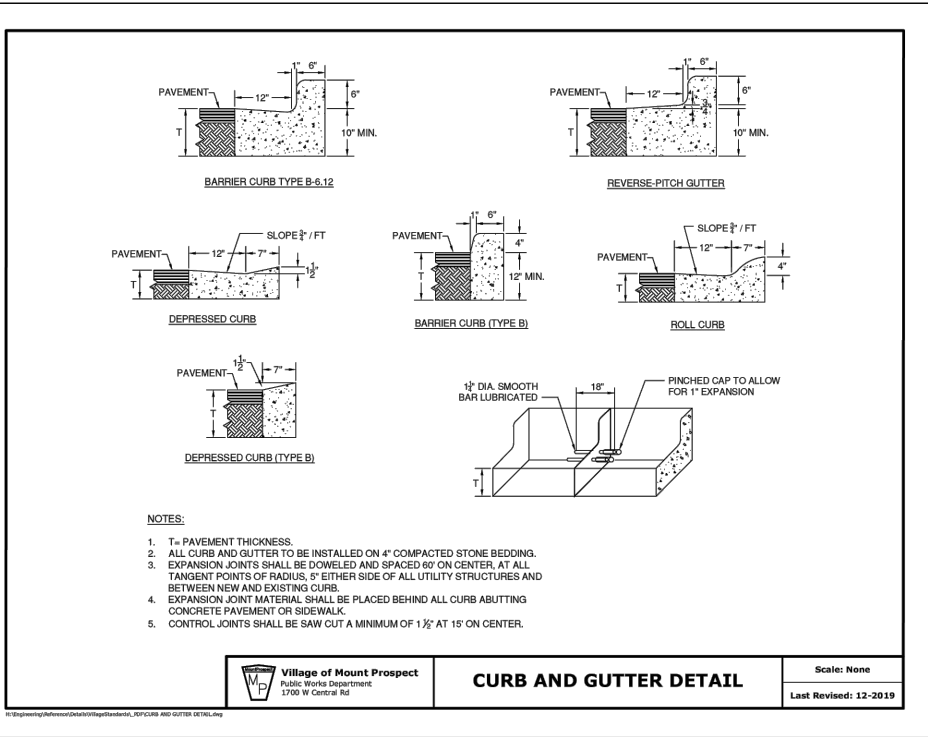
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PLOT SCALE	=	CHECKED - MPL	REVISED -
PLOT DATE	= 7/7/2025	DATE - 7/7/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

CENTRAL GATEWAY
CLOCK TOWER AND LIGHTING DETAILS

SCALE: N/A SHEET 1 OF 1 SHEETS STA. TO STA.

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	13	11
CONTRACT NO. N/A				
ILLINOIS				



USER NAME	= LIF	DESIGNED - LIF	REVISED -
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PLOT SCALE	=	CHECKED - MPL	REVISED -
PLOT DATE	= 7/7/2025	DATE - 7/7/2025	REVISED -

VILLAGE OF MOUNT PROSPECT

CENTRAL GATEWAY
VILLAGE DETAILS

SCALE: SHEET 1 OF 1 SHEETS STA. TO STA.

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	13	12
CONTRACT NO. N/A				
ILLINOIS				

MODEL: Default
FILE NAME: p:\n\lde-pw-bentley.com\PI\DOT\Documents\DOT - Offices\Distrc: I\Projects\Dist5622x34\CADData\CA\hse.ctb:0.dgn

USER NAME	= Lawrence.DeManche	DESIGNED	- L.H.A.	REVISED	- T. RAMMACHER 01-06-00
		DRAWN	-	REVISED	- A. SCHUETZE 07-01-13
PLOT SCALE	= 100.0000 ' / in.	CHECKED	-	REVISED	- A. SCHUETZE 09-15-16
PLOT DATE	= 5/3/2024	DATE	- 06-89	REVISED	- D. SENDERAK 05-03-24

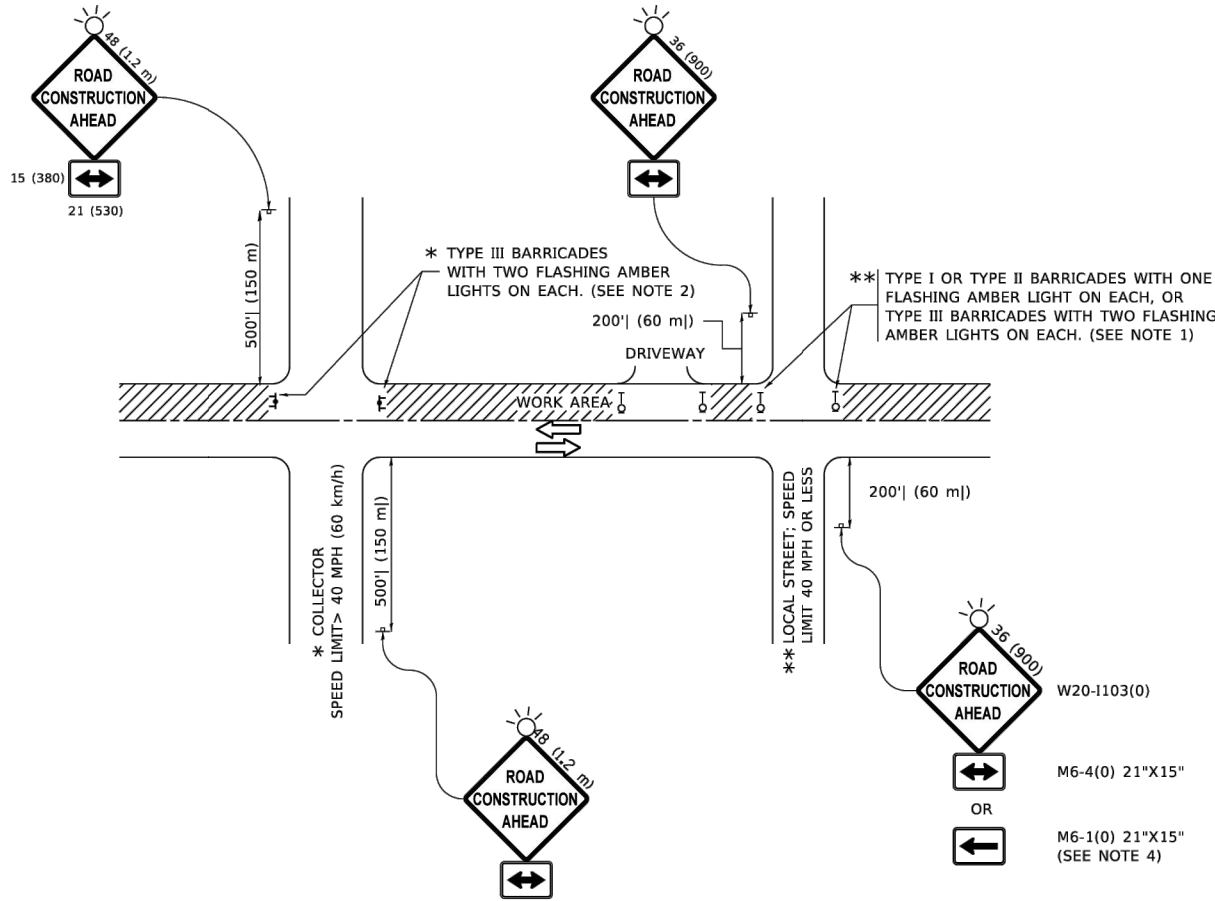
STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

TRAFFIC CONTROL AND PROTECTION FOR
SIDE ROADS, INTERSECTIONS, AND DRIVEWAYS

SCALE: NONE SHEET 1 OF 1 SHEETS STA. TO STA.

All dimensions are in inches (millimeters)
unless otherwise shown.

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
TC-10			CONTRACT NO.	
ILLINOIS			FED. AID PROJECT	



NOTES:

- SIDE ROAD WITH A SPEED LIMIT OF 40 MPH (60 km/h) OR LESS AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE ENGINEER:
 - ONE "ROAD CONSTRUCTION AHEAD" SIGN 36 x 36 (900x900) WITH A FLASHER MOUNTED ON IT APPROXIMATELY 200' (60 m) IN ADVANCE OF THE MAIN ROUTE.
 - THE CLOSED PORTION OF THE MAIN ROUTE SHALL BE PROTECTED BY BLOCKING WITH TYPE I, TYPE II OR TYPE III BARRICADES, 1/3 OF THE CROSS SECTION OF THE CLOSED PORTION.
- SIDE ROAD WITH A SPEED LIMIT GREATER THAN 40 MPH (60 km/h) AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE ENGINEER:
 - ONE "ROAD CONSTRUCTION AHEAD" SIGN 48 x 48 (1.2 m x 1.2 m) WITH A FLASHER MOUNTED ON IT APPROXIMATELY 500' (150 m) IN ADVANCE OF THE MAIN ROUTE.
 - THE CLOSED PORTION OF THE MAIN ROUTE SHALL BE PROTECTED BY BLOCKING WITH TYPE III BARRICADES, 1/2 OF THE CROSS SECTION OF THE CLOSED PORTION.
- CONES MAY BE SUBSTITUTED FOR BARRICADES OR DRUMS AT HALF THE SPACING DURING DAY OPERATIONS. CONES SHALL BE A MINIMUM OF 28 (710) IN HEIGHT.
- SIGNING AND THE WORK ZONE, A SINGLE HEADED ARROW (M6-1) SHALL BE USED IN LIEU OF THE DOUBLE HEADED ARROW (M6-4).
- WHEN WORK IS BEING PERFORMED ON A SIDE ROAD OR DRIVEWAY, FOLLOW THE APPLICABLE STANDARD(S). THE DIRECTIONAL ARROW (M6-1 OR M6-4) SHALL BE COVERED OR REMOVED WHEN NO LONGER CONSISTENT WITH THE TRAFFIC CONTROL SET-UP.
- ADVANCE WARNING SIGNS ARE TO BE OMITTED ON DRIVEWAYS UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.
- THE TRAFFIC CONTROL AND PROTECTION FOR SIDE ROADS, INTERSECTIONS, AND DRIVEWAYS SHALL BE INCLUDED IN THE COST OF SPECIFIED TRAFFIC CONTROL STANDARDS OR ITEMS.



USER NAME	= LJF	DESIGNED	- LJF	REVISED	-
		DRAWN	- LJF	REVISED	-
PLOT SCALE	=	CHECKED	- MPL	REVISED	-
PLOT DATE	= 7/7/2025	DATE	- 7/7/2025	REVISED	-

VILLAGE OF MOUNT PROSPECT

TC-10: TRAFFIC CONTROL AND PROTECTION FOR SIDE ROADS,
INTERSECTIONS AND DRIVEWAYS

SCALE: SHEET 1 OF 1 SHEETS STA. TO STA.

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
N/A	N/A	COOK	13	13
			CONTRACT NO. N/A	
ILLINOIS				



Bid Request
For
Central Gateway Sitework

Mount Prospect Public Works Department
1700 W. Central Road, Mount Prospect, Illinois 60056-2229

BID OPENING
July 28, 2025 – 1:00 P.M. Local Time
Mount Prospect Village Hall, 3rd Floor
50 S. Emerson Street
Mount Prospect, Illinois 60056

BID FORM
Central Gateway Sitework
Village of Mount Prospect
Department of Public Works

FROM: Alliance Contractors, Inc.

1166 Lake Ave., Woodstock, IL 60098
(hereinafter called "Bidder")

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

Bid For: **"Central Gateway Sitework"**

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

Notice to Bidders
Table of Contents
Instructions for Bidders
General Conditions and Special Provisions
Specifications
Bid Form
Affidavit – Bid Certification Form
Bid Security
Bid Sheet
Other materials or standards provided or noted by the Village
Contract Document
Performance Bond Form
Labor and Materials Payment Bond Form
Plan Set

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

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

Bidder has bid on all items and has provided a price for all items.

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

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

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

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

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

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

Addendum No.	Addendum Date	Acknowledgement by Bidder or Authorized Representative	Date Acknowledged
N/A			
N/A			

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

Upon award of the contract the Village will send Notice of Award to the successful bidder. The bidder must then execute the contract and provide the required bonds or letter of credit and certificate of insurance to the Village within ten (10) days. The Village will then issue a written Notice to Proceed, which starts the performance period. The Contractor shall reach substantial completion no later than October 10th, 2025 with final completion no later than October 31st, 2025. Failure to complete the work in the designated time frame may result in the Director of Public Works withholding compensation due the contractor for failure to complete the said work in the designated time frame, calling the bonds, or taking such other action as may be available.

Security in the sum of ten (10%) percent of the amount bid in form of (check one):

X Bid Bond Certified Check Bank Cashier's Check

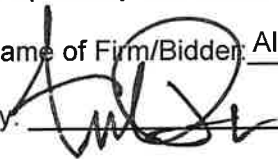
is attached hereto in accordance with the "Instructions for Bidders".

This Bid Submittal contains the following:

- 1) Bid Form
- 2) Affidavit – Bid Certification Form
- 3) Bid Security
- 4) Bid Sheet (s)

Respectfully submitted:

Name of Firm/Bidder: Alliance Contractors, Inc.

By: 
(Signature)

Title: Eric L. Ruth, President

Date: 7/28/2025

Contact Information:

Official Address: 1166 Lake Ave.
Woodstock, IL 60098

Telephone: (815) 338-5900

Email: estimating@alliancecontractors.com

**VILLAGE OF MOUNT PROSPECT
AFFIDAVIT – BID CERTIFICATION FORM**

Bidder:

Company/Firm Name: Alliance Contractors, Inc.

Address: 1166 Lake Ave., Woodstock, IL 60098

As a condition of entering into a contract with the Village of Mount Prospect, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned, Eric L. Ruth, being first duly sworn on oath, deposes and states that he or she is President (sole owner, partner, joint ventured, President, Secretary, etc.) of Alliance Contractors, Inc. (Name of Company) and has the authority to make all certifications required by this affidavit.

Section I

Non Collusion

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

Section II

Bid Rigging and Rotating

The undersigned further states that Alliance Contractors, Inc. (Name of Company) is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States, as provided in Sections 33E-3 and 33E-4 of the Illinois Criminal Code, 720 ILCS 5/33E-3, 33E-4.

Section III

Drug Free Workplace

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

Section IV

Tax Payment

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

Page 2 - AFFIDAVIT – BID CERTIFICATION FORM

Section V

Sexual Harassment Policy

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

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

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

The undersigned further states that Alliance Contractors, Inc. (Name of Company) has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

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

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

Signed by: [Signature] Title: President
Signature

Name Printed: Eric L. Ruth

Signed and sworn to before me this 28th day of July, 2025.
My commission expires:

[Signature]
Notary Public



BID SECURITY

Included with this bid is a bank cashier's check, certified check or bid bond in the amount of Ten Percent of the Total Bid Amount, being ten percent (10%) of the total amount bid by Alliance Contractors, Inc., the Bidder, in favor of the Village of Mount Prospect. It is hereby agreed that, should Bidder be awarded the Work contemplated under this bid and fail or refuse to execute a contract for said Work, or to provide the required payment and performance bonds, or letter of credit, and certificate of insurance, then this security, in the amount stipulated above, shall be forfeited and may be retained by the Village of Mount Prospect as liquidated damages and not as a penalty. All bids to remain firm for a period of ninety (90) days after bid opening date.

SUBMITTED THIS 28th DAY OF July, 2025.

SEAL (if corporation)



Bidder:

Alliance Contractors, Inc.

1166 Lake Ave., Woodstock, IL 60098

Bidder's Agent and Agent's Title:

Eric L. Ruth

Attest: 
Dawn Thibadeau
Assistant Secretary

President

Title

Note: If bidder is a partnership, the bid must be signed by at least two of the partners.

Note: If bidder is a corporation, the bid must be signed by an authorized officer of the corporation, attested and sealed by the secretary or other authorized officer.

If a corporation, note here the state of incorporation:

Incorporated under the laws of the State of Delaware.

BID BOND

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA Hartford, Connecticut 06183

CONTRACTOR:

(Name, legal status and address)

Alliance Contractors, Inc.
1166 Lake Avenue
Woodstock, IL 60098

SURETY:

(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

OWNER:

(Name, legal status and address):

Village of Mount Prospect
50 S. Emerson St.
Mount Prospect, IL 60056

BOND AMOUNT: Ten Percent of Total Bid Amount (10)%

PROJECT: Central Gateway Sitework

(Name, location or address, and Principal number, if any)

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 28th day of July , 2025 .


(Witness) Assistant Secretary


(Witness) Leah Monroe, Witness


(Principal)
(Title) Eric L. Ruth, President
Travelers Casualty and Surety Company of America
(Surety) (Seal)

(Title) Kathleen Stewart, Attorney-in-Fact



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

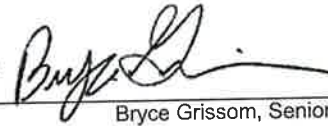
POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **Kathleen Stewart** of **Downers Grove**, **Illinois**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February, 2024**.



State of Connecticut

By: 
Bryce Grissom, Senior Vice President

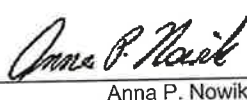
City of Hartford ss.

On this the **16th** day of **February, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **28th** day of **July**, **2025**




Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



STATE OF ILLINOIS

COUNTY OF Cook

I, Brenda Diane Hockberger a Notary Public in and for said County, do hereby
certify that Kathleen Stewart Attorney -in-Fact, of the:

TRAVELERS CASUALTY AND SURETY COMPANY
TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
FARMINGTON CASUALTY COMPANY
UNITED STATES FIDELITY AND GUARANTY COMPANY
ST. PAUL FIRE AND MARINE INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE UNDERWRITERS, INC.
ST. PAUL GUARDIAN INSURANCE COMPANY
ST. PAUL MERCURY INSURANCE COMPANY

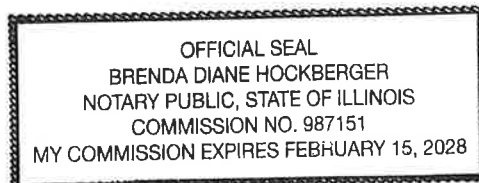
Who is personally known to me to be the same person, whose name is subscribed to the foregoing,
instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and
delivered said instrument for and on behalf of:

TRAVELERS CASUALTY AND SURETY COMPANY
TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
FARMINGTON CASUALTY COMPANY
UNITED STATES FIDELITY AND GUARANTY COMPANY
ST. PAUL FIRE AND MARINE INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE COMPANY
FIDELITY AND GUARANTY INSURANCE UNDERWRITERS, INC.
ST. PAUL GUARDIAN INSURANCE COMPANY
ST. PAUL MERCURY INSURANCE COMPANY

For the uses and purposed therein set forth.

Given under my hand and notarial seal at my office in the City of Naperville in said
County, this 28th day of July A.D. 20 25

Brenda Diane Hockberger
Notary Public





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/1/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 265 Exchange Drive Suite 100 Crystal Lake IL 60014	CONTACT NAME:	
	PHONE (A/C, No, Ext): 815-459-6300	FAX (A/C, No): 815-459-5794
INSURED Alliance Contractors, Inc. 1166 Lake Avenue Woodstock IL 60098	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Cincinnati Insurance Company	NAIC # 10677
	INSURER B : Great American Insurance Company	16691
	INSURER C : Great American Assurance Company	26344
	INSURER D :	
INSURER E :		
INSURER F :		

COVERAGES

CERTIFICATE NUMBER: 1555957506

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☒ PROJECT ☐ LOC OTHER:			EPP 0317038	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			EBA 0317038	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0			EPP 0317038	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	EWC 0317040	4/1/2025	4/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Excess Liability (10M x 5M)			TUE 3085918 06	4/1/2025	4/1/2026	Each Occurrence/ Agg \$10,000,000
C	Excess Liability (10M x 15M)			EXC5857109	4/1/2025	4/1/2026	Each Occurrence/ Agg \$10,000,000
A	Leased/Rented Equipment			EPP 0317038	4/1/2025	4/1/2026	Leased & Rented Equip \$450,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SAMPLE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



Certificate of Eligibility

Contractor No 0103

Alliance Contractors, Inc.
1166 Lake Avenue Woodstock, IL 60098

WHO HAS FILED WITH THE DEPARTMENT AN APPLICATION FOR PREQUALIFICATION STATEMENT OF EXPERIENCE, EQUIPMENT AND FINANCIAL CONDITION IS HEREBY QUALIFIED TO BID AT ANY OF DEPARTMENT OF TRANSPORTATION LETTINGS IN THE CLASSES OF WORK AND WITHIN THE AMOUNT AND OTHER LIMITATIONS OF EACH CLASSIFICATION, AS LISTED BELOW, FOR SUCH PERIOD AS THE UNCOMPLETED WORK FROM ALL SOURCES DOES NOT EXCEED

\$74,106,000.00

001	EARTHWORK	\$4,925,000
002	PCC PAVING	\$22,325,000
005	HMA PAVING	\$625,000 B
012	DRAINAGE	\$3,550,000
014	ELECTRICAL	\$350,000
017	CONCRETE CONSTRUCTION	\$8,600,000
022	FENCING	\$100,000
023	GUARDRAIL	\$175,000
026	SIGNING	\$400,000
032	COLD MILL, PLAN. & ROTOMILL	\$425,000
034	DEMOLITION	\$400,000
08A	AGGREGATE BASES & SURF. (A)	\$2,450,000
09C	HWY., R.R. & WATERWAY STR.	\$5,000,000

THIS CERTIFICATE OF ELIGIBILITY IS VALID FROM 7/10/2024 TO 7/31/2025 INCLUSIVE, AND SUPERSEDES ANY CERTIFICATE PREVIOUSLY ISSUED, BUT IS SUBJECT TO REVISION OR REVOCATION, IF AND WHEN CHANGES IN THE FINANCIAL CONDITION OF THE CONTRACTING FIRM OR OTHER FACTS JUSTIFY SUCH REVISIONS OR REVOCATION. ISSUED AT SPRINGFIELD, ILLINOIS ON 7/10/2024.

B Restricted to 1200 tons in any 1 contract (Class I and/or BAM) or as specified by local agency


Engineer of Construction



ALLIANCE CONTRACTORS, INC.

1166 LAKE AVENUE ■ WOODSTOCK, ILLINOIS 60098
OFFICE: 815/338-5900 FAX: 815/338-9109
www.alliancecontractors.com

CONTRACTOR JOB REFERENCES

Job Name: CBDG Streetscape Improvements
Contact: Village of Hampshire
Phone No.: 630.466.6769 – Curt Dettmann, Engineering Enterprises
Type of Work: Reconstruction of Downtown
Contract Amount \$ 1,033,072.01

Job Name: Hidden Lake Bridge
Contact: Forest Preserve of DuPage Co
Phone No.: 630.871.6411
Type of Work: Bridge Restoration
Contract Amount \$ 1,362,756.10

Job Name: FY20 Green Alleys
Contact: Village of Skokie
Phone No. 847.933.8231
Type of Work: Driveways & Underdrain
Contract Amount \$ 670,010.90

Job Name: Longmeadow Parkway
Contact: Lake County Grading
Phone No. 847.362.2590
Type of Work: Concrete Paving
Contract Amount \$ 1,545,175.07

Job Name: Briergate Business District Improvements
Contact: City of Highland Park
Phone No.: 847.432.0807
Type of Work: Reconstruction
Contract Amount \$ 1,524,781.01

Job Name: Silver Glen at Virgil Ditch
Contact: Kane Co. Div. of Transportation
Phone No.: 630-584-1170
Type of Work: Box Culvert Reconstruction
Contract Amount \$ 750,034.91



ALLIANCE CONTRACTORS, INC.

1166 LAKE AVENUE • WOODSTOCK, ILLINOIS 60098
OFFICE: 815/338-5900 FAX: 815/338-9109
www.alliancecontractors.com

In the past five (5) years, Alliance has completed many projects for the State of Illinois, including, but not limited to:

Willow Road/Glenview

Contract #60Y23

Contract Amount \$ 1,702,541.90

IL 72 & IL 83/Elk Grove Village

Contract #60P14

Contract Amount \$ 6,286,696.99

Brickvale Drive/Elk Grove Village

Contract #61H05

Contract Amount \$ 1,151,625.07

Center Street/Durand

Contract #85695

Contract Amount \$ 1,717,852.99

I-290 over IL 83 & Wooddale Rd/Elmhurst

Contract #62P58

Contract Amount \$ 1,890,456.24

For information regarding performance:

Illinois Department of Transportation
201 West Center Court
Schaumburg, IL 60196-1096
847-705-4110



Affidavit of Availability

For the Letting of

7/28/2025



Bureau of Construction
2300 South Dirksen Parkway/ Room 322
Springfield, Illinois 62764

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**.

	1	2	3	4		Accumulated Totals
	24031	24030	24030 Cont.	25000	25000 Cont.	
Contract Number	62U83	62U73		62P38		
Contract With	Dunnet Bay	IDOT		IDOT		
Estimated Completion Date	9/15/2025	10/1/2025		7/1/2025		
Total Contract Price	\$626,831.00	\$2,728,452.00		\$1,061,609.00		
Uncompleted Dollar Value if Firm is the Prime Contractor		\$1,472,158.00		\$199,751.00		\$1,671,909.00
Uncompleted Dollar Value if Firm is the Subcontractor	\$590,911.00					\$590,911.00
Total Value of Work						\$2,262,820.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**.

Earthwork		\$27,591.00				\$27,591.00
Portland Cement Concrete Paving		\$18,623.00				\$18,623.00
HMA Plant Mix						\$0.00
HMA Paving						\$0.00
Clean & Seal Cracks / Joints						\$0.00
Aggregate Bases & Surfaces		\$4,135.00				\$4,135.00
Highway,R.R.and Waterway Struc.	\$503,472.00					\$503,472.00
Drainage		\$26,003.00				\$26,003.00
Electrical						\$0.00
Cover and Seal Coats						\$0.00
Concrete Construction	\$87,439.00	\$139,961.00		\$43,930.00		\$271,330.00
Landscaping						\$0.00
Fencing						\$0.00
Guardrail						\$0.00
Painting						\$0.00
Signing						\$0.00
Cold Milling, Planning, Rotomilling						\$0.00
Demolition						\$0.00
Pavement Markings (Paint)						\$0.00
Other Construction (List)						\$0.00
						\$0.00
						\$0.00
						\$0.00
Totals	\$590,911.00	\$216,313.00	\$0.00	\$43,930.00	\$0.00	\$851,154.00

Disclosure of this information is REQUIRED to accomplish the statutory purpose as outlined in the "Illinois Procurement Code". Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others.

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	
	24031	24030	24030 Cont.	25000	25000 Cont.
Subcontractor		Precision	VisuSewer	Home Towne	Resource Cons.
Type of Work		Striping	Pipe Cleaning	Electrical	Non-Special Waste
Subcontract Price		\$34,347.00	\$3,560.00	\$357,236.00	\$22,900.00
Amount Uncompleted		\$34,347.00	\$3,560.00	\$126,044.00	\$2,650.00
Subcontractor		Midwest Fence	Home Towne	C3	Hoffman
Type of Work		Fencing	Electrical	Layout	Sewer
Subcontract Price		\$105,845.00	\$861,962.00	\$14,500.00	\$1,500.00
Amount Uncompleted		\$105,845.00	\$421,343.00	\$1,750.00	\$0.00
Subcontractor		Homer Tree	Everlast	Ateaga	
Type of Work		Tree Removal	Asphalt	Landscaping	
Subcontract Price		\$5,000.00	\$586,065.00	\$10,743.00	
Amount Uncompleted		\$0.00	\$586,065.00	\$4,897.00	
Subcontractor		Espinoza	Mackie	WorkZone Safety	
Type of Work		Landscaping	Const. Layout	Traffic Control	
Subcontract Price		\$153,953.00	\$15,910.00	\$29,933.00	
Amount Uncompleted		\$98,435.00	\$2,500.00	\$3,170.00	
Subcontractor		Resource Consult.		Roadway Lines	
Type of Work		Non-Special Waste		Striping	
Subcontract Price		\$13,750.00		\$17,310.00	
Amount Uncompleted		\$3,750.00		\$17,310.00	

Total Uncompleted	\$0.00	\$242,377.00	\$1,013,468.00	\$153,171.00	\$2,650.00
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Notary

I, being duly sworn, do hereby declare that this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Officer or Director

Title		
Signature	Date	
Company		
Address		
City	State	Zip Code

Subscribed and sworn to before me this _____

day of _____

(Signature of Notary Public)

My commission expires _____

(Notary Seal)

☒ Add pages for additional contracts



Affidavit of Availability

For the Letting of 7/28/2025



Bureau of Construction
2300 South Dirksen Parkway/ Room 322
Springfield, Illinois 62764

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**.

	5	6	7	8		Accumulated Totals
	25001	25001 Cont.	25004	25004 Cont.		
Contract Number	62P40		61J74			
Contract With	IDOT		IDOT			
Estimated Completion Date	8/15/2025		10/15/2025			
Total Contract Price	\$888,213.00		\$4,584,998.00			
Uncompleted Dollar Value if Firm is the Prime Contractor	\$246,755.00		\$3,906,861.00			\$5,825,525.00
Uncompleted Dollar Value if Firm is the Subcontractor						\$590,911.00
Total Value of Work						\$6,416,436.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**.

Earthwork	\$12,560.00		\$602,598.00			\$642,749.00
Portland Cement Concrete Paving			\$783,470.00			\$802,093.00
HMA Plant Mix						\$0.00
HMA Paving						\$0.00
Clean & Seal Cracks / Joints						\$0.00
Aggregate Bases & Surfaces			\$32,741.00			\$36,876.00
Highway,R.R.and Waterway Struc.						\$503,472.00
Drainage			\$9,193.00			\$35,196.00
Electrical						\$0.00
Cover and Seal Coats						\$0.00
Concrete Construction	\$66,142.00		\$296,515.00			\$633,987.00
Landscaping						\$0.00
Fencing						\$0.00
Guardrail						\$0.00
Painting						\$0.00
Signing						\$0.00
Cold Milling, Planning, Rotomilling						\$0.00
Demolition						\$0.00
Pavement Markings (Paint)						\$0.00
Other Construction (List)						\$0.00
						\$0.00
						\$0.00
						\$0.00
Totals	\$78,702.00	\$0.00	\$1,724,517.00	\$0.00	\$0.00	\$2,654,373.00

Disclosure of this information is REQUIRED to accomplish the statutory purpose as outlined in the "Illinois Procurement Code". Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others.

For each contract described in Part I, list all the work you have subcontracted to others.

	5	6	7	8	
	25001	25001 Cont.	25004	25004 Cont.	
Subcontractor	Mackie	Resource Cons.	Home Towne	Halloryan & Yauch	
Type of Work	Layout	Non-Special Waste	Electrical	Irrigation	
Subcontract Price	\$19,000.00	\$35,050.00	\$2,023,064.00	\$119,500.00	
Amount Uncompleted	\$3,700.00	\$4,810.00	\$1,601,895.00	\$119,500.00	
Subcontractor	Ateaga	Baker	Resource Cons.	Mackie	
Type of Work	Landscaping	Asphalt	Non-Spl Waste	Layout	
Subcontract Price	\$23,044.00	\$40,199.00	\$31,700.00	\$16,000.00	
Amount Uncompleted	\$14,120.00	\$16,288.00	\$26,410.00	\$13,500.00	
Subcontractor	WorkZone Safety		Everlast	Homer	
Type of Work	Traffic Control		Concrete	Tree Service	
Subcontract Price	\$37,177.00		\$174,200.00	\$4,050.00	
Amount Uncompleted	\$8,141.00		\$174,200.00	\$4,050.00	
Subcontractor	D2K		Precision	Del Toro	
Type of Work	Pavement Marking		Striping	Landscaping	
Subcontract Price	\$22,441.00		\$18,335.00	\$208,439.00	
Amount Uncompleted	\$22,441.00		\$18,335.00	\$208,439.00	
Subcontractor	Home Towne		Highway Safety	HLR	
Type of Work	Electrical		Traffic Control	Signal Timing	
Subcontract Price	\$270,573.00		\$13,120.00	\$5,500.00	
Amount Uncompleted	\$98,553.00		\$10,515.00	\$5,500.00	

Total Uncompleted	\$146,955.00	\$21,098.00	\$1,831,355.00	\$350,989.00	\$0.00
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Notary

I, being duly sworn, do hereby declare that this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Officer or Director

Title

Signature

Date

Company

Address

City

State

Zip Code

Subscribed and sworn to before me this

day of

(Signature of Notary Public)

My commission expires

(Notary Seal)

☒ Add pages for additional contracts



Affidavit of Availability

For the Letting of

7/28/2025



Bureau of Construction
2300 South Dirksen Parkway/ Room 322
Springfield, Illinois 62764

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**.

	9	10	11	12		Accumulated Totals
	25007	25007 (Cont.)	25009	25010		
Contract Number	62R00					
Contract With	IDOT		PIRTANO	LIBERTYVILLE		
Estimated Completion Date	11/1/2025		9/25/2025	8/15/2025		
Total Contract Price	\$1,688,085.00		\$592,954.00	\$183,629.00		
Uncompleted Dollar Value if Firm is the Prime Contractor	\$1,688,085.00			\$121,392.00		\$7,635,002.00
Uncompleted Dollar Value if Firm is the Subcontractor			\$316,383.00			\$907,294.00
Total Value of Work						\$8,542,296.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**.

Earthwork	\$287,811.00			\$5,362.00		\$935,922.00
Portland Cement Concrete Paving						\$802,093.00
HMA Plant Mix						\$0.00
HMA Paving						\$0.00
Clean & Seal Cracks / Joints						\$0.00
Aggregate Bases & Surfaces				\$470.00		\$37,346.00
Highway, R.R. and Waterway Struc.						\$503,472.00
Drainage						\$35,196.00
Electrical						\$0.00
Cover and Seal Coats						\$0.00
Concrete Construction	\$534,178.00		\$316,383.00	\$24,765.00		\$1,509,313.00
Landscaping						\$0.00
Fencing						\$0.00
Guardrail						\$0.00
Painting						\$0.00
Signing						\$0.00
Cold Milling, Planning, Rotomilling						\$0.00
Demolition						\$0.00
Pavement Markings (Paint)						\$0.00
Other Construction (List)						\$0.00
						\$0.00
						\$0.00
						\$0.00
Totals	\$821,989.00	\$0.00	\$316,383.00	\$30,597.00	\$0.00	\$3,823,342.00

Disclosure of this information is REQUIRED to accomplish the statutory purpose as outlined in the "Illinois Procurement Code". Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others.

For each contract described in Part I, list all the work you have subcontracted to others.

	9	10	11	12	
	25007	25007 (Cont.)	25009	25010	
Subcontractor	Mackie	Precision		MIDWEST	
Type of Work	Layout	Pavement Marking		BRICK PAVERS	
Subcontract Price	\$39,000.00	\$30,382.00		\$4,656.00	
Amount Uncompleted	\$39,000.00	\$30,382.00		\$4,656.00	
Subcontractor	Arteaga	Home Towne		RESOURCE	
Type of Work	Landscaping	Electrical		NON-SPL WASTE	
Subcontract Price	\$22,504.00	\$590,778.00		\$15,700.00	
Amount Uncompleted	\$22,504.00	\$590,778.00		\$12,200.00	
Subcontractor	Everlast	L. Hoffman		PRECISION	
Type of Work	Asphalt	Storm Sewer		PAVT MARKING	
Subcontract Price	\$61,876.00	\$47,677.00		\$7,584.00	
Amount Uncompleted	\$61,876.00	\$47,677.00		\$7,584.00	
Subcontractor	CSD			NAFISCO	
Type of Work	Non-Spl Waste			TRAFFIC CNTRL	
Subcontract Price	\$28,524.00			\$9,966.00	
Amount Uncompleted	\$28,524.00			\$6,745.00	
Subcontractor	D2K			UTILITY DYN	
Type of Work	Traffic			ELECTRICAL	
Subcontract Price	\$45,355.00			\$78,950.00	
Amount Uncompleted	\$45,355.00			\$59,610.00	

Total Uncompleted	\$197,259.00	\$668,837.00	\$0.00	\$90,795.00	\$0.00
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Notary

I, being duly sworn, do hereby declare that this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Officer or Director

Title		
Signature		Date
Company		
Address		
City	State	Zip Code

Subscribed and sworn to before me this _____
day of _____
(Signature of Notary Public)
My commission expires _____
(Notary Seal)

☒ Add pages for additional contracts



Affidavit of Availability

For the Letting of

7/28/2025



Bureau of Construction
2300 South Dirksen Parkway/ Room 322
Springfield, Illinois 62764

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**.

	13 25014	14 25015	15 25018	16 25021	25021 (Cont.)	Accumulated Totals
Contract Number			PA066			
Contract With	BERGER	LCGC	BERGER	PROSPECT HTS		
Estimated Completion Date	9/1/2025	8/1/2025	10/15/2025	10/1/2025		
Total Contract Price	\$20,250.00	\$289,050.00	\$129,993.00	\$1,148,765.00		
Uncompleted Dollar Value if Firm is the Prime Contractor				\$1,148,765.00		\$8,783,767.00
Uncompleted Dollar Value if Firm is the Subcontractor	\$20,250.00	\$144,525.00	\$129,993.00			\$1,202,062.00
Total Value of Work						\$9,985,829.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**.

Earthwork						\$935,922.00
Portland Cement Concrete Paving						\$802,093.00
HMA Plant Mix						\$0.00
HMA Paving						\$0.00
Clean & Seal Cracks / Joints						\$0.00
Aggregate Bases & Surfaces						\$37,346.00
Highway, R.R. and Waterway Struc.		\$144,525.00		\$892,566.00		\$1,540,563.00
Drainage						\$35,196.00
Electrical						\$0.00
Cover and Seal Coats						\$0.00
Concrete Construction	\$20,250.00		\$129,993.00			\$1,659,556.00
Landscaping						\$0.00
Fencing						\$0.00
Guardrail						\$0.00
Painting						\$0.00
Signing						\$0.00
Cold Milling, Planning, Rotomilling						\$0.00
Demolition						\$0.00
Pavement Markings (Paint)						\$0.00
Other Construction (List)						\$0.00
						\$0.00
						\$0.00
						\$0.00
Totals	\$20,250.00	\$144,525.00	\$129,993.00	\$892,566.00	\$0.00	\$5,010,676.00

Disclosure of this information is REQUIRED to accomplish the statutory purpose as outlined in the "Illinois Procurement Code". Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others.

For each contract described in Part I, list all the work you have subcontracted to others.

	13	14	15	16	
	25014	25015	25018	25021	25021 (Cont.)
Subcontractor				WORK ZONE	HECKER
Type of Work				TRAFFIC CNTRL	ELECTRICAL
Subcontract Price				\$33,460.00	\$190,217.00
Amount Uncompleted				\$33,460.00	\$190,217.00
Subcontractor				PRECISION	
Type of Work				PAVT MARKING	
Subcontract Price				\$11,134.00	
Amount Uncompleted				\$11,134.00	
Subcontractor				MACKIE	
Type of Work				CONST. LAYOUT	
Subcontract Price				\$3,900.00	
Amount Uncompleted				\$3,900.00	
Subcontractor				WEISS	
Type of Work				LANDSCAPING	
Subcontract Price				\$5,893.00	
Amount Uncompleted				\$5,893.00	
Subcontractor				NORTHERN	
Type of Work				GUARDRAIL	
Subcontract Price				\$11,595.00	
Amount Uncompleted				\$11,595.00	

Total Uncompleted	\$0.00	\$0.00	\$0.00	\$65,982.00	\$190,217.00
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Notary

I, being duly sworn, do hereby declare that this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Officer or Director

Title

Signature Date

Company

Address

City State Zip Code

Subscribed and sworn to before me this _____

day of _____

(Signature of Notary Public)

My commission expires _____

(Notary Seal)

☒ Add pages for additional contracts



Affidavit of Availability

For the Letting of 7/28/2025



Bureau of Construction
2300 South Dirksen Parkway/ Room 322
Springfield, Illinois 62764

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**.

	17 25023	18 25024	19 25025	20 25017	Awards Pending 25017 (Cont.)	Accumulated Totals
Contract Number	61L18	DU094	62W61			
Contract With	PIRTANO	SCHROEDER	H&H	SCHAUMBURG		
Estimated Completion Date	11/1/2025	10/1/2025	11/1/2025	10/1/2025		
Total Contract Price	\$347,211.00	\$180,425.00	\$250,926.00	\$624,642.00		
Uncompleted Dollar Value if Firm is the Prime Contractor				\$270,600.00		\$9,054,367.00
Uncompleted Dollar Value if Firm is the Subcontractor	\$347,211.00	\$180,425.00	\$250,926.00			\$1,980,624.00
Total Value of Work						\$11,034,991.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**.

Earthwork				\$37,512.00		\$973,434.00
Portland Cement Concrete Paving						\$802,093.00
HMA Plant Mix						\$0.00
HMA Paving						\$0.00
Clean & Seal Cracks / Joints						\$0.00
Aggregate Bases & Surfaces						\$37,346.00
Highway, R.R. and Waterway Struc.						\$1,540,563.00
Drainage						\$35,196.00
Electrical						\$0.00
Cover and Seal Coats						\$0.00
Concrete Construction	\$347,211.00	\$180,425.00	\$250,926.00	\$60,196.00		\$2,498,314.00
Landscaping						\$0.00
Fencing						\$0.00
Guardrail						\$0.00
Painting						\$0.00
Signing						\$0.00
Cold Milling, Planning, Rotomilling						\$0.00
Demolition						\$0.00
Pavement Markings (Paint)						\$0.00
Other Construction (List)						\$0.00
						\$0.00
						\$0.00
						\$0.00
Totals	\$347,211.00	\$180,425.00	\$250,926.00	\$97,708.00	\$0.00	\$5,886,946.00

Disclosure of this information is REQUIRED to accomplish the statutory purpose as outlined in the "Illinois Procurement Code". Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others.

For each contract described in Part I, list all the work you have subcontracted to others.

	17	18	19	20	
	25023	25024	25025	25017	25017 (Cont.)
Subcontractor				SURFACE CONST.	MACKIE
Type of Work				CROSSWALK IMPRINT	CONST LAYOUT
Subcontract Price				\$78,493.00	\$10,000.00
Amount Uncompleted				\$37,042.00	\$5,000.00
Subcontractor				RESOURCE	WEISS
Type of Work				NON-SPL WASTE	LANDSCAPING
Subcontract Price				\$3,900.00	\$20,359.00
Amount Uncompleted				\$3,900.00	\$11,322.00
Subcontractor				MARKING SPEC.	TAT
Type of Work				PAVEMENT MARKING	ASPHALT
Subcontract Price				\$14,851.00	\$17,475.00
Amount Uncompleted				\$6,944.00	\$9,435.00
Subcontractor				IP ATLANTIC	MIDWEST BRICK
Type of Work				ELECTRICAL	BRICK PAVERS
Subcontract Price				\$142,814.00	\$9,335.00
Amount Uncompleted				\$73,022.00	\$6,517.00
Subcontractor				HIGH STAR	
Type of Work				TRAFFIC CONTROL	
Subcontract Price				\$41,053.00	
Amount Uncompleted				\$19,710.00	

Total Uncompleted	\$0.00	\$0.00	\$0.00	\$140,618.00	\$32,274.00
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Notary

I, being duly sworn, do hereby declare that this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Officer or Director

Title

Signature

Date

Company

Address

City

State

Zip Code

Subscribed and sworn to before me this _____

day of _____

(Signature of Notary Public)

My commission expires _____

(Notary Seal)

☒ Add pages for additional contracts



Affidavit of Availability

For the Letting of

7/28/2025



Bureau of Construction
2300 South Dirksen Parkway/ Room 322
Springfield, Illinois 62764

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Part I. Work Under Contract

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	21 25027	22 25028	23 25032	24 25032 (Cont.)		Accumulated Totals
Contract Number						
Contract With	CAMPANELLA	ROUND LAKE FPD	EVANSTON			
Estimated Completion Date	10/1/2025	10/15/2025	12/1/2025			
Total Contract Price	\$7,000.00	\$120,064.00	\$3,203,481.00			
Uncompleted Dollar Value if Firm is the Prime Contractor		\$120,064.00	\$3,203,481.00			\$12,377,912.00
Uncompleted Dollar Value if Firm is the Subcontractor	\$7,000.00					\$1,987,624.00
Total Value of Work						\$14,365,536.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**.

Earthwork		\$24,985.00	\$345,985.00			\$1,344,404.00
Portland Cement Concrete Paving		\$45,315.00	\$881,168.00			\$1,728,576.00
HMA Plant Mix						\$0.00
HMA Paving						\$0.00
Clean & Seal Cracks / Joints						\$0.00
Aggregate Bases & Surfaces		\$1,038.00	\$146,449.00			\$184,833.00
Highway, R.R. and Waterway Struc.						\$1,540,563.00
Drainage						\$35,196.00
Electrical						\$0.00
Cover and Seal Coats						\$0.00
Concrete Construction	\$7,000.00	\$38,028.00	\$571,412.00			\$3,114,754.00
Landscaping						\$0.00
Fencing						\$0.00
Guardrail						\$0.00
Painting						\$0.00
Signing						\$0.00
Cold Milling, Planning, Rotomilling						\$0.00
Demolition						\$0.00
Pavement Markings (Paint)						\$0.00
Other Construction (List)						\$0.00
						\$0.00
						\$0.00
						\$0.00
Totals	\$7,000.00	\$109,366.00	\$1,945,014.00	\$0.00	\$0.00	\$7,948,326.00

Disclosure of this information is REQUIRED to accomplish the statutory purpose as outlined in the "Illinois Procurement Code". Failure to comply will result in non-issuance of an "Authorization To Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others.

For each contract described in Part I, list all the work you have subcontracted to others.

	21	22	23	24	
	25027	25028	25032	25032 (Cont.)	
Subcontractor		MCGINTY	HR STEWART	LPS	
Type of Work		LANDSCAPING	SS INSPECT	BRICK PAVING	
Subcontract Price		\$8,098.00	\$20,250.00	\$63,122.00	
Amount Uncompleted		\$8,098.00	\$20,250.00	\$63,122.00	
Subcontractor		COUNTRYMAN	SMITH MAINT	CLEAN CUT	
Type of Work		STRIPING	TRAFFIC CONTROL	TREE SERVICE	
Subcontract Price		\$2,600.00	\$55,919.00	\$9,105.00	
Amount Uncompleted		\$2,600.00	\$55,919.00	\$9,105.00	
Subcontractor			ARCHON	MACKIE	
Type of Work			UNDERGROUND	LAYOUT	
Subcontract Price			\$868,510.00	\$18,800.00	
Amount Uncompleted			\$868,510.00	\$18,800.00	
Subcontractor			IP ATLANTIC	RESOURCE	
Type of Work			ELECTRICAL	NON-SPL WASTE	
Subcontract Price			\$67,181.00	\$51,400.00	
Amount Uncompleted			\$67,181.00	\$51,400.00	
Subcontractor			MCGINTY		
Type of Work			LANDSCAPING		
Subcontract Price			\$104,180.00		
Amount Uncompleted			\$104,180.00		

Total Uncompleted	\$0.00	\$10,698.00	\$1,116,040.00	\$142,427.00	\$0.00
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Notary

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Officer or Director

Title

Signature

Date

Company

Address

City

State

Zip Code

Subscribed and sworn to before me this _____

day of _____

(Signature of Notary Public)

My commission expires _____

(Notary Seal)

☒ Add pages for additional contracts



Affidavit of Availability

For the Letting of

7/28/2025



Bureau of Construction
2300 South Dirksen Parkway/ Room 322
Springfield, Illinois 62764

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	25 25033	26 25034	27 25035	28 25036		Accumulated Totals
Contract Number		61L63	61L62	64S51		
Contract With	CAMPANELLA	BAKER	BAKER	ROCK ROAD		
Estimated Completion Date	11/1/2025	10/1/2025	10/15/2025	12/1/2025		
Total Contract Price	\$1,208,778.00	\$266,370.00	\$276,009.00	\$2,546,403.00		
Uncompleted Dollar Value if Firm is the Prime Contractor						\$12,377,912.00
Uncompleted Dollar Value if Firm is the Subcontractor	\$1,208,778.00	\$266,370.00	\$276,009.00	\$2,546,403.00		\$6,285,184.00
Total Value of Work						\$18,663,096.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**.

Earthwork		\$81,867.00	\$97,084.00	\$659,014.00		\$2,182,369.00
Portland Cement Concrete Paving				\$1,818,556.00		\$3,547,132.00
HMA Plant Mix						\$0.00
HMA Paving						\$0.00
Clean & Seal Cracks / Joints						\$0.00
Aggregate Bases & Surfaces		\$3,027.00	\$4,405.00			\$192,265.00
Highway, R.R. and Waterway Struc.	\$722,217.00					\$2,262,780.00
Drainage		\$5,200.00	\$8,250.00			\$48,646.00
Electrical						\$0.00
Cover and Seal Coats						\$0.00
Concrete Construction	\$13,786.00	\$176,276.00	\$166,270.00	\$68,833.00		\$3,539,919.00
Landscaping						\$0.00
Fencing						\$0.00
Guardrail						\$0.00
Painting						\$0.00
Signing						\$0.00
Cold Milling, Planning, Rotomilling						\$0.00
Demolition						\$0.00
Pavement Marking Paint						\$0.00
Other Construction (List)						\$0.00
						\$0.00
						\$0.00
						\$0.00
Totals	\$736,003.00	\$266,370.00	\$276,009.00	\$2,546,403.00	\$0.00	\$11,773,111.00

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Part III. Work Subcontracted to Others.

For each contract described in Part I, list all the work you have subcontracted to others.

	25	26	27	28	
	25033	25034	25035	25036	
Subcontractor	STALWORTH				
Type of Work	PILING				
Subcontract Price	\$354,615.00				
Amount Uncompleted	\$354,615.00				
Subcontractor	UNITED				
Type of Work	HELICAL ANCHOR				
Subcontract Price	\$68,800.00				
Amount Uncompleted	\$68,800.00				
Subcontractor	RH WARD				
Type of Work	CONC REPAIR				
Subcontract Price	\$49,360.00				
Amount Uncompleted	\$49,360.00				
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					

Total Uncompleted	\$472,775.00	\$0.00	\$0.00	\$0.00	\$0.00
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Notary

I, being duly sworn, do hereby declare that this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Officer or Director

Title		
Signature		
Date		
Company		
Address		
City	State	Zip Code

Subscribed and sworn to before me this _____
day of _____
(Signature of Notary Public)
My commission expires _____
(Notary Seal)

☒ Add pages for additional contracts



Bureau of Construction
2300 South Dirksen Parkway/ Room 322
Springfield, Illinois 62764

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Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**.

	29	30	31	32		Accumulated Totals
	25037	25037 (Cont.)	25038	25038 (Cont.)		
Contract Number	61L34		61L52			
Contract With	IDOT		IDOT			
Estimated Completion Date	11/1/2025		11/15/2025			
Total Contract Price	\$2,111,750.00		\$521,885.00			
Uncompleted Dollar Value if Firm is the Prime Contractor	\$2,111,750.00		\$521,885.00			\$15,011,547.00
Uncompleted Dollar Value if Firm is the Subcontractor						\$6,285,184.00
Total Value of Work						\$21,296,731.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**.

Earthwork	\$314,625.00		\$137,903.00			\$2,634,897.00
Portland Cement Concrete Paving	\$161,822.00					\$3,708,954.00
HMA Plant Mix						\$0.00
HMA Paving						\$0.00
Clean & Seal Cracks / Joints						\$0.00
Aggregate Bases & Surfaces	\$57,750.00		\$74,275.00			\$324,290.00
Highway, R.R. and Waterway Struc.						\$2,262,780.00
Drainage	\$55,154.00		\$159,051.00			\$262,851.00
Electrical						\$0.00
Cover and Seal Coats						\$0.00
Concrete Construction	\$387,855.00		\$40,533.00			\$3,968,307.00
Landscaping						\$0.00
Fencing						\$0.00
Guardrail						\$0.00
Painting						\$0.00
Signing						\$0.00
Cold Milling, Planning, Rotomilling						\$0.00
Demolition						\$0.00
Pavement Markings (Paint)						\$0.00
Other Construction (List)						\$0.00
						\$0.00
						\$0.00
						\$0.00
Totals	\$977,206.00	\$0.00	\$411,762.00	\$0.00	\$0.00	\$13,162,079.00

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Part III. Work Subcontracted to Others.

For each contract described in Part I, list all the work you have subcontracted to others.

	29	30	31	32	
	25037	25037 (Cont.)	25038	25038 (Cont.)	
Subcontractor	HIGHWAY SAFETY	HOME TOWNE	HOMER TREE	ROADWAY LINES	
Type of Work	TRAFFIC CONTROL	ELECTRICAL	TREE SERVICE	PAVT MARKING	
Subcontract Price	\$135,425.00	\$487,107.00	\$21,306.00	\$4,420.00	
Amount Uncompleted	\$135,425.00	\$487,107.00	\$21,306.00	\$4,420.00	
Subcontractor	ARTEAGA	EVERLAST	DEL TORO	MACKIE	
Type of Work	LANDSCAPING	ASPHALT	LANDSCAPING	LAYOUT	
Subcontract Price	\$55,591.00	\$87,479.00	\$19,369.00	\$5,000.00	
Amount Uncompleted	\$55,591.00	\$87,479.00	\$19,369.00	\$5,000.00	
Subcontractor	MACKIE	MARKING SPL	BAKER		
Type of Work	LAYOUT	PAVT MARKING	ASPHALT		
Subcontract Price	\$5,000.00	\$344,292.00	\$35,928.00		
Amount Uncompleted	\$5,000.00	\$344,292.00	\$35,928.00		
Subcontractor	RESOURCE		RESOURCE		
Type of Work	NON-SPL WASTE		NON-SPL WASTE		
Subcontract Price	\$13,150.00		\$13,250.00		
Amount Uncompleted	\$13,150.00		\$13,250.00		
Subcontractor	CLEAN CUT		WORK ZONE		
Type of Work	TREE SERVICE		TRAFFIC CNTRL		
Subcontract Price	\$6,500.00		\$10,850.00		
Amount Uncompleted	\$6,500.00		\$10,850.00		

Total Uncompleted	\$215,666.00	\$918,878.00	\$100,703.00	\$9,420.00	\$0.00
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Notary

I, being duly sworn, do hereby declare that this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Officer or Director

Title		
Signature		Date
Company		
Address		
City	State	Zip Code

Subscribed and sworn to before me this _____	
day of _____	
(Signature of Notary Public)	
My commission expires _____	
(Notary Seal)	

☒ Add pages for additional contracts



Affidavit of Availability

For the Letting of

7/28/2025



Bureau of Construction
2300 South Dirksen Parkway/ Room 322
Springfield, Illinois 62764

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**.

	33	34	35	36		Accumulated Totals
	25039	25039 (Cont.)	25040	25041		
Contract Number	61L49		62X39	62X61		
Contract With	IDOT		SCHROEDER	BAKER		
Estimated Completion Date	10/31/2025		10/1/2025	11/1/2025		
Total Contract Price	\$1,194,482.00		\$48,760.00	\$311,350.00		
Uncompleted Dollar Value if Firm is the Prime Contractor	\$1,194,482.00					\$16,206,029.00
Uncompleted Dollar Value if Firm is the Subcontractor			\$48,760.00	\$311,350.00		\$6,645,294.00
Total Value of Work						\$22,851,323.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**.

Earthwork	\$218,012.00			\$51,447.00		\$2,904,356.00
Portland Cement Concrete Paving						\$3,708,954.00
HMA Plant Mix						\$0.00
HMA Paving						\$0.00
Clean & Seal Cracks / Joints						\$0.00
Aggregate Bases & Surfaces	\$104,958.00			\$8,375.00		\$437,623.00
Highway, R.R. and Waterway Struc.	\$480,984.00		\$48,760.00			\$2,792,524.00
Drainage				\$13,500.00		\$276,351.00
Electrical						\$0.00
Cover and Seal Coats						\$0.00
Concrete Construction	\$55,432.00			\$238,028.00		\$4,261,767.00
Landscaping						\$0.00
Fencing						\$0.00
Guardrail						\$0.00
Painting						\$0.00
Signing						\$0.00
Cold Milling, Planning, Rotomilling						\$0.00
Demolition						\$0.00
Pavement Markings (Paint)						\$0.00
Other Construction (List)						\$0.00
						\$0.00
						\$0.00
						\$0.00
Totals	\$859,386.00	\$0.00	\$48,760.00	\$311,350.00	\$0.00	\$14,381,575.00

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Part III. Work Subcontracted to Others.

For each contract described in Part I, list all the work you have subcontracted to others.

	33	34	35	36	
	25039	25039 (Cont.)	25040	25041	
Subcontractor	CURRAN	R&E MIDWEST			
Type of Work	ASPHALT	WATERPROOFING			
Subcontract Price	\$26,881.00	\$23,899.00			
Amount Uncompleted	\$26,881.00	\$23,899.00			
Subcontractor	J&S	BERGER			
Type of Work	REBAR INSTALL	UNDERGROUND			
Subcontract Price	\$28,043.00	\$179,348.00			
Amount Uncompleted	\$28,043.00	\$179,348.00			
Subcontractor	NORTHER	CES			
Type of Work	GUARDRAIL	LAYOUT			
Subcontract Price	\$21,497.00	\$4,725.00			
Amount Uncompleted	\$21,497.00	\$4,725.00			
Subcontractor	RESOURCE	MCGINTY BROS			
Type of Work	NON-SPL WASTE	LANDSCAPING			
Subcontract Price	\$9,750.00	\$10,895.00			
Amount Uncompleted	\$9,750.00	\$10,895.00			
Subcontractor	CAPITAL IND	HIGHSTAR			
Type of Work	PAINTING	TRAFFIC CONTROL			
Subcontract Price	\$14,716.00	\$15,342.00			
Amount Uncompleted	\$14,716.00	\$15,342.00			

Total Uncompleted	\$100,887.00	\$234,209.00	\$0.00	\$0.00	\$0.00
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Notary

I, being duly sworn, do hereby declare that this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Officer or Director

Title		
Signature		Date
Company		
Address		
City	State	Zip Code

Subscribed and sworn to before me this _____
day of _____
(Signature of Notary Public)
My commission expires _____
(Notary Seal)

☒ Add pages for additional contracts



Affidavit of Availability

For the Letting of

7/28/2025



Bureau of Construction
2300 South Dirksen Parkway/ Room 322
Springfield, Illinois 62764

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

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	37 25042	38 25043	39 25045	40 25047		Accumulated Totals
Contract Number	62V52	61K96				
Contract With	CURRAN	BUILDERS	CARPENTERSVILLE	DIMEO		
Estimated Completion Date	12/1/2025	11/15/2025	11/1/2025	9/15/2025		
Total Contract Price	\$51,286.00	\$47,692.00	\$500,000.00	\$437,007.00		
Uncompleted Dollar Value if Firm is the Prime Contractor			\$500,000.00			\$16,706,029.00
Uncompleted Dollar Value if Firm is the Subcontractor	\$51,286.00	\$47,692.00		\$437,007.00		\$7,181,279.00
Total Value of Work						\$23,887,308.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

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Earthwork	\$18,416.00	\$23,190.00	\$69,057.00			\$3,015,019.00
Portland Cement Concrete Paving				\$416,535.00		\$4,125,489.00
HMA Plant Mix						\$0.00
HMA Paving						\$0.00
Clean & Seal Cracks / Joints						\$0.00
Aggregate Bases & Surfaces			\$31,424.00			\$469,047.00
Highway, R.R. and Waterway Struc.			\$321,041.00			\$3,113,565.00
Drainage						\$276,351.00
Electrical						\$0.00
Cover and Seal Coats						\$0.00
Concrete Construction	\$32,870.00	\$24,502.00	\$51,000.00	\$20,472.00		\$4,390,611.00
Landscaping						\$0.00
Fencing						\$0.00
Guardrail						\$0.00
Painting						\$0.00
Signing						\$0.00
Cold Milling, Planning, Rotomilling						\$0.00
Demolition						\$0.00
Pavement Markings (Paint)						\$0.00
Other Construction (List)						\$0.00
						\$0.00
						\$0.00
						\$0.00
Totals	\$51,286.00	\$47,692.00	\$472,522.00	\$437,007.00	\$0.00	\$15,390,082.00

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Part III. Work Subcontracted to Others.

For each contract described in Part I, list all the work you have subcontracted to others.

	37	38	39	40	
	25042	25043	25045	25047	
Subcontractor			WEISS		
Type of Work			LANDSCAPING		
Subcontract Price			\$15,796.00		
Amount Uncompleted			\$15,796.00		
Subcontractor			MACKIE		
Type of Work			LAYOUT		
Subcontract Price			\$5,500.00		
Amount Uncompleted			\$5,500.00		
Subcontractor			NAFISCO		
Type of Work			TRAFFIC CNTRL		
Subcontract Price			\$6,182.00		
Amount Uncompleted			\$6,182.00		
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					

Total Uncompleted	\$0.00	\$0.00	\$27,478.00	\$0.00	\$0.00
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Notary

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Officer or Director

Title

Signature

Date

Company

Address

City

State

Zip Code

Subscribed and sworn to before me this _____

day of _____

(Signature of Notary Public)

My commission expires _____

(Notary Seal)

☒ Add pages for additional contracts



Affidavit of Availability

For the Letting of

7/28/2025



Bureau of Construction
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Springfield, Illinois 62764

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	41 25050	42 25051	Awards Pending 25052	Awards Pending		Accumulated Totals
Contract Number						
Contract With	PIRTANO	GLENCOE	HUNTLEY FPD			
Estimated Completion Date	12/15/2025	11/21/2025	10/15/2025			
Total Contract Price	\$62,952.00	\$184,197.00	\$198,450.00			
Uncompleted Dollar Value if Firm is the Prime Contractor		\$184,197.00	\$198,450.00			\$17,088,676.00
Uncompleted Dollar Value if Firm is the Subcontractor	\$62,952.00					\$7,244,231.00
Total Value of Work						\$24,332,907.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

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Earthwork		\$13,350.00	\$22,623.00			\$3,050,992.00
Portland Cement Concrete Paving						\$4,125,489.00
HMA Plant Mix						\$0.00
HMA Paving						\$0.00
Clean & Seal Cracks / Joints						\$0.00
Aggregate Bases & Surfaces			\$2,210.00			\$471,257.00
Highway, R.R. and Waterway Struc.		\$120,737.00				\$3,234,302.00
Drainage		\$1,250.00	\$151,767.00			\$429,368.00
Electrical						\$0.00
Cover and Seal Coats						\$0.00
Concrete Construction	\$62,952.00	\$7,420.00				\$4,460,983.00
Landscaping						\$0.00
Fencing						\$0.00
Guardrail						\$0.00
Painting						\$0.00
Signing						\$0.00
Cold Milling, Planning, Rotomilling						\$0.00
Demolition						\$0.00
Pavement Markings (Paint)						\$0.00
Other Construction (List)						\$0.00
						\$0.00
						\$0.00
						\$0.00
Totals	\$62,952.00	\$142,757.00	\$176,600.00	\$0.00	\$0.00	\$15,772,391.00

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Part III. Work Subcontracted to Others.

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	41	42	Awards Pending	Awards Pending	
	25050	25051	25052		
Subcontractor		BAKER	MACKIE		
Type of Work		ASPHALT	LAYOUT		
Subcontract Price		\$15,465.00	\$5,500.00		
Amount Uncompleted		\$15,465.00	\$5,500.00		
Subcontractor		WORK ZONE	WEISS		
Type of Work		TRAFFIC CONTROL	LANDSCAPING		
Subcontract Price		\$5,975.00	\$16,350.00		
Amount Uncompleted		\$5,975.00	\$16,350.00		
Subcontractor		GREAT LAKES			
Type of Work		HYDRO DEMO			
Subcontract Price		\$20,000.00			
Amount Uncompleted		\$20,000.00			
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					

Total Uncompleted	\$0.00	\$41,440.00	\$21,850.00	\$0.00	\$0.00
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Notary

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Officer or Director

Eric L. Ruth

Title

President

Signature

Date



7/28/2025

Company

Alliance Contractors, Inc.

Address

1166 Lake Ave.

City

State

Zip Code

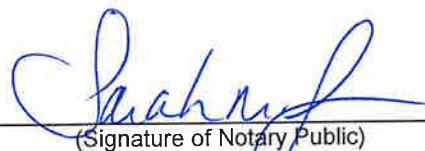
Woodstock

IL

60098

Subscribed and sworn to before me this 28th

day of July, 2025



(Signature of Notary Public)

My commission expires 1/13/2027

☐ Add pages for additional contracts

BID SHEET

“Central Gateway Sitework”

(TO BE FILLED OUT BY THE CONTRACTOR/BIDDER)

The Bidder will complete pricing for all items (# 1-36) to provide all labor, equipment, materials and mobilization (if applicable) to perform this work. The fixed item price given is to be all inclusive.

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	TEMPORARY FENCE	FOOT	200	\$ 5.00	\$ 1,000.00
2	INLET FILTERS	EACH	2	\$ 25.00	\$ 50.00
3	AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	160	\$ 7.55	\$ 1,208.00
4	AGGREGATE BASE COURSE, TYPE B 6"	SQ YD	190	\$ 11.25	\$ 2,137.50
5	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	28	\$ 65.25	\$ 1,827.00
6	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	28	\$ 20.00	\$ 560.00
7	BITUMINOUS MATERIALS (PRIME COAT)	POUND	380	\$ 2.00	\$ 760.00
8	BITUMINOUS MATERIALS (TACK COAT)	POUND	140	\$ 2.00	\$ 280.00
9	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	137	\$ 150.00	\$ 20,550.00
10	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	96	\$ 150.00	\$ 14,400.00
11	CLASS D PATCHES, 4"	SQ YD	23	\$ 100.00	\$ 2,300.00
12	PREPARATION OF BASE	SQ YD	430	\$ 5.00	\$ 2,150.00
13	PROTECTIVE COAT	SQ YD	167	\$ 0.01	\$ 1.67
14	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	SQ YD	70	\$ 150.00	\$ 10,500.00
15	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	665	\$ 15.00	\$ 9,975.00
16	DETECTABLE WARNINGS	SQ FT	20	\$ 50.00	\$ 1,000.00
17	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	230	\$ 30.00	\$ 6,900.00
18	PAVEMENT REMOVAL	SQ YD	490	\$ 20.00	\$ 9,800.00
19	BRICK PAVER REMOVAL	SQ FT	760	\$ 5.00	\$ 3,800.00
20	CURB REMOVAL	FOOT	73	\$ 15.00	\$ 1,095.00
21	CONCRETE BASE COURSE REMOVAL	SQ YD	14	\$ 20.00	\$ 280.00

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
22	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	90	\$ 100.00	\$ 9,000.00
23	CURB EDGING	FOOT	653	\$ 90.00	\$ 58,770.00
24	CURB EDGING (SPECIAL)	FOOT	252	\$ 95.00	\$ 23,940.00
25	ELECTRICAL CONTROL PAD (SPECIAL)	L SUM	1	\$ 10,000.00	\$ 10,000.00
26	TYPE S2 POLE BASE	EACH	2	\$ 5,000.00	\$ 10,000.00
27	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	11	\$ 170.00	\$ 1,870.00
28	CATCH BASINS, TYPE C, TYPE 1 FRAME, OPEN LID	EACH	1	\$ 4,000.00	\$ 4,000.00
29	MOBILIZATION	L SUM	1	\$ 39,361.70	\$ 39,361.70
30	TRAFFIC CONTROL AND PROTECTION, SPECIAL	L SUM	1	\$ 6,325.00	\$ 6,325.00
31	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	52	\$ 10.00	\$ 520.00
32	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	464	\$ 5.00	\$ 2,320.00
33	CLOCK TOWER FOUNDATION (SPECIAL)	L SUM	1	\$ 14,275.00	\$ 14,275.00
34	CONSTRUCTION LAYOUT (SPECIAL)	L SUM	1	\$ 10,000.00	\$ 10,000.00
35	SANITARY MANHOLES TO BE ADJUSTED	EACH	3	\$ 600.00	\$ 1,800.00
36	DRAINAGE & UTILITY STRUCTURES TO BE ADJUSTED	EACH	3	\$ 500.00	\$ 1,500.00
TOTAL FOR ITEMS (1-36)					\$ 284,255.87

Central Gateway Sitework
BID OPNEING: July 28, 2025

S/N	Item	Unit	Quantity	ALLIANCE		MYS INC.		MARTAM	
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	TEMPORARY FENCE	FOOT	200	\$5.00	\$1,000.00	\$4.22	\$844.00	\$10.00	\$2,000.00
2	INLET FILTERS	EACH	2	\$25.00	\$50.00	\$594.20	\$1,188.40	\$250.00	\$500.00
3	AGGREGATE BASE COURSE, TYPE B 4"	SQ YD	160	\$7.55	\$1,208.00	\$15.63	\$2,500.80	\$10.00	\$1,600.00
4	AGGREGATE BASE COURSE, TYPE B 6"	SQ YD	190	\$11.25	\$2,137.50	\$19.57	\$3,718.30	\$12.00	\$2,280.00
5	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	28	\$65.25	\$1,827.00	\$86.56	\$2,423.68	\$58.00	\$1,624.00
6	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	28	\$20.00	\$560.00	\$166.95	\$4,674.60	\$68.00	\$1,904.00
7	BITUMINOUS MATERIALS (PRIME COAT)	POUND	380	\$2.00	\$760.00	\$2.06	\$782.80	\$1.00	\$380.00
8	BITUMINOUS MATERIALS (TACK COAT)	POUND	140	\$2.00	\$280.00	\$4.72	\$660.80	\$1.00	\$140.00
9	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	137	\$150.00	\$20,550.00	\$194.51	\$26,647.87	\$260.00	\$35,620.00
10	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	96	\$150.00	\$14,400.00	\$194.52	\$18,673.92	\$280.00	\$26,880.00
11	CLASS D PATCHES, 4"	SQ YD	23	\$100.00	\$2,300.00	\$222.30	\$5,112.90	\$135.00	\$3,105.00
12	PREPARATION OF BASE	SQ YD	430	\$5.00	\$2,150.00	\$5.84	\$2,511.20	\$1.00	\$430.00
13	PROTECTIVE COAT	SQ YD	167	\$0.01	\$1.67	\$3.35	\$559.45	\$3.00	\$501.00
14	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	SQ YD	70	\$150.00	\$10,500.00	\$129.46	\$9,062.20	\$126.00	\$8,820.00
15	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	665	\$15.00	\$9,975.00	\$11.55	\$7,680.75	\$15.00	\$9,975.00
16	DETECTABLE WARNINGS	SQ FT	20	\$50.00	\$1,000.00	\$61.46	\$1,229.20	\$65.00	\$1,300.00
17	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	230	\$30.00	\$6,900.00	\$50.02	\$11,504.60	\$22.00	\$5,060.00
18	PAVEMENT REMOVAL	SQ YD	490	\$20.00	\$9,800.00	\$22.95	\$11,245.50	\$23.00	\$11,270.00
19	BRICK PAVER REMOVAL	SQ FT	760	\$5.00	\$3,800.00	\$3.84	\$2,918.40	\$4.00	\$3,040.00
20	CURB REMOVAL	FOOT	73	\$15.00	\$1,095.00	\$13.39	\$977.47	\$15.00	\$1,095.00
21	CONCRETE BASE COURSE REMOVAL	SQ YD	14	\$20.00	\$280.00	\$59.16	\$828.24	\$36.00	\$504.00
22	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	90	\$100.00	\$9,000.00	\$50.25	\$4,522.50	\$56.00	\$5,040.00
23	CURB EDGING	FOOT	653	\$90.00	\$58,770.00	\$88.00	\$57,464.00	\$42.00	\$27,426.00
24	CURB EDGING (SPECIAL)	FOOT	252	\$95.00	\$23,940.00	\$92.40	\$23,284.80	\$56.00	\$14,112.00
25	ELECTRICAL CONTROL PAD (SPECIAL)	LSUM	1	\$10,000.00	\$10,000.00	\$3,931.55	\$3,931.55	\$5,000.00	\$5,000.00
26	TYPE S2 POLE BASE	EACH	2	\$5,000.00	\$10,000.00	\$3,701.61	\$7,403.22	\$7,700.00	\$15,400.00
27	STORM SEWERS, CLASS A, TYPE 1 12"	FOOT	11	\$170.00	\$1,870.00	\$205.63	\$2,261.93	\$235.00	\$2,585.00
28	CATCH BASINS, TYPE C, TYPE 1 FRAME, OPEN LID	EACH	1	\$4,000.00	\$4,000.00	\$6,835.79	\$6,835.79	\$4,500.00	\$4,500.00
29	MOBILIZATION	L SUM	1	\$39,361.70	\$39,361.70	\$22,103.49	\$22,103.49	\$16,000.00	\$16,000.00
30	TRAFFIC CONTROL AND PROTECTION, SPECIAL	L SUM	1	\$6,325.00	\$6,325.00	\$10,642.70	\$10,642.70	\$32,000.00	\$32,000.00
31	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	SQ FT	52	\$10.00	\$520.00	\$20.01	\$1,040.52	\$22.00	\$1,144.00
32	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	464	\$5.00	\$2,320.00	\$7.22	\$3,350.08	\$7.00	\$3,248.00
33	CLOCKTOWER FOUNDATION (SPECIAL)	L SUM	1	\$14,275.00	\$14,275.00	\$16,236.85	\$16,236.85	\$32,000.00	\$32,000.00
34	CONSTRUCTION LAYOUT (SPECIAL)	L SUM	1	\$10,000.00	\$10,000.00	\$5,557.55	\$5,557.55	\$6,000.00	\$6,000.00
35	SANITARY MANHOLES TO BE ADJUSTED	EACH	3	\$600.00	\$1,800.00	\$2,028.50	\$6,085.50	\$1,400.00	\$4,200.00
36	DRAINAGE & UTILITY STRUCTURES TO BE ADJUSTED	EACH	3	\$500.00	\$1,500.00	\$611.33	\$1,833.99	\$900.00	\$2,700.00
				\$284,255.87		\$288,299.55		\$289,383.00	



Item Cover Page

Subject

Meeting

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category

Type

As submitted

August 6, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT
VILLAGE BOARD

VILLAGE MANAGER'S REPORT

Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None