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

September 16, 2025 | **Village Hall - 3rd Floor Board Room** | **7:00 PM**

1. CALL TO ORDER

2. ROLL CALL

2.1. Pledge of Allegiance - Trustee Terri Gens

3. APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - September 2, 2025

4. MAYORS REPORT

4.1. Mayor's Comment

4.2. EMPLOYEE RECOGNITION - Village Employees celebrating Quinquennial anniversaries

4.3. PROCLAMATION: National Suicide Prevention and Action Month Proclamation

4.4. PROCLAMATION: National Hispanic Heritage Month

4.5. APPOINTMENT TO BOARDS AND COMMISSIONS
Economic Development Commission ~ Dawn Fletcher Collins

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. Monthly Financial Report - July 2025

6.2. List of Bills - August 27, 2025 to September 9, 2025 - $3,569,195.84

6.3. Motion to approve an intergovernmental agreement with the Village of Arlington Heights to construct the Algonquin Road Sewer Improvements Project at a cost not to exceed $172,583.

6.4. Motion to waive the rule requiring two readings of an ordinance and ADOPT AN ORDINANCE AMENDING ORDINANCE NO. 6755 (AN ORDINANCE AMENDING ORDINANCE NO. 3831) to construct building additions and related site modifications for property located at 1780 Wall Street. An ordinance extending the effective date of a conditional use to amend the Lake Center

Plaza Planned Unit Development as a major change for an additional one-year period.

6.5. A RESOLUTION DESIGNATING AN AREA AS BLIGHTED AND IN NEED OF RENEWAL FOR THE REAL PROPERTY COMMONLY KNOWN AS 200 E. RAND ROAD, MOUNT PROSPECT, ILLINOIS, 60056 PINS: 03-34-200-061/-062

6.6. A RESOLUTION CONSENTING TO AND SUPPORTING A CLASS 7B TAX INCENTIVE FOR THE REAL PROPERTY LOCATED AT 200 E. RAND ROAD, MOUNT PROSPECT, ILLINOIS 60056

6.7. Motion to accept the lowest cost, responsive bid for Landscape Installation at the Central Gateway Plaza for cost not to exceed $107,250.

6.8. A RESOLUTION APPROVING AN EASEMENT AGREEMENT FOR PROPERTY LOCATED AT 3401 S. BUSSE ROAD

6.9. A RESOLUTION TO WAIVE THE BUILDING PERMIT AND INSPECTION FEES REQUIRED FOR THE DIMEO BROTHERS REDEVELOPMENT PROJECT FOR PROPERTY LOCATED AT 2400 EAST OAKTON STREET, MOUNT PROSPECT, ILLINOIS 60056

7. OLD BUSINESS - None

8. NEW BUSINESS

8.1. 1st reading of AN ORDINANCE AMENDING CHAPTER 23, "OFFENSES AND MISCELLANEOUS REGULATIONS" WITH REGARD TO MICROMOBILITY DEVICES (ELECTRIC BIKES AND LOW SPEED ELECTRIC SCOOTERS) AND E-MOTOS"

9. VILLAGE MANAGER'S REPORT

9.1. Motion to accept the proposal from Ciorba Group to provide Phase III Construction Engineering services for the Melas/Meadows Pedestrian Bridge Project for an amount not to exceed $856,458.

9.2. Motion to accept the proposal from Flock Group, Inc. to renew a two (2) year agreement for an amount not to exceed $137,000.00

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

DRAFT

Village of Mount Prospect Regular Meeting of the Village Board
Tuesday, September 2, 2025
7:00PM

CALL TO ORDER

Mayor Hoefert called the Regular Meeting of the Village Board to order at 7:03p.m. in the Board Room at Village Hall, 50 S. Emerson St.

ROLL CALL

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

2.1. Pledge of Allegiance - Trustee Elizabeth DiPrima led the Pledge of Allegiance

APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board/Committee of the Whole - August 19, 2025

Motion by Vincent Dante, second by Terri Gens to approve the regular meeting minutes of the August 19, 2025 Village Board/Committee of the Whole:

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 welcomed Joey and Tommy Petricca from Troop 155, who were attending the meeting to work on their Eagle Scout badges for Citizenship in the Community.

4.2. EMPLOYEE RECOGNITION - Village Employees celebrating Quinquennial Anniversaries

Fire Chief John Dolan congratulated all the Quinquennial recipients who were celebrating five to fifteen years of service to the department:

- Monika Korzun
- Michael Ralston
- Larry Matthies
- Laurie Moran
- Bill Eckert
- Tom Hammond
- Seth McCrory
- Phil Ellenbecker
- Kyle Anders
- John Liebgott
- Mike Murphy

Chief Dolan honored and highlighted the careers of the following honorees:

20 Years of Service:

- Assistant Chief Bryan Loomis
- Sarah Gonet

25 Years of Service:

- Lieutenant Richard Christiansen
- Mark Nabielec

30 Years of Service:

- Jim Miller

35 Years of Service:

- Mike Mangiamele

Trustee Dante expressed sincere gratitude to the men and women of the fire department for their outstanding service, dedication, and commitment to the community.

Mayor Hoefert called for a brief recess at 7:19 pm.
Mayor Hoefert resumed the meeting at 7:31 pm.

COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

There were no public comments.

CONSENT AGENDA

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

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

Final Resolution: Motion Passed

6.1. List of Bills - August 13, 2025, to August 26, 2025 - $2,709,612.85

6.2. Approval of Closed Session Minutes - August 19, 2025

6.3. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE AMENDING CHAPTER 18, "TRAFFIC" IN THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance will adopt traffic regulations on Hamilton Road, Diane East, Elizabeth Drive, and Weiler Road, all south of Oakton Street in newly annexed areas.

Ordinance No. 6800

6.4. Motion to accept the lowest-cost, responsive bid for the 2025 Kensington Business Center Basin #6 Rehabilitation Project for a cost not to exceed
$191,428.

6.5. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE AMENDING ORDINANCE NO. 2758 GRANTING A SPECIAL USE PERMIT IN THE NATURE OF A PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 1250 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS (PZ-16-25)

Ordinance No. 6801

6.6. Motion to approve A RESOLUTION APPROVING AN EASEMENT AGREEMENT ESTABLISHING A PERMANENT INGRESS/EGRESS EASEMENT AND PROVIDING A TEMPORARY CONSTRUCTION EASEMENT FOR A PORTION OF PROPERTY LOCATED AT 302 WEST NORTHWEST HIGHWAY, MOUNT PROSPECT, ILLINOIS

Resolution No. 24-25

OLD BUSINESS - None

There was no old business to discuss.

NEW BUSINESS

8.1. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A FINAL PLAT OF SUBDIVISION, A CONDITIONAL USE FOR A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, A DEVELOPMENT CODE EXCEPTION, AND THE WAIVING OF CERTAIN VILLAGE FEES, FOR PROPERTY LOCATED AT 700 AND 804 WEST LINCOLN STREET, MOUNT PROSPECT, ILLINOIS (PZ-07-25 AND PZ-10-25)

Jason Shallcross, Director of Community and Economic Development, presented the proposal from School District 57 for Lincoln Middle School. He thanked the school district for their diligent work with staff throughout the 10-month process.

The proposal included:

- A final plat to consolidate many existing lots into a single lot of record
- Construction of a new middle school around the existing school, which would later be demolished
- A phased approach with the new school construction first, followed by demolition of the existing school, and finally constructing a track and field area

- Underground stormwater detention system
- Building materials including brick, precast stone, glass, and metal panel accents
- Significant landscaping
- A development code exception to exclude an existing stormwater detention easement area from required stormwater calculations

The Planning and Zoning Commission unanimously recommended approval by a vote of 7-0 at their August 14th meeting. Director Shallcross noted that there was limited public comment.

Director Shallcross provided the following in response to questions from the Board:

- Confirmed there would be no LED messaging signs, just a stone sign.
- The site constraints with the existing school footprint necessitated the proposed three-story design.
  Fire Chief John Dolan confirmed the building would meet all fire code and building code requirements with appropriate emergency vehicle access.
- The proposed plans would substantially improve the current mixed parking situation by separating bus pickup/dropoff from parent pickup/dropoff and staff parking.
- Construction traffic would be managed through the Village permitting process, with consideration of using Main Street for heavier traffic.
- Community communication during construction would be a partnership between the school and the Village.
- Approximately $985,000 in permit fees would be waived, noting this was consistent with the Village's practice of waiving fees for other governmental bodies.

Public Comment:
Louis Goodman
310 N. School St.

- Asked what will happen to the existing baseball field

Director Shallcross informed Mr. Goodman that the baseball field will be eliminated.

Mayor Hoefert expressed excitement about the project, noting it would be a beautiful new addition to the Village's educational offerings.

Motion by Colleen Saccotelli, second by Terri Gens to waive the rule requiring two readings of an ordinance and adopt an ordinance granting a final plat of subdivision, a conditional use for a preliminary and final planned unit development, a development code exception, and the waiving of certain Village fees for the property at 700 and 804 West Lincoln Street.

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

Nay: None

Final Resolution: Motion Passed
Ordinance No.6802

8.2. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A FINAL PLAT OF SUBDIVISION, A CONDITIONAL USE FOR A FINAL PLANNED UNIT DEVELOPMENT, A VARIATION, A DEVELOPMENT CODE EXCEPTION, AND THE WAIVING OF CERTAIN VILLAGE FEES, FOR PROPERTY LOCATED AT 411 SOUTH MAPLE STREET, MOUNT PROSPECT, ILLINOIS (PZ-14-25)

Director Jason Shallcross presented the Mt. Prospect Park District's proposal for a new recreational complex at Lions Memorial Park. He thanked the Park District for its partnership over the previous nine months.

The proposal included:

- A plat of consolidation for several existing park district properties
- A new recreational center in approximately the same location as the existing one
- An increase of 21 parking stalls (from 179 to 200)
- New leisure pool with lap lanes
- Pickleball courts, water slide area, splash pad
- Changing room accessory buildings for the pool area
- A full basketball court, skate park, and seasonal ice rink
- A variation request to reduce the setback from Lincoln Street from 18 feet to 10 feet
- Building materials consistent with the village's downtown design

guidelines, including brick, stone, and glass.
- A development code exception from stormwater requirements to provide detention only for the disturbed area rather than the entire site.

The parking study showed that the proposed 200 on-site stalls were more than double what comparable facilities provide. Additional parking would be available in the village's Maple Street parking deck and on-street parking. A parking management plan would be required as a condition of approval.

The Planning and Zoning Commission unanimously recommended approval by a vote of 7-0 at their meeting on August 14, 2025.

Director Shallcross provided the following in response to questions from the Board:

- Confirmed there would be sufficient capacity, with only about 90 of the deck's 262 stalls currently used by commuters.
- Bike racks will be installed, exceeding code requirements by 10%.

The Park District confirmed demolition would start next month, with construction through 2026 and a planned opening in spring 2027. The bandshell would remain open, but Memorial Day and Veterans Day ceremonies would be temporarily relocated to RecPlex.

Board Comments:

- The skate park was an important addition for teens, suggesting the Park District consider adding lighting to extend usable hours while being mindful of neighboring properties.
- Expressed support for the project, noting it had been long overdue.
- Approximately $685,000 in Village permit fees will be waived.
- Expressed excitement about the project and suggested promoting the parking garage as an alternative for parking for visitors

Public Comment:
Tommy Petricca
Teen Mount Prospect resident

- Expressed support for the project and asked about public access to outdoor facilities and food options.

Jim Jarog, Executive Director of the Mt. Prospect Park District, confirmed the tennis courts, pickleball courts, basketball court, and skate park would be open for public use, and there would be a concession area to serve both the park and pool.

Mayor Hoefert highlighted the historical significance of the project, noting the property was donated by the Lions Club nearly 70 years ago, and expressed excitement about the enhanced community amenity.

Motion by Terri Gens, second by Bill Grossi, to waive the rule requiring two readings of an ordinance and adopt an ordinance granting a final plat of subdivision, a conditional use for a final planned unit development, a variation, a development code exception, and the waiving of certain Village fees for property located at 411 South Maple Street:

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

Nay: None

Final Resolution: Motion Passed

Ordinance No. 6803

8.3. A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERGOVERNMENTAL AGREEMENT WITH THE MT. PROSPECT PARK DISTRICT FOR THE DEVELOPMENT OF AN AQUATIC CENTER AND A SKATE PLAZA AT LIONS MEMORIAL PARK

Director Shallcross presented a resolution authorizing the mayor to sign an intergovernmental agreement with the Mt. Prospect Park District that would provide $1,500,000 in village funds to support the Lions Memorial Park project: $1,000,000 for the swimming pool facility and related improvements, and $500,000 for the construction of the skate park.

Director Shallcross noted that when the Prospect and Main Tax Increment Financing District was created, it was anticipated that TIF funds could assist in improving Lions Memorial Park. The funds had been budgeted in the TIF pro forma for several years.

Board Comments:

- The investment would likely generate sales tax revenue as visitors patronize nearby restaurants and businesses.
- Emphasized that the funding came from TIF funds paid by people in the area, making it an appropriate use of those resources.

Mt. Prospect Park District Executive Director Jim Jarog thanked the Village Board for their support, noting that the TIF proceeds would allow them to expand the project that would otherwise have been downsized.

Motion by Colleen Saccotelli, second by Bill Grossi, to adopt the resolution authorizing the mayor to sign an intergovernmental agreement with the Mt. Prospect Park District for the development of an aquatic center and a skate plaza at Lions Memorial Park:

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

Nay: None

Final Resolution: Motion Passed
Resolution No. 25-25

8.4. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A CONDITIONAL USE FOR A SIDE YARD SETBACK REDUCTION FOR PROPERTY LOCATED AT 631 SOUTH ALBERT STREET, MOUNT PROSPECT, ILLINOIS (PZ-17-25)

Jason Shallcross presented a conditional use request to reduce the interior side yard setback to approve a patio in the side yard at 631 South Albert Street.

Director Shallcross explained that the homeowner had inherited a deteriorating side yard patio that stretched from the house to the perimeter lot line. The homeowner replaced it with pavers set in river rock without obtaining a permit, not realizing one was required.

The required 7-foot side yard setback would reduce the 11-foot wide area to a 4-foot path, making it non-functional as a patio.

The conditions of approval included that the patio be reconstructed to code and that a fence remain in place along the perimeter to provide screening.

The homeowner provided letters of support from adjacent neighbors, including the one directly impacted by the patio.

The Planning and Zoning Commission recommended approval by a vote of 5-2 at their meeting on August 14, 2025. Director Shallcross noted that there were no objections from the neighbors and offered support for the petitioner's request.

Board Comments:

- Confirmed that the original patio had existed without a permit before the current homeowner purchased the property.
- The homeowners have made significant improvements to the existing patio

Mayor Hoefert asked if the improvement was done by a contractor, which Mr. Shallcross confirmed, adding that the contractor had apologized and assured this wouldn't happen again.

Motion by Bill Grossi, second by Vincent Dante, to waive the rule requiring two readings of an ordinance and adopt an ordinance granting a conditional use for a side yard setback reduction for property located at 631 South Albert Street:

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

Nay: None

Final Resolution: Motion Passed

Ordinance No. 6804

VILLAGE MANAGER'S REPORT

9.1. As submitted

The Village Manager had nothing further to report.

DRAFT

ANY OTHER BUSINESS

None.

ADJOURNMENT

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Matuszak, seconded by Trustee Gens, motioned to adjourn the meeting. By unanimous voice vote, the September 2, 2025 Regular Meeting of the Village Board of Trustees adjourned at 8:39 p.m.

Respectfully submitted,

Karen M.
Agoranos
Village Clerk

Item Cover Page

Subject	**Mayor's Comment**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None

Item Cover Page

Subject	**EMPLOYEE RECOGNITION - Village Employees celebrating Quinquennial anniversaries**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Public Works employees celebrating their twenty-plus years of service will be recognized.

Discussion

Alternatives

Staff Recommendation

Attachments

None

Item Cover Page

Subject	**PROCLAMATION: National Suicide Prevention and Action Month Proclamation**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

1. Suicide Prevention Month

PROCLAMATION

National Suicide Prevention and Action Month
September 2025

WHEREAS, with September being recognized as "Suicide Awareness Month," the National Suicide Prevention & Action Month Proclamation was created to raise the visibility of mental health and proactive suicide prevention resources in our community.

WHEREAS, the Village of Mount Prospect recognizes the importance of starting the conversation, destigmatizing it, and helping connect people with the appropriate support services; and

WHEREAS, suicidal thoughts can affect anyone regardless of age, gender, race, orientation, income level, religion, or background; and

WHEREAS, global organizations such as Hope For The Day (HFTD), national organizations such as the National Alliance on Mental Illness (NAMI) and local organizations like Suicide Prevention Services (SPS) are on the front lines of a battle to open minds, save lives, and restore hope; and

WHEREAS, Hope for the Day states that 700,000 suicides are reported each year, and each one affects 100's of connections, friends, neighbors, and family; and

WHEREAS, every member of our community should understand that throughout life's struggles, we all need the occasional reminder that we are all silently fighting our own battles; and

WHEREAS, we can all help prevent suicide. Start the Conversation.

NOW, THEREFORE, I, Paul Wm. Hoefert, Mayor of the Village of Mount Prospect, do hereby proclaim the month of September as

"Suicide Prevention and Action Month"

and call upon all individuals to take time to understand mental health through education, and recognize that we need to take care of our mental health while we take care of each other.

_____
Paul Wm. Hoefert, Mayor

Attest:

_____
Karen M. Agoranos, Village Clerk

Dated this 19th day of September, 2025

Item Cover Page

Subject	**PROCLAMATION: National Hispanic Heritage Month**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

1. Hispanic Heritage month 2025

PROCLAMATION

NATIONAL HISPANIC HERITAGE MONTH

September 15 to October 15, 2025

WHEREAS, National Hispanic Heritage Month celebrates the Hispanic community and highlights its countless achievements; and

WHEREAS, the observation began in 1968 as Hispanics Heritage Week under President Lyndon B. Johnson, and was enacted into federal law on August 17, 1988, calling upon all the people of the United States to observe this time with ceremonies, activities, and programs; and

WHEREAS, September 15 through October 15 is recognized as National Hispanic Heritage Month, which is a time to honor the invaluable ways Hispanics contribute to our common goals, celebrate their diverse cultures, and to work towards a stronger, more inclusive, and more prosperous society for all; and

WHEREAS, this year's theme, "Collective Heritage: Honoring the Past, Inspiring the Future," pays tribute to the generations of Hispanic American who have positively influenced and enriched our nation and society; and

WHEREAS, Hispanics have enhanced and shaped our national character with centuries old traditions that reflect the multi-ethnic and multicultural customs of their communities, while adding their own distinct and dynamic perspectives to the story of our country; and

WHEREAS, Hispanic Americans represent a significant and growing demographic of the Village of Mount Prospect, we honor the invaluable ways they contribute to our Village and community; and

NOW, THEREFORE, I, Paul Wm. Hoefert, Mayor of the Village of Mount Prospect, do hereby proclaim September 15 – October 15, 2025 as

"NATIONAL HISPANIC HERITAGE MONTH"

In the Village of Mount Prospect and encourage our community to join us in celebrating the great contributions of Hispanic Americans in our Village, State and Nation.

_____
Paul Wm. Hoefert
Mayor

ATTEST:

_____
Karen M. Agoranos
Village Clerk

Item Cover Page

Subject	**APPOINTMENT TO BOARDS AND COMMISSIONS** **Economic Development Commission ~ Dawn Fletcher Collins**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	MAYORS REPORT
Type	Action Item

Information

Economic Development Commission

Appointment:

Dawn Fletcher Collins — Term to Expire September 2029
20 W. Northwest Hwy

Discussion

Alternatives

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

Staff Recommendation

Mayor Hoefert recommends the appointment of Ms. Fletcher Collins to the Economic Development Commission and believes she will represent the Village fairly and objectively.

Attachments

1. Economic Development appointment

Village of Mount Prospect
Mount Prospect, Illinois

INTEROFFICE MEMORANDUM

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

FROM: MAYOR PAUL WM. HOEFERT

DATE: SEPTEMBER 11, 2025

SUBJECT: APPOINTMENT TO BOARDS/COMMISSIONS

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

Economic Development Commission
Appointment:
Dawn Fletcher Collins — Term to Expire September 2029
20 W. Northwest Hwy

I recommend Ms. Fletcher Collins to be appointed. I believe she will represent the Village fairly and objectively.

Paul Wm. Hoefert
Mayor

ph/dj

Item Cover Page

Subject	**Monthly Financial Report - July 2025**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

Attached is the Monthly Financial Report for July 2025.

Discussion

Alternatives

1. Accept the Monthly Financial Report for July 2025.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends accepting the Monthly Financial Report for July 2025.

Attachments

1. Monthly Financial Report July 2025
2. 07 July Board Reports for Upload



VILLAGE OF MOUNT PROSPECT

MONTHLY FINANCIAL REPORT

July 31, 2025

Prepared By

Amit Thakkar, CPA
Director of Finance

TO: **VILLAGE PRESIDENT, BOARD OF TRUSTEES, AND FINANCE COMMISSION**

FROM: **AMIT THAKKAR, DIRECTOR OF FINANCE**

DATE: **AUGUST 31, 2025**

SUBJECT: **MONTHLY FINANCIAL REPORT FOR THE MONTH OF JULY 2025**

In an effort to provide the most transparent and relevant financial information in a timely manner, we are submitting this report herewith. The report contains relevant data and analytical information for the Village's financial affairs. The report is prepared based on the most recent available financial information (internal and external). The report is divided into five sections, including a) Cash and Investments, b) Revenues, c) Expenses, d) Fund Balance Analysis, and e) Other Items that may contain relevant new issues and items representing and impacting the Village's financial interest and well-being.

a) Cash and Investments

The Village of Mount Prospect maintains a sufficient cash balance at various banking and investment institutions for the smooth operation of the Village's day-to-day activities. The remainder of the cash assets are invested in multiple interest-earning accounts and investment options in accordance with the Village's Investment Policy. As of July 1, 2025, the beginning Cash and Cash Equivalents totaled $120.1 million. During the month, the Village collected cash receipts totaling $10.2 million. The investment income for the month totaled $415,106. The monthly payroll cost was $3.1 million, and accounts payable were paid in the amount of $10.4 million. The inter-fund activity increased the cash position by $3,877, while other disbursements totaled $25,760. As of July 31, 2025, the Village's Cash and Cash Equivalents totaled $117.1 million.

GOVERNMENTAL AND ENTERPRISE FUNDS

	Cash and Cash Equivalents	Investments	Total Cash and Investments
Balance at July 1, 2025	$ 120,123,315	$ 22,797,849	$ 142,921,164
Cash receipts	10,163,560	$ -	10,163,560
Investment income	415,106	38,420	453,526
Transfers from investments to cash	-	0	-
Transfers to investments from cash	-	0	-
Interfund activity	3,877	0	3,877
Disbursements:			
Accounts payable	(10,448,094)	0	(10,448,094)
Payroll	(3,116,329)	0	(3,116,329)
Other	(25,760)	0	(25,760)
Balance at July 31, 2025	$ 117,115,675	$ 22,836,269.26	$ 139,951,944

As of July 31, 2025, the Village has $22.8 million invested in long-term investments, including U.S. Treasury, AAA+ rated money-market funds, and FDIC-insured CDs. The Cash, Cash Equivalents, and Investments totaled $140.0 million as of July 31, 2025.

The table below summarizes the cash, cash equivalents, and investments by fund type as of July 31, 2025.

Fund Details		Amount
General Fund	$	55,376,391
Special Revenue Funds		24,234,931
Debt Service Funds		1,676,763
Capital Projects Funds		21,016,496
Enterprise Funds		19,695,917
Internal Service Funds		17,951,446
Total Cash and Cash Equivalents	$	139,951,944

In addition to the funds summarized above, the Village of Mount Prospect has $1,251,277 in escrow accounts under the umbrella of Other Trust and Agency Funds.

b) Revenues

The data below summarizes the revenue recognized by the Village through July 2025.

Revenue Category	Budget 2025	Actual YTD July 2025	% of Annual Budget	Actual YTD July 2024	Actual YTD 2025 vs.Actual YTD 2024	% Change
Property Taxes	24,813,627	12,946,524	52.2%	18,301,773	(5,355,250)	-29.3%
Other Taxes	15,554,350	6,718,515	43.2%	6,144,629	573,886	9.3%
Intergovernmental Revenue	54,857,954	23,717,776	43.2%	21,602,953	2,114,823	9.8%
Licenses, Permits & Fees	1,912,000	1,055,392	55.2%	1,192,071	(136,680)	-11.5%
Charges For Services	47,342,301	27,819,805	58.8%	23,957,165	3,862,640	16.1%
Fines & Forfeits	608,500	345,802	56.8%	350,258	(4,456)	-1.3%
Investment Income	3,933,700	3,079,194	78.3%	3,946,973	(867,779)	-22.0%
Other Financing Sources	12,749,433	81,327	0.6%	8,500,000	(8,418,673)	-99.0%
Other Revenue	3,085,500	1,662,055	53.9%	2,499,369	(837,314)	-33.5%
Reimbursements	1,086,500	1,710,636	157.4%	571,956	1,138,681	199.1%
Total Revenues	**165,943,865**	**79,137,026**	**47.7%**	**87,067,146**	**(7,930,121)**	**-9.1%**

The above amounts do not represent all the revenues to be recognized for the period under review. Certain state taxes, such as sales tax, home rule sales tax, and a few other taxes, will be received by the Village in August 2025 and later. Additionally, during July 2025, the Village received the following revenues from the State, which relate to a period prior to July 2025. These amounts are distributed after the State administrative fee deduction of $12,192.

Revenues	Original Revenue Month	Revenue Recognition Month	Received by the Village	Amounts
State Sales Tax	Apr-25	Jul-25	Jul-25	3,486,560
Home Rule Sales Tax	Apr-25	Jul-25	Jul-25	735,210
Business District Tax	Apr-25	Jul-25	Jul-25	31,685
Auto Rental Tax	Apr-25	Jul-25	Jul-25	1,898
Telecom Tax	Apr-25	Jul-25	Jul-25	73,887
Total Revenues				**$4,329,239**

The actual revenue recognized by the Village totaled $79.1 million through July 2025, representing 47.7 percent of the annual budget. The overall recognized revenues are trending lower compared to the 2024 collection for the same period, due to timing issues with property taxes and interfund transfers.

Property Taxes: The Village's total levy for the year is $18,235,179. The total property tax budget, including TIF increments, is $24.8 million. The Village collected $12.9 million in property taxes through July 2025. The property taxes are due in two installments: one in March and one in August. The Village has received the first installment of the property taxes during March 2025. Due to the implementation of a new property tax ERP system, the second installment of property taxes is delayed by one to two months and the same has resulted in an overall reduced collection of property taxes by $5.4 million compared to 2024. The Village is expected to collect its full levy before the end of the current fiscal year.

Other Taxes: The category of Other Taxes includes all the taxes enacted per local ordinances, including Home Rule Sales Tax, Hotel/Motel, Food and Beverage, Municipal Motor Fuel Tax, Utility Taxes, etc. As the State collects some of these taxes, there is a three-month lag between the actual sales and the tax remittance. In addition, all the local economic activities for July are reported in August or later. The YTD tax collection under this category totals $6.7 million and it represents 43.2 percent of the annual budget. The reported collection is higher by $573,886 or 9.3 percent compared to the previous year's collection. The reported amount for 2025 mainly includes $2.7 million in home-rule sales tax, $1.3 million in utility taxes, $777,681 in real estate transfer tax, $921,724 in food & beverage tax, and $367,939 in municipal motor fuel tax. The home-rule sales tax reflects a 19.3 percent increase over the 2024 collection for the same period. Due to recent changes in the law, the out-of-state business selling items in the State of Illinois is now required to pay destination-based sales tax and the same has resulted in a higher amount of home-rule sales tax collections.

Intergovernmental Revenue: This category includes all the State shared taxes, including State Sales Tax, Income Tax, Use Tax, Motor Fuel Tax, and Grants. The Village is vigilantly tracking all intergovernmental revenues. As most of these taxes are collected by the State, there is a three-month lag between the actual sales and the tax remittance. The Village recognized $23.7 million in intergovernmental revenues through July 2025. The amount does not represent the total revenues to be recognized during the month, as significant revenues will be reported and collected after May 2025. The overall recognized revenues are trending higher by $2.1 million, or 9.8 percent, compared to the amount recognized last year for the same period. The State income tax revenue is recognized on a cash basis in the month of receipt and represents an 8.5 percent growth compared to the 2024 collections. The sales tax amount for 2025 represents sales tax from January to April 2025, collected through July 2025 (with a three-month lag). The data in the table below represents major intergovernmental revenue line items.

Major State Taxes	Actual YTD July 2025	Actual YTD July 2024	Actual YTD 2025 vs.Actual YTD 2024	% Change
002 - State Income Tax	6,861,078	6,324,956	536,121	8.5%
003 - State Motor Fuel Tax	1,242,728	1,198,834	43,894	3.7%
004 - State Sales Tax	13,203,928	11,974,819	1,229,109	10.3%
005 - State Use Tax	547,897	1,102,491	(554,594)	-50.3%
006 - Video Gaming Tax	196,454	167,674	28,780	17.2%
007 - Cannabis Education Fund	45,058	47,692	(2,635)	-5.5%
008 - Municipal Cannabis Tax	27,452	29,453	(2,001)	-6.8%
Total State Taxes	**22,124,594**	**20,845,919**	**1,278,675**	**6.1%**

Due to recent changes in the law, a few items previously reported under use tax are now being reported under sales tax and this shift is responsible for the lower use tax and higher sales tax amounts.

Licenses & Permits: The Village collected $1,055,392 in license and permit fees through July 2025. This amount is trending lower by $136,680, or 11.5 percent, compared to last year's collection. The overall collection represents 55.2 percent of the annual budget for the category.

Business Licenses & Permits	Actual YTD July 2025	Actual YTD July 2024	Actual YTD 2025 vs.Actual YTD 2024	% Change
409 - Business Licenses & Permits	630,337	600,591	29,746	5.0%
410 - Nonbusiness Licenses & Perr	425,055	591,481	(166,425)	-28.1%
Total Business Licenses & Permits	**1,055,392**	**1,192,071**	**(136,680)**	**-11.5%**

Charges for Services: The Village collected $27.8 million in charges for services through July 2025. The amount represents 58.8 percent of the annual budget for the category, and it is trending higher by $3.9 million, or 16.1 percent, compared to last year's collection. An increase in the water, sewer and refuse rates, along with an increase in the ambulance billing fee has resulted in a higher collection compared to last year's amount.

Investment Income: The Village earned $3.1 million in investment income through July 2025, which represents 78.3 percent of the category's annual budget. The recognized revenue is trending lower by $867,779 or 22.0 percent, compared to last year's amount, mainly due to rate reduction and timing issues (due to different maturity dates beyond July 2025).

Other Categories: All other revenue categories collectively generated $3.8 million through July 2025. The amount mainly includes $345,802 in fines and forfeitures, $1.7 million in other revenues, $81,327 in other financing sources, and $1.7 million in reimbursements.

c) Expenditure

The data below recaps the expenditures incurred through July 2025.

Departments	Budget 2025	Actual YTD July 2025	% of Annual Budget	Actual YTD July 2024	Actual YTD 2025 vs.Actual YTD 2024	% Change
10 Public Representation	779,620	420,880	54.0%	409,140	11,740	2.9%
20 Village Administration	6,679,309	3,361,550	50.3%	2,657,594	703,956	26.5%
30 Finance	3,299,072	1,211,103	36.7%	1,902,017	(690,914)	-36.3%
40 Community Development	11,861,291	7,386,904	62.3%	2,490,126	4,896,778	196.6%
50 Human Services	1,783,765	985,373	55.2%	810,156	175,216	21.6%
60 Police	28,215,092	15,043,047	53.3%	14,767,131	275,916	1.9%
70 Fire	27,373,238	12,511,187	45.7%	12,915,240	(404,054)	-3.1%
80 Public Works	75,412,437	29,732,147	39.4%	32,097,307	(2,365,160)	-7.4%
00 ND	33,941,104	9,111,165	26.8%	18,403,517	(9,292,353)	-50.5%
Total Expenditures	**189,344,927**	**79,763,356**	**42.1%**	**86,452,228**	**(6,688,873)**	**-7.7%**

The above amounts do not include the expenditure for the Pension Funds, as they are separate entities. The above amounts are unaudited and subject to change with accrual/audit adjustments.

Departments	Budget 2025	Actual YTD July 2025	% of Annual Budget	Actual YTD July 2024	Actual YTD 2025 vs.Actual YTD 2024	% Change
Personnel	64,691,024	33,797,053	52.2%	35,232,377	(1,435,324)	-4.1%
Contractual Services	44,250,535	23,941,682	54.1%	20,950,744	2,990,938	14.3%
Commodities & Supplies	2,831,710	1,388,096	49.0%	1,352,616	35,480	2.6%
Capital Improvements	45,349,808	13,278,778	29.3%	15,799,061	(2,520,283)	-16.0%
Debt Service	9,735,249	2,119,264	21.8%	2,374,550	(255,286)	-10.8%
Other Expenditures	9,737,168	5,238,483	53.8%	2,242,880	2,995,602	133.6%
Interfund Transfers	12,749,433	-	0.0%	8,500,000	(8,500,000)	-100.0%
Total Expenditures	**189,344,927**	**79,763,356**	**42.1%**	**86,452,228**	**(6,688,873)**	**-7.7%**

Personnel Costs: The year-to-date expenditure for Personnel Costs, including benefits, is $33.8 million, or 52.2 percent of the annual budget for the category. The amount is trending lower by $1.4 million, or 4.1 percent compared to last year's amount, mainly due to delayed pension contributions resulting from delayed second installment of property taxes. The overtime expense through July 2025 totaled $1.8 million, while at the same time last year, it totaled $1.6 million.

Contractual Services: This category covers most contractual services, including some large line items, such as JAWA water purchases, budgeted and grant-funded engineering studies, and other contracts. The Village incurred $23.9 million in contractual services, equating to 54.1 percent of the annual budgeted amount for the category. The expenditure amount is trending higher by $3.0 million or 14.3 percent, mainly due to inflationary and timing issues.

Supplies: Through July 2025, the Village spent $1.4 million on supplies, which totaled 49.0 percent of the annual budget. The commodities and supplies are trending higher by $35,480 or 2.6 percent, mainly due to inflationary reasons.

Capital Improvements: The Village initially had $32.9 million in approved capital improvement projects for 2025. In March 2025, the Village Board approved a budget amendment to carry over $11.0 million in unfinished projects from 2024 to 2025. The Village has spent $13.3 million for capital improvement projects through July 2025. The Village initiates many projects in Spring and concludes them in late fall and early winter. The major expenditure under this category will be reported in the later part of the year.

Debt Service: Per the established debt service schedules, the Village's bond payments are due on June 1 and December 1. The Village processes these debt service payments a few days before due dates and keeps sufficient funds to execute them. So far, the Village has paid its debt service payments in May 2025 (due on June 1, 2025) totaling $2.1 million.

Other Expenditure: This category includes a budget of $9.7 million and includes various risk management items as well as the TIF incentive amounts to be shared per the redevelopment agreements. The Village recently approved a budget amendment (in July 2025) for acquiring 111 E Busse Property. This budget amendment is reflected in the above numbers. The Village has spent $5.0 million for 111 E Busse acquisition and $238,483 in other expenditures.

Interfund Transfers: The amount represents various interfund transfers budgeted from the General Fund ($11,749,433) and from the Elk Grove Rural Special Service Area Fund ($1,000,000). The Village has not executed any interfund transfers; they are expected to be executed after July 2025.

d) Fund Balance Analysis:

The fund balance is an essential tool to check the fiscal health of any governmental organization. The data below summarizes the Village's monthly unassigned/unrestricted general fund reserves.

Items/Details	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	YTD Total
Revenues - Unaudited	90,532,896	1,903,070	4,692,858	8,636,190	5,914,774	8,677,673	3,996,061	5,749,373	39,570,000
Expenses - Unaudited	(87,415,097)	(4,155,381)	(6,072,023)	(8,109,871)	(5,152,769)	(4,786,964)	(5,179,816)	(6,930,181)	(40,387,004)
Net Monthly Surplus/(Deficit)	**3,117,799**	**(2,252,311)**	**(1,379,164)**	**526,319**	**762,005**	**3,890,709**	**(1,183,755)**	**(1,180,808)**	**(817,004)**
Ending Unrestricted Reserves	**46,348,799**	**44,096,488**	**42,717,324**	**43,243,643**	**44,005,648**	**47,896,357**	**46,712,602**	**45,531,795**	**45,531,795**
As % of General Fund Budget	54.0%	51.4%	49.8%	50.4%	51.3%	55.9%	54.5%	53.1%	53.1%
Unencumbered Cash Balance	**34,239,750**	**34,737,448**	**37,460,933**	**41,705,474**	**42,477,169**	**46,448,019**	**46,623,754**	**45,531,795**	**45,531,795**
As % of General Fund Budget	39.9%	40.5%	43.7%	48.6%	49.5%	54.2%	54.4%	53.1%	53.1%

* Fund Balance is unaudited, and subject to adjustments and other changes. The above analysis includes only unrestricted fund balance for the General Fund.

As of July 31, 2025, the unrestricted fund balance is estimated at $45.5 million, which equates to 53.1 percent of the annual budget. Not all revenues and expenditures for the fiscal period are recognized. The year-to-date financial activities have resulted in a net deficit of $817,004. In 2023, the Village revised its Fund Balance Policy, and the new target is set to maintain the fund balance between 30 and 50 percent. Besides that, an Economic Emergency Fund was established in 2023, and a transfer of $6.5 million was executed as initial funding from the General Fund reserves. The Village funded the second installment of $6.5 million for the Economic Emergency Fund in July 2024 from the 2023 audited surplus (General Fund), reducing the overall fund balance starting in July 2024. The unencumbered cash balance as of July 31, 2025, is $45.5 million, and it also represents 53.1 percent of the annual budget.

Economic Emergency Fund

The Village Board authorized the creation of a new Economic Emergency Fund in May 2023 and approved a budget amendment funding $6.5 million from the General Fund reserves as an initial funding amount. This transfer was executed in May 2023 and invested in June 2023 in a AAA-rated I-prime account. The table below summarizes the Economic Emergency Fund activities for the month. During July 2024, the Village funded the second installment of $6.5 million. Also, the Economic Emergency Fund earned an interest income of $51,186 during July 2025. As of July 31, 2025, the Economic Emergency Fund reported an ending fund balance of $14,033,828, which comprises $13.0 million in Village Contributions from the General Fund and $1,033,828 in interest income.

Economic Emergency Fund	FY 2023	FY 2024	Q1-2025	Q2-2025	Jul-25	Since Inception
Village Contribution	6,500,000	6,500,000	-	-	-	13,000,000
Investment Income	195,690	495,944	118,134	172,874	51,186	1,033,828
Net Monthly Surplus/Deficit	**6,695,690**	**6,995,944**	**118,134**	**172,874**	**51,186**	**14,033,828**
Beginning Fund Balance	**-**	**6,695,690**	**13,691,634**	**13,809,768**	**13,982,643**	**-**
Ending Fund Balance	**6,695,690**	**13,691,634**	**13,809,768**	**13,982,643**	**14,033,828**	**14,033,828**

e) **Other Items:**

a. During July 2025, the Village issued 132 real estate transfer tax stamps, of which 58 were exempt and 74 were non-exempt. During the month under review, the Village collected $94,596 in real estate transfer taxes. The average real estate selling price was $426,064. At the same time last year (July 2024), the Village sold 103 transfer tax stamps, of which

40 were exempt and 63 were non-exempt. In the same month last year, the Village collected real estate transfer tax totaling $164,727, and the average selling price was $867,132 (due to a high-value transaction).

Respectfully Submitted,
Amit Thakkar
Director of Finance

VILLAGE OF MOUNT PROSPECT

BUDGET REVENUE
&
EXPENDITURE SUMMARIES

July 1 – July 31, 2025

Revenue Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **001 - General Fund**									
REVENUE									
Property Taxes	17,781,260.00	.00	17,781,260.00	.00	.00	10,127,610.76	7,653,649.24	57	13,355,432.26
Other Taxes	13,702,200.00	.00	13,702,200.00	1,189,121.04	.00	5,792,589.33	7,909,610.67	42	5,241,872.47
Licenses, Permits & Fees	1,911,500.00	.00	1,911,500.00	121,939.06	.00	1,055,391.66	856,108.34	55	1,192,071.30
Intergovernmental Revenue	41,833,082.00	.00	41,833,082.00	3,782,410.64	.00	17,595,069.92	24,238,012.08	42	17,591,005.48
Charges For Services	4,154,046.00	.00	4,154,046.00	380,015.59	.00	1,970,052.09	2,183,993.91	47	1,115,202.66
Fines & Forfeits	353,500.00	.00	353,500.00	50,723.21	.00	209,261.81	144,238.19	59	190,200.10
Investment Income	2,112,000.00	.00	2,112,000.00	191,685.33	.00	1,297,349.37	814,650.63	61	1,980,755.74
Reimbursements	378,500.00	.00	378,500.00	1,392.00	.00	1,236,916.49	(858,416.49)	327	154,386.36
Other Revenue	428,300.00	.00	428,300.00	32,086.36	.00	285,758.65	142,541.35	67	349,819.17
Other Financing Sources	1,000,000.00	.00	1,000,000.00	.00	.00	.00	1,000,000.00	0	.00
REVENUE TOTALS	$83,654,388.00	$0.00	$83,654,388.00	$5,749,373.23	$0.00	$39,570,000.08	$44,084,387.92	47%	$41,170,745.54
Fund **001 - General Fund** Totals	$83,654,388.00	$0.00	$83,654,388.00	$5,749,373.23	$0.00	$39,570,000.08	$44,084,387.92		$41,170,745.54

Revenue Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **002 - Debt Service Fund**									
REVENUE									
Property Taxes	221,367.00	.00	221,367.00	.00	.00	148,094.29	73,272.71	67	913,345.61
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	1,178,480.00	.00	1,178,480.00	234,842.46	.00	996,454.33	182,025.67	85	967,673.91
Investment Income	26,250.00	.00	26,250.00	4,774.84	.00	31,955.32	(5,705.32)	122	31,219.27
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	3,099,433.00	.00	3,099,433.00	.00	.00	.00	3,099,433.00	0	.00
REVENUE TOTALS	$4,525,530.00	$0.00	$4,525,530.00	$239,617.30	$0.00	$1,176,503.94	$3,349,026.06	26%	$1,912,238.79
Fund **002 - Debt Service Fund** Totals	$4,525,530.00	$0.00	$4,525,530.00	$239,617.30	$0.00	$1,176,503.94	$3,349,026.06		$1,912,238.79

Revenue Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **020 - Capital Improvement Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	3,399,392.00	.00	3,399,392.00	320,000.00	.00	1,280,000.00	2,119,392.00	38	800,000.00
Investment Income	210,000.00	.00	210,000.00	27,284.08	.00	156,568.46	53,431.54	75	196,076.15
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	1,500,000.00	.00	1,500,000.00	.00	.00	.00	1,500,000.00	0	.00
REVENUE TOTALS	$5,109,392.00	$0.00	$5,109,392.00	$347,284.08	$0.00	$1,436,568.46	$3,672,823.54	28%	$996,076.15
Fund **020 - Capital Improvement Fund** Totals	$5,109,392.00	$0.00	$5,109,392.00	$347,284.08	$0.00	$1,436,568.46	$3,672,823.54		$996,076.15

Revenue Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **023 - Street Improvement Construc Fund**									
REVENUE									
Other Taxes	732,250.00	.00	732,250.00	63,525.86	.00	367,938.80	364,311.20	50	379,977.30
Licenses, Permits & Fees	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	4,197,000.00	.00	4,197,000.00	380,000.00	.00	1,520,000.00	2,677,000.00	36	800,000.00
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	146,250.00	.00	146,250.00	21,128.66	.00	111,745.11	34,504.89	76	136,496.76
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	22,500.00	.00	22,500.00	4,056.00	.00	31,180.60	(8,680.60)	139	19,135.04
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$5,098,000.00	$0.00	$5,098,000.00	$468,710.52	$0.00	$2,030,864.51	$3,067,135.49	40%	$1,335,609.10
Fund **023 - Street Improvement Construc Fund** Totals	$5,098,000.00	$0.00	$5,098,000.00	$468,710.52	$0.00	$2,030,864.51	$3,067,135.49		$1,335,609.10

Revenue Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **024 - Flood Control Construction Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	10,000.00	.00	10,000.00	293.00	.00	5,220.00	4,780.00	52	4,167.00
Investment Income	82,800.00	.00	82,800.00	13,420.06	.00	79,379.75	3,420.25	96	75,781.45
Reimbursements	5,000.00	.00	5,000.00	.00	.00	.00	5,000.00	0	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$97,800.00	$0.00	$97,800.00	$13,713.06	$0.00	$84,599.75	$13,200.25	87%	$79,948.45
Fund **024 - Flood Control Construction Fund** Totals	$97,800.00	$0.00	$97,800.00	$13,713.06	$0.00	$84,599.75	$13,200.25		$79,948.45

Revenue Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **036 - Rural Special Service Area Fund**									
REVENUE									
Property Taxes	1,000,000.00	.00	1,000,000.00	.00	.00	.00	1,000,000.00	0	.00
REVENUE TOTALS	$1,000,000.00	$0.00	$1,000,000.00	$0.00	$0.00	$0.00	$1,000,000.00	0%	$0.00
Fund **036 - Rural Special Service Area Fund** Totals	$1,000,000.00	$0.00	$1,000,000.00	$0.00	$0.00	$0.00	$1,000,000.00		$0.00

Revenue Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **037 - SMP TIF Fund**									
REVENUE									
Property Taxes	800,000.00	.00	800,000.00	.00	.00	428,987.36	371,012.64	54	576,807.42
Investment Income	.00	.00	.00	2,692.66	.00	19,401.17	(19,401.17)	+++	3,589.18
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$800,000.00	$0.00	$800,000.00	$2,692.66	$0.00	$448,388.53	$351,611.47	56%	$580,396.60
Fund **037 - SMP TIF Fund** Totals	$800,000.00	$0.00	$800,000.00	$2,692.66	$0.00	$448,388.53	$351,611.47		$580,396.60

Revenue Budget by Account Classification Report

Through 07/31/25
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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **038 - Economic Emergency Fund**									
REVENUE									
Investment Income	363,750.00	.00	363,750.00	51,185.69	.00	342,194.47	21,555.53	94	220,294.67
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	6,500,000.00
REVENUE TOTALS	$363,750.00	$0.00	$363,750.00	$51,185.69	$0.00	$342,194.47	$21,555.53	94%	$6,720,294.67
Fund **038 - Economic Emergency Fund** Totals	$363,750.00	$0.00	$363,750.00	$51,185.69	$0.00	$342,194.47	$21,555.53		$6,720,294.67

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **039 - Pension Stabilization Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	.00	.00	.00	760.74	.00	4,910.51	(4,910.51)	+++	.00
Other Financing Sources	2,000,000.00	.00	2,000,000.00	.00	.00	.00	2,000,000.00	0	2,000,000.00
REVENUE TOTALS	$2,000,000.00	$0.00	$2,000,000.00	$760.74	$0.00	$4,910.51	$1,995,089.49	0%	$2,000,000.00
Fund **039 - Pension Stabilization Fund** Totals	$2,000,000.00	$0.00	$2,000,000.00	$760.74	$0.00	$4,910.51	$1,995,089.49		$2,000,000.00

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **040 - Refuse Disposal Fund**									
REVENUE									
Property Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	5,275,800.00	.00	5,275,800.00	361,077.33	.00	3,040,888.99	2,234,911.01	58	2,932,748.70
Fines & Forfeits	43,000.00	.00	43,000.00	6,456.43	.00	24,143.31	18,856.69	56	26,955.81
Investment Income	31,800.00	.00	31,800.00	4,062.24	.00	24,113.29	7,686.71	76	27,358.89
Reimbursements	155,000.00	.00	155,000.00	61,654.58	.00	61,654.58	93,345.42	40	356.60
Other Revenue	143,200.00	.00	143,200.00	10,807.03	.00	77,395.40	65,804.60	54	78,679.95
REVENUE TOTALS	$5,648,800.00	$0.00	$5,648,800.00	$444,057.61	$0.00	$3,228,195.57	$2,420,604.43	57%	$3,066,099.95
Fund **040 - Refuse Disposal Fund** Totals	$5,648,800.00	$0.00	$5,648,800.00	$444,057.61	$0.00	$3,228,195.57	$2,420,604.43		$3,066,099.95

Revenue Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **041 - Motor Fuel Tax Fund**									
REVENUE									
Intergovernmental Revenue	2,420,000.00	.00	2,420,000.00	211,556.15	.00	1,242,727.56	1,177,272.44	51	1,198,833.57
Investment Income	96,400.00	.00	96,400.00	15,820.83	.00	95,255.04	1,144.96	99	90,290.57
Reimbursements	8,000.00	.00	8,000.00	1,823.37	.00	4,483.58	3,516.42	56	2,583.21
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,524,400.00	$0.00	$2,524,400.00	$229,200.35	$0.00	$1,342,466.18	$1,181,933.82	53%	$1,291,707.35
Fund **041 - Motor Fuel Tax Fund** Totals	$2,524,400.00	$0.00	$2,524,400.00	$229,200.35	$0.00	$1,342,466.18	$1,181,933.82		$1,291,707.35

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **042 - CDBG**									
REVENUE									
Intergovernmental Revenue	295,000.00	.00	295,000.00	.00	.00	183,523.75	111,476.25	62	54,946.75
Investment Income	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	30,000.00	.00	30,000.00	.00	.00	40,806.36	(10,806.36)	136	15,219.00
REVENUE TOTALS	$325,000.00	$0.00	$325,000.00	$0.00	$0.00	$224,330.11	$100,669.89	69%	$70,165.75
Fund **042 - CDBG** Totals	$325,000.00	$0.00	$325,000.00	$0.00	$0.00	$224,330.11	$100,669.89		$70,165.75

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **043 - Asset Seizure Fund**									
REVENUE									
Fines & Forfeits	20,000.00	.00	20,000.00	3,149.25	.00	3,586.38	16,413.62	18	31,051.68
Investment Income	1,800.00	.00	1,800.00	235.78	.00	1,567.16	232.84	87	1,715.02
REVENUE TOTALS	$21,800.00	$0.00	$21,800.00	$3,385.03	$0.00	$5,153.54	$16,646.46	24%	$32,766.70
Fund **043 - Asset Seizure Fund** Totals	$21,800.00	$0.00	$21,800.00	$3,385.03	$0.00	$5,153.54	$16,646.46		$32,766.70

Revenue Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **044 - Federal Equitable Share Funds**									
REVENUE									
Fines & Forfeits	16,000.00	.00	16,000.00	.00	.00	26,193.73	(10,193.73)	164	13,958.70
Investment Income	5,200.00	.00	5,200.00	461.54	.00	3,120.13	2,079.87	60	4,067.38
REVENUE TOTALS	$21,200.00	$0.00	$21,200.00	$461.54	$0.00	$29,313.86	($8,113.86)	138%	$18,026.08
Fund **044 - Federal Equitable Share Funds** Totals	$21,200.00	$0.00	$21,200.00	$461.54	$0.00	$29,313.86	($8,113.86)		$18,026.08

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **045 - DUI Fine Fund**									
REVENUE									
Fines & Forfeits	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Investment Income	2,250.00	.00	2,250.00	121.21	.00	821.51	1,428.49	37	1,741.62
REVENUE TOTALS	$3,250.00	$0.00	$3,250.00	$121.21	$0.00	$821.51	$2,428.49	25%	$1,741.62
Fund **045 - DUI Fine Fund** Totals	$3,250.00	$0.00	$3,250.00	$121.21	$0.00	$821.51	$2,428.49		$1,741.62

Revenue Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **046 - Foreign Fire Tax Board Fund**									
REVENUE									
Other Taxes	122,400.00	.00	122,400.00	111,180.48	.00	116,112.66	6,287.34	95	108,261.09
Investment Income	14,000.00	.00	14,000.00	1,393.50	.00	8,586.04	5,413.96	61	11,096.18
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$136,400.00	$0.00	$136,400.00	$112,573.98	$0.00	$124,698.70	$11,701.30	91%	$119,357.27
Fund **046 - Foreign Fire Tax Board Fund** Totals	$136,400.00	$0.00	$136,400.00	$112,573.98	$0.00	$124,698.70	$11,701.30		$119,357.27

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **048 - Business District Fund**									
REVENUE									
Other Taxes	997,500.00	.00	997,500.00	103,501.06	.00	441,874.05	555,625.95	44	414,517.88
Intergovernmental Revenue	1,000,000.00	.00	1,000,000.00	.00	.00	.00	1,000,000.00	0	190,492.80
Investment Income	30,000.00	.00	30,000.00	767.97	.00	19,136.63	10,863.37	64	22,936.24
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,027,500.00	$0.00	$2,027,500.00	$104,269.03	$0.00	$461,010.68	$1,566,489.32	23%	$627,946.92
Fund **048 - Business District Fund** Totals	$2,027,500.00	$0.00	$2,027,500.00	$104,269.03	$0.00	$461,010.68	$1,566,489.32		$627,946.92

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **049 - Prospect and Main TIF District**									
REVENUE									
Property Taxes	5,011,000.00	.00	5,011,000.00	.00	.00	2,241,833.05	2,769,166.95	45	3,456,365.86
Investment Income	30,000.00	.00	30,000.00	451.36	.00	20,590.55	9,409.45	69	38,076.55
Other Revenue	1,500.00	.00	1,500.00	.00	.00	.00	1,500.00	0	.00
Other Financing Sources	.00	5,000,000.00	5,000,000.00	.00	.00	.00	5,000,000.00	0	.00
REVENUE TOTALS	$5,042,500.00	$5,000,000.00	$10,042,500.00	$451.36	$0.00	$2,262,423.60	$7,780,076.40	23%	$3,494,442.41
Fund **049 - Prospect and Main TIF District** Totals	$5,042,500.00	$5,000,000.00	$10,042,500.00	$451.36	$0.00	$2,262,423.60	$7,780,076.40		$3,494,442.41

Revenue Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **050 - Water and Sewer Fund**									
REVENUE									
Property Taxes	.00	.00	.00	.00	.00	(1.81)	1.81	+++	(177.84)
Licenses, Permits & Fees	500.00	.00	500.00	.00	.00	.00	500.00	0	.00
Intergovernmental Revenue	535,000.00	.00	535,000.00	.00	.00	900,000.00	(365,000.00)	168	.00
Charges For Services	21,790,870.00	.00	21,790,870.00	2,134,103.22	.00	13,146,430.18	8,644,439.82	60	12,124,709.68
Fines & Forfeits	175,000.00	.00	175,000.00	12,124.10	.00	82,617.16	92,382.84	47	88,091.87
Investment Income	425,000.00	.00	425,000.00	71,245.22	.00	477,759.71	(52,759.71)	112	642,698.05
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	85,000.00	.00	85,000.00	7,720.00	.00	90,088.59	(5,088.59)	106	901,037.26
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$23,011,370.00	$0.00	$23,011,370.00	$2,225,192.54	$0.00	$14,696,893.83	$8,314,476.17	64%	$13,756,359.02
Fund **050 - Water and Sewer Fund** Totals	$23,011,370.00	$0.00	$23,011,370.00	$2,225,192.54	$0.00	$14,696,893.83	$8,314,476.17		$13,756,359.02

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **051 - Village Parking System Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	46,100.00	.00	46,100.00	7,781.10	.00	46,649.05	(549.05)	101	27,796.23
Investment Income	1,200.00	.00	1,200.00	326.30	.00	2,081.19	(881.19)	173	1,254.43
Other Revenue	1,500.00	.00	1,500.00	288.05	.00	1,581.65	(81.65)	105	998.55
Other Financing Sources	150,000.00	.00	150,000.00	.00	.00	.00	150,000.00	0	.00
REVENUE TOTALS	$198,800.00	$0.00	$198,800.00	$8,395.45	$0.00	$50,311.89	$148,488.11	25%	$30,049.21
Fund **051 - Village Parking System Fund** Totals	$198,800.00	$0.00	$198,800.00	$8,395.45	$0.00	$50,311.89	$148,488.11		$30,049.21

Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **052 - Parking System Revenue Fund**									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	128,500.00	.00	128,500.00	12,562.30	.00	80,840.80	47,659.20	63	75,779.25
Investment Income	3,500.00	.00	3,500.00	653.80	.00	3,957.43	(457.43)	113	4,577.11
Other Revenue	8,000.00	.00	8,000.00	756.70	.00	5,066.25	2,933.75	63	4,898.60
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$140,000.00	$0.00	$140,000.00	$13,972.80	$0.00	$89,864.48	$50,135.52	64%	$85,254.96
Fund **052 - Parking System Revenue Fund** Totals	$140,000.00	$0.00	$140,000.00	$13,972.80	$0.00	$89,864.48	$50,135.52		$85,254.96

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **060 - Vehicle Maintenance Fund**									
REVENUE									
Charges For Services	2,727,148.00	.00	2,727,148.00	227,262.35	.00	1,590,836.45	1,136,311.55	58	1,517,409.32
Investment Income	39,000.00	.00	39,000.00	4,202.15	.00	24,300.61	14,699.39	62	27,395.12
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$2,766,148.00	$0.00	$2,766,148.00	$231,464.50	$0.00	$1,615,137.06	$1,151,010.94	58%	$1,544,804.44
Fund **060 - Vehicle Maintenance Fund** Totals	$2,766,148.00	$0.00	$2,766,148.00	$231,464.50	$0.00	$1,615,137.06	$1,151,010.94		$1,544,804.44

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **061 - Vehicle Replacement Fund**									
REVENUE									
Charges For Services	2,023,030.00	.00	2,023,030.00	168,585.85	.00	1,180,100.95	842,929.05	58	958,340.81
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	300,000.00	.00	300,000.00	45,380.97	.00	333,553.88	(33,553.88)	111	406,757.48
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	25,000.00	.00	25,000.00	.00	.00	.00	25,000.00	0	39,150.00
Other Financing Sources	.00	.00	.00	12,200.00	.00	81,327.00	(81,327.00)	+++	.00
REVENUE TOTALS	$2,348,030.00	$0.00	$2,348,030.00	$226,166.82	$0.00	$1,594,981.83	$753,048.17	68%	$1,404,248.29
Fund **061 - Vehicle Replacement Fund** Totals	$2,348,030.00	$0.00	$2,348,030.00	$226,166.82	$0.00	$1,594,981.83	$753,048.17		$1,404,248.29

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **062 - Computer Replacement Fund**									
REVENUE									
Charges For Services	995,443.00	.00	995,443.00	82,953.58	.00	580,675.06	414,767.94	58	133,583.38
Investment Income	.00	.00	.00	2,378.41	.00	11,065.35	(11,065.35)	+++	9,466.02
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	$995,443.00	$0.00	$995,443.00	$85,331.99	$0.00	$591,740.41	$403,702.59	59%	$143,049.40
Fund **062 - Computer Replacement Fund** Totals	$995,443.00	$0.00	$995,443.00	$85,331.99	$0.00	$591,740.41	$403,702.59		$143,049.40

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Fund **063 - Risk Management Fund**									
REVENUE									
Charges For Services	8,601,189.00	.00	8,601,189.00	838,977.47	.00	5,250,509.49	3,350,679.51	61	5,067,428.08
Investment Income	12,500.00	.00	12,500.00	199.58	.00	6,725.53	5,774.47	54	10,899.66
Reimbursements	540,000.00	.00	540,000.00	6,114.41	.00	407,581.44	132,418.56	75	414,629.38
Other Revenue	2,340,500.00	.00	2,340,500.00	152,904.60	.00	1,130,177.55	1,210,322.45	48	1,090,431.21
REVENUE TOTALS	$11,494,189.00	$0.00	$11,494,189.00	$998,196.06	$0.00	$6,794,994.01	$4,699,194.99	59%	$6,583,388.33
Fund **063 - Risk Management Fund** Totals	$11,494,189.00	$0.00	$11,494,189.00	$998,196.06	$0.00	$6,794,994.01	$4,699,194.99		$6,583,388.33

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **064 - Building Improvement Fund**									
REVENUE									
Charges For Services	1,590,175.00	.00	1,590,175.00	132,514.59	.00	927,602.13	662,572.87	58	.00
Investment Income	.00	.00	.00	799.80	.00	2,462.63	(2,462.63)	+++	.00
REVENUE TOTALS	$1,590,175.00	$0.00	$1,590,175.00	$133,314.39	$0.00	$930,064.76	$660,110.24	58%	$0.00
Fund **064 - Building Improvement Fund** Totals	$1,590,175.00	$0.00	$1,590,175.00	$133,314.39	$0.00	$930,064.76	$660,110.24		$0.00

Revenue Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **073 - Escrow Deposit Fund**									
REVENUE									
Investment Income	.00	.00	.00	179.93	.00	593.24	(593.24)	+++	2,429.13
REVENUE TOTALS	$0.00	$0.00	$0.00	$179.93	$0.00	$593.24	($593.24)	+++	$2,429.13
Fund **073 - Escrow Deposit Fund** Totals	$0.00	$0.00	$0.00	$179.93	$0.00	$593.24	($593.24)		$2,429.13
Grand Totals	$160,943,865.00	$5,000,000.00	$165,943,865.00	$11,690,071.87	$0.00	$79,137,025.51	$86,806,839.49		$87,067,146.13

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **001 - General Fund**									
EXPENSE									
Personal Services, Salaries & Wages	37,468,387.00	.00	37,468,387.00	4,349,472.41	.00	20,359,198.61	17,109,188.39	54	18,495,434.11
Employee Benefits	18,414,427.00	.00	18,414,427.00	792,804.67	.00	9,889,881.62	8,524,545.38	54	11,438,103.89
Other Employee Costs	642,612.00	.00	642,612.00	35,900.79	30,921.16	281,484.54	330,206.30	49	335,872.77
Pension Benefits	7,147.00	.00	7,147.00	596.35	.00	4,174.45	2,972.55	58	4,052.86
Contractual Services	14,315,168.00	274,378.74	14,589,546.74	1,268,893.32	722,270.51	7,482,423.21	6,384,853.02	56	5,321,993.23
Utilities	385,093.00	.00	385,093.00	34,431.23	.00	179,195.86	205,897.14	47	57,233.01
Insurance	655,485.00	.00	655,485.00	54,727.66	.00	383,170.03	272,314.97	58	473,953.72
Commodities & Supplies	1,456,317.00	15,432.92	1,471,749.92	77,733.34	201,366.94	709,752.49	560,630.49	62	429,164.59
Other Expenditures	373,471.00	.00	373,471.00	.00	.00	59,768.27	313,702.73	16	961,588.49
Building Improvements	67,500.00	.00	67,500.00	525.68	418.00	1,674.26	65,407.74	3	976.92
Office Equipment	61,750.00	.00	61,750.00	449.58	.00	12,788.55	48,961.45	21	5,634.34
Other Equipment	271,361.00	8,300.00	279,661.00	16,239.54	10,004.39	121,307.52	148,349.09	47	178,897.04
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	2,786,237.00	1,843,397.41	4,629,634.41	298,226.43	714,491.87	902,005.09	3,013,137.45	35	559,683.53
Interfund Transfers	6,749,433.00	5,000,000.00	11,749,433.00	.00	.00	.00	11,749,433.00	0	8,500,000.00
EXPENSE TOTALS	$83,654,388.00	$7,141,509.07	$90,795,897.07	$6,930,001.00	$1,679,472.87	$40,386,824.50	$48,729,599.70	46%	$46,762,588.50
Fund **001 - General Fund** Totals	$83,654,388.00	$7,141,509.07	$90,795,897.07	$6,930,001.00	$1,679,472.87	$40,386,824.50	$48,729,599.70		$46,762,588.50

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **002 - Debt Service Fund**									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	2,580,000.00	.00	2,580,000.00	.00	.00	.00	2,580,000.00	0	.00
Interest Expense	1,942,280.00	.00	1,942,280.00	.00	.00	970,879.45	971,400.55	50	1,015,568.89
Bank & Fiscal Fees	1,900.00	.00	1,900.00	.00	.00	900.00	1,000.00	47	900.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Uses	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$4,524,180.00	$0.00	$4,524,180.00	$0.00	$0.00	$971,779.45	$3,552,400.55	21%	$1,016,468.89
Fund **002 - Debt Service Fund** Totals	$4,524,180.00	$0.00	$4,524,180.00	$0.00	$0.00	$971,779.45	$3,552,400.55		$1,016,468.89

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **020 - Capital Improvement Fund**									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	55,000.00	.00	55,000.00	.00	.00	43,680.00	11,320.00	79	.00
Other Expenditures	800,000.00	388,696.57	1,188,696.57	9,273.50	11,681.68	90,815.60	1,086,199.29	9	30,081.27
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	623,075.00	386,919.00	1,009,994.00	.00	34,370.00	17,256.57	958,367.43	5	1,341,536.12
Office Equipment	.00	.00	.00	.00	.00	.00	.00	+++	86,569.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	1,316,708.00	296,939.53	1,613,647.53	532.84	32,026.00	813,745.67	767,875.86	52	.00
Infrastructure	2,189,480.00	1,471,844.94	3,661,324.94	62,151.37	478,136.04	748,508.37	2,434,680.53	34	471,893.60
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$4,984,263.00	$2,544,400.04	$7,528,663.04	$71,957.71	$556,213.72	$1,714,006.21	$5,258,443.11	30%	$1,930,079.99
Fund **020 - Capital Improvement Fund** Totals	$4,984,263.00	$2,544,400.04	$7,528,663.04	$71,957.71	$556,213.72	$1,714,006.21	$5,258,443.11		$1,930,079.99

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **023 - Street Improvement Construc Fund**									
EXPENSE									
Contractual Services	95,000.00	.00	95,000.00	.00	63,625.50	16,240.50	15,134.00	84	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	4,492,922.00	1,841,227.02	6,334,149.02	786,661.22	3,391,768.91	853,338.62	2,089,041.49	67	301,827.11
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$4,587,922.00	$1,841,227.02	$6,429,149.02	$786,661.22	$3,455,394.41	$869,579.12	$2,104,175.49	67%	$301,827.11
Fund **023 - Street Improvement Construc Fund** Totals	$4,587,922.00	$1,841,227.02	$6,429,149.02	$786,661.22	$3,455,394.41	$869,579.12	$2,104,175.49		$301,827.11

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **024 - Flood Control Construction Fund**									
EXPENSE									
Contractual Services	115,310.00	206,660.75	321,970.75	32,075.00	198,472.70	110,001.05	13,497.00	96	65,142.50
Utilities	8,090.00	.00	8,090.00	499.77	.00	4,344.98	3,745.02	54	4,337.93
Commodities & Supplies	5,739.00	.00	5,739.00	.00	.00	3,846.00	1,893.00	67	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	885,570.00	895,691.31	1,781,261.31	3,650.50	856,092.10	15,137.87	910,031.34	49	4,404.92
EXPENSE TOTALS	$1,014,709.00	$1,102,352.06	$2,117,061.06	$36,225.27	$1,054,564.80	$133,329.90	$929,166.36	56%	$73,885.35
Fund **024 - Flood Control Construction Fund** Totals	$1,014,709.00	$1,102,352.06	$2,117,061.06	$36,225.27	$1,054,564.80	$133,329.90	$929,166.36		$73,885.35

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **036 - Rural Special Service Area Fund**									
EXPENSE									
Interfund Transfers	1,000,000.00	.00	1,000,000.00	.00	.00	.00	1,000,000.00	0	.00
EXPENSE TOTALS	$1,000,000.00	$0.00	$1,000,000.00	$0.00	$0.00	$0.00	$1,000,000.00	0%	$0.00
Fund **036 - Rural Special Service Area Fund** Totals	$1,000,000.00	$0.00	$1,000,000.00	$0.00	$0.00	$0.00	$1,000,000.00		$0.00

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **037 - SMP TIF Fund**									
EXPENSE									
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	95,000.00	.00	95,000.00	125.00	.00	30,576.84	64,423.16	32	1,611.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	50,000.00	.00	50,000.00	.00	.00	.00	50,000.00	0	.00
Distribution Systems	750,000.00	1,410,000.00	2,160,000.00	200,893.80	1,423,655.62	803,105.60	(66,761.22)	103	.00
EXPENSE TOTALS	$895,000.00	$1,410,000.00	$2,305,000.00	$201,018.80	$1,423,655.62	$833,682.44	$47,661.94	98%	$1,611.00
Fund **037 - SMP TIF Fund** Totals	$895,000.00	$1,410,000.00	$2,305,000.00	$201,018.80	$1,423,655.62	$833,682.44	$47,661.94		$1,611.00

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **039 - Pension Stabilization Fund**									
EXPENSE									
Employee Benefits	2,000,000.00	.00	2,000,000.00	.00	.00	.00	2,000,000.00	0	2,000,000.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$2,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00	$0.00	$2,000,000.00	0%	$2,000,000.00
Fund **039 - Pension Stabilization Fund** Totals	$2,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00	$0.00	$2,000,000.00		$2,000,000.00

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **040 - Refuse Disposal Fund**									
EXPENSE									
Personal Services, Salaries & Wages	397,225.00	.00	397,225.00	41,682.73	.00	206,687.05	190,537.95	52	175,726.91
Employee Benefits	143,068.00	.00	143,068.00	11,725.57	.00	74,576.98	68,491.02	52	72,673.79
Other Employee Costs	1,636.00	.00	1,636.00	.00	.00	.00	1,636.00	0	28.34
Contractual Services	4,724,888.00	.00	4,724,888.00	442,209.52	250.00	2,427,730.36	2,296,907.64	51	2,555,092.09
Utilities	.00	.00	.00	.00	.00	.00	.00	+++	.00
Insurance	16,380.00	.00	16,380.00	1,365.00	.00	9,555.00	6,825.00	58	10,866.94
Commodities & Supplies	28,770.00	.00	28,770.00	.00	.00	140.21	28,629.79	0	6,076.99
EXPENSE TOTALS	$5,311,967.00	$0.00	$5,311,967.00	$496,982.82	$250.00	$2,718,689.60	$2,593,027.40	51%	$2,820,465.06
Fund **040 - Refuse Disposal Fund** Totals	$5,311,967.00	$0.00	$5,311,967.00	$496,982.82	$250.00	$2,718,689.60	$2,593,027.40		$2,820,465.06

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **041 - Motor Fuel Tax Fund**									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	263,351.09
Utilities	.00	.00	.00	.00	.00	.00	.00	+++	107,954.44
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	274,060.28
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	2,524,400.00	.00	2,524,400.00	.00	213,166.35	2,211,233.65	100,000.00	96	1,408,872.16
EXPENSE TOTALS	$2,524,400.00	$0.00	$2,524,400.00	$0.00	$213,166.35	$2,211,233.65	$100,000.00	96%	$2,054,237.97
Fund **041 - Motor Fuel Tax Fund** Totals	$2,524,400.00	$0.00	$2,524,400.00	$0.00	$213,166.35	$2,211,233.65	$100,000.00		$2,054,237.97

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **042 - CDBG**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	283,285.00	.00	283,285.00	9,823.32	.00	408,263.27	(124,978.27)	144	90,452.89
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$283,285.00	$0.00	$283,285.00	$9,823.32	$0.00	$408,263.27	($124,978.27)	144%	$90,452.89
Fund **042 - CDBG** Totals	$283,285.00	$0.00	$283,285.00	$9,823.32	$0.00	$408,263.27	($124,978.27)		$90,452.89

Expense Budget by Account Classification Report

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Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **043 - Asset Seizure Fund**									
EXPENSE									
Other Employee Costs	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Contractual Services	2,000.00	.00	2,000.00	.00	.00	.00	2,000.00	0	.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	64,000.00	.00	64,000.00	.00	.00	.00	64,000.00	0	.00
Other Equipment	.00	.00	.00	.00	.00	15,302.90	(15,302.90)	+++	.00
EXPENSE TOTALS	$67,000.00	$0.00	$67,000.00	$0.00	$0.00	$15,302.90	$51,697.10	23%	$0.00
Fund **043 - Asset Seizure Fund** Totals	$67,000.00	$0.00	$67,000.00	$0.00	$0.00	$15,302.90	$51,697.10		$0.00

Expense Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **044 - Federal Equitable Share Funds**									
EXPENSE									
Contractual Services	500.00	.00	500.00	10,000.00	.00	10,000.00	(9,500.00)	2000	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	1,000.00	.00	1,000.00	.00	.00	22,342.50	(21,342.50)	2234	30,472.32
EXPENSE TOTALS	$1,500.00	$0.00	$1,500.00	$10,000.00	$0.00	$32,342.50	($30,842.50)	2156%	$30,472.32
Fund **044 - Federal Equitable Share Funds** Totals	$1,500.00	$0.00	$1,500.00	$10,000.00	$0.00	$32,342.50	($30,842.50)		$30,472.32

Expense Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **045 - DUI Fine Fund**									
EXPENSE									
Other Employee Costs	.00	.00	.00	.00	.00	8,550.00	(8,550.00)	+++	.00
Contractual Services	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	1,000.00	.00	1,000.00	.00	.00	2,290.00	(1,290.00)	229	12,800.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$2,000.00	$0.00	$2,000.00	$0.00	$0.00	$10,840.00	($8,840.00)	542%	$12,800.00
Fund **045 - DUI Fine Fund** Totals	$2,000.00	$0.00	$2,000.00	$0.00	$0.00	$10,840.00	($8,840.00)		$12,800.00

Expense Budget by Account Classification Report

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Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **046 - Foreign Fire Tax Board Fund**									
EXPENSE									
Other Employee Costs	20,000.00	.00	20,000.00	712.97	.00	2,474.20	17,525.80	12	10,957.89
Contractual Services	11,000.00	.00	11,000.00	1,440.26	.00	10,514.76	485.24	96	7,037.89
Insurance	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	90,000.00	.00	90,000.00	.00	.00	55,284.00	34,716.00	61	47,960.95
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	30,000.00	.00	30,000.00	7,323.36	6,686.00	7,920.29	15,393.71	49	51,482.59
EXPENSE TOTALS	$151,000.00	$0.00	$151,000.00	$9,476.59	$6,686.00	$76,193.25	$68,120.75	55%	$117,439.32
Fund **046 - Foreign Fire Tax Board Fund** Totals	$151,000.00	$0.00	$151,000.00	$9,476.59	$6,686.00	$76,193.25	$68,120.75		$117,439.32

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **048 - Business District Fund**									
EXPENSE									
Bond Principal	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interest Expense	2,027,500.00	.00	2,027,500.00	196,583.87	.00	423,150.26	1,604,349.74	21	595,996.76
EXPENSE TOTALS	$2,027,500.00	$0.00	$2,027,500.00	$196,583.87	$0.00	$423,150.26	$1,604,349.74	21%	$595,996.76
Fund **048 - Business District Fund** Totals	$2,027,500.00	$0.00	$2,027,500.00	$196,583.87	$0.00	$423,150.26	$1,604,349.74		$595,996.76

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **049 - Prospect and Main TIF District**									
EXPENSE									
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	165,000.00	.00	165,000.00	7,396.50	.00	81,161.50	83,838.50	49	33,761.40
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	2,580,000.00	5,380,000.00	7,960,000.00	.00	.00	5,087,898.69	2,872,101.31	64	1,251,210.66
Land Improvements	1,425,000.00	.00	1,425,000.00	5,229.70	456,046.50	185,045.59	783,907.91	45	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	200,000.00	.00	200,000.00	.00	126,863.40	73,135.35	1.25	100	.00
Bond Principal	740,000.00	.00	740,000.00	.00	.00	.00	740,000.00	0	.00
Interest Expense	606,838.00	.00	606,838.00	.00	.00	303,418.89	303,419.11	50	319,243.88
Bank & Fiscal Fees	900.00	.00	900.00	.00	.00	900.00	.00	100	900.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$5,717,738.00	$5,380,000.00	$11,097,738.00	$12,626.20	$582,909.90	$5,731,560.02	$4,783,268.08	57%	$1,605,115.94
Fund **049 - Prospect and Main TIF District** Totals	$5,717,738.00	$5,380,000.00	$11,097,738.00	$12,626.20	$582,909.90	$5,731,560.02	$4,783,268.08		$1,605,115.94

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **050 - Water and Sewer Fund**									
EXPENSE									
Personal Services, Salaries & Wages	2,920,018.00	.00	2,920,018.00	309,187.14	.00	1,570,186.62	1,349,831.38	54	1,374,424.91
Employee Benefits	907,955.00	.00	907,955.00	80,889.52	.00	522,904.91	385,050.09	58	476,025.37
Other Employee Costs	50,106.00	.00	50,106.00	4,001.69	.00	34,307.09	15,798.91	68	25,525.80
Contractual Services	10,714,066.00	45,000.00	10,759,066.00	969,839.11	250,783.89	5,415,530.92	5,092,751.19	53	4,866,274.34
Utilities	131,793.00	.00	131,793.00	11,616.10	.00	78,535.49	53,257.51	60	64,089.70
Insurance	181,111.00	.00	181,111.00	15,092.67	.00	105,648.69	75,462.31	58	137,149.81
Commodities & Supplies	329,994.00	.00	329,994.00	16,815.01	49,712.67	160,587.32	119,694.01	64	145,368.19
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	373,396.81	.00	(373,396.81)	+++	3,862,168.98
Office Equipment	1,241.00	.00	1,241.00	.00	.00	.00	1,241.00	0	.00
Other Equipment	429,614.00	.00	429,614.00	3,641.48	35,115.00	57,632.73	336,866.27	22	115,518.45
Distribution Systems	9,556,436.00	3,391,499.58	12,947,935.58	1,424,501.02	5,541,474.10	5,137,820.08	2,268,641.40	82	6,976,026.86
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	995,000.00	.00	995,000.00	.00	.00	.00	995,000.00	0	.00
Interest Expense	843,631.00	.00	843,631.00	.00	.00	421,815.50	421,815.50	50	443,740.51
Bank & Fiscal Fees	1,575.00	.00	1,575.00	.00	.00	1,350.00	225.00	86	1,350.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
Long Term Debt	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$27,062,540.00	$3,436,499.58	$30,499,039.58	$2,835,583.74	$6,250,482.47	$13,506,319.35	$10,742,237.76	65%	$18,487,662.92
Fund **050 - Water and Sewer Fund** Totals	$27,062,540.00	$3,436,499.58	$30,499,039.58	$2,835,583.74	$6,250,482.47	$13,506,319.35	$10,742,237.76		$18,487,662.92

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **051 - Village Parking System Fund**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	54,302.00	.00	54,302.00	6,499.41	7,183.62	38,395.73	8,722.65	84	21,673.50
Utilities	11,033.00	.00	11,033.00	.00	.00	5,494.24	5,538.76	50	5,748.25
Insurance	1,456.00	.00	1,456.00	121.33	.00	849.31	606.69	58	3,058.44
Commodities & Supplies	645.00	.00	645.00	.00	.00	577.30	67.70	90	625.97
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	111,000.00	37,201.00	148,201.00	981.67	14,422.00	16,182.01	117,596.99	21	23,573.36
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$178,436.00	$37,201.00	$215,637.00	$7,602.41	$21,605.62	$61,498.59	$132,532.79	39%	$54,679.52
Fund **051 - Village Parking System Fund** Totals	$178,436.00	$37,201.00	$215,637.00	$7,602.41	$21,605.62	$61,498.59	$132,532.79		$54,679.52

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **052 - Parking System Revenue Fund**									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	54,777.00	67,000.00	121,777.00	3,968.56	2,400.88	40,348.54	79,027.58	35	23,822.02
Utilities	6,837.00	.00	6,837.00	.00	.00	1,081.68	5,755.32	16	1,069.85
Insurance	1,187.00	.00	1,187.00	98.92	.00	692.44	494.56	58	779.94
Commodities & Supplies	12,394.00	.00	12,394.00	.00	.00	2,735.95	9,658.05	22	4,529.63
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$75,195.00	$67,000.00	$142,195.00	$4,067.48	$2,400.88	$44,858.61	$94,935.51	33%	$30,201.44
Fund **052 - Parking System Revenue Fund** Totals	$75,195.00	$67,000.00	$142,195.00	$4,067.48	$2,400.88	$44,858.61	$94,935.51		$30,201.44

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **060 - Vehicle Maintenance Fund**									
EXPENSE									
Personal Services, Salaries & Wages	1,293,034.00	.00	1,293,034.00	110,100.77	.00	603,040.91	689,993.09	47	605,327.99
Employee Benefits	417,014.00	.00	417,014.00	29,691.28	.00	236,647.98	180,366.02	57	213,364.76
Other Employee Costs	7,395.00	.00	7,395.00	93.00	.00	2,938.00	4,457.00	40	4,857.50
Contractual Services	139,861.00	.00	139,861.00	8,157.92	13,136.16	99,328.99	27,395.85	80	64,374.58
Utilities	5,063.00	.00	5,063.00	503.61	.00	1,745.44	3,317.56	34	1,775.91
Insurance	22,503.00	.00	22,503.00	1,875.25	.00	13,126.75	9,376.25	58	32,306.75
Commodities & Supplies	799,918.00	.00	799,918.00	65,029.74	300,377.60	388,018.93	111,521.47	86	428,873.34
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	705.00	.00	705.00	.00	.00	.00	705.00	0	.00
Other Equipment	2,655.00	.00	2,655.00	.00	.00	1,157.92	1,497.08	44	24,941.00
EXPENSE TOTALS	$2,688,148.00	$0.00	$2,688,148.00	$215,451.57	$313,513.76	$1,346,004.92	$1,028,629.32	62%	$1,375,821.83
Fund **060 - Vehicle Maintenance Fund** Totals	$2,688,148.00	$0.00	$2,688,148.00	$215,451.57	$313,513.76	$1,346,004.92	$1,028,629.32		$1,375,821.83

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **061 - Vehicle Replacement Fund**									
EXPENSE									
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	4,981,000.00	335,134.00	5,316,134.00	573,805.38	1,356,983.52	950,708.41	3,008,442.07	43	296,227.23
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$4,981,000.00	$335,134.00	$5,316,134.00	$573,805.38	$1,356,983.52	$950,708.41	$3,008,442.07	43%	$296,227.23
Fund **061 - Vehicle Replacement Fund** Totals	$4,981,000.00	$335,134.00	$5,316,134.00	$573,805.38	$1,356,983.52	$950,708.41	$3,008,442.07		$296,227.23

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **062 - Computer Replacement Fund**									
EXPENSE									
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	211,500.00	.00	211,500.00	.00	.00	50,624.26	160,875.74	24	45,555.06
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$211,500.00	$0.00	$211,500.00	$0.00	$0.00	$50,624.26	$160,875.74	24%	$45,555.06
Fund **062 - Computer Replacement Fund** Totals	$211,500.00	$0.00	$211,500.00	$0.00	$0.00	$50,624.26	$160,875.74		$45,555.06

Expense Budget by Account Classification Report

Through 07/31/25
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund **063 - Risk Management Fund**									
EXPENSE									
Contractual Services	11,033.00	.00	11,033.00	.00	.00	5,227.50	5,805.50	47	9,750.00
Insurance	11,444,900.00	.00	11,444,900.00	793,585.23	.00	6,979,348.73	4,465,551.27	61	6,722,932.64
Commodities & Supplies	37,500.00	.00	37,500.00	300.17	.00	23,473.81	14,026.19	63	15,956.46
Building Improvements	.00	447,500.00	447,500.00	46,590.75	78,139.04	258,514.25	110,846.71	75	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	$11,493,433.00	$447,500.00	$11,940,933.00	$840,476.15	$78,139.04	$7,266,564.29	$4,596,229.67	62%	$6,748,639.10
Fund **063 - Risk Management Fund** Totals	$11,493,433.00	$447,500.00	$11,940,933.00	$840,476.15	$78,139.04	$7,266,564.29	$4,596,229.67		$6,748,639.10
Grand Totals	$165,437,104.00	$23,742,822.77	$189,179,926.77	$13,238,343.53	$16,995,438.96	$79,763,355.50	$92,421,132.31		$86,452,228.20

Item Cover Page

Subject	**List of Bills - August 27, 2025 to September 9, 2025 - $3,569,195.84**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

List of Bills for August 27, 2025 to September 9, 2025 - $3,569,195.84

Discussion

Alternatives

1. Approve the attached List of Bills for August 27, 2025 to September 9, 2025 - $3,569,195.84.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the attached List of Bills for August 27, 2025 to September 9, 2025 - $3,569,195.84.

Attachments

1. List of Bills - August 27, 2025 to September 9, 2025

VILLAGE OF MOUNT PROSPECT
List of Bills
August 27, 2025 - September 9, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund			
	4imprint, Inc.	Drawstring Sports packs for CERT Open House Giveaway	$ 480.68
		Mini First Aid Kits Promotional Yearly Giveaway	541.12
	Accurate Biometrics Inc	Fingerprinting Services - August 2025	64.00
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 8.28.25	3,614.31
	Active911, Inc.	9/17/25-9/17/26 Subscription renewal	453.60
	Addison Building Material Co.	Concrete anchors	26.68
		Reinforcing rods	96.75
		Reinforcing rods credit	(21.00)
		Concrete rebar reinforcement rods	39.00
		Concrete repair	143.75
	Aero Removals-Trisons Inc	Remains removal services July 2025	2,175.00
	Air One Equipment, Inc.	Quarterly Air Quality Testing and Compressor Maintenance	165.00
		Helmets - replacement and stock	419.00
		Quarterly Air Quality Testing and Compressor Maintenance	1,203.00
		Quarterly Air Quality Testing and Compressor Maintenance	1,136.00
	Altea LLC	Vouchers redeemed on 8/23/2025	80.00
	Amazon Capital Services	18 Paint by numbers canvas, blank cards	52.37
		Puzzles, notebooks, worry stones, Kraft paper roll, storage bag,	131.27
		Caution Tape	19.97
		Dewalt 20v/60v lithium ion replacement battery	225.56
		Digital Wall Alarm Clocks	195.96
		Mouse and keyboard	19.99
		Replacement cooler for T13	156.62
		Office Supplies	93.29
		Laminating pouches, pens, tape, glue dots. name badges, rulers	160.02
		8/11/25 Supplies for Dept. lunchroom	134.16
		8/11/25 Office supplies	37.99
		Storage boxes, white duct tape	47.14
		Cutting boards for farmers market donations	14.97
		9/2/25 Squad emergency equipment	39.06
		8/25/25 Publications for training	91.62
		Permanent markers	14.99
		Pen holder, glue sticks	14.44
		Box cutters for food pantry	9.89
		Office Supplies	25.80
		Heavy Duty work gloves	86.50
		Laminator	39.99
		Laminating pouches for bookmarks	21.24
		Magnifying glass	9.98
		360 matte privacy screen protector for rig lap top	9.99
		Knobs for rollator	7.89
	Anderson Lock Company	PD west exterior door lock	728.00
	Armenakis Enterprises Ltd.	Tents/tables/chairs/kwik covers Celeb of Cultures 8/22-8/24/25	5,333.65
		White folding chairs for 4th of July parade	161.70
		Tables and Chair rental for Family Health Fair	431.75
	Axon Enterprise, Inc.	08/13/25 Squad emergency equipment	1,725.00
		08/15/25 Squad emergency equipment	170.00
	Bond Conway Law Firm	Legal fees for Administration Adjudication August 2025	648.00
	Bowman Consulting Group	Wolf Rd Sidewalk Project Eng Design 6/30-7/31/25	2,882.83
	Builders Asphalt LLC	Patching material 8/19/25	277.86
	Carioti, Francis	Edit MP Update - 8/22/2025	144.00
	Case Lots, Inc.	VMP Cleaning custodial supplies	1,981.65
	CDS Office Systems, Inc.	Sierra Wireless Airlink Renewal	820.00
		08/26/25 Equipment maintenance supplies	70.99
	Central Continental Bakery	Donuts for meeting at PW	82.60
	Chem-Wise Pest Management	911 E Kensington 8/26/25 pest control	40.00
		2000 E Kensington 8/26/25 pest control	30.00
		Monthly pest control 111 E Rand 8/26/25	40.00
	Chicago Land Agency Services	Refund Transfer Stamp - 1142 N Boxwood B	600.00
	Chicago Parts & Sound LLC	Batteries for PD floor scrubber	580.26
	Chirila, Daniel	Reimburse training expenses 08/04/25	175.00

VILLAGE OF MOUNT PROSPECT
List of Bills
August 27, 2025 - September 9, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Civiltech Engineering Inc	Transit Study professional services 9/18/24-10/25/24	1,717.35
		Transit Study professional services 10/26/24-11/29/24	2,847.60
	Clerk of the Circuit Court of McHenry County	Garnishment 8.28.25	547.85
	Comcast	8/18-9/17/25 1700 W Central cable	37.71
		21 S Emerson 9/1-9/30/2025 Internet	184.90
		9/4-10/3/25 Comcast business services	99.75
		9/4-10/3/25 Comcast business services	88.67
	Commonwealth Edison	6/11-7/11/25 1020 E Central electricity	70.44
	Conrad Polygraph, Incorporated	Candidate Polygraph - August 2025	400.00
	Constellation NewEnergy, Inc.	7/3-8/4/25 755 S Meier electricity	76.58
		7/8-8/6/25 1051 N Elmhurst electricity	263.79
		7/14-8/12/25 21 S Emerson electricity	215.87
	Cubit, Tom	Sidewalk Square Reimbursement - 1115 Robert	781.00
	Dailey, Amanda	8/10/25 Grooming for K-9 Nova	85.00
	Des Plaines Material & Supply	Storm sewer repair materials	611.60
		Back fill stone storm manhole/inlet repairs	357.00
		Back fill stone storm manhole/inlet repairs	408.00
	eLocker Limited	07/07/25-07/06/26 Annual Subscription	11,011.69
	Endeavor Health Medical Group	08/18/25 Pre-employment physical	921.00
		08/21/25 Pre-employment physical	78.00
		08/06/25 Medical exam	325.00
		08/04/25 Pre-employment physical	937.00
		08/19/25 Pre-employment physical	1,116.00
		08/04/25 Pre-employment physical	905.00
		08/08/25 Pre-employment physical	78.00
		08/13/25 Pre-employment physical	894.00
	Evident, Inc.	08/14/25 ET Supplies	36.50
	Experian	07/26-08/29/25 background checks	100.00
	Federal Express Corp	Shipping late charge	2.14
	Fehr-Graham & Associates LLC	OSHA Required PPE /Fall Protection Training 8/22/25	817.14
	Fire Pension Fund	Fire Pension 8.28.25	34,957.66
	First Responder Behavioral Health LLC	2025 Behavior Health Assessments	1,050.00
	Gliner, Hillary	08/05/25 Uniform supplies	50.00
	GNC Services Inc	Access Control Software Support 09/21/25 – 09/20/26	3,110.00
	Gordon Flesch Company, Inc.	Leasing Contract M204292 09/22/25-10/21/25	3,186.49
	Graybar Electric Co.	Hubbell outlet connector for spider box	340.04
	Griffin, Stephen	Refund Permit Fee #RB24-001295 (2707 Elayne)	100.00
	Home Depot USA Inc	Public Works Parts and supplies	2,089.80
		Fire Dept Supplies 7/22/25 - 8/21/25	2,279.75
	ICMA Retirement Trust - 457	MissionSquare 8.28.25	52,026.72
	Illinois American Water Company	Water Service - 1313 N Burning Bush 7/10-8/8/25	2,257.69
	Illinois City Management	Membership 7/1/25-6/30/26	187.00
		Membership 7/1/25-6/30/26	250.00
	Illinois Department of Revenue	IL State Tax Withholding 8.28.25	56,086.55
	Illinois Homicide Investigators Association	10/14-16/25 Annual conference registrations	2,950.00
	Illinois State Police	Candidate Background Check - July 2025	54.00
		Pre-employment background check 7/16/25	27.00
		Sex Offender Registration Fees 2025	120.00
		Violent Offender Against Youth Registration Fees 2025	20.00
	ImageTrend LLC	PrePlan Software Module for Image Trend 7/1/25-6/30/26	8,055.00
	Imaging Essentials Inc	8/1-8/31/25 KIP Maintenance	66.00
	Indestructo Rental Company	Picnic tables and kwik covers for PW Picnic 8/6/25	650.00
	Intergovernmental Per.ben.coop	IPBC - September 2025	501.25
	Internal Revenue Service	Federal Tax Liability 8.28.25	251,471.05
	International Association of Chiefs of Police	10/18-21/25 Annual Conference registration	500.00
		10/18-21/25 Annual Conference registration	500.00
		10/18-21/25 Annual Conference registration	500.00
		10/18-21/25 Annual Conference registration	700.00
	International Union of Operating Engineers	IUOE PW Membership Dues 8.28.25	1,995.65
	ION Developer LLC	Refund Permit Fee #RB24-001932 (625 Meier Rd)	200.00
	IT Supplies Inc	Plotter paper	576.56

VILLAGE OF MOUNT PROSPECT
List of Bills
August 27, 2025 - September 9, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	J.G. Uniforms, Inc.	08/20/25 Uniform supplies	106.20
	J.J. Keller & Associates, Inc.	CDL training 8/25/25	250.00
		CDL training 8/27/25	250.00
		CDL training 8/28/25	250.00
	LaBarbera, Richard	Reimburse expenses for Youth Officer meeting 08/21/25	73.50
	Emergency Assistance	Emergency Assistance	228.00
	Langton Snow Solutions Inc	Landscape Maintenance throughout the Village 8/15/25	12,641.41
	Matrix Systems Group Inc	NAS Annual Support 9/20/25 - 9/19/26	14,688.00
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 4/4/25	43.64
		Debris Hauling and Aggregate Material Delivery 8/12/25	581.05
		Debris Hauling and Aggregate Material Delivery 8/11/25	503.99
		Debris Hauling and Aggregate Material Delivery 8/13/25	573.63
		Debris Hauling and Aggregate Material Delivery 8/21-8/22/25	453.32
	McCrory, Seth	Paramedic License Renewal	40.00
	Menards Inc	08/05/25 Equipment maintenance supplies	21.96
		St 11 Wasp nest spray	37.82
		Marking paint and light fixture	27.98
		Repair parts for CCC	45.60
		Fencing for west commuter lot	95.84
		Fence post for fencing	5.99
		Concrete forming materials	301.67
	Metro Federal Credit Union	MP Fire Local 4119 Dues 8.28.25	3,160.80
		Quinquennial 2025 gift cards	1,226.25
	Metropolitan Alliance - Police	MP Police Association Dues 8.28.25	1,856.50
	Micomp Computer Center	Sign Making Material	475.75
		Sign Making Material	457.20
	Midwest Power Industry Inc	St #13 Coolant hose repair	462.00
	Miji Paulson Maliekkal	Refund Permit Fee #RB24-001754 (1703 Bonita)	200.00
	Military and Police Targets Inc	08/26/25 Range targets	230.00
	Morgan, Dean	CDL Reimbursement Morgan	30.00
	Morton Suggestion Co.	08/13/25 Uniform supplies	90.14
		08/13/25 Public relations supplies	334.99
		09/03/25 Supplies for Five-O Family Fest	669.92
	Mount Prospect Chamber of Commerce	Vouchers redeemed on 8/23/2025	24.00
	Mount Prospect Historical Society	2025 Budget Allocation - September 2025	4,166.66
	Nationwide Mutual Insurance Company	Nationwide 8.28.25	25,694.49
	NCPERS Group Life Insurance	NCPERS Invoice Sept 2025	377.60
	Neopost USA Inc.	Postage Machine Replenishment 8/4/25	3,000.00
	NICOR	Natural Gas 1709 Algonquin 7/22/25-8/29/25	54.74
		Natural Gas 1711 Algonquin 7/22/25-8/20/25	54.74
		Natural Gas 1713 Algonquin 7/22/25-8/20/25	54.74
		1325 N River 7/18-8/18/25 gas	58.54
		1807 N River 7/21-8/19/25 gas	58.53
	North Central Water Rescue LLC	Flood Boat Operator August 21-23, 2025	450.00
	Northeastern IL Public Safety Training	Advanced Tech Firefighter 8/25/25 – 8/29/25	650.00
		Fire Apparatus Engineer 9/29 –10/03/25	600.00
		ICS 300 Training 9/8 – 9/10/25	285.00
	Northwest Central Dispatch System	Member Assessment - October 2025	32,935.22
	Northwestern University	09/08/25-01/16/26 Course registration	4,600.00
	ODP Business Solutions LLC	Paper for clerks office	17.02
	Office of the Attorney General	Sex Offender Registration Fees 2025	120.00
	Out of Control Music	Deposit for 2025-26 Shining Stars Gala Band	500.00
	Patriot Acres LLC	Log debris hauled out of yard 8/31/25	378.00
	Paymerang LLC	Monthly Service Fee - August 2025	400.00
	Peerless Network Inc	Phone Service 08/15/25 - 09/14/25	1,962.67
	Per Mar Security Services	Special Events Security Services 8/23/25	507.50
	Petty Cash	Petty Cash January-August 2025	140.03
	Police Pension Fund	Police Pension 8.28.25	39,757.32
	Pueblo Viejo Inc	Vouchers redeemed on 8/23/2025	105.00
	Quicket Solutions Inc	06/04/25-12/03/25 Quicket platform subscription	29,860.00
	Ralph Helm Inc	Chain saw parts	178.80

VILLAGE OF MOUNT PROSPECT
List of Bills
August 27, 2025 - September 9, 2025

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Ray O'Herron Co Inc	08/27/25 Uniform supplies	181.86
		08/29/25 Range supplies	170.00
	Reliance Standard Life Insurance Co.	Reliance STD Aug 2025	3,737.90
	Republic Services, Inc.	Refuse Disposal 8/1/25-8/31/25	1,407.24
		Refuse Disposal 8/31/25	552.74
	Roe, Alexander	Reimburse expenses for K-9 Nova supplies July 2025	193.43
	S&J Plumbing and Sewer	Refund Permit Fee #RB25-001338 (1104 Oakwood)	150.00
	Service Sanitation Inc	Potties/Handwash - Celebration of Cultures 8/22/25	1,185.00
	Shaughnessy & Associates	08/09/25 Pre-employment polygraph	250.00
	State of Illinois	Sex Offender Registration Fees 2025	20.00
	Steiner Electric Company	VH Lobby Lamps	258.00
	Stericycle, Inc.	08/18/25 Steri-Safe Select Monthly September 2025	222.70
	The Sign Palace Inc	Flag for Celebration of Cultures	95.00
	The Stevens Group LLC	08/26/25 Business cards and memo pads	525.00
		Printing for September 2025 Newsletter	8,930.00
		Social worker business cards	60.00
	TimeClock Plus LLC	Power supply	72.00
	TK Elevator Corporation	8/1-10/31/25 St 13 elevator maintenance	972.41
	TKB Associates, Inc.	Laserfiche Software Renewal 09/22/25 - 09/21/26	17,394.30
	T-Mobile USA Inc	08/05/25 Investigations service	50.00
		08/05/25 Investigations service	50.00
		07/21/25-08/20/25 Charges for increased data lines	547.55
	TransUnion Risk and Alternative Data Solutions Inc	August 2025 Background checks	325.60
	TS-Mt Prospect LLC	Vouchers redeemed on 8/23/2025	38.00
	Uline Inc.	08/06/25 Photo and video evidence supplies	90.47
		Fencing for west commuter lot	70.69
	UniFirst Corporation	Uniform Rental Services 8/15/25	329.50
		Uniform Rental Services 8/22/25	252.47
	UniFirst First Aid Corp	1700 W Central 8/5/25 AED Insp/First aid refill	305.23
		1700 W Central 9/3/25 AED Insp/First aid refill	223.68
		50 S Emerson 9/3/25 AED Inspection	88.13
		111 E Rand 9/3/25 AED Inspection	26.46
		911 Kensington 9/3/25 AED inspection	66.15
		2000 Kensington 9/3/25 AED Inspection	13.23
		1601 W Golf 9/3/25 AED Inspection	13.23
		1711 W Algonquin 9/3/25 AED inspection	13.23
		1415 E Algonquin 9/3/25 AED inspection	13.23
	United Maintenance Company, Inc.	Maintenance for Celebration of Cultures 8/23/25	1,798.35
		Maintenance Services Downtown Block Party 7/25-7/26/25	4,922.17
	United States Postal Service	EPS Postage - August 2025	10,839.83
	Vega, Efred	08/05/25 Balloon artist for National Night Out	360.00
		06/14/25 Balloon artist for beat meeting	130.00
	Village of Mount Prospect	Flex Sec 125 Cafeteria Deductions 8.28.25	12,237.85
		Fringe Benefit - Auto	410.45
		7/6-8/2/25 11 E NWH meter 40215 Water Service	71.72
		6/9-7/9/25 101 S Maple Meter 21758 Water Service	15.11
		7/9-8/7/25 101 S Maple Meter 40928 Water Service	33.98
	W. W. Grainger, Inc.	Handheld Flashlight for Inspector's Vehicle	94.88
		CCC Burglar Alarm battery	28.42
		Electrical detector	89.40
		Power washer fix parts	82.15
		Fuses	33.42
		CST/ Berger MT202 Metal Locator	639.00
	Wal-Mart Community	Picnic supplies	323.38
	Warehouse Direct	Annual maintenance for Records shredder 09/01/25-08/31/25	329.00
	West Central Municipal Conference	Annual dues participate Suburban Tree Consortium 5/1/25-4/30/26	575.00
	Wisconsin Department of Revenue	WI Income Tax Withholding Aug 2025	962.12
	Wolf, Lisa	On camera for MP Update 9/05/2025	200.00
		On camera for MP Update 8/22/2025	200.00
	Z Search Recruiting, Inc.	Photography for Fridays on the Green and Celebration of Cultures	850.00
001 General Fund Total			**$ 743,598.08**

VILLAGE OF MOUNT PROSPECT
List of Bills
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Fund	Vendor Name	Invoice Description	Amount
020 Capital Improvement Fund			
	AAA Engineering	Vehicle Maintenance exhaust engineering 1/1-3/29/25	$ 1,665.00
	AVI Systems Inc	Projector Screen Replacement for Board Room	12,000.16
		Projector Screen Replacement for Board Room	12,610.09
	Graybar Electric Co.	Pedestrian pole LED fixtures	2,400.00
	Mercommbe, Inc.	PW card access cable for new system	4,882.04
	Mount Prospect Paint, Inc.	Paint for St #14 eves	799.98
020 Capital Improvement Fund Total			**$ 34,357.27**
023 Street Improvement Construction Fund			
	Engineering Resource Associates	Schoenbeck Rd Reconstruction Ph 1/2 Change Order 7/31/25	$ 163,231.49
023 Street Improvement Construction Fund Total			**$ 163,231.49**
024 Flood Control Construction Fund			
	Baxter & Woodman, Inc.	Storm Sewer Lining Engineering Services 6/25-7/24/25	$ 297.50
024 Flood Control Construction Fund Total			**$ 297.50**
040 Refuse Disposal Fund			
	ICMA Retirement Trust - 457	MissionSquare 8.28.25	$ 128.40
	Illinois Department of Revenue	IL State Tax Withholding 8.28.25	548.45
	Internal Revenue Service	Federal Tax Liability 8.28.25	3,319.07
	International Union of Operating Engineers	IUOE PW Membership Dues 8.28.25	156.88
	Nationwide Mutual Insurance Company	Nationwide 8.28.25	443.48
	NCPERS Group Life Insurance	NCPERS Invoice Sept 2025	16.00
	Republic Services, Inc.	Municipal Refuse Disposal 8/1-8/31/25	15,306.27
		Refuse Disposal 8/1/2025-8/31/25	270,623.42
	RHW Customized Graphics & Promotions	Recycling labels	744.34
	Robert H Arnold, Trustee	Utility Refund - 1007 Butternut Ln # C	11.33
	Village of Mount Prospect	Flex Sec 125 Cafeteria Deductions 8.28.25	199.08
040 Refuse Disposal Fund Total			**$ 291,496.72**
046 Foreign Fire Tax Board Fund			
	Comcast	8/16/25 - 9/15/25 Cable 111 E Rand Rd	$ 968.33
		9/1/25 - 9/30/25 Cable 2000 E Kensington Rd	216.88
		8/26/25 - 9/25/25 Cable 1415 Algonquin Rd	373.95
	Liebgott Jr., John	Hotel/Per Diems/Checked Bags 8/4/25-8/8/25 Texas A&M	1,500.89
	Shree Mt Prospect Inc	Coffee service for all stations - Feb - July 2025	3,200.00
046 Foreign Fire Tax Board Fund Total			**$ 6,260.05**
050 Water and Sewer Fund			
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 8.28.25	$ 11.54
	Addison Building Material Co.	Screw drivers	28.79
		Pump station electrical improvements material	188.46
		B-box adjustment nipples	95.32
		Pump hose	152.78
		Push brooms	49.28
	Al Warren Oil Co Inc	Fuel for station generators	5,523.11
	Alexander Chemical	7/29-8/27/25 Chlorine cylinder rental fee	23.21
	Amazon Capital Services	Telescoping durable duster with extension	49.99
	Badger Meter Inc	Twist tight extensions	464.95
		Monthly endpoints charges/Beacon hosting 8/29/25	2,097.41
	Baxter & Woodman, Inc.	Services agreement 8/18/25	5,974.17
		Design/Inspection of Deep Well 16 rehab project 7/16-7/24/25	660.00
		Combined Sanitary Rehab Engineering 7/1-7/31/25	8,200.70
	Beth Ann Combs	Utility Refund - 801 Edgewood Ln	1,097.51
	Brolin, Blaine	Safety Shoe Reimbursement 8/25/25	148.50
	Castellanos, Sal	Safety Shoe Reimbursement 8/21/25	115.45

VILLAGE OF MOUNT PROSPECT
List of Bills
August 27, 2025 - September 9, 2025

Fund	Vendor Name	Invoice Description	Amount
050 Water and Sewer Fund (continued)			
	Conway, Michelle	Overhead sewer rebate 115 N Prospect Manor 7/22/25	5,660.53
	Fehr-Graham & Associates LLC	OSHA Required PPE /Fall Protection Training 8/22/25	408.58
	French, Daniel	Safety Shoe Reimbursement	225.00
	Gerardi Sewer & Water Co	Water Main Replacement Project 8/21/25	1,283,886.66
	Gordon Flesch Company, Inc.	Leasing Contract M204292 09/22/25-10/21/25	159.83
	HBK Water Meter Service	Cable for flow meter at St 4	412.80
		Meter replacement/clear water elimination 8/14-8/27/25	771.00
	Home Depot USA Inc	Parts and supplies	198.77
	ICMA Retirement Trust - 457	MissionSquare 8.28.25	2,040.35
	Illinois Department of Revenue	IL State Tax Withholding 8.28.25	4,277.19
	Internal Revenue Service	Federal Tax Liability 8.28.25	25,292.03
	International Union of Operating Engineers	IUOE PW Membership Dues 8.28.25	1,659.90
	Langton Snow Solutions Inc	Landscape Maintenance throughout the Village 8/15/25	6,226.37
	Lee Jensen Sales Co Inc	Equipment repair for confined space lifeline 8/19/25	1,020.00
		Replacement pins for backhoe bucket	60.00
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 4/4/25	223.52
		Debris Hauling and Aggregate Material Delivery 8/12/25	2,977.17
		Debris Hauling and Aggregate Material Delivery 8/11/25	2,582.29
		Debris Hauling and Aggregate Material Delivery 8/13/25	2,939.10
		Debris Hauling and Aggregate Material Delivery 8/21-8/22/25	2,322.66
	Menards Inc	Hose nozzle for well house cleaning	38.22
		Pump station electrical improvement material	55.64
		Pump station electrical improvement material	20.97
	Nationwide Mutual Insurance Company	Nationwide 8.28.25	1,477.82
	NCPERS Group Life Insurance	NCPERS Invoice Sept 2025	121.60
	NICOR	7/22-8/20/25 117 N Waverly natural gas	149.59
		7/23-8/21/25 1 W WaPella natural gas	178.23
	Reliance Standard Life Insurance Co.	Reliance STD Aug 2025	272.52
	State Industrial Products Corporation	9/1/25 Wastewater FOG treatment program	895.55
	UniFirst Corporation	Uniform Rental Services 8/15/25	115.35
		Uniform Rental Services 8/22/25	88.38
	United States Postal Service	EPS Postage - August 2025	6,574.08
	Village of Mount Prospect	Flex Sec 125 Cafeteria Deductions 8.28.25	573.43
	Ziebell Water Service Products	Service line repair parts	672.77
		B-Boxes/bushings	1,473.00
050 Water and Sewer Fund Total			**$ 1,380,932.07**
051 Village Parking System Fund			
	AT & T Corp.	7/20-8/19/25 Phone Maple Deck	$ 700.77
	Comcast	Internet Services 301 S Maple from 9/4-10/3/25	162.49
	Michael Wagner & Sons, Inc.	Emerson Garage repair parts	351.03
	W. W. Grainger, Inc.	Emerson garage hose bib parts	360.96
051 Village Parking System Fund Total			**$ 1,575.25**
052 Parking System Revenue Fund			
	NICOR	11 E NWH 7/23-8/21/25 gas	$ 54.74
	Petty Cash	Petty Cash January-August 2025	2.00
	Steiner Electric Company	Pay station and RR depot lighting parts	134.65
	Union Pacific Railroad	Metra Land Lease 181313 - April 2025	4,119.50
		Metra Land Lease 181313 - May 2025	3,736.03
		Metra Land Lease 181313 - June 2025	3,828.35
		Metra Land Lease 181313 - July 2025	4,187.43
052 Parking System Revenue Fund Total			**$ 16,062.70**
060 Vehicle Maintenance Fund			
	Al Warren Oil Co Inc	87 Octane Fuel - August 2025	$ 23,902.00
	Amazon Capital Services	Pressure washer floats/radio knob/5 volt converter	147.86

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Fund	Vendor Name	Invoice Description	Amount
060 Vehicle Maintenance Fund (continued)			
	Arlington Heights Ford	2743 Signal lamp	20.20
		606 Driver seat cushion and cover	906.17
		603 drivers seat	906.17
		636 Drivers seat	775.67
		4503 Steering shaft	272.73
	Bristol Hose & Fitting Inc	Hydraulic/air fittings for stock	50.17
	Chicago Parts & Sound LLC	Headlamp plug	19.23
		Stock filters	347.88
		318 rear brakes	205.97
		662 Battery	102.86
	Commercial Tire Services Inc	4551 Tires	391.24
	D and B Auto Glass, Inc.	Front windshield 8/20/25	450.00
	Dave & Jim's Auto Body Inc	P-20 Front end alignment 8/21/25	65.00
	Dultmeier Sales Davenport Inc	Prewet poly fittings	38.77
		Hydraulic ball valves for trucks	474.85
	Elliott Auto Supply Co, Inc.	Pump return credit	(273.86)
		Radiator return credit	(116.70)
		4554 Blower resistor	38.20
		Shop gloves	448.60
		P-40 headlight plug	18.67
	Everclean Group LLC	Various car washes in August 2025	525.00
	Fehr-Graham & Associates LLC	OSHA Required PPE /Fall Protection Training 8/22/25	408.58
	Foster Coach Sales Inc.	525 A/C Cooltech fan controller	689.67
		Condenser pressure switch 525	357.64
		Ambulance license plate lights	119.87
	Genuine Parts Company Inc	Return credit	(32.88)
		Shop trim adhesive	9.50
		Shop trim adhesive	38.82
		Mirror glue for stock	11.64
		Return credit	(28.38)
		4554 Exhaust pipe	10.24
		Battery posts for shop testing	27.24
		2724 Serp Belt	46.03
		619 Engine mount	78.73
		601 Engine mounts	191.74
		Credit return	(347.83)
	ICMA Retirement Trust - 457	MissionSquare 8.28.25	2,530.40
	Illinois Department of Revenue	IL State Tax Withholding 8.28.25	1,476.30
	Illinois Recovery Group, Inc.	Parts washer service for shop 8/5/25	160.00
	Internal Revenue Service	Federal Tax Liability 8.28.25	8,994.46
	International Union of Operating Engineers	IUOE PW Membership Dues 8.28.25	652.65
	Interstate Power Systems, Inc.	Oil pressure switch for 516	107.20
	Just Tires	Stock police tires	2,950.00
	Lawson Products, Inc.	Drill bits for stock	91.56
	Leach Enterprises, Inc.	4555 Spring hardware	36.68
		Air check valve for stock	91.92
	Lund Industries, Inc.	Police Arm rest for stock	183.92
	MacQueen Equipment LLC	Door lock cables for 514	297.75
	McMaster-Carr Supply Co	Prewet fittings and clamps for trucks	158.84
		Batteries and wingnuts for stock	98.01
	Morton Grove Automotive Inc	2724 Alternator	245.00
		515 Primer motor	395.00
	Napleton Arlington Heights Motors Inc	612 Pads and rotors	482.40
		612 Seat side shield	98.40
	Nationwide Mutual Insurance Company	Nationwide 8.28.25	22.50
	NCPERS Group Life Insurance	NCPERS Invoice Sept 2025	28.80
	PreCise MRM LLC	AVL Monthly Data Charges July 2025	520.00
	Reliance Standard Life Insurance Co.	Reliance STD Aug 2025	353.68
	Ronco Industrial Supply	Shop air hose for stock	300.00
	Sanders Hardware Supply	Shop soap	94.00
	Sid Tool Co., Inc.	Spray paint for stock	325.54

VILLAGE OF MOUNT PROSPECT
List of Bills
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Fund	Vendor Name	Invoice Description	Amount
060 Vehicle Maintenance Fund (continued)			
	Sid Tool Co., Inc. (continued)	Paint for stock	378.39
		Hardware for stock	488.82
		Hardware for stock	230.98
	Village of Mount Prospect	Flex Sec 125 Cafeteria Deductions 8.28.25	208.13
	West Side Tractor Sales	4516 Turn signal lamp	199.01
060 Vehicle Maintenance Fund Total			**$ 53,497.63**
061 Vehicle Replacement Fund			
	Lindco Equipment Sales, Inc.	Hydraulic setup for new 4527 8/12/25	$ 38,665.30
		Hydraulic setup for new 2740 8/12/25	38,665.30
	Midwest 911 Inc	05/10/25 Squad conversion for P-38	850.00
061 Vehicle Replacement Fund Total			**$ 78,180.60**
063 Risk Management Fund			
	Favia, Joseph	PSEBA Reimbursement - September 2025	$ 1,249.12
	Intergovernmental Per.ben.coop	IPBC - September 2025	782,486.13
	Ricker, Jeffrey	PSEBA Reimbursement - August 2025	606.00
063 Risk Management Fund Total			**$ 784,341.25**
073 Escrow Deposit Fund			
	3D Brick Paving	Refund Escrow Permit #RB251205 (201 Moehling Dr)	$ 100.00
	ABC Plumbing Heating Cooling	Refund Escrow Permit #RB250944 (414 Can Dota)	100.00
	Alltech HVAC Inc	Refund Escrow Permit #CB250086 (1500 Bishop)	100.00
	Anderson, Martin	Refund Escrow Permit #RB250297 (2022 Cayuga)	100.00
	Archadeck of Chicagoland	Refund Escrow Permit #RB250945 (408 Pine)	100.00
	Brasco LLC	Refund Escrow Permit #CB250150 (1550 Dempster)	1,000.00
		Refund Escrow Permit #CB250192 (1500 Bishop)	1,000.00
	Center Guard Plumbing	Refund Escrow Permit #RB251394 (311 Elmhurst)	100.00
	Chaplin, Paul	Refund Escrow Permit #RB251259 (2947 Brianwood)	100.00
	De La Torre Concrete Inc	Refund Escrow Permit #RB251352 (1106 Sycamore Ln)	100.00
	DK New Age Design & Construction	Refund Escrow Permit #RB242062 (20 Wa Pella)	150.00
	Enter, Sean	Refund Escrow Permit #RB240986 (402 Council)	350.00
	Fasolo Electrical LLC	Refund Escrow Permit #RB251209 (235 Hatlen)	100.00
	Fortis Ground Werks	Refund Escrow Permit #RB250909 (804 Golfview)	100.00
	Gallet, Scott	Refund Escrow Permit #RB250350 (403 Russel)	100.00
	G-Cat Construction	Refund Escrow Permit #RB250908 (300 Maple)	100.00
		Refund Escrow Permit #RB250910 (106 Lonnquist)	100.00
	Gorney Remodeling Inc	Refund Escrow Permit #RB251125 (723 Busse)	100.00
	Griffin, Stephen	Refund Escrow Permit #RB241295 (2707 Elayne)	100.00
	Ines Construction	Refund Escrow Permit #RB250347 (2948 Briarwood)	250.00
	ION Developer LLC	Refund Escrow Permit #RB241932 (625 Meier Rd)	100.00
	J&A Jimenez Services Inc	Refund Escrow Permit #CB250093 (28 Judith Ann)	500.00
	J&S Plumbing Inc	Refund Escrow Permit #CB250212 (1000 Northwest Hwy)	125.00
		Refund Escrow Permit #RB251333 (14 Hatlen)	100.00
	Kerr Mechanical Corp	Refund Escrow Permit #RB251430 (500 Crestwood)	100.00
	Lemons of Love Inc	2025 Block Party Tips - Beverage Tent	1,530.00
	M&S Construction and Planning	Refund Escrow Permit #RB251395 (603 Dogwood)	100.00
	Maliekkal, Miji Paulson	Refund Escrow Permit #RB241754 (1703 Bonita)	100.00
	Meenachil Electric Service Inc	Refund Escrow Permit #RB250603 (1501 Barberry)	100.00
	Moonhouse LLC	Refund Escrow Permit #RB250793 (115 Elm)	100.00
	Moose Lodge #660	2025 Block Party Tips - Beverage Tent	960.00
	Mount Prospect Public Library	2025 PPRT 6th Allocation	2,080.23
	Northwest Covenant Church	2025 Block Party Tips - Beverage Tent	1,020.00
	Pappa, Matthew	Refund Escrow Permit #RB240222 (502 Emerson)	100.00
	Penco Electric	Refund Escrow Permit #RB251078 (304 Wa Pella)	100.00
	Perma Seal Basement Systems	Refund Escrow Permit #RB250857 (109 Lancaster)	100.00
	Perma-Seal Basement Systems	Refund Escrow Permit #RB251053 (1334 Indigo)	100.00
	Price, Michael	Refund Escrow Permit #RB251149 (1421 Indigo)	100.00

VILLAGE OF MOUNT PROSPECT
List of Bills
August 27, 2025 - September 9, 2025

Fund	Vendor Name	Invoice Description	Amount
073 Escrow Deposit Fund (continued)			
	Ralf K Construction Inc	Refund Escrow Permit #RB241055 (103 School)	100.00
	Rekkas, Demmy	Refund Escrow Permit #RB250968 (2004 Lonnquist)	100.00
	Ricks Sewer & Drain	Refund Escrow Permit #RB251207 (9 Kenilworth)	100.00
		Refund Escrow Permit #RB251252 (909 Emerson)	100.00
		Refund Escrow Permit RB251412 (221 Pine)	100.00
	Riteway Construction and Developer	Refund Escrow Permit #RB240362 (302 Emerson)	100.00
	Royal Deck LLC	Refund Escrow Permit #RB251049 (1424 Burning Bush)	100.00
	S&D Prime Maintenance Inc	Refund Escrow Permit #RB250622 (804 Butternut)	100.00
	S&J Plumbing and Sewer	Refund Escrow Permit #RB251338 (1104 Oakwood)	100.00
	Spark Electric	Refund Escrow Permit #RB251356 (1726 Rusty)	100.00
	Special Leisure Services Foundation	2025 Block Party Tips - Beverage Tent	900.00
	Sunrun Installation Services	Refund Escrow Permit #RB250966 (1809 Palm)	100.00
	The Sunshine Kids Foundation	2025 Block Party Tips - Beverage Tent	1,200.00
	TMZ Plumbing Inc	Refund Escrow Permit #RB251371 (1204 Central)	100.00
	US Waterproofing Inc	Refund Escrow Permit #RB251251 (1113 Barberry)	100.00
	Van Deursen, Jacqulyn	Refund Escrow Permit #RB251195 (1624 Dogwood)	100.00
	Village Sewer & Plumbing	Refund Escrow Permit #RB251348 (210 Owen)	100.00
		Refund Escrow Permit #RB251363 (604 Pine)	100.00
073 Escrow Deposit Fund Total			**$ 15,365.23**
Grand Total			**$ 3,569,195.84**

Item Cover Page

Subject	**Motion to approve an intergovernmental agreement with the Village of Arlington Heights to construct the Algonquin Road Sewer Improvements Project at a cost not to exceed $172,583.**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$172,583.00
Budget Source	Water and Sewer Enterprise Fund
Category	CONSENT AGENDA
Type	Action Item

Information

The Village of Arlington Heights owns and operates a large diameter sanitary sewer that serves a portion of their community near the intersection of Algonquin Road and Arlington Heights Road. This existing sewer runs down Algonquin Road to Dempster Street and travels eastward to Busse Road where it discharges into a Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) interceptor sewer at the intersection of Dempster Street and Busse Road.

Four (4) Mount Prospect businesses discharge sanitary waste into this Arlington Heights sewer. By informal agreement, the Village of Mount Prospect has received sewer use fees paid by these businesses. The affected properties are located at 1740 West Dempster Street, 1720-1728 West Dempster Street, 1590 Busse Road, and 1790 Algonquin Road. No other Mount Prospect properties are served by the existing sewer on Dempster Street between Algonquin Road and Busse Road.

To support a redevelopment project in the Arlington Heights Road and Algonquin Road area, the Village of Arlington Heights now needs to increase the size and capacity of this sewer system. Arlington Heights hired the RJN Group (consulting engineers) of Downers Grove, Illinois to design an increased capacity sewer. The new sewer will have a larger diameter and steeper slope than the existing sewer. The new sewer requires a deeper connection to the MWRDGC interceptor because of the steeper slope.

MWRDGC owns and operates the regional interceptor sewer system. They have directed Arlington Heights to abandon the Dempster connection and run the new sewer to a deeper outfall at the intersection of Algonquin Road and Busse Road. This direction created a need to revise the way wastewater is collected from Mount Prospect businesses on Dempster Street between Algonquin Road and Busse Road.

Attached is a revised sewer plan for the Mount Prospect businesses on Dempster Street

affected by this project. This plan was developed by Mount Prospect Public Works Department staff in conjunction with Arlington Heights Public Works personnel, RJN consultants, and MWRDGC.

Earlier this year, the Village of Arlington Heights awarded a contract to construct the Algonquin Road Sewer Improvements to the DiMeo Brothers, construction company of Mount Prospect, Illinois. Five bids were received with the lowest cost bid submitted by DiMeo. The total award for all work, including work in Arlington Heights and on Dempster Street in Mount Prospect is $4,071,885. A copy of Arlington Heights' bid tabulation is attached.

The cost for the portion of work to serve the four Mount Prospect businesses on Dempster Street is $156,894. A copy of the tabulation for items needed to construct these improvements is attached.

Discussion

Attached for the Village Board's consideration is a proposed intergovernmental agreement (IGA) between the Village of Arlington Heights and the Village of Mount Prospect to facilitate construction of the Algonquin Road Sewer Improvements. In summary, the IGA contains the following provisions:

1. Arlington Heights is the first payer of construction costs and has sole responsibility for work in Arlington Heights and work on the main sewer in Algonquin Road.
2. Mount Prospect will reimburse Arlington Heights for costs associated with sewer improvements specifically for the four Mount Prospect businesses on Dempster Street affected by the project. The cost for this work is $156,894. Staff recommends including a 10% contingency which increases the allotment to $172,583.
3. Upon completion of planned work, Mount Prospect will be responsible for the operation and maintenance of sewer improvements directly serving Mount Prospect properties.
4. Mount Prospect will bill and retain all revenues from Mount Prospect businesses served by the sewer improvements.

The Village of Arlington Heights advises that work is scheduled to start near the intersection of Algonquin Road and Busse Road on or about September 15 and continue through November 15. IDOT will require a suspension of work through the winter months and complete removal of barricades from the roadway. Work on this project will resume in the spring with completion expected by early summer. Work on Dempster Street in Mount Prospect is slated for next year.

Alternatives

1. Pass a resolution authorizing the mayor to sign an intergovernmental agreement with the Village of Arlington Heights to facilitate construction of the Algonquin Road Sewer Improvements Project.
2. Action at the discretion of the Village Board.

Staff Recommendation

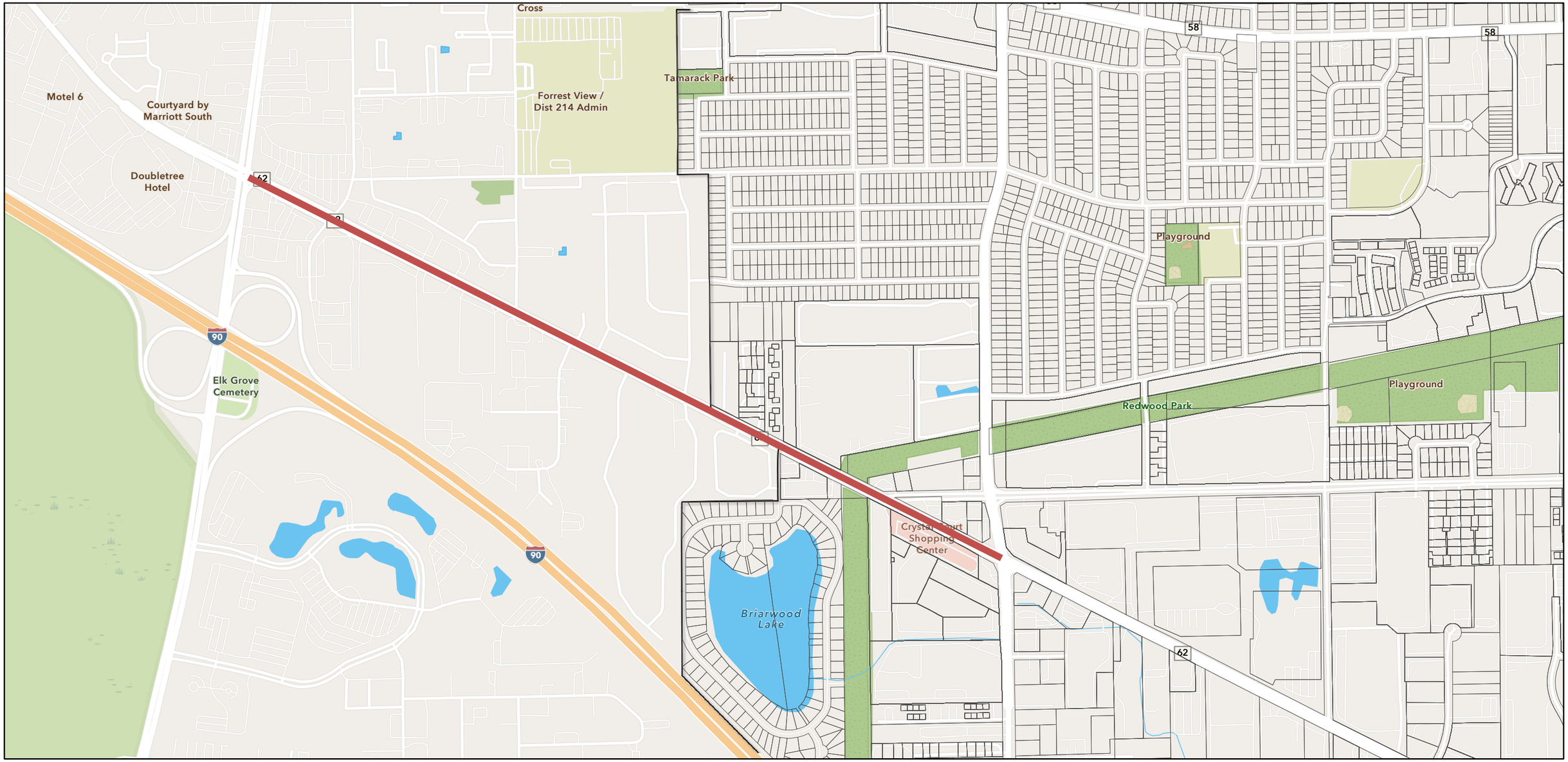
Staff recommends that the Village Board pass a resolution authorizing the mayor to sign an intergovernmental agreement between the Village of Arlington Heights and the Village of Mount Prospect to facilitate construction of the Algonquin Road Sewer Improvements at a cost

to Mount Prospect not to exceed $172,583.

Attachments

1. Algonquin Road Sewer Improvements by Arlington Heights
2. Mount Prospect Improvements
3. Resolution IGA between AH Algonquin Rd Sewer Project
4. VAH IGA with Mount Prospect for Construction and Maintenance of Algonquin Road Sewer Improvements _ FINALpdf
5. Algonquin Rd Sewer Replacement Plans
6. VAH Algonquin Rd Sewer Capacity Imp-Bid Tab
7. MP Costs 2025

Proposed Route of New Algonquin Road Sewer by the Village of Arlington Heights



9/11/2025, 12:54:28 PM

Parcels

World_Hillshade

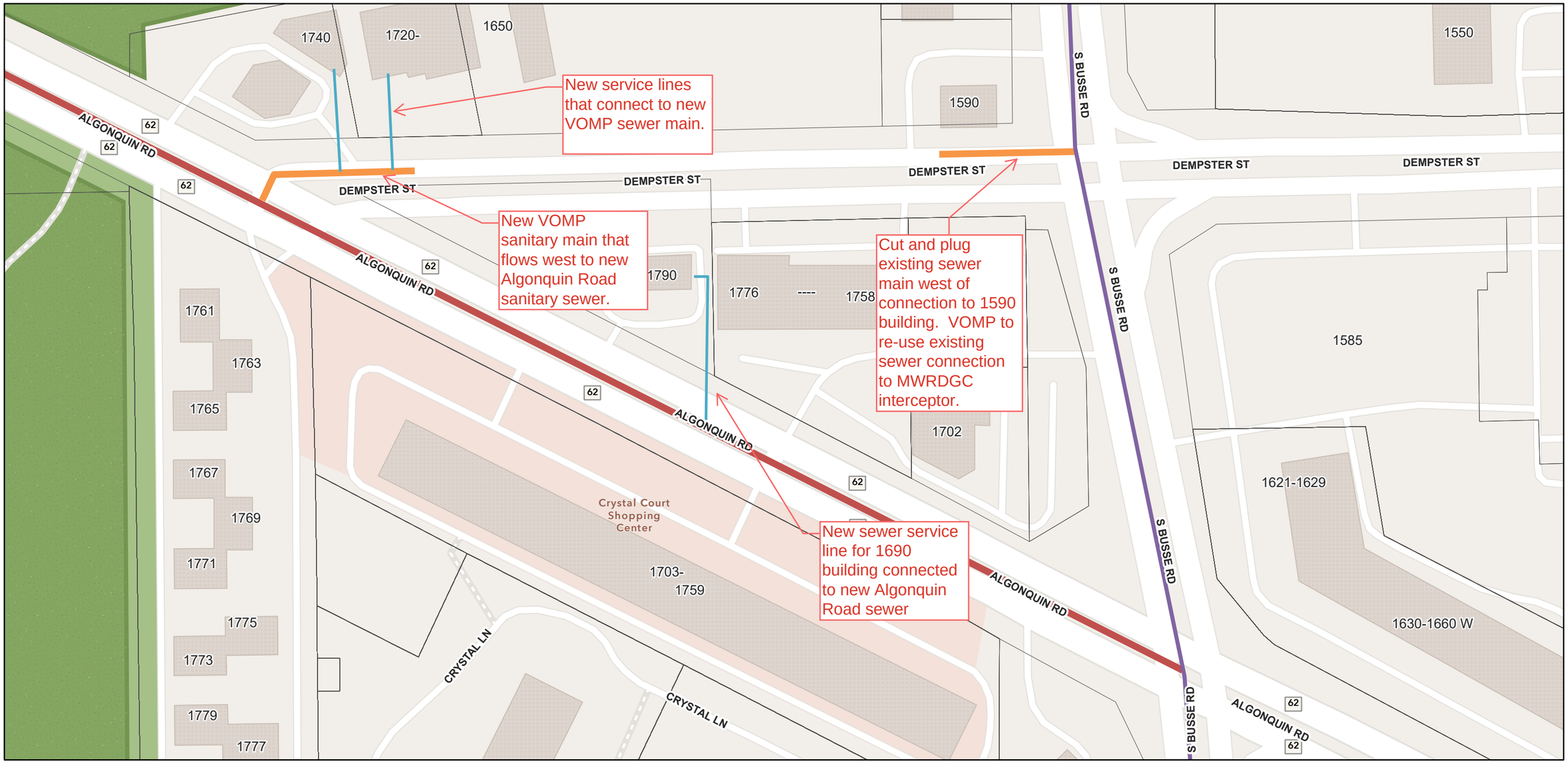
1:12,831

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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

Proposed Mount Prospect Improvements



9/11/2025, 1:05:18 PM

Parcels

Street Labels

World_Hillshade

1:1,640

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERGOVERNMENTAL AGREEMENT WITH THE VILLAGE OF ARLINGTON HEIGHTS TO CONSTRUCT THE ALGONQUIN ROAD SEWER IMPROVEMENTS PROJECT

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

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

WHEREAS, the Village of Mount Prospect and the Village of Arlington Heights have expressed a desire to enter a partnership for the construction of the Algonquin Road Sewer Improvements Project that includes portions of the Village of Arlington Heights facilities located within Mount Prospect's municipal boundaries along Algonquin Road and Dempster Street; and

WHEREAS, the Intergovernmental Agreement, being the subject of this Resolution, coordinates the construction of the projects, sets forth the rights and obligations related to the construction of the sewer improvements, and sets forth rights and obligations associated with the long-term ownership, use, and maintenance of the Sewer Improvements.

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

SECTION ONE: The Board of Trustees do hereby authorize the Village of Mount Prospect to enter into an Intergovernmental Agreement with the Village of Arlington Heights, to construct the Algonquin Road Sewer Improvements set forth in the Intergovernmental Agreement, a copy of which is attached hereto and made part of this Resolution as Exhibit A.

SECTION TWO: That the Mayor is authorized to sign the agreement and the Village Clerk to attest.

SECTION THREE: 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 16th day of September 2025.

_____
Paul Wm. Hoefert Mayor

ATTEST:

_____
Karen M. Agoranos, Village Clerk

INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS AND THE VILLAGE OF MOUNT PROSPECT REGARDING CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES

THIS INTERGOVERNMENTAL AGREEMENT ("***Agreement***") is made and entered into this __ day of _____, 2025 ("***Effective Date***"), and is by and between the **VILLAGE OF ARLINGTON HEIGHTS**, an Illinois home rule municipal corporation ("***Village***"), and the **VILLAGE OF MOUNT PROSPECT**, an Illinois home rule municipal corporation ("***Mount Prospect***") (collectively, the Village and Mount Prospect are the ***"Parties"***).

IN CONSIDERATION OF, and in reliance upon, the recitals and the mutual covenants set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. RECITALS.

A. The Village and Mount Prospect are both home rule municipal corporations organized pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq*.

B. The Constitution of the State of Illinois, 1970, Article VII, Section 10, authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq*., authorizes and encourages intergovernmental cooperation; and

C. The Village regulates the storage, flow, and handling of sewage in the Village, pursuant to Chapter 22 of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended ("***Village Sewer Infrastructure***").

D. The Village owns and maintains certain sewer facilities located along Algonquin Road and Dempster Road ("***Existing Village Facilities***").

E. The Village desires to remove the Existing Village Facilities and install new sewer facilities ("***Sewer Improvements***") to increase the capacity of the Village Sewer Infrastructure ("***Project***").

F. The Village has retained the RJN Group, Inc. to prepare the construction plans and specifications for the Project in ***Exhibit A*** attached to this Agreement and made a part hereof ("***Project Specifications***").

G. The Project include portions of the Village Facilities located within Mount Prospect's municipal boundaries, along Algonquin Road and Dempster Road, as identified in ***Exhibit A*** ("***Project Area***").

H. The Parties desire to enter into this Agreement to: (i) coordinate the construction of the Project; (ii) set forth the Parties' rights and obligations related to the construction of the Sewer Improvements, including coordination of permit requirements; and (iii) set forth the Parties' rights and obligations related to the long-term ownership, use, and maintenance of the Sewer Improvements.

SECTION 2. CONSTRUCTION OF SEWER IMPROVEMENTS.

A. Construction Contract. The Village will use commercially reasonable efforts to solicit proposals from qualified construction firms and retain a qualified construction firm ("***Contractor***") to construct the Project in accordance with the Project Specifications, pursuant to a professional services agreement in a final form approved by the Village President and Board of Trustees ("***Construction Contract***").

B. Project Costs and Project Schedule. Pursuant to the Construction Contract, the Contractor will submit an estimated budget ("***Project Costs***") and estimated construction schedule ("***Project Schedule***") for the Project for the Village's review and approval. The Project Costs will include the Contractor's fee and a detailed allocation of costs for each component of work.

C. Utility Location. The Parties agree to cooperate with any necessary adjustments or modifications to existing utilities located within the Project Area to accommodate the Sewer Improvements.

D. Permits. To the extent applicable, the Parties agree to issue, coordinate on, and apply for all permits, including any permit requirements for Cook County and the Illinois Department of Transportation, necessary to execute the Project, and for any required adjustments to utility facilities related to the Project and located in existing rights-of-way, and in proposed rights-of-way, and where improvements to existing utility facilities are proposed as part of the Project.

E. License. This Agreement constitutes a license to the Village, its agents, employees, consultants, and contractors from Mount Prospect to access any portion of the Project Area owned by Mount Prospect that is reasonably necessary to prepare and complete the Project.

F. Ownership, Use, and Maintenance of Facilities. Upon completion of the Project, the Parties agree that:

1. The Village will maintain ownership and responsibility for the continued operation and maintenance of the Sewer Improvements along Algonquin Road, and replacement as necessary.

2. The Sewer Improvements along Dempster Road will be conveyed from the Village to Mount Prospect for continued operation, maintenance, and replacement, as necessary ("***Dempster Road Sanitary Sewer Main***").

3. The Village will allow Mount Prospect to discharge the Dempster Road Sanitary Sewer Main into the Village Sewer Infrastructure for final disposal.

SECTION 3. PROJECT COSTS.

A. Reimbursement. Mount Prospect agrees to reimburse the Village $172,682.00 for costs incurred by the Village related to the Project that benefit Mount Prospect, including, but not limited to, the cost incurred pursuant to the Construction Contract, related change orders, which reimbursement must be made within 30 days of Mount Prospect's receipt of an invoice from the Village.

B. **Additional Costs**. The Parties agree to jointly share responsibility for any unexpected costs approved by a change order to the Construction Contract that affect improvements at or downstream of Mount Prospect. Mount Prospect agrees to full responsibility for any additional costs approved by a change order to the Construction Contract that directly impact Mount Prospect customers served by the Sewer Improvements.

C. **Utility Relocation**. Each Party is responsible for any unexpected costs related to any necessary modification or relocation to its existing utilities located within the Project Area.

SECTION 4. TERM AND TERMINATION.

Unless terminated pursuant to the terms of this Agreement, this Agreement will expire on December 30, 2026_. Termination of this Agreement will not constitute a waiver of any rights or claims that the Parties have with respect to any breach of this Agreement by either party or any right of indemnification by either party.

SECTION 5. NO ADMISSIONS OF LIABILITY.

A. It is understood and agreed that the execution of this Agreement, the Parties' participation in the Project, and the Parties' payment of costs related to the Project are not an admission of liability on the part of either Party or their respective Releasees, such liability having been expressly denied.

B. It is understood and agreed that the execution of this Agreement, the Village's participation in the Project, and Mount Prospect's payment of any Project Costs related to the Project, will not be interpreted as, or constitute, a license, consent, or agreement.

SECTION 6. INDEMNIFICATION.

A. To the fullest extent permitted by law, the Village and Mount Prospect agree (the Parties) to indemnify and hold each other harmless, their Village Boards and their members, employees, volunteers, agents, their successors, and assigns, in their individual and official capacities (collectively, "***Indemnified Parties***") from and against any and all liabilities, loss, claim, demand, lien, damage, penalty, fine, interest, cost and expense, including without limitation, reasonable attorneys' fees and litigation costs, incurred by the Indemnified Parties arising out of any of the Parties' activities in the performance of this Agreement, or any act or omission of the Parties or of any employee, agent, contractor or volunteer of the Parties, but only to the extent it is related to the Project, and further only to the extent caused in whole or in part by any negligent or willful and wanton act or omission of the Parties' Indemnitors.

B. Nothing contained in Section 6, or in any other provision of this Agreement, is intended to constitute nor shall it constitute a waiver of the defenses available to the Parties under the Illinois Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq.

SECTION 7. RELEASE OF CLAIMS.

The Parties, for and on behalf of themselves and their heirs, executors, personal representatives, agents, successors and assigns, acknowledge full and complete satisfaction of, and fully and forever release, acquit, and discharge one another and their respective heirs, executors, officials, officers, employees, personal representatives, agents, attorneys, successors

and assigns (collectively, "***Releasees***") from any and all claims, causes of action, demands, liabilities, damages, obligations, and debts (collectively referred to as "***Claims***"), of every kind and nature, whether known or unknown, suspected or unsuspected, or fixed or contingent, which they hold or at any time previously held against each other or each other's respective Releasees arising out of or in any way related to the Village Sanitary Sewer Infrastructure, the Existing Village Facilities, the condition of Village Sanitary Sewer Infrastructure, or the lack thereof (with the exception of breaches of this Agreement).

SECTION 8. DEFAULT.

A. Default. If a Party determines that the other Party has failed or refused to perform any of its obligations of this Agreement (***"Event of Default"***), and if the defaulting Party fails to cure any the Event of Default within ten days after its receipt of written notice of the Event of Default from the other Party, then the non-defaulting Party will have the right, notwithstanding the availability of other remedies provided by law or equity, to pursue any one or more of the remedies provided for under Section 5.B of this Agreement.

B. Remedies. In case of any Event of Default, the non-defaulting Party may pursue the following remedies:

1. The non-defaulting Party may require the defaulting Party, within a reasonable time, to complete or correct all or any part of defaulting Party's obligations that are the subject of the Event of Default; and to take any or all other action necessary to bring the defaulting Party into compliance with this Agreement.

2. The non-defaulting Party may terminate this Agreement, and the non-defaulting will not have any liability for further obligations due or to become due under this Agreement; and

3. The non-defaulting Party may file a lawsuit against the defaulting Party and seek the remedy of specific performance of the default Party's obligations.

SECTION 9. GENERAL CONDITIONS.

A. Notices. Notices to the Parties under this Agreement shall be in writing and served by personal service or by regular first-class mail and registered mail, return receipt requested, on the following individuals at the addresses noted:

If to the Village:	Village of Arlington Heights 33 South Arlington Heights Road Arlington Heights, Illinois 60302 Attention: Village Manager
with a copy to:	Elrod Friedman LLP 350 North Clark Street, Second Floor Chicago, Illinois 60654 Attention: Hart M. Passman Email: hart.passman@elrodfriedman.com
If to Mount Prospect:	Village of Mount Prospect 50 South Emerson Street

Mount Prospect, Illinois 60356
Attention: Village Manager

B. **Time of the Essence**. Time is of the essence in the performance of all of the terms and conditions of this Agreement.

C. **Amendments.** No amendment or modification to this Agreement will be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.

D. **Authority to Execute.** Mount Prospect hereby warrants and represents to the Village that the persons executing this Agreement on its behalf have been properly authorized to do so by Mount Prospect. Mount Prospect hereby warrants and represents to the Village that Mount Prospect has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement.

E. **Non-Waiver.** The Village is not and will not be under any obligation to exercise any of the rights granted to it in this Agreement. The failure of the Village to exercise at any time any right granted to the Village is not to be deemed or construed to be a waiver of that right, nor will the failure void or affect the Village's right to enforce that right or any other right.

F. **Assignment.** Either Party may not assign this Agreement, and the Property may not be sublicensed without the prior written consent of the Village.

G. **Exhibit**. Exhibit A attached hereto is, by this reference, incorporated in and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control

H. **Severability.** If any provision of this Agreement is construed or held to be void, invalid, illegal, or unenforceable in any respect, the remaining part of that provision and the remaining provisions of this Agreement will not be affected, impaired, or invalidated thereby but will remain in full force and effect. The unenforceability of any provision of this Agreement will not affect the enforceability of that provision in any other situation.

I. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the License granted pursuant to this Agreement.

J. **Interpretation.** This Agreement is to be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement is to be construed as though all parties participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party is applicable to this Agreement.

K. **Survival of Obligations.** All obligations of Mount Prospect pursuant to this Agreement that have not been fully performed as of the termination of this Agreement will survive such termination, including, without limitation, the liability, indemnity, and waiver obligations set forth in Sections 5, 6, and 7 of this Agreement.

L. **Force Majeure.** No Party shall be responsible for delays in the performance of its obligations caused by events beyond the Party's reasonable control, including, but not limited to: (a) acts of God; (b) flood, fire, earthquake, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; and (d) national or regional emergency (collectively, ***"Force Majeure Event"***). Notwithstanding anything to the contrary contained herein, any impacts of federal tariffs shall not be considered a Force Majeure Event.

M. **No Third-Party Beneficiaries.** No claim as a third-party beneficiary under this Agreement by any person may be made, or will be valid, against the Village or Mount Prospect.

N. **Counterpart Execution.** This Agreement may be executed in several counterparts, each of which is deemed to be an original, but all of which together constitute a duly authorized original.

IN WITNESS WHEREOF, the parties hereto have executed the Agreement as of the date and year written above.

ATTEST:

By: _____
Village Clerk

VILLAGE OF ARLINGTON HEIGHTS

By: _____
Randall Recklaus, Village Manager

ATTEST:

By: _____
Village Clerk

VILLAGE OF MOUNT PROSPECT

By: _____
Paul Wm. Hoefert, Mayor

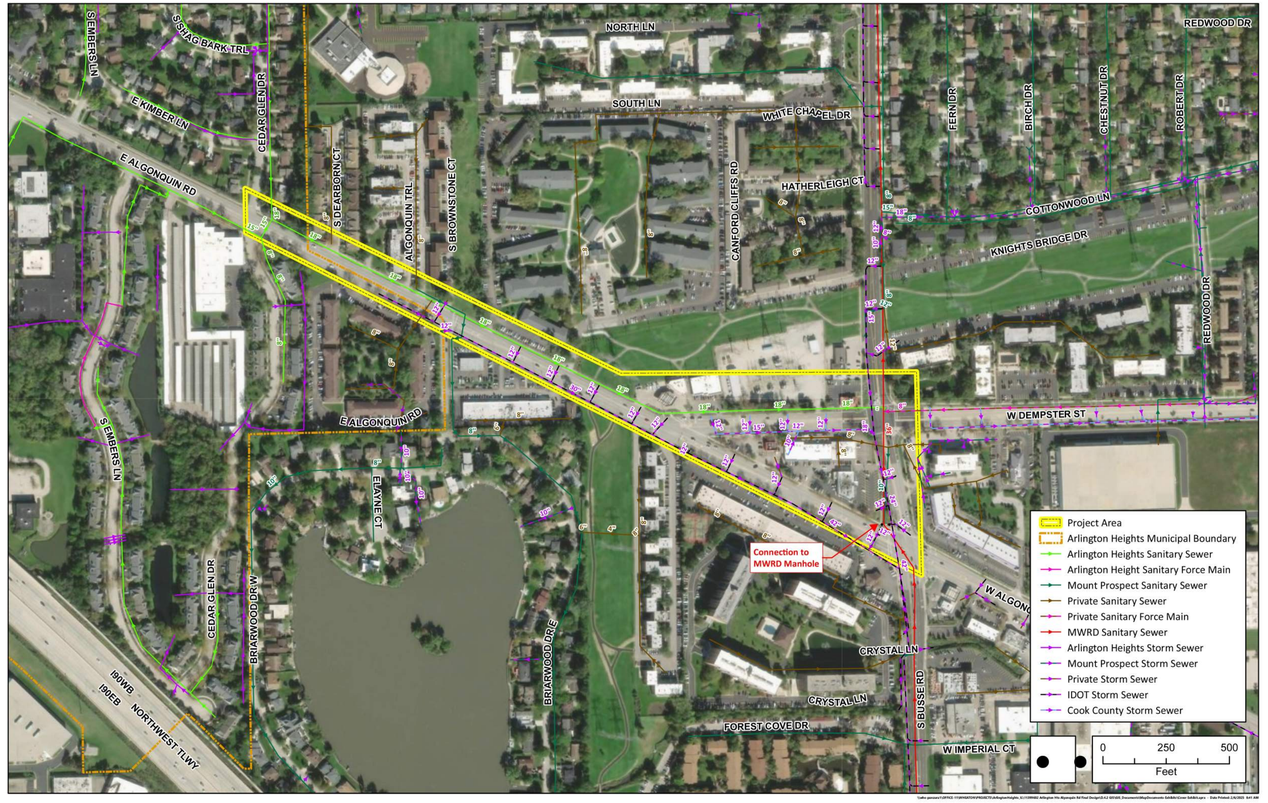
EXHIBIT A

PROJECT SPECIFICATIONS

VILLAGE OF ARLINGTON HEIGHTS
ALGONQUIN RD SEWER CAPACITY IMPROVEMENTS
PROJECT NO. 11-3996-02

INDEX OF SHEETS

1R	COVER
2	GENERAL NOTES
3	MWRD NOTES
4R	SUMMARY OF QUANTITIES
5	ALIGNMENTS & TIES
6-7	PAVEMENT CROSS SECTIONS
8	UTILITY CONFLICTS & MANHOLE SCHEDULE
9R-13	PLAN & PROFILE - ALGONQUIN RD
14R-15R	PLAN & PROFILE - DEMPSTER ST
16-20	SUGGESTED SEQUENCING OF CONSTRUCTION
21	STAGING AND MATERIAL STORAGE
22R-25R	TRAFFIC DETOUR PLAN
26-45	MAINTENANCE OF TRAFFIC
46-49	RESTORATION
50-53	STRIPING RESTORATION
54-84	DETAILS



LEGEND

	EXISTING	PROPOSED
ABANDON		
B-BOX		
BUSH/SHRUB		
ELECTRIC (OVERHEAD)	OHE	
FENCE	X	
GAS PIPE	G	
GAS VALVE	GV	
HYDRANT		
INLET FILTER BASKET		
PETROLEUM PIPE	P	
SAN. MANHOLE	S	S
SAN. SEWER		
STORM INLET/CB		
STORM MANHOLE		
STORM SEWER		
TELECOMMUNICATION WIRE	T	
TELECOMMUNICATION RISER	T	
TREE - CONIFER		
TREE - DECIDUOUS		
VALVE BOX/VAULT	WV	
UTILITY CONFLICT		
UTILITY POLE		
UTILITY POLE -LIGHT		
WATER MAIN/SERVICE	W	

N

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES.

JOB START NOTIFICATION

THE MWRD LOCAL SEWER SYSTEMS SECTION'S FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) DAYS PRIOR TO BEGINNING WORK UNDER A PERMIT OR PERMIT REVISION. SEND AN EMAIL WITH THE PROJECT NAME, LOCATION AND PERMUT NUMBER TO WMOJOBSTART@MWRD.ORG, OW CALL 708-588-4055. REQUEST FOR FINAL INSPECTIONS (RFI) AND RELATED DOCUMENTS CAN ALSO BE SENT TO WMOJOBSTART@MWRD.ORG.

FOR UNDERGROUND UTILITY LOCATIONS CALL
J.U.L.I.E. 1-800-892-0123

LOCATION MAP
(NOT TO SCALE)

JULY 2025
ISSUED FOR CONSTRUCTION

LICENSED PROFESSIONAL ENGINEER
ROBERT PETERS
062.071743
OF ILLINOIS

11/30/25
REGISTERED P.E., STATE OF ILLINOIS — EXPIRES

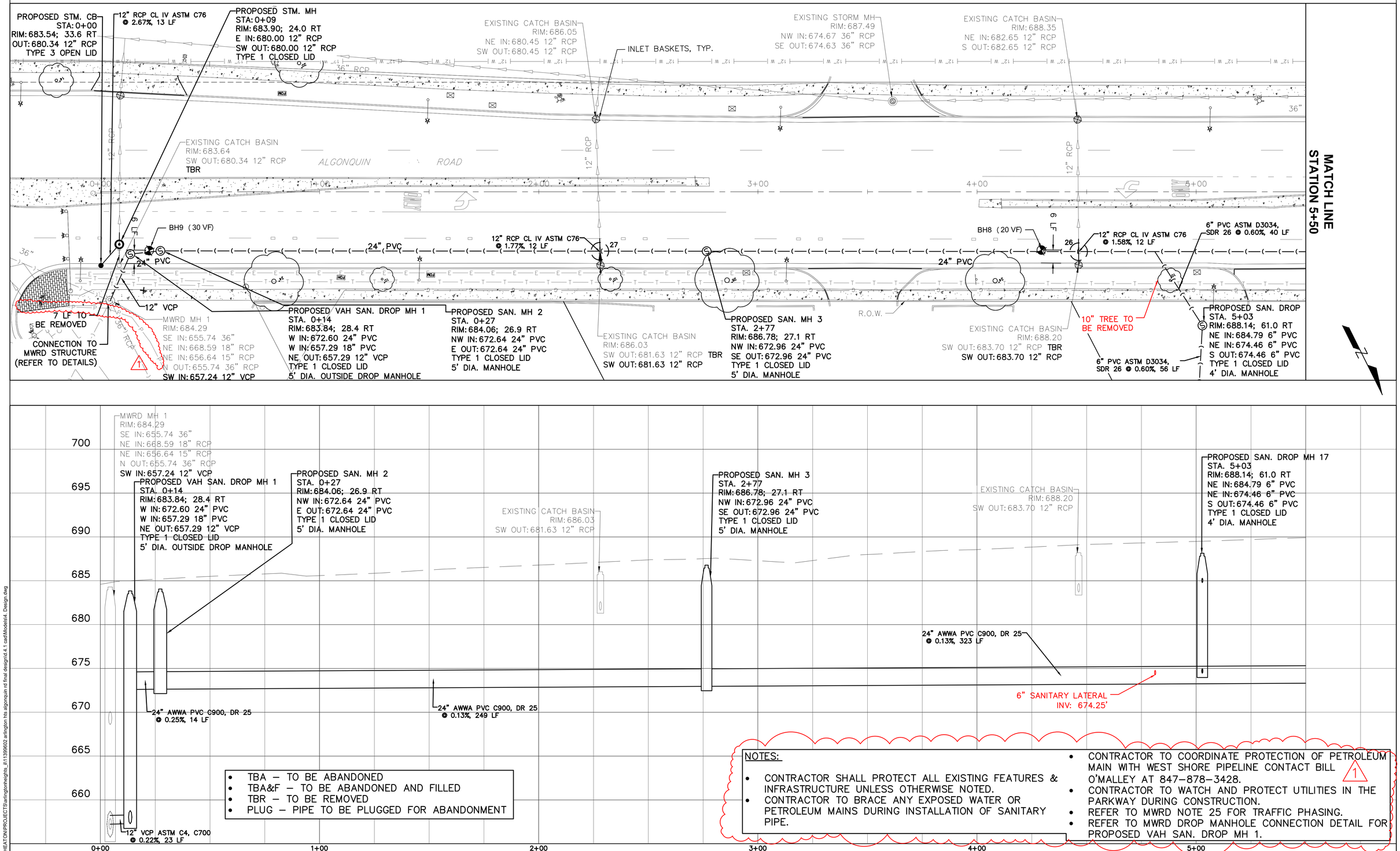
rjn group

LICENSE #184.000813-0002
EXPIRES 4/30/2027

2655 WARRENVILLE RD.
DOWNERS GROVE, IL
60515

\\office-1100\share\WHEATON\PROJECTS\Arlington Heights_IL\11399602 Arlington Hts Algonquin Rd Final Design\D.4.1 CAD\Sheets\0.0 - Cover.dwg

* THE PROPOSED SANITARY SEWER HAS BEEN RAISED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. THE PLAN & PROFILE SHEETS REFLECT THIS CHANGE.



- TBA – TO BE ABANDONED
- TBA&F – TO BE ABANDONED AND FILLED
- TBR – TO BE REMOVED
- PLUG – PIPE TO BE PLUGGED FOR ABANDONMENT

NOTES:

- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES & INFRASTRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO BRACE ANY EXPOSED WATER OR PETROLEUM MAINS DURING INSTALLATION OF SANITARY PIPE.
- CONTRACTOR TO COORDINATE PROTECTION OF PETROLEUM MAIN WITH WEST SHORE PIPELINE CONTACT BILL O'MALLEY AT 847-878-3428. (1)
- CONTRACTOR TO WATCH AND PROTECT UTILITIES IN THE PARKWAY DURING CONSTRUCTION.
- REFER TO MWRD NOTE 25 FOR TRAFFIC PHASING.
- REFER TO MWRD DROP MANHOLE CONNECTION DETAIL FOR PROPOSED VAH SAN. DROP MH 1.

	DESIGNED: BP	⚠ ADDENDUM 1: MAY 2025	rjn group	ALGONQUIN RD SEWER CAPACITY IMPROVEMENTS	ALGONQUIN RD – 0+00 – 5+50	SCALES: HORIZONTAL: 1" = 20'; VERTICAL: 1" = 5'
	DRAWN: AI	REDESIGN: 7/14/25				COUNTY: DUPAGE; TOTAL SHEETS: 84; SHEET NO.: 9R
	CHECKED: YG					STA. TO STA.
7/22/2025	DATE: APRIL 2025					PROJECT NO. 11-4122-00

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* THE PROPOSED SANITARY SEWER HAS BEEN RAISED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. THE PLAN & PROFILE SHEETS REFLECT THIS CHANGE.

MATCH LINE STATION 5+50

MATCH LINE STATION 11+00

EXISTING CATCH BASIN
RIM: 689.57
NE IN: 683.87 12" RCP
SW OUT: 683.87 12" RCP

EXISTING CATCH BASIN
RIM: 690.08
S OUT: 685.48 12" RCP

EXISTING CATCH BASIN
RIM: 690.40
NW IN: 675.50 36" RCP
SE OUT: 675.45 36" RCP

PROPOSED SAN. MH 5
STA. 9+18
RIM: 690.55; 27.2 RT
NW IN: 673.79 24" PVC
NE IN: 675.13 8" PVC
SE OUT: 673.79 24" PVC
TYPE 1 CLOSED LID
5' DIA. MANHOLE

CONTRACTOR TO WATCH AND PROTECT GAS MAIN

EXISTING CATCH BASIN
RIM: 690.19
NE IN: 685.09 12" RCP
SW OUT: 684.79 12" RCP

HATHERLEIGH COURT

ALGONQUIN ROAD

12" RCP CL IV ASTM C76 @ 1.46%, 12 LF

12" RCP CL IV ASTM C76 @ 2.52%, 11 LF

12" RCP CL IV ASTM C76 @ 2.37%, 11 LF

BH7 (20 VF)

PROPOSED SAN. MH 4
STA. 6+00
RIM: 689.39; 27.3 RT
NW IN: 673.38 24" PVC
SE OUT: 673.38 24" PVC
TYPE 1 CLOSED LID
5' DIA. MANHOLE

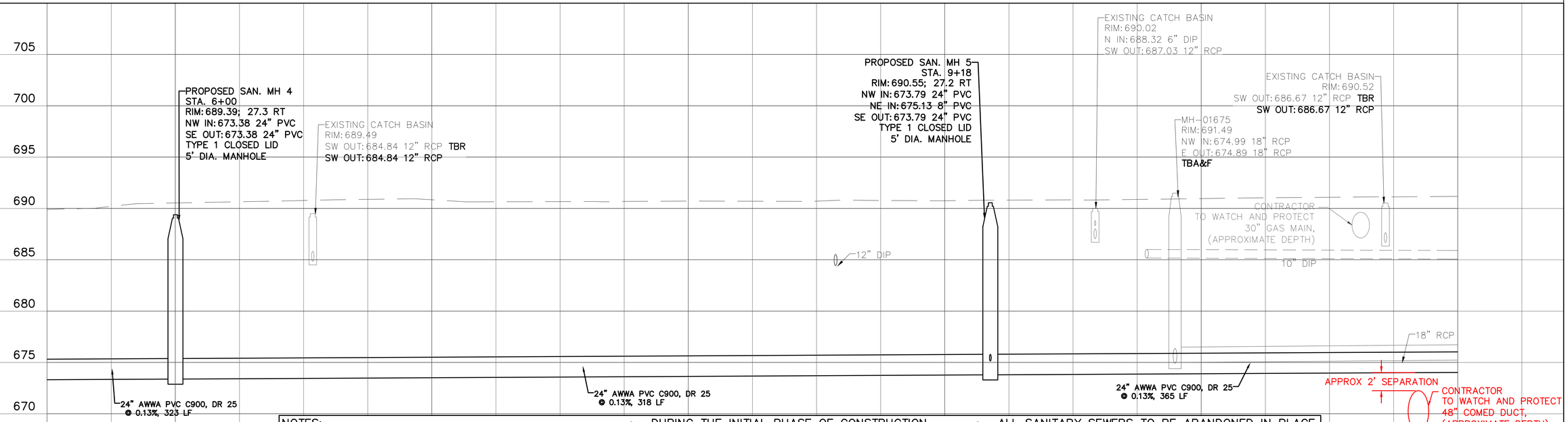
INLET BASKETS, TYP.

EXISTING CATCH BASIN
RIM: 689.49
SW OUT: 684.84 12" RCP TBR
SW OUT: 684.84 12" RCP

EXISTING CATCH BASIN
RIM: 689.50
N IN: 685.05 12" RCP
E OUT: 683.98 12" RCP

EXISTING CATCH BASIN
RIM: 690.52
SW OUT: 686.67 12" RCP TBR
SW OUT: 686.67 12" RCP

R.O.W.



- TBA – TO BE ABANDONED
- TBA&F – TO BE ABANDONED AND FILLED
- TBR – TO BE REMOVED
- PLUG – PIPE TO BE PLUGGED FOR ABANDONMENT

NOTES:

- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES & INFRASTRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO BRACE ANY EXPOSED WATER OR GAS MAINS DURING INSTALLATION OF SANITARY PIPE.
- DURING THE INITIAL PHASE OF CONSTRUCTION, PROVIDE A STUB OUT AND TEMPORARY PLUG AT PROPOSED MANHOLE 5.
- CONTRACTOR TO WATCH AND PROTECT 30" GAS MAIN AT STA. 10+75.
- ALL SANITARY SEWERS TO BE ABANDONED IN PLACE MUST BE PLUGGED AT BOTH ENDS WITH A NON-SHRINK CONCRETE/MORTAR PLUG AT BOTH ENDS OF THE SEWER.
- REFER TO MWRD NOTE 25 FOR TRAFFIC PHASING.

	DESIGNED: YG	REDESIGN: 7/14/25	
	DRAWN: AI		
	CHECKED: YG		
7/22/2025	DATE: APRIL 2025		

rjn group

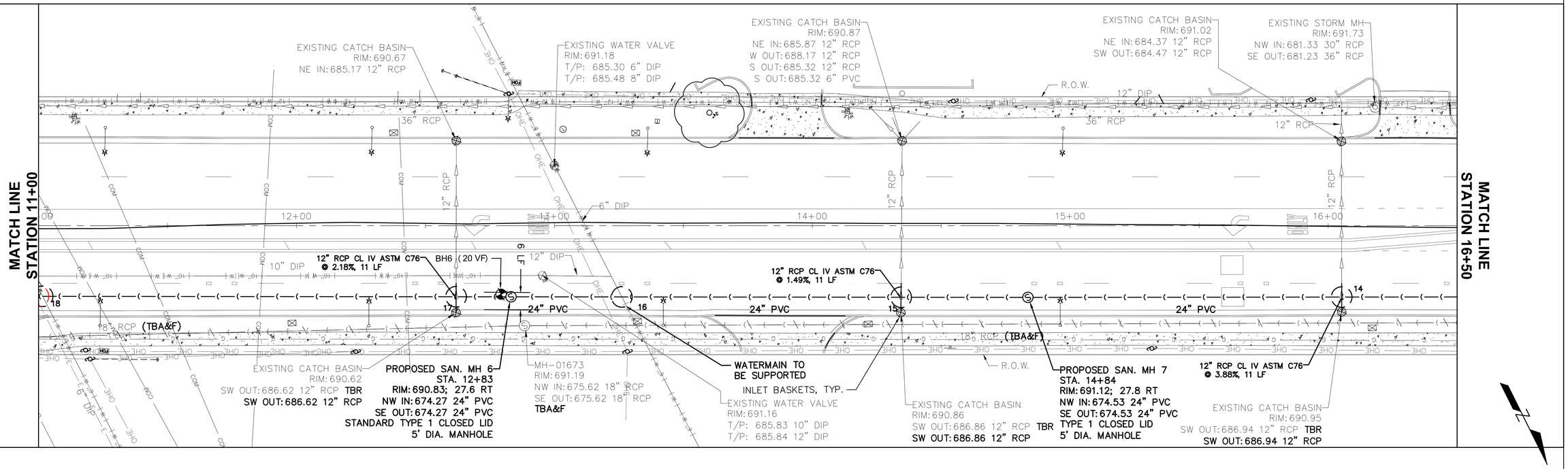
ALGONQUIN RD SEWER CAPACITY IMPROVEMENTS

ALGONQUIN RD – 5+50 – 11+00

SCALES	COUNTY	TOTAL SHEETS	SHEET NO.
HORIZONTAL: 1" = 20'	DUPAGE	84	10
VERTICAL: 1" = 5'	STA.	TO STA.	
PROJECT NO. 11-4122-00			

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* THE PROPOSED SANITARY SEWER HAS BEEN RAISED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. THE PLAN & PROFILE SHEETS REFLECT THIS CHANGE.



- TBA – TO BE ABANDONED
- TBA&F – TO BE ABANDONED AND FILLED
- TBR – TO BE REMOVED
- PLUG – PIPE TO BE PLUGGED FOR ABANDONMENT

NOTES:

- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES & INFRASTRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO BRACE ANY EXPOSED WATER OR GAS MAINS DURING INSTALLATION OF SANITARY PIPE.
- ALL SANITARY SEWERS TO BE ABANDONED IN PLACE MUST BE PLUGGED AT BOTH ENDS WITH A NON-SHRINK CONCRETE/MORTAR PLUG AT BOTH ENDS OF THE SEWER
- REFER TO MWRD NOTE 25 FOR TRAFFIC PHASING.

	DESIGNED: BP	IDOT REVISION: 7/11/2025				SCALES	COUNTY	TOTAL SHEETS	SHEET NO.
	DRAWN: AI	REDESIGN: 7/14/25				HORIZONTAL: 1" = 20'	DUPAGE	84	11
	CHECKED: YG					VERTICAL: 1" = 5'	STA.	TO STA.	
7/22/2025	DATE: APRIL 2025					PROJECT NO. 11-4122-00			

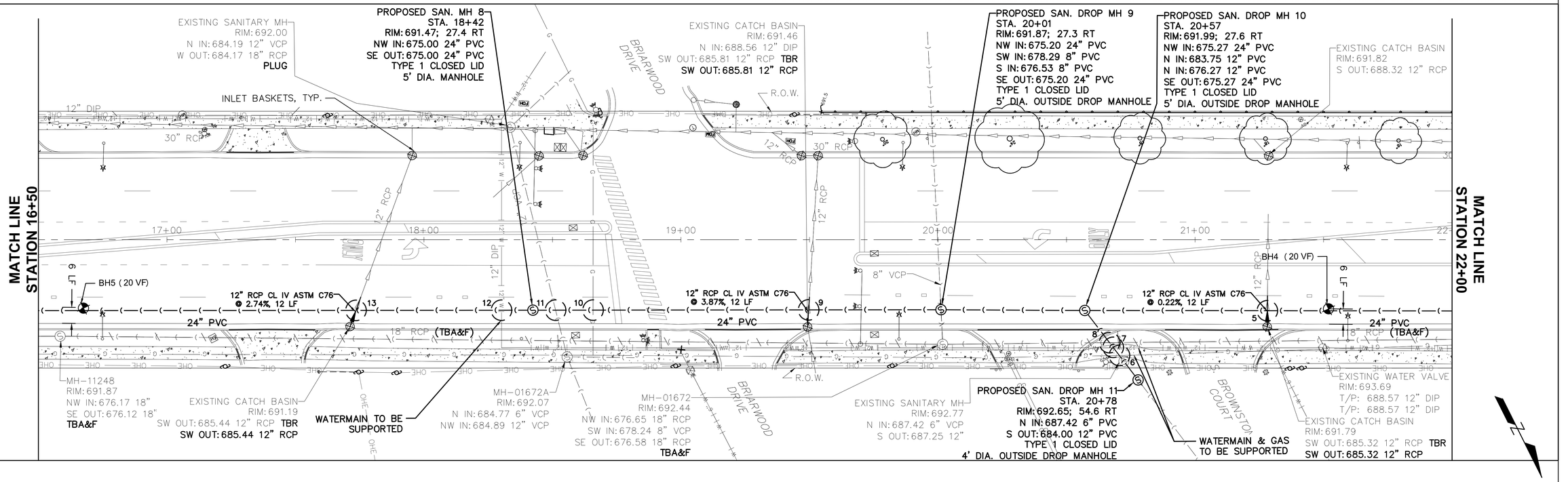
rjn group

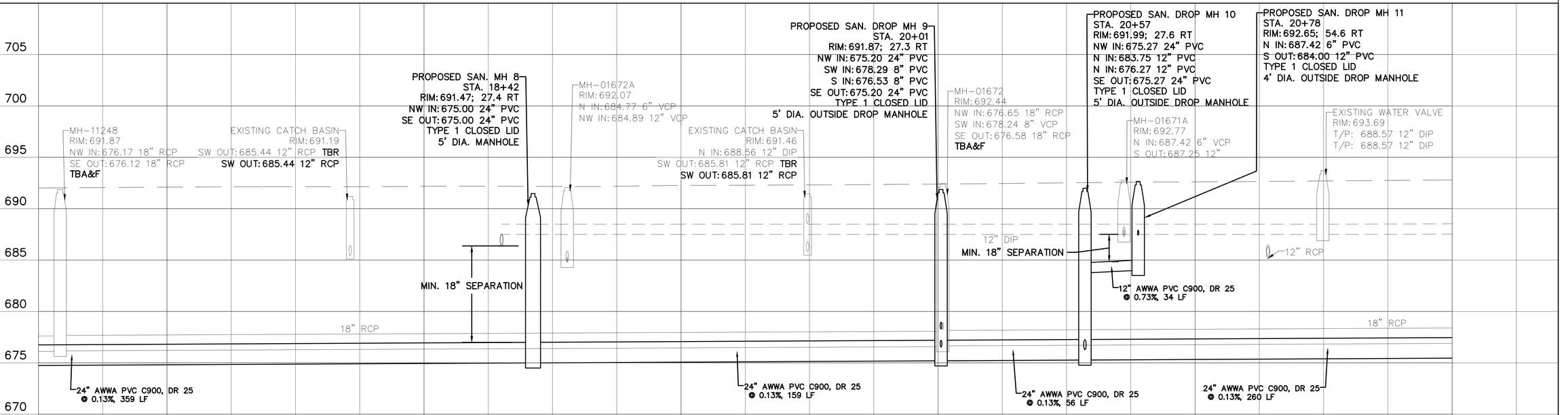
ALGONQUIN RD SEWER CAPACITY IMPROVEMENTS

ALGONQUIN RD – 11+00 – 16+50

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* THE PROPOSED SANITARY SEWER HAS BEEN RAISED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. THE PLAN & PROFILE SHEETS REFLECT THIS CHANGE.





- TBA – TO BE ABANDONED
- TBA&F – TO BE ABANDONED AND FILLED
- TBR – TO BE REMOVED
- PLUG – PIPE TO BE PLUGGED FOR ABANDONMENT

NOTES:

- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES & INFRASTRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO BRACE ANY EXPOSED WATER OR GAS MAINS DURING INSTALLATION OF SANITARY PIPE.
- ALL SANITARY SEWERS TO BE ABANDONED IN PLACE MUST BE PLUGGED AT BOTH ENDS WITH A NON-SHRINK CONCRETE/MORTAR PLUG AT BOTH ENDS OF THE SEWER
- REFER TO MWRD NOTE 25 FOR TRAFFIC PHASING.

	DESIGNED: BP	REDESIGN: 7/14/25
	DRAWN: AI	
	CHECKED: YG	
7/22/2025	DATE: APRIL 2025	

rjn group

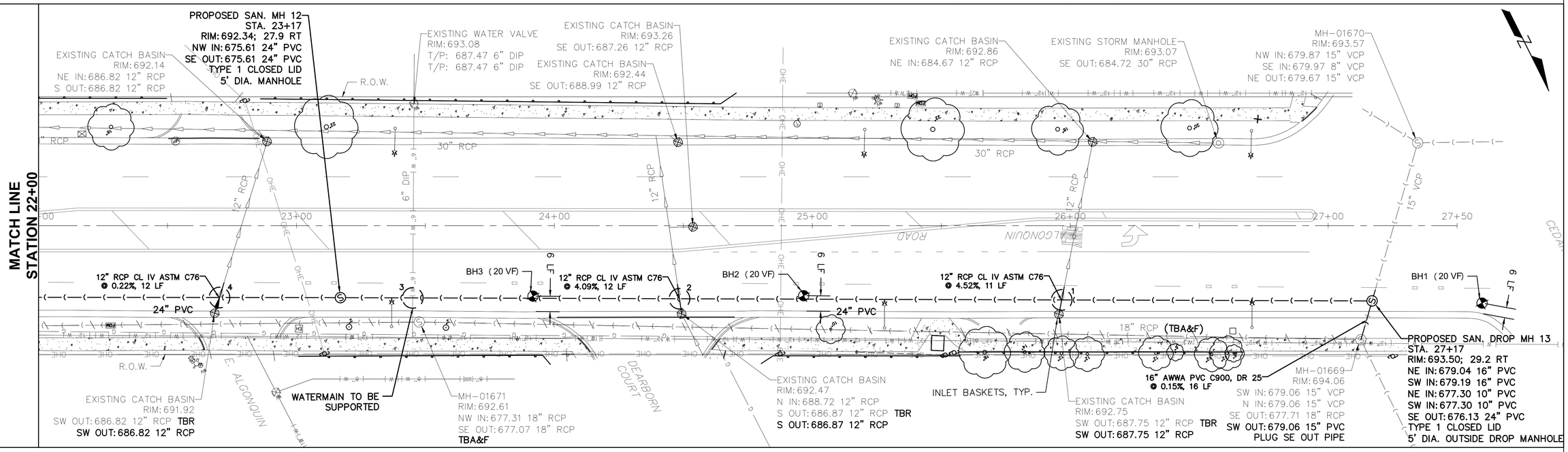
ALGONQUIN RD SEWER CAPACITY IMPROVEMENTS

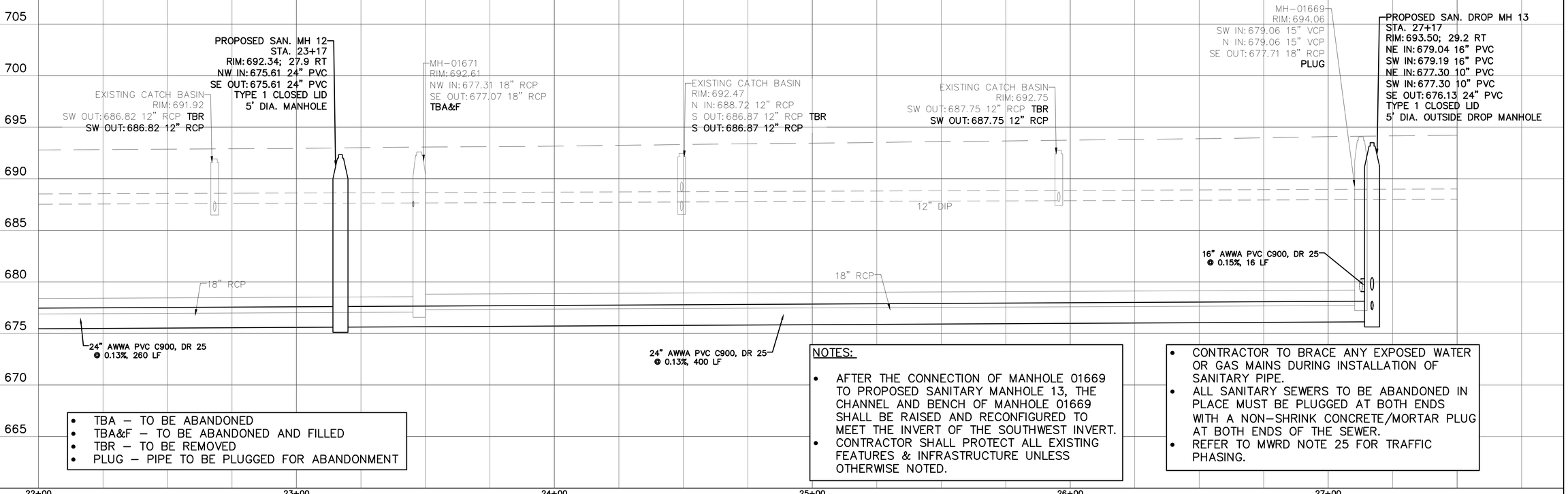
ALGONQUIN RD – 16+50 – 22+00

SCALES	COUNTY	TOTAL SHEETS	SHEET NO.
HORIZONTAL: 1" = 20'	DUPAGE	84	12
VERTICAL: 1" = 5'	STA.	TO STA.	
PROJECT NO. 11-4122-00			

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* THE PROPOSED SANITARY SEWER HAS BEEN RAISED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. THE PLAN & PROFILE SHEETS REFLECT THIS CHANGE.





- TBA – TO BE ABANDONED
- TBA&F – TO BE ABANDONED AND FILLED
- TBR – TO BE REMOVED
- PLUG – PIPE TO BE PLUGGED FOR ABANDONMENT

NOTES:

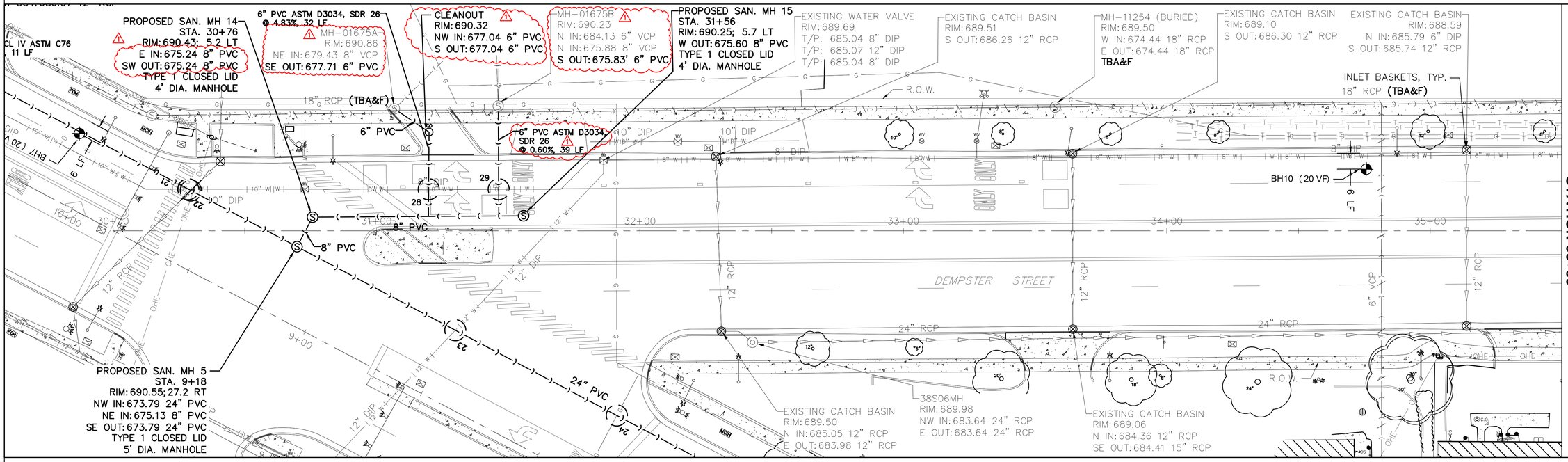
- AFTER THE CONNECTION OF MANHOLE 01669 TO PROPOSED SANITARY MANHOLE 13, THE CHANNEL AND BENCH OF MANHOLE 01669 SHALL BE RAISED AND RECONFIGURED TO MEET THE INVERT OF THE SOUTHWEST INVERT.
- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES & INFRASTRUCTURE UNLESS OTHERWISE NOTED.

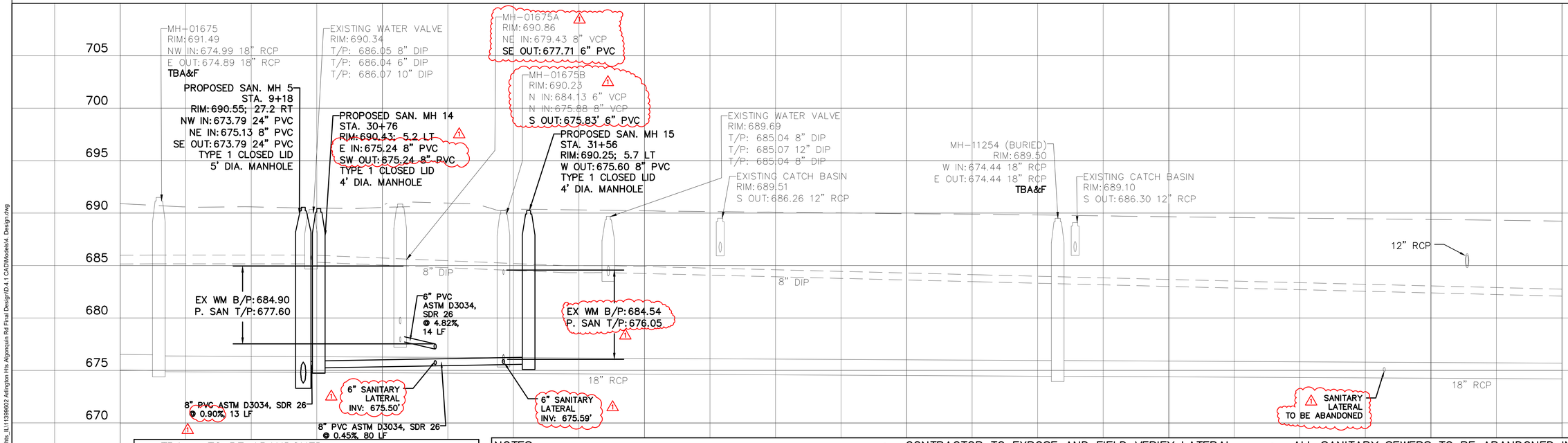
- CONTRACTOR TO BRACE ANY EXPOSED WATER OR GAS MAINS DURING INSTALLATION OF SANITARY PIPE.
- ALL SANITARY SEWERS TO BE ABANDONED IN PLACE MUST BE PLUGGED AT BOTH ENDS WITH A NON-SHRINK CONCRETE/MORTAR PLUG AT BOTH ENDS OF THE SEWER.
- REFER TO MWRD NOTE 25 FOR TRAFFIC PHASING.

	DESIGNED: BP	REDESIGN: 7/14/25		rjn group	ALGONQUIN RD SEWER CAPACITY IMPROVEMENTS	ALGONQUIN RD – 22+00 – 27+50	SCALES	COUNTY	TOTAL SHEETS	SHEET NO.
	DRAWN: AI						HORIZONTAL: 1" = 20'	DUPAGE	84	13
	CHECKED: YG						VERTICAL: 1" = 5'	STA.	TO STA.	
7/22/2025	DATE: APRIL 2025						PROJECT NO. 11-4122-00			

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* THE PROPOSED SANITARY SEWER HAS BEEN RAISED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. PORTIONS OF THE 8" SEWER ON DEMPSTER ST HAVE BEEN REMOVED. THE PLAN & PROFILE SHEETS REFLECT THESE CHANGES.





- TBA – TO BE ABANDONED
- TBA&F – TO BE ABANDONED AND FILLED
- TBR – TO BE REMOVED
- PLUG – PIPE TO BE PLUGGED FOR ABANDONMENT

NOTES:

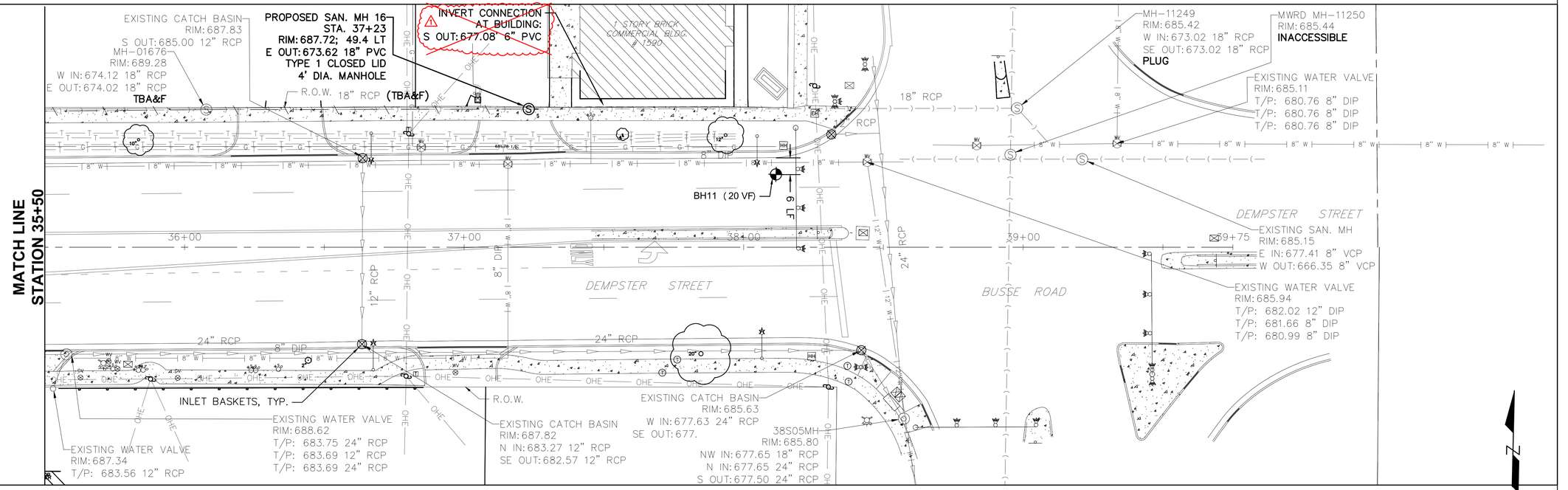
- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES & INFRASTRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO BRACE ANY EXPOSED WATER OR GAS MAINS DURING INSTALLATION OF SANITARY PIPE.
- CONTRACTOR TO EXPOSE AND FIELD VERIFY LATERAL DEPTH AT STA. 37+51 PRIOR TO CONSTRUCTION OF SEWERS ON DEMPSTER STREET.
- SEWERS TO BE ABANDONED WITHIN COUNTY ROW SHALL BE FILLED WITH CLSM.
- ALL SANITARY SEWERS TO BE ABANDONED IN PLACE MUST BE PLUGGED AT BOTH ENDS WITH A NON-SHRINK CONCRETE/MORTAR PLUG AT BOTH ENDS OF THE SEWER.
- REFER TO MWRD NOTE 25 FOR TRAFFIC PHASING.

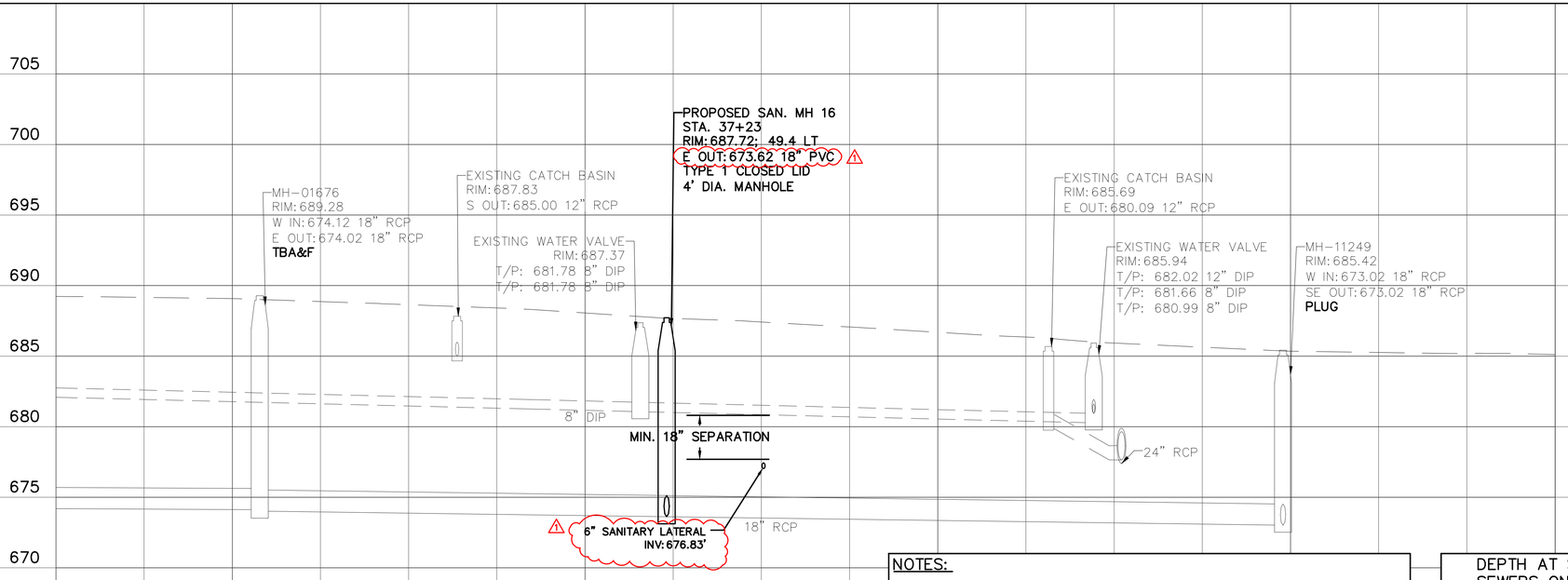
30+00 31+00 32+00 33+00 34+00 35+00

	DESIGNED: BP	⚠ ADDENDUM 1: MAY 2025	rjn group	ALGONQUIN RD SEWER CAPACITY IMPROVEMENTS	DEMPSTER ST – 30+00 – 35+50	SCALES	COUNTY	TOTAL SHEETS	SHEET NO.
	DRAWN: AI	IDOT REVISION: 7/11/2025				HORIZONTAL: 1" = 20'	DUPAGE	84	14R
	CHECKED: YG	REDESIGN: 7/14/25				VERTICAL: 1" = 5'	STA.	TO STA.	
7/23/2025	DATE: APRIL 2025					PROJECT NO. 11-4122-00			

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* THE PROPOSED SANITARY SEWER HAS BEEN RAISED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. PORTIONS OF THE 8" SEWER ON DEMPSTER ST HAVE BEEN REMOVED. THE PLAN & PROFILE SHEETS REFLECT THESE CHANGES.





- TBA – TO BE ABANDONED
- TBA&F – TO BE ABANDONED AND FILLED
- TBR – TO BE REMOVED
- PLUG – PIPE TO BE PLUGGED FOR ABANDONMENT

NOTES:

- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES & INFRASTRUCTURE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO BRACE ANY EXPOSED WATER OR GAS MAINS DURING INSTALLATION OF SANITARY PIPE.
- CONTRACTOR TO EXPOSE AND FIELD VERIFY LATERAL DEPTH AT STA. 37+51 PRIOR TO CONSTRUCTION OF SEWERS ON DEMPSTER STREET.
- SEWERS TO BE ABANDONED WITHIN COUNTY ROW SHALL BE FILLED WITH CLSM.
- PLUG SHALL BE MINIMUM 2-FOOT LONG NON-SHRINK CONCRETE/MORTAR PLUG.
- REFER TO MWRD NOTE 25 FOR TRAFFIC PHASING.

	DESIGNED: BP	⚠ ADDENDUM 1: MAY 2025	rjn group	ALGONQUIN RD SEWER CAPACITY IMPROVEMENTS	DEMPSTER ST – 35+50 – 39+75	SCALES	COUNTY
	DRAWN: AI	REDESIGN: 7/14/25				HORIZONTAL: 1" = 20'	DUPAGE
	CHECKED: YG					VERTICAL: 1" = 5'	STA.
7/16/2025	DATE: APRIL 2025					PROJECT NO. 11-4122-00	

TOTAL SHEETS	SHEET NO.
84	15R
TO STA.	

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VILLAGE OF ARLINGTON HEIGHTS - Public Works & Engineering Department
PROJ: Bid #250008: Algonquin Road Sewer Capacity Improvements
OPNBD: May 22, 2025, 10:00 a.m.
LOCTN: VILLAGE OF ARLINGTON HEIGHTS, 33 S. ARLINGTON HEIGHTS RD, ILLINOIS 60005

				APPROVED ENGINEER'S ESTIMATE OF COST		Dimeo Const.		Boulder Const.		Martam Const.		Trine Const.		Acqua	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST	UNIT PRICE	COST
1	PRECONSTRUCTION SURFACE VIDEO RECORDING	1	LS	$ 12,000.00	$ 12,000.00	$ 2,500.00	$ 2,500.00	$ 100.00	$ 100.00	$ 2,500.00	$ 2,500.00	$ 76,829.33	$ 76,829.33	$ 1,820.00	$ 1,820.00
2	MOBILIZATION AND ACCESS	1	LS	$ 170,000.00	$ 170,000.00	$ 150,000.00	$ 150,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ 300,450.00	$ 300,450.00	$ 315,000.00	$ 315,000.00
3	CONSTRUCTION LAYOUT	1	LS	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 20,000.00	$ 20,000.00	$ 26,000.00	$ 26,000.00	$ 81,215.00	$ 81,215.00	$ 27,000.00	$ 27,000.00
4	CHANGEABLE MESSAGE SIGN	196	CAL DA	$ 35.00	$ 6,860.00	$ 45.00	$ 8,820.00	$ 40.00	$ 7,840.00	$ 40.00	$ 7,840.00	$ 49.00	$ 9,604.00	$ 50.00	$ 9,800.00
5	SHORT TERM PAVEMENT MARKING REMOVAL	1,467	SQ FT	$ 0.75	$ 1,100.25	$ 0.80	$ 1,173.60	$ 1.00	$ 1,467.00	$ 0.80	$ 1,173.60	$ 0.80	$ 1,173.60	$ 0.80	$ 1,173.60
6	TEMPORARY PAVEMENT MARKING LETTERS AND SYMBOLS - TYPE IV TAPE	100	SQ FT	$ 8.00	$ 800.00	$ 7.00	$ 700.00	$ 6.00	$ 600.00	$ 7.00	$ 700.00	$ 9.19	$ 919.00	$ 7.50	$ 750.00
7	TEMPORARY PAVEMENT MARKING - LINE 4" - TYPE IV TAPE	2,000	FOOT	$ 1.50	$ 3,000.00	$ 1.50	$ 3,000.00	$ 1.30	$ 2,600.00	$ 1.50	$ 3,000.00	$ 1.59	$ 3,180.00	$ 1.60	$ 3,200.00
8	TEMPORARY PAVEMENT MARKING - LINE 6" - TYPE IV TAPE	500	FOOT	$ 2.00	$ 1,000.00	$ 2.00	$ 1,000.00	$ 2.00	$ 1,000.00	$ 2.00	$ 1,000.00	$ 2.39	$ 1,195.00	$ 2.50	$ 1,250.00
9	TEMPORARY PAVEMENT MARKING - LINE 12"- TYPE IV TAPE	250	FOOT	$ 3.50	$ 875.00	$ 4.00	$ 1,000.00	$ 4.00	$ 1,000.00	$ 4.00	$ 1,000.00	$ 4.78	$ 1,195.00	$ 4.90	$ 1,225.00
10	TEMPORARY PAVEMENT MARKING - LINE 24"- TYPE IV TAPE	100	FOOT	$ 7.50	$ 750.00	$ 7.00	$ 700.00	$ 7.00	$ 700.00	$ 7.00	$ 700.00	$ 7.96	$ 796.00	$ 8.20	$ 820.00
11	TEMPORARY CONCRETE BARRIER	230	FOOT	$ 25.00	$ 5,750.00	$ 60.00	$ 13,800.00	$ 80.00	$ 18,400.00	$ 36.00	$ 8,280.00	$ 89.23	$ 20,522.90	$ 50.40	$ 11,592.00
12	PINNING TEMPORARY CONCRETE BARRIER	50	EACH	$ 25.00	$ 1,250.00	$ 30.00	$ 1,500.00	$ 10.00	$ 500.00	$ 20.00	$ 1,000.00	$ 12.25	$ 612.50	$ 25.20	$ 1,260.00
13	RELOCATE TEMPORARY CONCRETE BARRIER	150	FOOT	$ 12.00	$ 1,800.00	$ 40.00	$ 6,000.00	$ 50.00	$ 7,500.00	$ 16.00	$ 2,400.00	$ 51.45	$ 7,717.50	$ 50.40	$ 7,560.00
14	IMPACT ATTENUATORS, TEMPORARY (FULLY REDIRECTIVE, NARROW), TEST LEVEL 3	1	EACH	$ 6,500.00	$ 6,500.00	$ 6,000.00	$ 6,000.00	$ 12,000.00	$ 12,000.00	$ 5,600.00	$ 5,600.00	$ 6,737.50	$ 6,737.50	$ 10,080.00	$ 10,080.00
15	IMPACT ATTENUATORS, RELOCATE (FULLY REDIRECTIVE, NARROW), TEST LEVEL 3	1	EACH	$ 2,500.00	$ 2,500.00	$ 3,000.00	$ 3,000.00	$ 4,000.00	$ 4,000.00	$ 2,800.00	$ 2,800.00	$ 612.50	$ 612.50	$ 10,080.00	$ 10,080.00
16	BARRIER WALL REFLECTORS, TYPE C	75	EACH	$ 12.00	$ 900.00	$ 20.00	$ 1,500.00	$ 25.00	$ 1,875.00	$ 15.00	$ 1,125.00	$ 8.58	$ 643.50	$ 25.20	$ 1,890.00
17	PAVEMENT MARKING REMOVAL - WATER BLASTING	500	SQ FT	$ 1.50	$ 750.00	$ 11.00	$ 5,500.00	$ 10.00	$ 5,000.00	$ 11.00	$ 5,500.00	$ 24.50	$ 12,250.00	$ 12.60	$ 6,300.00
18	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	1	L SUM	$ 400,000.00	$ 400,000.00	$ 200,000.00	$ 200,000.00	$ 350,000.00	$ 350,000.00	$ 341,000.00	$ 341,000.00	$ 268,225.00	$ 268,225.00	$ 630,000.00	$ 630,000.00
19	RAISED REFLECTIVE PAVEMENT MARKER, REFLECTOR REMOVAL	70	EACH	$ 15.00	$ 1,050.00	$ 7.00	$ 490.00	$ 10.00	$ 700.00	$ 8.00	$ 560.00	$ 7.35	$ 514.50	$ 7.50	$ 525.00
20	RAISED REFLECTIVE PAVEMENT MARKER, REFLECTOR REPLACEMENT	70	EACH	$ 20.00	$ 1,400.00	$ 60.00	$ 4,200.00	$ 55.00	$ 3,850.00	$ 60.00	$ 4,200.00	$ 66.46	$ 4,652.20	$ 68.00	$ 4,760.00
21	TEMPORARY TRAFFIC SIGNAL TIMING	11	EACH	$ 1,250.00	$ 13,750.00	$ 900.00	$ 9,900.00	$ 610.00	$ 6,710.00	$ 1,500.00	$ 16,500.00	$ 1,286.25	$ 14,148.75	$ 2,300.00	$ 25,300.00
22	TEMPORARY INFORMATION SIGNING	548	SQ FT	$ 20.00	$ 10,960.00	$ 16.00	$ 8,768.00	$ 15.00	$ 8,220.00	$ 16.00	$ 8,768.00	$ 18.38	$ 10,072.24	$ 19.00	$ 10,412.00
23	BYPASS PUMPING	1	LS	$ 75,000.00	$ 75,000.00	$ 60,000.00	$ 60,000.00	$ 5,000.00	$ 5,000.00	$ 48,000.00	$ 48,000.00	$ 50,000.00	$ 50,000.00	$ 25,000.00	$ 25,000.00
24	THERMOPLASTIC PAVEMENT MARKINGS - LETTERS AND SYMBOLS	80	SF	$ 40.00	$ 3,200.00	$ 9.00	$ 720.00	$ 10.00	$ 800.00	$ 10.00	$ 800.00	$ 9.80	$ 784.00	$ 15.00	$ 1,200.00
25	THERMOPLASTIC PAVEMENT MARKINGS - LINES 4"	940	LF	$ 8.00	$ 7,520.00	$ 3.00	$ 2,820.00	$ 3.00	$ 2,820.00	$ 3.00	$ 2,820.00	$ 3.06	$ 2,876.40	$ 2.50	$ 2,350.00
26	THERMOPLASTIC PAVEMENT MARKINGS - LINES 6"	530	LF	$ 10.00	$ 5,300.00	$ 4.00	$ 2,120.00	$ 4.00	$ 2,120.00	$ 4.00	$ 2,120.00	$ 4.29	$ 2,273.70	$ 6.30	$ 3,339.00
27	THERMOPLASTIC PAVEMENT MARKINGS - LINES 12"	50	LF	$ 13.00	$ 650.00	$ 6.00	$ 300.00	$ 6.00	$ 300.00	$ 8.00	$ 400.00	$ 6.74	$ 337.00	$ 10.00	$ 500.00
28	THERMOPLASTIC PAVEMENT MARKINGS - LINES 24"	50	LF	$ 35.00	$ 1,750.00	$ 9.00	$ 450.00	$ 10.00	$ 500.00	$ 16.00	$ 800.00	$ 9.80	$ 490.00	$ 15.12	$ 756.00
29	THERMOPLASTIC PAVEMENT MARKINGS - DOUBLE YELLOW LINES 4"	670	LF	$ 12.00	$ 8,040.00	$ 3.00	$ 2,010.00	$ 3.00	$ 2,010.00	$ 2.50	$ 1,675.00	$ 2.76	$ 1,849.20	$ 5.00	$ 3,350.00
31	REPLACE STREET LIGHT WIRING	100	LF	$ 10.00	$ 1,000.00	$ 110.00	$ 11,000.00	$ 80.00	$ 8,000.00	$ 65.00	$ 6,500.00	$ 55.13	$ 5,513.00	$ 101.50	$ 10,150.00
32	STABILIZED CONSTRUCTION ENTRANCE	1	EA	$ 2,000.00	$ 2,000.00	$ 4,000.00	$ 4,000.00	$ 2,000.00	$ 2,000.00	$ 3,600.00	$ 3,600.00	$ 4,287.50	$ 4,287.50	$ 5,000.00	$ 5,000.00
33	DETECTOR LOOP REPLACEMENT	800	LF	$ 35.00	$ 28,000.00	$ 90.00	$ 72,000.00	$ 40.00	$ 32,000.00	$ 55.00	$ 44,000.00	$ 55.13	$ 44,104.00	$ 125.00	$ 100,000.00
34	INLET FILTERS	44	EACH	$ 250.00	$ 11,000.00	$ 150.00	$ 6,600.00	$ 50.00	$ 2,200.00	$ 280.00	$ 12,320.00	$ 225.51	$ 9,922.44	$ 209.00	$ 9,196.00
35	SILT FENCE	600	LF	$ 10.00	$ 6,000.00	$ 3.00	$ 1,800.00	$ 5.00	$ 3,000.00	$ 4.00	$ 2,400.00	$ 7.04	$ 4,224.00	$ 5.00	$ 3,000.00
36	SANITARY LATERAL, OPEN CUT, 6", PVC, ASTM D3034, SDR 26	139	LF	$ 110.00	$ 15,290.00	$ 200.00	$ 27,800.00	$ 320.00	$ 44,480.00	$ 281.00	$ 39,059.00	$ 216.35	$ 30,072.65	$ 370.00	$ 51,430.00
37	SANITARY SEWERS, OPEN CUT, 8", PVC, ASTM D3034, SDR 26, 8 TO 16 FT DEEP	693	LF	$ 230.00	$ 159,390.00	$ 240.00	$ 166,320.00	$ 320.00	$ 221,760.00	$ 122.00	$ 84,546.00	$ 133.98	$ 92,848.14	$ 270.00	$ 187,110.00
38	SANITARY SEWERS, OPEN CUT, 12", PVC, AWWA C900, DR 25, 8 TO 12 FT DEEP	35	LF	$ 250.00	$ 8,750.00	$ 300.00	$ 10,500.00	$ 450.00	$ 15,750.00	$ 921.00	$ 32,235.00	$ 625.55	$ 21,894.25	$ 350.00	$ 12,250.00
39	SANITARY SEWERS, OPEN CUT, 12", VCP, ASTM C4, C700, 24 TO 28 FT DEEP	23	LF	$ 550.00	$ 12,650.00	$ 325.00	$ 7,475.00	$ 800.00	$ 18,400.00	$ 1,648.00	$ 37,904.00	$ 6,404.24	$ 147,297.52	$ 750.00	$ 17,250.00

40	SANITARY SEWERS, OPEN CUT, 15", PVC, AWWA C900, DR 25, 12 TO 16 FT DEEP	20	LF	$ 330.00	$ 6,600.00	$ 375.00	$ 7,500.00	$ 500.00	$ 10,000.00	$ 1,120.00	$ 22,400.00	$ 1,054.04	$ 21,080.80	$ 365.00	$ 7,300.00
41	SANITARY SEWERS, OPEN CUT, 24", PVC, AWWA C900, DR 25, 12 TO 20 FT DEEP	2,704	LF	$ 410.00	$ 1,108,640.00	$ 590.00	$ 1,595,360.00	$ 640.00	$ 1,730,560.00	$ 422.74	$ 1,143,088.96	$ 437.16	$ 1,182,080.64	$ 425.00	$ 1,149,200.00
42	STORM SEWERS, OPEN CUT, 12", RCP, CLASS IV, 0 TO 8 FT DEEP	229	LF	$ 210.00	$ 48,090.00	$ 110.00	$ 25,190.00	$ 210.00	$ 48,090.00	$ 161.00	$ 36,869.00	$ 154.89	$ 35,469.81	$ 260.00	$ 59,540.00
43	SANITARY MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID, 8 TO 12 FT DEEP	1	EA	$ 12,000.00	$ 12,000.00	$ 8,500.00	$ 8,500.00	$ 20,000.00	$ 20,000.00	$ 8,960.00	$ 8,960.00	$ 11,409.08	$ 11,409.08	$ 15,000.00	$ 15,000.00
44	SANITARY MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID, 12 TO 16 FT DEEP	3	EA	$ 17,000.00	$ 51,000.00	$ 10,000.00	$ 30,000.00	$ 20,000.00	$ 60,000.00	$ 10,620.00	$ 31,860.00	$ 12,481.22	$ 37,443.66	$ 17,500.00	$ 52,500.00
45	SANITARY MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID, 16 TO 20 FT DEEP	5	EA	$ 24,000.00	$ 120,000.00	$ 17,000.00	$ 85,000.00	$ 21,000.00	$ 105,000.00	$ 14,650.00	$ 73,250.00	$ 25,150.51	$ 125,752.55	$ 20,000.00	$ 100,000.00
46	SANITARY MANHOLES, TYPE A, 5' DIAMETER, TYPE 1 FRAME, CLOSED LID, 12 TO 16 FT DEEP	1	EA	$ 25,000.00	$ 25,000.00	$ 15,000.00	$ 15,000.00	$ 25,000.00	$ 25,000.00	$ 14,680.00	$ 14,680.00	$ 14,972.41	$ 14,972.41	$ 27,500.00	$ 27,500.00
47	SANITARY MANHOLES, TYPE A, 5' DIAMETER, TYPE 1 FRAME, CLOSED LID, 16 TO 20 FT DEEP	1	EA	$ 30,000.00	$ 30,000.00	$ 15,000.00	$ 15,000.00	$ 26,000.00	$ 26,000.00	$ 17,820.00	$ 17,820.00	$ 26,375.51	$ 26,375.51	$ 35,000.00	$ 35,000.00
48	SANITARY MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID, W/ INSIDE DROP, 8 TO 12 FT DEEP	1	EA	$ 20,000.00	$ 20,000.00	$ 15,000.00	$ 15,000.00	$ 22,000.00	$ 22,000.00	$ 8,960.00	$ 8,960.00	$ 19,226.45	$ 19,226.45	$ 40,000.00	$ 40,000.00
49	SANITARY MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID, W/ INSIDE DROP, 16 TO 20 FT DEEP	2	EA	$ 32,000.00	$ 64,000.00	$ 17,500.00	$ 35,000.00	$ 24,000.00	$ 48,000.00	$ 16,260.00	$ 32,520.00	$ 26,197.89	$ 52,395.78	$ 110,000.00	$ 220,000.00
50	SANITARY MANHOLES, TYPE A, 5' DIAMETER, TYPE 1 FRAME, CLOSED LID, W/ INSIDE DROP, 16 TO 20 FT DEEP	1	EA	$ 35,000.00	$ 35,000.00	$ 20,000.00	$ 20,000.00	$ 38,000.00	$ 38,000.00	$ 44,260.00	$ 44,260.00	$ 34,726.45	$ 34,726.45	$ 150,000.00	$ 150,000.00
51	SANITARY MANHOLES, TYPE A, 5' DIAMETER, TYPE 1 FRAME, CLOSED LID, W/ OUTSIDE DROP, 24 TO 28 FT DEEP	1	EA	$ 45,000.00	$ 45,000.00	$ 60,000.00	$ 60,000.00	$ 70,000.00	$ 70,000.00	$ 76,400.00	$ 76,400.00	$ 299,149.58	$ 299,149.58	$ 300,000.00	$ 300,000.00
52	STORM MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID, 8 TO 12 FT DEEP	1	EA	$ 12,000.00	$ 12,000.00	$ 6,000.00	$ 6,000.00	$ 11,000.00	$ 11,000.00	$ 6,860.00	$ 6,860.00	$ 8,701.83	$ 8,701.83	$ 6,900.00	$ 6,900.00
53	STORM CATCH BASIN, TYPE A, 4' DIAMETER, TYPE 1 FRAME & GRATE, OPEN LID, 0 TO 8 FT DEEP	1	EA	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 10,000.00	$ 10,000.00	$ 5,260.00	$ 5,260.00	$ 6,424.74	$ 6,424.74	$ 4,800.00	$ 4,800.00
54	CONNECTION TO EXISTING MANHOLE	1	EA	$ 20,000.00	$ 20,000.00	$ 5,000.00	$ 5,000.00	$ 22,000.00	$ 22,000.00	$ 1,280.00	$ 1,280.00	$ 7,781.48	$ 7,781.48	$ 5,300.00	$ 5,300.00
55	CORE INTO EXISTING MWRD MANHOLE	1	EA	$ 5,000.00	$ 5,000.00	$ 50,000.00	$ 50,000.00	$ 90,000.00	$ 90,000.00	$ 111,650.00	$ 111,650.00	$ 22,287.69	$ 22,287.69	$ 515,809.40	$ 515,809.40
56	ABANDON STRUCTURES	7	EA	$ 3,000.00	$ 21,000.00	$ 500.00	$ 3,500.00	$ 1,800.00	$ 12,600.00	$ 680.00	$ 4,760.00	$ 1,298.61	$ 9,090.27	$ 800.00	$ 5,600.00
57	PLUG PIPE	2	EA	$ 1,000.00	$ 2,000.00	$ 2,500.00	$ 5,000.00	$ 1,500.00	$ 3,000.00	$ 860.00	$ 1,720.00	$ 1,661.88	$ 3,323.76	$ 1,300.00	$ 2,600.00
58	ABANDON SANITARY SEWER - FLOWABLE FILL	178	CY	$ 500.00	$ 89,000.00	$ 210.00	$ 37,380.00	$ 200.00	$ 35,600.00	$ 200.00	$ 35,600.00	$ 463.26	$ 82,460.28	$ 200.00	$ 35,600.00
59	TRENCH BACKFILL - CA-6	11,550	CY	$ 40.00	$ 462,000.00	$ 30.00	$ 346,500.00	$ 1.00	$ 11,550.00	$ 61.00	$ 704,550.00	$ 68.36	$ 789,558.00	$ 80.00	$ 924,000.00
60	TRENCH BACKFILL - FA-6	2,176	CY	$ 40.00	$ 87,040.00	$ 30.00	$ 65,280.00	$ 1.00	$ 2,176.00	$ 51.00	$ 110,976.00	$ 59.12	$ 128,645.12	$ 75.00	$ 163,200.00
61	SANITARY SEWER SERVICE CONNECTION	4	EA	$ 4,000.00	$ 16,000.00	$ 1,000.00	$ 4,000.00	$ 8,000.00	$ 32,000.00	$ 12,500.00	$ 50,000.00	$ 10,312.57	$ 41,250.28	$ 5,000.00	$ 20,000.00
62	ADDITIONAL SANITARY SEWER SERVICE REPLACEMENT	20	LF	$ 35.00	$ 700.00	$ 150.00	$ 3,000.00	$ 320.00	$ 6,400.00	$ 133.00	$ 2,660.00	$ 224.07	$ 4,481.40	$ 200.00	$ 4,000.00
63	WATERMAIN ADJUSTMENT	110	LF	$ 170.00	$ 18,700.00	$ 150.00	$ 16,500.00	$ 400.00	$ 44,000.00	$ 275.00	$ 30,250.00	$ 121.30	$ 13,343.00	$ 100.00	$ 11,000.00
64	LINE STOP, 8"-12"	4	EA	$ 10,000.00	$ 40,000.00	$ 7,000.00	$ 28,000.00	$ 10,000.00	$ 40,000.00	$ 10,680.00	$ 42,720.00	$ 3,500.00	$ 14,000.00	$ 8,000.00	$ 32,000.00
65	SEED AND BLANKET	124	SY	$ 25.00	$ 3,100.00	$ 6.00	$ 744.00	$ 35.00	$ 4,340.00	$ 28.00	$ 3,472.00	$ 14.70	$ 1,822.80	$ 4.00	$ 496.00
66	SALT TOLERANT SOD	70	SY	$ 26.00	$ 1,820.00	$ 24.00	$ 1,680.00	$ 45.00	$ 3,150.00	$ 38.00	$ 2,660.00	$ 20.83	$ 1,458.10	$ 25.00	$ 1,750.00
67	TOPSOIL FURNISH AND PLACE, 4"	198	SY	$ 27.00	$ 5,346.00	$ 6.00	$ 1,188.00	$ 25.00	$ 4,950.00	$ 15.00	$ 2,970.00	$ 12.25	$ 2,425.50	$ 19.00	$ 3,762.00
68	STORAGE AREA RESTORATION	1	EA	$ 40,000.00	$ 40,000.00	$ 30,000.00	$ 30,000.00	$ 8,000.00	$ 8,000.00	$ 12,000.00	$ 12,000.00	$ 12,250.00	$ 12,250.00	$ 4,500.00	$ 4,500.00
69	CONCRETE CURB REMOVAL AND REPLACEMENT (B6.12)	45	LF	$ 75.00	$ 3,375.00	$ 60.00	$ 2,700.00	$ 90.00	$ 4,050.00	$ 74.00	$ 3,330.00	$ 142.10	$ 6,394.50	$ 130.00	$ 5,850.00
70	CONCRETE CURB REMOVAL AND REPLACEMENT (B6.24)	140	LF	$ 75.00	$ 10,500.00	$ 66.00	$ 9,240.00	$ 110.00	$ 15,400.00	$ 88.00	$ 12,320.00	$ 142.10	$ 19,894.00	$ 130.00	$ 18,200.00
71	PORTLAND CEMENT CONCRETE SIDEWALK	794	SF	$ 15.00	$ 11,910.00	$ 11.00	$ 8,734.00	$ 25.00	$ 19,850.00	$ 16.00	$ 12,704.00	$ 24.50	$ 19,453.00	$ 19.50	$ 15,483.00
72	COMMERCIAL PORTLAND CEMENT CONCRETE DRIVEWAY	31	SY	$ 200.00	$ 6,200.00	$ 120.00	$ 3,720.00	$ 220.00	$ 6,820.00	$ 226.00	$ 7,006.00	$ 214.38	$ 6,645.78	$ 189.00	$ 5,859.00
73	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	13	SY	$ 150.00	$ 1,950.00	$ 110.00	$ 1,430.00	$ 220.00	$ 2,860.00	$ 133.00	$ 1,729.00	$ 312.38	$ 4,060.94	$ 126.00	$ 1,638.00
74	PCC BASECOURSE, 10"	4,835	SY	$ 125.00	$ 604,375.00	$ 100.00	$ 483,500.00	$ 71.00	$ 343,285.00	$ 116.00	$ 560,860.00	$ 151.90	$ 734,436.50	$ 125.00	$ 604,375.00
75	HMA SURFACE COURSE IL-9.5 , MIX "D" N70, 2"	130	TON	$ 100.00	$ 13,000.00	$ 160.00	$ 20,800.00	$ 118.00	$ 15,340.00	$ 150.00	$ 19,500.00	$ 226.63	$ 29,461.90	$ 222.00	$ 28,860.00
76	HMA SURFACE COURSE IL-9.5 , MIX "D" N70, 2.5"	460	TON	$ 100.00	$ 46,000.00	$ 150.00	$ 69,000.00	$ 118.00	$ 54,280.00	$ 150.00	$ 69,000.00	$ 226.63	$ 104,249.80	$ 145.00	$ 66,700.00
77	BITUMINOUS MATERIALS (TACK COAT)	2,062	LBS	$ 1.50	$ 3,093.00	$ 0.20	$ 412.40	$ 1.00	$ 2,062.00	$ 1.10	$ 2,268.20	$ 0.12	$ 247.44	$ 0.50	$ 1,031.00
78	HOT-MIX ASPHALT SURFACE REMOVAL-BUTT JOINTS	168	SY	$ 60.00	$ 10,080.00	$ 20.00	$ 3,360.00	$ 20.00	$ 3,360.00	$ 25.00	$ 4,200.00	$ 61.25	$ 10,290.00	$ 11.00	$ 1,848.00
79	REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL	100	CY	$ 150.00	$ 15,000.00	$ 25.00	$ 2,500.00	$ 110.00	$ 11,000.00	$ 78.00	$ 7,800.00	$ 67.38	$ 6,738.00	$ 221.00	$ 22,100.00
80	NON-SPECIAL WASTE DISPOSAL	100	CY	$ 100.00	$ 10,000.00	$ 75.00	$ 7,500.00	$ 240.00	$ 24,000.00	$ 104.00	$ 10,400.00	$ 42.88	$ 4,288.00	$ 100.00	$ 10,000.00
81	SUBBASE GRANULAR MATERIAL, TYPE A	180	CY	$ 40.00	$ 7,200.00	$ 40.00	$ 7,200.00	$ 100.00	$ 18,000.00	$ 76.00	$ 13,680.00	$ 42.88	$ 7,718.40	$ 39.00	$ 7,020.00
82	CONTINGENT CASH ALLOWANCE	1	L SUM	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00
			APPROVED ENGINEER'S ESTIMATE:		**$4,251,254.25**	CORRECTED:	$4,071,885.00	CORRECTED:	$4,178,925.00	CORRECTED:	$4,426,078.76	CORRECTED:	$5,305,305.05	CORRECTED:	$6,300,000.00
						AS READ:		AS READ:		AS READ:		AS READ:		AS READ:	$1,267,986.50

VILLAGE OF ARLINGTON HEIGHTS - Public Works & Engineering Department
PROJ: Bid #250008: Algonquin Road Sewer Capacity Improvements
OPNBD: May 22, 2025, 10:00 a.m.
LOCTN: VILLAGE OF ARLINGTON HEIGHTS, 33 S. ARLINGTON HEIGHTS RD, ILLINOIS 60005

DIMEO Bros, Inc.
Elk Grove Village, IL

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	COST
1	PRECONSTRUCTION SURFACE VIDEO RECORDING	0	LS	$ 2,500.00	$ -
2	MOBILIZATION AND ACCESS	0	LS	$ 150,000.00	$ -
3	CONSTRUCTION LAYOUT	0.10	LS	$ 25,000.00	$ 2,500.00
4	CHANGEABLE MESSAGE SIGN		CAL DA	$ 45.00	$ -
4a	CHANGEABLE MESSAGE SIGN - CLSM ADDITIONAL		CAL DA	$ 45.00	$ -
5	SHORT TERM PAVEMENT MARKING REMOVAL		SQ FT	$ 0.80	$ -
6	TEMPORARY PAVEMENT MARKING LETTERS AND SYMBOLS - TYPE IV TAPE		SQ FT	$ 7.00	$ -
7	TEMPORARY PAVEMENT MARKING - LINE 4" - TYPE IV TAPE		FOOT	$ 1.50	$ -
8	TEMPORARY PAVEMENT MARKING - LINE 6" - TYPE IV TAPE		FOOT	$ 2.00	$ -
9	TEMPORARY PAVEMENT MARKING - LINE 12"- TYPE IV TAPE		FOOT	$ 4.00	$ -
10	TEMPORARY PAVEMENT MARKING - LINE 24"- TYPE IV TAPE		FOOT	$ 7.00	$ -
11	TEMPORARY CONCRETE BARRIER		FOOT	$ 60.00	$ -
12	PINNING TEMPORARY CONCRETE BARRIER		EACH	$ 30.00	$ -
13	RELOCATE TEMPORARY CONCRETE BARRIER		FOOT	$ 40.00	$ -
14	IMPACT ATTENUATORS, TEMPORARY (FULLY REDIRECTIVE, NARROW), TEST LEVEL 3		EACH	$ 6,000.00	$ -
15	IMPACT ATTENUATORS, RELOCATE (FULLY REDIRECTIVE, NARROW), TEST LEVEL 3		EACH	$ 3,000.00	$ -
16	BARRIER WALL REFLECTORS, TYPE C		EACH	$ 20.00	$ -
17	PAVEMENT MARKING REMOVAL - WATER BLASTING		SQ FT	$ 11.00	$ -
18	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)		L SUM	$ 200,000.00	$ -
18a	TRAFFIC CONTROL AND PROTECTION, (SPECIAL) - CLSM ADDITIONAL		L SUM	$ 25,000.00	$ -
19	RAISED REFLECTIVE PAVEMENT MARKER, REFLECTOR REMOVAL		EACH	$ 7.00	$ -
20	RAISED REFLECTIVE PAVEMENT MARKER, REFLECTOR REPLACEMENT		EACH	$ 60.00	$ -
21	TEMPORARY TRAFFIC SIGNAL TIMING	2	EACH	$ 900.00	$ 1,800.00
22	TEMPORARY INFORMATION SIGNING		SQ FT	$ 16.00	$ -
23	BYPASS PUMPING		LS	$ 60,000.00	$ -
24	THERMOPLASTIC PAVEMENT MARKINGS - LETTERS AND SYMBOLS		SF	$ 9.00	$ -
25	THERMOPLASTIC PAVEMENT MARKINGS - LINES 4"		LF	$ 3.00	$ -
26	THERMOPLASTIC PAVEMENT MARKINGS - LINES 6"		LF	$ 4.00	$ -
27	THERMOPLASTIC PAVEMENT MARKINGS - LINES 12"		LF	$ 6.00	$ -
28	THERMOPLASTIC PAVEMENT MARKINGS - LINES 24"		LF	$ 9.00	$ -
29	THERMOPLASTIC PAVEMENT MARKINGS - DOUBLE YELLOW LINES 4"		LF	$ 3.00	$ -
31	REPLACE STREET LIGHT WIRING		LF	$ 110.00	$ -
32	STABILIZED CONSTRUCTION ENTRANCE		EA	$ 4,000.00	$ -
33	DETECTOR LOOP REPLACEMENT		LF	$ 90.00	$ -
34	INLET FILTERS	10	EACH	$ 150.00	$ 1,500.00
35	SILT FENCE	200	LF	$ 3.00	$ 600.00
36	SANITARY LATERAL, OPEN CUT, 6", PVC, ASTM D3034, SDR 26	220	LF	$ 200.00	$ 44,000.00
37	SANITARY SEWERS, OPEN CUT, 8", PVC, ASTM D3034, SDR 26, 8 TO 16 FT DEEP	93	LF	$ 240.00	$ 22,320.00
38	SANITARY SEWERS, OPEN CUT, 12", PVC, AWWA C900, DR 25, 8 TO 12 FT DEEP		LF	$ 300.00	$ -
39	SANITARY SEWERS, OPEN CUT, 12", VCP, ASTM C4, C700, 24 TO 28 FT DEEP		LF	$ 325.00	$ -
40	SANITARY SEWERS, OPEN CUT, 15", PVC, AWWA C900, DR 25, 12 TO 16 FT DEEP		LF	$ 375.00	$ -
41	SANITARY SEWERS, OPEN CUT, 24", PVC, AWWA C900, DR 25, 12 TO 20 FT DEEP		LF	$ 590.00	$ -
42	STORM SEWERS, OPEN CUT, 12", RCP, CLASS IV, 0 TO 8 FT DEEP		LF	$ 110.00	$ -
43	SANITARY MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID, LESS THAN 8' FT DEEP	1	EA	$ 8,500.00	$ 8,500.00
44	SANITARY MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID, 12 TO 16 FT DEEP	3	EA	$ 10,000.00	$ 30,000.00
45	SANITARY MANHOLES, TYPE A, 5' DIAMETER, TYPE 1 FRAME, CLOSED LID, 8 TO 12 FT DEEP		EA	$ 12,000.00	$ -
46	SANITARY MANHOLES, TYPE A, 5' DIAMETER, TYPE 1 FRAME, CLOSED LID, 12 TO 16 FT DEEP		EA	$ 15,000.00	$ -
47	SANITARY MANHOLES, TYPE A, 5' DIAMETER, TYPE 1 FRAME, CLOSED LID, 16 TO 20 FT DEEP		EA	$ 15,000.00	$ -
48	SANITARY MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID, W/ OUTSIDE DROP, 12 TO 16 FT DEEP	1	EA	$ 15,000.00	$ 15,000.00
49	SANITARY MANHOLES, TYPE A, 5' DIAMETER, TYPE 1 FRAME, CLOSED LID, W/ INSIDE DROP, 8 TO 12 FT DEEP		EA	$ 17,500.00	$ -
50	SANITARY MANHOLES, TYPE A, 5' DIAMETER, TYPE 1 FRAME, CLOSED LID, W/ INSIDE DROP, 16 TO 20 FT DEEP		EA	$ 20,000.00	$ -
51	SANITARY MANHOLES, TYPE A, 5' DIAMETER, TYPE 1 FRAME, CLOSED LID, W/ OUTSIDE DROP, 24 TO 28 FT DEEP		EA	$ 60,000.00	$ -
52	STORM MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID, 8 TO 12 FT DEEP		EA	$ 6,000.00	$ -
53	STORM CATCH BASIN, TYPE A, 4' DIAMETER, TYPE 1 FRAME & GRATE, OPEN LID, 0 TO 8 FT DEEP		EA	$ 6,000.00	$ -
54	CONNECTION TO EXISTING MANHOLE		EA	$ 5,000.00	$ -
55	CORE INTO EXISTING MWRD MANHOLE		EA	$ 50,000.00	$ -
56	ABANDON STRUCTURES	2	EA	$ 500.00	$ 1,000.00
57	PLUG PIPE	0	EA	$ 2,500.00	$ -
58	ABANDON SANITARY SEWER - FLOWABLE FILL	30	CY	$ 210.00	$ 6,300.00
59	TRENCH BACKFILL - CA-6		CY	$ 30.00	$ -
60	TRENCH BACKFILL - FA-6	416	CY	$ 30.00	$ 12,480.00
61	SANITARY SEWER SERVICE CONNECTION	3	EA	$ 1,000.00	$ 3,000.00
62	ADDITIONAL SANITARY SEWER SERVICE REPLACEMENT		LF	$ 150.00	$ -
63	WATERMAIN ADJUSTMENT		LF	$ 150.00	$ -
64	LINE STOP, 8"-12"		EA	$ 7,000.00	$ -
65	SEED AND BLANKET		SY	$ 6.00	$ -
66	SALT TOLERANT SOD		SY	$ 24.00	$ -
67	TOPSOIL FURNISH AND PLACE, 4"		SY	$ 6.00	$ -
68	STORAGE AREA RESTORATION		EA	$ 30,000.00	$ -

VILLAGE OF ARLINGTON HEIGHTS - Public Works & Engineering Department PROJ: Bid #250008: Algonquin Road Sewer Capacity Improvements OPNBD: May 22, 2025, 10:00 a.m. LOCTN: VILLAGE OF ARLINGTON HEIGHTS, 33 S. ARLINGTON HEIGHTS RD, ILLINOIS 60005				DIMEO Bros, Inc. Elk Grove Village, IL	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	COST
69	CONCRETE CURB REMOVAL AND REPLACEMENT (B6.12)		LF	$ 60.00	$ -
70	CONCRETE CURB REMOVAL AND REPLACEMENT (B6.24)		LF	$ 66.00	$ -
71	PORTLAND CEMENT CONCRETE SIDEWALK		SF	$ 11.00	$ -
72	COMMERCIAL PORTLAND CEMENT CONCRETE DRIVEWAY	31	SY	$ 120.00	$ 3,720.00
73	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT		SY	$ 110.00	$ -
74	PCC BASECOURSE, 10"		SY	$ 100.00	$ -
75	HMA SURFACE COURSE IL-9.5 , MIX "D" N70, 2"	26	TON	$ 160.00	$ 4,160.00
76	HMA SURFACE COURSE IL-9.5 , MIX "D" N70, 2.5"		TON	$ 150.00	$ -
77	BITUMINOUS MATERIALS (TACK COAT)	70	LBS	$ 0.20	$ 14.00
78	HOT-MIX ASPHALT SURFACE REMOVAL-BUTT JOINTS		SY	$ 20.00	$ -
79	REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL		CY	$ 25.00	$ -
80	NON-SPECIAL WASTE DISPOSAL		CY	$ 75.00	$ -
81	SUBBASE GRANULAR MATERIAL, TYPE A		CY	$ 40.00	$ -
82	CONTINGENT CASH ALLOWANCE		L SUM	$ 100,000.00	$ -
83	CLSM BACKFILL		CY	$ 216.00	$ -
84	CLEANOUTS	2	EA		$ -
					$ -
					$ -
					$ -
					$ -
					$ -
					$ -
				UPDATED COST	$156,894.00

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and ADOPT AN ORDINANCE AMENDING ORDINANCE NO. 6755 (AN ORDINANCE AMENDING ORDINANCE NO. 3831) to construct building additions and related site modifications for property located at 1780 Wall Street. An ordinance extending the effective date of a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change for an additional one-year period.**
Meeting	September 16, 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

This ordinance amends Ordinance No. 6755 by extending the time period for a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change for an additional one-year period to be effective through and including October 1, 2026.

Discussion

The subject property is currently occupied by CVS Health, a division of their business that is a high-volume mail order pharmacy dispensing pharmaceuticals directly to their clients. The subject property is part of an existing planned unit development, commonly known as Lake Center Plaza, composed of multiple lots of record. The original Lake Center Plaza PUD was created in 1987 via Ord. 3831 and allowed for industrial, office, and office research business uses, and has since been amended multiple times since its creation.

A conditional use to amend the Lake Center Plaza Planned Unit Development as a major change was approved via Ordinance No. 6755 for the construction of building additions totaling approximately 17,400 square feet for an existing light industrial building and related site modifications on October 1, 2024. The zoning approval will expire on October 1, 2025. The project experienced a temporary pause due to internal planning and coordination efforts, but the applicant anticipates a building permit submittal in Q4 2025, with construction expected to commence in early 2026. To ensure continuity and avoid any lapse in approvals, the applicant requests that the Village Board consider this extension request. Planning staff anticipates that the permit will not be issued, nor will construction have commenced, by October 1, 2025.

The project includes extensive alterations to the existing industrial building including:

- An addition that is approximately 12,190 square feet that will be located at the north side of the building. This north addition will convert part of an existing parking lot to warehouse space and will result in the removal of forty-four standard parking spaces and two accessible parking spaces.
- A second addition that is approximately 5,181 square feet that will be added to the west side of the building resulting in the removal of twenty-six (26) standard parking spaces. The additions will be utilized to expand and relocate high piled storage which will enable a future project that will bring enhanced automation to the facility.
- Substantial landscaping throughout the property.

Alternatives

1. Adopt an Ordinance amending Ordinance No. 6755 to extend the effective date of said Ordinance, by extending the time period for a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change for an additional one-year period to be effective through and including October 1, 2026.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board approve the Ordinance extending the effective date of the conditional use granted for the property located at 1780 Wall Street for an additional one-year period to be effective through and including October 1, 2026.

Attachments

1. Mt. Prospect_PUD Amendment_Extension_Request_9.4.25
2. Ordinance Amending Ord 6755 (1780 Wall St)
3. Ord 6755 10_01_2024 Amending Ord. 3831 Granting A Conditional Use for the Lake Center Plaza PUD and Amended in Ords. 5617 and 6369, And Approving A Ma
4. 8.2 Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING ORDINANCE NO. 3831 GRANT

CVS Health

One CVS Drive
Mail Code 1105
Woonsocket, RI 02895

04 September, 2025

Jason C. Shallcross
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

Re: Request for Extension of PUD Amendment Approval
CVS Health – 1780 Wall Street, Mount Prospect, IL 60056

Dear Mr. Shallcross,
On behalf of CVS Health, we respectfully request a one-year extension of the Planned Unit Development (PUD) amendment approval granted in 2024 for the property located at 1780 Wall Street in Mount Prospect, Illinois.

As you are aware, the original PUD amendment was submitted to accommodate facility additions that support the growing operational needs of our prescription mail order tenant, Caremark. These additions are intended to expand and relocate high-piled storage, enabling future automation enhancements within the facility. The primary use of the site as a mail order pharmacy remains unchanged.

The project experienced a temporary pause due to internal planning and coordination efforts. However, we are pleased to report that the project is now officially moving forward. The scope and intent of the development remain consistent with the original submission. We are currently preparing for building permit resubmittal and anticipate submitting for permit in Q4 2025, with construction expected to commence in early 2026.

We understand that the current entitlement approvals are set to expire on October 1, 2025. To ensure continuity and avoid any lapse in approvals, we respectfully request that the Village Board consider this extension request at the upcoming meeting scheduled for September 16, 2025.

Enclosed with this letter are the original Letter of Intent and the legal description of the property for your reference.

Thank you for your continued support and consideration. Please do not hesitate to contact me should you require any additional information.

Sincerely,
CVS Health, L.L.C

Becky Souder

Becky Souder, Senior Manager, Architectural Design + Engineering
(774) 235-5092 Becky.Souder@CVSHealth.com

Attn: Jason C. Shallcross

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 6755

WHEREAS, Thomas Szafranski of Kimley-Horn ("Petitioner") did seek a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change, which conditional use was the subject of PZ-10-24 before the Planning and Zoning Commission; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect did on October 1, 2024, adopt Ordinance No. 6755, granting a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change for property located at 1780 Wall Street; and

WHEREAS, pursuant to the regulations of the Village Code of Mount Prospect, Section 14.203(F)(11)(a) of the Zoning Code provides that the construction of an approved conditional use must be substantially under way, or a use must be established or commenced in the building within one year from the date of granting thereof, and completed within eighteen (18) months following the passage of said Ordinance; and

WHEREAS, while the Petitioner is desirous of constructing building additions totaling approximately 17,400 square feet, being the subject of Ordinance No. 6755, the approved conditional use will not have been substantially underway or established or commenced in the building within one year from the date of granting and the use will not have been completed within eighteen (18) months following the passage of said Ordinance as required; and

WHEREAS, the Petitioner is requesting that Ordinance No. 6755 be amended to provide for a one year extension to the effective date of said Ordinance, which one year extension would provide for the conditional use to be effective through and including October 1, 2026.

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

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

SECTION TWO: That the President and Board of Trustees of the Village of Mount Prospect do hereby amend Ordinance No. 6755 by extending the effective date for the conditional use to amend the Lake Center Plaza Planned Unit Development as a major change granted therein

for a period of one year, so that said conditional use shall be valid for a period through and including October 1, 2026.

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this 16th day of September, 2025.

_____

Paul Wm. Hoefert
Mayor

ATTEST:

_____

Karen M. Agoranos
Village Clerk

Prepared by:
Klein Thorpe & Jenkins, Ltd.
John A. Wall
120 S. LaSalle St.
Suite 1710
Chicago, Illinois 60603

Mail to:
John A. Wall
Klein Thorpe & Jenkins, Ltd.
120 S. LaSalle St.
Suite 1710
Chicago, Illinois 60603



Doc# 2428207007 Fee $88.00
ILRHSP FEE:$18.00 RPRF FEE:$1.00
BLANKET FEE:$75.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 10/8/2024 11:36 AM
PAGE: 1 OF 20

[Above space for Recorder's Office]

Record against:
PINs: 08-23-203-041-0000; 08-23-203-035-0000, 08-23-203-036-0000, 08-23-203-037-0000, 08-23-203-041-0000, 08-23-203-035-0000, 08-23-203-042-0000, 08-23-203-043-0000, 08-23-203-044-0000, 08-23-203-045-0000

RECORDING FEE 163- DATE 10/8/24 COPIES 44 OK BY RYIRSO

COOK COUNTY, ILLINOIS
RECORDING COVER SHEET FOR
ORDINANCE NO. 6755
AN ORDINANCE AMENDING ORDINANCE NO. 3831 GRANTING A CONDITIONAL USE FOR THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT AND AMENDED IN ORDINANCE NOS. 5617 AND 6369, AND APPROVING A MAJOR CHANGE TO THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT TO CONSTRUCT BUILDING ADDITIONS AND RELATED SITE MODIFICATIONS FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS

For the property legally described as:
LEGAL DESCRIPTION OF SUBJECT PROPERTY:
LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO.3, BEING A RESUBDIVISION OF LOTS 3 TO 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, ILLINOIS.
TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29, 2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, LLCAND C.V. LAND HOLDINGS, L.L.C., (WHICH REPLACES AND SUBSTITUTES DOCUMENT 24594255) WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22, 2010 AS DOCUMENT NO.1002218050.
TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC,

Prepared by:
Klein Thorpe & Jenkins, Ltd.
John A. Wall
120 S. LaSalle St.
Suite 1710
Chicago, Illinois 60603

Mail to:
John A. Wall
Klein Thorpe & Jenkins, Ltd.
120 S. LaSalle St.
Suite 1710
Chicago, Illinois 60603



Doc# 2428207007 Fee $88.00
ILRHSP FEE:$18.00 RPRF FEE:$1.00
BLANKET FEE:$75.00
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PAGE: 1 OF 20

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Record against:
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COOK COUNTY, ILLINOIS
RECORDING COVER SHEET FOR
ORDINANCE NO. 6755
AN ORDINANCE AMENDING ORDINANCE NO. 3831 GRANTING A CONDITIONAL USE FOR THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT AND AMENDED IN ORDINANCE NOS. 5617 AND 6369, AND APPROVING A MAJOR CHANGE TO THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT TO CONSTRUCT BUILDING ADDITIONS AND RELATED SITE MODIFICATIONS FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS

For the property legally described as:
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LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO.3, BEING A RESUBDIVISION OF LOTS 3 TO 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, ILLINOIS.
TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29, 2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, LLCAND C.V. LAND HOLDINGS, L.L.C., (WHICH REPLACES AND SUBSTITUTES DOCUMENT 24594255) WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22, 2010 AS DOCUMENT NO.1002218050.
TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC,

OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.
THE ABOVE-DESCRIBED LAND IS THE SAME LAND AS SHOWN ON THAT ALTA/NSPS LAND TITLE SURVEY PREPARED BY THOMAS A. MOLLOY ON BEHALF OF EDWARD J. MOLLOY & ASSOCIATES, DATED MARCH 27, 2017 AND LAST REVISED MAY 9, 2017, AND KNOWN AS PROJECT NO. 289 (THE "SURVEY");

PROPERTY INDEX NUMBER OF SUBJECT PROPERTY: 08-23-203-041-0000;

LEGAL DESCRIPTION OF THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT:

THAT PART OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953, AS DOCUMENT 15716544 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 4 AND 737.0 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, BEING 50.0 FEET WEST OF THE EAST LINE OF SAID LOT 4; THENCE SOUTH, PERPENDICULAR TO THE NORTH LINE OF SAID LOT 4, 668.80 FEET; THENCE SOUTH ALONG A CURVE, BEING CONCAVE WEST, HAVING A RADIUS OF 521.07 FEET, A DISTANCE OF 73.96 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE, 11.12 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 532.07 FEET, A DISTANCE OF 111.77 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE EAST, HAVING A RADIUS OF 363.73 FEET, A DISTANCE OF 317.42 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 1077.97 FEET, A DISTANCE OF 385.30 FEET; THENCE EAST, PARALLEL WITH THE CENTERLINE OF ALGONQUIN ROAD PER DOCUMENT 11195787, 359.53 FEET TO A POINT 220.0 FEET WEST OF THE WEST LINE OF SAID ELMHURST ROAD; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF ELMHURST ROAD, 250.0 FEET; THENCE WEST PARALLEL WITH THE CENTERLINE OF SAID ALGONQUIN ROAD, 30.0 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID ELMHURST ROAD, 200.0 FEET TO THE NORTH LINE OF SAID ALGONQUIN ROAD; THENCE WEST ALONG SAID NORTH LINE OF ALGONQUIN ROAD TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID WEST LINE OF LOT 4, 1901.29 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE EAST, ALONG SAID NORTH LINE OF LOT 4, 471.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.
THAT PART OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953, AS DOCUMENT 15716544 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, BEING 50.0 FEET WEST OF THE EAST LINE OF SAID LOT 4; AND 869.23 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4; THENCE WEST, PERPENDICULAR TO SAID WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, A DISTANCE OF 412.05 FEET, TO A POINT OF CURVE; THENCE NORTHWEST¬ERLY ALONG A CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 100.0 FEET, A DISTANCE OF 78.54 FEET; THENCE NORTHWEST TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF

48.66 FEET; THENCE WESTERLY ALONG A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 183.0 FEET, A DISTANCE OF 146.41 FEET; THENCE WEST TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 71.09 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 532.07 FEET, A DISTANCE OF 111.77 FEET; THENCE SOUTHERLY ALONG A CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 363.73 FEET, A DISTANCE OF 317.42 FEET; THENCE SOUTHERLY ALONG A CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1077.97 FEET, A DISTANCE OF 385.30 FEET; THENCE EAST PARALLEL WITH THE CENTERLINE OF ALGONQUIN ROAD PER DOCUMENT 11195787, 579.53 FEET TO THE WEST LINE OF SAID ELMHURST ROAD; THENCE NORTH ALONG SAID WEST LINE, 646.80 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS OF THE LAKE CENTER PLAZA PUD: 08-23-203-035-0000, 08-23-203-036-0000, 08-23-203-037-0000, 08-23-203-041-0000, 08-23-203-035-0000, 08-23-203-042-0000, 08-23-203-043-0000, 08-23-203-044-0000, 08-23-203-045-0000

Commonly Known As: 1780 Wall Street, Mount Prospect, IL

ORDINANCE NO. 6755

AN ORDINANCE AMENDING ORDINANCE NO. 3831 GRANTING A CONDITIONAL USE FOR THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT AND AMENDED IN ORDINANCE NOS. 5617 AND 6369, AND APPROVING A MAJOR CHANGE TO THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT TO CONSTRUCT BUILDING ADDITIONS AND RELATED SITE MODIFICATIONS FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS

WHEREAS, by Ordinance No. 3831, the Corporate Authorities of the Village of Mount Prospect approved a conditional use permit for the Lake Center Plaza Planned Unit Development; and

WHEREAS, Thomas Szafranski of Kimley-Horn ("Petitioner"), filed an application for a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change to construct building additions totaling approximately 17,400 square feet to an existing light industrial building and related site modifications for the property commonly known as 1780 Wall Street ("Subject Property") and part of the Lake Center Plaza Planned Unit Development in the Village of Mount Prospect, Illinois and legally described as:

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO.3, BEING A RESUBDIVISION OF LOTS 3 TO 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL

PROPERTY INDEX NUMBER OF SUBJECT PROPERTY: 08-23-203-041-0000;

LEGAL DESCRIPTION OF THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT:

THAT PART OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953, AS DOCUMENT 15716544 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 4 AND 737.0 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, BEING 50.0 FEET WEST OF THE EAST LINE OF SAID LOT 4; THENCE SOUTH, PERPENDICULAR TO THE NORTH LINE OF SAID LOT 4, 668.80 FEET; THENCE SOUTH ALONG A CURVE, BEING CONCAVE WEST, HAVING A RADIUS OF 521.07 FEET, A DISTANCE OF 73.96 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE, 11.12 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 532.07 FEET, A DISTANCE OF 111.77 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE EAST, HAVING A RADIUS OF 363.73 FEET, A DISTANCE OF 317.42 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 1077.97 FEET, A DISTANCE OF 385.30 FEET; THENCE EAST, PARALLEL WITH THE CENTERLINE OF ALGONQUIN ROAD PER DOCUMENT 11195787, 359.53 FEET TO A POINT 220.0 FEET WEST OF THE WEST LINE OF SAID ELMHURST ROAD; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF ELMHURST ROAD,

MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29, 2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, LLC AND C.V. LAND HOLDINGS, L.L.C., (WHICH REPLACES AND SUBSTITUTES DOCUMENT 24594255) WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22, 2010 AS DOCUMENT NO.1002218050.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC, OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.

THE ABOVE-DESCRIBED LAND IS THE SAME LAND AS SHOWN ON THAT ALTA/NSPS LAND TITLE SURVEY PREPARED BY THOMAS A. MOLLOY ON BEHALF OF EDWARD J. MOLLOY & ASSOCIATES, DATED MARCH 27, 2017 AND LAST REVISED MAY 9, 2017, AND KNOWN AS PROJECT NO. 289 (THE "SURVEY");

250.0 FEET; THENCE WEST PARALLEL WITH THE CENTERLINE OF SAID ALGONQUIN ROAD, 30.0 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID ELMHURST ROAD, 200.0 FEET TO THE NORTH LINE OF SAID ALGONQUIN ROAD; THENCE WEST ALONG SAID NORTH LINE OF ALGONQUIN ROAD TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID WEST LINE OF LOT 4, 1901. 29 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE EAST, ALONG SAID NORTH LINE OF LOT 4, 471.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953, AS DOCUMENT 15716544 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, BEING 50.0 FEET WEST OF THE EAST LINE OF SAID LOT 4; AND 869.23 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4; THENCE WEST, PERPENDICULAR TO SAID WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, A DISTANCE OF 412.05 FEET, TO A POINT OF CURVE; THENCE NORTHWEST-ERLY ALONG A CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 100.0 FEET, A DISTANCE OF 78.54 FEET; THENCE NORTHWEST TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 48.66 FEET; THENCE WESTERLY ALONG A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 183. 0 FEET, A DISTANCE OF 146.41 FEET; THENCE

WEST TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 71.09 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 532.07 FEET, A DISTANCE OF 111.77 FEET; THENCE SOUTHERLY ALONG A CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 363.73 FEET, A DISTANCE OF 317.42 FEET; THENCE SOUTHERLY ALONG A CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1077.97 FEET, A DISTANCE OF 385.30 FEET; THENCE EAST PARALLEL WITH THE CENTERLINE OF ALGONQUIN ROAD PER DOCUMENT 11195787, 579.53 FEET TO THE WEST LINE OF SAID ELMHURST ROAD; THENCE NORTH ALONG SAID WEST LINE, 646.80 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS OF THE LAKE CENTER PLAZA PUD:
08-23-203-035-0000, 08-23-203-036-0000, 08-23-203-037-0000, 08-23-203-041-0000, 08-23-203-035-0000, 08-23-203-042-0000, 08-23-203-043-0000, 08-23-203-044-0000, 08-23-203-045-0000; AND

WHEREAS, said application also requested that the conditional use permit for a planned unit development relating to the Subject Property, previously approved in Ordinance No. 3831, and as amended by Ordinance Nos. 5617 and 6369, be further amended to approve the major change to the Lake Center Plaza Planned Unit Development as defined by Section 14.504(E)1 of the Village Code; and

WHEREAS, a public hearing was held on the request for a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change

being the subject of PZ-10-24 before the Planning and Zoning Commission of the Village of Mount Prospect on the 12th day of September, 2024, pursuant to proper legal notice having been published in the Daily Herald newspaper on the 28th day of August, 2024; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations of approval, with specific conditions, to the President and Board of Trustees in support of the request being the subject of PZ-10-24; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the same meets the standards of the Village and that the granting of the proposed conditional use to amend the planned unit development as a major change would be in the best interest of the Village.

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

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

SECTION TWO: The President and Board of Trustees of the Village of Mount Prospect do hereby grant a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development as a major

change to construct building additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the following conditions:

1. The Subject Property shall be developed in strict compliance with the approved development plans which consists of the following:
    a. Final Engineering and Landscape Plans titled "Final Engineering Plans CVS Pharmacy Expansion", as prepared by Kimley – Horn, with the latest revision date of August 23, 2024. The approved civil site plan is attached as Exhibit "A" and the approved landscape plan is attached as Exhibit "B";
    b. Exterior elevations, as prepared by GPD Group, issued August 8, 2024, and attached as Exhibit "C";
2. The Petitioner shall address all comments included in the Village review letter dated August 29, 2024, and attached as Exhibit "D";
3. Compliance with all applicable development, fire, building, and other Village Codes and regulations;
4. Submittal of irrigation, and photometric plans that comply with Village codes and regulations; and
5. The appropriate code analysis, architectural, structural, mechanical, electrical, plumbing, energy, and accessibility drawings shall be prepared for permit application review to the Village.

Except for the amendment to the planned unit development request granted herein, all other applicable Village of Mount Prospect, Illinois ordinances and

regulations shall remain in full force and effect as to the subject property.

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

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

AYES: Dante, Filippone, Grossi, Matuszak, Saccotelli

NAYS: None

ABSENT: Gens

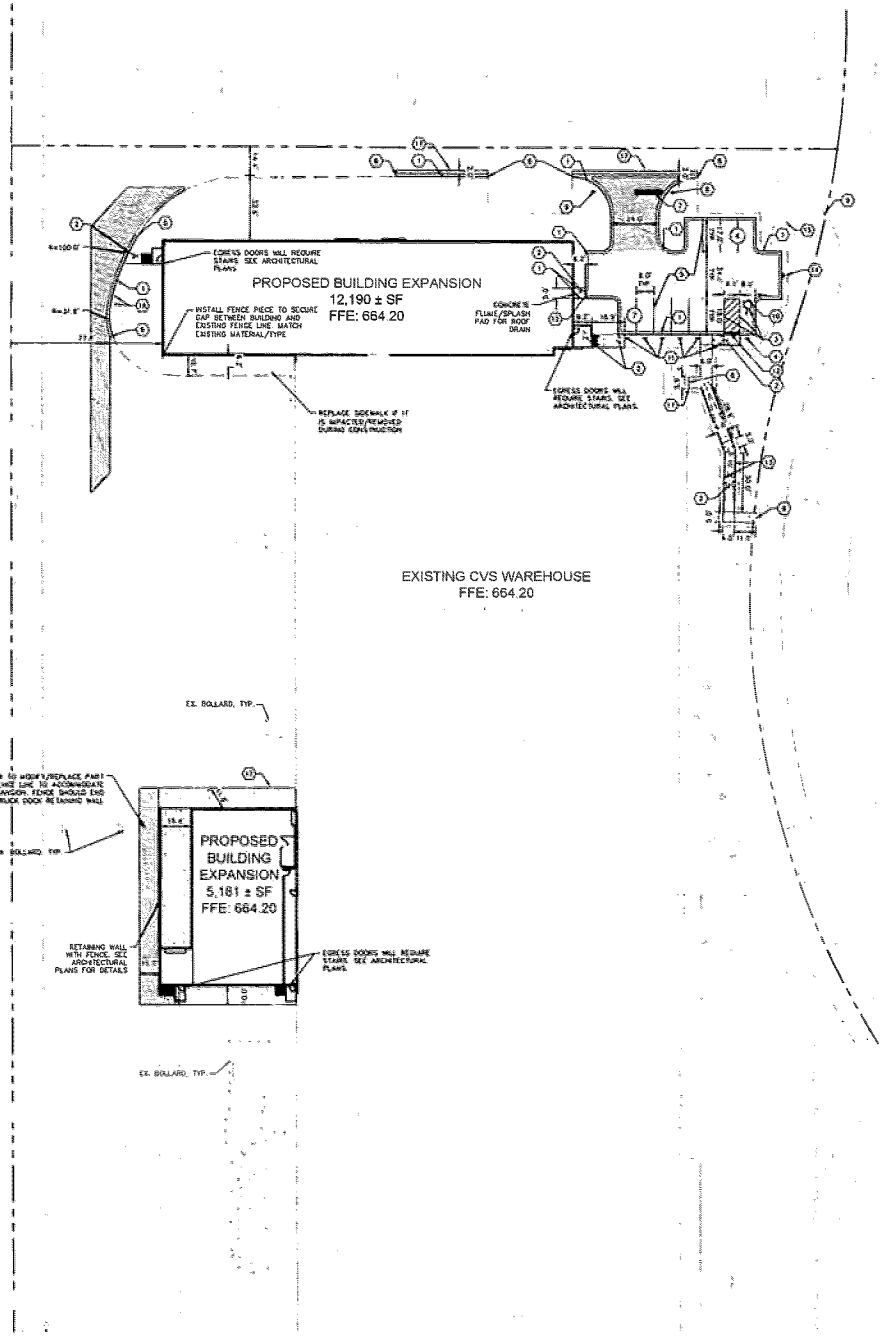
PASSED AND APPROVED this 1st day of October, 2024

Paul Wm. Hoefert
Mayor

ATTEST:

Karen M. Agoranos
Village Clerk

EXHIBIT A
APPROVED SITE PLAN



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

KEY NOTES

1. 86.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5. 4" WIDE PAINTED SOLID LINE TYP
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
8. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9. RELOCATED CVS HEALTH DIRECTIONAL SIGN
10. 1' CONCRETE RIBBON (SEE DETAILS)
11. RELOCATED CVS MINIMUM PARKING SIGN
12. DEPRESSED CURB AND GUTTER (SEE DETAILS)
13. HANDRAIL (SEE DETAILS)
14. RELOCATED CVS "HALF POINT NORTH" SIGN
15. EXISTING MONUMENT SIGN
16. BOLLARD (SEE DETAILS)
17. BANDIT

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED

PARKING SUMMARY

	REQUIRED	PROVIDED
TOTAL EXISTING PARKING	271 SPACES*	297 SPACES
TOTAL PROPOSED PARKING	283 SPACES*	325 SPACES
EXISTING ADA PARKING	8 SPACES	10 SPACES
PROPOSED ADA PARKING	8 SPACES**	8 SPACES

* THE EXISTING BUILDING HAS 46 943 SF OF OFFICE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 250 SF (188 SPACES)

THE EXISTING BUILDING HAS 124 805 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (83 SPACES)

THEREFORE THE TOTAL REQUIRED PARKING FOR THE EXISTING DEVELOPMENT WAS 271 SPACES

THE PROPOSED BUILDING ADDITIONS ARE INTENDED FOR WAREHOUSE USE THE PROPOSED BUILDING ADDITIONS HAVE 17 371 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1 500 SF (12 SPACES)

THEREFORE THE TOTAL REQUIRED PARKING FOR THE PROPOSED DEVELOPMENT IS 283 SPACES

**PER 14 2205 ACCESSIBLE PARKING REQUIREMENTS
IF PARKING SPACES PROVIDED IS IN RANGE OF 301 400 THE TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED IS 8

301 < 317 PROVIDED < 400 THEREFORE 8 REQUIRED ADA STALLS

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SSM #1: NORTH BOWLT BOLT ON FIRE HYDRANT, AS SHOWN
ELEVATION= 663.22' (NAVD 88)

LOT COVERAGE

TOTAL LOT AREA (LOT 1)	= 18.38 AC
EXISTING LOT COVERAGE (LOT 1)	= 74.50%
PROPOSED LOT COVERAGE (LOT 1)	= 74.32%

PAVING AND CURB LEGEND

- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- PERMEABLE PAVERS — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- LIMITS OF DISTURBANCE

NO.	VILLAGE COMMENTS	DATE	BY
1		08/23/24	JRS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC
500 WEST 2ND STREET, SUITE 1600
AUSTIN, TX 78701
PHONE: 512-418-1771
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RBC
DRAWN BY: RBC
CHECKED BY: TJS

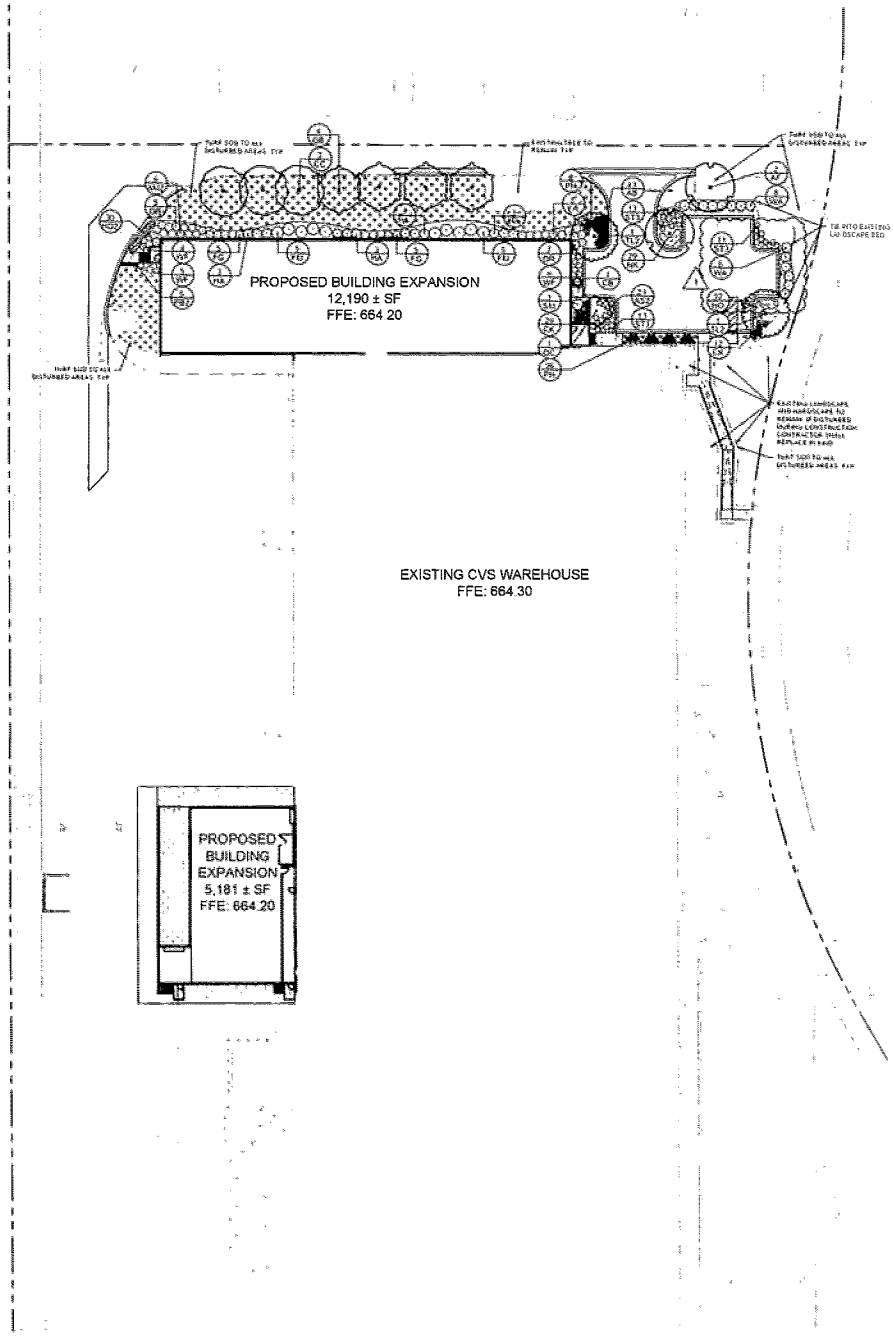
CVS Health

SITE PLAN

CVS SPC MOUNT PROSPECT
1760 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO 258485001
SHEET NUMBER
C3.0

EXHIBIT B
APPROVED LANDSCAPE PLAN



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AF	2	ACER FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN	
	CC	3	CELTIS OCCIDENTALIS 'CHICAGOLAND' / COMMON HACKBERRY	B & B	2.5" CAL MIN	
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL MIN	
	QC	1	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2.5" CAL MIN	
	TL2	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL MIN	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	AM2	6	ARONIA MELANOCARPA 'MORTON' TM / IROQUIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT MIN
	DR	16	DIERVILLA RIVULARIS 'MORTON' / SUMMER STARS GEORGIA BUSH-HONEYSUCKLE	-	SEE PLAN	18" HT MIN
	FM	10	FORSYTHIA X INTERMEDIA 'MINDOR' TM / SHOW OFF FORSYTHIA	-	SEE PLAN	18" HT MIN
	FG	15	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	18" HT MIN
	HA	12	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	-	SEE PLAN	18" HT MIN
	SB3	37	SPIRAEA BETULIFOLIA 'TOR' / BIRCHLEAF SPIREA	-	SEE PLAN	18" HT MIN
	SM	1	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	-	SEE PLAN	18" HT MIN
	WA	16	WEIGELA FLORIDA 'ALEXANDRA' TM / WINE & ROSES WEIGELA	-	SEE PLAN	18" HT MIN
	WF	15	WEIGELA X 'DARK HORSE' / DARK HORSE WEIGELA	-	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS						
	CB	1	CHAMAECYPARIS PISIFERA 'BOULEVARD' / BOULEVARD CYPRESS	-	SEE PLAN	18" HT MIN
GRASSES						
	CK	32	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	SEE PLAN	
	PH	44	PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS	1 GAL	SEE PLAN	
	PB2	5	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL	SEE PLAN	
PERENNIALS AND GRASSES						
	AS2	23	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ALLIUM	1 GAL	18" OC	
	AB	43	AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE STAR FLOWER	1 GAL	18" OC	
	HG	32	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	18" O.C	
	HO2	30	HEUCHERA X 'OBSIDIAN' / OBSIDIAN CORAL BELLS	1 GAL	18" O.C	
	NK	29	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	18" O.C	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**			
GROUND COVERS						
			TURF SOD			

VILLAGE COMMENTS	08/23/24
	JPS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
PHONE: 630-778-9555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RSG
DRAWN BY: RSG
CHECKED BY: MS

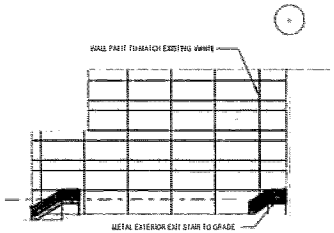
CVS Health

LANDSCAPE PLAN

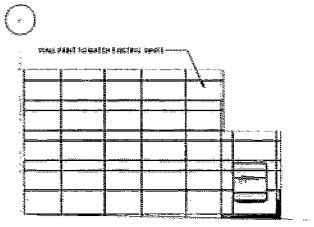
CVS SPC MOUNT PROSPECT
1750 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 263465001
SHEET NUMBER
L2.0

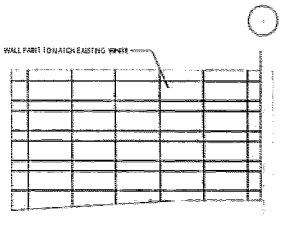
EXHIBIT C
APPROVED EXTERIOR ELEVATIONS



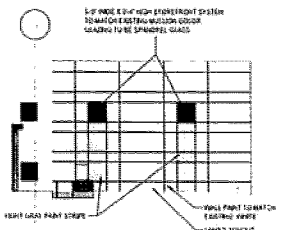
C1 SOUTH ELEVATION (WEST ADDITION)



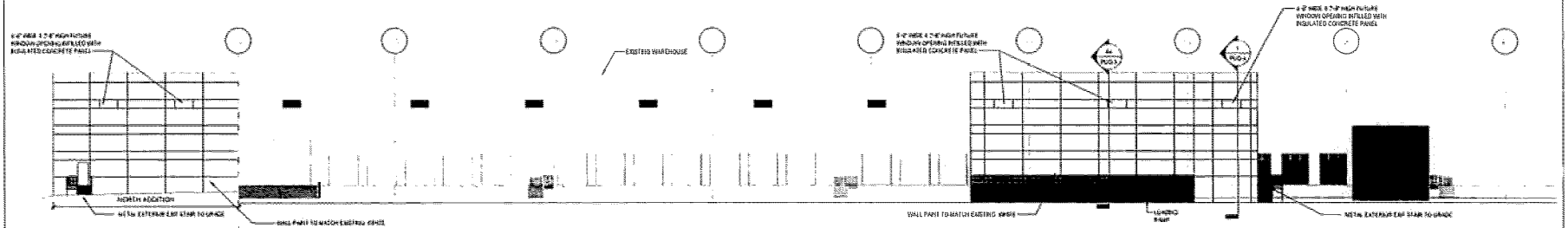
C2 NORTH ELEVATION (WEST ADDITION)



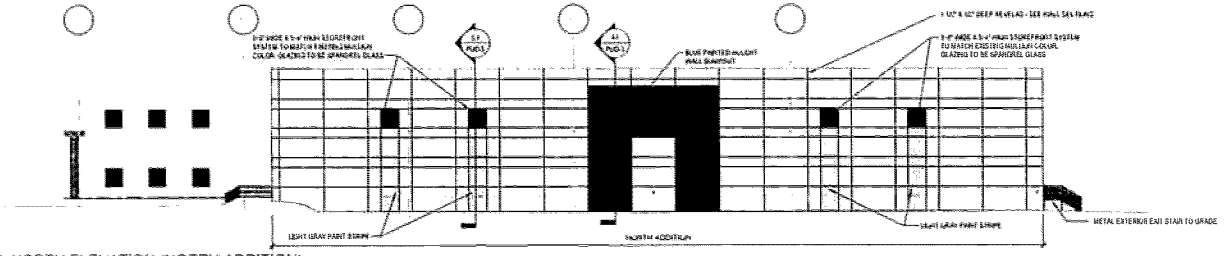
C3 SOUTH ELEVATION (NORTH ADDITION)



C4 EAST ELEVATION - NEW (NORTH ADDITION)



B1 WEST ELEVATION - NEW WORK



A1 NORTH ELEVATION (NORTH ADDITION)

CVS Health

STORE NUMBER 99825
CVS MOUNT PROSPECT IL SPECIALTY
1780 WALL STREET MOUNT PROSPECT IL 60056
PROJECT TYPE
DEAL TYPE

CS PROJECT NUMBER 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.

CONSULTANT:

DEVELOPER:

SEAL:

PRELIMINARY DRAFT NOT FOR CONSTRUCTION BID, RELIANCE RECORDING PURPOSES OR IMPLEMENTATION

REVISIONS:

DRAWING BY:
DATE: 06/08/20
JOB NUMBER: 2024285.
TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

PUD-3

COMMENTS:

EXHIBIT D

VILLAGE REVIEW LETTER DATED AUGUST 29, 2024

MAYOR
Paul Wm. Hoefert

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

VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

Phone: 847/962-6000
Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

August 29, 2024

Thomas Szafranski
Kimley-Horn
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Via e-mail: tom.szafranski@kimley-horn.com

Re: 1780 Wall Street / PUD Amendment (Major Change) / Review #2

Dear Mr. Szafranski,

The Village of Mount Prospect has reviewed the revised submittal bearing the revision date of 08/23/2024 requesting a major change to a planned unit development for 1780 Wall Street and has the following review comments.

Planning Division:
The following comments from the planning division must be addressed at building permit submittal.

1. An irrigation plan will be required at time of building permit submittal.
2. A photometric plan will be required at time of building permit submittal.

Building Department:
3. No comments.

Public Works Department:
Eng/PW has no objections to the requested PUD amendment, subject to the following conditions:

4. No Code exceptions or variations are requested or approved, so the proposed site improvements must meet all Village Codes.

It should be noted that only a quick review was made of the preliminary site plans; a more detailed review will be made when the plans are submitted for Building Permit. The following comments need not be addressed prior to approval of the PUD; they are provided as a courtesy now as they must be addressed before a Building Permit may be issued.

5. Per MWRD requirements, the infiltration system for the volume control area must be located at least 10' from the foundation.

6. A soil boring should be made in the area of the proposed permeable brick infiltration system to determine the infiltration rate and the possible need for an underdrain. In addition, corrosive soils were encountered when the site was first developed. If corrosive soils are present in the area of the proposed infiltration system, confirm with the MWRD if installation of the infiltration system is appropriate.
7. The driveway and drive aisle width of 24' noted on Sheet C3.0 should be measured to the edge of pavement, and not the face of curb.
8. Because of the potential for corrosive soils on site, use PVC C-900 pipe instead of the DIP noted for the fire loop relocation on Sheet C6.0.
9. Sheet C7.0 contains the maintenance requirements associated with the permeable brick pavement to be installed to satisfy some of the MWRD's stormwater management requirements. To insure that the permeable pavers remain permeable, the Operation & Maintenance plan will be recorded with the County, so that the maintenance requirements detailed in the O&M plan shall remain in perpetuity. To insure that the maintenance is actually performed, the Village will require a summary of all maintenance activities (related to the Operations & Maintenance Plan) performed to be submitted to Public Works annually.

Fire Department:
The petitioner is advised that the following items must be included in the building/site plans submittal:

10. A fire sprinkler system in accordance with NFPA 13 will be required for this project. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review.

Village of Mount Prospect Fire Prevention Code, 24.20

11. A fire alarm system will be required for this project. Ensure fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
12. An egress plan must be provided for the entire building. This plan must include occupant loads, travel distances, egress widths, and common path of travel distances. An egress plan will be required when the building plans are submitted for review. Additional exits may be required.

Feel free to contact me at (847) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,

Ann Choi
Development Planner
Community Development

c: File

ORDINANCE NO. 6755

AN ORDINANCE AMENDING ORDINANCE NO. 3831 GRANTING A CONDITIONAL USE FOR THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT AND AMENDED IN ORDINANCE NOS. 5617 AND 6369, AND APPROVING A MAJOR CHANGE TO THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT TO CONSTRUCT BUILDING ADDITIONS AND RELATED SITE MODIFICATIONS FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS

WHEREAS, by Ordinance No. 3831, the Corporate Authorities of the Village of Mount Prospect approved a conditional use permit for the Lake Center Plaza Planned Unit Development; and

WHEREAS, Thomas Szafranski of Kimley-Horn ("Petitioner"), filed an application for a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change to construct building additions totaling approximately 17,400 square feet to an existing light industrial building and related site modifications for the property commonly known as 1780 Wall Street ("Subject Property") and part of the Lake Center Plaza Planned Unit Development in the Village of Mount Prospect, Illinois and legally described as:

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO.3, BEING A RESUBDIVISION OF LOTS 3 TO 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL

MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29, 2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, LLC AND C.V. LAND HOLDINGS, L.L.C., (WHICH REPLACES AND SUBSTITUTES DOCUMENT 24594255) WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22, 2010 AS DOCUMENT NO.1002218050.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC, OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.

THE ABOVE-DESCRIBED LAND IS THE SAME LAND AS SHOWN ON THAT ALTA/NSPS LAND TITLE SURVEY PREPARED BY THOMAS A. MOLLOY ON BEHALF OF EDWARD J. MOLLOY & ASSOCIATES, DATED MARCH 27, 2017 AND LAST REVISED MAY 9, 2017, AND KNOWN AS PROJECT NO. 289 (THE "SURVEY");

PROPERTY INDEX NUMBER OF SUBJECT PROPERTY: 08-23-203-041-0000;

LEGAL DESCRIPTION OF THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT:

THAT PART OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953, AS DOCUMENT 15716544 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 4 AND 737.0 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, BEING 50.0 FEET WEST OF THE EAST LINE OF SAID LOT 4; THENCE SOUTH, PERPENDICULAR TO THE NORTH LINE OF SAID LOT 4, 668.80 FEET; THENCE SOUTH ALONG A CURVE, BEING CONCAVE WEST, HAVING A RADIUS OF 521.07 FEET, A DISTANCE OF 73.96 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE, 11.12 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 532.07 FEET, A DISTANCE OF 111.77 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE EAST, HAVING A RADIUS OF 363.73 FEET, A DISTANCE OF 317.42 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 1077.97 FEET, A DISTANCE OF 385.30 FEET; THENCE EAST, PARALLEL WITH THE CENTERLINE OF ALGONQUIN ROAD PER DOCUMENT 11195787, 359.53 FEET TO A POINT 220.0 FEET WEST OF THE WEST LINE OF SAID ELMHURST ROAD; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF ELMHURST ROAD,

250.0 FEET; THENCE WEST PARALLEL WITH THE CENTERLINE OF SAID ALGONQUIN ROAD, 30.0 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID ELMHURST ROAD, 200.0 FEET TO THE NORTH LINE OF SAID ALGONQUIN ROAD; THENCE WEST ALONG SAID NORTH LINE OF ALGONQUIN ROAD TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID WEST LINE OF LOT 4, 1901. 29 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE EAST, ALONG SAID NORTH LINE OF LOT 4, 471.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953, AS DOCUMENT 15716544 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, BEING 50.0 FEET WEST OF THE EAST LINE OF SAID LOT 4; AND 869.23 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4; THENCE WEST, PERPENDICULAR TO SAID WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, A DISTANCE OF 412.05 FEET, TO A POINT OF CURVE; THENCE NORTHWEST-ERLY ALONG A CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 100.0 FEET, A DISTANCE OF 78.54 FEET; THENCE NORTHWEST TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 48.66 FEET; THENCE WESTERLY ALONG A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 183. 0 FEET, A DISTANCE OF 146.41 FEET; THENCE

WEST TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 71.09 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 532.07 FEET, A DISTANCE OF 111.77 FEET; THENCE SOUTHERLY ALONG A CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 363.73 FEET, A DISTANCE OF 317.42 FEET; THENCE SOUTHERLY ALONG A CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1077.97 FEET, A DISTANCE OF 385.30 FEET; THENCE EAST PARALLEL WITH THE CENTERLINE OF ALGONQUIN ROAD PER DOCUMENT 11195787, 579.53 FEET TO THE WEST LINE OF SAID ELMHURST ROAD; THENCE NORTH ALONG SAID WEST LINE, 646.80 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS OF THE LAKE CENTER PLAZA PUD:
08-23-203-035-0000, 08-23-203-036-0000, 08-23-203-037-0000, 08-23-203-041-0000, 08-23-203-035-0000, 08-23-203-042-0000, 08-23-203-043-0000, 08-23-203-044-0000, 08-23-203-045-0000; AND

WHEREAS, said application also requested that the conditional use permit for a planned unit development relating to the Subject Property, previously approved in Ordinance No. 3831, and as amended by Ordinance Nos. 5617 and 6369, be further amended to approve the major change to the Lake Center Plaza Planned Unit Development as defined by Section 14.504(E)1 of the Village Code; and

WHEREAS, a public hearing was held on the request for a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change

being the subject of PZ-10-24 before the Planning and Zoning Commission of the Village of Mount Prospect on the 12th day of September, 2024, pursuant to proper legal notice having been published in the Daily Herald newspaper on the 28th day of August, 2024; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations of approval, with specific conditions, to the President and Board of Trustees in support of the request being the subject of PZ-10-24; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the same meets the standards of the Village and that the granting of the proposed conditional use to amend the planned unit development as a major change would be in the best interest of the Village.

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

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

SECTION TWO: The President and Board of Trustees of the Village of Mount Prospect do hereby grant a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development as a major

change to construct building additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the following conditions:

1. The Subject Property shall be developed in strict compliance with the approved development plans which consists of the following:
    a. Final Engineering and Landscape Plans titled "Final Engineering Plans CVS Pharmacy Expansion", as prepared by Kimley – Horn, with the latest revision date of August 23, 2024. The approved civil site plan is attached as Exhibit "A" and the approved landscape plan is attached as Exhibit "B";
    b. Exterior elevations, as prepared by GPD Group, issued August 8, 2024, and attached as Exhibit "C";
2. The Petitioner shall address all comments included in the Village review letter dated August 29, 2024, and attached as Exhibit "D";
3. Compliance with all applicable development, fire, building, and other Village Codes and regulations;
4. Submittal of irrigation, and photometric plans that comply with Village codes and regulations; and
5. The appropriate code analysis, architectural, structural, mechanical, electrical, plumbing, energy, and accessibility drawings shall be prepared for permit application review to the Village.

Except for the amendment to the planned unit development request granted herein, all other applicable Village of Mount Prospect, Illinois ordinances and

regulations shall remain in full force and effect as to the subject property.

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

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

AYES: Dante, Filippone, Grossi, Matuszak, Saccotelli

NAYS: None

ABSENT: Gens

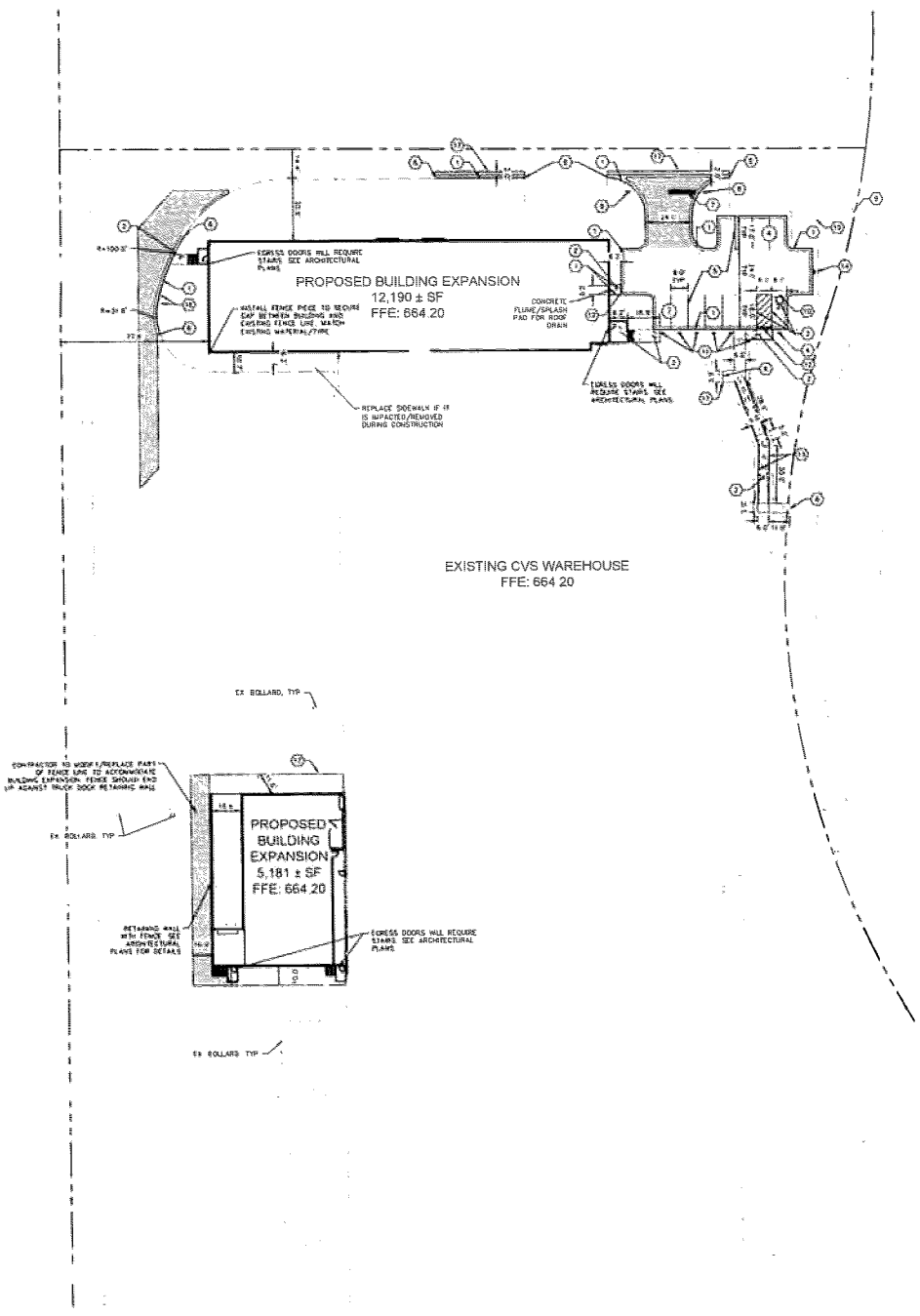
PASSED AND APPROVED this 1st day of October, 2024

Paul Wm. Hoefert
Mayor

ATTEST:

Karen M. Agoranos
Village Clerk

EXHIBIT A
APPROVED SITE PLAN



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig JULIE 1-800-892-0123

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP (SEE DETAILS)
2. CONCRETE SIDEWALK TYP (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP (MUTCD R7-8, SEE DETAILS)
5. 4" WIDE PAINTED SOLID LINE, TYP
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP
7. 24" WIDE STOP BAR, TYP, (SEE DETAILS)
8. STOP SIGN, TYP (MUTCD R1-1, SEE DETAILS)
9. RELOCATED CVS HEALTH DIRECTIONAL SIGN
10. 1' CONCRETE RIBBON (SEE DETAILS)
11. RELOCATED CVS MEDICINE PARKING SIGN
12. DEPRESSED CURB AND GUTTER (SEE DETAILS)
13. HANDRAIL (SEE DETAILS)
14. RELOCATED CVS "DAILY POINT NORTH" SIGN
15. EXISTING MONUMENT SIGN
16. BOLLARD (SEE DETAILS)
17. DAMOUI

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1: NORTH BOHET BOLT ON FIRE HYDRANT, AS SHOWN
ELEVATION= 663.22' (NAVD 88)

LOT COVERAGE

TOTAL LOT AREA (LOT 1)	= 1.539 AC
EXISTING LOT COVERAGE (LOT 1)	= 74.50%
PROPOSED LOT COVERAGE (LOT 1)	= 74.37%

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED

PARKING SUMMARY

	REQUIRED	PROVIDED
TOTAL EXISTING PARKING	271 SPACES*	297 SPACES
TOTAL PROPOSED PARKING	283 SPACES*	305 SPACES
EXISTING ADA PARKING	8 SPACES	15 SPACES
PROPOSED ADA PARKING	8 SPACES**	8 SPACES

* THE EXISTING BUILDING HAS ± 743 SF OF OFFICE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 250 SF (146 SPACES)

THE EXISTING BUILDING HAS 124,905 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (83 SPACES)

THEREFORE THE TOTAL REQUIRED PARKING FOR THE EXISTING DEVELOPMENT WAS 271 SPACES

THE PROPOSED BUILDING ADDITIONS ARE INTENDED FOR WAREHOUSE USE. THE PROPOSED BUILDING ADDITIONS HAVE 17,371 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (12 SPACES)

THEREFORE THE TOTAL REQUIRED PARKING FOR THE PROPOSED DEVELOPMENT IS 283 SPACES

**PER 1A.2205 ACCESSIBLE PARKING REQUIREMENTS
IF PARKING SPACES PROVIDED IS IN RANGE OF 301-400 THE TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED IS 8

301 < 317 PROVIDED < 400 THEREFORE 8 REQUIRED ADA STALLS

PAVING AND CURB LEGEND

- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- PERMEABLE PAVERS — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD 6"/24" CONCRETE CURB AND GUTTER
- REVERSE 6"/24" CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- LIMITS OF DISTURBANCE

NO.	VILLAGE COMMENTS	DATE	BY
1		08/23/24	JRS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2201 DOUBLE CREEK DRIVE, SUITE 4200
ROUND ROCK, TEXAS 78664
PHONE: 512-418-1771

SCALE: AS NOTED
DESIGNED BY: MKE
DRAWN BY: MKE
CHECKED BY: MJS

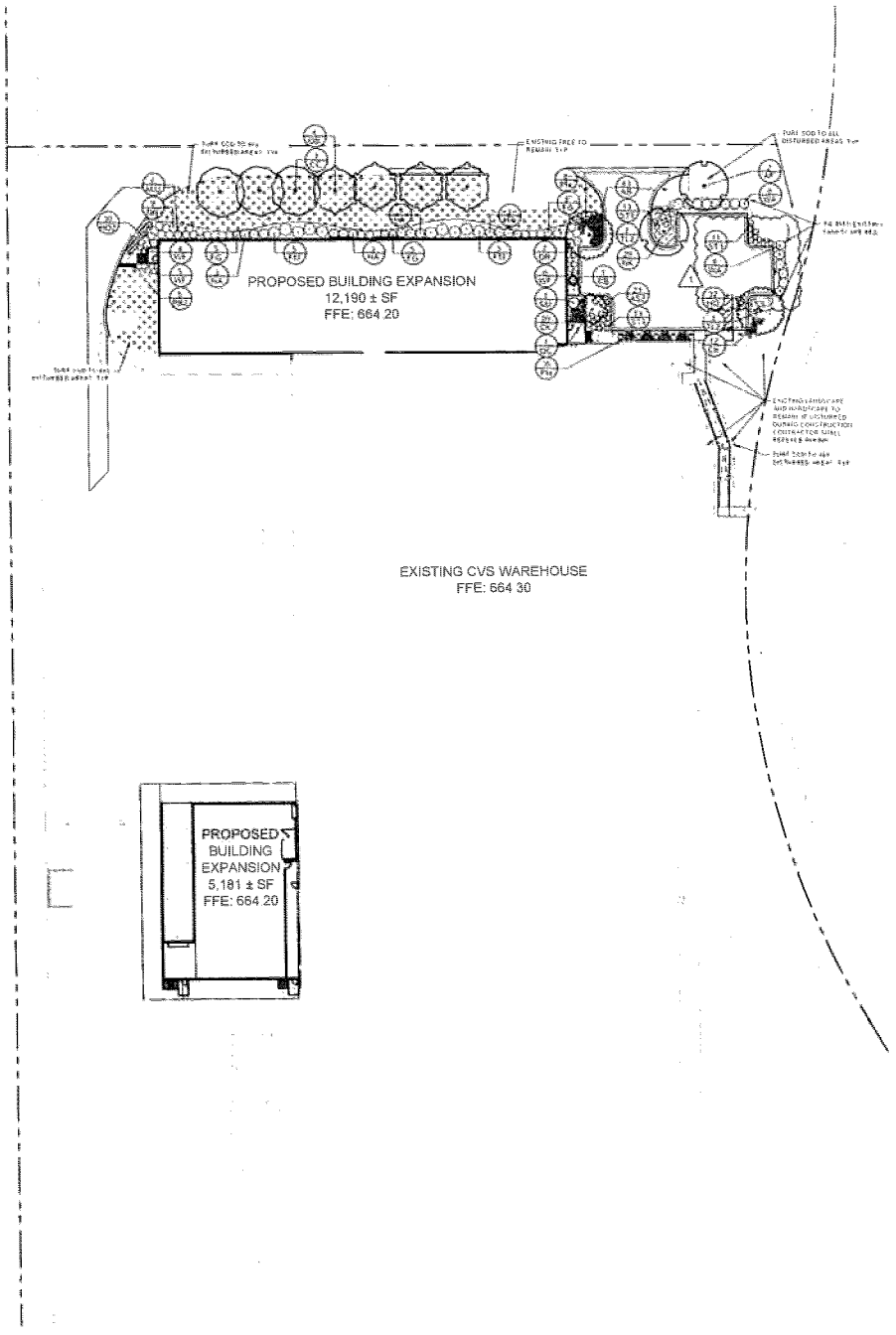
CVS Health

SITE PLAN

CVS SPC MOUNT PROSPECT
1130 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE:
07/26/2024
KHA PROJECT NO
268465001
SHEET NUMBER
C3.0

EXHIBIT B
APPROVED LANDSCAPE PLAN



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
811
1-800-892-0123

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AF	2	ACER FREEMANII 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN	
	CC	9	CELTIS OCCIDENTALIS 'CHICAGOLAND' / COMMON HACKBERRY	B & B	2.5" CAL MIN	
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL MIN	
	QC	5	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2.5" CAL MIN	
	TL2	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL MIN	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	AM2	6	ARONIA MELANOCARPA 'MORTON' TM / IROQUIS BEAUTY BLACK CHOKEBERRY		SEE PLAN	18" HT MIN
	DR	16	DIERVILLA RIVULARIS 'MORTON' / SUMMER STARS GEORGIA BUSH-HONEYSUCKLE		SEE PLAN	18" HT MIN
	FM	10	FORSYTHIA X INTERMEDIA 'MINDOR' TM / SHOW OFF FORSYTHIA		SEE PLAN	18" HT MIN
	FG	15	FOTHERGILLA GARDENII / DWARF FOTHERGILLA		SEE PLAN	18" HT MIN
	HA	12	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA		SEE PLAN	18" HT MIN
1	ST3	31	SPIRAEA BETULIFOLIA 'TOR' / BIRCHLEAF SPIREA		SEE PLAN	18" HT MIN
	SM	1	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC		SEE PLAN	18" HT MIN
2	WA	14	WEIGELA FLORIDA 'ALEXANDRA' TM / WINE & ROSES WEIGELA		SEE PLAN	18" HT MIN
	WF	15	WEIGELA X 'DARK HORSE' / DARK HORSE WEIGELA		SEE PLAN	18" HT MIN
EVERGREEN SHRUBS						
	CB	8	CHAMAECYPARIS PISIFERA 'BOULEVARD' / BOULEVARD CYPRESS		SEE PLAN	18" HT MIN
GRASSES						
	CK	32	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	SEE PLAN	
	PH	44	PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS	1 GAL	SEE PLAN	
	PB2	5	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL	SEE PLAN	
PERENNIALS AND GRASSES						
	AS3	23	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ALLIUM	1 GAL	18" OC	
	AB	43	AMSONIA TABERNAEMONTANA 'BLUE ICE' / BLUE ICE STAR FLOWER	1 GAL	18" OC	
	HO	32	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	18" O.C.	
	HO2	30	HEUCHERA X 'OBSIDIAN' / OBSIDIAN CORAL BELLS	1 GAL	18" O.C.	
	NK	28	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	18" O.C.	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**			
GROUND COVERS						
			TURF SOD			

	08/23/24 JPG
	VILLAGE COMMENTS
SCALE	AS NOTED
DESIGNED BY	RPG
DRAWN BY	
CHECKED BY	MS

Kimley»Horn
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500 TAYLOR STREET, SUITE 600
AUSTIN, TEXAS 78701-2693
WWW.KIMLEY-HORN.COM

CVS Health

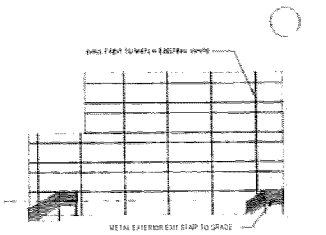
LANDSCAPE PLAN

CVS SPC MOUNT PROSPECT
1700 WALL ST
MOUNT PROSPECT, IL 60056

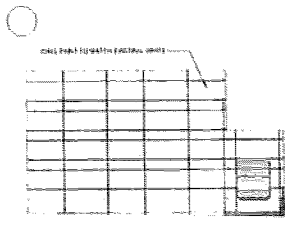
ORIGINAL ISSUE:
07/26/2024
KHA PROJECT NO.
268485001

SHEET NUMBER
L2.0

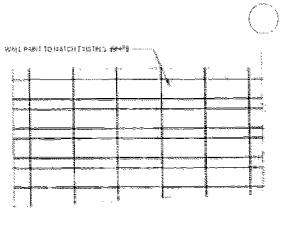
EXHIBIT C
APPROVED EXTERIOR ELEVATIONS



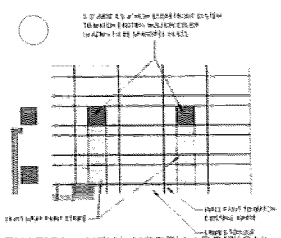
C1 SOUTH ELEVATION (WEST ADDITION)



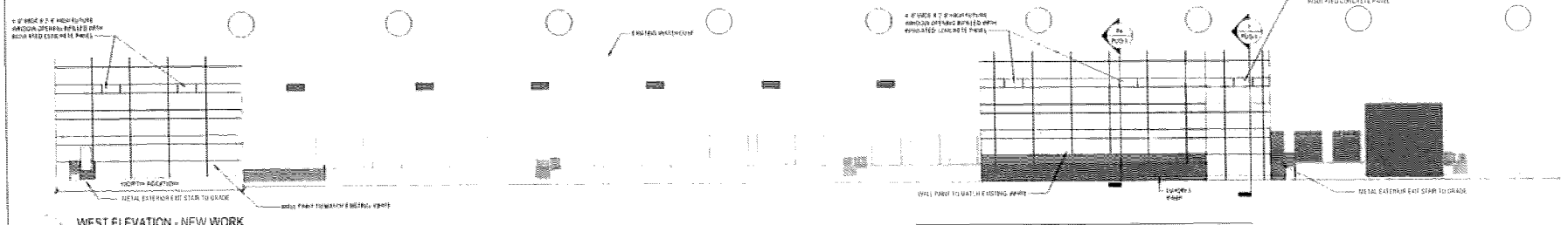
C2 NORTH ELEVATION (WEST ADDITION)



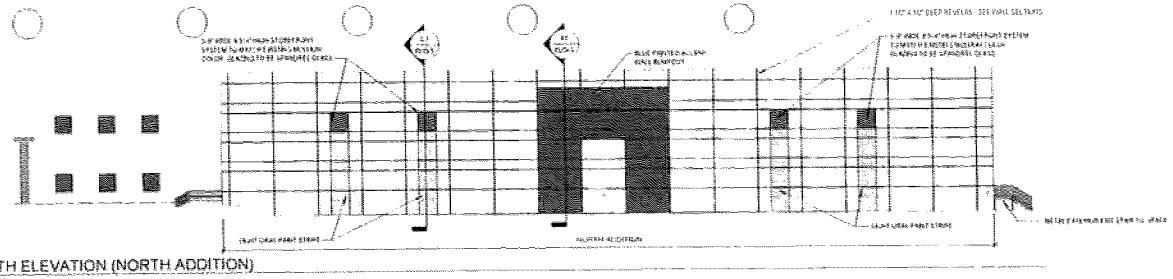
C3 SOUTH ELEVATION (NORTH ADDITION)



C4 EAST ELEVATION - NEW (NORTH ADDITION)



B1 WEST ELEVATION - NEW WORK



A1 NORTH ELEVATION (NORTH ADDITION)

CVS Health

STORE NUMBER 99625
CVS MOUNT PROSPECT IL SPECIALTY
1750 WALL STREET MOUNT PROSPECT IL 60056
PROJECT TYPE
DEAL TYPE

CS PROJECT NUMBER 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.

CONSULTANT:

DEVELOPER:

SEAL:

PRELIMINARY DRAFT NOT FOR CONSTRUCTION BID RELIANCE RECORDING PURPOSES OR IMPLEMENTATION

REVISIONS

DRAWING BY:
DATE:
JOB NUMBER 2024285
TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

PUD-3

COMMENTS:

EXHIBIT D

VILLAGE REVIEW LETTER DATED AUGUST 29, 2024

MAYOR
Paul Wm. Hoefert

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

VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

Phone: 847/962-6000
Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

August 29, 2024

Thomas Szafranski
Kimley-Horn
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Via e-mail: tom.szafranski@kimley-horn.com

Re: 1780 Wall Street / PUD Amendment (Major Change) / Review #2

Dear Mr. Szafranski,

The Village of Mount Prospect has reviewed the revised submittal bearing the revision date of 08/23/2024 requesting a major change to a planned unit development for 1780 Wall Street and has the following review comments.

Planning Division:
The following comments from the planning division must be addressed at building permit submittal.

1. An irrigation plan will be required at time of building permit submittal.
2. A photometric plan will be required at time of building permit submittal.

Building Department:
3. No comments.

Public Works Department:
Eng/PW has no objections to the requested PUD amendment, subject to the following conditions:

4. No Code exceptions or variations are requested or approved, so the proposed site improvements must meet all Village Codes.

It should be noted that only a quick review was made of the preliminary site plans; a more detailed review will be made when the plans are submitted for Building Permit. The following comments need not be addressed prior to approval of the PUD; they are provided as a courtesy now as they must be addressed before a Building Permit may be issued.

5. Per MWRD requirements, the infiltration system for the volume control area must be located at least 10' from the foundation.

6. A soil boring should be made in the area of the proposed permeable brick infiltration system to determine the infiltration rate and the possible need for an underdrain. In addition, corrosive soils were encountered when the site was first developed. If corrosive soils are present in the area of the proposed infiltration system, confirm with the MWRD if installation of the infiltration system is appropriate.
7. The driveway and drive aisle width of 24' noted on Sheet C3.0 should be measured to the edge of pavement, and not the face of curb.
8. Because of the potential for corrosive soils on site, use PVC C-900 pipe instead of the DIP noted for the fire loop relocation on Sheet C6.0.
9. Sheet C7.0 contains the maintenance requirements associated with the permeable brick pavement to be installed to satisfy some of the MWRD's stormwater management requirements. To insure that the permeable pavers remain permeable, the Operation & Maintenance plan will be recorded with the County, so that the maintenance requirements detailed in the O&M plan shall remain in perpetuity. To insure that the maintenance is actually performed, the Village will require a summary of all maintenance activities (related to the Operations & Maintenance Plan) performed to be submitted to Public Works annually.

Fire Department:
The petitioner is advised that the following items must be included in the building/site plans submittal:

10. A fire sprinkler system in accordance with NFPA 13 will be required for this project. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review.

Village of Mount Prospect Fire Prevention Code, 24.20

11. A fire alarm system will be required for this project. Ensure fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
12. An egress plan must be provided for the entire building. This plan must include occupant loads, travel distances, egress widths, and common path of travel distances. An egress plan will be required when the building plans are submitted for review. Additional exits may be required.

Feel free to contact me at (847) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,

Ann Choi
Development Planner
Community Development

c: File

Item Cover Page

Subject	**Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING ORDINANCE NO. 3831 GRANTING A CONDITIONAL USE FOR THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT AND AMENDED IN ORDINANCE NOS. 5617 AND 6369, AND APPROVING A MAJOR CHANGE TO THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT TO CONSTRUCT BUILDING ADDITIONS AND RELATED SITE MODIFICATIONS FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS (PZ-10-24)**
Meeting	October 1, 2024 - 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, Thomas Szafranski of Kimley-Horn, on behalf of the property owner, Lake Center Industrial, LP, is seeking conditional use approval to amend an existing planned unit development (PUD) to construct additions totaling approximately 17,400 square feet to an existing light industrial building and related site modifications at 1780 Wall Street, also known as the Subject Property. The Village Zoning Code designates the Subject Property as I-1 Limited Industrial Planned Unit Development. The proposal requires Village Board approval for the conditional use approval to amend the existing PUD. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

Discussion

The Petitioner has presented plans to construct two additions to the existing facility. The first addition is approximately 12,190 square feet and will be located on the north side of the building. This north addition is a one-story addition that will be used for single and double-row racks for storage up to 24 feet in height and will convert part of the existing north parking lot to warehouse space, resulting in the removal of forty-four standard parking spaces and two accessible parking spaces. The second addition is a one-story, approximately 5,181 square foot addition that will be added to the west side of the building and will be used for cold floor storage up to 10 feet in height. The west addition will result in the removal of twenty-six standard parking spaces. Both additions will be utilized to expand and relocate high piled storage, which will enable a future project bringing enhanced automation to the facility. As proposed, the project requires conditional use approval for a major change to the PUD. Staff does not anticipate a significant increase in traffic congestion as the new additions will provide

additional storage and warehouse space. There will be no automation, dispensing, or walk-ins associated with the north or west additions. The proposed architecture will match the existing architecture, which is largely composed of insulated precast concrete panels typical of large-scale industrial warehouses. A considerable amount of perimeter and foundation landscaping will also be provided along the northern addition's north and east facades as well as the modified north parking lot.

Public Works/Engineering provided additional comments which can be addressed at the time of building permit submittal. These comments can be found in the Village review letter dated August 29, 2024.

PUBLIC COMMENT
Staff has not received any public comments on the proposed request.

PUBLIC HEARING
The Planning and Zoning Commission unanimously recommended approval of the request to amend the planned unit development by a vote of 4-0 at the public hearing held on September 12, 2024. No members of the public were present to voice support or opposition.

CONDITIONAL USE AND PLANNED UNIT DEVELOPMENT STANDARDS, FINDINGS OF FACT AND STAFF'S RECOMMENDATION
Staff has reviewed the Petitioner's request for conditional use approval for a PUD amendment and finds that the standards have been met. Staff finds that the proposed amendment will not endanger public health, safety, morals, comfort, or general welfare. The proposed additions will allow an existing, longtime tenant of the Village to modernize and expand their facility. The proposed building additions will conform to the bulk requirements and allowed uses in the I-1 zoning district, will provide more than a sufficient amount of off-street parking, adheres to the Village's Comprehensive Plan and Future Land Use Plan, meets the standards for a planned unit development, is in the public interest, and will not create inconvenient or unsafe access, traffic congestion in the streets, or excessively burden public parks, recreation areas, schools, and other public facilities which serve the planned unit development. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, staff recommends approval of the conditional use request.

The Petitioner is requesting that the Village Board waive the second reading and that final action is taken at the October 1, 2024, meeting.

Alternatives

1. Approve a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct building additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the conditions listed in the attached ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct building additions totaling approximately 17,400

square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the conditions listed in the attached ordinance.

Attachments

1. PZ-10-24 Plans (Civil & Landscape)
2. PZ-10-24 Plans (Architectural)
3. PZ-10-24 Drainage Memo
4. PZ-10-24 Staff Report
5. PZ-10-24 Administrative Content
6. PZ-10-24 Village Board 2nd Meeting Waiver
7. PZ-10-24 Minutes
8. PZ-10-24 Ordinance

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

P (708) 588-4055
E WMOJobStart@mwrd.org

Call Before You Dig
JULIE
1-800-892-0123

FINAL ENGINEERING PLANS

CVS PHARMACY EXPANSION

1780 WALL STREET
MOUNT PROSPECT, IL 60056

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF MT. PROSPECT
1700 WEST CENTRAL ROAD
MT. PROSPECT, IL 60056
TEL: (847) 870-5640
CONTACT: MATT LAWRIE
EMAIL: MLAWRIE@MOUNTPROSPECT.ORG

SANITARY AND STORM SEWER SERVICE
VILLAGE OF MT. PROSPECT PUBLIC WORKS DEPARTMENT
1700 WEST CENTRAL ROAD
MT. PROSPECT, IL 60056
TEL: (847) 870-5640
CONTACT: CHUCK LINDELOF, P.E.
EMAIL: CLINDELOF@MOUNTPROSPECT.ORG

MWRD LOCAL SEWERS
6001 W. PERSHING RD
CICERO, IL 60804
TEL: (708) 588-4055
CONTACT: FIELD INSPECTOR

WATER SERVICE
VILLAGE OF MT. PROSPECT PUBLIC WORKS DEPARTMENT
1700 WEST CENTRAL ROAD
MT. PROSPECT, IL 60056
TEL: (847) 870-5640
CONTACT: SEAN DORSEY

POWER COMPANY
COMED
3500 N. CALIFORNIA AVE
CHICAGO, IL 60618
TEL: (800) 334-7661

NATURAL GAS COMPANY
NICOR GAS
1665 BIRCHWOOD AVE
DES PLAINES, IL 60018
TEL: (888) 642-6748

TELEPHONE
AT&T
225 W RANDOLPH ST
CHICAGO, IL 60606
TEL: (630) 383-9249
CONTACT: KENNETH COLWELL
EMAIL: KC1298@ATT.COM

PROJECT TEAM

DEVELOPER
SENTINEL REAL ESTATE
1251 AVENUE OF AMERICAS
NEW YORK, NY 10020
TEL: (212) 408-8957
CONTACT: DAVID WITTHUHN

TENANT/USER
CVS HEALTH
TEL: (774) 235-5092
CONTACT: BECKY SOUDER

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (331) 481-7330
EMAIL: TOM.SZAFRANSKI@KIMLEY-HORN.COM
CONTACT: TOM SZAFRANSKI, P.E.

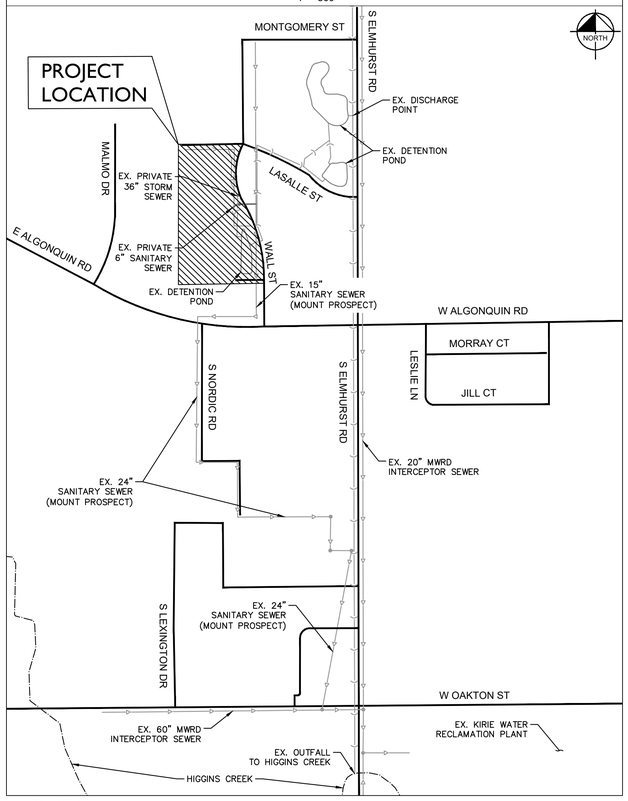
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-3442
CONTACT: CHRIS WILSON, PLA

SURVEYOR
IG CONSULTING
300 MARQUARDT DRIVE
WHEELING, IL 60090
TEL: (847) 215-1133
CONTACT: KEVIN C. LEWIS

ARCHITECT
GPD GROUP
520 SOUTH MAIN STREET, SUITE 2531
AKRON, OH 44311
TEL: (330) 572-3707
CONTACT: NATHAN CEBULA

LOCATION MAP & MWRD ROUTING

1" = 500'



Sheet List Table

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C1.1	MWRD NOTES
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V0.3	ALTA SURVEY
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
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C5.0	GRADING PLAN
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L1.0	TREE REPLACEMENT PLAN
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L3.0	LANDSCAPE NOTES & DETAILS

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:
REAL PROPERTY IN THE CITY OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:
LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO.3, BEING A RESUBDIVISION OF LOTS 3 OF 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, ILLINOIS.
TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29, 2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, LLC AND C.V. LAND HOLDINGS, L.L.C, (WHICH REPLACES AND SUBSTITUTES DOCUMENT 24594255) WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22, 2010 AS DOCUMENT NO. 1002218050.
TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC, OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.
THE ABOVE DESCRIBED LAND IS THE SAME LAND AS SHOWN ON THAT ATLA/NSPS LAND TITLE SURVEY PREPARED BY THOMAS A. MOLLOY ON BEHALF OF EDWARD J. MOLLOY & ASSOCIATES, DATED MARCH 27, 2017 AND LAST REVISED MAY 9, 2017, AND KNOWN AS PROJECT NO. 289 (THE "SURVEY").

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1: NORTH BONNET BOLT ON FIRE HYDRANT, AS SHOWN.
ELEVATION=662.22' (NAVD 88)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, TOM J. SZAFRANSKI, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CVS PHARMACY, INC. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 23RD DAY OF AUGUST, A.D., 2024.

IL LICENSED PROFESSIONAL ENGINEER 062-070698
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2025
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

Thomas J. Szafranski 062.070698 — Date of Expiration: 11-30-25

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health®

COVER SHEET

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER C0.0

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_ILLV2 Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 Aug 23, 2024 8:51am by JulietteStroesser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   IG CONSULTING, INC.
   300 MARQUARDT DRIVE
   WHEELING, IL 60090
   TEL: (847) 215-1133

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE VILLAGE OF MOUNT PROSPECT UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION 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 THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC, THE VILLAGE OF MOUNT PROSPECT, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE VILLAGE OF MOUNT PROSPECT, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE VILLAGE OF MOUNT PROSPECT.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.04. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE VILLAGE OF MOUNT PROSPECT UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO CURB INLETS OR STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT HIS EXPENSE.

31. TRENCH BACKFILL SHALL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF SUCH MATERIAL IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. QUANTITIES GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND THE VILLAGE OF MOUNT PROSPECT. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTIONS AS REQUIRED BY THE ILLINOIS EPA. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SOD, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE VILLAGE OF MOUNT PROSPECT OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

1. TOPSOIL EXCAVATION INCLUDES:

   1.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   1.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   1.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   1.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   1.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

2. EARTH EXCAVATION INCLUDES:

   2.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   2.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   2.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   2.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

3. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS DEFINITELY BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

4. MISCELLANEOUS. THE CONTRACTOR SHALL:

   4.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   4.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   4.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   4.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

5. TESTING AND FINAL ACCEPTANCE

   5.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   5.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES: FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED. IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLL

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF MT PROSPECT MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).

2. THE VILLAGE OF MT PROSPECT ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

10/13/2022

MWRD GENERAL NOTES

STD. DWG. NO.18

PAGE NO. 19

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

Kimley»Horn
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WARRENVILLE, IL 60555
WWW.KIMLEY-HORN.COM

CVS Health®

MWRD NOTES

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C1.1

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C1.1 - MWRD NOTES.dwg C1.1 Aug 22, 2024 - 2:29pm by: Julietta.Stroesser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGAL DESCRIPTION:

The Land referred to in this policy is described as follows:

Real property in the City of Mount Prospect, County of Cook, State of Illinois, described as follows:

Lot 1 in Lake Center Plaza Resubdivision No. 3, being a Resubdivision of Lots 3 to 7, inclusive, in Lake Center Plaza and of Lot 2 in Lake Center Plaza Resubdivision No. 2 and of vacated portion of Wall Street, all in the northeast 1/4 of Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 9, 2008 as Document 0819145106, in Cook County, Illinois.

Together with the beneficial easement rights created by that certain Amended and Restated Declaration of Protective Covenants and Reciprocal Grants of Easements dated September 29, 2008 and recorded September 30, 2009 as Document 0927331126 made by and between LCP 1660/1780, LLC and C.V. Land Holdings, L.L.C., (which replaces and substitutes Document 24594255) which document was corrected by instrument recorded January 22, 2010 as Document No. 1002218050.

Together with the beneficial easement rights created by that certain ingress and egress easement for the use and benefit by the public, owners and occupants and adjacent property owners and occupants, as granted on the plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106.

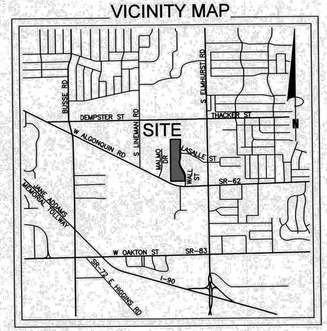
The above described land is the same land as shown on that ALTA/NSPS land title survey prepared by Thomas A. Molloy on behalf of Edward J. Molloy & Associates, dated March 27, 2017 and last revised May 9, 2017, and known as Project No. 289 (The "Survey").

NOTES:

1. Underground utilities are shown utilizing a combination of Atwell Hicks engineering plans dated 09/07/2007, provided by client, and BLVD map dated 03/22/2024, along with BLVD field markings established using standard RF and GPR methods. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact locations indicated although the surveyor does certify that they are accurately depicted from the information available.
2. Basis of bearings is the South line of Lot 1 in Lake Center Plaza Resubdivision, monumented at the east with a found 3/4" iron pipe, and at the east with a set 5/8" iron rod, as shown hereon, and measured to bear S88°20'19"W, a distance of 582.93 feet.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published March 8, 2024, referencing Flood Insurance Rate Map, Map Number 17031C0212J effective date August 19, 2008, and 17031C0214J effective date August 19, 2008, indicates this survey area is located in Zone X (Area of minimal flood hazard).
4. This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon a Loan Policy Title Insurance, prepared by First American Title Insurance Company, Policy No. 1125219, with a date of policy of May 26, 2022. The lender has been notified of any documents depicted on this survey that were not referenced within the Commitment for Title Insurance.
5. The linear units used in this drawing are U.S. Survey Feet.
6. SITE BENCHMARK: North bonnet bolt on fire hydrant, as shown. Elevation: 662.62' (NAVD 88).
7. The improvements shown hereon are as of the date of field work, March 18, 2024.
8. Survey is relative to Illinois State Plane Coordinate System, East Zone (1201).
9. This site is zoned "I1" (Limited Industrial Planned Unit Development).
   CURRENT ZONING INFORMATION:
   ZONING: "I1"
   Parking Provided: 391 regular spaces, 6 handicap spaces, 6 semi truck spaces.
   No zoning information was provided by the client at the time of survey.
   For additional zoning information please contact the City of Mount Prospect Planning and Zoning Commission at 847-818-5314.
10. Lot 1 has a calculated area of 461,278 square feet (10.590 acres) more or less.
    Lot 2 has a calculated area of 316,766 square feet (7.272 acres) more or less.
11. The record perimeter of the boundary does not result in a mathematical closure.
12. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
13. Access is obtained directly from Wall Street. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
14. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
15. This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
16. Lot 1 is commonly known as CVS Health – <Posted Address: 1780 Wall Street>
    Lot 2 is commonly known as PROLOGIS – <Posted Address: 1660 Wall Street>
17. There is no observable evidence of earth moving work, building construction or building additions within recent months.
18. There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
19. There is no observable evidence of recent street or sidewalk construction or repairs.
20. The surveyor was not provided with a recorded Plat of Vacation of Wall Street at the cul-de-sac bulb lying in Lot 2.
21. Potential Encroachments:
    (1) Underground gas line lies within sidewalk easement.
    (2) Unknown manhole and underground communication line lies within sidewalk easement.
    (3) Utility easement crosses building footprint.
    (4) Nicor easement crosses building footprint.
    (5) Wood retaining wall crosses utility and drainage easement.

Site coordinated by:
Clark
177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
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VICINITY MAP



SCHEDULE B2 EXCEPTIONS:

Item No.

(2) Amended and Restated Declaration of Protective Covenants and Reciprocal Grants of Easements dated September 29, 2008 and recorded September 30, 2009 as Document 0927331126 made by and between LCP 1660/1780, LLC and C.V. Land Holdings, L.L.C., (which replaces and substitutes Document 24594255) which document was corrected by instrument recorded January 22, 2010 as Document No. 1002218050, as shown on Survey.
–EASEMENTS AND SETBACKS PER DOCUMENT THAT LIE ON OR ARE ADJACENT TO LOTS 1 AND 2 ARE PLOTTED HEREON.

(3) Notice of Requirements for Storm Water Detention recorded June 20, 1978 as document 24498918.
–DOCUMENT CONTAINS NO PLOTTABLE MATTERS OF SURVEY.

(4) The following matters shown, reserved for and granted in Plat of subdivision recorded July 1, 1988 as document 88291118, as shown on Survey.
a) Electric, communication, sewer, water, gas, utility, drainage, access and detention easements;
and
b) 30 foot building line.
–EASEMENTS AND SETBACKS PER DOCUMENT THAT LIE ON OR ARE ADJACENT TO LOTS 1 AND 2 ARE PLOTTED HEREON.

(5) The following matters shown, reserved for and granted in on the Plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106, as shown on Survey.
a) Ingress and Egress Easement;
b) 5' drainage and utility easement;
c) 10' Nicor easement; and
d) Drainage and utility easement.
–EASEMENTS AND SETBACKS PER DOCUMENT THAT LIE ON OR ARE ADJACENT TO LOTS 1 AND 2 ARE PLOTTED HEREON.

(6) Ordinance No. 5617 which was recorded March 19, 2007 as document 0707815105 and corrected by instrument recorded January 2, 2008 as Document 0800260076.
–BUILDING HEIGHTS BY FIELD MEASUREMENT AND BUILDING SETBACKS PER RECORDED SUBDIVISION ARE PLOTTED HEREON. FOR CURRENT ZONING INFORMATION AFFECTING THE PROPERTY, PLEASE REFER TO A PROFESSIONALLY PREPARED ZONING REPORT. "PLAT OF VACATION OF WALL STREET" WAS NOT NOTED ON TITLE OR PROVIDED AT THE TIME OF SURVEY"

(7) Resolution No. R-01-12 approving findings of fact for property located at 1780 Wall Street, Mount Prospect, Illinois, recorded April 24, 2012 as Document 1211522070.
–DOCUMENT CONTAINS NO PLOTTABLE MATTERS OF SURVEY.

(8) Maintenance Agreement dated December 21, 2012 and recorded December 28, 2012 as Document 1236331058 made by and between LCP 1660/1780, L.L.C, and Lake Center Industrial, LP, a Delaware limited partnership.
–ACCESS EASEMENT PER PLAT IS PLOTTED HEREON PER ITEM 5 ABOVE.

(9) Restrictive Covenant Agreement dated December 21, 2012 and recorded December 28, 2012 as Document 1236331059 made by and between LCP 1660/1780, L.L.C, a Delaware limited liability company, Chicago Title Land Trust Company, as successor Trustee under Trust Agreement dated March 7, 1970 and known as Trust Number 40666 and Lake Center Industrial, LP, a Delaware limited partnership.
–DOCUMENT CONTAINS NO PLOTTABLE MATTERS OF SURVEY.

(10) Easement for public utilities, sanitary sewer and water mains heretofore granted by instrument recorded August 22, 1978 as Document no. 24594254 as shown on Survey.
–EASEMENT PER DOCUMENT AS IT CROSSES OR LIES ON LOT 1 IS PLOTTED HEREON.

(11) The following matters shown on the survey prepared by Thomas A. Molloy on behalf of Edward J. Molloy & Associates, dated March 27, 2017 and last revised May 9, 2017, under Job No. 289, shows the following:
a) Building encroaches into the 10 foot Nicor easement per Plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106.
–POSSIBLE ENCROACHMENTS OBSERVED AT THE TIME OF SURVEY ARE PLOTTED AND NOTED HEREON.

Items not listed above are determined non-survey related items and are not plotted hereon.

SURVEYOR'S CERTIFICATION:

To: Sun Life Assurance Company of Canada, a Canadian Corporation; Lake Center Industrial, LP, a Delaware limited partnership; and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 11b, 13, 16, 17, 19 and 20a of Table A thereof. The field work was completed on March 18, 2024.

Date of Plat or Map: July 22, 2024.

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Illinois and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

KEVIN C. LEWIS
3681
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
WHEELING, ILLINOIS

Kevin C. Lewis
Illinois Professional Land Surveyor No. 3681
License expires: 11/30/2024
Email: ALTA@clarkls.com

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
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FAX (847) 215-1177
1129 MAIN STREET, (2ND FLOOR) WISCONSIN 53182
PH. (262) 878-6200
E-MAIL: IG@gcconsulting.net
IG#24026

No.	Description	By	Date
2.	Addressed client comments.	FKH	07/17/2024
1.	Udated topo shown.	FKH	6/10/2024

Revisions

SITE NAME:
CVS SPC Mt. Prospect IL

ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NE1/4 OF SECTION 23,
TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M.,
VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 1 of 4

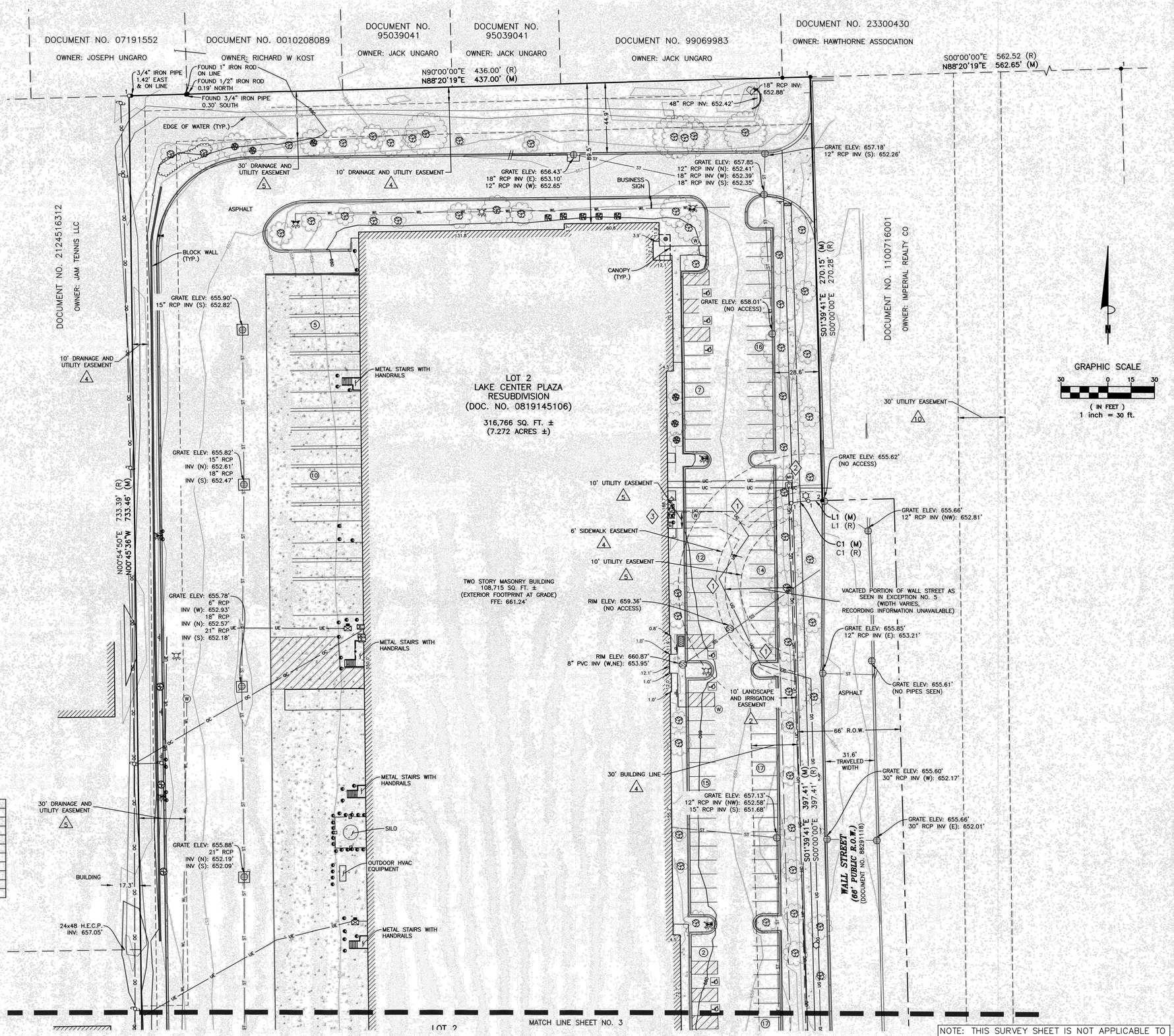
V0.0

LEGEND

- FOUND MONUMENT (AS NOTED)
- 1 3/4" IRON PIPE
- 2 CUT "+" IN CONCRETE
- 3 PK NAIL
- SET MONUMENT (AS NOTED)
- 1 5/8" IRON ROD
- (XXXX) STREET ADDRESS
- (M) MEASURED BEARING AND/OR DISTANCE.
- (R) RECORD BEARING AND/OR DISTANCE.
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- STORM INLET (ROUND)
- STORM INLET (RECTANGLE)
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- FIRE VALVE
- WATER YARD HYDRANT
- FIRE DEPARTMENT CONNECTION
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC CABINET
- UTILITY POLE
- COMMUNICATION MANHOLE
- COMMUNICATION PEDESTAL
- COMMUNICATION BOX
- GAS METER
- UNKNOWN MANHOLE
- UNKNOWN TERMINUS
- HANDICAP PARKING
- REGULAR PARKING SPACES
- PARKING GATE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- BOLLARD
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- ST STORM LINE (UNDERGROUND)
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- UC COMMUNICATION LINE (UNDERGROUND)
- OC COMMUNICATION LINE (OVERHEAD)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/SETBACK
- WOOD FENCE
- IRON FENCE
- HAND RAIL
- SHRUB LINE
- TREE DRIP EDGE
- TRUNCATED DOMES
- CONCRETE AREA
- EXCEPTION NUMBER
- POTENTIAL ENCROACHMENT

LINE	BEARING	DISTANCE
L1 (M)	S88°20'19"W	9.00'
L1 (R)	N90°00'00"W	9.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (M)	55.00'	11.07'	11.06'	S82°34'12"W
C1 (R)	55.00'	11.07'	11.05'	S84°13'53"W
C2 (M)	466.07'	71.63'	71.56'	S02°44'29"W
C2 (R)	466.07'	71.51'	71.44'	S04°23'44"W
C3 (M)	466.07'	91.06'	90.92'	S12°44'29"W
C3 (R)	466.07'	91.18'	91.03'	S14°23'44"W
C4 (M)	429.73'	375.01'	363.23'	S06°39'41"E
C4 (R)	429.73'	375.02'	363.23'	S05°00'00"E
C5 (M)	1011.97'	547.71'	541.05'	S16°09'23"E
C5 (R)	1011.97'	547.71'	541.05'	S14°29'41"E



Site coordinated by:

Clark

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NOTE: THIS SURVEY SHEET IS NOT APPLICABLE TO THE CVS PHARMACY EXPANSION PROJECT. SEE SUBSEQUENT PAGES FOR ADDITIONAL SURVEY SHEETS CORRESPONDING TO THE PROJECT AREA.

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No.	Description	By	Date
2	Addressed client comments.	FKH	07/17/2024
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SITE NAME:
CVS SPC Mt. Prospect IL

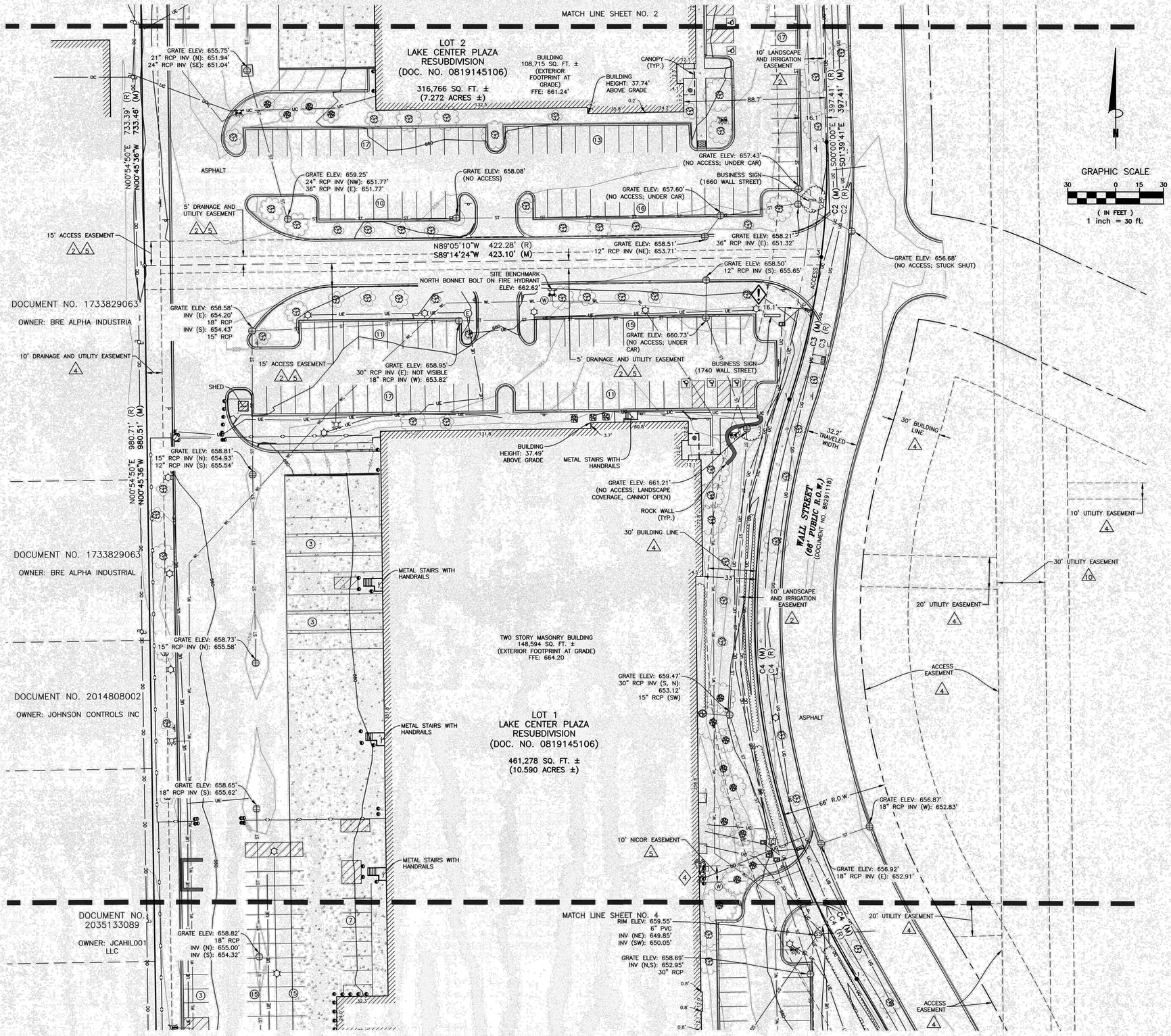
ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE NE1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M., CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 2 of 4

V0.1

LEGEND

- FOUND MONUMENT (AS NOTED)
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ic#24026

No.	Description	By	Date
2	Addressed client comments.	FKH	07/17/2024
1	Udated topo shown.	FKH	6/10/2024

SITE NAME:
CVS SPC Mt. Prospect IL

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NE1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M., CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

V0.2

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 3 of 4

LEGEND

- FOUND MONUMENT (AS NOTED)
- 1 3/4" IRON PIPE
- 2 CUT "+" IN CONCRETE
- 3 PK NAIL
- SET MONUMENT (AS NOTED)
- 1 5/8" IRON ROD
- (XXXX) STREET ADDRESS
- (M) MEASURED BEARING AND/OR DISTANCE.
- (R) RECORD BEARING AND/OR DISTANCE.
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- STORM INLET (ROUND)
- STORM INLET (RECTANGLE)
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- FIRE VALVE
- WATER YARD HYDRANT
- FIRE DEPARTMENT CONNECTION
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- ELECTRIC CABINET
- UTILITY POLE
- COMMUNICATION MANHOLE
- COMMUNICATION PEDESTAL
- COMMUNICATION BOX
- GAS METER
- UNKNOWN MANHOLE
- UNKNOWN TERMINUS
- HANDICAP PARKING
- REGULAR PARKING SPACES
- PARKING GATE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- BOLLARD
- SIGN
- ST STORM LINE (UNDERGROUND)
- SS SANITARY LINE (UNDERGROUND)
- WL WATER LINE (UNDERGROUND)
- UG GAS LINE (UNDERGROUND)
- UE ELECTRIC LINE (UNDERGROUND)
- UC COMMUNICATION LINE (UNDERGROUND)
- OC COMMUNICATION LINE (OVERHEAD)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/SETBACK
- WOOD FENCE
- IRON FENCE
- HAND RAIL
- SHRUB LINE
- TREE DRIP EDGE
- TRUNCATED DOMES
- CONCRETE AREA
- X EXCEPTION NUMBER
- X POTENTIAL ENCROACHMENT

LINE	BEARING	DISTANCE
L1 (M)	S88°20'19"W	9.00'
L1 (R)	N90°00'00"W	9.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (M)	55.00'	11.07'	11.06'	S82°34'12"W
C1 (R)	55.00'	11.07'	11.05'	S84°13'53"W
C2 (M)	466.07'	71.63'	71.56'	S02°44'29"W
C2 (R)	466.07'	71.51'	71.44'	S04°23'44"W
C3 (M)	466.07'	91.06'	90.92'	S12°44'29"W
C3 (R)	466.07'	91.18'	91.03'	S14°23'44"W
C4 (M)	429.73'	375.01'	363.23'	S06°39'41"E
C4 (R)	429.73'	375.02'	363.23'	S05°00'00"E
C5 (M)	1011.97'	547.71'	541.05'	S16°09'23"E
C5 (R)	1011.97'	547.71'	541.05'	S14°29'41"E

Site coordinated by:
Clark
177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
www.clarkls.com

MATCH LINE SHEET NO. 3

DOCUMENT NO. 2035133089
OWNER: JCAHIL001 LLC

GRATE ELEV: 658.82'
18" RCP
INV (N): 655.00'
INV (S): 654.32'

GRATE ELEV: 658.74'
18" RCP INV (N): 655.07'
27" RCP INV (S): 654.23'

FOUND 5/8" IRON ROD

GRATE ELEV: 658.82'
21" RCP INV (S): 654.30'
(STUCK SHUT, CANNOT GET NORTH INV)

WOOD RETAINING WALL

METAL STAIRS WITH HANDRAILS

METAL STAIRS WITH HANDRAILS

LOT 1
LAKE CENTER PLAZA
RESUBDIVISION
(DOC. NO. 0819145106)

461,278 SQ. FT. ±
(10.590 ACRES ±)

TWO STORY MASONRY BUILDING
148,594 SQ. FT. ±
(EXTERIOR FOOTPRINT AT GRADE)
FFE: 664.20

RECORD INFORMATION UNAVAILABLE
OWNER: GC PROP MGMT

N00°54'50"E 980.71' (R)
N00°45'36"W 980.51' (M)

GRATE ELEV: 658.98'
24" RCP INV (N): 655.66'
24" RCP INV (S): 653.83'

10' DRAINAGE AND UTILITY EASEMENT

ASPHALT

GRATE ELEV: 658.53'
12" RCP INV (S): 654.81'

10' WATER EASEMENT
(PER DOCUMENT NO. 91321871)

5' DRAINAGE AND UTILITY EASEMENT

GRATE ELEV: 658.58'
12" RCP INV (N): 655.27'

DOCUMENT NO. 99188696
OWNER: OAK BROOK APPLE LLC

N00°45'36"W 187.85' (M)

S88°20'19"W 582.93' (M)
N90°00'00"W 582.32' (R)
(BASIS OF BEARINGS)

DOCUMENT NO. 0826733121
OWNER: 500 ALGONQUIN LLC

RIM ELEV: 659.55'
6" PVC
INV (NE): 649.85'
INV (SW): 650.05'

GRATE ELEV: 658.69'
INV (N,S): 652.95'
30" RCP

RIM ELEV: 662.49'
(NO ACCESS)

20' UTILITY EASEMENT

ACCESS EASEMENT

WALL STREET
(66' PUBLIC R.O.W.)
(DOCUMENT NO. 8829116)

STORM WATER DETENTION EASEMENT

30' BUILDING LINE

10' LANDSCAPE AND IRRIGATION EASEMENT

GRATE ELEV: 660.38'
30" RCP INV (N): 655.38'
36" RCP INV (E): 652.45'
15" RCP (SW)

RIM ELEV: 657.16'
18" INV (N,S): 645.67'
(PIPE MATERIAL UNKNOWN)

36" RCP INV
(W): 653.01'

GRATE ELEV: 656.68'
24" RCP INV (W): 652.88'
18" RCP INV (E): 651.63'

GRATE ELEV: 659.49'
15" RCP INV (SW): 653.47'
24" RCP INV WITH 6" RESTRICTOR (E): 653.40'
TOP OF WATER: 653.39'

GRATE ELEV: 656.71'
15" RCP INV (W): 653.14'

15" RCP INV
(NE): 653.97'

EDGE OF WATER (TYP.)

UTILITY EASEMENT (WIDTH VARIES)

66' R.O.W.

STORM WATER DETENTION EASEMENT

10' LANDSCAPE AND IRRIGATION EASEMENT

31.9' TRAVELED WIDTH

ASPHALT

30' UTILITY EASEMENT

GRATE ELEV: 659.80'
TOP OF WATER: 653.99'
(NO ACCESS)

12" RCP INV
(S): 653.50'

30" RCP INV
(SW): 653.15'

GRATE ELEV: 658.26'
12" RCP INV (N): 653.62'
12" RCP INV (S): 653.82'

BUSINESS SIGN
(1780 WALL STREET)

ACCESS EASEMENT

GRATE ELEV: 659.68'
30" RCP INV (W): 653.25'
12" RCP INV (SE): 653.58'
30" RCP INV (NE): 651.94'

GRATE ELEV: 658.25'
12" RCP INV (N): 654.17'

RIM ELEV: 658.96'
18" INV (N,S): 645.09'
(PIPE MATERIAL UNKNOWN)

GRATE ELEV: 659.04'
12" RCP INV (NW): 654.81'

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090
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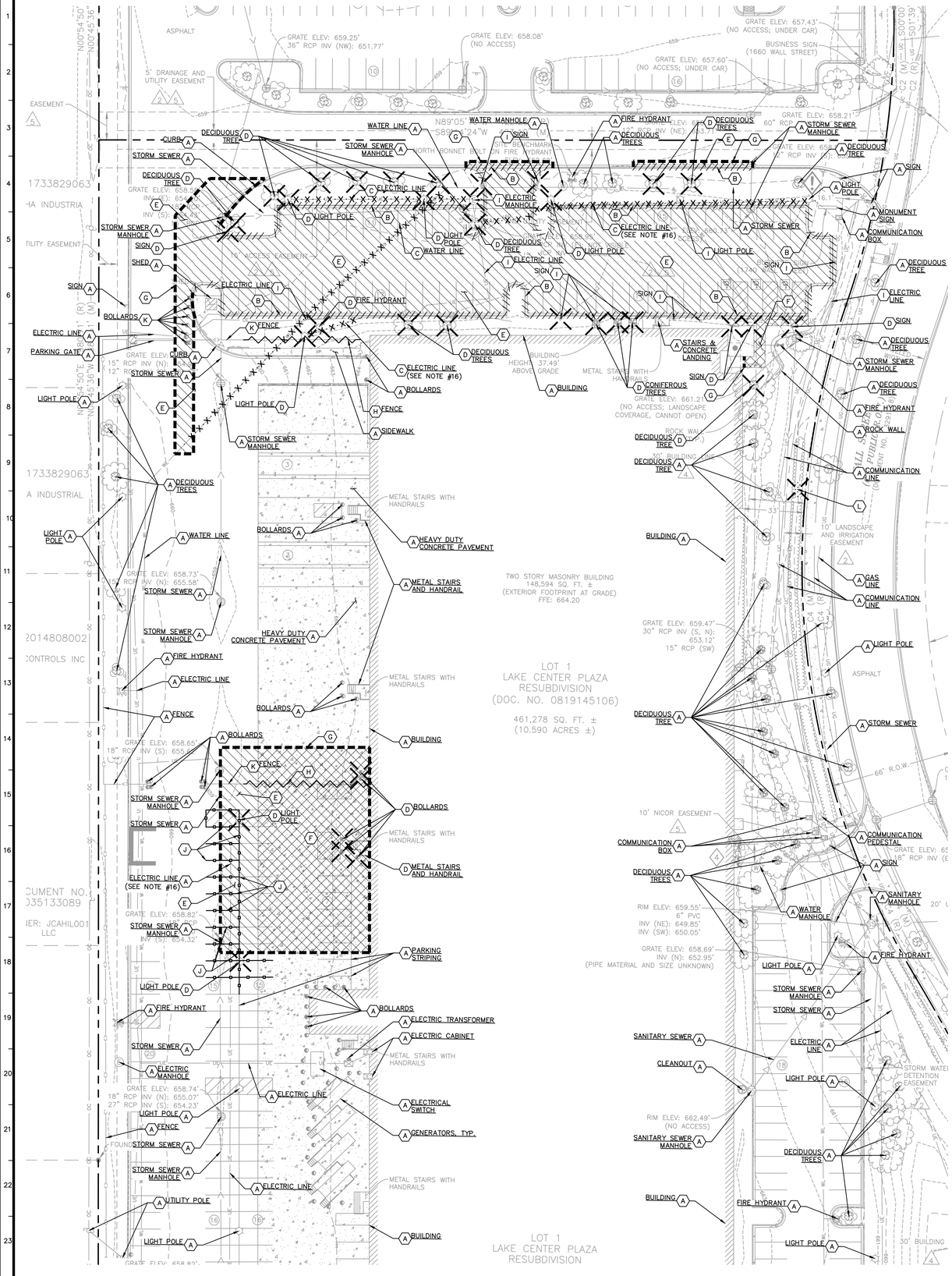
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CVS SPC Mt. Prospect IL

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A PORTION OF THE NE1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST, THIRD P.M., CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS.

V0.3

Project No. 240212
Drawn By: FSN
Checked By: KCL
Date: 4/8/2024
Sheet 4 of 4



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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DEMOLITION LEGEND

A	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B	CURB REMOVAL
C	UTILITY REMOVAL
D	ITEM TO BE REMOVED
E	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
F	CONCRETE REMOVAL
G	SAWCUT LINE
H	FENCE REMOVAL
I	REMOVE AND RELOCATE, PROTECT MATERIAL DURING CONSTRUCTION SO IT CAN BE REUSED
J	PARKING STRIPING REMOVAL
K	REMOVE AND REPLACE, PROTECT MATERIAL DURING CONSTRUCTION SO IT CAN BE REUSED
L	HEDGE REMOVAL

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE TENANT'S OR ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH THAT RESPECTIVE PARTY, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
16. CONTRACTOR MAY NEED TO RELOCATE SITE LIGHTING CONDUITS AROUND PROPOSED IMPROVEMENTS TO ENSURE SERVICE REMAINS TO LIGHT POLES THAT WILL REMAIN IN PLACE DURING AND POST-CONSTRUCTION. FIELD VERIFY EXTENTS OF EXISTING LIGHTING SYSTEM CONDUITS PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
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PHONE: 630-487-9900
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SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

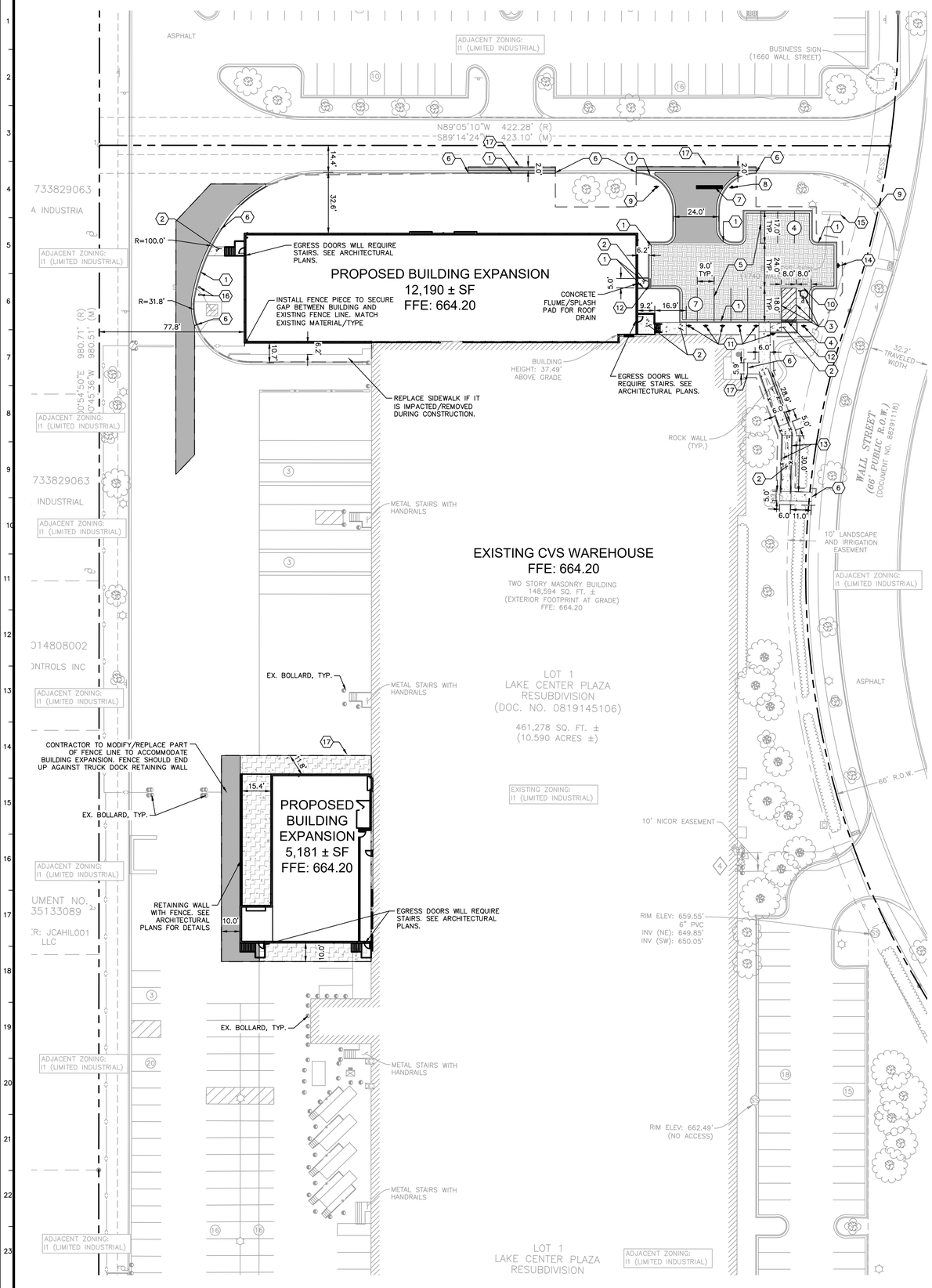
CVS Health®

EXISTING CONDITIONS & DEMOLITION PLAN

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER C2.0

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C2.0 - EXISTING CONDITIONS & DEMOLITION PLAN.dwg C2.0 Aug 22, 2024 2:31pm by: JulietteStresser
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Drawing name: K:\CHS_LOEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg Aug 23, 2024 8:44am by: Juliette.Strosser
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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JULIE
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KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5. 4" WIDE PAINTED SOLID LINE, TYP.
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
8. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9. RELOCATED CVS HEALTH DIRECTIONAL SIGN
10. 1' CONCRETE RIBBON (SEE DETAILS)
11. RELOCATED CVS VISITOR PARKING SIGN
12. DEPRESSED CURB AND GUTTER (SEE DETAILS)
13. HANDRAIL (SEE DETAILS)
14. RELOCATED CVS "RALLY POINT NORTH" SIGN
15. EXISTING MONUMENT SIGN
16. BOLLARD (SEE DETAILS)
17. SAWCUT

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1: NORTH BONET BOLT ON FIRE HYDRANT, AS SHOWN.
ELEVATION= 662.22' (NAVD 88)

LOT COVERAGE

TOTAL LOT AREA (LOT 1)	= 10.59 AC
EXISTING LOT COVERAGE (LOT 1)	= 74.50%
PROPOSED LOT COVERAGE (LOT 1)	= 74.32%

1

PARKING SUMMARY

1

	REQUIRED	PROVIDED
TOTAL EXISTING PARKING	271 SPACES*	397 SPACES
TOTAL PROPOSED PARKING	283 SPACES*	325 SPACES
EXISTING ADA PARKING	8 SPACES	10 SPACES
PROPOSED ADA PARKING	8 SPACES**	8 SPACES

1

* THE EXISTING BUILDING HAS 46,943 SF OF OFFICE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 250 SF (188 SPACES).

THE EXISTING BUILDING HAS 124,805 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (83 SPACES).

THEREFORE, THE TOTAL REQUIRED PARKING FOR THE EXISTING DEVELOPMENT WAS 271 SPACES.

THE PROPOSED BUILDING ADDITIONS ARE INTENDED FOR WAREHOUSE USE. THE PROPOSED BUILDING ADDITIONS HAVE 17,371 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (12 SPACES).

THEREFORE, THE TOTAL REQUIRED PARKING FOR THE PROPOSED DEVELOPMENT IS 283 SPACES.

**PER 14.2205: ACCESSIBLE PARKING REQUIREMENTS
IF PARKING SPACES PROVIDED IS IN RANGE OF 301-400, THE TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED IS 8.

301 < 317 PROVIDED < 400, THEREFORE 8 REQUIRED ADA STALLS

PAVING AND CURB LEGEND

- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- PERMEABLE PAVERS — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- LIMITS OF DISTURBANCE

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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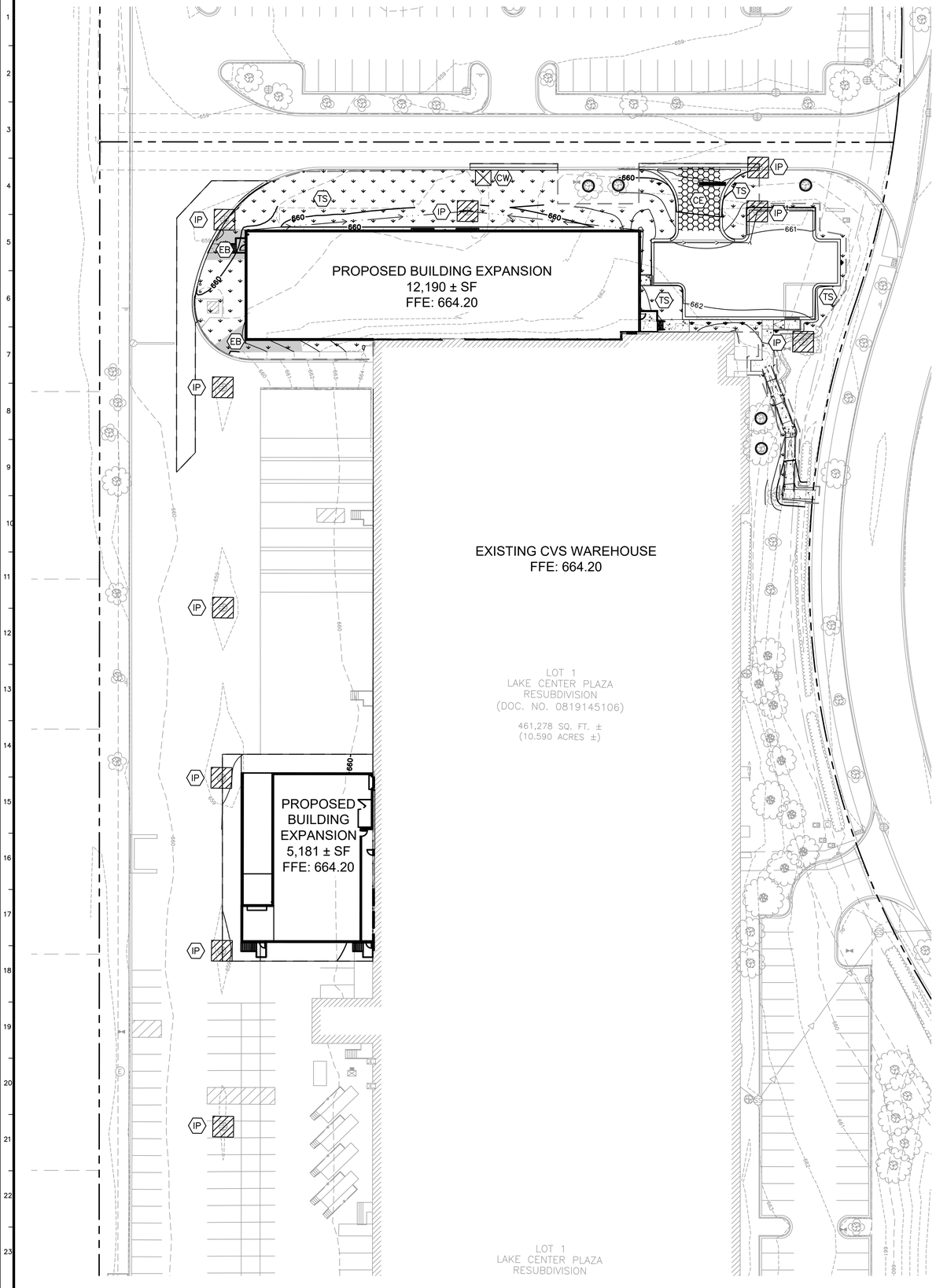
SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health®

SITE PLAN

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C3.0



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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EROSION CONTROL LEGEND

TS	TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
EB	TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
CE	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
SF	SILT FENCE (SEE EROSION CONTROL DETAILS)
IP	INLET PROTECTION (SEE EROSION CONTROL DETAILS)
CW	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
TP	TREE PROTECTION (SEE EROSION CONTROL DETAILS)
LD	LIMITS OF DISTURBANCE
XXX	EXISTING CONTOURS
XXX	PROPOSED CONTOURS

SITE DATA TABLE

TOTAL LOT AREA	10.59 AC
TOTAL ONSITE AREA DISTURBED*	0.94 AC

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:

20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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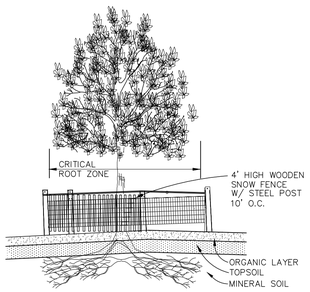
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EROSION CONTROL PLAN

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
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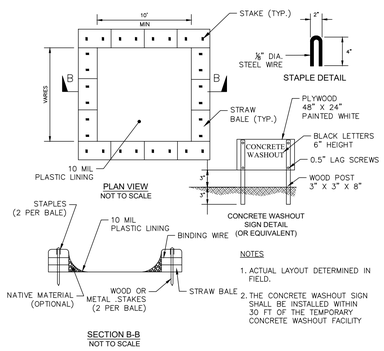
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PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

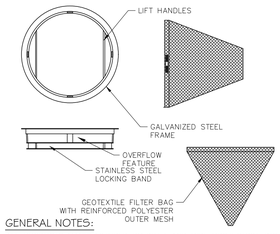
TREE PROTECTION

N.T.S.



CONCRETE WASHOUT

N.T.S.



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN IDENTIFYING OR SPECIFYING FILTERS/CASTINGS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OR CASTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS

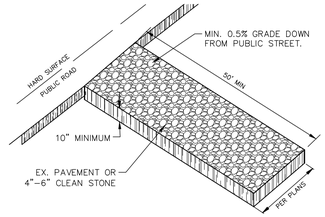
IDOT TYPE 1 ROUND INLET FILTER DEPICTED

NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BEEHIVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL IPP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.15 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION

N.T.S.



CONSTRUCTION ENTRANCE

N.T.S.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

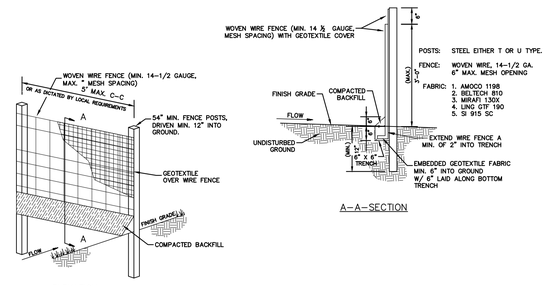
E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART



1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE

SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

N.T.S.

NO.	DESCRIPTION	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

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EROSION CONTROL DETAILS

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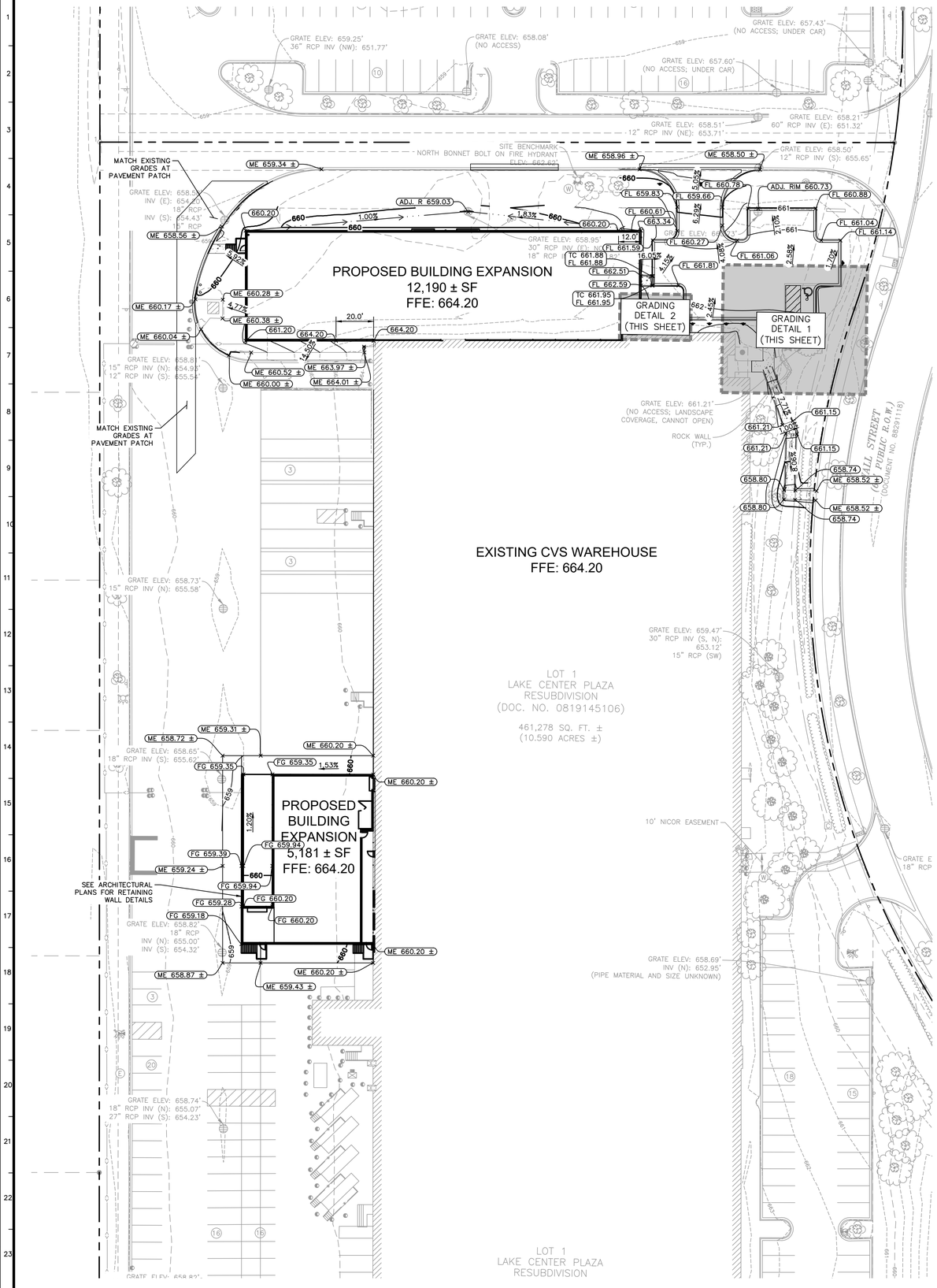
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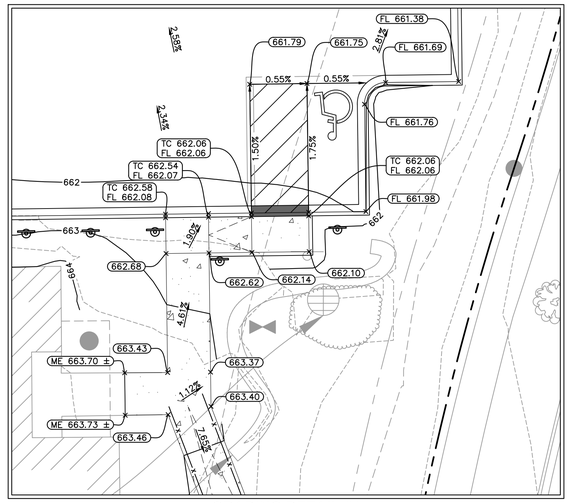
KHA PROJECT NO. 268465001

SHEET NUMBER

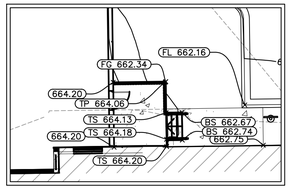
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GRADING DETAIL #1
1" = 10'



GRADING DETAIL #2
1" = 10'

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS
XXX — PROPOSED CONTOUR
XXX — EXISTING CONTOUR
RIDGE — RIDGE LINE
X.XX% — SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
PROPOSED SWALE
REVERSED PITCH CURB AND GUTTER

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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1-800-892-0123

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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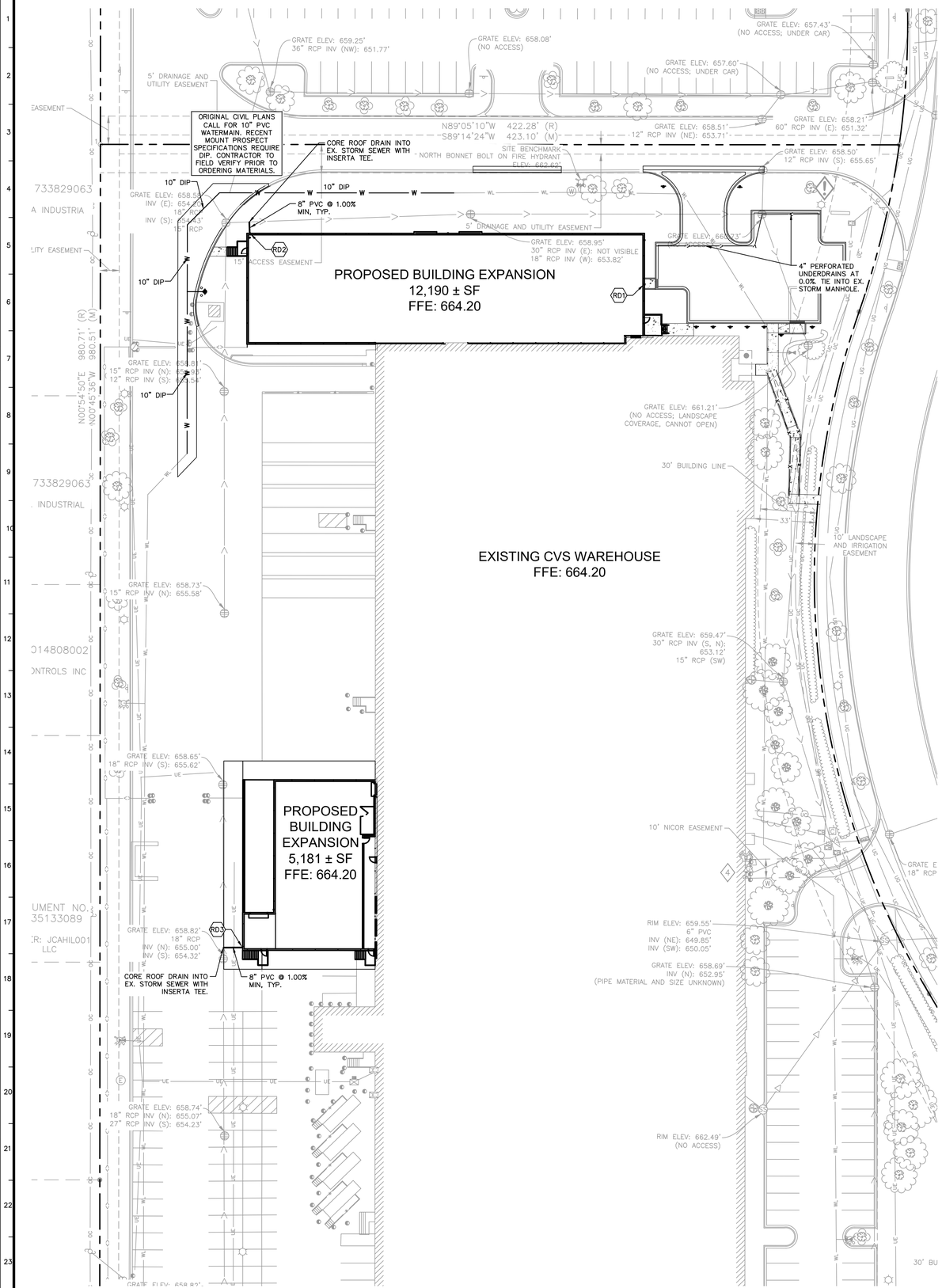
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GRADING PLAN

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SHEET NUMBER
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Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C5.0 - GRADING PLAN.dwg GRADING PLAN Aug 22, 2024 2:32pm by: Juliette.Stroesser
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UTILITY LEGEND

WL — WL	EX. WATER LINE
	EX. HYDRANT
	EX. WATER VALVE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER CLEANOUT
	EX. STORM DRAIN LINE
	EX. STORM STRUCTURE/INLET
UG — UG	EX. GAS LINE
UE — UE	EX. UNDERGROUND ELECTRIC LINE
UC — UC	EX. UNDERGROUND COMMUNICATION LINE
OC — OC	EX. OVERHEAD COMMUNICATION LINE
	EX. LIGHT POLE
W — W	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED PERFORATED UNDERDRAIN

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 56.
2. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
3. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
4. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
5. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
6. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
7. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
8. CONTRACTOR TO AVOID DISRUPTION OF ANY EXISTING AND ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
9. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
10. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
11. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
12. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

MISCELLANEOUS STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
RD1	ROOF DRAIN DOWNSPOUT DISCHARGE AT GRADE. SEE ARCHITECTURAL PLANS.
RD2	ROOF DRAIN CONNECTION INV OUT: 656.29 (N, 6")
RD3	ROOF DRAIN CONNECTION INV OUT: 656.39 (W, 6")

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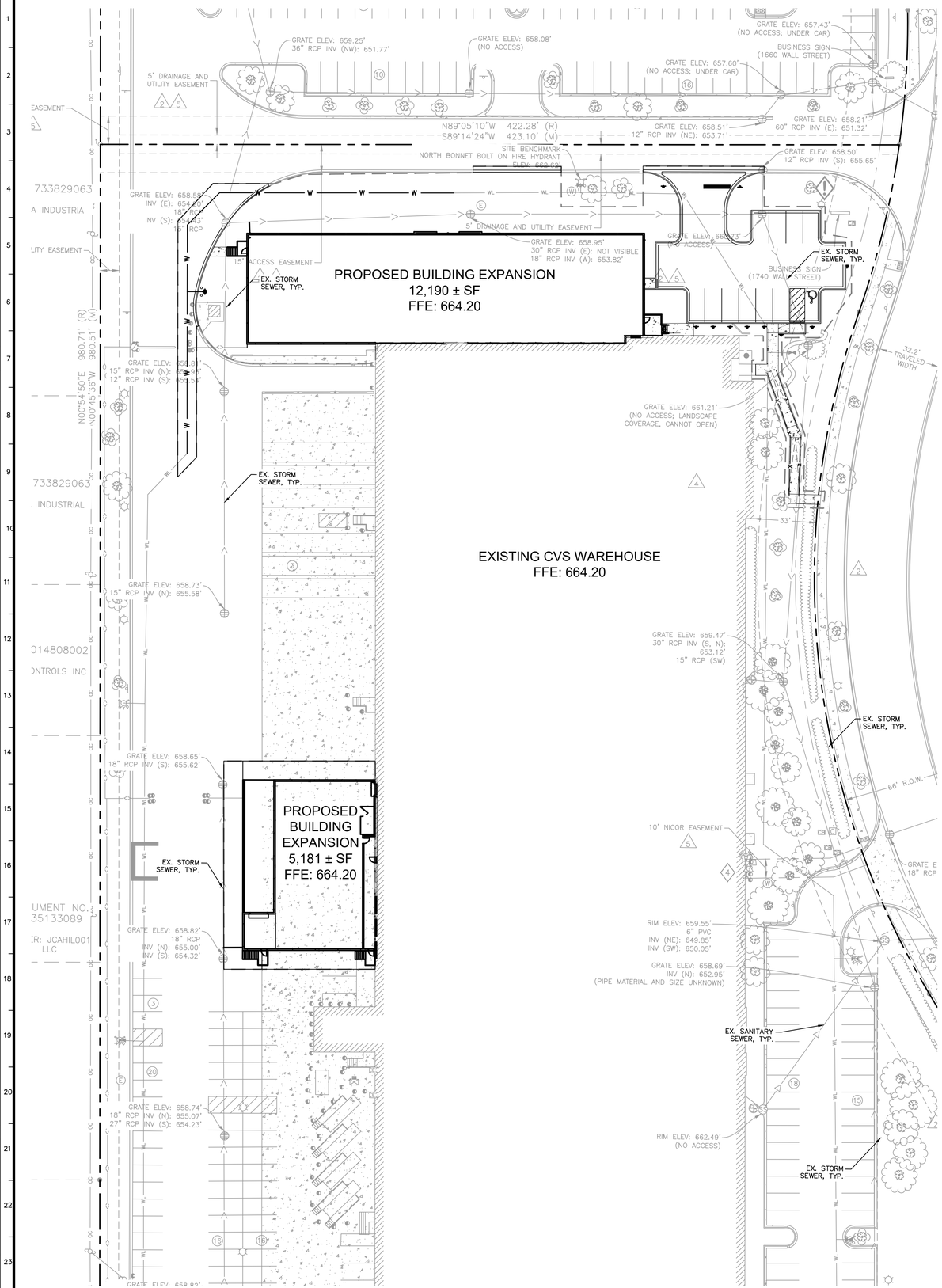
UTILITY PLAN

ORIGINAL ISSUE:
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MAINTENANCE PLAN

GENERAL MAINTENANCE

REGULAR INSPECTIONS AND ROUTINE MAINTENANCE OF GENERAL AREAS SHALL BE PERFORMED ON A MONTHLY OR AS-NEEDED BASIS. SPECIFIC ITEMS OF CONCERN INCLUDE:

1. LITTER AND DEBRIS SHALL BE CONTROLLED.
2. LANDSCAPED AREAS SHALL BE MAINTAINED WITH REGULAR MOWING AND RESTORED WITH APPROPRIATE SEEDING/VEGETATION AS NECESSARY.
3. ACCUMULATED SEDIMENT SHALL BE DISPOSED OF PROPERLY, ALONG WITH ANY WASTES GENERATED DURING MAINTENANCE OPERATIONS.
4. RIPRAP AREAS SHALL BE REPAIRED WITH THE ADDITION OF NEW RIPRAP, AS NECESSARY OF SIMILAR SIZE AND SHAPE.
5. ROADS SHALL BE SEPT, VACUUMED AND OR WASHED ON A REGULAR BASIS.

STORMWATER COLLECTION SYSTEM

THE OWNER SHALL PERFORM MONTHLY INSPECTION OF ALL COMPONENTS OF THE COLLECTION SYSTEM. THE MONTHLY INSPECTION SHALL OCCUR BETWEEN MARCH AND NOVEMBER AND INCLUDE THE FOLLOWING SPECIFIC AREAS OF CONCERN:

STORM INLETS/MANHOLES

1. REMOVE ACCUMULATED LEAVES AND OTHER DEBRIS FROM GRATES.
2. RESET COVERS/LIDS ON AS-NEEDED BASIS.
3. REMOVE ACCUMULATED SEDIMENT FROM MANHOLE BOTTOM WHEN 50% OF SUMP IS FILLED.

STORM SEWERS/CULVERTS

1. VISUALLY INSPECT PIPES BY REMOVING MANHOLE LIDS, MAKE REPAIRS AS NECESSARY.
2. STORM SEWERS AND CULVERTS SHALL BE CHECKED FOR SILTATION DEPOSITS AT INLETS, OUTLETS, AND WITHIN THE CONDUIT, CLEAN OUT AS NECESSARY.
3. RESTORE RIPRAP AT OUTFALL IF EROSION IS OBSERVED.
4. REPLANT AND RESEED ANY ERODED AREAS.

OVERLAND FLOW ROUTES (DITCHES/SWALES)

1. ANNUAL VISUAL INSPECTION SHALL BE PERFORMED THAT VERIFY THE DESIGN CAPACITY OF THE OVERLAND FLOW ROUTES IS MAINTAINED THE SLOPE AND CROSS-SECTIONAL ARE OF THE DITCH/SWALE SHALL BE VERIFIED DURING THIS INSPECTION.
2. REMOVE ANY OBSTRUCTIONS THAT HAVE BEEN PLACED IN THE DRAINAGE PATH.
3. SEED AND SOD ANY ERODED AREAS.
4. REGRADE TO PROVIDE POSITIVE DRAINAGE AS NECESSARY.
5. PROVIDE REGULAR MOWING TO CONTROL VEGETATION.

STORMWATER MANAGEMENT FACILITIES

ALL COMPONENTS OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE CHECKED MONTHLY BETWEEN MARCH AND NOVEMBER AND MAINTAINED AS NECESSARY TO ENSURE PROPER PERFORMANCE. IT IS CRITICAL THAT ALL INFLOW AND OUTFLOW TO THE DETENTION FACILITY ARE CLEAN AND PERFORMING AS DESIGNED. IN ADDITION, THE DESIGN VOLUME OF THE DETENTION FACILITY SHALL ALSO BE MAINTAINED. INSPECTION FOR THE FOLLOWING SPECIFIC ITEMS SHOULD BE CONDUCTED MONTHLY BETWEEN MARCH AND NOVEMBER:

DETENTION & VOLUME CONTROL FACILITY

1. INSPECT STORMWATER DETENTION FACILITY TO ENSURE THAT THE CONSTRUCTED VOLUME FOR DETENTION AND VOLUME CONTROL IS MAINTAINED.
2. NO SEDIMENT, TOPSOIL, OR OTHER DUMPING INTO THE FACILITY SHALL BE ALLOWED.

OUTLET CONTROL STRUCTURE

1. INSPECT RESTRICTOR AND REMOVE DEBRIS IF CLOGGED OR DISCHARGE IS REDUCED.
2. REMOVE ACCUMULATED SEDIMENT AT OUTLET.
3. REPAIR IF NECESSARY ANY ICE DAMAGE TO OUTLET OF PIPE.

PERMEABLE PAVER MAINTENANCE

WEEKLY MAINTENANCE

PREVENT CONTAMINATION FROM ROUTINE LANDSCAPE MAINTENANCE SUCH AS GRASS CLIPPINGS FROM MOWING, HEDGE TRIMMING, MULCHING PLANT BEDS, ETC. BY IMPLEMENTING THE
FOLLOWING JOINT OPENING CLEANING PROCEDURES IMMEDIATELY AFTER CONTAMINATION OCCURS:

- HAND BROOM DEBRIS FROM THE PAVER SURFACE.
- BLOW DEBRIS FROM THE PAVER SURFACE WITH BACKPACK BLOWER TYPE DEVICE, COLLECT AND DISPOSE.
- MECHANICALLY SWEEP PAVER SURFACE.

MONTHLY MAINTENANCE

OBSERVE ANY COLLECTION AREAS OF DEBRIS, DIRT, TOPSOIL, MULCH, ETC. AFTER SEASON EVENTS SUCH AS SNOWFALL, RAIN STORMS, LEAF LITTER, ETC. AND INVESTIGATE IF CLOGGING
IS OCCURRING. IMMEDIATELY RESTORE INFILTRATION USING THE FOLLOWING CLEANING OPTIONS:

- BREAK UP ANY CRUST COVERING THE JOINT AGGREGATE MATERIAL WITH HAND BROOM FOR SMALLER AREAS OR MECHANICALLY WITH A ROTARY SWEEPER FOR LARGER AREAS. REMOVE DEBRIS MATERIAL.
- WHEN NECESSARY, RESTORE INFILTRATION USING WET/DRY SHOP VACUUM FOR SMALL AREAS OR VACUUM TRUCK FOR LARGER AREAS BY REMOVING DEBRIS FROM JOINT AGGREGATE MATERIAL.
- REPLENISH JOINT AGGREGATE MATERIAL TO "LIP" OF PAVER.

YEARLY MAINTENANCE

ESTABLISH A SEASONAL MAINTENANCE SCHEDULE THAT INCLUDES THE FOLLOWING:

- SWEEP ENTIRE PERMEABLE PAVING SURFACE WITH APPROPRIATE PREVENTATIVE SWEEPING DEVICES.
- REPLENISH JOINT AGGREGATE MATERIAL TO "LIP" OF PAVER.

JOINT FILLER MAINTENANCE

- REFILL JOINT MATERIAL ONCE BETWEEN 3 AND 6 MONTHS AFTER INITIAL INSTALLATION.
- REFILL JOINT MATERIAL AS NEEDED APPROXIMATELY EVERY 5-10 YEARS.

NOTE: ANY ADDITIONAL MAINTENANCE PROCEDURES RECOMMENDED BY THE PAVER MANUFACTURER SHALL BE FOLLOWED

RESPONSIBLE PARTY

CVS HEALTH CORPORATION
1780 WALL STREET
MOUNT PROSPECT, IL 60056

CONTACT: BECKY SOUDER
TEL: 774-235-5092

SITE SUMMARY

1.	PROPERTY ADDRESS	1780 WALL STREET MOUNT PROSPECT, IL
2.	PROPERTY INDEX NUMBERS	08-23-203-041-0000
3.	TOTAL CONTIGUOUS OWNERSHIP	10.59 ACRES
4.	DETENTION REQUIRED	0.00 AC-FT
5.	DETENTION PROVIDED	0.00 AC-FT
6.	VOLUME CONTROL REQUIRED	0.04 AC-FT
7.	VOLUME CONTROL PROVIDED	0.04AC-FT

UTILITY LEGEND

- EXISTING STORM SEWER LINE
- EXISTING STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- 100-YEAR OVERLAND OVERFLOW ROUTE

LEGAL DESCRIPTION

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 3, BEING A RESUBDIVISION OF LOTS 3 TO 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, IL.

NO.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9650
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

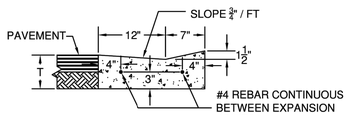
cvs Health®

MWRD MAINTENANCE & MITIGATION PLAN

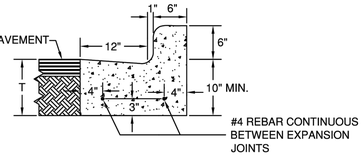
CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C7.0

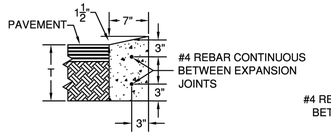
Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C7.1 - MWRD MAINTENANCE & MITIGATION PLAN.dwg MWRD MAINTENANCE & MITIGATION PLAN Aug 22, 2024 2:32pm by Juliette.Stresser
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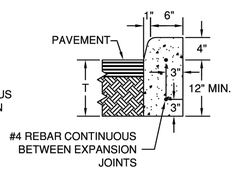
DEPRESSED CURB



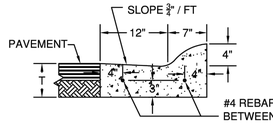
BARRIER CURB TYPE B-6.12



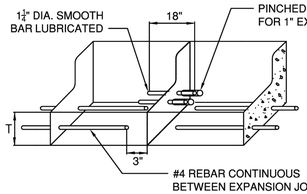
DEPRESSED CURB (TYPE B)



BARRIER CURB (TYPE B)



ROLL CURB



NOTES:

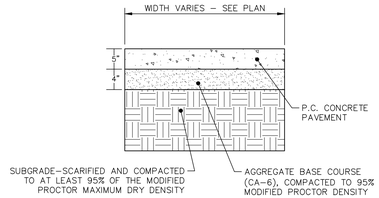
1. T= PAVEMENT THICKNESS.
2. ALL CURB AND GUTTER TO BE INSTALLED ON 4" COMPACTED STONE BEDDING.
3. EXPANSION JOINTS SHALL BE DOWELED AND SPACED 60' ON CENTER, AT ALL TANGENT POINTS OF RADIUS, 5" EITHER SIDE OF ALL UTILITY STRUCTURES AND BETWEEN NEW AND EXISTING CURB.
4. EXPANSION JOINT MATERIAL SHALL BE PLACED BEHIND ALL CURB ABUTTING CONCRETE PAVEMENT OR SIDEWALK.
5. CONTROL JOINTS SHALL BE SAW CUT A MINIMUM OF 1 ½" AT 15' ON CENTER.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.

CURB AND GUTTER DETAIL

Last Revised: 8-09

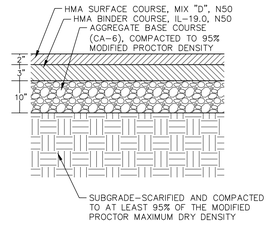
H:\Engineering\Reference\Details\VillageStandards\CURB AND GUTTER DETAIL.dwg



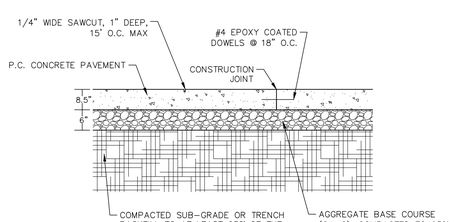
NOTES:

1. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
2. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
3. WELDED WIRE FABRIC (6X6–6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2–#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
N.T.S.



HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.

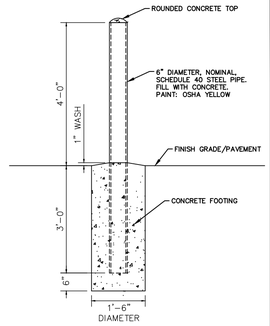


NOTES:

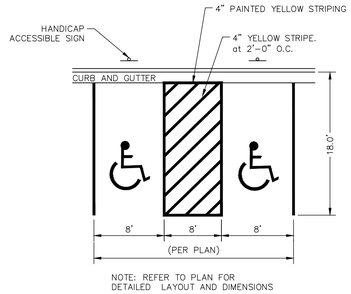
PAVEMENT THICKNESS, SUBGRADE PREP, ETC. DETERMINED FROM GEOTECHNICAL REPORT PERFORMED BY XXXXXXX DATED XXXXXXXX. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.

CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH ASTM DESIGNATION C31. MINIMUM 28–DAY STRENGTH = 4000 PSI

HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.

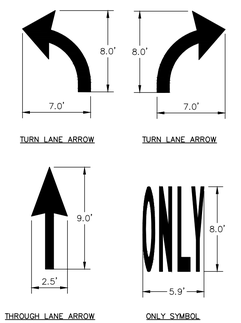


6" BOLLARD DETAIL
N.T.S.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

TYPICAL HANDICAP STRIPING
N.T.S.



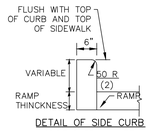
NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW
N.T.S.

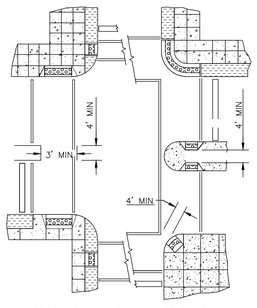
GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN (4'–0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (V:H).
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN.
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

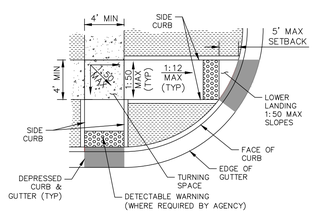
LEGEND
- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING



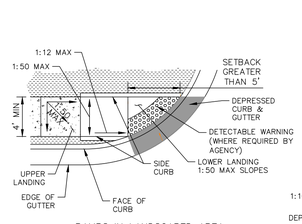
DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



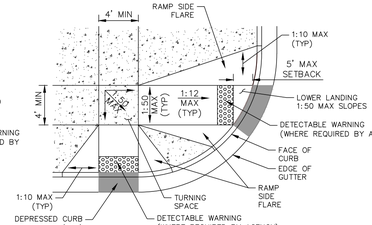
RECOMMENDED LOCATION OF RAMPS



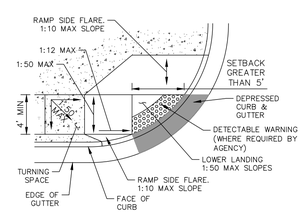
RAMPS IN LANDSCAPED AREA
(SETBACK < 5')



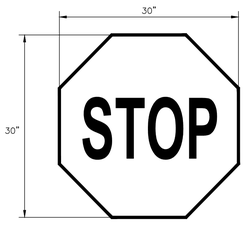
RAMPS IN LANDSCAPED AREA
(SETBACK > 5')



RAMPS IN PAVED AREA
(SETBACK < 5')

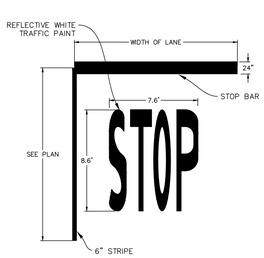


RAMPS IN PAVED AREA
(SETBACK > 5')

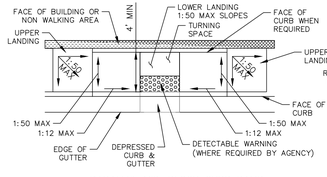


30" X 30" R1–1

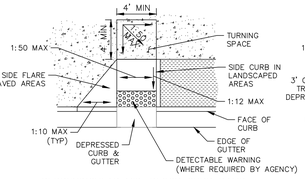
STOP SIGN
N.T.S.



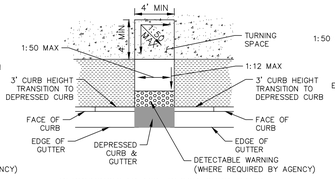
STOP BAR
N.T.S.



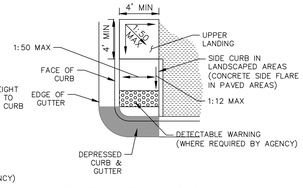
PARALLEL MID–BLOCK CURB RAMP



PERPENDICULAR MID–BLOCK CURB RAMP

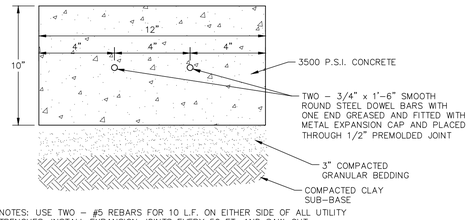


PERPENDICULAR MID–BLOCK CURB RAMP
(OPTION 2)



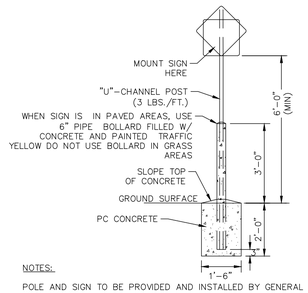
RAMPS ADJACENT TO PAVEMENT

SIDEWALK AND SIDEWALK RAMPS
N.T.S.



NOTES: USE TWO – #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW–CUT CONSTRUCTION JOINTS EVERY 25 FT.

CONCRETE RIBBON
N.T.S.



NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE
N.T.S.

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-6500
WWW.KIMLEY-HORN.COM

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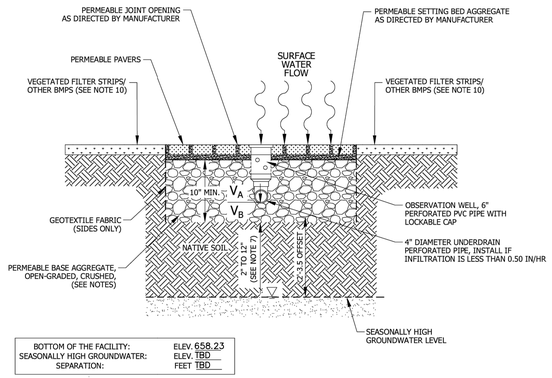
CVS Health®

CONSTRUCTION DETAILS

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C8.0

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C8.0 – CONSTRUCTION DETAILS.dwg CONSTRUCTION DETAILS Aug 22, 2024 2:32pm by Juliette.Stroesser
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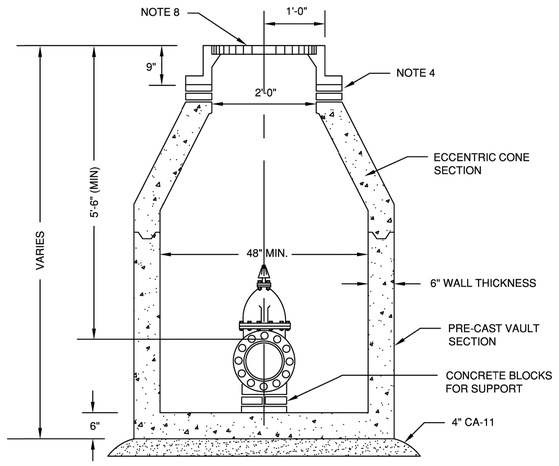
BOTTOM OF THE FACILITY:	ELEV. 658.23
SEASONALLY HIGH GROUNDWATER SEPARATION:	ELEV. TBD FEET TBD

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	0.085 AC	1'	0.36	0.50 X 0.36 X V_A	0.02 AC-FT
V_B : COARSE AGGREGATE (BELOW INVERT)	0.085 AC	1'	0.36	0.36 X V_B	0.03 AC-FT
				TOTAL	0.05 AC-FT

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL	8/24/18
PERMEABLE PAVERS DETAIL	STD. DWG. NO.9 PAGE NO. 10 – FC



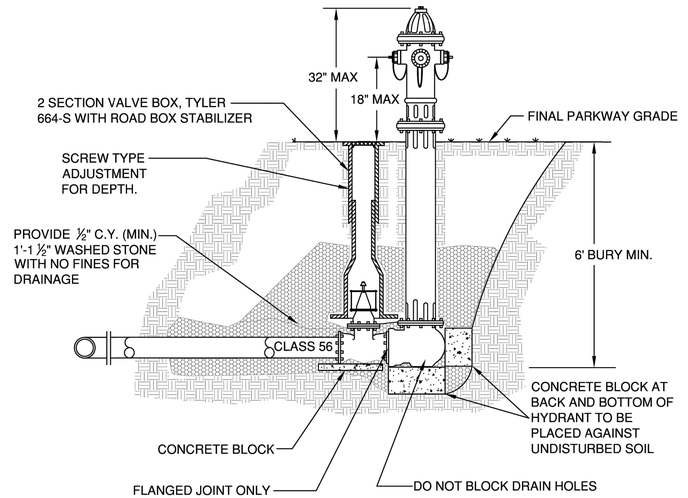
8" WATERMAIN & SMALLER

NOTES:

1. VALVES 8" AND SMALLER SHALL BE MUELLER RESILIENT WEDGE VALVES, #A-2360-20, NONRISING STEM GATE VALVES CONFORMING TO AWWA C-500. VALVES SHALL OPEN COUNTERCLOCKWISE.
2. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND.
3. PRECAST CONCRETE BARREL SECTION ASTM C-478 AND ASTM C-443.
4. PRECAST CONCRETE RING CONSTRUCTION ASTM C-478-64T ADJUSTMENT TO 12" MAXIMUM, USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
5. PIPE OPENINGS TO BE CAST INTO WALL.
6. ALL VAULTS ARE TO HAVE CONES INSTALLED SO THAT CENTER OF COVER IS DIRECTLY ABOVE VALVE OPERATOR.
7. 1" MUELLER H-15000 CORPORATION STOP MUST BE TAPPED DIRECTLY INTO MAIN AT EACH VALVE VAULT(TWO TAPS MAY BE REQUIRED AT THE DIRECTION OF THE VILLAGE).
8. APPROVED MANUFACTURER'S PRODUCT NUMBERS FOR FRAMES AND LIDS:
   - PAVED AREAS: EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
   - NON-PAVED AREAS: EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
GATE VALVE DETAIL
Last Revised: 8-09

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NOTES:

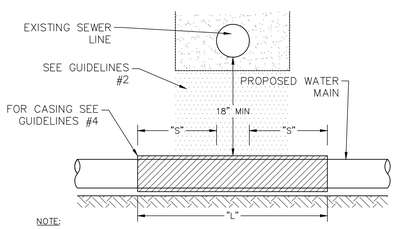
1. ALL HYDRANTS SHALL BE MUELLER SUPER CENTURION 250 A-423 OR APPROVED EQUAL WITH 5- ¼" MAIN VALVE, (2) 2 -½" HOSE NOZZLE, (1) - 4-½" PUMPER NOZZLE ALL NATIONAL STANDARD, 1 ½" PENTAGON, OPEN LEFT (COUNTER-CLOCKWISE) 6' BURY.
2. PROVIDE 6" N.R.S. RESILIENT WEDGE GATE VALVE AND VALVE BOX WITH "WATER" CAST INTO THE LID, MUELLER A-2360-16 OPEN LEFT.
3. ZINC CAPS WILL BE REQUIRED ON ALL MECHANICAL JOINT FITTINGS.

Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
FIRE HYDRANT DETAIL
Last Revised: 8-09

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PROPOSED WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION BELOW EXISTING SEWER LINE.

NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4.



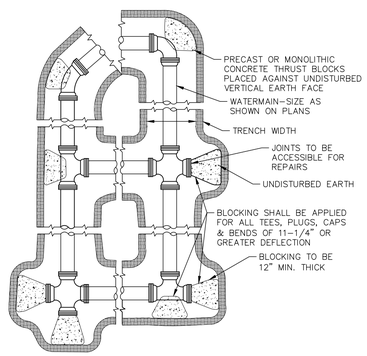
NOTE:

1. "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING SEWER LINE.

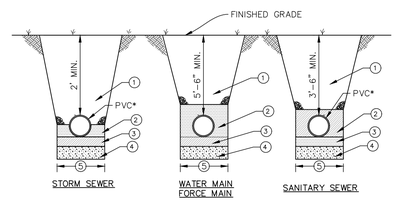
GUIDELINES:

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
2. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF EXISTING SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

EXISTING SEWER OVER PROPOSED WATER MAIN CROSSING DETAIL
N.T.S.



THRUST BLOCKING DETAIL
N.T.S.



① MECHANICALLY COMPACTED CA-6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 2 FEET OF ANY PAVEMENT, CURB, GUTTER, OR SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.

② WATERMAIN & FORCEMAIN:
CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE

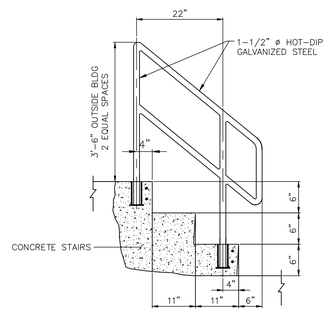
STORM SEWER & SANITARY SEWER:
CA-11 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE
*ADDITIONAL 12" OF CA-11 CRUSHED STONE ABOVE TOP OF PVC PIPE.

③ 4" BED MECHANICALLY COMPACTED CA-11 CRUSHED STONE

④ UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED WITH GRANULAR MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.

⑤ TRENCH WIDTH: OUTSIDE DIAMETER + 18 IN.

PIPE BEDDING DETAIL
N.T.S.



NOTE: HANDRAIL REQUIRED WHEN ELEVATION FROM TOP STEP TO BOTTOM STEP IS 18" OR GREATER.

STAIR RAIL
N.T.S.

NO.	REVISIONS	DATE	BY
△	VILLAGE COMMENTS	08/23/24	JRS

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SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

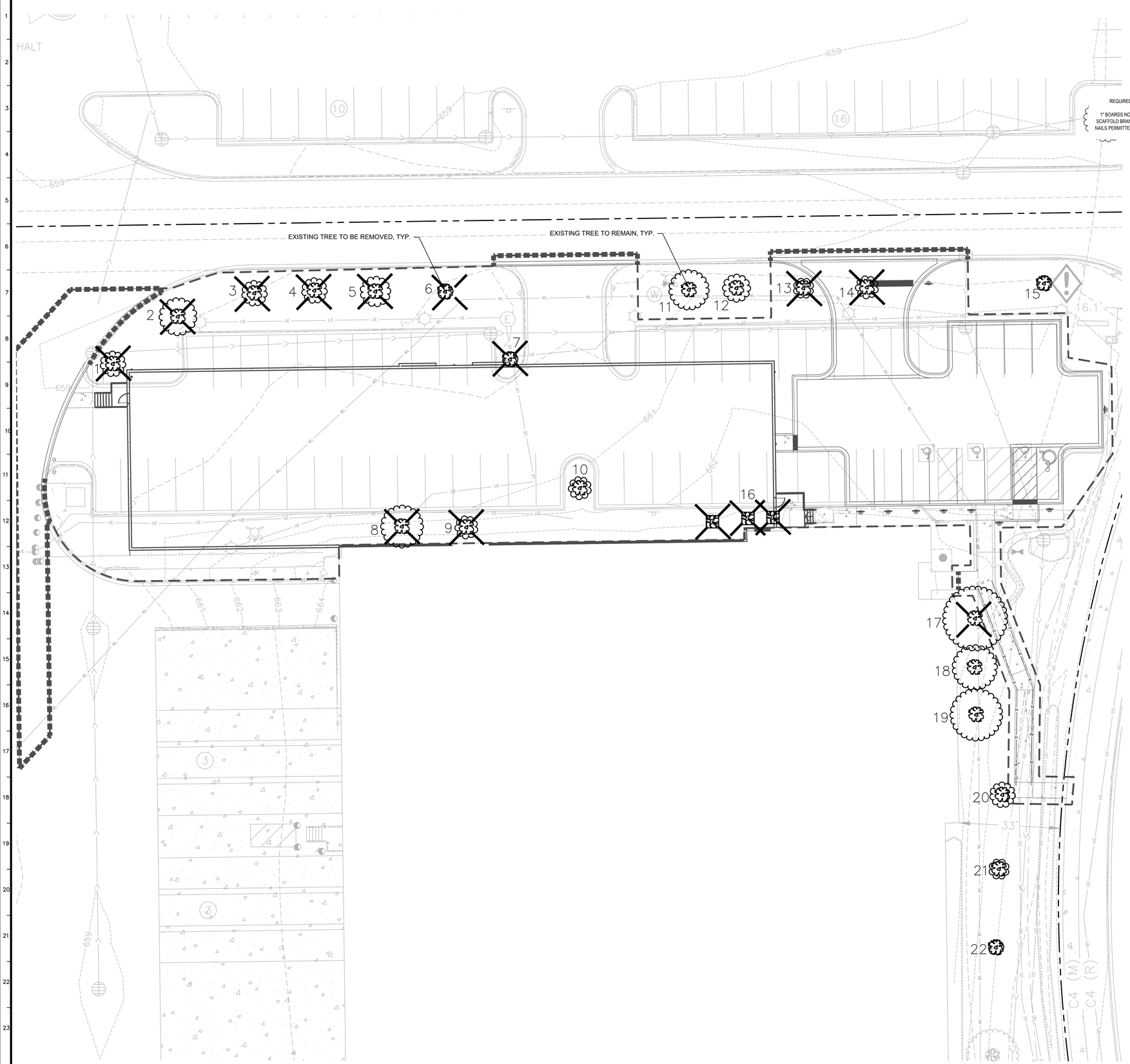
CVS Health®

CONSTRUCTION DETAILS

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C8.1

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\C8.0 - CONSTRUCTION DETAILS.dwg C8.1 Aug 22, 2024 2:33pm by: JulietteStroeser
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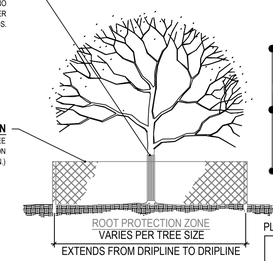
NORTH

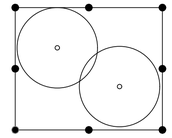
GRAPHIC SCALE IN FEET
0 7.5 15 30

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TRUNK PROTECTION
REQUIRED IF WHEELED CONSTRUCTION EQUIPMENT INVOLVED WITHIN 20' OR LESS. 1" BOARDS NOT LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE. NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.

BRANCH PROTECTION
PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE (MIN.)





PLACE SIGNS:
KEEP OUT
TREE PROTECTION
AREA
EVERY 50' ATTACHED TO FENCING

TREE PROTECTION NOTES
1. ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
2. TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
3. TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
4. TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
6. WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
7. WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
8. AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
9. FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
10. FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
11. FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
12. ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
13. REFER TO PLANS FOR FENCE STAKING LOCATIONS.

NTS

DEMOLITION LEGEND

EXISTING TREE TO BE REMOVED

EXISITING TREE TYPES

1) 6.5" QUERCUS ALBA
2) 6.5" QUERCUS ALBA
3) 5" MALUS SPP
4) 4.5" MALUS SPP
5) 5" MALUS SPP
6) 2" PRUNUS CERASIFERA
7) 2.5" ACER RUBRUM
8) 8" PYRUS CALLERYANA
9) 9" PYRUS CALLERYANA
10)6" PYRUS CALLERYANA
11)5.5" MALUS SPP
12)5" MALUS SPP
13)4" MALUS SPP
14)5" MALUS SPP
15)2" PRUNUS CERASIFERA
16) (3) MULTISTEM SERVICEBERRY SHRUBS
17)4" MULTISTEM MALUS SPP
18)4" MULTISTEM MALUS SPP
19)4" MULTISTEM MALUS SPP
20) 4.5" TILIA AMERICANA
21)5" TILIA AMERICANA
22)4" TILIA AMERICANA

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

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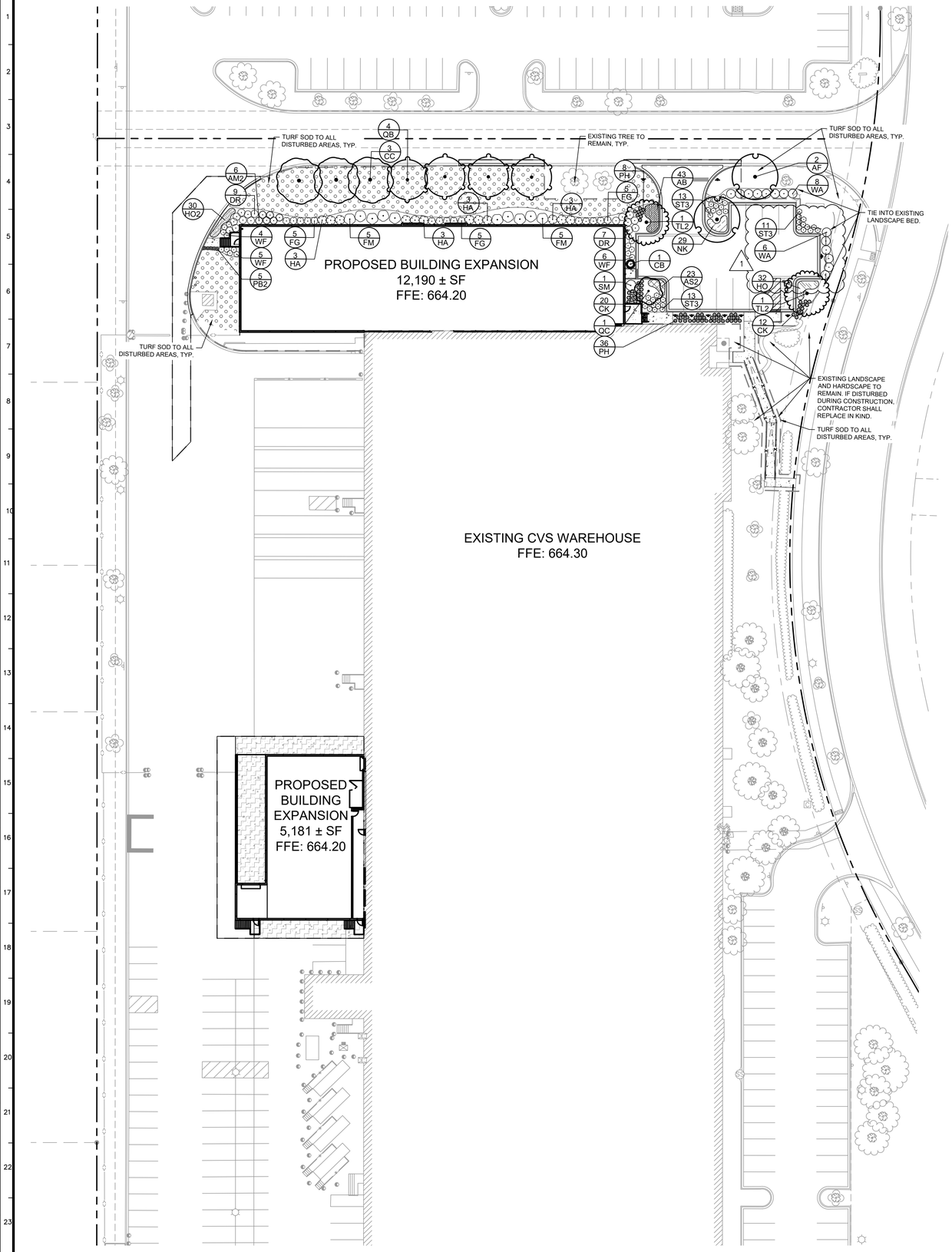
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TREE REPLACEMENT PLAN

CVS SPC MOUNT PROSPECT
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MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
L1.0

Drawing name: K:\CHS_LDEV\268465001_CHS_Mount Prospect_IL\3 Design\CAD\PlanSheets\L1.0 - TREE REPLACEMENT PLAN.dwg L1.0 TREE REPLACEMENT PLAN Aug 22, 2024 2:33pm by Juliette.Stranger
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AF	2	ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN	
	CC	3	CELTIS OCCIDENTALIS `CHICAGOLAND` / COMMON HACKBERRY	B & B	2.5" CAL MIN	
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL MIN	
	QC	1	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2.5" CAL MIN	
	TL2	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL MIN	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
	AM2	6	ARONIA MELANOCARPA `MORTON` TM / IROQUIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT MIN
	DR	16	DIERVILLA RIVULARIS `MORTON` / SUMMER STARS GEORGIA BUSH-HONEYSUCKLE	-	SEE PLAN	18" HT MIN
	FM	10	FORSYTHIA X INTERMEDIA 'MINDOR' TM / SHOW OFF FORSYTHIA	-	SEE PLAN	18" HT MIN
	FG	15	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	18" HT MIN
	HA	12	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA	-	SEE PLAN	18" HT MIN
1	ST3	37	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	-	SEE PLAN	18" HT MIN
	SM	1	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	-	SEE PLAN	18" HT MIN
1	WA	14	WEIGELA FLORIDA `ALEXANDRA` TM / WINE & ROSES WEIGELA	-	SEE PLAN	18" HT MIN
	WF	15	WEIGELA X `DARK HORSE` / DARK HORSE WEIGELA	-	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS						
	CB	1	CHAMAECYPARIS PISIFERA `BOULEVARD` / BOULEVARD CYPRESS	-	SEE PLAN	18" HT MIN
GRASSES						
	CK	32	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL.	SEE PLAN	
	PH	44	PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS	1 GAL.	SEE PLAN	
	PB2	5	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	SEE PLAN	
PERENNIALS AND GRASSES						
	AS2	23	ALLIUM X `SUMMER BEAUTY` / SUMMER BEAUTY ALLIUM	1 GAL	18" OC	
	AB	43	AMSONIA TABERNAEMONTANA `BLUE ICE` / BLUE ICE STAR FLOWER	1 GAL	18" OC	
	HO	32	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	18" O.C.	
	HO2	30	HEUCHERA X 'OBSIDIAN' / OBSIDIAN CORAL BELLS	1 GAL	18" O.C.	
	NK	29	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	18" O.C.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
GROUND COVERS			
			TURF SOD

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LANDSCAPE PLAN

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MOUNT PROSPECT, IL 60056

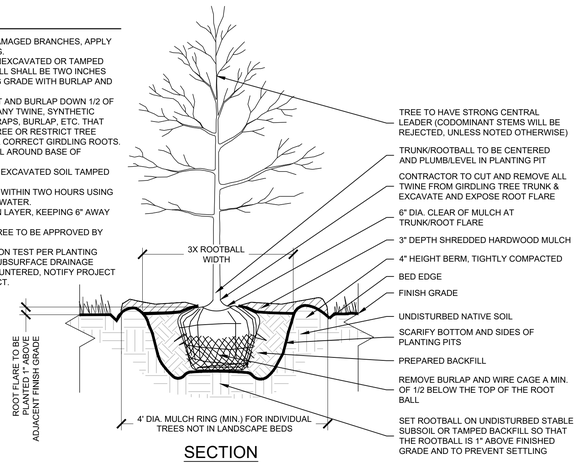
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SHEET NUMBER
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Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L2.0 LANDSCAPE PLAN Aug 22, 2024 2:33pm by: Juliette.Strosser
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NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN 1/2 OF ROOT BALL. REMOVE ANY TWINE, SYNTHETIC MATERIAL, WIRES, STRAPS, BURLAP, ETC. THAT COULD GIRDLE THE TREE OR RESTRICT TREE GROWTH. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING 6" AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.
9. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



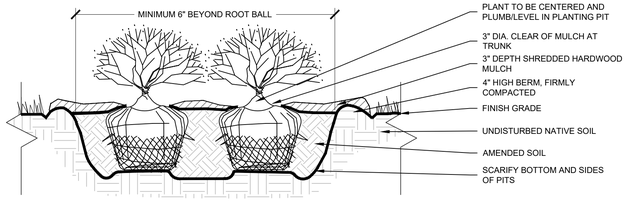
SECTION

1 TYPICAL TREE PLANTING

N.T.S.

NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.



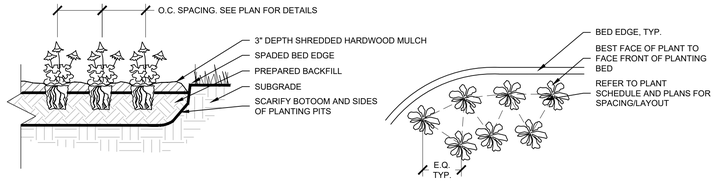
SECTION

3 SHRUB PLANTING

N.T.S.

NOTES:

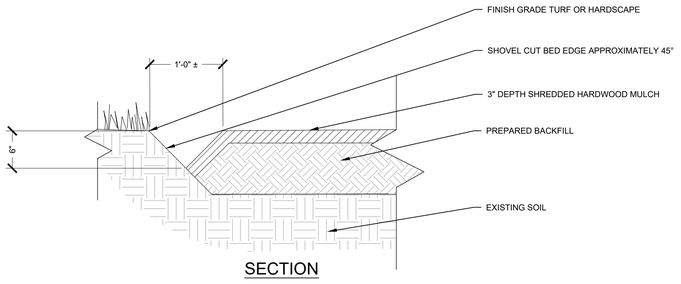
1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST OR AS SHOWN ON DRAWINGS. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



SECTION PLAN

4 PERENNIAL PLANTING

N.T.S.



SECTION

5 BED EDGE

N.T.S.

NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE TESTED AND AMENDED PER THE RECOMMENDATIONS OF THE AGRONOMICAL SOIL REPORT. CONTRACTOR SHALL OBTAIN AGRONOMICAL SOIL REPORT.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 847-849-0500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health®

LANDSCAPE NOTES & DETAILS

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
L3.0

CVS Health

1780 WALL STREET, MOUNT PROSPECT, IL 60056
CVS STORE NO. 99625
CVS MOUNT PROSPECT, IL, SPECIALTY

PROJECT INFORMATION

THIS BUILDING SHALL BE IN COMPLIANCE WITH THE FOLLOWING:

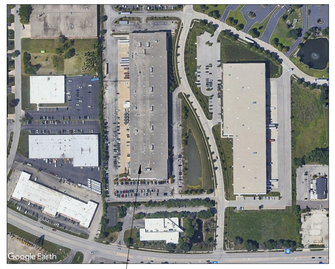
BUILDING CODE:	2021 ILLINOIS BUILDING CODE
EXISTING BUILDING CODE:	2021 ILLINOIS EXISTING BUILDING CODE
MECHANICAL CODE:	2021 ILLINOIS MECHANICAL CODE
PLUMBING CODE:	2018 ILLINOIS PLUMBING CODE
ELECTRICAL CODE:	2020 ILLINOIS ELECTRICAL CODE
ENERGY CODE:	ILLINOIS ENERGY CONSERVATION CODE
ACCESSIBILITY CODE:	2018 ILLINOIS ACCESSIBILITY CODE
FIRE CODE:	2019 ILLINOIS FIRE CODE
FIRE ALARM:	2019 ILLINOIS FIRE ALARM CODE
FIRE SPRINKLER:	2019 ILLINOIS FIRE SPRINKLER CODE

TEAM MEMBERS

LANDLORD REPRESENTATIVE:	**SENTINEL REAL ESTATE CORP.** 1251 AVENUE OF THE AMERICAS NEW YORK, NY 10020	DAVID WITTHULUM PHONE: (212) 408-8957
A/E PROJECT MANAGER:	**CVS HEALTH** 1 CVS DRIVE WOONSOCKET, RI 02895	BECKY SOUDER SENIOR PROJECT MANAGER ARCHITECTURE AND ENGINEERING PHONE: (774) 235-5902
SENIOR PROJECT MANGER:	**CVS HEALTH** 1 CVS DRIVE WOONSOCKET, RI 02895	ROD THOMAS SENIOR PROJECT CONSTRUCTION MANAGER PHONE: (708) 879-1687

ARCHITECT:	LIC. # - 184-007100 **GPD GROUP, INC.** 520 South Main Street, Suite 2531 Akron, OH 44311	MARK SALOPEK TEL: (330) 572-2100 FAX: (330) 572-2101 CONTACT: NATHAN CEBULA

LOCATION MAP



1780 WALL ST.
MOUNT PROSPECT, IL 60056

N

VICINITY MAP



1780 WALL ST.
MOUNT PROSPECT, IL 60056

N

ABBREVIATIONS

A

AB	ANCHORBOLT
A/C	AIR CONDITIONING
AC	ALTERNATING CURRENT
ACC	ACCESSIBLE
ACI	AMERICAN CONCRETE INSTITUTE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONS.
ALUM	ALUMINUM
AMP	AMPERE, AMPS
ARCH	ARCHITECT, ARCHITECTURAL
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS

B

BLDG	BUILDING
BM	BEAM
BOTT	BOTTOM
BTU	BRITISH THERMAL UNIT
BOF	BOTTOM OF FOOTING
BRG	BEARING

C

CF	CUBIC FEET
CD	CONDENSATE
CERTS	CERTIFICATES
CFM	CUBIC FEET PER MINUTE
CKT	CIRCUIT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR OR CLEARANCE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE, CONCENTRIC
CONT	CONTINUOUS, CONTINUATION
COORD	COORDINATE

C (CONTINUED)

CJ	CONTROL JOINT
CLR	CLEAR, CLEARANCE
CTR	CENTER
CV	CHECK VALVE
CW	COLD WATER

D

DBL	DOUBLE
DC	DIRECT CURRENT
DEG	DEGREES
DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM
DIA	DIAMETER
DIM	DIMENSION
DL	DEADLOAD
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DWGS	DRAWINGS

E

EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
ELEV	ELEVATION
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
ELEC	ELECTRICAL
EMBED	EMBEDMENT
EMP	EMPLOYEE
EMS	ENERGY MANAGEMENT SYSTEM
ENCL	ENCLOSURE
EOD	EDGE OF DECK
EQ	EQUAL
EQUIP	EQUIPMENT
EXGR	EXTERIOR GRADE
EXH	EXHAUST
EXP	EXPANSION
EXIST	EXISTING
EXT	EXTERNAL, EXTERIOR
EW	EACH WAY
EWC	ELECTRIC WATER COOLER

F

FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FCO	FLOOR CLEANOUT
FD	FIRE DAMPER, FLOOR DRAIN
FIN	FINISH (ED)
FIXT	FIXTURE
FDN	FOUNDATION
FLG	FLANGE
FTG	FOOTING
FF	FINISHED FLOOR
FLR	FLOOR
FR	FIRE-RETARDANT-TREATED MATERIALS
FRP	FIBERGLASS REINFORCED PANEL
FT	FOOT, FEET

G

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GB	GRADE BEAM
GWB	GYPSUM WALL BOARD
GAB	GRADED AGGREGATE BASE
GYP	GYPSUM WALL BOARD

H

HGT	HEIGHT
HORIZ	HORIZONTAL
HP	HORSEPOWER OR HIGH POINT
HTR	HEATER
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HDW	HARDWARE

I

ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INT	INTERIOR
IN	INCH, INCHES
INSUL	INSULATION

J

J-BOX	JUNCTION BOX
JT	JOINT
JST	JOIST

K

k	KIPS (1000 LBS)
kV	KILOVOLT
kVA	KILOVOLT-AMPS
kW	KILOWATT
kWH	KILOWATT-HOUR

L

LB	POUNDS
LF	LINEAR FOOT
LL	LIVE LOAD, LANDLORD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LP	LOW POINT
LTG	LIGHTING
LWC	LIGHT WEIGHT CONCRETE
L	LENGTH

M

MAX	MAXIMUM
MDP	MAIN DISTRIBUTION PANEL
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MO	MASONRY OPENING
MSB	MAIN SWITCHBOARD
MTD	MOUNTED

N

N/A	NOT APPLICABLE
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOC.
NF	NEAR FACE

N (CONTINUED)

NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE

O

OA	OUTSIDE AIR
OC	ON CENTER
OCC	OCCUPANTS
OF	OUTSIDE FACE
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

P

PAR	PARALLEL
PC	PIECE
PDU	POWER DISTRIBUTION UNIT
PH	PHASE
PL	PLATE
PLBG	PLUMBING
PNL	PANEL
PIV	POST INDICATOR VALVE
PSF	POUNDS PER SQUARE FOOT
PVC	POLYVINYL CHLORIDE
PWD	PLYWOOD

Q

QTY	QUANTITY

R

RA	RETURN AIR
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE:	REFERENCE, REFER
REINF	REINFORCING
REQD	REQUIRED
RO	ROUGH OPENING
RPM	REVOLUTIONS PER MINUTE
RTU	ROOFTOP UNIT

S

SCHED	SCHEDULED
SD	SMOKE DAMPER, STORM DRAIN
SECT	SECTION
S	SENSOR
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SHT MTL	SHEET METAL
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL, SANITARY SEWER
STD	STANDARD
STL	STEEL
STIFF	STIFFENER
STIR	STIRRUPS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SJ	SAW JOINT

T

T&B	TOP AND BOTTOM
T/FTG	TOP OF FOOTING
TEMP	TEMPERATURE
THICK	THICKNESS
THRESH	THRESHOLD
TO	TOP OF
TOJ	TOP OF JOIST
TOS	TOP OF STEEL

T (CONTINUED)

THRU	THROUGH
T	THERMOSTAT
TYP	TYPICAL
T	THICKNESS (STRUCT)
TS	TUBULAR STEEL (STRUCT)
TRS	TRUSS (STRUCT)

U

UL	UNDERWRITERS LABORATORIES, INC.
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY

V

V	VOLT
VA	VOLT-AMPERE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VRC	VERTICAL RECIPROCATING CONVEYOR
VTR	VENT THROUGH ROOF

W

W	WIDTH
W/	WITH
W/O	WITHOUT
WCO	WALL CLEANOUT
WC	WATER CLOSET
WD	WOOD
WL	WIND LOAD
WP	WEATHERPROOF
WO	WALL OPENING
WWF	WELDED WIRE FABRIC
WF	WIDE FLANGE (STRUCT)

X

XFMR	TRANSFORMER

Y

YD	YARD

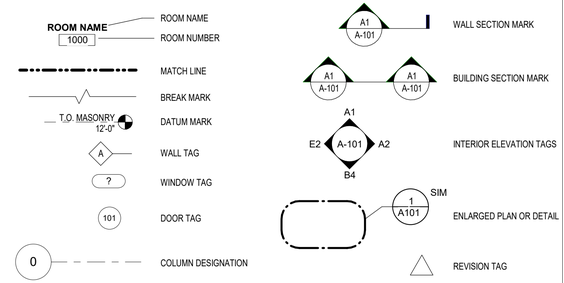
GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT THROUGH THE REQUEST FOR INFORMATION PROCESS.
2. THE CONTRACT DRAWINGS REFLECT INFORMATION GATHERED FROM EXISTING DRAWINGS AND FIELD SURVEY REVIEW. IF CONCEALED ITEMS HAVE BEEN INDICATED, THE LOCATIONS, QUANTITY AND QUALITY HAVE BEEN ASSUMED.
3. CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS, VERIFY THE SCOPE OF WORK REQUIRED, AND REFLECT THAT SCOPE OF WORK IN THEIR BIDS. DISCREPANCIES BETWEEN INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS AND EXISTING FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION THROUGH THE REQUEST FOR INFORMATION PROCESS PRIOR TO FINAL BIDS.
4. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PROVIDED IN THE CONTRACT DOCUMENTS. DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION THROUGH THE REQUEST FOR INFORMATION PROCESS
5. CONTRACTORS SHALL COORDINATE THE OTHER DISCIPLINE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING AND INSTALLATION OF OTHER DISCIPLINES WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND OTHER DISCIPLINES DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION THROUGH THE REQUEST FOR INFORMATION PROCESS, FOR IMMEDIATE CLARIFICATION.
6. CONTRACTORS SHALL CAREFULLY REVIEW THE COMPLETE CONSTRUCTION DOCUMENT SET. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE SET OF DOCUMENTS.
7. CONTRACTORS SHALL COORDINATE THE SIZE, LOCATIONS AND CHARACTERISTICS OF ALL EQUIPMENT TO BE FURNISHED WITH THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
8. CONTRACTORS SHALL FIELD VERIFY AND COORDINATE THE LOCATION AND REQUIREMENTS OF ALL OPENINGS REQUIRED FOR NEW EQUIPMENT PRIOR TO DEMOLITION WORK.
9. WHERE A CONFLICT ARISES, IN OR BETWEEN THE SPECIFICATIONS AND/OR DRAWINGS, THEN THE MORE EXPENSIVE LABOR, MATERIALS AND EQUIPMENT SHALL BE ASSUMED TO BE REQUIRED AND SHALL BE PROVIDED BY THE CONTRACTOR TO THE SATISFACTION OF THE TENANT.
10. WHEN WORK THAT IS NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE WORK THAT IS SPECIFICALLY CALLED OUT, IT SHALL BE PROVIDED BY THE CONTRACTOR WITH THE BEST MATERIALS AND WORKMANSHIP.
11. IN GENERAL, NEW MATERIALS AND MATERIALS FOR REPAIR CONDITIONS SHALL MATCH SIMILAR ITEMS IN QUALITY, DETAIL, PROFILE, AND FINISH AS THOSE ALREADY EXISTING IN THE WORK.
12. PROVIDE SUFFICIENT BLOCKING IN WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE THE WEIGHT OF THE ATTACHED ITEM OR EQUIPMENT IS TOO GREAT TO BE SUPPORTED BY THE WALL.
13. PATCH ALL WALLS, FLOORS, AND CEILINGS AND PROPERLY PREPARE ALL SURFACES FOR NEW FINISHES. COMPLY WITH SPECIFIED TOLERANCES FOR THE TYPE OF WORK BEING DONE. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND NEW FINISH RESTORATION ONTO ADJOINING RETAINED WORK IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING.
14. DEMOLITION & CONSTRUCTION SHALL BE SEQUENCED AND COORDINATED TO ENSURE THAT THE BUILDING BUSINESS OPERATIONS ARE MAINTAINED. COORDINATE ALL WORK WITH BUILDING MANAGEMENT AND THE CVS SPM PRIOR TO PROCEEDING.
15. ALL PRODUCTS USED IN CONSTRUCTION SHALL BE ASBESTOS FREE.
16. CONTRACTOR SHALL REFER TO OWNER PROVIDED EQUIPMENT CUT BOOK FOR EQUIPMENT FURNISHED BY OTHERS AND INSTALLED BY CONTRACTOR. INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE NOTED.

MECHANICAL/ELECTRICAL SUBCONTRACTOR REQUIREMENTS (FOR CVS APPROVAL)

1. CVS SHALL HAVE THE RIGHT TO APPROVE OR QUALIFY SUBCONTRACTORS.
2. THE GENERAL CONTRACTOR SHALL PROVIDE THE FOLLOWING SUBCONTRACTOR INFORMATION TO THE CVS SPM WITH BID PRICING.
   - A. PRIOR WORK EXPERIENCE IN THIS TYPE OF CONSTRUCTION.
   - B. PRIOR EXPERIENCE WITH CVS PROJECTS.
   - C. RESUME OF MECHANICAL PROJECT MANAGER AND SUPERINTENDENT.
   - D. RESUME OF ELECTRICAL PROJECT MANAGER AND SUPERINTENDENT.

SYMBOLS



DRAWING INDEX

00 - COVER SHEET	CS	TITLE SHEET
00 - PUD AMENDMENT		
	PUD-1	FLOOR PLAN
	PUD-2	ROOF PLAN
	PUD-3	EXTERIOR ELEVATIONS
	PUD-4	STREET VIEW STUDY
	PUD-5	SECTIONS
	PUD-6	SECTIONS

BULLETIN 6
BULLETIN 5
BULLETIN 4
BULLETIN 3
BULLETIN 2
BULLETIN 1
ADDENDUM A
ISSUED FOR SD

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:

PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

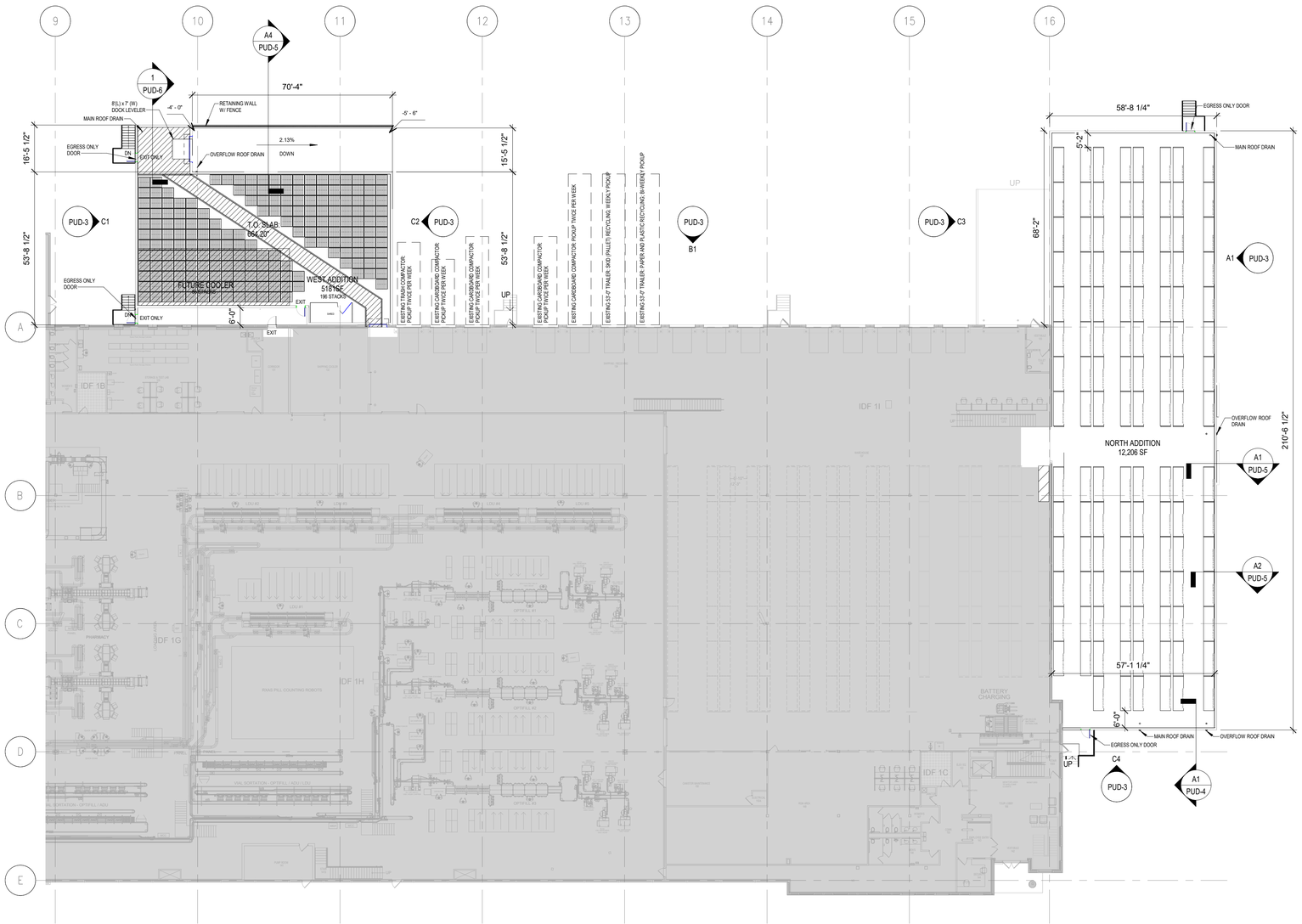
REVISIONS:

DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

TITLE SHEET

SHEET NUMBER: CS

COMMENTS:

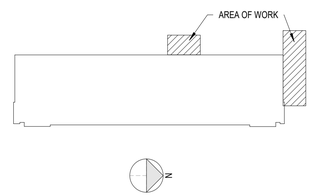


A1 FLOOR PLAN
3/64" = 1'-0"

LEGEND

- NO WORK IN THIS AREA
- WALLS/ ITEMS TO REMAIN
- EXISTING TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW PARTITION
- NEW CMU WALL
- NEW CONCRETE PANEL WALL
- NEW WORK
- NEW DOOR
- ALIGN ELEMENTS

KEY PLAN



CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
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REVISIONS:

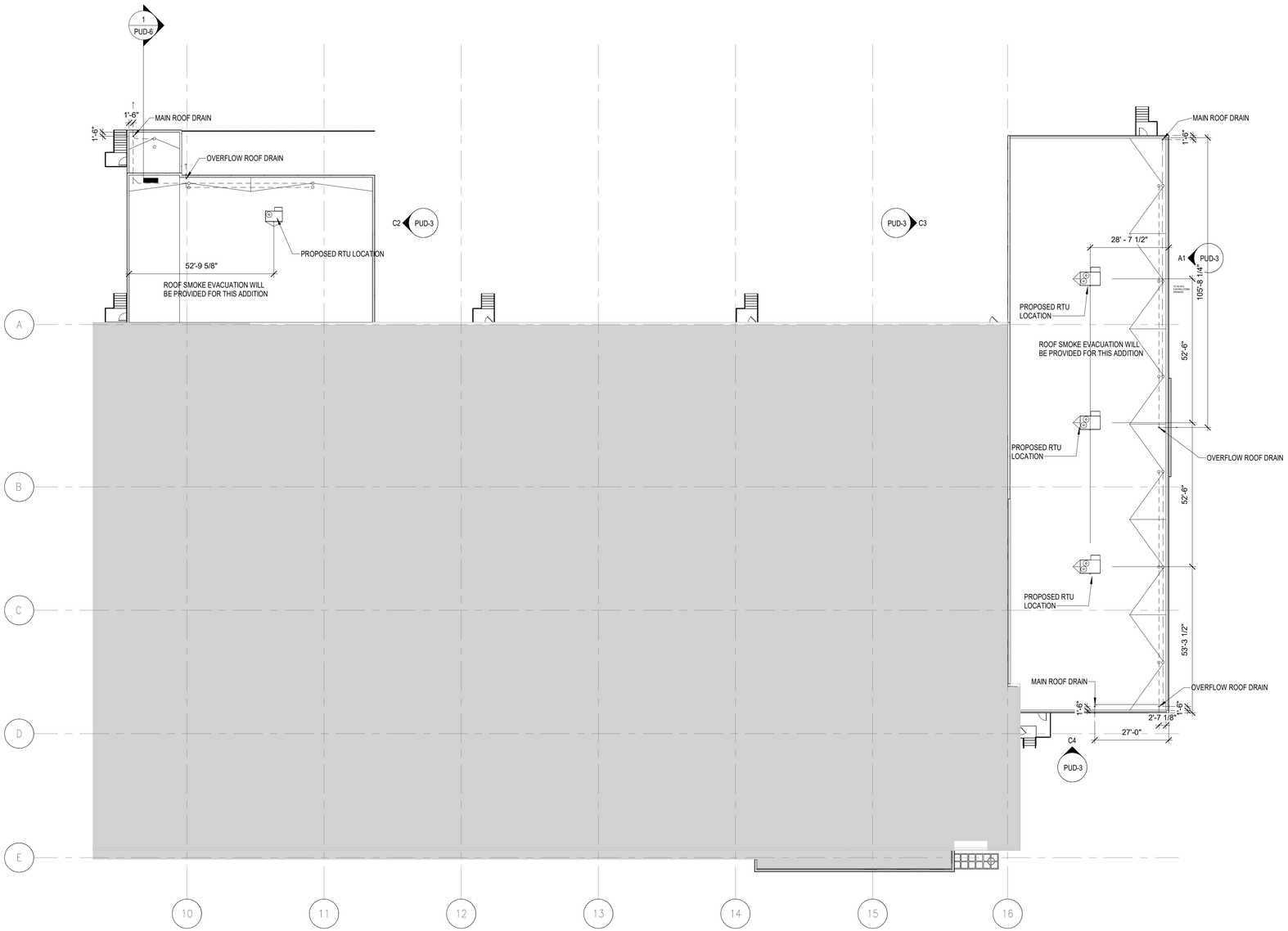
DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

FLOOR PLAN

SHEET NUMBER:

PUD-1

COMMENTS:

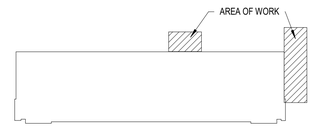


A1 ROOF PLAN
3/64" = 1'-0"

LEGEND

- NO WORK IN THIS AREA
- WALLS/ ITEMS TO REMAIN
- EXISTING TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW PARTITION
- NEW CMU WALL
- NEW CONCRETE PANEL WALL
- NEW WORK
- NEW DOOR
- A — ALIGN ELEMENTS

KEY PLAN



CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

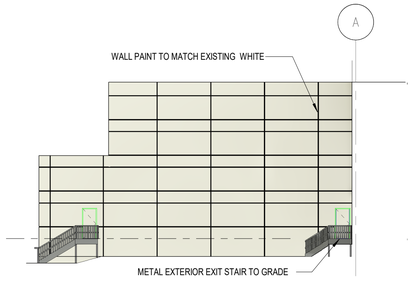
CONSULTANT:

DEVELOPER:

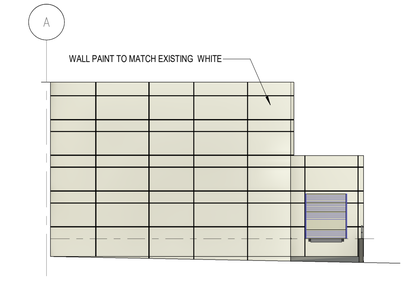
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REVISIONS:

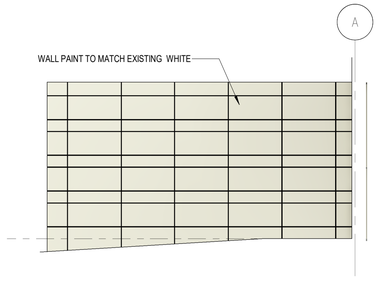
DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:
ROOF PLAN
SHEET NUMBER:
PUD-2
COMMENTS:



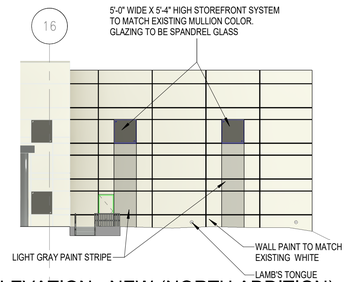
C1 SOUTH ELEVATION (WEST ADDITION)
1/16" = 1'-0"



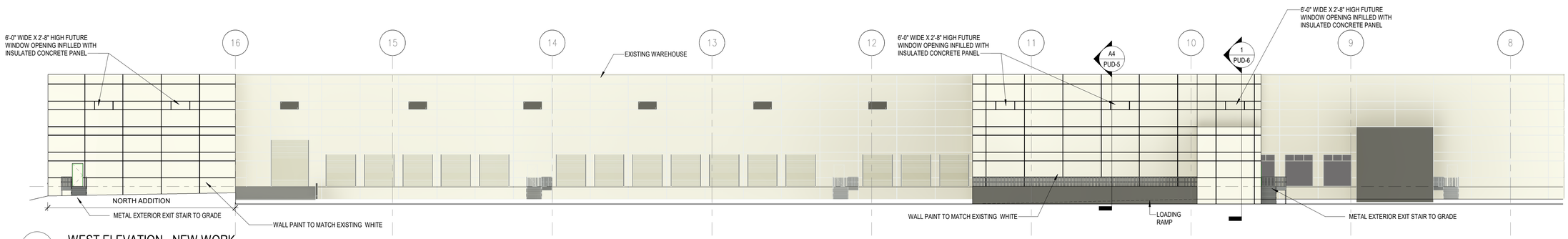
C2 NORTH ELEVATION (WEST ADDITION)
1/16" = 1'-0"



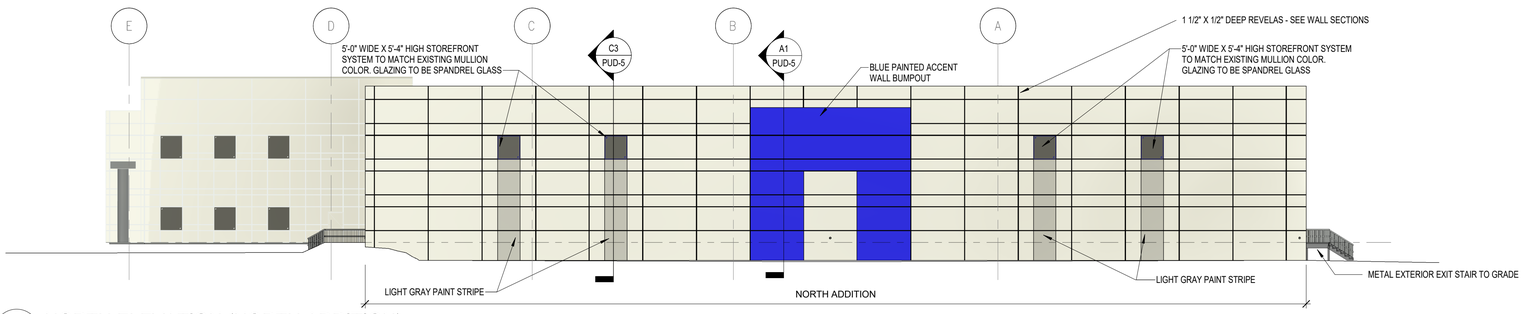
C3 SOUTH ELEVATION (NORTH ADDITION)
1/16" = 1'-0"



C4 EAST ELEVATION - NEW (NORTH ADDITION)
1/16" = 1'-0"



B1 WEST ELEVATION - NEW WORK
1/16" = 1'-0"



A1 NORTH ELEVATION (NORTH ADDITION)
1/16" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

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330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:

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REVISIONS:

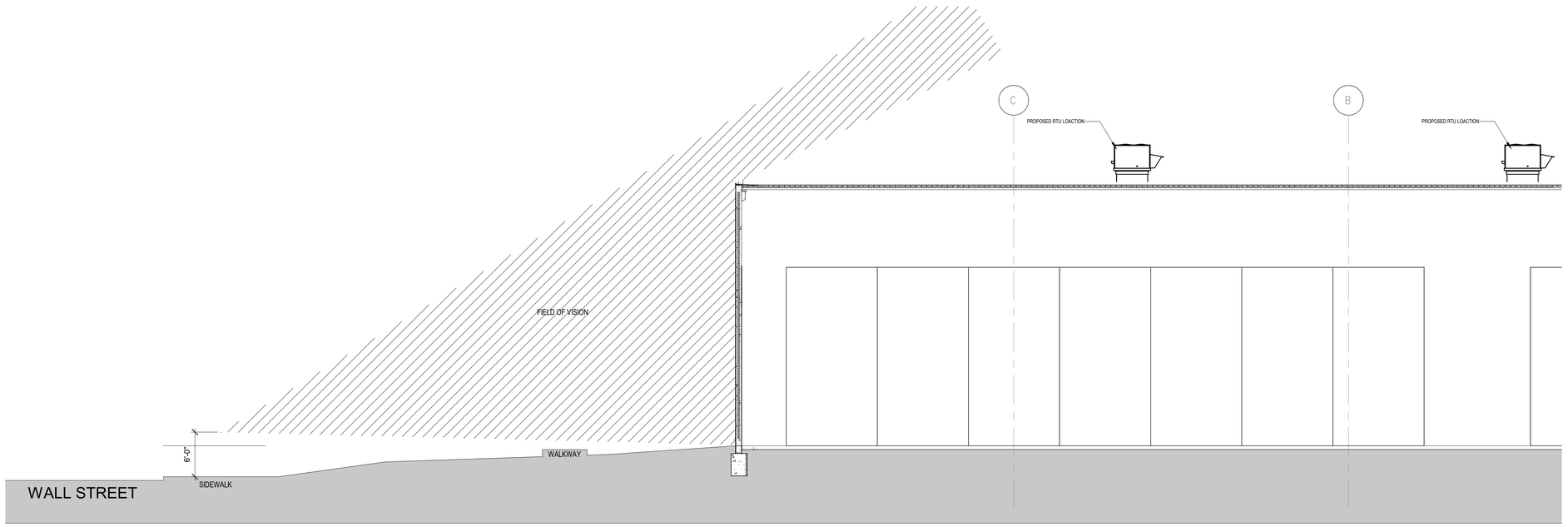
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DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

PUD-3

COMMENTS:



A1 STREET VIEW
1/8" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

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330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:
PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

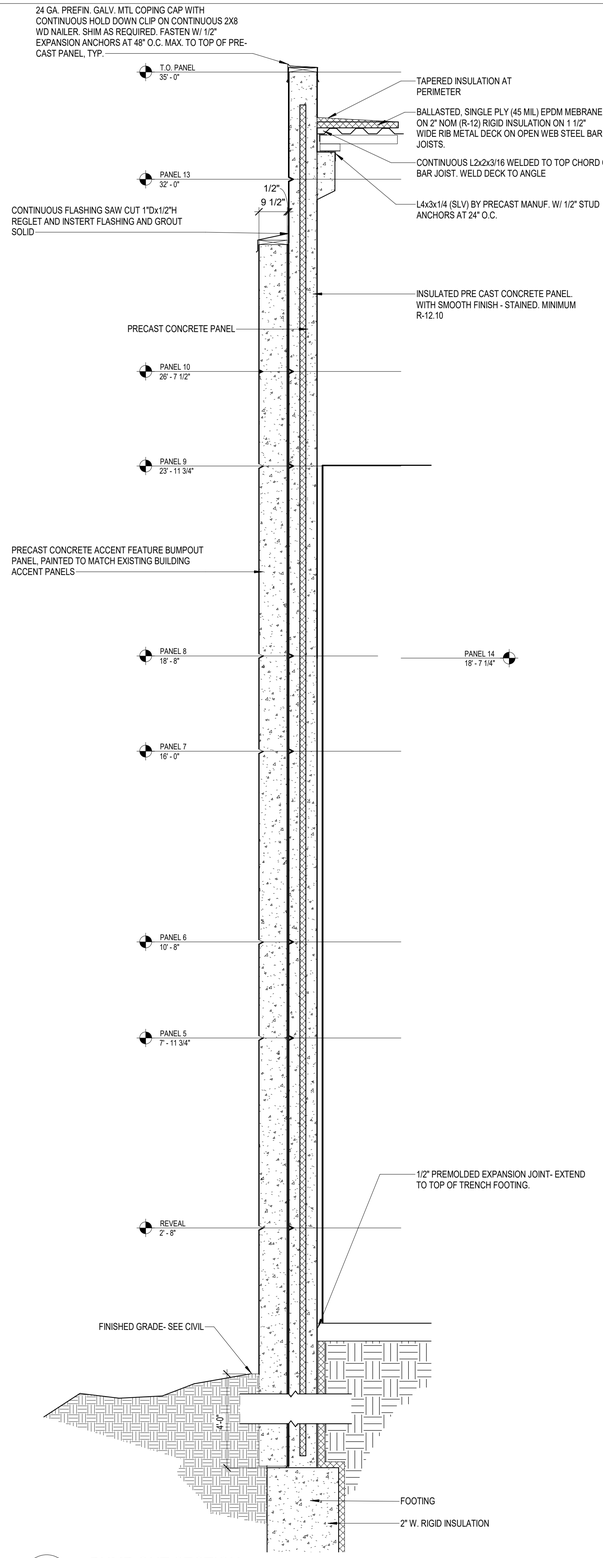
REVISIONS:

DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

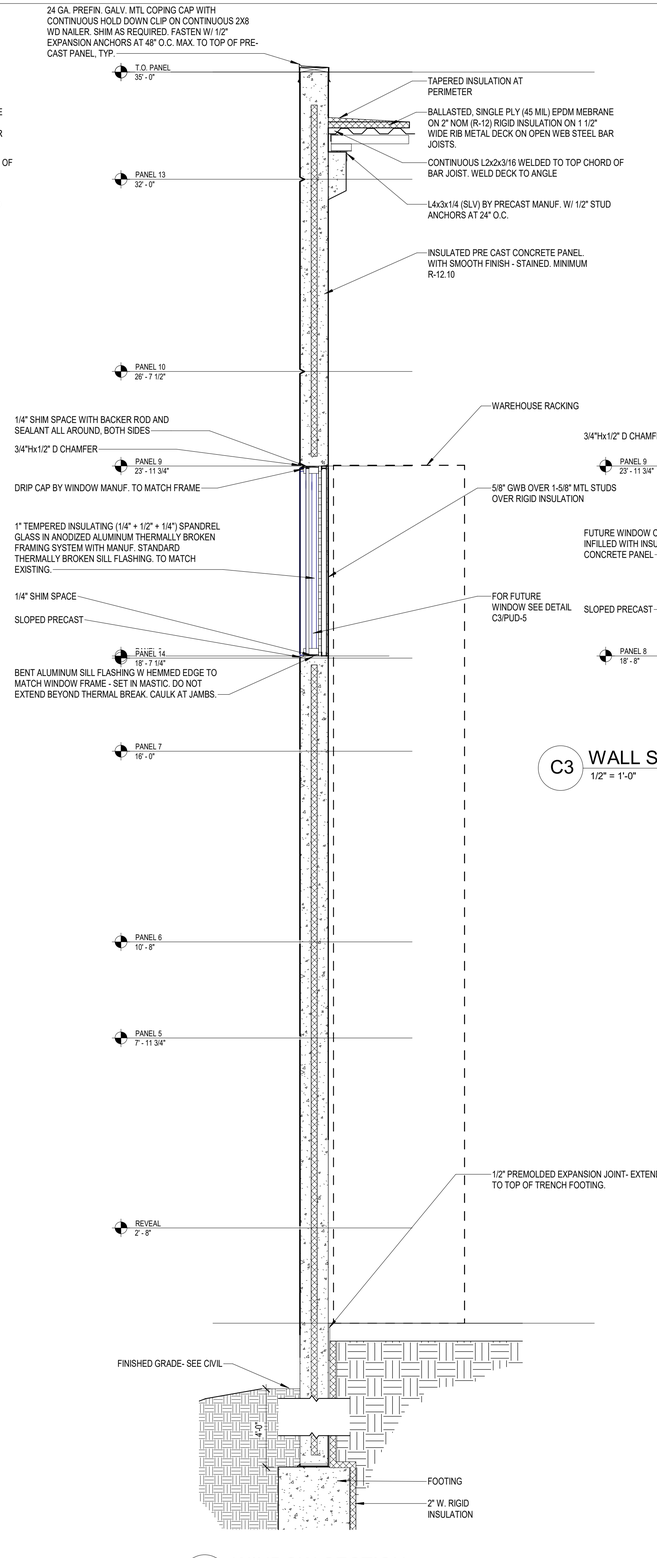
STREET VIEW STUDY

SHEET NUMBER:
PUD-4

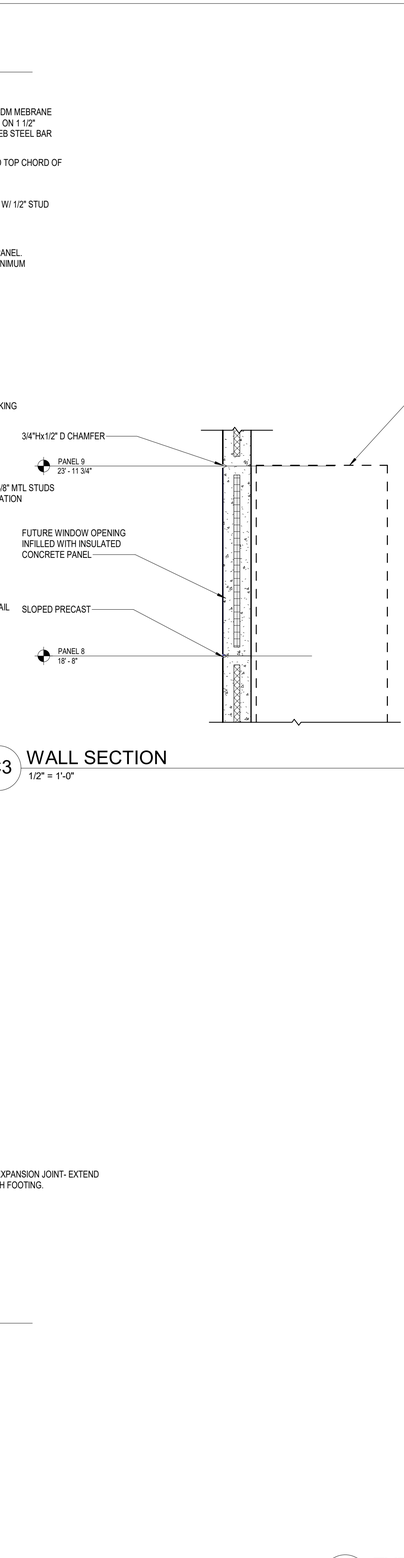
COMMENTS:



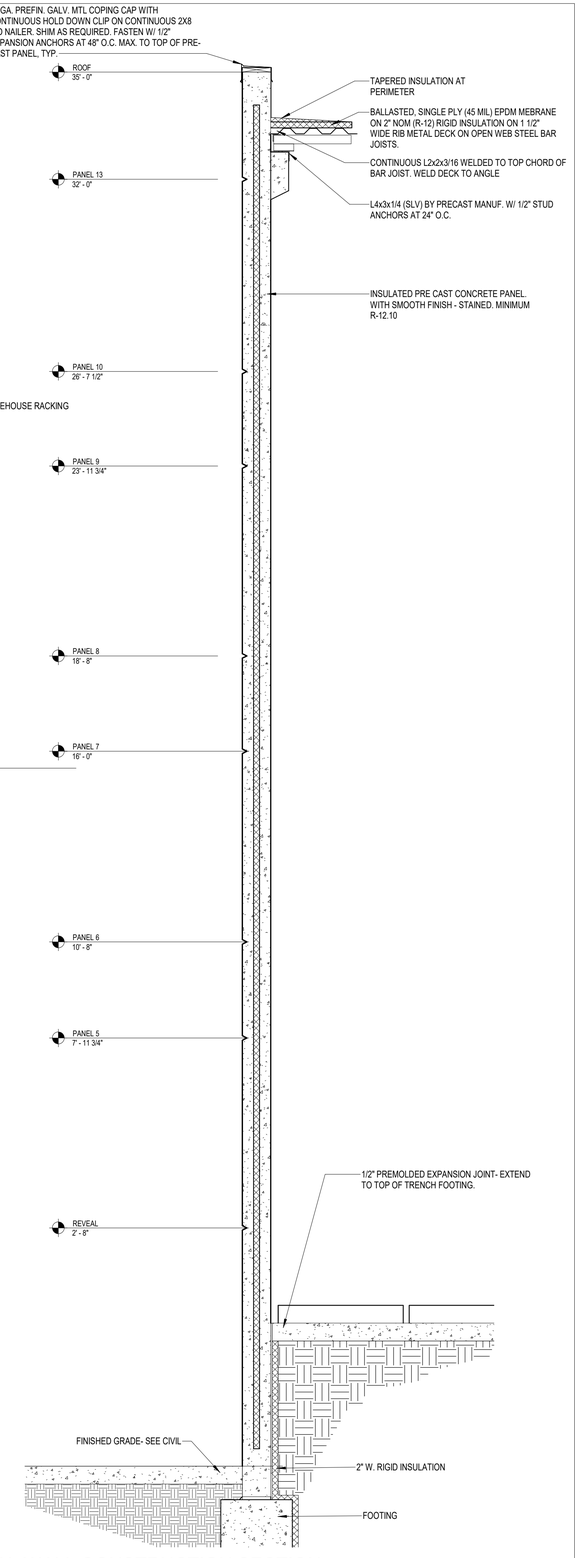
A1 BUMP OUT SECTION
1/2" = 1'-0"



A2 WINDOW SECTION
1/2" = 1'-0"



C3 WALL SECTION
1/2" = 1'-0"



A4 TYPICAL WALL CONSTRUCTION SECTION
1/2" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

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DEVELOPER:

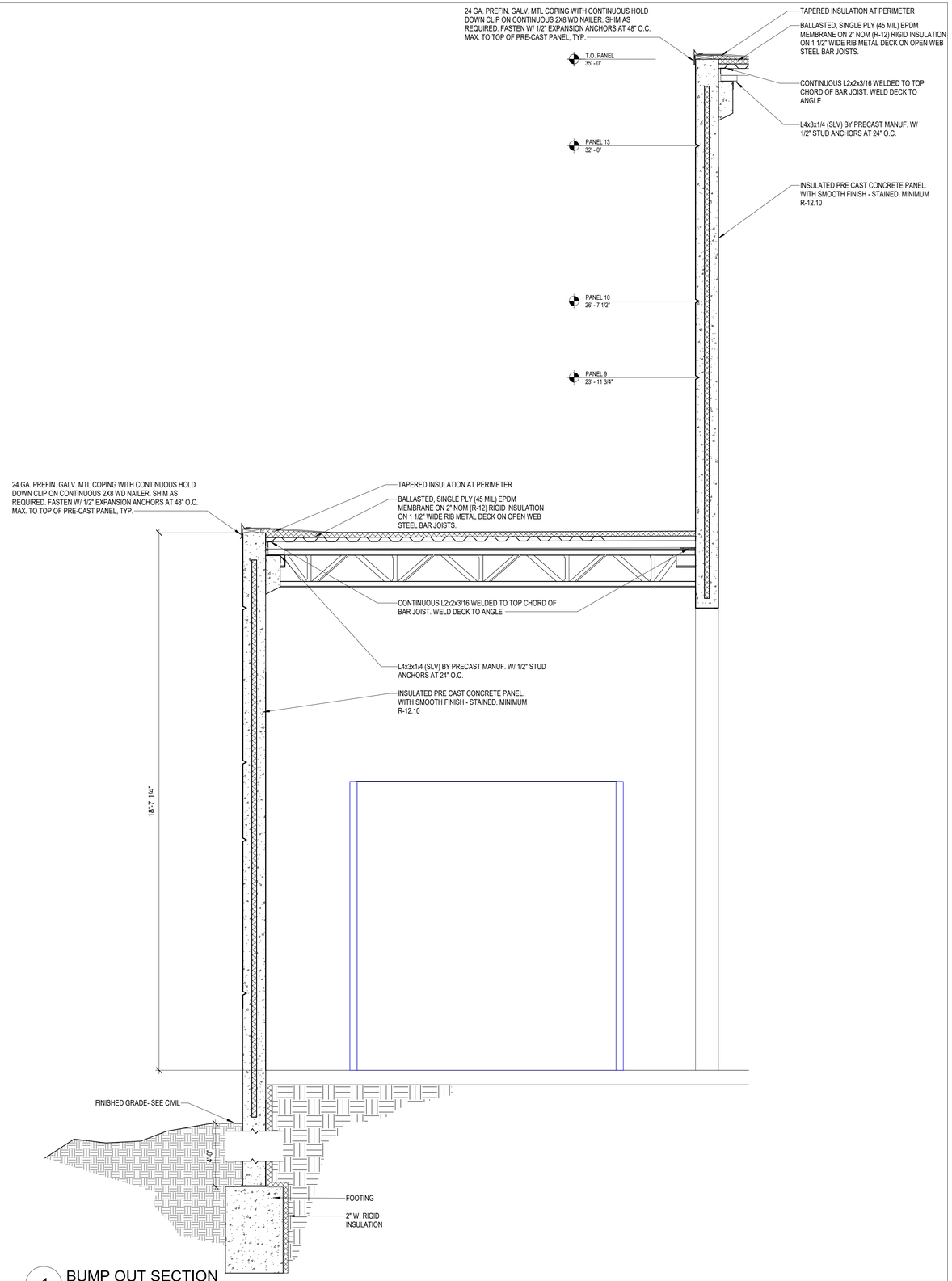
SEAL:
PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

REVISIONS:

DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

SECTIONS
SHEET NUMBER:
PUD-5

COMMENTS:



1 BUMP OUT SECTION
1/2" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:
PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

REVISIONS:

DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

SECTIONS

SHEET NUMBER:
PUD-6

COMMENTS:

Kimley»Horn

DRAINAGE REPORT

To: Chuck Lindelof, P.E. & Matt Lawrie, P.E.
Village of Mount Prospect

From: Thomas J. Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/08/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056



Date of Expiration: 11-30-25

Introduction

Kimley-Horn and Associates, Inc., serves as the engineering consultant for CVS Pharmacy, Inc. They are proposing to construct two building additions totaling approximately 17,600 SF to an existing CVS Pharmacy warehouse located at 1780 Wall Street in Mount Prospect, IL. The sitework includes demolition, grading, and paving installation within the 10.59-acre site. The limits of redevelopment area are shown in the Existing Impervious Area Exhibit and the Proposed Impervious Area Exhibit, which are included as attachments to this report. The redevelopment area of 0.73 acres was considered for stormwater calculations. This redevelopment area does not include the maintenance area, which is where we are maintaining the same use (i.e. replacing a parking lot with a parking lot) and drainage patterns. Per a pre-application meeting with the Metropolitan Water Reclamation District (MWRD) on July 18, 2024, maintenance areas are deemed “unqualified” and do not need to be included in detention or volume control calculations.

The site stormwater management practices will be designed to meet the Village of Mount Prospect and MWRD ordinances.

Existing Conditions

The site currently consists of an existing CVS warehouse, with associated parking and utilities. The site is bound by a private access road to the north, Wall Street to the east, and I-1 Limited Industrial properties to the south and west. As shown in the Existing Impervious Area Exhibit, the existing redevelopment area consists of 0.51 acres of impervious area and 0.22 acres of pervious area.

Per the National Wetlands Inventory Map, there is a Freshwater Emergent Wetland at the northeast corner of the site. However, we do not find the map to be accurate because the site is a previously developed industrial park with a functioning drainage system. Additionally, the emergent wetland is shown to overlap the existing access road, which is not feasible. Per the FEMA Flood Insurance Rate Map, Map Number 17031C0212J effective August 19, 2008, the site is located in Zone X which is defined by FEMA as an “area determined to be outside the 0.2% annual chance floodplain”.

Storm inlets and sewer throughout the site currently convey runoff to an existing detention basin at the southeast corner of the site. The existing detention basin outfalls to storm infrastructure within Wall Street. The storm sewer is ultimately tributary to Higgins Creek.

The site is part of the Lake Center Plaza development, which provides detention originally permitted under MWRDGC Permit 07-288 for a detention service area of 10.55 acres. MWRDGC Permit 07-288 required 2.18 ac-ft of detention storage and provided 2.67 ac-ft of detention storage within the existing detention basin. The proposed HWL was 658.10. The existing detention basin utilizes a 6" sharp-edge restrictor to provide a release rate of 2.01 cfs.

As shown in the MWRD WMO Calculations (Exhibit 7), in the Modified Rational Method: TP-40 Rainfall Data spreadsheet, when using a runoff coefficient of 0.82 as defined by MWRDGC Permit 07-288, the proposed redevelopment area requires 0.152 ac-ft of detention in the existing condition.

Proposed Conditions

The existing storm sewer infrastructure onsite will remain in place to preserve the existing drainage patterns. Stormwater runoff in the proposed parking lot and northern building addition roof will be conveyed to permeable pavers to promote infiltration into the underlying soils. Any runoff that is not infiltrated into the soils will drain to nearby existing manholes via perforated underdrains. The runoff from the existing manholes will maintain drainage to the existing detention basin at the southeast corner of the site.

As shown in the attached Proposed Impervious Area Exhibit, the proposed redevelopment area consists of 0.49 acres of impervious area and 0.24 acres of pervious area. We do not anticipate any adverse impacts to the existing storm sewer infrastructure, and can reasonably assume that it is sized adequately since there are no know drainage issues. Impervious area is being reduced when comparing existing to proposed conditions.

The MWRD WMO requires one inch of stormwater runoff from all impervious surfaces of the development to be treated using volume control practices. The volume control required for this site is calculated below.

$$Volume\ Control\ Required = 1\ in * \frac{1\ ft}{12\ in} * 0.49\ acres = 0.041 \text{ ac-ft}$$

The required volume control will be achieved via permeable pavers. Volume control provided in the permeable pavers is 0.041 ac-ft.

The redevelopment is tributary to an SPO existing detention facility, permitted under MWRDGC Permit 07-288. As shown in the MWRD WMO Calculations, in the Modified Rational Method: Bulletin 75 Rainfall Data spreadsheet, when using the proposed runoff coefficient of 0.75 and release rate for the 0.73-acre redevelopment of 0.190 cfs/ac, or actual release rate of 0.139 cfs, the proposed development requires 0.225 ac-ft of detention in the proposed condition using Bulletin 75 rainfall data. The incremental detention volume required between the proposed required detention volume for the redevelopment (0.225 ac-ft) and the existing required detention volume for the redevelopment (0.152

ac-ft) is 0.073 ac-ft. 0.041 ac-ft of detention storage will be provided within the retention-based practice – the permeable pavers – as allotted in Item 8E of the MWRD Schedule D Legacy permit. Therefore, the total detention required for the redevelopment is 0.032 ac-ft.

The total verified storage provided within the existing basin is 2.55 ac-ft. Because 2.18 ac-ft of detention storage was required under MWRDGC Permit 07-288, the existing basin has 0.37 ac-ft of surplus detention storage that can be utilized. Therefore, the required detention volume (0.032 ac-ft) can be accommodated within the existing basin, and no additional detention is required on site.

In the existing condition, the emergency overflow route for the west portion of the site is routed south and to the east, and travels to the existing basin. The emergency overflow route for the northeast portion of the site is routed north through the existing driveway and is presumed to be captured by an inlet in the private access road which routes to the existing basin. Overflow from the existing basin will exit the basin's overflow spillway and flow to Wall Street. The proposed conditions will maintain existing emergency overflow routes. We do not anticipate any adverse impacts to the existing emergency overflow route, and can reasonably assume that it will operate adequately. The 100-year peak design runoff rate decreases in the proposed condition because impervious area is being reduced when comparing existing to proposed conditions.

Attachments

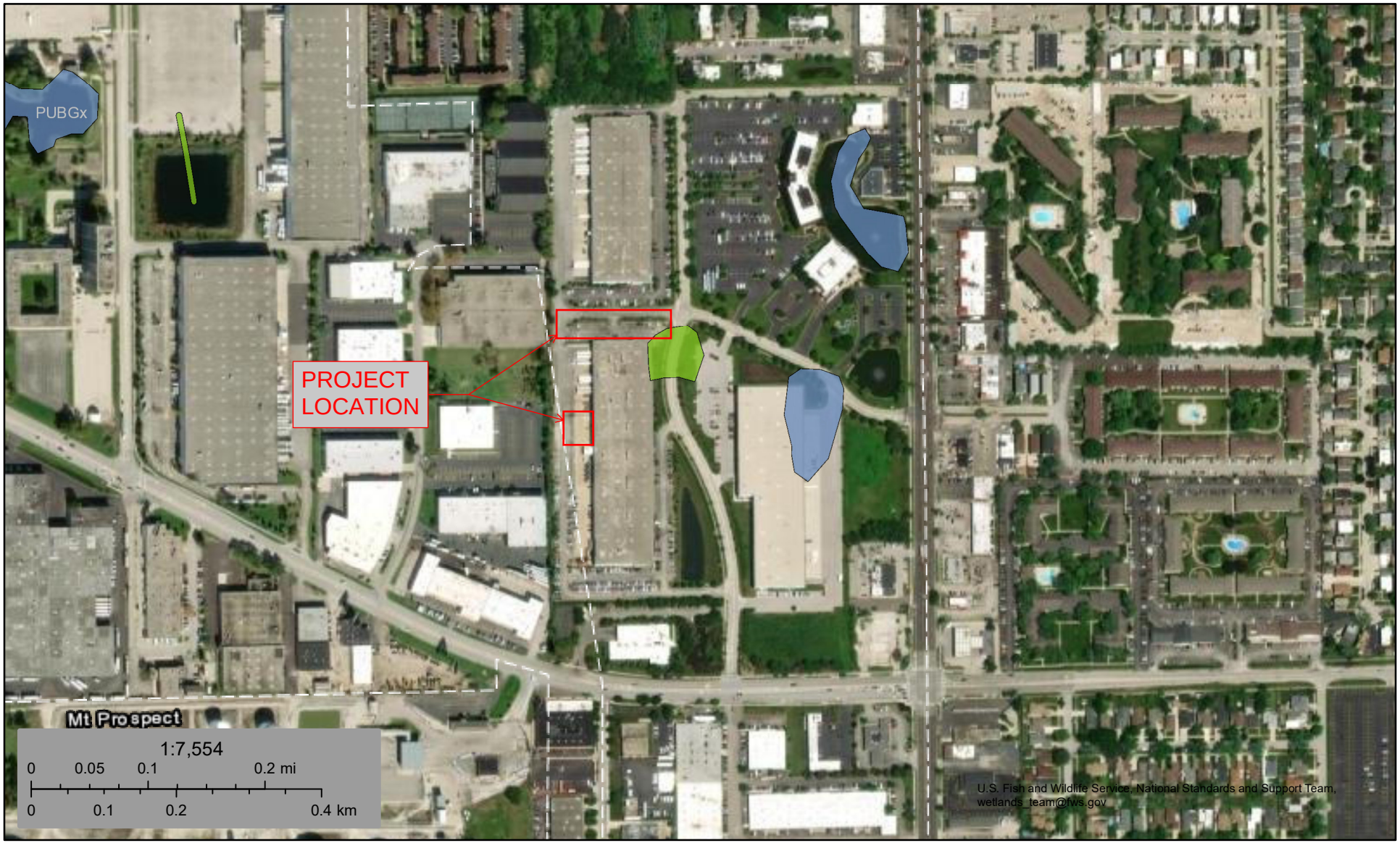
- Exhibit 1 - National Wetlands Inventory Map
- Exhibit 2 - FEMA Firmette
- Exhibit 3 - NRCS Soils Map
- Exhibit 4 - USGS Topographic Map
- Exhibit 5 - Existing Impervious Area Exhibit
- Exhibit 6 - Proposed Impervious Area Exhibit
- Exhibit 7 - MWRD WMO Calculations
- Exhibit 8 - MWRD Permeable Paver Calculations
- Exhibit 9 – Verified Existing Detention Storage

Exhibit 1 – National Wetlands Inventory Map

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



July 2, 2024

Wetlands

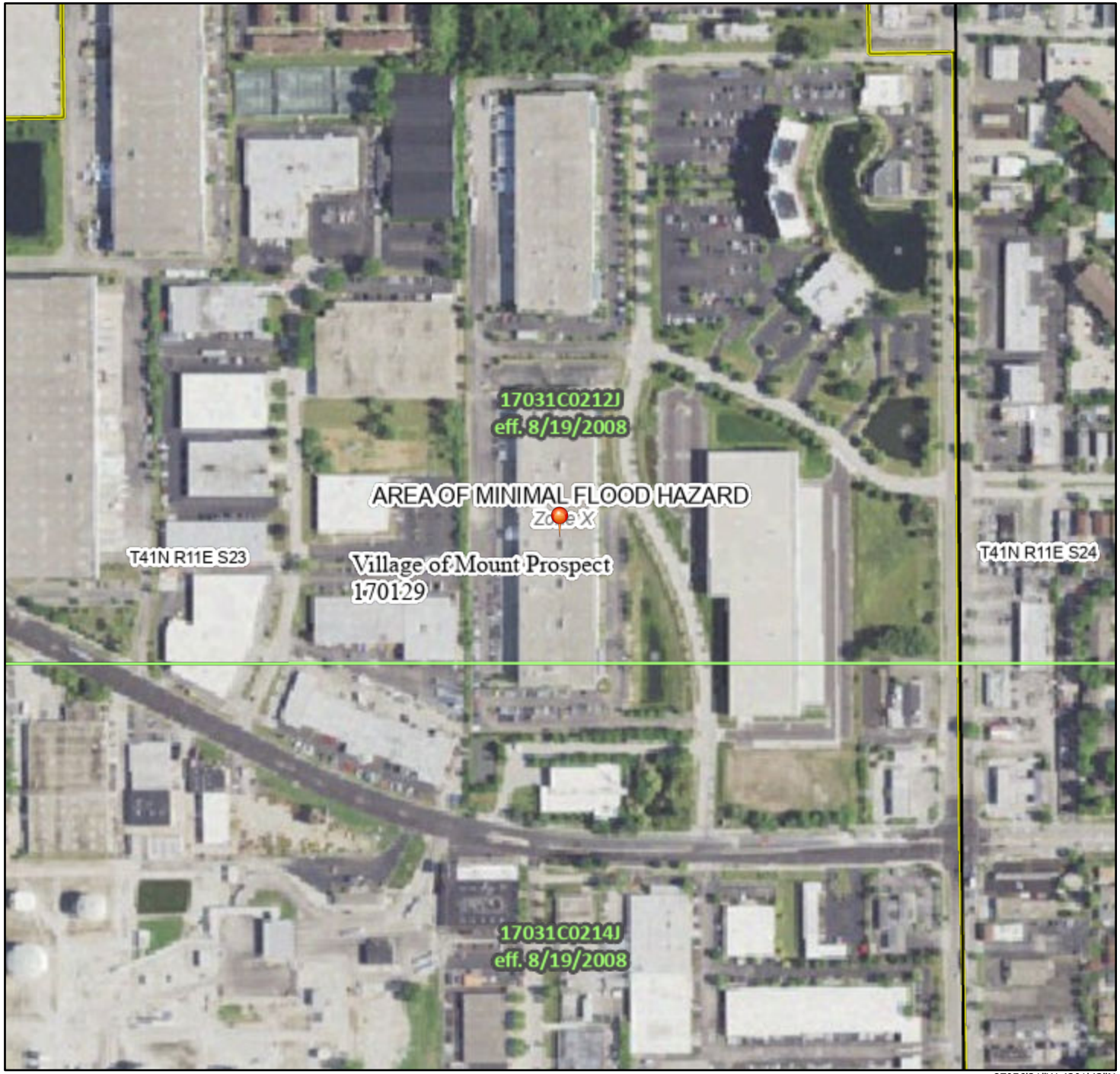
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Exhibit 2 – FEMA Firmette

National Flood Hazard Layer FIRMette

87°56'58"W 42°2'9"N



87°56'21"W 42°1'42"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

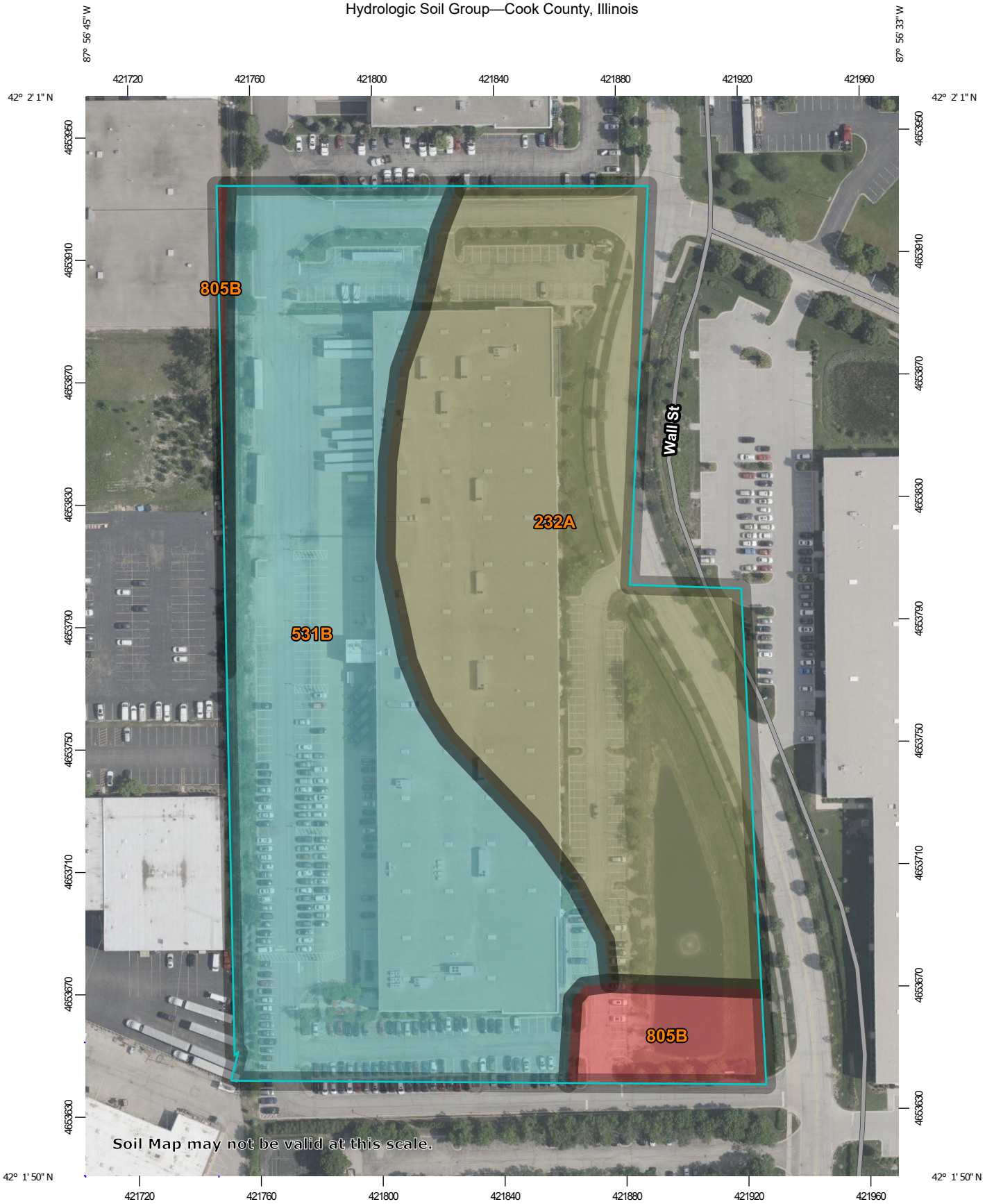
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/2/2024 at 9:20 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit 3 – NRCS Soils Map



Map Scale: 1:1,720 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Illinois
Survey Area Data: Version 17, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
232A	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	5.2	45.4%
531B	Markham silt loam, 2 to 4 percent slopes	C	5.6	49.7%
805B	Orthents, clayey, undulating	D	0.6	4.9%
Totals for Area of Interest			**11.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

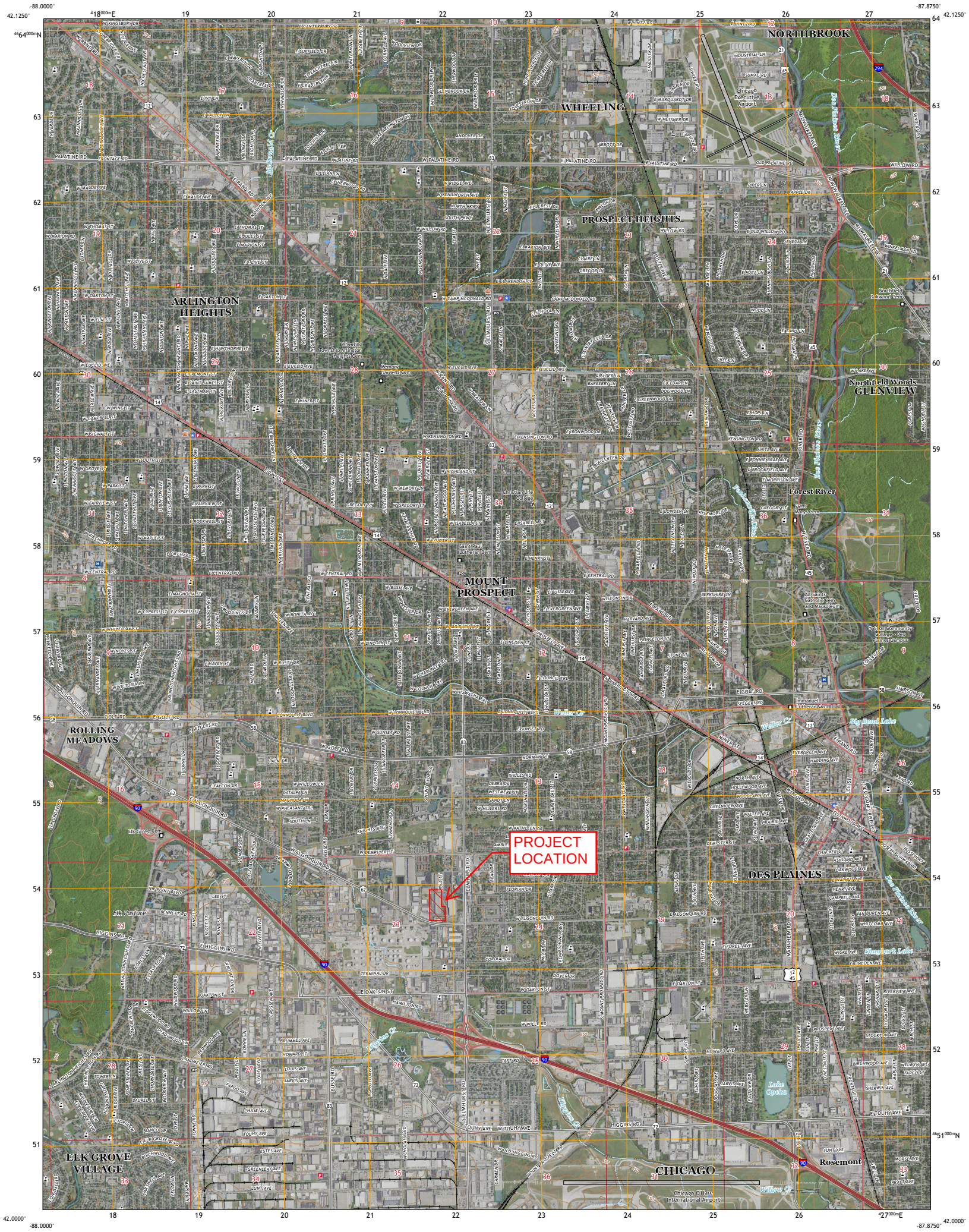
Tie-break Rule: Higher

Exhibit 4 – USGS Topographic Map

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

ARLINGTON HEIGHTS QUADRANGLE
ILLINOIS - COOK COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 16T
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, August 2019 - September 2019
Roads.....U.S. Census Bureau, 2017
Names.....GNIS, 1980 - 2020
Hydrography.....National Hydrography Dataset, 2002 - 2020
Contours.....National Elevation Dataset, 2003
Boundaries.....Multiple sources; see metadata file 2018 - 2019
Public Land Survey System.....BLM, 2020
Wetlands.....FWS National Wetlands Inventory Not Available

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
MN GN
3°43'
66 MILS
0°38'
11 MILS

U.S. National Grid
100,000-m Square ID
DM
Grid Zone Designation 16T

SCALE 1:24 000
KILOMETERS 1 0.5 0 1 2
METERS 1000 500 0 1000 2000
MILES 1 0.5 0 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

ILLINOIS
QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 Lake Zurich
2 Wheeling
3 Highland Park
4 Palatine
5 Park Ridge
6 Lombard
7 Elmhurst
8 River Forest

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

ARLINGTON HEIGHTS, IL
2021

NSN 7643014634215
NGA REF NO. USGSX24K1462

Exhibit 5 – Existing Impervious Area Map

316,766 SQ. FT. ±
(7.272 ACRES ±)

FFE: 664.20'

ABOVE GRADE

88.7'

16.1'

GUARD SHACK TO REMAIN. THIS AREA WILL NOT BE INCLUDED IN THE LIMITS OF REDEVELOPMENT OR THE MAINTENANCE AREA.

SHED

BUILDING HEIGHT: 37.49' ABOVE GRADE

METAL STAIRS WITH HANDRAILS

ROCK WALL (TYP.)

WALL ST

33'

METAL STAIRS WITH HANDRAILS

TWO STORY MASONRY BUILDING
148,594 SQ. FT. ±
(EXTERIOR FOOTPRINT AT GRADE)
FFE: 664.20

LOT 1
LAKE CENTER PLAZA
RESUBDIVISION
(DOC. NO. 0819145106)

461,278 SQ. FT. ±
(10.590 ACRES ±)

METAL STAIRS WITH HANDRAILS

METAL STAIRS WITH HANDRAILS

METAL STAIRS WITH HANDRAILS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LAND COVER LEGEND

REDEVELOPMENT IMPERVIOUS AREA
AREA = 22,103 SF (0.51 AC)

REDEVELOPMENT PERVIOUS AREA
AREA = 9,603 SF (0.22 AC)

TOTAL REDEVELOPMENT AREA
(NOT INCLUDING MAINTENANCE AREA)
AREA = 31,706 (0.73 AC)

MAINTENANCE AREA
(UNQUALIFIED DEVELOPMENT AREA)
AREA = 9,061 SF (0.21 AC)

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JRS
DRAWN BY: JRS
CHECKED BY: TJS

cvs Health®

EXISTING IMPERVIOUS AREA EXHIBIT

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE:
07/26/2024

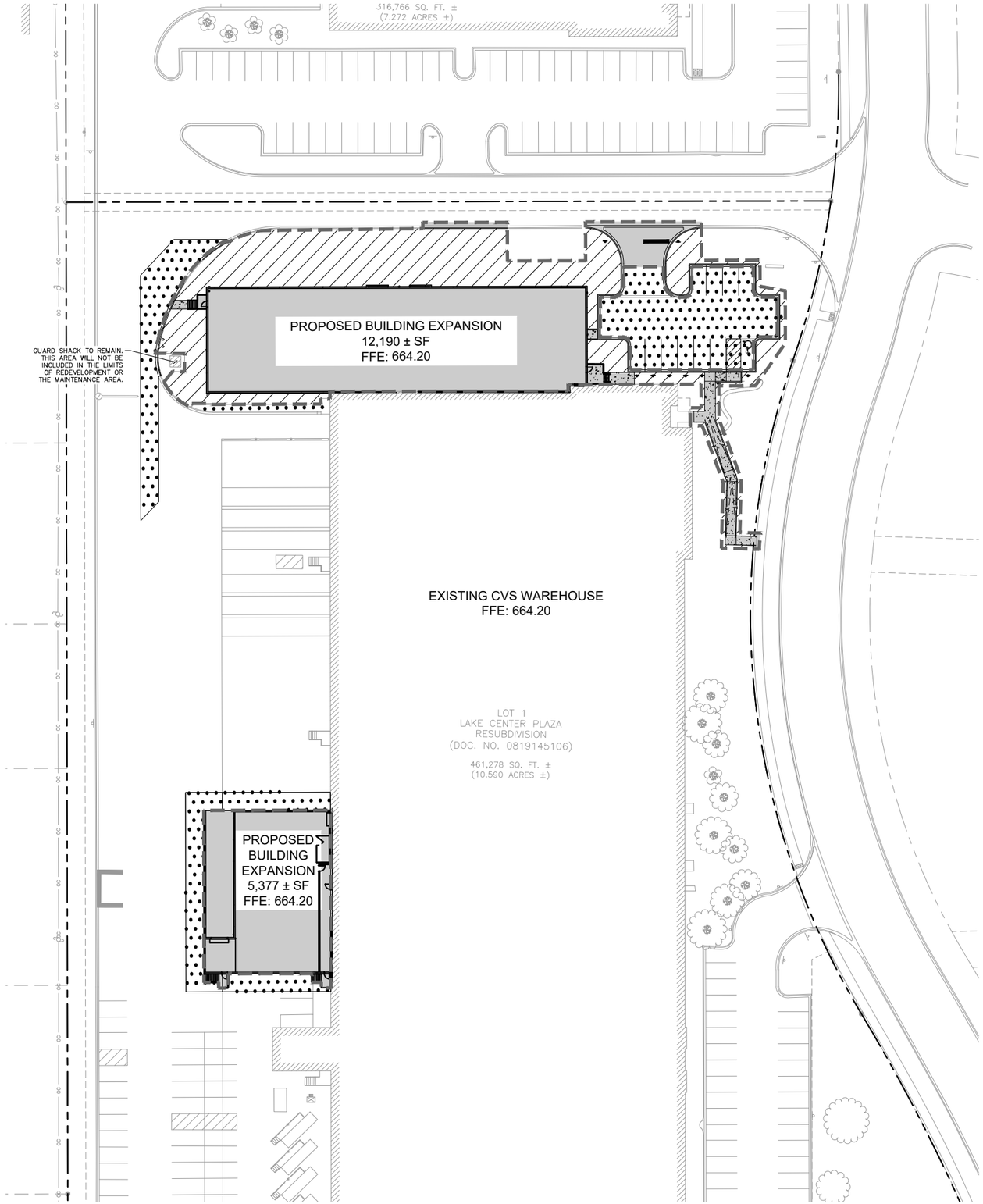
KHA PROJECT NO.
268465001

SHEET NUMBER

1 OF 1

Drawing name: K:\CHS_LDEV\268465001_CVS_Mount Prospect_IL\2 Design\2CAD\Exhibits\Existing Pervious Impervious Exhibit.dwg Layout: Aug 07, 2024, 12:11pm by Juliette.Stresser
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Exhibit 6 – Proposed Impervious Area Map



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LAND COVER LEGEND

- REDEVELOPMENT IMPERVIOUS AREA
  AREA = 21,501 SF (0.49 AC)
- REDEVELOPMENT PERVIOUS AREA
  AREA = 10,311 SF (0.24 AC)
- TOTAL REDEVELOPMENT AREA
  (NOT INCLUDING MAINTENANCE AREA)
  AREA = 31,812 SF (0.73 AC)
- MAINTENANCE AREA
  AREA = 9,061 SF (0.21 AC)

No.	REVISIONS	DATE	BY

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JRS
DRAWN BY: JRS
CHECKED BY: TJS

cvs Health®

PROPOSED IMPERVIOUS AREA EXHIBIT

CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
1 OF 1

Drawing name: K:\CHS_LREV\268465001_CVS_Mount Prospect_IL\2 Design\CAD\Exhibits\Proposed Pervious Impervious Exhibit.dwg Layout1 Aug 07, 2024 12:03pm by Juliette.Stroesser
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Exhibit 7 – MWRD WMO Calculations

COMPOSITE RUNOFF CURVE NUMBER (*CN*)

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Imperivous Area	D	98	0.49	48.02
Pervious Area	D	80	0.24	19.20
TOTALS:			0.73	67.22

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{67.22}{0.73} \rightarrow \text{Composite CN} = 92.08$$

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER (CN_{ADJ})

PROJECT: CVS Mount Prospect, IL | PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 | DATE: 8/8/2024

DEVELOPMENT INFORMTION

1.	Area Detained, *A*	0.730	acres
2.	Total Impervious Area	0.490	acres
3.	Composite CN	92.08	
4.	Volume Control Storage Provided, VC_P	0.041	ac-ft
5.	Depth of Rainfall, *P*	8.57	inches

RUNOFF VOLUME (NRCS EQUATIONS)

6.	Maximum Retention, *S*	$S = \frac{1000}{CN} - 10$	0.86	inches
7.	Runoff Depth, Q_D	$Q_D = \frac{(P - 0.2S)^2}{(P + 0.8S)}$	7.62	inches
8.	Runoff Volume, V_R	$V_R = Q_D A \left(\frac{1}{12\frac{in}{ft}}\right)$	0.46	ac-ft

VOLUME CONTROL STORAGE

9.	Volume Control Storage Required, VC_R	0.041	ac-ft
10.	Additional Volume Control Storage Provided	0.000	ac-ft

ADJUSTED RUNOFF VOLUME

11.	Adjusted Runoff Volume, V_{ADJ}	$V_{ADJ} = V_R - VC_P$	0.422	ac-ft
12.	Adjusted Runoff Depth, Q_{ADJ}		6.94	inches
13.	Adjusted Maximum Retention, S_{ADJ}		1.56	inches

ADJUSTED COMPOSITE RUNOFF CURVE NUMBER

14.	Adjusted Runoff Curve Number, CN_{ADJ}	86.49	

COMPOSITE RUNOFF COEFFICIENT (*C*)

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

TYPE OF AREA (SELECT WITH DROP-DOWN)

X DETAINED AREA

UNRESTRICTED AREA

UPSTREAM AREA

MAJOR STORMWATER SYSTEM

OTHER:

CONDITION (SELECT WITH DROP-DOWN)

X PROPOSED CONDITION

EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious Area	0.90	0.49	0.44
Pervious Area	0.45	0.24	0.11
TOTALS:		0.73	0.55

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{0.55}{0.73} \rightarrow \text{Composite C} = 0.75$$

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.730	acres
2. Runoff Coefficient	0.820	
3. Actual Release Rate	0.139	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.152	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
10 min	7.60	4.55	4.41	0.061	
20 min	5.50	3.29	3.15	0.087	
30 min	4.40	2.63	2.50	0.103	
40 min	3.70	2.21	2.08	0.114	
50 min	3.20	1.92	1.78	0.122	
1 hr	2.80	1.68	1.54	0.127	
1.5 hr	2.10	1.26	1.12	0.139	
2 hr	1.70	1.02	0.88	0.145	
3 hr	1.20	0.72	0.58	0.144	
4 hr	1.00	0.60	0.46	0.152	←
5 hr	0.84	0.50	0.36	0.150	
6 hr	0.73	0.44	0.30	0.148	
7 hr	0.65	0.39	0.25	0.145	
8 hr	0.58	0.35	0.21	0.138	
9 hr	0.53	0.32	0.18	0.133	
10 hr	0.49	0.29	0.15	0.128	
11 hr	0.46	0.28	0.14	0.124	
12 hr	0.43	0.26	0.12	0.118	
13 hr	0.40	0.24	0.10	0.108	
14 hr	0.38	0.23	0.09	0.103	
15 hr	0.36	0.22	0.08	0.095	
16 hr	0.34	0.20	0.06	0.086	
17 hr	0.33	0.20	0.06	0.083	
18 hr	0.31	0.19	0.05	0.070	
19 hr	0.30	0.18	0.04	0.064	
20 hr	0.29	0.17	0.03	0.058	
21 hr	0.28	0.17	0.03	0.050	
22 hr	0.27	0.16	0.02	0.042	
23 hr	0.26	0.16	0.02	0.032	
24 hr	0.25	0.15	0.01	0.022	

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: CVS Mount Prospect, IL PERMIT NUMBER:

LOCATION: 1780 Wall Street, Mount Prospect, IL 60056 DATE: 8/8/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.730	acres
2. Composite Runoff Coefficient	0.750	
3. Actual Release Rate	0.139	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.225	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	6.77	6.63	0.046	
10 min	10.80	5.91	5.77	0.080	
15 min	9.28	5.08	4.94	0.102	
20 min	8.04	4.40	4.26	0.117	
30 min	6.34	3.47	3.33	0.138	
40 min	5.28	2.89	2.75	0.152	
50 min	4.55	2.49	2.35	0.162	
1 hr	4.03	2.21	2.07	0.171	
1.5 hr	3.03	1.66	1.52	0.188	
2 hr	2.49	1.36	1.22	0.202	
3 hr	1.83	1.00	0.86	0.214	
4 hr	1.48	0.81	0.67	0.222	
5 hr	1.25	0.68	0.55	0.225	←
6 hr	1.07	0.59	0.45	0.222	
7 hr	0.96	0.53	0.39	0.224	
8 hr	0.86	0.47	0.33	0.220	
9 hr	0.79	0.43	0.29	0.219	
10 hr	0.72	0.39	0.26	0.211	
11 hr	0.67	0.37	0.23	0.207	
12 hr	0.62	0.34	0.20	0.200	
18 hr	0.45	0.25	0.11	0.158	
24 hr	0.36	0.20	0.06	0.113	

Exhibit 8 – MWRD Permeable Paver Calculations

	VOLUME TYPE	SURFACE AREA (SF)	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED (AC-FT)
Pavers	V_A:	3687.00	0.67	0.36	0.50 x 0.36 x V_C	0.01
	V_B:	3687.00	1	0.36	0.36 x V_D	0.03
						0.041

Exhibit 9 – Verified Existing Detention Storage

Kimley»Horn
Expect More. Experience Better.

POND:	Existing Basin (MWRDGC Permit #07-288)					
JOB NO.	268465001			Side Slopes		
PROJECT:	CVS Mount Prospect			1		
DATE:	7/26/2024			3		
	Area		Average	Incremental	Cummulative	Cummulative
Elevation			Area	Storage	Storage	Storage
(ft)	(ft^2)	(ft^2)	(ft^2)	(ft^3)	(ft^3)	(ac ft)
653.40	17423.56	17423.56			0.00	0.00
			18055.23	10833.14		
654.00	18686.90	18686.90			10833.14	0.25
			19994.68	19994.68		
655.00	21302.46	21302.46			30827.82	0.71
			22701.80	22701.80		
656.00	24101.14	24101.14			53529.62	1.23
			25618.71	25618.71		
657.00	27136.29	27136.29			79148.33	1.82
			28803.23	28803.23		
658.00	30470.18	30470.18			107951.57	2.48
			30643.37	3064.34		
658.10	30816.57	30816.57			111015.91	**2.55**

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C. Shallcross, AICP, CEcD
Director of Community Development

Ann Choi
Development Planner

DATE: September 5, 2024

CASE NUMBER
PZ-10-24

PUBLIC HEARING DATE
September 12, 2024

APPLICANT/PROPERTY OWNER
Thomas Szafranski, Kimley-Horn /
Lake Center Industrial, LP

PROPERTY ADDRESS/LOCATION
1780 Wall Street
Lake Center Plaza PUD: 1630, 1660, 1690, 1731, 1740, 1780, 1790 and 1791 Wall Street; 300 and 301 LaSalle Street; 500 W Algonquin Road

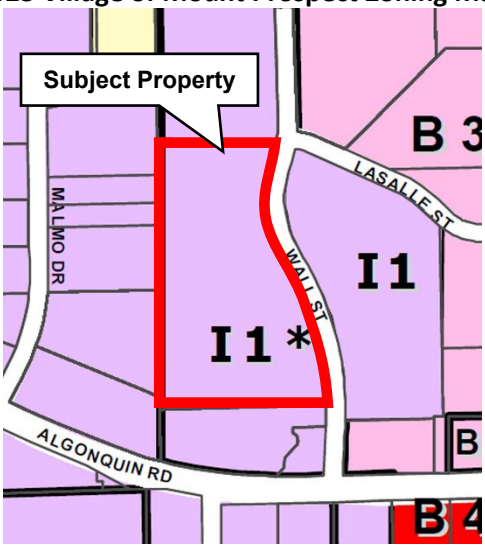
BRIEF SUMMARY OF REQUEST

The Petitioner, Thomas Szafranski of Kimley-Horn, on behalf of the property owner, Lake Center Industrial, LP, is seeking conditional use approval to amend an existing planned unit development (PUD) to construct additions totaling approximately 17,400 square feet to an existing light industrial building and related site modifications at 1780 Wall Street, also known as the Subject Property. The Village Zoning Code designates the Subject Property as I-1 Limited Industrial Planned Unit Development. The proposal requires Village Board approval for the conditional use approval to amend the existing PUD. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2023 Aerial Image



2023 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
I-1* Limited Industrial PUD	Warehouse and office building	North: I-1* Limited Industrial PUD East: I-1* Limited Industrial PUD South: I-1* Limited Industrial PUD West: I-1 Limited Industrial	10.59 Acres

STAFF RECOMMENDATION

APPROVE | (APPROVE WITH CONDITIONS) | DENY

DISCUSSION OF PROPOSAL

BACKGROUND/PROPERTY HISTORY

The Subject Property is located on the west side of Wall Street, just north of Algonquin Road, and contains an existing office/warehouse facility with related improvements. The Subject Property is also part of an existing planned unit development, commonly known as Lake Center Plaza, composed of multiple lots of record that are illustrated in **Exhibit B** of this staff report. The original Lake Center Plaza PUD was created in 1987 via Ord. 3831 and allowed for industrial, office, and office research business uses. In 2007, the PUD was amended via. Ord. 5617 to allow more than 75% lot coverage for individual lots within the PUD if the entire Lake Center Plaza development maintains a 75% lot coverage overall. In 2017, the PUD was further amended via Ord. 6369 to allow a resubdivision and to rezone three subdivided lots from I1 Limited Industrial PUD to B3 Community Shopping PUD at 1791 Wall Street, from OR Office Research PUD to I1 Limited Industrial PUD at 1731 and 1761 Wall Street, and from OR Office Research PUD to B3 Community Shopping PUD at 301 LaSalle Street.

The Subject Property is currently occupied by CVS Health, a division of their business that is a high-volume mail order pharmacy that dispenses pharmaceuticals directly to their clients. Business license records indicate that the business has been operating within the Village since at least 2011.

PROPOSAL

The Petitioner has presented plans to construct two additions to the existing facility. The first addition is approximately 12,190 square feet and will be located at the north side of the building. This north addition will convert part of an existing parking lot to warehouse space and will result in the removal of forty-four (44) standard parking spaces and two (2) accessible parking spaces. The second addition is approximately 5,181 square feet and will be added to the west side of the building resulting in the removal of twenty-six (26) standard parking spaces. The additions will be utilized to expand and relocate high piled storage which will enable a future project that will bring enhanced automation to the facility. As proposed, the project requires conditional use approval for a major change to the PUD. The various elements of the proposal are outlined below.

Site Plan: There are three existing vehicular access points into the Subject Property. Two access points are provided along Wall Street and the third is provided via a common driveway along the north property line. This third access point is covered by a shared easement granting access between the Subject Property and its neighbor to the north. The Petitioner has received approval to modify the driveway within this easement to accommodate the reconfigured north parking lot.

Traffic and Parking: Staff does not anticipate a significant increase in traffic congestion as the new additions will provide additional storage and warehouse space. The north addition is a one-story addition that will be used for single- and double-row racks for storage up to 24 feet in height. The west addition is also a one-story addition that will be used for cold, floor storage up to 10 feet in height, and the western wall has a shipping and receiving area with a truck dock door. There will be no automation, dispensing, or walk-ins associated with the north or west additions. The site continues to provide direct access to the internal access road north of the property, to maintain existing ingress and egress. Village Code requires 1 parking space per 1,500 square feet of warehouse area and 4 parking spaces per 1,000 square feet of office area. The proposed project will provide approximately 142,176 square feet of warehouse area and 46,943 SF of office area after the additions are complete. A total of 283 parking stalls are required by Code. The existing facility currently provides 397 parking spaces (including 10 accessible spaces) but this number will be

reduced and the site will provide 325 parking spaces (including 8 accessible parking spaces) once the additions are complete. Therefore, the proposed parking will be more than sufficient to meet the needs to the user and will meet code.

Building Elevations: The attached elevations indicate the proposed additions will be composed of insulated precast concrete panels and painted to match the existing building. Spandrel glass windows and future windows are also provided periodically along the upper portion of the additions. As shown, the proposed building will not exceed the maximum height of 50' permitted in the I-1 zoning district. The building height would measure slightly above thirty-five feet (35'-0") at its highest point.

Landscaping: Perimeter landscaping, consisting of a variety of shade trees and shrubs, will be provided around the north addition and modified north parking lot. A considerable amount of foundation landscaping will also be provided along the northern addition's north and east facades. Additional landscaping to screen the modified parking lot on the northern end of the building from view from the right of way is required as part of staff's review letter. This minor revision will be addressed before permit issuance.

Public Works/Engineering: Engineering has no objections to the requested PUD amendment as no code exceptions or variations were requested or approved. A full engineering review will be performed when a building permit application is submitted to ensure code compliance. Following a cursory review of the plans, Engineering provided additional comments as a courtesy, which can be addressed at time of building permit. These comments can be found in the Village review letter dated August 29, 2024.

LONG-RANGE PLANNING

The proposed project aligns with the Village's long-range plans including the 2017 Comprehensive Plan and the 2020 Connect South Mount Prospect Subarea Plan.

Comprehensive Plan: The Village Comprehensive Plan's existing land use map designates the Subject Property as General Industrial/Manufacturing, and the Future Land Use map as "Mixed-Use District" which includes office and warehousing in the list of its primary uses. Key characteristics of the district include encouraging larger sites to allow for large-scale employment facilities. The Lake Center Plaza PUD is also considered a Business and Light Industrial Use. Primary uses within this use are corporate office, research, light industrial and warehousing uses that do not create an appreciable nuisance or hazard. Key characteristics of this land use category include promoting a diverse mix of uses to meet the changing needs to existing businesses and providing for the adaptive reuse of older industrial buildings and sites.

South Mount Prospect Subarea Plan: The 2020 Connect South Mount Prospect Subarea Plan is a long-range planning document that guides the future development of South Mount Prospect by addressing land use, economic development, housing, streetscape and character, transportation, infrastructure services, recreation and walkability improvements. The proposed PUD Amendment aligns with Goal 1 of the Future Growth Element of the Subarea Plan which focuses on business retention and expansion.

STANDARDS AND FINDINGS

The Planning and Zoning Commission shall review the Standards & 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 should use the Findings of Fact to guide their recommendation to the Village Board on the Petitioner's request.

STAFF RECOMMENDATION

Staff finds that the conditional use request meets the standards. Based on these findings, staff recommends 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:

"To approve:

1. A conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the following conditions:
    a. The Subject Property shall be developed in strict compliance with the approved development plans which consists of the following:
        i. Final Engineering and Landscape Plans titled "Final Engineering Plans CVS Pharmacy Expansion", as prepared by Kimley – Horn, with the latest revision date of August 23, 2024;
        ii. Exterior elevations, as prepared by GPD Group, issued August 8, 2024;
    b. The Petitioner shall address all comments included in the Village review letter dated August 29, 2024;
    c. Compliance with all applicable development, fire, building, and other Village Codes and regulations;
    d. Submittal of landscape, irrigation, and photometric plans that comply with Village codes and regulations; and
    e. The appropriate code analysis, architectural, structural, mechanical, electrical, plumbing, energy, and accessibility drawings shall be prepared for permit application review to the Village."

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
Standards and Findings of Fact

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

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

Petitioner's Findings: The Petitioner has responded that the proposed PUD amendment aligns with the standards originally approved for the existing PUD. Per the Petitioner, the architecture of the proposed additions is designed to match the aesthetics of the existing building to maintain a cohesive look throughout the existing business park. The Petitioner states that the use will remain unchanged and that the same business will remain in operation. The Petitioner further stated that the proposed additions will allow the existing tenant to increase productivity of their mail-order pharmacy operations and will benefit the community. Lastly, the Petitioner does not anticipate a significant increase in traffic congestion and does not believe an inconvenient/unsafe access or an excessive burden on public facilities will result from the proposed project. Site access for workers and deliveries will remain the same and there will not be a shortage of parking as shown in the supporting documents of this application.

Staff's Findings: The proposed building additions will conform to the bulk requirements and allowed uses in the I-1 zoning district, will provide more than a sufficient amount of off-street parking, adheres to the Village's Comprehensive Plan and Future Land Use Plan, meets the standards for a planned unit development, is in the public interest, and will not create inconvenient or unsafe access, traffic congestion in the streets, or excessively burden public parks, recreation areas, schools, and other public facilities which serve the planned unit development.

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

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;

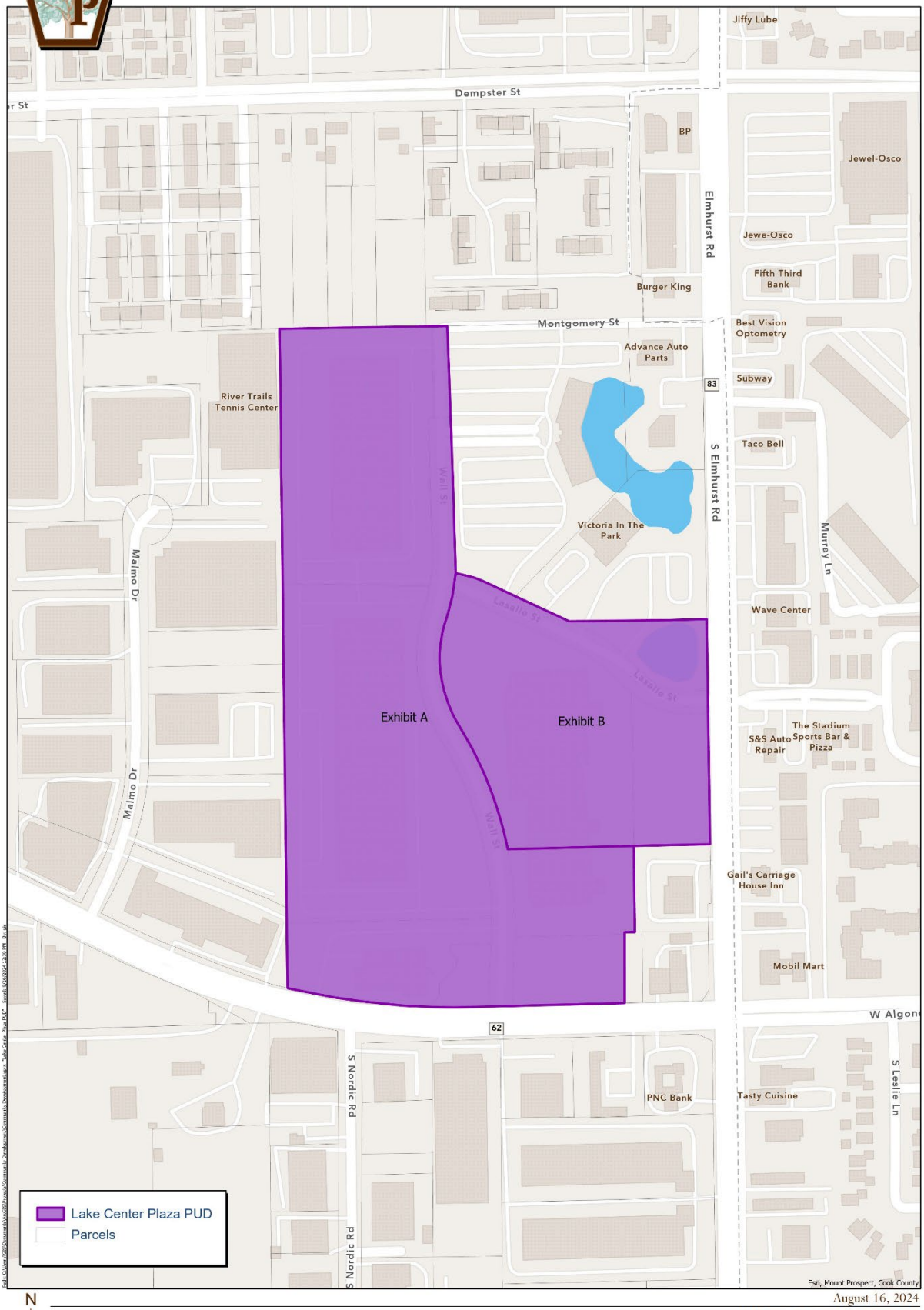
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
5. That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

Petitioner's Findings:The Petitioner has provided that the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare as the proposed building additions will allow the current tenant to increase productivity of their mail-order pharmacy operations providing additional jobs to the general public and resulting in a direct, positive impact on public health and general welfare. The Petitioner states that the proposed building additions are small in scope and will not present a change in use from the existing development and therefore, no impact is anticipated to the uses, enjoyment, or value of other nearby properties or to the normal and orderly development and improvement of the surrounding properties. Further, the Petitioner states that adequate public utilities, access roads, drainage, and/or necessary facilities will be provided via public utility main lines on the adjacent roads, existing utility connections are maintained, and permeable pavement is being added to the proposed northeast parking lot to provide additional drainage facilities per Metropolitan Water Reclamation District (MWRD) standards. Per the Petitioner, the site continues to provide direct access to the internal access road north of the property. The Petitioner also states that a significant increase in traffic congestion is not anticipated. Lastly, the Petitioner states that the proposed building additions complies with all zoning regulations and with the objective of the current Comprehensive Plan for the Village.

Staff's Findings: Staff has reviewed the Petitioner's request for conditional use approval for a PUD amendment and finds that the standards have been met. Staff finds that the proposed will not endanger public health, safety, morals, comfort, or general welfare. The proposed additions will allow an existing, longtime tenant of the Village to modernize and expand their facility. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, staff recommends approval of the conditional use request.

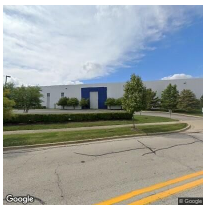
Exhibit B: Lake Center Plaza PUD

Lake Center Plaza PUD



August 16, 2024

Village of Mount Prospect, IL



PERMIT PROJECT

FILE #: 24-004388
1780 WALL ST MOUNT PROSPECT IL 60056
PZ-10-24 PUD AMENDMENT (MAJOR CHANGE) FOR A BUILDING EXPANSION AND SITE MODIFICATIONS

PERMIT #: PZZ24-000014

Permit Type
Zoning Request Application

Subtype
Zoning Request

Work Description:
PZ-10-24 PUD Amendment (Major Change) for a Building Expansion and Site Modifications

Applicant
Kimley-Horn - Thomas Szafranski

Status
Online Application Received

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
250.00

Permit Fees
0.00

Total Amount
250.00

Amount Paid
250.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
08/08/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

NOTE

STOP! Have you had a Preliminary Meeting the the Planning Department? If Yes, continue, else, please call 847-818-5328 to schedule.

Summary of Proposal

PUD Amendment for 2 proposed building additions at 1780 Wall Street. The use will remain the same, and the

CLICK HERE for Conditional Uses, Variations, Zoning Map and Text Amendments

Submission Requirements

Proof of Ownership

1_Proof Of Ownership (Warranty Deed).pdf

For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

2_Owner Affidavit.pdf

Paid Receipt of the most recent tax bill

3.1_2nd half 2023 tax bill - Cook County IL.pdf

3.2_2nd half 2023 tax bill - Cook County IL_Proof of Payment.pdf

Responses to applicable standards

11_Standards for PUD.pdf

Plans

7_Civil & Landscape Plans.pdf

10_Architectural Plans (Elevations, Floor, Roof, Section Plans).pdf

Legal Description

6_Legal Description.docx

Document indicating intent to buy or lease

Legal Notice

Address Labels

Buffer Map

Other

4_Letter of Intent.pdf

9_Drainage Memo.pdf

5_Plat of Survey.pdf

ORDINANCE OR RESOLUTION

Ordinance or Resolution

Approval Ordinance or Resolution #

Approval Date

ZONING REQUEST(S) (Check all that apply)

- [x] Conditional Use

Number of Conditional Uses
1

For

Type of Conditional Use

- [ ] Variation(s)
- [ ] Zoning Map Amendment
- [ ] Zoning Text Amendment
- [ ] Other

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.

Signature

signature.png

FEES

FEE	DES	QUANTITY	AMOUNT	TOTAL	
Modification to an approved PUD requiring P&Z approval fee				250.00	
			Plan Check Fees	**250.00**	
			Permit Fees	**0.00**	
			Total Fees	**250.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
08/12/2024	Amex	805750799	PZZ2	48223	Kimley-Ho	250.00	
				Amount Paid		**250.00**	

Balance Due	**0.00**	

V. Property Owner	
☐ Check if Same as Applicant	
Name:	Corporation: Lake Center Industrial, LP
Address:	c/o Sentinel Real Estate Corporation, 1251 Avenue of the Americas, 35th Floor
City, State, ZIP Code:	New York, NY 10020
Phone: 212-408-8957	Email: witthuhn@sentinelcorp.com

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

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

Applicant: _____ Date: _____
(Signature)

_____
(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: Connell J. Watters Date: Aug 13, 2024
(Signature)

Connell J. Watters
(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, Martin Cawley (print name), under oath, state that I am

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

commonly described as 1780 Wall Street
(property address and PIN) 1780 Wall Street, Mount Prospect, Illinois 60056
08-23-203-041-0000

and that such property is owned by Lake Center Industrial, LP (print name) as of this date.

Signature

Subscribed and sworn to before
me this 23rd day of
July, 2024.

Karen E O'Brien
Notary Public

KAREN E. O'BRIEN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01OB0000039
Qualified in New York County
Commission Expires February 01, 2027

1236331057D

Doc#: 1236331057 Fee: $50.00
Karen A. Yarbrough RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 12/28/2012 04:11 PM Pg: 1 of 7

AFTER RECORDING RETURN TO:
INGRAM YUZEK GAINEN CARROLL & BERTOLOTTI, LLP
250 PARK AVENUE, 6TH FLOOR
NEW YORK, NEW YORK 10177
ATTENTION: DEBORAH N. KORMAN, ESQ.

MAIL FUTURE TAX BILLS TO:
Lake Center Industrial, LP
c/o Sentinel Real Estate Corporation
1251 Avenue of the Americas
New York, New York 10020

ABOVE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

The GRANTOR, **LCP 1660/1780, L.L.C.**, a Delaware limited liability company, having an address of 5500 West Howard Street, Skokie, Illinois 60077, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid in hand, by these presents does GRANT, SELL, CONVEY and WARRANT unto **Lake Center Industrial, LP**, a Delaware limited partnership, having an address c/o Sentinel Real Estate Corporation, 1251 Avenue of the Americas, New York, New York 10020, GRANTEE, all of Grantor's right, title and interest in and to that that certain real property located in Cook County, Illinois, as more particularly described in **Exhibit A** attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon as of the date hereof and all rights, privileges and appurtenances pertaining thereto (collectively, the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters listed on **Exhibit B** attached hereto and incorporated herein (the "Permitted Exceptions"), but only to the extent the same do, in fact, exist and are applicable to the Real Property as of the date hereof.

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anyway belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[signature appears on following page]

S Y
P 17
S N
SC Y
INT

IN WITNESS WHEREOF, this Deed has been executed by Grantor to be effective as of the 21st day of December, 2012.

GRANTOR:

LCP 1660/1780, L.L.C.,
a Delaware limited liability company
By: 18-Chai Corp.,
an Illinois corporation, its manager

By: _____
Name: Lawrence Friedman
Title: Vice President

STATE OF ILLINOIS §
§
COUNTY OF Cook §

On December 21, 2012, before me, the undersigned, a notary public in and for said State, personally appeared Lawrence M Friedman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

_____, Notary Public

My Commission Expires:

10/21/2016

[SEAL]

ELIZABETH A. SOTO
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
October 21, 2016

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
DEC 20 2012
38125 $48,000 CO

REAL ESTATE TRANSFER 12/22/2012

COOK	$8,000.00
ILLINOIS:	$16,000.00
TOTAL:	$24,000.00

08-23-203-041-0000 | 20121201603435 | 3P2H4Y

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN LAKE CENTER PLAZA NO. 3, A SUBDIVISION OF LOTS 3 TO 7 IN LAKE CENTER PLAZA, A RESUBDIVISION OF PART OF LOT 4 IN LINNEMAN'S DIVISION AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION 2 IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED JULY 16, 2009 AS DOCUMENT 0819145106 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-23-203-041-0000.

Common Address: 1780 Wall Street, Mount Prospect, Illinois 60056.

EXHIBIT B

PERMITTED EXCEPTIONS

1. AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29,2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, L.L.C. AND C.V. LAND HOLDINGS, LLC, (WHICH REPLACES AND SUBSTITUTES DOCUMENTS 24594254 & 24594255)WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22,2010 AS DOCUMENT NO. 1002218050.

2. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED JUNE 20, 1978 AS DOCUMENT 24498918.

AFFECTS THE UNDERLYING LAND AND OTHER PROPERTY).

3. A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE AS RESERVED FOR AND GRANTED IN PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118 TO THE VILLAGE OF MT. PROSPECT, OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE LAND SUBDIVIDED HEREON AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF MT. PROSPECT INCLUDING, BUT NOT LIMITED TO, THE COMMONWEALTH EDISON COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY AND CABLENET, INC., THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, SUBJECT TO OBLIGATIONS TO RESTORE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS, SEWER AND WATER MAINS AND DRAINAGE IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, OR UPON THE PROPERTY WITHIN THE DASHED LINES MARKED UTILITY EASEMENT NO. 2 (OR U.E. NO. 2) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID

EASEMENTS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

4. AN EASEMENT FOR SERVING THE SUBDIVIS1ON AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED IN PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118, TO CABLENET, INC. ITS SUCCESSORS AND ASSIGNS SUBJECT TO OBLIGATIONS TO RESTORE, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF TELEVISION SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN OR UPON THE PROPERTY WITHIN THE DASHED LINES MARKED UTILITY EASEMENT NO. 2 (OR U. E. NO. 2) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

5. EASEMENT OVER THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED UTILITY EASEMENT NO. 2 OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 1, 1988 AS DOCUMENT 88291118.

(AFFECTS THE WEST 10 FEET OF LOT 1 AND OVER A 15 FOOT STRIP OF LAND LOCATED OVER A PORTION OF THE EASTERLY LINE OF LOT 1 AND THE WEST 10 FEET AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, SEE PLAT FOR EXACT LOCATIONS).

6. A 10 FOOT DRAINAGE AND UTILITY EASEMENT AS SHOWN ON PLAT (DRAINAGE AND UTITLITY EASEMENT NUMBER 2) RECORDED JULY 1, 1988 AS DOCUMENT 88291118 IN, UPON, UNDER, OVER AND ALONG THE FOLLOWING UNDERLYING LAND: THE WEST 10 FEET OF LOT 3; THE WEST 10 FEET OF LOT 4; THE WEST 10 FEET OF LOT 5; THE WEST 10 FEET OF LOT 6; THE WEST 10 FEET OF LOT 7 AND THE NORTH 10 FEET OF LOT 7.

(AFFECTS THE WEST 10 FEET OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

7. A 30 FOOT BUILDING LINE AS SHOWN ON PLAT RECORDED JULY 1, 1988 AS DOCUMENT 88291118, OVER AND ALONG THE FOLLOWING UNDERLYING LAND: THE EASTERLY 30 FEET OF LOT 3; THE EASTERLY 30 FEET OF LOT 4; THE EASTERLY 30 FEET OF LOT 5; THE NORTHEASTERLY AND EASTERLY 30 FEET OF LOT 6; THE SOUTHEASTERLY 30 FEET OF LOT 7.

(AFFECTS THE EASTERLY LINES OF LOTS 1 AND 2 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

8. ACCESS EASEMENT AS SHOWN ON PLAT RECORDED JULY 1, 1988 AS DOCUMENT 88291118 UPON THE EASTERLY PORTION OF UNDERLYING LOT 1; AND THE EASTERLY PORTION OF UNDERLYING LOT 2.

(AFFECTS A PORTION OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

9. ACCESS EASEMENT AS SHOWN ON PLAT OF LAKE CENTER PLAZA RECORDED JULY 1, 1988 AS DOCUMENT 88291118 GRANTED TO THE VILLAGE OF MOUNT PROSPECT FOR OPERATION AND MAINTENANCE OF CERTAIN PUBLIC UTILITIES SHOWN THEREON AS EASEMENT NUMBER 1 UPON THE AREAS DESIGNATED ON SAID PLAT AS "ACCESS EASEMENT".

(AFFECTS THE EASTERLY PORTION OF LOT 1 AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3).

10. THE PLAT OF RESUBDIVISION RECORDED JULY 9, 2008 AS DOCUMENT NUMBER 0819145106 INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN ZONE "X" DEFINED AS AREAS OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

11. INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC,

OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.

(AFFECTS THE NORTH LINE OF LOT 1).

12. EASEMENT IN FAVOR OF THE VILLAGE OF MOUNT PROSPECT, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0819145106, AFFECTING THOSE PORTIONS OF LOTS 1 AND 2 AS SHOWN WITHIN THE DOTTED LINES ON SAID PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT".

13. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AT&T AND COMCAST AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRICAL COMMUNICATIONS SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 0819145106, AFFECTING THOSE PORTIONS OF LOTS 1 AND 2 AS SHOWN WITHIN THE DOTTED LINES AND MARKED "UTILITY EASEMENT" ON SAID PLAT.

14. A 10 FOOT NICOR EASEMENT FOR THE PURPOSE OF SERVING THE LAND WITH GAS SERVICE AS SHOWN ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3 RECORDED AS DOCUMENT 0819145106.

(AFFECTS LOT 1, SEE PLAT FOR EXACT LOCATION).

15. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 5617 AMENDING ORDINANCE NO. 3831 GRANTING A SPECIAL USE FOR LAKE CENTER PLAZA LOCATED AT 1630 WALL STREET, 500 ALGONQUIN ROAD, 300-301 LASALLE STREET AND 1698-1700 SOUTH ELMHURST ROAD, A COPY OF WHICH WAS RECORDED MARCH 19, 2007 AS DOCUMENT 0707815105 AND CORRECTED BY INSTRUMENT RECORDED JANUARY 2, 2008 AS DOCUMENT 0800260076.

16. RESOLUTION NO. R-01-12 APPROVING FINDINGS OF FACT FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS RELATIVE TO VARIATIONS OF THE VILLAGE CODE OF MOUNT PROSPECT RECORDED APRIL 24, 2012 AS DOCUMENT 1211522070.

312-346-1390
lmfreedman@aflaw.com

Settlement Agency

Chicago Title Insurance Company
1401 - Chicago Title and Trust Company
Acct # 20121201603435

BUYER OR BUYER'S AGENT

Sign _____ agent 12/21/12 Date

LANA JONES / AGENT
Print Name

SELLER OR SELLER'S AGENT

Sign _____ / agent 12/21/12 Date

LANA JONES / AGENT
Print Name

TOTAL PAYMENT DUE

$0.00

By 09/01/2024

2023 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
08-23-203-041-0000	050	16048	2023	(2024)	ELK GROVE	6-63

IF PAYING LATE, PLEASE PAY	09/02/2024 - 10/01/2024	10/02/2024 - 11/01/2024	11/02/2024 - 12/01/2024	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2023 Tax Bill $493,489.37

$190,819.89 MORE than 2022

Taxing District	2023 Tax	2022 Tax	Difference	
Community Consolid. SD 59 Arlington Hts	$166,419.84	$100,595.07	**$65,824.77**	More
Township HS District 214 (Arlington Hts)	$139,682.97	$83,192.54	**$56,490.43**	More
Village of Mount Prospect	$50,445.83	$33,319.46	**$17,126.37**	More
Mt Prospect Park District	$32,049.96	$19,347.93	**$12,702.03**	More
Mount Prospect Library Fund	$28,679.29	$17,508.64	**$11,170.65**	More
Harper College Comm College 512 Palatine	$23,594.71	$14,502.10	**$9,092.61**	More
Metro Water Reclamation Dist of Chicago	$19,709.87	$13,228.75	**$6,481.12**	More
County of Cook	$9,712.11	$8,772.00	**$940.11**	More
Cook County Public Safety	$7,941.08	$3,749.32	**$4,191.76**	More
Cook County Health Facilities	$4,399.01	$2,723.57	**$1,675.44**	More
Cook County Forest Preserve District	$4,284.75	$2,865.05	**$1,419.70**	More
Town of Elk Grove	$2,913.63	$1,768.55	**$1,145.08**	More
Consolidated Elections	$1,828.16	$0.00	**$1,828.16**	More
Road & Bridge Elk Grove	$685.56	$424.45	**$261.11**	More
Northwest Mosq Abatement Dist Wheeling	$571.30	$318.34	**$252.96**	More
General Assistance Elk Grove	$571.30	$353.71	**$217.59**	More
DO NOT PAY THESE TOTALS	**$493,489.37**	**$302,669.48**	**$190,819.89**	More

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2022 Assessed Value	**1,209,802**
2023 Assessed Value	**1,894,044**
2023 State Equalizer	**X 3.0163**
2023 Equalized Assessed Value (EAV)	**5,713,005**
2023 Local Tax Rate	**X 8.638%**
2023 Total Tax Before Exemptions	**493,489.37**

2023 Total Tax Before Exemptions	**493,489.37**
Homeowner's Exemption	**.00**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2023 Total Tax After Exemptions	**493,489.37**
First Installment	**166,468.21**
Second Installment +	**327,021.16**
Total 2023 Tax (Payable in 2024)	**493,489.37**

IMPORTANT MESSAGES

PROPERTY LOCATION

1780 WALL ST
MOUNT PROSPECT IL 60056 5790

MAILING ADDRESS

SENTINEL RE CORP35 FL
1251 AVE OF THE AMER
NEW YORK NY 100201104

TAXING DISTRICT BREAKDOWN

Taxing Districts	2023 Tax	2023 Rate	2023 %	Pension	2022 Tax
MISCELLANEOUS TAXES					
Northwest Mosq Abatement Dist Wheeling	571.30	0.010	0.12%		318.34
Metro Water Reclamation Dist of Chicago	19,709.87	0.345	3.99%	2,056.68	13,228.75
Mt Prospect Park District	32,049.96	0.561	6.49%	2,856.50	19,347.93
Miscellaneous Taxes Total	**52,331.13**	**0.916**	**10.60%**		**32,895.02**
SCHOOL TAXES					
Harper College Comm College 512 Palatine	23,594.71	0.413	4.78%		14,502.10
Township HS District 214 (Arlington Hts)	139,682.97	2.445	28.31%	2,513.72	83,192.54
Community Consolid. SD 59 Arlington Hts	166,419.84	2.913	33.72%	3,941.97	100,595.07
School Taxes Total	**329,697.52**	**5.771**	**66.81%**		**198,289.71**
MUNICIPALITY/TOWNSHIP TAXES					
Mount Prospect Library Fund	28,679.29	0.502	5.81%		17,508.64
Village of Mount Prospect	50,445.83	0.883	10.22%	22,280.71	33,319.46
Road & Bridge Elk Grove	685.56	0.012	0.14%		424.45
General Assistance Elk Grove	571.30	0.010	0.12%		353.71
Town of Elk Grove	2,913.63	0.051	0.59%		1,768.55
Municipality/Township Taxes Total	**83,295.61**	**1.458**	**16.88%**		**53,374.81**
COOK COUNTY TAXES					
Cook County Forest Preserve District	4,284.75	0.075	0.87%	57.13	2,865.05
Consolidated Elections	1,828.16	0.032	0.37%		0.00
County of Cook	9,712.11	0.170	1.97%	1,771.03	8,772.00
Cook County Public Safety	7,941.08	0.139	1.61%		3,749.32
Cook County Health Facilities	4,399.01	0.077	0.89%		2,723.57
Cook County Taxes Total	**28,165.11**	**0.493**	**5.71%**		**18,109.94**
(Do not pay these totals)	**493,489.37**	**8.638**	**100.00%**		**302,669.48**

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

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

2023 Second 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.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 **By 09/01/2024** **If paying later, refer to amounts above.**	**Cook County eBill** Click to pay online Click to update Mailing Name/Address

Internal use only

SN 0020230200 RTN 500001075 AN (see PIN) TC 008911

Property Index Number (PIN)
08-23-203-041-0000

T3LG
Volume
050

Amount Paid

$

00202302004082320304100006008911200000000000000000000000000000000000000000000000000000

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

COOK COUNTY TREASURER
PO BOX 805438
CHICAGO IL 60680-4116

Kimley»Horn

Letter of Intent

To: **Ms. Ann Choi, Development Planner**
Village of Mount Prospect

From: Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/08/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056

Sentinel Real estate corporation is proposing a major change to the zoning of the PUD to add on to the existing facility at 1780 Wall Street in Mt. Prospect IL to meet the growing needs of the prescription mail order tenant at the facility. The additions will be utilized to expand and relocate high piled storage which will enable a future project that will bring in additional automation to the facility.

The current tenant at the facility is the CVS health owned Pharmacy Denifits manager Caremark. This facility is currently used as a mail order pharmacy and that primary use will not change with the proposed amendment to the PUD.

The current footprint of the building is 147,932 SF and it has a 23,813 SF mezzanine. The proposed additions (2) will be converting parking lot to building and add roughly 17,400SF to the facility. The West addition is roughly 5,200 SF and the north addition is roughly 12,200 SF. The overall property is 460,591 SF. The current F.A.R. is 0.3212 with an updated F.A.R of 0.3590 once additions are complete. The adjacent properties are all zoned I1 (Limited Industrial).

The primary change to fire access will be along the north side of the building. The current access is from the parking lot directly to the north. The north addition will be removing the majority of the parking lot so the new fire access will come from Lasalle St. which is roughly 35' to the north of the addition. The project architect, GPD Group, has engaged with the fire Marshall's office and they take no exceptions to this proposed change.

The Facility currently has 397 parking spaces. Once the additions are complete the facility will have a total of 325 parking spaces. The parking requirement noted in the previously approved PUD is 184 parking spots, and this requirement does not appear to grow because the total number of employees is not expected to increase. After the additions 8 ADA-accessible parking spaces will be required and 8 will be provided. Currently there are 10 accessible spaces provided.

Stormwater runoff will mimic the existing conditions. Roof drains from the new building additions will discharge runoff either into the underground storm sewer system or splash on-grade into the proposed permeable pavers in the northeast parking lot. All stormwater runoff design will be in compliance with the Village of Mount Prospect and MWRD stormwater management ordinances.

Sincerely,

Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-481-7330
Email: tom.szafranski@kimley-horn.com

Kimley»Horn

Responses to Conditional Use Standards

To: **Ms. Ann Choi, Development Planner**
Village of Mount Prospect

From: Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/16/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056

RESPONSES TO STANDARDS FOR CONDITIONAL USES:

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

a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare
Response: The proposed building additions will allow CVS Health to increase productivity of their mail-order pharmacy operations and will provide additional jobs to the general public. This will have a direct, positive impact on public health and general welfare.

b) That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located
Response: The proposed building additions are small in scope and do not present a change in use from the existing development. Therefore, no impact is anticipated to the uses, enjoyment, or value of other nearby properties.

c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district
Response: The proposed building additions are small in scope and do not present a change in use from the existing development. Therefore, no impact is anticipated to the normal and orderly development and improvement of the surrounding properties.

d) That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided
Response: The property is served by all necessary utilities via public utility main lines on the adjacent roads. This is evident by both the ALTA/TOPO survey as well as the existing, operational CVS Pharmacy warehouse. Existing utility connections are maintained, and permeable pavement is being added to the proposed northeast parking lot to provide additional drainage facilities per Metropolitan Water Reclamation District (MWRD) standards. The site continues to provide direct access to the internal access road north of the property.

e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets
Response: We do not anticipate a significant increase in traffic congestion. The site continues to provide direct access to the internal access road north of the property, to maintain existing ingress and egress.

f) That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village
Response: To the best of our knowledge, we are proposing to comply with all objectives of the current Comprehensive Plan for the Village, associated with our site.

g) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission
Response: To the best of our knowledge, we are proposing to comply with all zoning regulations associated with our site and the existing PUD. The original approval of the site was a special use permit for a PUD.

Sincerely,

Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-481-7330
Email: tom.szafranski@kimley-horn.com

Kimley»Horn

Responses to PUD Standards

To: **Ms. Ann Choi, Development Planner**
Village of Mount Prospect

From: Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.

Date: 08/08/2024

Re: ***CVS Mount Prospect***
1780 Wall Street
Mount Prospect, IL 60056

RESPONSES TO STANDARDS FOR PLANNED UNIT DEVELOPMENTS:

A. General Standards:

1. Except as modified by and approved in the final planned unit development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
   Response: The proposed PUD amendment algins with the standards originally approved for the existing PUD. The architecture of the proposed building additions is designed to match the existing building aesthetics to maintain a cohesive look throughout the existing business park.
2. The principal use in the proposed planned unit development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
   Response: There are no changes in the building use as part of the proposed PUD amendment. The same business will remain in operation.
3. The proposed planned unit development is in the public interest and is consistent with the purposes of this zoning ordinance.
   Response: The building additions proposed as part of this PUD amendment will allow CVS Health to increase productivity of their mail-order pharmacy operations. This use and the job force fueled by this business is a benefit to the community.
4. The streets have been designed to avoid:

a) Inconvenient or unsafe access to the planned unit development;
b) Traffic congestion in the streets which adjoin the planned unit development;
c) An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned unit development.

Response: We do not anticipate a significant increase in traffic congestion, nor do we believe an inconvenient or unsafe access will result from the proposed project. Site access for workers and deliveries will remain the same and there will not be a shortage of parking as shown in the supporting documents of this application. Likewise, an excessive burden on public facilities is not anticipated.

Sincerely,

Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-481-7330
Email: tom.szafranski@kimley-horn.com

LEGAL DESCRIPTION:

The Land referred to in this policy is described as follows:

Real property in the City of Mount Prospect, County of Cook, State of Illinois, described as follows:

Lot 1 in Lake Center Plaza Resubdivision No. 3, being a Resubdivision of Lots 3 to 7, inclusive, in Lake Center Plaza and of Lot 2 in Lake Center Plaza Resubdivision No. 2 and of vacated portion of Wall Street, all in the northeast 1/4 of Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded July 9, 2008 as Document 0819145106, in Cook County, Illinois.

Together with the beneficial easement rights created by that certain Amended and Restated Declaration of Protective Covenants and Reciprocal Grants of Easements dated September 29, 2008 and recorded September 30, 2009 as Document 0927331126 made by and between LCP 1660/1780, LLC and C.V. Land Holdings, L.L.C., (which replaces and substitutes Document 24594255) which document was corrected by instrument recorded January 22, 2010 as Document No. 1002218050.

Together with the beneficial easement rights created by that certain ingress and egress easement for the use and benefit by the public, owners and occupants and adjacent property owners and occupants, as granted on the plat of Lake Center Plaza Resubdivision No. 3, recorded July 9, 2008 as Document 0819145106.

The above described land is the same land as shown on that ALTA/NSPS land title survey prepared by Thomas A. Molloy on behalf of Edward J. Molloy & Associates, dated March 27, 2017 and last revised May 9, 2017, and known as Project No. 289 (The "Survey").

September 15, 2024

50 S. Emerson Street
Mount Prospect, IL 60056

RE: ***1780 Wall Street***
Mount Prospect, IL 60056

Dear Ms. Choi

The Planning & Zoning Commission recommended approval for our PUD Amendment request (PZ-10-24) by a unanimous vote. Our request is scheduled to go before Village Board for the ordinance's first reading on October 1, 2024.

We are requesting that the Village Board waive the second reading and that final action is taken at the October 1st meeting. We are anxious to start the project as soon as possible due to long lead times associated with permitting and the tenant's desire for the additional building storage space.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact me at 331-481-7330 or tom.szafranski@kimley-horn.com.

Sincerely,

Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-481-7330
Email: tom.szafranski@kimley-horn.com

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-10-24	Hearing Date: September 12, 2024
PROPERTY ADDRESS:	1780 Wall Street
PETITIONER:	Tom Szafranski, Kimley-Horn
PROPERTY OWNER:	Lake Center Industrial, LP
PUBLICATION DATE:	August 28, 2024
REQUEST:	A conditional use to amend an existing planned unit development to construct buildings additions related site modifications
MEMBERS PRESENT:	Joseph Donnelly William Beattie Walter Szymczak Donald Olsen
MEMBERS ABSENT:	Ewa Weir Greg Miller
STAFF MEMBERS PRESENT:	Jason C. Shallcross – Director of Community Development Ann Choi – Development Planner
INTERESTED PARTIES:	Tom Szafranski, Kimley-Horn Village of Mount Prospect

Chairman Donnelly called the meeting to order at 7:01 PM. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on June 27, 2024. The minutes were approved 4-0.

After hearing one item of new business, Chairman Donnelly introduced the second item of business: Case PZ-10-24, 1780 Wall Street, a request for conditional use approval to amend an existing planned unit development (PUD). The Village Board's decision is final for this case.

Ms. Choi stated that the petitioner, Tom Szafranski of Kimley-Horn, is seeking conditional use approval to amend an existing planned unit development for additions to an existing industrial building totaling 17,400 square feet and related site modifications at the subject property located at 1780 Wall Street.

Ms. Choi provided some background on the subject property and stated that:

- In 1971, the Village annexed approximately 38 acres of vacant property including the Lake Center Plaza which was zoned B-3 with variations and special uses as part of the annexation agreement.
- In 1987 the Alter Group came before the Village to request a rezoning, text amendments, and variations to use the site for industrial & office research uses. Also requested and approved was the special use for a PUD to allow buildings in the I-1 and O-R districts with height relief.
- Today, the Lake Center Plaza PUD is composed of 8 parcels encompassing approximately 35 acres and has been rezoned and subdivided through the years since its creation in 1987.

Ms. Choi stated that in 2007, the PUD was amended to allow for the consolidation of six lots into two lots on the west side of Wall Street to allow for the construction of two large warehouse buildings. Ms. Choi explained that the subject property is Lot 1 of the Lake Center Subdivision No. 3 and is currently occupied by CVS Health, a division of CVS that is a high-volume mail order pharmacy that dispenses pharmaceuticals directly to their clients. Ms. Choi further explained that Lot 2 is located immediately north of the subject property with three different tenants, and the two lots share a common driveway between the two properties that is covered by an easement granting access to and from both properties. Ms. Choi stated that the Association overseeing the Lake Center Plaza has approved the expansion and has requested that the roadway be kept free of construction debris.

Ms. Choi presented a slide with an enlarged site plan illustrating the location of the two additions. Ms. Choi stated that the 12,000 square foot addition will be located along the north side of the building and a 5,000 square foot addition will be located along the west side of the building. Ms. Choi stated that the north addition would remove forty-four (44) standard and two (2) accessible parking spaces from the north parking lot creating a reduced parking lot and a modified driveway, and the west addition would remove twenty-six (26) standard parking spaces. The subject property currently provides three hundred ninety-seven (397) total parking spaces, but this number would be reduced to three hundred twenty-five (325) parking spaces. Ms. Choi stated that the site is more than sufficiently parked.

Ms. Choi presented floor plans illustrating the north addition that would be a one-story addition used for single and double row racks for storage up to twenty-four feet (24') in height. Ms. Choi stated that the west addition at the top of the building would also be a one-story addition used for cold, floor storage up to ten feet (10') in height. Ms. Choi further stated that the west wall has a shipping and receiving area with a truck dock door, and that there will also be no automation, dispensing, or walk-ins associated with these additions.

Ms. Choi presented the exterior building elevations stated that architecturally, the proposed additions will be composed of insulated precast concrete panels and painted to match the existing building. Spandrel glass windows and future windows would be provided periodically along the upper portion of the additions. Ms. Choi noted that the north addition proposes a bump-out that would be painted in the signature CVS blue color to match a similar accent wall facing Wall Street. The building height would measure slightly above thirty-five feet (35'-0") at its highest point.

Ms. Choi presented the landscape plan and stated that the perimeter landscaping would consist of a variety of shade trees and shrubs, and would be provided around the north addition and modified north parking lot. A considerable amount of foundation landscaping will also be provided along the northern addition's north and east facades.

Ms. Choi provided that the proposed additions will eliminate seventy-two (72) parking spaces (including 2 accessible spaces). The development will be required to provide a minimum of two hundred eighty-three (283) parking spaces including eight (8) accessible spaces. Parking is sufficient as the development will provide a total of three hundred twenty-five (325) parking spaces including ten (10) accessible spaces.

Ms. Choi went on to explain that the proposed request aligns with the Village's long-range plans including the 2017 Comprehensive Plan and the 2020 Connect South Mount Prospect Subarea Plan which promote meeting the changing needs of existing business and focuses on business retention and expansion.

Ms. Choi stated that per the Petitioner, the proposed PUD amendment aligns with the standards originally approved for the existing PUD. Per the Petitioner, the architecture of the proposed additions is designed to match the aesthetics of the existing building to maintain a cohesive look throughout the existing business park. The Petitioner states that the use will remain unchanged and that the same business will remain in operation. The Petitioner further states that the proposed additions will allow the existing tenant to increase productivity of their mail-order pharmacy operations and will benefit the community. Lastly, the Petitioner does not anticipate a significant increase in traffic congestion and does not believe an inconvenient/unsafe access or an excessive burden on public facilities will result from the proposed project. Site access for workers and deliveries will remain the same and there will not be a shortage of parking as shown in the supporting documents of this application.

Ms. Choi stated that staff finds that the proposed building additions will conform to the bulk requirements and allowed uses in the I-1 zoning district, will provide more than a sufficient amount of off-street parking, adheres to the Village's Comprehensive Plan and Future Land Use Plan, meets the standards for a planned unit development, is in the public interest, and will not create inconvenient or unsafe access, traffic congestion in the streets, or excessively burden public parks, recreation areas, schools, and other public facilities which serve the planned unit development. Ms. Choi further stated that the proposed additions will allow an existing, longtime tenant of the Village to modernize and expand their facility. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, Ms. Choi stated that staff finds that the PUD amendment request meets the conditional use and planned unit development standards set forth in Village Code. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to recommend approval of the following:

"Approve a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct additions totaling approximately 17,400 square feet to the

north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the following conditions:

1. The Subject Property shall be developed in strict compliance with the approved development plans which consists of the following:
    a. Final Engineering and Landscape Plans titled “Final Engineering Plans CVS Pharmacy Expansion”, as prepared by Kimley – Horn, with the latest revision date of August 23, 2024;
    b. Exterior elevations, as prepared by GPD Group, issued August 8, 2024;
2. The Petitioner shall address all comments included in the Village review letter dated August 29, 2024;
3. Compliance with all applicable development, fire, building, and other Village Codes and regulations;
4. Submittal of landscape, irrigation, and photometric plans that comply with Village codes and regulations; and
5. The appropriate code analysis, architectural, structural, mechanical, electrical, plumbing, energy, and accessibility drawings shall be prepared for permit application review to the Village.”

Ms. Choi stated that the Village Board’s decision is final for this case.

Chairman Donnelly asked the Planning and Zoning Commission if there were any questions for staff and seeing none, Chairman Donnelly swore in the petitioner, Tom Szafranski at 4201 Winfield Road, Warrenville IL, and asked the petitioner to explain the request. Mr. Szafranski explained that there would be two separate building additions and that both would be used for storage. The north addition would be used as typical dry warehouse storage and the west addition would be used for cold storage.

Chairman Donnelly asked if any truck bays would be removed. Mr. Szafranski responded that he did not know the exact number but there would likely be a couple of truck bays eliminated and believes the facility could operate without them. Mr. Szafranski added that there would be an additional truck bay installed on the west side of the west addition to help facilitate deliveries.

Vice Chairman Beattie asked what is cold storage, and Mr. Szafranski responded that it is refrigeration for pharmaceuticals.

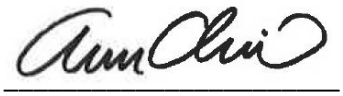
Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a roll call following a motion. Vice Chairman Beattie made the motion seconded by Chairman Szymczak to approve the following motion:

“Approve a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the conditions listed in the staff report.”

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

The motion was approved by a vote of 4-0.

After hearing one more item of new business and no citizens to be heard, Vice Chairman Beattie made a motion seconded by Commissioner Szymczak, and the meeting was adjourned at 7:26 PM.



Ann Choi
Development Planner

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3831 GRANTING A CONDITIONAL USE FOR THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT AND AMENDED IN ORDINANCE NOS. 5617 AND 6369, AND APPROVING A MAJOR CHANGE TO THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT TO CONSTRUCT BUILDING ADDITIONS AND RELATED SITE MODIFICATIONS FOR PROPERTY LOCATED AT 1780 WALL STREET, MOUNT PROSPECT, ILLINOIS

WHEREAS, by Ordinance No. 3831, the Corporate Authorities of the Village of Mount Prospect approved a conditional use permit for the Lake Center Plaza Planned Unit Development; and

WHEREAS, Thomas Szafranski of Kimley-Horn ("Petitioner"), filed an application for a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change to construct building additions totaling approximately 17,400 square feet to an existing light industrial building and related site modifications for the property commonly known as 1780 Wall Street ("Subject Property") and part of the Lake Center Plaza Planned Unit Development in the Village of Mount Prospect, Illinois and legally described as:

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO.3, BEING A RESUBDIVISION OF LOTS 3 TO 7, INCLUSIVE, IN LAKE CENTER PLAZA AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 AND OF VACATED PORTION OF WALL STREET, ALL IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL

MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2008 AS DOCUMENT 0819145106, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL GRANTS OF EASEMENTS DATED SEPTEMBER 29, 2008 AND RECORDED SEPTEMBER 30, 2009 AS DOCUMENT 0927331126 MADE BY AND BETWEEN LCP 1660/1780, LLC AND C.V. LAND HOLDINGS, L.L.C., (WHICH REPLACES AND SUBSTITUTES DOCUMENT 24594255) WHICH DOCUMENT WAS CORRECTED BY INSTRUMENT RECORDED JANUARY 22, 2010 AS DOCUMENT NO.1002218050.

TOGETHER WITH THE BENEFICIAL EASEMENT RIGHTS CREATED BY THAT CERTAIN INGRESS AND EGRESS EASEMENT FOR THE USE AND BENEFIT BY THE PUBLIC, OWNERS AND OCCUPANTS AND ADJACENT PROPERTY OWNERS AND OCCUPANTS, AS GRANTED ON THE PLAT OF LAKE CENTER PLAZA RESUBDIVISION NO. 3, RECORDED JULY 9, 2008 AS DOCUMENT 0819145106.

THE ABOVE-DESCRIBED LAND IS THE SAME LAND AS SHOWN ON THAT ALTA/NSPS LAND TITLE SURVEY PREPARED BY THOMAS A. MOLLOY ON BEHALF OF EDWARD J. MOLLOY & ASSOCIATES, DATED MARCH 27, 2017 AND LAST REVISED MAY 9, 2017, AND KNOWN AS PROJECT NO. 289 (THE "SURVEY");

PROPERTY INDEX NUMBER OF SUBJECT PROPERTY: 08-23-203-041-0000;

LEGAL DESCRIPTION OF THE LAKE CENTER PLAZA PLANNED UNIT DEVELOPMENT:

THAT PART OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953, AS DOCUMENT 15716544 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 4 AND 737.0 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, BEING 50.0 FEET WEST OF THE EAST LINE OF SAID LOT 4; THENCE SOUTH, PERPENDICULAR TO THE NORTH LINE OF SAID LOT 4, 668.80 FEET; THENCE SOUTH ALONG A CURVE, BEING CONCAVE WEST, HAVING A RADIUS OF 521.07 FEET, A DISTANCE OF 73.96 FEET; THENCE EAST PARALLEL WITH SAID NORTH LINE, 11.12 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 532.07 FEET, A DISTANCE OF 111.77 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE EAST, HAVING A RADIUS OF 363.73 FEET, A DISTANCE OF 317.42 FEET; THENCE SOUTH ALONG A CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 1077.97 FEET, A DISTANCE OF 385.30 FEET; THENCE EAST, PARALLEL WITH THE CENTERLINE OF ALGONQUIN ROAD PER DOCUMENT 11195787, 359.53 FEET TO A POINT 220.0 FEET WEST OF THE WEST LINE OF SAID ELMHURST ROAD; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF ELMHURST ROAD,

250.0 FEET; THENCE WEST PARALLEL WITH THE CENTERLINE OF SAID ALGONQUIN ROAD, 30.0 FEET; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID ELMHURST ROAD, 200.0 FEET TO THE NORTH LINE OF SAID ALGONQUIN ROAD; THENCE WEST ALONG SAID NORTH LINE OF ALGONQUIN ROAD TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID WEST LINE OF LOT 4, 1901. 29 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE EAST, ALONG SAID NORTH LINE OF LOT 4, 471.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953, AS DOCUMENT 15716544 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, BEING 50.0 FEET WEST OF THE EAST LINE OF SAID LOT 4; AND 869.23 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4; THENCE WEST, PERPENDICULAR TO SAID WEST RIGHT-OF-WAY LINE OF ELMHURST ROAD, A DISTANCE OF 412.05 FEET, TO A POINT OF CURVE; THENCE NORTHWEST-ERLY ALONG A CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 100.0 FEET, A DISTANCE OF 78.54 FEET; THENCE NORTHWEST TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 48.66 FEET; THENCE WESTERLY ALONG A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 183. 0 FEET, A DISTANCE OF 146.41 FEET; THENCE

WEST TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 71.09 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 532.07 FEET, A DISTANCE OF 111.77 FEET; THENCE SOUTHERLY ALONG A CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 363.73 FEET, A DISTANCE OF 317.42 FEET; THENCE SOUTHERLY ALONG A CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1077.97 FEET, A DISTANCE OF 385.30 FEET; THENCE EAST PARALLEL WITH THE CENTERLINE OF ALGONQUIN ROAD PER DOCUMENT 11195787, 579.53 FEET TO THE WEST LINE OF SAID ELMHURST ROAD; THENCE NORTH ALONG SAID WEST LINE, 646.80 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBERS OF THE LAKE CENTER PLAZA PUD:
08-23-203-035-0000, 08-23-203-036-0000, 08-23-203-037-0000, 08-23-203-041-0000, 08-23-203-035-0000, 08-23-203-042-0000, 08-23-203-043-0000, 08-23-203-044-0000, 08-23-203-045-0000; AND

WHEREAS, said application also requested that the conditional use permit for a planned unit development relating to the Subject Property, previously approved in Ordinance No. 3831, and as amended by Ordinance Nos. 5617 and 6369, be further amended to approve the major change to the Lake Center Plaza Planned Unit Development as defined by Section 14.504(E)1 of the Village Code; and

WHEREAS, a public hearing was held on the request for a conditional use to amend the Lake Center Plaza Planned Unit Development as a major change

being the subject of PZ-10-24 before the Planning and Zoning Commission of the Village of Mount Prospect on the 12th day of September, 2024, pursuant to proper legal notice having been published in the Daily Herald newspaper on the 28th day of August, 2024; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations of approval, with specific conditions, to the President and Board of Trustees in support of the request being the subject of PZ-10-24; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the same meets the standards of the Village and that the granting of the proposed conditional use to amend the planned unit development as a major change would be in the best interest of the Village.

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

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

SECTION TWO: The President and Board of Trustees of the Village of Mount Prospect do hereby grant a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development as a major

change to construct building additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the following conditions:

1. The Subject Property shall be developed in strict compliance with the approved development plans which consists of the following:
    a. Final Engineering and Landscape Plans titled “Final Engineering Plans CVS Pharmacy Expansion”, as prepared by Kimley – Horn, with the latest revision date of August 23, 2024. The approved civil site plan is attached as Exhibit “A” and the approved landscape plan is attached as Exhibit “B”;
    b. Exterior elevations, as prepared by GPD Group, issued August 8, 2024, and attached as Exhibit “C”;
2. The Petitioner shall address all comments included in the Village review letter dated August 29, 2024, and attached as Exhibit “D”;
3. Compliance with all applicable development, fire, building, and other Village Codes and regulations;
4. Submittal of irrigation, and photometric plans that comply with Village codes and regulations; and
5. The appropriate code analysis, architectural, structural, mechanical, electrical, plumbing, energy, and accessibility drawings shall be prepared for permit application review to the Village.

Except for the amendment to the planned unit development request granted herein, all other applicable Village of Mount Prospect, Illinois ordinances and

regulations shall remain in full force and effect as to the subject property.

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

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

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this 1st day of October, 2024

_____

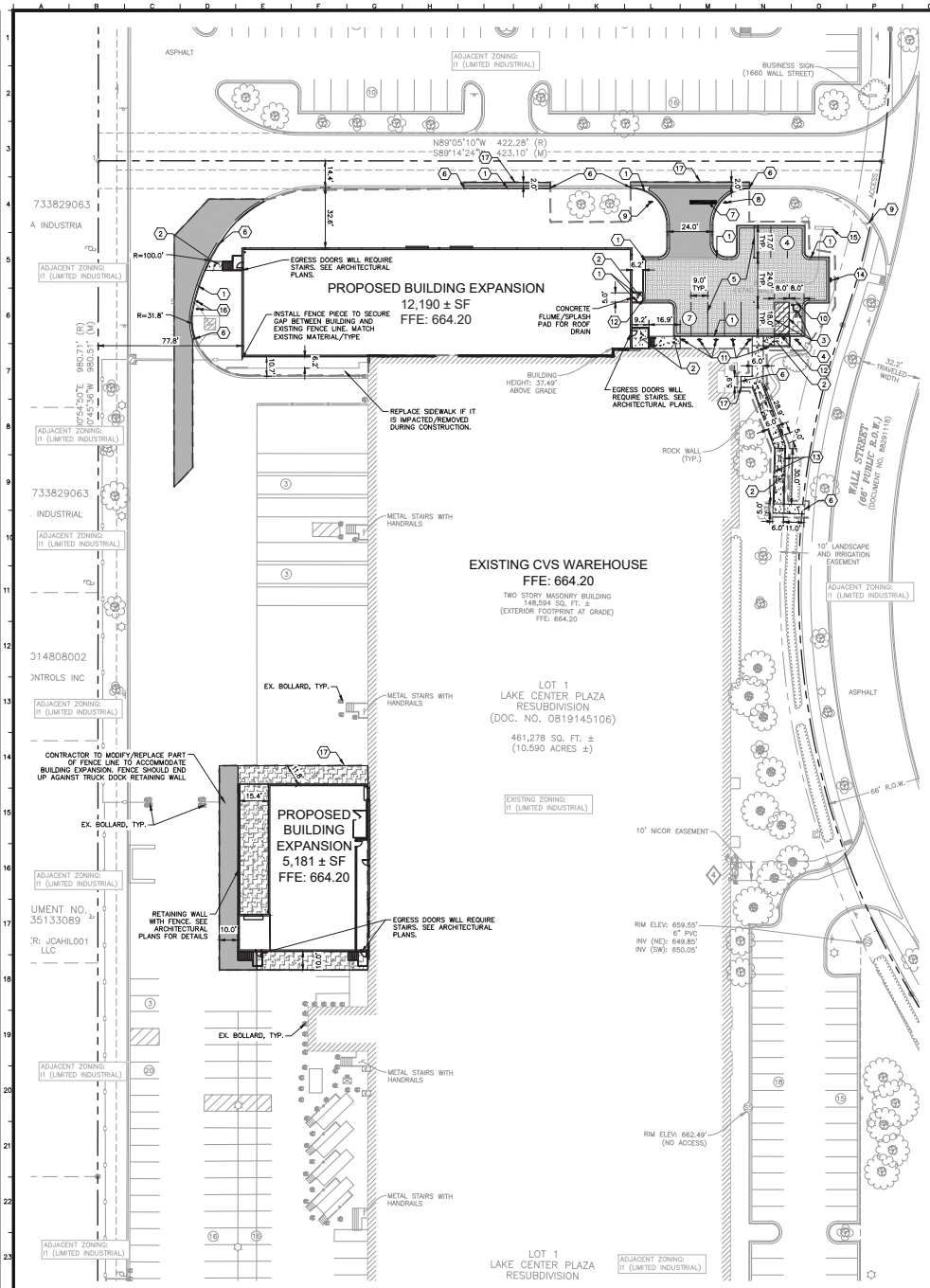
Paul Wm. Hoefert
Mayor

ATTEST:

_____

Karen M. Agoranos
Village Clerk

EXHIBIT A
APPROVED SITE PLAN



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5. 4" WIDE PAINTED SOLID LINE, TYP.
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
8. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
9. RELOCATED CVS HEALTH DIRECTIONAL SIGN
10. 1' CONCRETE RIBBON (SEE DETAILS)
11. RELOCATED CVS VISITOR PARKING SIGN
12. DEPRESSED CURB AND GUTTER (SEE DETAILS)
13. HANDRAIL (SEE DETAILS)
14. RELOCATED CVS "RALLY POINT NORTH" SIGN
15. EXISTING MONUMENT SIGN
16. BOLLARD (SEE DETAILS)
17. SAWCUT

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1: NORTH BONET BOLT ON FIRE HYDRANT, AS SHOWN.
ELEVATION= 662.22' (NAVD 88)

LOT COVERAGE

TOTAL LOT AREA (LOT 1)	= 10.59 AC
EXISTING LOT COVERAGE (LOT 1)	= 74.50%
PROPOSED LOT COVERAGE (LOT 1)	= 74.32%

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

PARKING SUMMARY

	REQUIRED	PROVIDED
TOTAL EXISTING PARKING	271 SPACES*	397 SPACES
TOTAL PROPOSED PARKING	283 SPACES*	325 SPACES
EXISTING ADA PARKING	8 SPACES	10 SPACES
PROPOSED ADA PARKING	8 SPACES**	8 SPACES

1

* THE EXISTING BUILDING HAS 46,943 SF OF OFFICE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 250 SF (188 SPACES).

THE EXISTING BUILDING HAS 124,805 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (83 SPACES).

THEREFORE, THE TOTAL REQUIRED PARKING FOR THE EXISTING DEVELOPMENT WAS 271 SPACES.

THE PROPOSED BUILDING ADDITIONS ARE INTENDED FOR WAREHOUSE USE. THE PROPOSED BUILDING ADDITIONS HAVE 17,371 SF OF WAREHOUSE SPACE FOR WHICH PARKING IS REQUIRED AT 1 SPACE PER 1,500 SF (12 SPACES).

THEREFORE, THE TOTAL REQUIRED PARKING FOR THE PROPOSED DEVELOPMENT IS 283 SPACES.

**PER 14.2205: ACCESSIBLE PARKING REQUIREMENTS
IF PARKING SPACES PROVIDED IS IN RANGE OF 301-400, THE TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED IS 8.

301 < 317 PROVIDED < 400, THEREFORE 8 REQUIRED ADA STALLS

PAVING AND CURB LEGEND

- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- PERMEABLE PAVERS — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- LIMITS OF DISTURBANCE

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 W. PARKER EXPRESSWAY, SUITE 150
PLANO, TEXAS 75023
PHONE: (469) 417-5500
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RRG
DRAWN BY: RRG
CHECKED BY: TJS

CVS Health

SITE PLAN

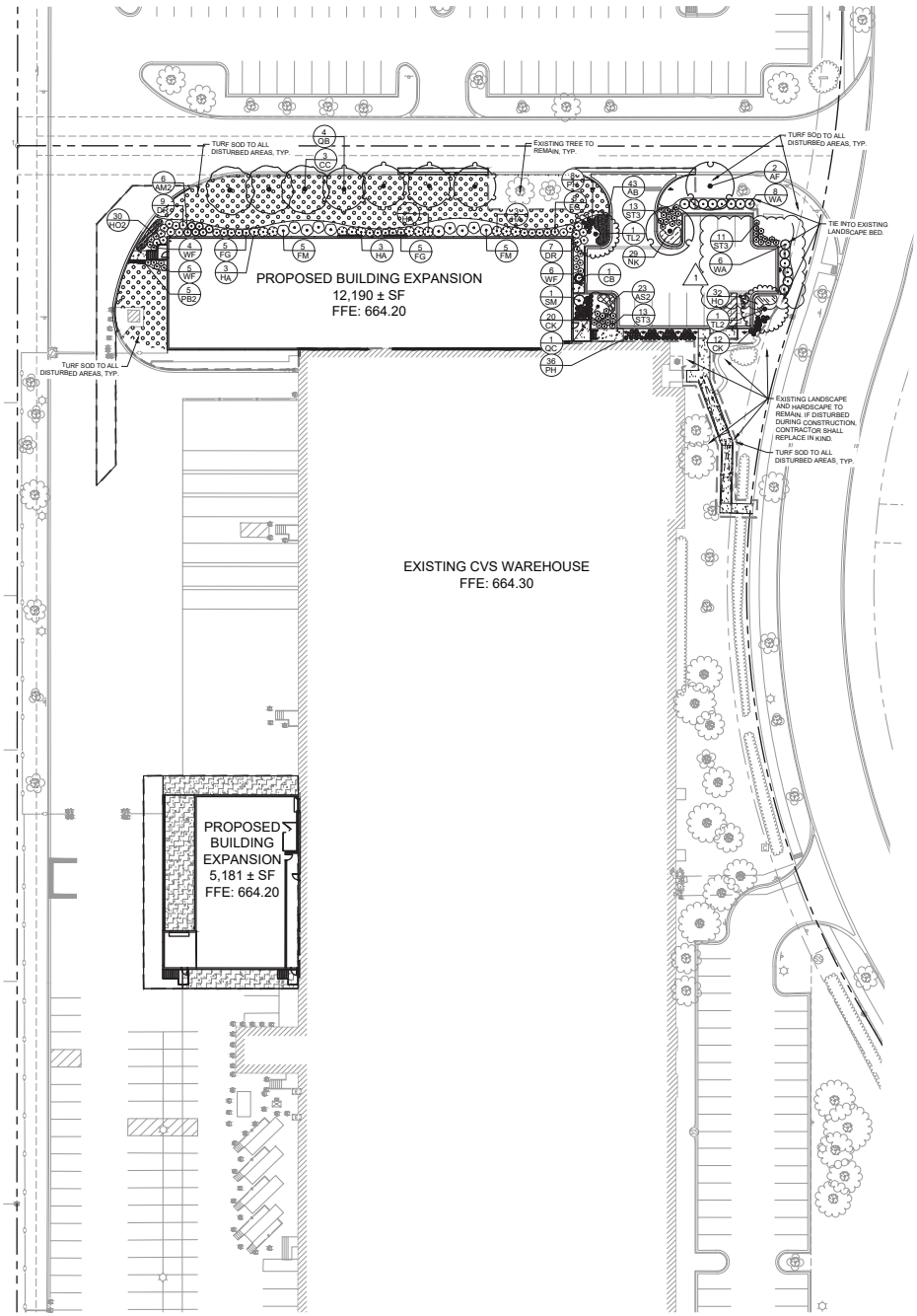
CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
C3.0

Drawing name: G:\CIVIL\JEC\268465001_CVS_Mount Prospect_IL\3_Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg Aug 23, 2024 - 8:44am by Juliette Strosser
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EXHIBIT B

APPROVED LANDSCAPE PLAN



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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JULIE
1-800-892-0123

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	AF	2	ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN	
	CC	3	CELTIS OCCIDENTALIS `CHICAGOLAND` / COMMON HACKBERRY	B & B	2.5" CAL MIN	
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL MIN	
	QC	1	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' / CRIMSON SPIRE™ OAK	B & B	2.5" CAL MIN	
	TL2	2	TILIA AMERICANA / AMERICAN LINDEN	B & B	2.5" CAL MIN	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	AM2	6	ARONIA MELANOCARPA `MORTON` TM / IROQUIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT MIN
	DR	16	DIERVILLA RIVULARIS `MORTON` / SUMMER STARS GEORGIA BUSH-HONEYSUCKLE	-	SEE PLAN	18" HT MIN
	FM	10	FORSYTHIA X INTERMEDIA 'MINDOR' TM / SHOW OFF FORSYTHIA	-	SEE PLAN	18" HT MIN
	FG	15	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	-	SEE PLAN	18" HT MIN
	HA	12	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA	-	SEE PLAN	18" HT MIN
1	ST3	37	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	-	SEE PLAN	18" HT MIN
	SM	1	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LILAC	-	SEE PLAN	18" HT MIN
1	WA	14	WEIGELA FLORIDA `ALEXANDRA` TM / WINE & ROSES WEIGELA	-	SEE PLAN	18" HT MIN
	WF	15	WEIGELA X `DARK HORSE` / DARK HORSE WEIGELA	-	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS						
	CB	1	CHAMAECYPARIS PISIFERA `BOULEVARD` / BOULEVARD CYPRESS	-	SEE PLAN	18" HT MIN
GRASSES						
	CK	32	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL.	SEE PLAN	
	PH	44	PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS	1 GAL.	SEE PLAN	
	PB2	5	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	SEE PLAN	
PERENNIALS AND GRASSES						
	AS2	23	ALLIUM X `SUMMER BEAUTY` / SUMMER BEAUTY ALLIUM	1 GAL	18" OC	
	AB	43	AMSONIA TABERNAEMONTANA `BLUE ICE` / BLUE ICE STAR FLOWER	1 GAL	18" OC	
	HO	32	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	18" O.C.	
	HO2	30	HEUCHERA X 'OBSIDIAN' / OBSIDIAN CORAL BELLS	1 GAL	18" O.C.	
	NK	29	NEPETA X FAASSENII 'KIT KAT' / KIT KAT CATMINT	1 GAL	18" O.C.	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**			
GROUND COVERS						
			TURF SOD			

No.	REVISIONS	DATE	BY
1	VILLAGE COMMENTS	08/23/24	JRS

Kimley»Horn
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421 FAYETTEVILLE ST, SUITE 600
RALEIGH, NC 27601
PHONE: (919) 677-2000
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RKG
DRAWN BY: RKG
CHECKED BY: TJS

CVS Health®

LANDSCAPE PLAN

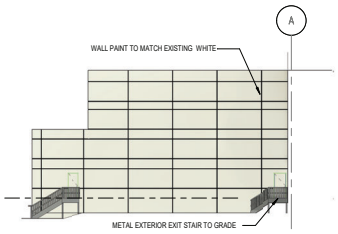
CVS SPC MOUNT PROSPECT
1780 WALL ST
MOUNT PROSPECT, IL 60056

ORIGINAL ISSUE: 07/26/2024
KHA PROJECT NO. 268465001
SHEET NUMBER
L2.0

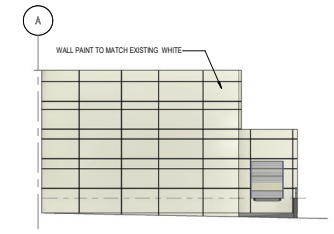
Drawing name: 6:\CHS_LIDEV\268465001_CVS_Mount Prospect_IL\3 Design\CAD\PlanSheets\L2.0 - LANDSCAPE PLAN.dwg L2.0_LANDSCAPE PLAN Aug 22, 2024 2:33pm by ulietta.Stroesser
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EXHIBIT C

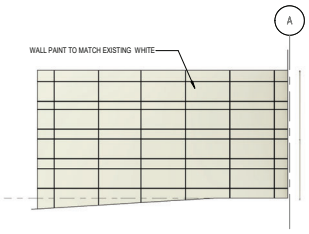
APPROVED EXTERIOR ELEVATIONS



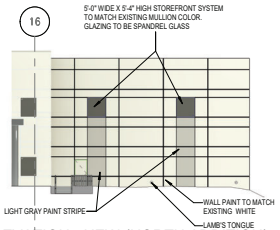
C1 SOUTH ELEVATION (WEST ADDITION)
1/16" = 1'-0"



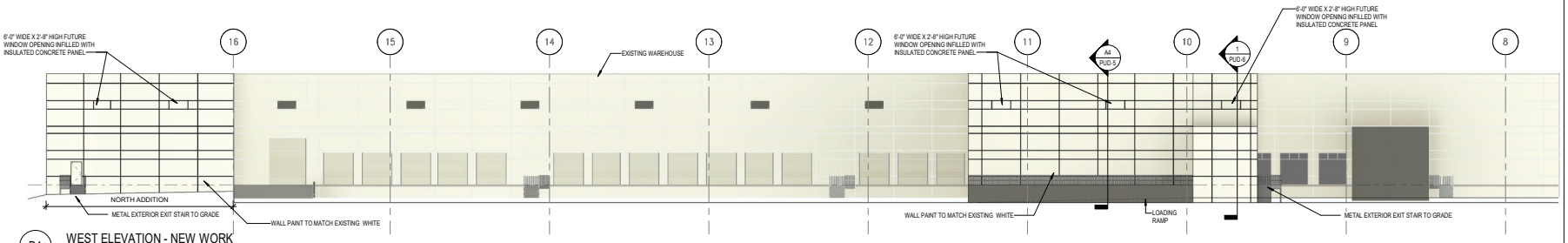
C2 NORTH ELEVATION (WEST ADDITION)
1/16" = 1'-0"



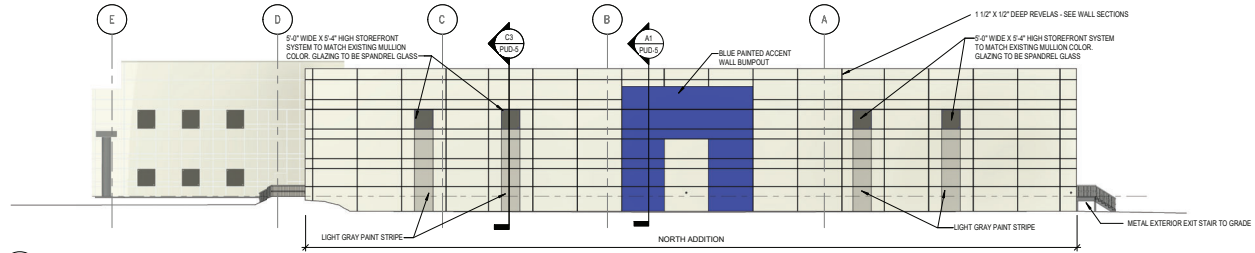
C3 SOUTH ELEVATION (NORTH ADDITION)
1/16" = 1'-0"



C4 EAST ELEVATION - NEW (NORTH ADDITION)
1/16" = 1'-0"



B1 WEST ELEVATION - NEW WORK
1/16" = 1'-0"



A1 NORTH ELEVATION (NORTH ADDITION)
1/16" = 1'-0"

CVS Health

STORE NUMBER: 99625
CVS MOUNT PROSPECT, IL, SPECIALTY
1780 WALL STREET, MOUNT PROSPECT, IL 60056
PROJECT TYPE: -
DEAL TYPE: -

CS PROJECT NUMBER: 176833

ARCHITECT OF RECORD:

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

CONSULTANT:

DEVELOPER:

SEAL:

PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION

REVISIONS:

DRAWING BY: LW
DATE: 08/08/2024
JOB NUMBER: 2024285.03
TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

PUD-3

COMMENTS:

EXHIBIT D

VILLAGE REVIEW LETTER DATED AUGUST 29, 2024

MAYOR
Paul Wm. Hoefert

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

VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

Phone: 847/962-6000
Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

August 29, 2024

Thomas Szafranski
Kimley-Horn
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Via e-mail: tom.szafranski@kimley-horn.com

Re: 1780 Wall Street / PUD Amendment (Major Change) / Review #2

Dear Mr. Szafranski,

The Village of Mount Prospect has reviewed the revised submittal bearing the revision date of 08/23/2024 requesting a major change to a planned unit development for 1780 Wall Street and has the following review comments.

Planning Division:
The following comments from the planning division must be addressed at building permit submittal.

1. An irrigation plan will be required at time of building permit submittal.
2. A photometric plan will be required at time of building permit submittal.

Building Department:
3. No comments.

Public Works Department:
Eng/PW has no objections to the requested PUD amendment, subject to the following conditions:

4. No Code exceptions or variations are requested or approved, so the proposed site improvements must meet all Village Codes.

It should be noted that only a quick review was made of the preliminary site plans; a more detailed review will be made when the plans are submitted for Building Permit. The following comments need not be addressed prior to approval of the PUD; they are provided as a courtesy now as they must be addressed before a Building Permit may be issued.

5. Per MWRD requirements, the infiltration system for the volume control area must be located at least 10' from the foundation.

6. A soil boring should be made in the area of the proposed permeable brick infiltration system to determine the infiltration rate and the possible need for an underdrain. In addition, corrosive soils were encountered when the site was first developed. If corrosive soils are present in the area of the proposed infiltration system, confirm with the MWRD if installation of the infiltration system is appropriate.
7. The driveway and drive aisle width of 24' noted on Sheet C3.0 should be measured to the edge of pavement, and not the face of curb.
8. Because of the potential for corrosive soils on site, use PVC C-900 pipe instead of the DIP noted for the fire loop relocation on Sheet C6.0.
9. Sheet C7.0 contains the maintenance requirements associated with the permeable brick pavement to be installed to satisfy some of the MWRD's stormwater management requirements. To insure that the permeable pavers remain permeable, the Operation & Maintenance plan will be recorded with the County, so that the maintenance requirements detailed in the O&M plan shall remain in perpetuity. To insure that the maintenance is actually performed, the Village will require a summary of all maintenance activities (related to the Operations & Maintenance Plan) performed to be submitted to Public Works annually.

Fire Department:
The petitioner is advised that the following items must be included in the building/site plans submittal:

10. A fire sprinkler system in accordance with NFPA 13 will be required for this project. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review.

Village of Mount Prospect Fire Prevention Code, 24.20

11. A fire alarm system will be required for this project. Ensure fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
12. An egress plan must be provided for the entire building. This plan must include occupant loads, travel distances, egress widths, and common path of travel distances. An egress plan will be required when the building plans are submitted for review. Additional exits may be required.

Feel free to contact me at (847) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,

Ann Choi
Development Planner
Community Development

c: File

Item Cover Page

Subject	**A RESOLUTION DESIGNATING AN AREA AS BLIGHTED AND IN NEED OF RENEWAL FOR THE REAL PROPERTY COMMONLY KNOWN AS 200 E. RAND ROAD, MOUNT PROSPECT, ILLINOIS, 60056 PINS: 03-34-200-061/-062**
Meeting	September 16, 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

REIT 200, LLC (Applicant) is seeking support for adoption of a resolution supporting a Cook County Class 7b Incentive for the property located at 200 E Rand Road. Similar to a Cook County 6b Tax Incentive for industrial properties, a 7b incentive is for commercial property and would be for 12 years and would enable the applicant to reinvest in the property and reestablish it as a Holiday Inn hotel, restaurant, and business center at this location. Unique to 7b requests, the property must be part of an area designated as blighted and in need of renewal. The applicant provided a Blight Analysis supporting this designation.

The Blight Analysis substantiates that, after evaluation, the property qualifies as a blighted area due to the following factors: obsolescence, deterioration, excessive vacancies, deleterious land-use or layout, excessive land coverage / overcrowding, and the declination/stagnation of the equalized assessed value, as specifically set forth in the Blight Analysis (attached). Because the Redevelopment Project Area contains at least five or more factors used to establish blight under the TIF Act, the Redevelopment Project Area is found to be a blighted area. The area also constitutes a commercial blight area or blight area under the Renewal Act. Unless corrected, the blighted condition of the Redevelopment Project Area will persist and continue to delay any future economic development within the area, and the area is therefore in need of redevelopment and renewal to prevent the spread of blight.

Like a 6b, a 7b incentive reduces the assessment level for qualified commercial uses from 25% to 10% for the first 10 years, 15% for year 11, and 20% in year 12. After year 12, the assessment level returns to the full 25% for the benefiting property. The 7b can be renewed for additional 12-year terms if supported by the Village.

The Subject Property consists of a vacant, approximately 79,828 square foot, three story, former Holiday Inn Hotel, sited on approximately 128,323 square feet of land. The property currently features 136 rooms, a fitness center, indoor pool/spa, meeting space, business

center, guest laundry, and a restaurant space. Should the 7b Tax Incentive be granted, the applicant plans to invest over $9,000,000 to purchase, improve, and buildout the renovated space for use once again as a Holiday Inn hotel. The Applicant intends to re-open the restaurant and bar at the site, as well as a gift shop for small items and snacks. The hotel building has been vacant for almost six years.

The applicant is requesting the 7b incentive to reduce their taxes from around $5.40 per square foot for their property to $2.20. Staff has reviewed the submitted application and is supportive of the request.

Discussion

Alternatives

1. Approve the resolution designating an area as blighted and in need of renewal for the real property commonly known as 200 E. Rand Road, Mount Prospect, Illinois 60056 PINs: 03-34-200-061/-062.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board approve the resolution designating an area as blighted and in need of renewal for the real property commonly known as 200 E. Rand Road, Mount Prospect, Illinois 60056 PINs: 03-34-200-061/-062.

Attachments

1. Blight Resolution - Mount Prospect
2. Blight Analysis: 200 E Rand Road 8.28.25
3. 7b Application: 200 E. Rand Road

RESOLUTION NO. _____

A RESOLUTION DESIGNATING AN AREA AS BLIGHTED AND IN NEED OF RENEWAL FOR THE REAL PROPERTY COMMONLY KNOWN AS 200 E. RAND ROAD, MOUNT PROSPECT, ILLINOIS 60056 PINs: 03-34-200-061/-062

WHEREAS, the Village of Mount Prospect, Cook County, Illinois (the "Village") is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs ("Home Rule Powers"); and

WHEREAS, the Cook County Board of Commissioners has amended the Cook County Real Property Classification Ordinance to provide real estate tax incentives to property owners who build, rehabilitate, enhance and occupy property which is located within Cook County and which is used for industrial and/or commercial purposes; and

WHEREAS, the Village, consistent with the Cook County Real Property Classification Ordinance, as amended, wishes to induce industrial and commercial enterprises to locate and expand in the Village by offering financial incentives in the form of property tax relief; and

WHEREAS, REIT 200 LLC, (the "Applicant") is the owner/contract purchaser of the property located at 200 E. Rand Road, Mount Prospect, Illinois 60056 delineated by Property Index Numbers 03-34-200-061/-062, and legally described on Exhibit "A" attached hereto and made a part hereof; (the "Redevelopment Project Area"); and

WHEREAS, the Applicant has submitted to the Village a Cook County Class 7b Property Tax Incentive Eligibility Application concerning the Redevelopment Project Area (the "Application"); and

WHEREAS, the Redevelopment Project Area, and any improvements located thereon, are currently vacant and unused; and

WHEREAS, the Village has evaluated the Redevelopment Project Area to determine if the area constitutes a "blighted area" under the laws of the State of Illinois; and

WHEREAS, both the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1

et seq. ("TIF Act"), and the Commercial Renewal and Redevelopment Areas Act, 65 ILCS 5/11-74.2-2-1 *et seq.* ("Renewal Act"), provide guidance and criteria for determining whether an area is blighted; and

WHEREAS, pursuant to the TIF Act, a blighted area includes the presence of at least five of the following factors: (A) dilapidation; (B) obsolescence; (C) deterioration; (D) presence of structures below minimum code standards; (E) illegal use of minimum structures; (F) excessive vacancies; (G) lack of ventilation, light or sanitary facilities; (H) inadequate utilities; (I) excessive land coverage and overcrowding of structures and community facilities; (J) deleterious land use or layout; (K) Environmental clean-up; (L) lack of community planning and (M) declination/stagnation of the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years (65 ILCS 5/11-74.4- 3(a)(1)); and

WHEREAS, the corporate authorities have reviewed the Blight Analysis prepared by SPM, and attached hereto as Exhibit "B" (the "Blight Analysis"); and

WHEREAS, the Village finds that at least six (6) of the of the TIF Act blight factors are present within the Redevelopment Project Area including: (1) obsolescence; (2) deterioration; (3) excessive vacancies; (4) deleterious land-use or layout; (5) excessive land coverage / overcrowding; and (6) the declination/stagnation of the equalized assessed value, as specifically set forth in the Blight Analysis; and

WHEREAS, the Village finds that because the Redevelopment Project Area contains at least five or more of the factors used to establish blight under the TIF Act, the Redevelopment Project Area is found to be a blighted area; and

WHEREAS, the Village also finds that the Redevelopment Project Area also constitutes a commercial blight area or blight area under the Renewal Act; and

WHEREAS, the Village finds that unless corrected, the blighted condition of the Redevelopment Project Area will persist and continue to delay any future economic development within the area; and

WHEREAS, the Village finds that the Redevelopment Project Area is therefore in need of redevelopment and renewal to prevent the spread of blight.

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

HOME RULE MUNICIPALITIY:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: That commercial buildings and improvements within the Redevelopment Project Area are detrimental to the public safety, health, or welfare because of a presence, as documented, of the following TIF Act and Renewal Act factors: (1) obsolescence; (2) deterioration; (3) excessive vacancies; (4) deleterious land-use or layout; (5) excessive land coverage / overcrowding; and (6) the declination/stagnation of the equalized assessed value.

SECTION THREE: Based on the findings set forth in Section 2 of this Resolution, the Village Council finds that:

A. The Redevelopment Project Area is a blighted area;
B. Unless corrected, the blighted condition of the Redevelopment Project Area will persist and continue to delay any future economic development within the area; and
C. The Redevelopment Project Area is therefore in need of redevelopment and renewal to prevent the spread of blight.

SECTION FOUR: Upon approval and execution of this Resolution, the Village Clerk shall prepare certified copies of this Resolution for purposes of filing with the Office of the Cook County Assessor & Board of Commissioners.

SECTION FIVE: If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution.

SECTION SIX: All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION SEVEN: This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this ___ day of September, 2025

_____
Paul Wm. Hoefert
Village Mayor

ATTEST:

_____
Karen Agoranos
Village Clerk

Exhibit "A"
Legal Description

PARCEL 1:
THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

Common Address: 200 E. Rand Road, Mount Prospect, Illinois 60056

PINs: 03-34-200-061/-062

Exhibit "B"
Blight Analysis

MEMORANDUM

Date: August 28, 2025

To: Brian P. Liston, Esq., and Peter Tsantilis, Esq.
The Law Offices of Liston & Tsantilis, P.C.

From: Peter Tsiolis, Aric Swaney - Strategic Project Management

Subject: **200 E. Rand Road**
Mount Prospect, IL – Class 7(b)

THE NEED FOR A CLASS 7(B) INCENTIVE TO ENSURE FEASIBILITY FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 200 E. RAND ROAD MOUNT PROSPECT, IL 60056

To

BRIAN P. LISTON, ESQ., AND PETER TSANTILIS, ESQ.
THE LAW OFFICES OF LISTON & TSANTILIS, P.C.

From

STRATEGIC PROJECT MANAGEMENT, INC.

August 28, 2025

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INTRODUCTION

The issue of whether the redevelopment of the property commonly known as 200 E, Rand Rd., Mount Prospect, IL, or more specifically identified by PINs 03-34-200-061/062 is feasible without a Class 7(b) incentive is the focus of this analysis. In order to draw a conclusion, Strategic Project Management utilized a methodology that encompasses simulating real estate tax projections and redevelopment costs, IRR and ROI, as well as other factors including community impact. In addition, we rely on certain assumptions as concluded by the Board of Trustees of the Village of Mount Prospect in addition to our own review of their conclusions and our field reports.

Prior to delving into the analysis of this specific project (as will be fully described below), we addressed the issue of whether the subject property is within an area that meets the blight criteria as defined in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74/4-1 et seq.) (the "TIF Act"). Our examination of both the issue of blight and whether this project is feasible without a Class 7(b) concludes the subject property is within a blighted area and the project would not be economically feasible without the Class 7(b) incentive.

BLIGHT CRITERIA

As a point of reference, we found ample evidence as will be presented below of blight and strongly recommend the Mayor and Village Board and Cook County determine that the property, site, or area is deemed a redevelopment priority by the Village, and that it satisfies the designation requirement to demonstrate that the area is "in need of commercial development" and thus blighted pursuant to both the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. ("TIF Act"), and the Commercial Renewal and Redevelopment Areas Act, 65 ILCS 5/11-74.2-2-1 et seq. ("Renewal Act") in compliance with the ordinance required to be eligible for a Class 7(b) Incentive. Our analysis examined the same criteria as set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act") in determining where the subject parcel meets the designation of blighted area, and we strongly recommend that conclusion be reached by the President and Village Board and Cook County.

In determining whether an area qualifies as blighted under the TIF Act, a project area must be, on and after November 1, 1999, "an improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved

part of the redevelopment project area:"

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The

over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

As previously stated, we found ample evidence of blight and strongly recommend the Mayor and Village Board and Cook County find that the parcel here in question (please see Exhibit A photographs) is a blighted area. In this instance, following an exterior survey of the condition and use of the area; field survey of conditions of roads, sidewalks, parking areas, lighting, landscaping, general

property maintenance; analysis of existing structures and development plans for future structures; and research of relevant government records, we again strongly recommend that the Mayor and Village Board and Cook County should find the area is a "blighted area" and designate it as such due to the following six factors (only five are required, but we find that there are at minimum six here):

• Obsolescence: Deterioration, insufficient drainage, and general inadequate infrastructure here are evidence of obsolescence. Buildings are old and were in existence prior to most modern codes even when renovations were done in 2008, and for this reason, these older structures are not only functionally obsolescent, but economically obsolescent as well given the cost of such improvements versus their likely economic value.

• Deterioration of Structures and Site Improvements: deterioration was observed on the majority of the parcel. Deterioration in surface improvements was pervasive. Such deterioration included cracking and crumbling surfaces and potholes. The high degree of deterioration observable on these improvements contributes to an adverse aesthetic impact on the area. Inadequate maintenance and repair of surface areas encourage an environment that is both unsafe for pedestrians and drivers and encourages vandalism.

• Presence of Structures Below Minimum Code Standards: During the vacancy, the property has not adequately been kept to modern codes. In fact, in 2023 violations included wood fences on the east side of the property with multiple broken areas and broken slats, multiple windows broken on the exterior of the property, multiple areas of the exterior containing rubbish and garbage around the property, and the structure was found to be unsafe due to fire sprinkler system being out of service. The village deemed it "unfit for occupancy.[1]

• Excessive vacancies: the hotel building has been vacant for almost six years.

• Inadequate Utilities: The combination of the overall age, deterioration, and the apparent lack of on-site detention or retention of storm water qualify as inadequate. Because of the 1971 construction date, sections of the parcel's water, storm and sanitary sewer systems are at or near the end of their useful lives and are in need of upgrade and/or replacement due to both existing inadequacies and due to lack of capacity to serve future redevelopment needs.

• Lack of Community Planning: The lack of an adequate Comprehensive Plan for this area in 1971 did not significantly guide development in the area, and the 1976 Comprehensive Plan did not add much beyond zoning. While improvements may have taken place over the years, they were implemented with minimal to no guidance from the 2007 Comprehensive Plan. The Village has had some constructive input into area development, but the 2017 Rand Road Corridor Plan and Comprehensive Plans lack guidance into development in the post-pandemic world.

[1] Richard Mayer, "Mount Prospect Fines Vacant Hotel Owners $20,000," *Journal & Topics*, 2023, https://www.journal-topics.com/articles/mount-prospect-fines-vacant-hotel-owners-20000/

FINANCIAL FEASIBILITY ANALYSIS FOR THE REDEVELOPMENT OF 200 E. RAND RD AND REDEVELOPMENT OF A HOTEL ON THE PROPERTY

The data and analysis in this section is provided by REIT 200 LLC (the "Applicant"). The information related to historical, current, and future real estate taxes is presented in this report by Strategic Project Management based on Cook County tax records. The future projections are derived by SPM based on historical trends and assumptions.

Proposed Redevelopment Project

The Subject Property currently consists of a vacant, approximately 79,828 square foot, three (3) story, former Holiday Inn Hotel, sited on approximately 128,332 square feet of land. The property currently features 136 rooms, a fitness center, indoor pool/spa, meeting space, business center, guest laundry and a restaurant space. The proximity to the city of Chicago, O'Hare International Airport, and regional transportation networks ensure the site's continued economic growth. The property's prime location near a bustling mall and upscale retail stores enhances its appeal, making it an ideal spot to attract a high-quality restaurant tenant.

Should the Class 7b Tax Incentive be granted, the Applicant plans to invest over $9,000,000 to purchase, improve and build out the renovated space for use as an IHG branded Staybridge Suite Extended Stay Hotel. The proposed Hotel would be an all-suite property that targets upscale corporate travelers. The Applicant intends to re-open the restaurant and bar in at the site, as well as a gift shop for small items and snacks. As such, the site is expected to generate significant sales tax revenue, of which the Village will receive a portion. As part of these improvements, the Applicant intends to renovate/improve all aspects of the site including, but not limited to the guestrooms, lobby, corridors, fitness center, swimming pool, and restaurant.

Once improvements are finished, the site will operate at a Staybridge Suites Extended Stay Hotel, which, according to Staybridge, includes elevated residential style-studios and suites, complimentary daily breakfast buffet, complimentary light bites & happy hour 3 days a week, and ample amenities to accommodate both short-term and extended-stay guests. Each suite features a fully equipped kitchen including cooking and dining utensils, a full-size refrigerator, microwave and cooktop stove, toaster, coffee maker, dishwasher & a dedicated dining area. The Applicant expects approximately thirty full-time employees and fifteen part-time employees to work out of the site. The Applicant also expects the planned improvements on this specific site will also result in approximately forty-five temporary construction jobs. Apart from the revenue generated by hotel guests, the Applicant expects the employees will frequent Village restaurants, gas stations, grocery stores, and more.

In addition to increased property tax revenues, sales tax, and employee impact, the hotel's presence will

significantly benefit the local community as it will attract both new and returning customers who will also frequent nearby establishments.

The redevelopment of the hotel is an essential development for the subject property and the area in general. Staybridge Suites enjoy a brand and customer loyalty that is well known in the hospitality world. The demand for the rooms and restaurant will greatly benefit surrounding businesses as the brand is considered a destination location. Unlike many of its competitors, Staybridge Suites has not saturated the market and therefore its customers often seek out the brand. This strong customer base will allow surrounding property owners to attract new buyers and tenants.

The long-term outcome for the subject property if the Applicant is not granted a 7(b) and Staybridge Suites does not open is negative based on its current and likely continued vacancy.

Approach to Determine Whether Class 7(b) Tax Incentive is Needed

In reviewing and analyzing whether a project can proceed without a Class 7(b) tax incentive, we can undertake various approaches to reach our conclusion. Each project is reviewed based on its own characteristics, needs and economic conditions. While one proposed project may require a review of the applicant's financial data and pro forma using an Initial Rate of Return analysis as was done here, a different project will require looking at a yearly revenue analysis to determine whether the project meets required net profits.

In this specific case, the current condition of the parcel also reflects a sense of abandonment. The obvious negative impacts that follow this not only apply to the specific property but also extend to adjacent properties. As the abandoned property becomes an eyesore and in many cases a bastion for undesirable elements, the natural outcome is to decrease the value of neighboring properties, which can lead to a domino effect. The subject property is facing this very real prospect. The proposed hotel redevelopment will transform the currently underutilized area into one that will address the numerous issues that if left unaddressed will lead to larger issues in the years to come. In this case the Staybridge Suites will revitalize, modernize, and make the subject parcel attractive, viable and one that serves to attract other end-users. This undertaking will cost a significant amount of money, create new temporary and permanent jobs, generate new sales tax, and increase overall real estate property tax revenues. However, without the improvements and substantial further investment, the property's future is bleak.

Projected Redevelopment Costs

Table 1 summarizes the minimum projected costs of the Redevelopment. The numbers do not reflect ongoing maintenance costs in the years to come.

Table 1 Projected Project Total Redevelopment Costs

SOURCE	AMOUNT		USE	AMOUNT
Bank	$4,625,000.00		Hotel Purchase	$ 4,000,000.00
SBA 504	$2,775,000.00		Hard Construction Cost & Equipment	$ 2,250,000.00
Owners Equity	$1,850,000.00		FFE	$ 2,000,000.00
			Soft Costs (Architect, Permit Fee, Closing Costs)	$ 250,000.00
			Franchise App Fee	$ 100,000.00
			Interest Reserve	$ 650,000.00
TOTAL	**$ 9,250,000.00**		**TOTAL**	**$ 9,250,000.00**

Source REIT 200 LLC

Property Tax Projections

Table 2 summarizes projected taxes for years 1 through 13 with and without a Class 7(b) incentive. Please note year 13 reflects when the incentive terminates. The projections are based on a beginning market value in 2027 (Year One) then increases of 10% every three years or on a triannual basis rather than a yearly increase of 3% to more accurately reflect the method used by the Cook County Assessor. The chart begins in 2027 based on the assumption that the Class 7(b) incentive will be granted in 2025 and activated in 2027.

Table 2 Property Tax Projections with and without Class 7(b) Incentive

Subject Property		200 E. Rand Road, Mount Prospect, IL															
PINs		03-34-200-061/-062															
												Tax Code	38098		2023 Tax Rate	9.855%	
	Current Conditions plus Redevelopment without 7b Incentive						Current Conditions No Improvements Full Vacancy No 7(b)						Current Conditions plus Redevelopment with 7b incentive				
Tax Year	Market Value 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3		Market Value NoImp/Full V 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3		Market Value 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3	Projected 7b Incentive Savings
2027	12,582,178	25.00%	3,145,545	9,487,906	935,033.12		3,051,658	24.10%	735,450	2,218,337	218,617.07		12,582,178	10.00%	1,258,218	3,795,162	374,013.25	561,019.87
2028	12,582,178	25.00%	3,145,545	9,487,906	935,033.12		3,051,658	24.10%	735,450	2,218,337	218,617.07		12,582,178	10.00%	1,258,218	3,795,162	374,013.25	561,019.87
2029	12,582,178	25.00%	3,145,545	9,487,906	935,033.12		3,051,658	24.10%	735,450	2,218,337	218,617.07		12,582,178	10.00%	1,258,218	3,795,162	374,013.25	561,019.87
2030	13,840,396	25.00%	3,460,099	10,436,697	1,028,536.45		3,356,824	24.10%	808,995	2,440,170	240,478.79		13,840,396	10.00%	1,384,040	4,174,679	411,414.58	617,121.87
2031	13,840,396	25.00%	3,460,099	10,436,697	1,028,536.45		3,356,824	24.10%	808,995	2,440,170	240,478.79		13,840,396	10.00%	1,384,040	4,174,679	411,414.58	617,121.87
2032	13,840,396	25.00%	3,460,099	10,436,697	1,028,536.45		3,356,824	24.10%	808,995	2,440,170	240,478.79		13,840,396	10.00%	1,384,040	4,174,679	411,414.58	617,121.87
2033	15,224,436	25.00%	3,806,109	11,480,367	1,131,390.13		3,692,506	24.10%	889,894	2,684,187	264,526.64		15,224,436	10.00%	1,522,444	4,592,147	452,556.05	678,834.08
2034	15,224,436	25.00%	3,806,109	11,480,367	1,131,390.13		3,692,506	24.10%	889,894	2,684,187	264,526.64		15,224,436	10.00%	1,522,444	4,592,147	452,556.05	678,834.08
2035	15,224,436	25.00%	3,806,109	11,480,367	1,131,390.13		3,692,506	24.10%	889,894	2,684,187	264,526.64		15,224,436	10.00%	1,522,444	4,592,147	452,556.05	678,834.08
2036	16,746,880	25.00%	4,186,720	12,628,404	1,244,529.17		4,061,757	24.10%	978,883	2,952,606	290,979.33		16,746,880	10.00%	1,674,688	5,051,361	497,811.67	746,717.50
2037	16,746,880	25.00%	4,186,720	12,628,404	1,244,529.17		4,061,757	24.10%	978,883	2,952,606	290,979.33		16,746,880	15.00%	2,512,032	7,577,042	746,717.50	497,811.67
2038	16,746,880	25.00%	4,186,720	12,628,404	1,244,529.17		4,061,757	24.10%	978,883	2,952,606	290,979.33		16,746,880	20.00%	3,349,376	10,102,723	995,623.33	248,905.83
2039		25.00%						24.10%						25.00%				
Total					13,018,466.61						3,043,805.49						5,954,104.14	
																		7,064,362.46
1 Market Value Increased by 10% every Tiennial																		
2 Equalized Assessed Value based on 2023 Equlizaion Factor 3.0163																		
3 Real Estate Tax based on 2023 Local Tax Rate 9.855																		
4 The chart is based on the assumption that the Class 7b Tax Incentive will be granted in 2025 and activated in 2027																		
5 A 20% occupancy factor was applied to the 2024 Assessor Building Assessed Value, which was then added to the 2024 Assessor Land Assessed Value to create a revised 2024 Assessed Value with Total Vacancy Reduction.																		
The revised 2024 Assessed Value with Total Vacancy Reduction was then multiplied by 4 to create the "Estimated Market Value Based on the 2024 Cook County Assessed Value at Full Vacancy and No Improvements".																		

Sources Cook County Assessor, Cook County Clerk, SPM

We utilized a real estate tax based on the 2023 composite tax rate of 9.855 percent and the most recent Cook County equalization multiplier 3.0163. For the illustrative purposes of this report, we assume eligibility for a Class 7(b) incentive is granted in 2025 and activated in 2027. The projected tax for the property with a Class 7(b) will be $374,013 in 2027 and $935,033 without a Class 7(b) or a difference of approximately $561,020. In the table above, the 2037 (Year 11) Assessment Level increases to 15 percent, resulting in a difference of $497,812. In 2035 (Year 12), the Assessment Level increases to 20 percent, resulting in a difference of $248,906. In 2036 (Year 13), taxes return to the full 25 percent.

Table 2 also uses estimated taxes to demonstrate the additional property tax revenue that would be generated by allowing the Applicant to modernize and improve the parcel with a 7(b) incentive. As the

projections illustrate, providing the incentive will generate $5,954,104 over the life of the incentive (2027-2035). If the property remains vacant, which is a strong possibility without the incentive, it could produce $3,043,805 over the same period. However, a large devaluation of the vacant parcel during those years is unavoidable and will result in an unexpected loss of tax revenue. Even with a 7(b) incentive, the village and other taxing bodies will be assured a benefit of $5,954,104 over the life of the incentive by allowing the redevelopment to go forward, which is $2,910,299 more in revenue than if the property is left vacant.

For additional illustrative purposes, we project Staybridge in a best-case scenario to generate $3,745,655 total revenue in year one. This projection is aggressive because stabilization typically occurs in years three or four. With the year one tax projection without a 7(b) of $935,033, the Applicant's real estate taxes would represent 25% percent of its total revenue, which is unsustainable.

With increasing labor costs, uncertain interest rates, tariffs, supply chain issues, and other factors, the cost to redevelop, and operational costs after completion of this project will result in an ever-increasing need for the 7(b) incentive. Quite simply, the cost to own and operate this business is more expensive today than it was even a year ago. A hotels performance depends on occupancy and average daily rates, which often fluctuate based on even uncertain global economic conditions.

Projection of Hotel Building Cash Flow and Internal Rate of Return on Investment

Analysis WITHOUT a class 7(b) tax incentive:

To further assess the feasibility of the redevelopment, with the real estate tax amount of $935,033 (without a Class 7(b) tax incentive) and annual debt service of $678,508.08 (and an 8.5% capitalization rate, SPM calculated the Net Operating Income (NOI), cash flow after debt service, Internal Rate of Return (IRR), and Return on Investment (ROI), and compare them to typical hotel sector benchmarks. SPM used the financial and project data and project details provided by the Applicant and our own review, calculations, and analysis.

Total Revenue: $3,745,655
Total Department Expenses: $974,659
Gross Operating Income: $2,770,995
Total Undistributed Operating Expenses: $1,123,734
Gross Operating Profit: $1,647,261
Insurance: $60,000
Taxes: $935,033
Management Fees: $74,913
Reserve for Replacement: $0
Total Fixed Charges: $60,000 + $935,033 + $74,913 = $1,069,946
NOI:
1,647,261−1,069,946=577,3151,647,261 - 1,069,946 = 577,3151,647,261 - 1,069,946 = 577,315
Debt Service:

Total Annual Debt Service: $678,508.08.

SPM assumed the loan structure ($2,775,000 SBA 504 + $4,675,000 conventional) at conventional rates and terms.

Cash Flow After Debt Service:
577,315−678,508.08= <101,193.08> annually (negative)

The negative cash flow indicates the project does not generate enough NOI to cover debt service, signaling immediate feasibility concerns.

Project Details and Assumptions
Purchase Price: $4,000,000
Renovation Costs: $5,250,000
Total Investment Cost: $9,250,000
Equity: $1,800,000
Loan Amount: $7,450,000 ($2,775,000 SBA 504 + $4,675,000 conventional)
Holding Period: 10 years
Sale Price: Use 8.5% cap rate on NOI:
Sale Price $6,797,823.53
Transaction Costs: 6% of sale price = $6,797,823.53 × 0.06 = $407,869.41
Loan Payoffs (Year 10)
Conventional Loan Balloon: $3,462,524.34 (5%, 25-year amortization, 10-year term)
SBA 504 Remaining Balance: $1,753,448.67 (5.5%, 20-year amortization, after 120 months)
Net Sale Proceeds:
6,797,823.53−407,869.41−3,462,524.34−1,753,448.67=173,981.11

Year 10 Cash Flow:
−101,193.08+173,981.11=72,788.03
Cash Flows:
Year 0: -$1,800,000 (equity)
Years 1-9: -$101,193.08 annually (negative due to insufficient NOI)
Year 10: $72,788.03
Step 1: ROI Calculation
ROI=Total Return−In Years 1-9: -$101,193.08 × 9 = -$910,737.72
Year 10: $72,788.03
Total: -$910,737.72 + $72,788.03 = -$837,949.69
PV of Years 1-9: -$101,193.08 × 9 = -$910,737.72
PV of Year 10: $72,788.03
Total PV: -$910,737.72 + $72,788.03 = -$837,949.69
NPV: -$837,949.69 - $1,800,000 = -$2,637,949.69 (negative)

The IRR is undefined or negative, as the cash flow stream (negative initial investment, negative annual cash flows, and a small positive final cash flow) does not cross zero NPV, indicating no rate of return that balances the investment.

For comparison, SPM looked at typical hotel sector benchmarks:
IRR: 15%–20% for hotel renovations, up to 25% for riskier projects.

Annualized ROI: 10%–15%, up to 18% for high-yield projects.
Debt Service Coverage Ratio (DSCR): 0.85
DSCR: 0.85A DSCR below 1.0 indicates the project cannot cover debt service, far below lender requirements (1.2–1.5), signaling severe financing issues.

Project Metrics:
IRR: Undefined or negative (well below 15%–25% benchmark)
ROI: -146.55% (well below 10%–18% benchmark, indicating a loss)
DSCR: 0.85 (below 1.2–1.5, unfinanceable)

Comparison:
IRR: The negative or undefined IRR indicates the project loses money, far below the 15%–20% target, making it not feasible.
ROI: A -146.55% ROI confirms the project results in a significant loss, compared to the desired 10%–18% annualized return.
DSCR: A 0.85 DSCR means NOI cannot cover debt payments, making the project unviable for lenders and investors.

Risks and Considerations:

Tax Impact: The $935,033 tax amount reduced NOI to $577,315, and combined with the debt service ($678,508.08), results in negative annual cash flows (-$101,193.08). This makes the project *unsustainable* without significant changes.
Cap Rate Impact: The 8.5% cap rate lowered the sale price to $6.80M (from $8.25M at 7%), barely covering loan payoffs ($3.46M + $1.75M), leaving minimal proceeds ($173,981.11). A 9% cap rate further reduces the sale price to $6,414,611, worsening outcomes.
Hotel Risks: The low NOI and high debt service suggest unrealistic revenue projections or excessive costs for the 200 E. Rand Road hotel. The market may not support the post-renovation performance, especially with high taxes.

Conclusion:
Typical IRR Desired: 15%–20% (up to 25% for riskier hotel renovations).
Typical Annualized ROI Desired: 10%–15% (up to 18% for high-yield projects).
Project Metrics with Taxes ($935,033), Debt Service ($678,508.08), and 8.5% Cap Rate:
IRR: Undefined or negative (well below 15%–25% benchmark)
ROI: -146.55% (well below 10%–18% benchmark, indicating a loss)
DSCR: 0.85 (below 1.2–1.5 lender requirement, unfinanceable)

The project is *not feasible* without a Class 7(b) tax incentive. The high taxes ($935,033) and debt service ($678,508.08) result in negative annual cash flows, a low sale price ($6.80M at 8.5% cap rate), and a negative ROI, making the project unprofitable and unfinanceable.[2]

Analysis WITH a class 7(b) tax incentive:

To further assess the feasibility of the redevelopment, with the real estate tax amount of $374,013 (with a Class 7(b) tax incentive), and annual debt service of $678,508.08 (and an 8.5% capitalization rate,

[2] SPM ran a sales analysis for illustrative purposes only.

SPM calculated the Net Operating Income (NOI), cash flow after debt service, Internal Rate of Return (IRR), and Return on Investment (ROI), and compare them to typical hotel sector benchmarks. SPM used the financial and project data and project details provided by the Applicant and our own review, calculations, and analysis.

Original Financials:
Total Revenue: $3,745,655
Total Department Expenses: $974,659
Gross Operating Income: $2,770,995
Total Undistributed Operating Expenses: $1,123,734
Gross Operating Profit: $1,647,261
Fixed Charges:
Insurance: $60,000
Taxes: $374,013
Management Fees: $74,913
Reserve for Replacement: $0
Total Fixed Charges: $60,000 + $374,013 + $74,913 = $508,926
Updated NOI:
NOI=1,138,335
Debt Service (as provided previously):
Total Annual Debt Service: $678,508.08
Cash Flow After Debt Service:
1,138,335−678,508.08=459,826.92 annually

Project Details and Assumptions:
Purchase Price: $4,000,000
Renovation Costs: $5,250,000
Total Investment Cost: $9,250,000
Equity: $1,800,000
Loan Amount: $7,450,000 ($2,775,000 SBA 504 + $4,675,000 conventional)
Holding Period: 10 years
Sale Price: Use 8.5% cap rate on updated NOI:
Sale Price = 13,392,176.47
Transaction Costs: 6% of sale price = $13,392,176.47 × 0.06 = $803,530.59
Loan Payoffs (Year 10) (from prior calculations, unchanged as debt service change does not alter balloons without updated terms):
Conventional Loan Balloon: $3,462,524.34 (5%, 25-year amortization, 10-year term)
SBA 504 Remaining Balance: $1,753,448.67 (5.5%, 20-year amortization, after 120 months)
Net Sale Proceeds:
13,392,176.47−803,530.59−3,462,524.34−1,753,448.67=7,372,673.87
Year 10 Cash Flow:
459,826.92+7,372,673.87=7,832,500.79
Cash Flows:
Year 0: -$1,800,000 (equity)
Years 1-9: $459,826.92 annually
Year 10: $7,832,500.79
ROI Calculation
ROI= Total Return Years 1-9: $459,826.92 × 9 = $4,138,442.28

Year 10: $7,832,500.79
Total: $4,138,442.28 + $7,832,500.79 = $11,970,943.07
Total PV: $1,728,495.45 + $840,930.08 = $2,569,425.53
NPV: $2,569,425.53 - $1,800,000 = $769,425.53 (positive)
Total PV: $1,529,099.43 + $568,069.02 = $2,097,168.45
NPV: $2,097,168.45 - $1,800,000 = $297,168.45 (positive)
Total PV: $1,395,019.71 + $385,742.34 = $1,780,762.05
NPV: $1,780,762.05 - $1,800,000 = -$19,237.95 (negative)
IRR = 34.66\%

Again, for comparison, SPM looked at typical hotel sector benchmarks.

IRR: 15%–20% for hotel renovations, up to 25% for riskier projects.
Annualized ROI: 10%–15%, up to 18% for high-yield projects.
Debt Service Coverage Ratio (DSCR):
DSCR= 1.68
This meets the typical lender requirement of 1.2–1.5, indicating sufficient cash flow to support financing.

Project Metrics:
IRR: 34.66%
Annualized ROI: 20.90%
DSCR: 1.68
Comparison:
IRR: 34.66% exceeds the 15%–20% target (and the 25% high-risk threshold), indicating the project is *highly feasible*.
ROI: 20.90% annualized is above the 10%–15% benchmark (and exceeds the 18% high-yield target), reinforcing attractiveness.
DSCR: 1.68 supports financing feasibility, as it exceeds lender requirements.
Impact of Tax Adjustment:
Tax Change: The tax amount $374,013 results in an IRR 34.66% and a ROI 20.90%.
Comparison to No Incentive: Compared to the $935,033 tax scenario (NOI $577,315, negative IRR), the $374,013 tax (reflecting a 7b or similar incentive) restores feasibility, boosting NOI by 97% and turning negative cash flows positive.

Risks and Considerations
Hotel Risks: Mount Prospect's proximity to O'Hare supports demand, but NOI depends on successful renovation, branding, and occupancy. A 10% NOI drop (to ~$1M) reduces IRR to ~30%, still above target.

Conclusion:
Typical IRR Desired: 15%–20% (up to 25% for riskier hotel renovations).
Typical Annualized ROI Desired: 10%–15% (up to 18% for high-yield projects).
Project Metrics with Taxes ($374,013), Debt Service ($678,508.08), and 8.5% Cap Rate:
IRR: 34.66% (exceeds 15%–25% benchmark)
Annualized ROI: 20.90% (exceeds 10%–18% benchmark)
DSCR: 1.68 (above 1.2–1.5 lender requirement)
Feasibility: The project is *highly feasible* with the tax projection with Class 7(b) tax incentive of

$374,013, as the IRR and ROI significantly exceed industry standards, and the DSCR supports financing.

CONCLUSION

Typically, when determining whether we recommend the need for an incentive we take into consideration the redevelopment program, redevelopment cost projections, revenues and expenses and other financial information discussed above, however, in certain cases such as this one the financial information isn't the only determining factor to consider. The intangible benefits for the subject property and surrounding properties must also be heavily considered in reaching a decision along with the additional overall taxes the project will generate.

Therefore, granting the Class 7(b) incentive may in this case ensure that the blighted area does not expand into other areas, but rather may bring (for the reasons articulated above) commercial success to the Village of Mount Prospect for years to come. This is remarkable under the current economic uncertainties we are facing due to post-pandemic adjustments, tariffs and supply chain issues, inflation, uncertainty about interest rates, fluctuating climate and environmental regulations and other factors. Without the assistance from the Class 7b Tax Incentive, the Applicant will be unable to redevelop the hotel and may instead look to sell off the land and leave it undeveloped and vacant. Future owners of the parcel with multiple years of vacancy may neglect the property and stop paying their taxes, resulting in total loss for the Village. Any future owners will be seeking the same incentive.

Due to the reality that the Applicant cannot feasibly open this Staybridge location without a Class 7(b) incentive because the property taxes make it financially impossible, and in not doing so cause the Village of Mount Prospect other taxing bodies to lose millions of sales and property tax dollars, we must conclude that granting the Class 7(b) incentive in this specific case is imperative.

Additionally, the cash flow projections show that it would not support a high enough return to make undertaking the investment financially feasible without the Class 7(b) tax incentive. Providing the Applicant with the Class 7(b) incentive is the only way to ensure feasibility. Without a 7(b) incentive the IRR we project is negative, and the ROI is -146.55 (also negative). No developer would undertake a project to realize such a return. By providing the incentive the IRR we project is 34.66, and the ROI is 20.90. As stated above, these are within the customary acceptable IRR and ROI levels for a project associated with this type of financial risk under normal circumstances. We therefore once again believe the incentive is essential.

EXHIBIT A

Photos of Subject Property 2025










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VILLAGE OF MOUNT PROSPECT

DESCRIPTION[1]

The Village is a home-rule unit of government located approximately twenty-two miles northwest of downtown Chicago, Illinois. It was settled in the 1870s and later incorporated in 1917. The current population is approximately 56,852. The Village is governed by a mayor and a six-member Board of Trustees elected at large for four-year terms. The Village Manager handles day-to-day operations and is appointed by the President and the Board of Trustees. The Village has approximately 304 full-time and twenty-seven part-time employees. In addition, approximately fifty-four seasonal employees are hired throughout the year. Listed below are the unions to which 192 of the full-time employees are members. The Village considers its relationship with its employees to be cordial.

Village residents benefit from top-rated public safety technology and services. The Fire Department has earned one of the best fire ratings (ISO Rating Class 2), the Police Department has achieved international police accreditation and the Public Works Department's community-wide recycling and urban reforestation programs have served as models for other communities. The Mount Prospect Public Library is at the forefront of information technology used to supplement research efforts.

In November of 2008, BusinessWeek named the Village as the winner of its second annual review of the "Best Places in America to Raise Kids." According to the report, the Village was able to achieve this ranking because of low crime, affordable homes, award- winning schools and small-town charm, coupled with conservative fiscal values and community involvement.

The Village's downtown and other commercial areas have experienced significant private and public reinvestment over the past several years, including the redevelopment of the 1.3 million-square-foot Randhurst Shopping Center, the first enclosed regional shopping center in the area. Residential convenience goods, banks, government services, restaurants and service establishments can be found throughout the downtown area. The addition of townhomes and luxury condominiums in the town center is furthering the Village's vision of a mixed-use downtown district.

The Kensington Business Center attracts numerous high-profile corporations with its twelve landscaped lakes, winding jogging trails, recreational park and picnic areas, as well as its proximity to O'Hare International Airport. Lake Center Corporate Park is the second largest industrial district within the Village and offers unique "build-to-suit" opportunities for office and manufacturing facilities. The Lake Center Corporate Park has recently been improved with landscaping and public infrastructure designed to support a variety of uses.

Village residents of all ages are served by four area park districts maintaining nearly four hundred acres of parks and recreation facilities within the Village. The park districts provide an outdoor wave pool, two golf courses, a miniature golf course, a sled hill, outdoor skating rinks, playgrounds, ball fields and tennis courts for residents. The Cook County Forest Preserve also has facilities nearby.

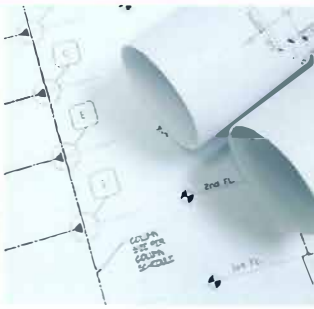
[1] Village of Mount Prospect, Cook County, Illinois General Obligation Bonds, Series 2022 (IL). Final Official Statement Dated January 18, 2022.

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September 12, 2025

VIA MAIL & EMAIL
Jason Shallcross
Village of Mount Prospect
50 S. Emerson
Mount Prospect, Illinois 60056

RE: Class 7b Resolution Request
REIT 200 LLC,
200 E. Rand Road,
Mount Prospect, IL 60056
PINs: 03-34-200-061/-062

Dear Mr. Shallcross,

REIT 200 LLC (the "Applicant") is the owner of the above-referenced property (the "Subject Property"), and is requesting:

1) A Resolution from the Village of Mount Prospect supporting and consenting to a Class 7b Tax Incentive based on Re-occupation of Abandoned Property with a Purchase for Value & Greater than 12 Months Vacancy & Substantial Rehabilitation.

2) A Resolution designating the area as blighted pursuant to Section 74-65(a) in compliance with the County ordinance:

> "The area is or has been within the last 10 years designated by federal, state or local agency as conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Redevelopment Areas Act of 1967, as amended, or that the area be located in a federal Empowerment Zone or Enterprise Community, as proposed and approved by the Cook County Board of Commissioners on June 22, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or the designations(s) of like effect adopted under any similar statute or ordinance." [74-65(a)(1)]

The Subject Property currently consists of a vacant, approximately 79,828 square foot, three (3) story, former Holiday Inn Hotel, sited on approximately 128,332 square feet of land. The property currently features 136 rooms, a fitness center, indoor pool/spa, meeting space, business center, guest laundry and a restaurant space. The proximity to the city of Chicago, O'Hare International Airport, and regional transportation networks ensure the site's continued economic growth. The building is also currently situated near a mall and other high caliber retail stores which should help attract a new strong restaurant tenant.

Construction, Job Creation & Fiscal Impact

Should the Class 7b Tax Incentive be granted, the Applicant plans to invest over $9,000,000+ to purchase, improve and build out the renovated space for use as a newly renovated & refreshed Holiday Inn Hotel. The Applicant intends to re-open the restaurant and bar in at the site, as well as a gift shop for

small items and snacks. As such, the site is expected to generate significant sales tax revenue, of which the Village will receive a portion. The Applicant is still in the process of designing room layouts with the Holiday Inn & the Architect for a final floor plan, but the key count is expected to be around 125 rooms. As part of these improvements, the Applicant intends to renovate/improve all aspects of the site (see below):

Amenities, Lobby, Restaurant

LOBBY	FITNESS CENTER	SWIMMING POOL	RESTAURANT
Install new doors	Install new doors	Install new doors	Install new doors
Paint existing knock down walls	Paint existing knock down walls	Paint existing knock down walls	Paint existing knock down walls
Patch walls as needed	Patch walls as needed	Patch walls as needed	Patch walls as needed
Install millwork	Install millwork (Hydration Center)	Power wash and paint pool deck	Refinish laminate walls
Install FF&E	Install FF&E (Fitness Equipment)	Paint Ceilings	Install new FF&E
Install wall vinyl	Install wall vinyl	Install new wall tile	Replace floor tile as needed
Install carpet and base	Install Mirror	Refinish swimming pool and repaint	Refinish bar with new quartz
Install Floor Tiles	Install Floor Tiles (Rubber)	Install new lighting	Install new lighting
		Install new safety signage	Install new kitchen equipment as needed

Guestrooms (floors 1-3)

Revise (3) electrical boxes & add (3) new electrical boxes
Install new plumbing for kitchenette sink and dishwasher
Revise Plumbing in bathrooms to convert to showers Install ceramic tiles in bathroom
Install new doors
Paint existing knock down walls
Patch walls as needed
Install shower pan, vanity and shower door
Install millwork
Install FF&E
Install wall vinyl
Install carpet and base
Remove carpet, millwork, tubs etc
Remove popcorn ceiling
Prep and paint ceiling
Provide and install exhaust fans for bathrooms

Corridors

Demo carpet & install new carpet and tile at elevator landings
Provide and install new ceiling tiles
Prep walls for wall vinyl & install new wall vinyl per plans
Install owner provided lighting
Install new doors
Install new signage

Exact layouts and amenities are still being determined but upon completion of the improvements, the site will operate at a Holiday Inn hotel which is expected to include a mix of guest rooms to accommodate all types of travelers. Established in 1952, the brand has grown into a global leader in hospitality, offering a wide range of full-service hotels that cater to both business and leisure travelers. Holiday Inn properties are designed to provide comfortable guest rooms, on-site dining, meeting and event spaces, and modern amenities such as fitness centers and pools, with a consistent focus on quality and value. With thousands of locations worldwide, Holiday Inn maintains a strong reputation for

accessibility, brand recognition, and dependable service, making it a trusted choice for travelers and a stable, well-established operator in local markets.

Upon stabilization, the Applicant expects approximately 30 full-time employees and 15 part-time employees to work out of the site. The Applicant also expects the planned improvements on this specific site will also result in approx. 45 temporary construction jobs. Apart from the revenue generated by Hotel guests, the Applicant expects the employees will frequent Village restaurants, gas stations, grocery stores, and more. According to the Employee Impact Chart, 45 employees would be expected to generate approximately $190,688 in annual Village revenue.

Employee Economic Impact Chart - Full					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	30	55%	$55	50	$45,375
Grocery	30	30%	$50	50	$22,500
Consumer Goods	30	25%	$35	50	$13,125
Entertainment	30	15%	$55	50	$12,375
Auto-Gas	30	75%	$30	50	$33,750
TOTAL					**$127,125**
TOTAL OVER 12 YEARS					**$1,525,500**

Employee Economic Impact Chart - Part					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	15	55%	$55	50	$22,688
Grocery	15	30%	$50	50	$11,250
Consumer Goods	15	25%	$35	50	$6,563
Entertainment	15	15%	$55	50	$6,188
Auto-Gas	15	75%	$30	50	$16,875
TOTAL					**$63,563**
TOTAL OVER 12 YEARS					**$762,750**

After the completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately $12,582,178 which would generate an estimated $5,049,179 in total taxes (or approx. **$374,013 per year** to start) over the life of the Class 7b Tax Incentive. Without the incentive, the property will not be purchased, will remain 100% vacant and unused and would be expected to generate only approximately $2,623,405 in taxes over the next 12 years (or approx. **$218,617 per year** to start) based on current value with full vacancy relief. Therefore, should the Class 7b Tax Incentive be approved, the Subject Property would generate approximately an additional **$2,400,000+** in additional real estate taxes over the life of the Class 7b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

As mentioned, in addition to increased property tax revenues the property's redevelopment and reoccupation will significantly benefit the local community. The Applicant expects hotel guests, visitors & employees will frequent Village restaurants, gas stations, stores and more. Therefore, the purchase, renovation, buildout and reoccupation of the newly proposed facility could generate over **$4,700,000+** in additional revenue over the life of the incentive **PLUS** whatever additional revenue generated by sales taxes.

"But-For" Condition Statement

The Applicant has determined that without the incentive, the heavy Cook County property tax burden (29.726%) will make the project infeasible & in the event the Subject Property is not sold, the site will remain 100% vacant and unused.

Conclusion

Based on the foregoing, the Applicant requests that the Village of Mount Prospect review its Class 7b Tax Incentive request and approve a Resolution supporting and consenting to a Class 7b Tax Incentive for the Subject Property based on Re-occupation of Abandoned Property with a Purchase for Value & Greater than 12 Months Vacancy & Substantial Rehabilitation. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 604-3898 or via email at mrogers@ltlawchicago.com.

Respectfully Submitted,

Mark Rogers

Mark Rogers

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7B ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7b Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of $500.00*, and supporting documentation must be filed as follows:
This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: REIT 200 LLC

Company: NexGen Hotels Telephone: (847) 592-6218

Address: 550 E. Devon, Suite 110

City: Itasca State: IL Zip Code: 60143

Email Address: Chrisp@nexgenhotels.com

Contact Person (if different than the Applicant)

Name: Chris Patel

Company: NexGen Hotels Telephone: (847) 592-6218

Address: 550 E. Devon, Suite 110

City: Itasca State: IL Zip Code: 60143

Email Address: Chrisp@nexgenhotels.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 200 E. Rand Road

Permanent Real Estate Index Number: 03-34-200-061/-062

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Mount Prospect State: Illinois Zip Code: 60056

Township: Wheeling Existing Class: 529 & 100

Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage Hotel, Restaurant, Bar

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? Approx. 40-50

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: N/A Part-time: N/A

How many new permanent full-time jobs will be created by this proposed development? TBD (45 Total)

How many new permanent part-time jobs will be created by this proposed development? TBD (45 Total)

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

[ ] New Construction (Read and Complete Section A below)

[X] Substantial Rehabilitation (Read and complete Section A below)

[X] Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)

[ ] Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any): ASAP
Estimated date of construction completion: 9-12 months after commencement
Total redevelopment cost, excluding land: $ 4,000,000+

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits *(including date of issuance)*
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)*

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

   [ ] YES [X] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   The property was last occupied by Holiday Inn (HDDA - Mount Prospect, LLC) but has been vacant since approximatley 2020

   Attach copies of the following documents:

   (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

   Estimated date of reoccupation: 9-12 months after cconstruction commencement
   Date of Purchase: TBD
   Name of purchaser: REIT 200 LLC
   Name of seller: HDDA - Mount Prospect, LLC
   Relationship of purchaser to seller: None

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 12 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

SECTION 1 - Property Purchase (less than 12 months vacant)

How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period* (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

(a) Sale Contract
(b) Closing Statement
(c) Recorded Deed
(d) Assignment of Beneficial Interest
(e) Real Estate Transfer Declaration

SECTION 2 – No Purchase (more than 12 months vacant)

How long has the subject property been unused?

[ ] 12 or greater continuous months *(Eligible for Special Circumstance)*

[ ] Less than 12 continuous months *(Not Eligible for Special Circumstance)*

When and by whom was the subject property last occupied prior to the filing of this application?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also, include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7b Application and that it finds Class 7b necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate that the area is "in need of commercial development", are satisfied.

In addition, a copy of the application must be submitted to the Cook County Bureau of Economic Development (BED) for their approval (for additional information contact BED at 312-603-1000.

Finalizing The Incentive Process

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website *(www.cookcountyassessor.com)* to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a $100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 7B designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

Signature

7/28/25
Date

Chris Patel
Print Name

Principal
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7b Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 4/1/2022

EDS AFFIDAVIT

I, Chris Patel as a agent/representative for REIT 200 LLC (the "Applicant") does hereby certify that it would attest to the following facts as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:

1. That I am a duly authorized agent for Applicant REIT 200 LLC who is the contract purchaser of the property located at located at 200 E. Rand Road, Mount Prospect, IL (PIN: 03-34-200-061/-062) (the "Subject Property").

2. The Applicant does not hold title to any other property in Cook County

3. Applicant's ownership is as follows:

See Enclosed.

4. To my knowledge and after reviewing the Applicant's records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not

Date: 7/28/25

Subscribed and sworn before me
This 28 day of JULY, 2025

Stephanie N Martinez
Signature of Notary Public

OFFICIAL SEAL
STEPHANIE N MARTINEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/08/2025

Form **LLC-5.5**

Illinois
Limited Liability Company Act
Articles of Organization

FILE # 16478954

Secretary of State Alexi Giannoulias
Department of Business Services Limited Liability Division
www.ilsos.gov

Filing Fee: $150

Approved By: EEC

FILED
JUL 09 2025
Alexi Giannoulias
Secretary of State

1. Limited Liability Company Name: REIT 200 LLC

2. Address of Principal Place of Business where records of the company will be kept:
200 E RAND ROAD

MOUNT PROSPECT, IL 60056

3. The Limited Liability Company has one or more members on the filing date.

4. Registered Agent's Name and Registered Office Address:

CHRIS PATEL
550 E DEVON AVE STE 110
ITASCA, IL 60143-2637

5. Purpose for which the Limited Liability Company is organized:
"The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."

6. The LLC is to have perpetual existence.

7. Name and business addresses of all the managers and any member having the authority of manager:

PATEL, INDUBEN R
1456 WEDGEWOOD AVE.
DES PLAINES, IL 60018

8. **Name and Address of Organizer**
I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: JULY 09, 2025

INDUBEN PATEL
1456 WEDGEWOOD AVE.
DES PLAINES, IL 60018

This document was generated electronically at www.ilsos.gov

Identification of Persons Having an Interest in the Property

200 E. Rand Road,
Mount Prospect, Illinois 60056
PINs: 03-34-200-061/-062

Applicant/Developer:

REIT 200, LLC

Occupant(s):

- Holiday Inn Hotel
- Future Restaurant/Bar User

Should the Class 7b Tax Incentive be granted, the Applicant plans to invest over $9,000,000+ to purchase, improve and build out a newly refreshed Holiday Inn Hotel. Exact layouts and amenities are still being determined but upon completion of the improvements, the site will operate at a Holiday Inn hotel which is expected to include a mix of guest rooms to accommodate all types of travelers.

The proximity to the city of Chicago, O'Hare International Airport, and regional transportation networks ensure the site's continued economic growth. The building is also currently situated near a mall and other high caliber retail stores which should help attract a new strong restaurant tenant.

Legal Description, Site and Building Square Footage

200 E. Rand Road,
Mount Prospect, Illinois 60056
PINs: 03-34-200-061/-062

The Subject Property currently consists of a vacant, approximately 79,828 square foot, three (3) story, former Holiday Inn Hotel, sited on approximately 128,332 square feet of land. The property currently features 136 rooms, a fitness center, indoor pool/spa, meeting space, business center, guest laundry and a restaurant space. The proximity to the city of Chicago, O'Hare International Airport, and regional transportation networks ensure the site's continued economic growth. Should the Class 7b Tax Incentive be granted, the Applicant plans to invest over $9,000,000+ to purchase, improve and build out the renovated space for use as a newly renovated & refreshed Holiday Inn Hotel.

Attached hereto please find:

- Legal Description
- Survey
- Aerial of Subject Property
- Street View of the Subject Property

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

Commonly Known As: 200 E. Rand Road, Mount Prospect, Illinois 60056

PIN(s): 03-34-200-061-0000 & 03-34-200-062-0000

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "X–UNSHADED" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 17031C–0208–J, DATED 08/19/2008, AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM MAP CENTER WAS ACCESSED ON 02/03/2022 VIA WEBSITE (www.fema.gov)

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS: STATE PLANE COORDINATE SYSTEM ILLINOIS EAST ZONE.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF STRIPED PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
132	5			137

N3 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 NO RECORD EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS PROVIDED TO THE SURVEYOR, NOR WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR OF COMPLETED CHANGES IN STREET RIGHT OF WAY LINES OBSERVED AT THE TIME OF THIS SURVEY.

N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET AND AS DESIGNATED ON SURVEY MAP FOR CLARITY, IS ±462' WEST FROM THE NORTHWEST CORNER OF PARCEL 1 TO THE INTERSECTION OF RAND ROAD AND KENSINGTON ROAD.

N6 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO RAND ROAD AND KENSINGTON ROAD, BOTH PUBLIC ROADS.

N7 THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

N8 THE DIMENSIONS AND AREA SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

N9 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

N10 ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

N11 THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

N12 SURVEY PREPARED BY:

IG CONSULTING, INC.

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090
PH. (847) 215–1133
FAX (847) 215–1177

1129 MAIN STREET, UNION GROVE, WISCONSIN 53182
PH. (262) 878–6200
E–MAIL: ig@igconsulting.net

JOB #22505

FIRM NO. 184–001330

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SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B, PART II TITLE COMMITMENT

ITEMS NOT LISTED BELOW ARE NOT MATTERS OF SURVEY.

4 GRANT DATED NOVEMBER 1,1937 AND RECORDED SEPTEMBER 10, 1941 AS DOCUMENT NUMBER 12753770 OF EASEMENT IN FAVOR OF THE COUNTY OF COOK FOR CONSTRUCTING AND LAYING TILE AND STORM WATER AND OTHER DRAINS ON A PART OF THE LAND AND OTHER PROPERTY, TOGETHER WITH THE PRIVILEGE OF ENTERING SAID LAND FOR THE PURPOSE OF REPAIRING SAID TILE OR DRAINS.
EASEMENT PER DOCUMENT 12753770 FOR THE PURPOSES OF CONSTRUCTING AND LAYING TILE AND STORM WATER DEFINED TO BE 14 FT. SOUTH OF THE NORTH BOUNDARY LINE WHICH IS ALSO KNOWN AS THE NORTH LINE OF WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34-42-11 IS SHOWN HEREON.

5 CONTINUING SEWAGE DISPOSAL FACILITIES ADEQUATE FOR GULF OIL CORPORATION'S NEEDS AND AN EASEMENT FOR GULF OIL CORPORATION'S CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND USE OF A CONNECTING UNDERGROUND SEWER LINE FROM THE LAND TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC., ON ITS ADJACENT LAND, AS CONTAINED IN TRUSTEE'S DEED RECORDED OCTOBER 26, 1966 AS DOCUMENT NUMBER 19979894. THE EAST-WEST COURSE OF SAID EASEMENT BEING OF 8 FOOT WIDTH AND THE NORTHWEST COURSE A MINIMUM 4 FEET 9 INCHES IN WIDTH, FOLLOWING A CENTER LINE AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH 89°52'15" WEST ALONG SAID NORTH SECTION LINE A DISTANCE OF 340 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH SAID EAST SECTION LINE A DISTANCE OF 121 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 52'15" EAST AND PARALLEL WITH SAID NORTH SECTION LINE A DISTANCE OF 57 FEET AND 7.5 INCHES TO THE END OF SAID 6 FOOT WIDE EASEMENT AREA AND THE BEGINNING POINT OF THE CENTER LINE OF SAID 4 FOOT 9 INCH WIDE EASEMENT AREA, THENCE SOUTH AND PARALLEL WITH SAID EAST SECTION LINE A DISTANCE OF 80 FEET MORE OR LESS TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC.
EASEMENT PER DOC. 19979894 IS PLOTTED HEREON.

6 EASEMENTS AS RESERVED AND CREATED BY INSTRUMENT DATED JULY 21, 1967 AND RECORDED OCTOBER 10, 1967 AS DOCUMENT NUMBER 20286209, MADE BY JEMO INDUSTRIES, A CORPORATION OF ILLINOIS, TO MT. PROSPECT MOTOR HOTELS, INC., A CORPORATION OF ILLINOIS, AND FARMER COOPER'S, INC., A DELAWARE CORPORATION, FOR SANITARY SEWER ACROSS AND UNDER THE EAST 10 FEET AND OVER 8 FEET AND 4.9 INCHES, AS SHOWN ON PLAT ATTACHED TO SAID INSTRUMENT.
EASEMENTS PER DOC. 20286209 ARE PLOTTED HEREON. PER EXHIBIT D OF DOC. 20286209, SECTION 5 GRANTS EXCLUSIVE AND PERMANENT USE OF 20 PARKING SPACES. LOCATION IS SHOWN ON THE PLAT. PARKING SPACES DEPICTED ON EXHIBIT D DOES NOT MATCH WITH FIELD CONDITIONS.

7 EASEMENT FOR SEWAGE DISPOSAL FACILITIES, AS CONTAINED IN THE TRUST DEED RECORDED AS DOCUMENT NUMBER 19922009, FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE, IN FAVOR OF GULF OIL CORPORATION OVER A PORTION OF THE LAND TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC., AS SET FORTH THEREIN.
EASEMENT PER DOC. 19922009 IS PLOTTED HEREON.

8 GRANT DATED FEBRUARY 15, 1946 AND RECORDED FEBRUARY 21,1946 AS DOCUMENT NUMBER 13725237 BY WILLIAM H. POHLMAN AND CAROLYN (OR CAROLINA) POHLMAN, HIS WIFE, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, A CORPORATION OF ILLINOIS, AFFECTING THE LAND AND OTHER PROPERTY FOR THE RIGHT TO LAY, MAINTAIN AND OPERATE AN 18 INCH GAS MAIN AND NECESSARY APPURTENANCES IN, UPON, UNDER AND ABOVE THE NORTHEAST SIDE OF THE PUBLIC HIGHWAY KNOWN AS RAND ROAD, WHICH EXTENDS ALONG THE SOUTHWEST SIDE OF THE LAND OTHER PROPERTY.
DOCUMENT 13725237 IS GENERAL IN NATURE AND IS NOT PLOTTABLE.

9 EASEMENT GIVING THE RIGHT TO LAY GAS MAINS ALONG THE NORTHEAST SIDE OF THE PUBLIC HIGHWAY KNOWN AS RAND ROAD, AS CONTAINED IN GRANT BY WILLIAM POHLMAN AND OTHERS, DATED FEBRUARY 18, 1946 AND RECORDED FEBRUARY 21, 1946 AS DOCUMENT NUMBER 13725237, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS.
DOCUMENT 13725237 IS GENERAL IN NATURE AND IS NOT PLOTTABLE.

10 EASEMENT AND ASSOCIATED RIGHTS GRANTED TO COMCAST OF ILLINOIS XI, LLC. BY MP REAL ESTATE INVESTMENTS, LLC IN AN INSTRUMENT DATED OCTOBER 28, 2010 AND RECORDED FEBRUARY 08, 2011 AS DOCUMENT NUMBER 1103910112.
EASEMENT PER DOC. 1103910112 IS UNDEFINED AND IS NOT PLOTTABLE.

VICINITY MAP

NOT TO SCALE



SIGNIFICANT OBSERVATIONS

E1 CONCRETE WALK LIES UP TO TO 0.08' EAST OF THE WEST LINE.

E2 UTILITY BRACES AND OVERHEAD WIRES LIE FROM 6.06' SOUTH TO 7.19' SOUTH OF THE NORTH LINE.

E3 CONCRETE WALK LIES FROM 0.46' EAST TO 0.53' EAST OF THE EAST LINE.

E4 FENCE LIES FROM 0.14' EAST TO 0.17' EAST OF THE EAST LINE.

E5 FENCE LIES UP TO 0.45' EAST OF THE EAST LINE.

E6 CONCRETE WALK LIES UP TO 0.10 EAST OF THE EAST LINE.

TITLE LEGAL DESCRIPTION

PARCEL 1:
THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT NO. 22000030362, DATED APRIL 28, 2022, PREPARED BY STEWART TITLE GUARANTY COMPANY.

ZONING INFORMATION

NOT PROVIDED AT TIME OF SURVEY

ALTA/NSPS LAND TITLE SURVEY

FOR

HOTEL

PARTNER PROJECT NUMBER 21–343533.1

ALTA SURVEY BASED AND RELIED ON STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT, NUMBER 22000030362, CONTAINING AN EFFECTIVE DATE OF APRIL 28, 2022.

CERTIFICATION

TO: HDDA RLD MT. PROSPECT, LLC, a Delaware limited liability company
HDDA - MOUNT PROSPECT, LLC, an Illinois limited liability company
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 01/18/2022.
DATE OF PLAT: 03/14/2022

PROPERTY ADDRESS: 200 E. RAND ROAD, MOUNT PROSPECT, IL. 60056

SURVEYOR: KEVIN C. LEWIS
REGISTRATION NUMBER: 3681
STATE OF REGISTRATION: ILLINOIS
FIELD DATE OF SURVEY: 01/18/2022
LATEST REVISION DATE: 07/13/2022

SIGNATURE

STAMP

KEVIN C. LEWIS 3681 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEELING, ILLINOIS

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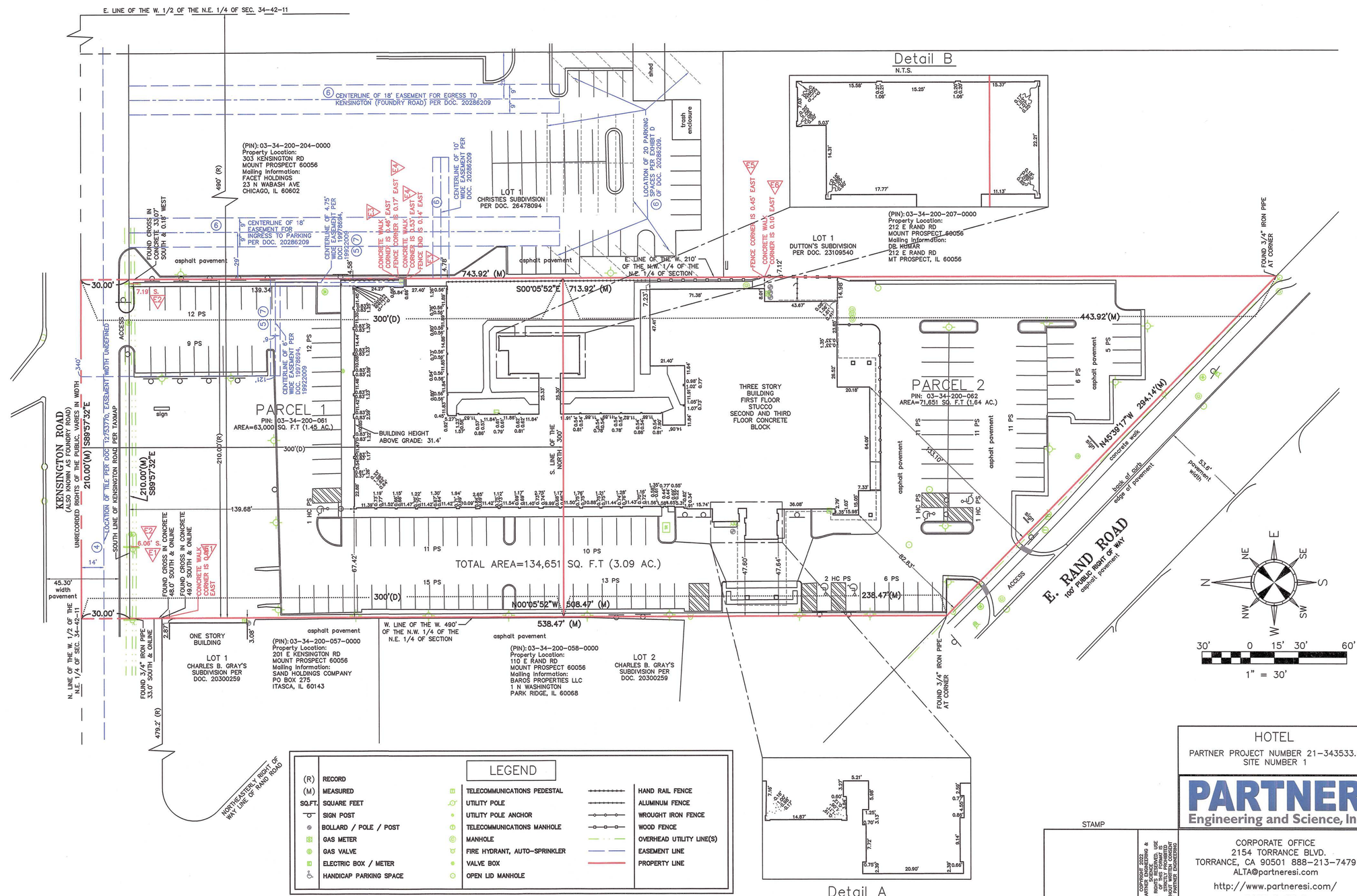
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TORRANCE, CA 90501 888–213–7479
ALTA@partneresi.com

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A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE N.E. 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD P.M., COUNTY OF COOK, STATE OF ILLINOIS



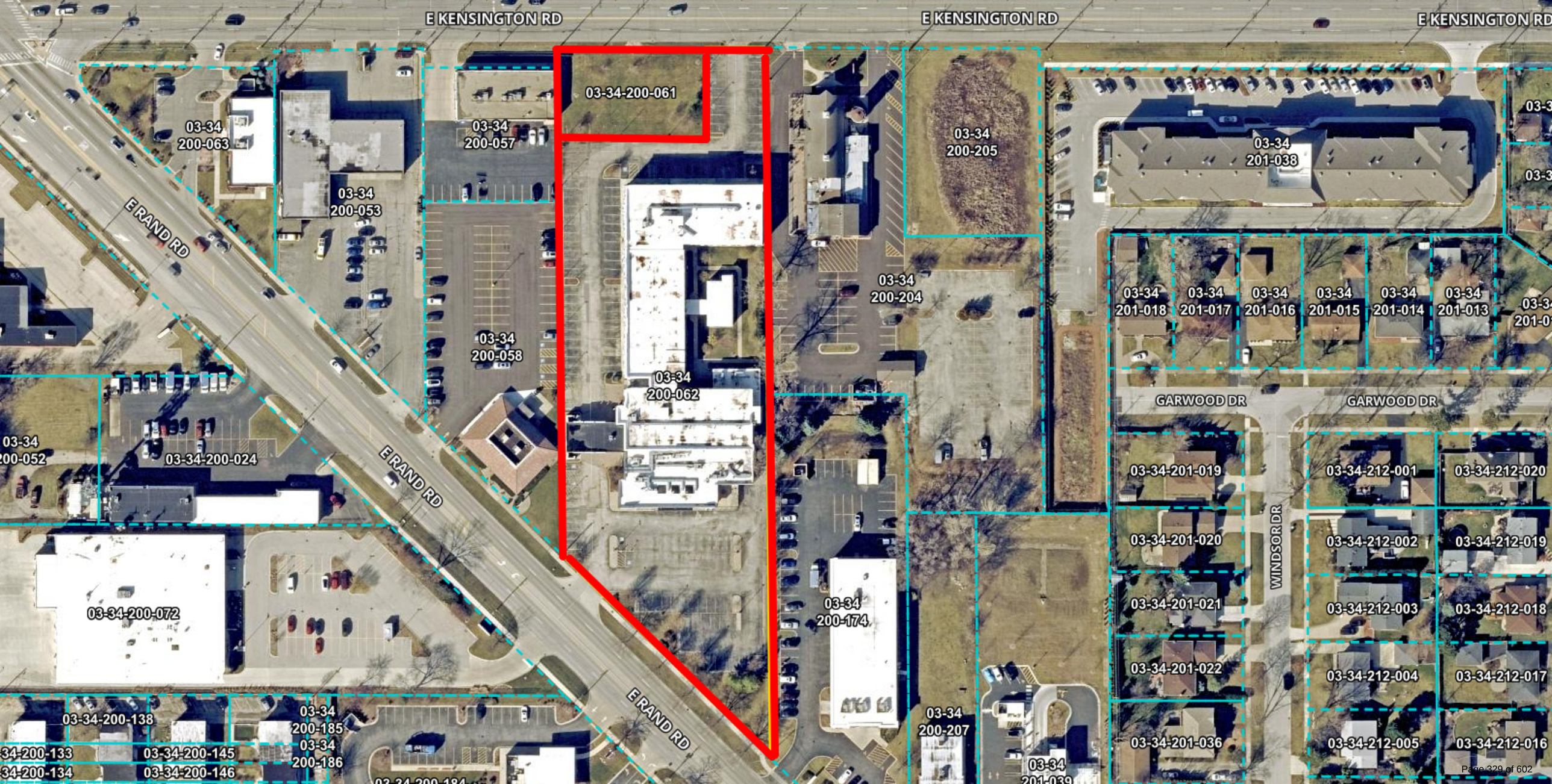
HOTEL

PARTNER PROJECT NUMBER 21-343533.1
SITE NUMBER 1

STAMP

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E RAND RD
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WINDSOR DR
03-34-200-072
03-34 200-174
03-34-201-021
03-34-212-003
03-34-212-018
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03-34-200-145
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E RAND RD
03-34 201-039


1st Family Dental
of Mount Prospect


Holiday Inn
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Holiday Inn
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Commercial Use & Employment

200 E. Rand Road,
Mount Prospect, Illinois 60056
PINs: 03-34-200-061/-062

The Subject Property currently consists of a vacant, approximately 79,828 square foot, three (3) story, former Holiday Inn Hotel, sited on approximately 128,332 square feet of land. The property currently features 136 rooms, a fitness center, indoor pool/spa, meeting space, business center, guest laundry and a restaurant space.

Exact layouts and amenities are still being determined but upon completion of the improvements, the site will operate at a Holiday Inn hotel which is expected to include a mix of guest rooms to accommodate all types of travelers. Established in 1952, the brand has grown into a global leader in hospitality, offering a wide range of full-service hotels that cater to both business and leisure travelers. Holiday Inn properties are designed to provide comfortable guest rooms, on-site dining, meeting and event spaces, and modern amenities such as fitness centers and pools, with a consistent focus on quality and value. With thousands of locations worldwide, Holiday Inn maintains a strong reputation for accessibility, brand recognition, and dependable service, making it a trusted choice for travelers and a stable, well-established operator in local markets.

Upon stabilization, the Applicant expects approximately 30 full-time employees and 15 part-time employees to work out of the site. The Applicant also expects the planned improvements on this specific site will also result in approx. 45 temporary construction jobs. Apart from the revenue generated by Hotel guests, the Applicant expects the employees will frequent Village restaurants, gas stations, grocery stores, and more. According to the Employee Impact Chart, 45 employees would be expected to generate approximately **$190,688** in annual Village revenue.

Employee Economic Impact Chart - Full					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	30	55%	$55	50	$45,375
Grocery	30	30%	$50	50	$22,500
Consumer Goods	30	25%	$35	50	$13,125
Entertainment	30	15%	$55	50	$12,375
Auto-Gas	30	75%	$30	50	$33,750
TOTAL					**$127,125**
TOTAL OVER 12 YEARS					**$1,525,500**

Employee Economic Impact Chart - Part					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	15	55%	$55	50	$22,688
Grocery	15	30%	$50	50	$11,250
Consumer Goods	15	25%	$35	50	$6,563
Entertainment	15	15%	$55	50	$6,188
Auto-Gas	15	75%	$30	50	$16,875
TOTAL					**$63,563**
TOTAL OVER 12 YEARS					**$762,750**

Property Improvements
200 E. Rand Road,
Mount Prospect, Illinois 60056
PINs: 03-34-200-061/-062

Should the Class 7b Tax Incentive be granted, the Applicant plans to invest over $9,000,000+ to purchase, improve and build out the renovated space for use as a newly renovated & refreshed Holiday Inn Hotel. The Applicant intends to re-open the restaurant and bar in at the site, as well as a gift shop for small items and snacks. As such, the site is expected to generate significant sales tax revenue, of which the Village will receive a portion. The Applicant is still in the process of designing room layouts with the Holiday Inn & the Architect for a final floor plan, but the key count is expected to be around 125 rooms. As part of these improvements, the Applicant intends to renovate/improve all aspects of the site (see below):

Amenities, Lobby, Restaurant

LOBBY	FITNESS CENTER	SWIMMING POOL	RESTAURANT
Install new doors	Install new doors	Install new doors	Install new doors
Paint existing knock down walls	Paint existing knock down walls	Paint existing knock down walls	Paint existing knock down walls
Patch walls as needed	Patch walls as needed	Patch walls as needed	Patch walls as needed
Install millwork	Install millwork (Hydration Center)	Power wash and paint pool deck	Refinish laminate walls
Install FF&E	Install FF&E (Fitness Equipment)	Paint Ceilings	Install new FF&E
Install wall vinyl	Install wall vinyl	Install new wall tile	Replace floor tile as needed
Install carpet and base	Install Mirror	Refinish swimming pool and repaint	Refinish bar with new quartz
Install Floor Tiles	Install Floor Tiles (Rubber)	Install new lighting	Install new lighting
		Install new safety signage	Install new kitchen equipment as needed

Guestrooms (floors 1-3)

Revise (3) electrical boxes & add (3) new electrical boxes
Install new plumbing for kitchenette sink and dishwasher
Revise Plumbing in bathrooms to convert to showers Install ceramic tiles in bathroom
Install new doors
Paint existing knock down walls
Patch walls as needed
Install shower pan, vanity and shower door
Install millwork
Install FF&E
Install wall vinyl
Install carpet and base
Remove carpet, millwork, tubs etc
Remove popcorn ceiling
Prep and paint ceiling
Provide and install exhaust fans for bathrooms

Corridors

Demo carpet & install new carpet and tile at elevator landings
Provide and install new ceiling tiles
Prep walls for wall vinyl & install new wall vinyl per plans
Install owner provided lighting
Install new doors
Install new signage

Property Tax Revenues & Fiscal Effect

200 E. Rand Road,
Mount Prospect, Illinois 60056
PINs: 03-34-200-061/-062

After the completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately $12,582,178 which would generate an estimated $5,049,179 in total taxes (or approx. **$374,013 per year** to start) over the life of the Class 7b Tax Incentive. Without the incentive, the property will not be purchased, will remain 100% vacant and unused and would be expected to generate only approximately $2,623,405 in taxes over the next 12 years (or approx. **$218,617 per year** to start) based on current value with full vacancy relief. Therefore, should the Class 7b Tax Incentive be approved, the Subject Property would generate approximately an additional **$2,400,000+** in additional real estate taxes over the life of the Class 7b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

As mentioned, in addition to increased property tax revenues the property's redevelopment and reoccupation will significantly benefit the local community. The Applicant expects hotel guests, visitors & employees will frequent Village restaurants, gas stations, stores and more. Therefore, the purchase, renovation, buildout and reoccupation of the newly proposed facility could generate over **$4,700,000+** in additional revenue over the life of the incentive **PLUS** whatever additional revenue generated by sales taxes.

Proposed Holiday Inn

Sources & Uses

SOURCE	AMOUNT		USE	AMOUNT
Bank	$4,625,000.00		Hotel Purchase	$ 4,000,000.00
SBA 504	$2,775,000.00		Hard Construction Cost & Equipment	$ 2,250,000.00
Owners Equity	$1,850,000.00		FFE	$ 2,000,000.00
			Soft Costs (Architect, Permit Fee, Closing Costs)	$ 250,000.00
			Franchise App Fee	$ 100,000.00
			Interest Reserve	$ 650,000.00
TOTAL	**$ 9,250,000.00**		**TOTAL**	**$ 9,250,000.00**

12 Year Tax Estimates

200 E. Rand Road
Mount Prospect, Illinois
(PINs: 03-34-200-061/-062)

Estimated Taxes Based on:
Current Market Value + Approx. $4,000,000 Costs & a 7b
Compared to
Current Market Value, Full Vacancy Relief & no 7b

				Current Market Value + Approx. $4,000,000 Costs & a 7b				Current Market Value, Full Vacancy Relief & no 7b			
Tax Year	2023 Tax Rate	2023 Multiplier	Estimated Effective Tax Rate*	Estimated Market Value	Assessment Level with a Class 7b**	Estimated Assessed Value With a Class 7b	Estimated Tax With a Class 7b	Estimated Market Value	Assessment Level With NO Class 7b	Estimated Assessed Value Without a Class 7b	Estimated Taxes at Full Vacancy Without a Class 7b
2027	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2028	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2029	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2030	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2031	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2032	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2033	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2034	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2035	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2036	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2037	9.855%	3.0163	29.726%	$12,582,178	15%	$1,887,327	**$561,020**	$3,051,658	24.10%	$735,450	**$218,617**
2038	9.855%	3.0163	29.726%	$12,582,178	20%	$2,516,436	**$748,026**	$3,051,658	24.10%	$735,450	**$218,617**
				Total Estimated Taxes (2027 to 2038)			**$5,049,179**	**Total Estimated Taxes (2027 to 2038)**			**$2,623,405**

Property Tax Revenue Generated from the Property's Class 7b Tax Incentive:	**$2,425,774**

Annual Impact of 45 New Employees (PER YEAR)	**$190,688**

Notes:

* The 2023 Effective Tax Rate (the 2023 tax rate x the 2023 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2023 and 2038.

****The above is based on the assumption that the Class 7b Tax Incentive for the subject property will be granted in 2025 and activated in 2027**

***A 20% occupancy factor was applied to the 2024 Assessor Building Assessed Value, which was then added to the 2024 AssessorLand Assessed Value to create a revised 2024 Assessed Value with Total Vacancy Reduction. The revised 2024 Assessed Value with Total Vacancy Reduction was then multiplied by 4 to create the "Estimated Market Value Based on the 2024 Cook County Assessed Value at Full Vacancy and No Improvements"

The above estimates are speculative, and should be treated as such.

PURCHASE AND SALE AGREEMENT

BETWEEN

HDDA – MOUNT PROSPECT, LLC,
AS SELLER

AND

REIT 200 LLC,
AS PURCHASER

Relating to the property located at 200 East Rand Road, Mount Prospect, Illinois 60056

Dated as of June 30, 2025

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PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is made by and between HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company ("Seller"), and REIT 200 LLC, an Illinois limited liability company ("Purchaser"). The Effective Date of this Agreement is the 30th day of June, 2025 (the "Effective Date"),

W I T N E S S E T H:

ARTICLE I

PURCHASE AND SALE

1.1 Agreement of Purchase and Sale. Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and convey, and Purchaser agrees to purchase, all of Seller's right, title and interest, if any, in and to all of the following:

1.1.1 that certain land located at 200 East Rand Road, Mount Prospect, Illinois 60056, and more particularly described on Exhibit A attached hereto together with, all and singular the rights and appurtenances pertaining to such land, including any right, title and interest of Seller in and to adjacent streets, alleys, easements or rights-of-way (the property described in this Subsection 1.1.1 being herein referred to collectively as the "Land");

1.1.2 any structures, fixtures and other improvements on the Land (the property described in this Subsection 1.1.2 being herein referred to collectively as the "Improvements");

1.1.3 the fixtures, furnishings, furniture, equipment, machinery, inventory, appliances and other personal property owned by Seller, located at the Land (collectively, the "Personalty"); and

1.1.4 (A) all consents, variances, waivers, licenses, and permits, registrations, notifications, reliance letters, estoppels, certificates, authorizations and other approvals and all applications for any of the foregoing, and (B) warranties, indemnities and guarantees that Seller has received in connection with any work or services performed with respect to, or equipment installed in, the Improvements, if any (the property described in this Subsection 1.1.3 being herein referred to collectively as the "Intangible Personal Property").

1.2 Property Defined. The Land, the Improvements, the Personalty and the Intangible Personal Property are hereinafter sometimes referred to collectively as the "Property."

1.3 Permitted Exceptions. The Property shall be conveyed subject to the matters which are, or become or are deemed to be, Permitted Exceptions pursuant to this Agreement. For purposes hereof, "Permitted Exceptions" include, without limitation, those matters affecting title to the Property that, pursuant to the terms of this Agreement, Purchaser has agreed, or is deemed to have agreed, to accept title subject to, without any adjustment to the Purchase Price.

1.4 Purchase Price. Seller is to sell and Purchaser is to purchase the Property for a purchase price of Four Million and 00/100 Dollars ($4,000,000.00) (the "Purchase Price"). The

parties hereto acknowledge and agree that the value of the Personalty is de minimis and that no part of the Purchase Price is allocable thereto.

1.5 Payment of Purchase Price. The Purchase Price, as increased or decreased by prorations and adjustments as herein provided, if any, shall be payable in full at Closing (defined below) in cash by wire transfer of immediately available federal funds to Escrow Agent at Closing.

1.6 Earnest Money. Within five (5) business days after the execution and delivery of this Agreement, Purchaser shall deposit with Tower Abstract Services, LLC, 622 Third Avenue, 35th Floor, New York, NY 10017; Debra Sollitto; dsollitto@towerabstract.com; 646-369-6944 (the "Escrow Agent" or "Title Company"), the sum of One Million and 00/100 Dollars ($1,000,000.00) (the "Initial Earnest Money") with the Escrow Agent. The Initial Earnest Money shall be non-refundable to Purchaser once deposited and shall be immediately released upon receipt to Seller by the Title Company. In the event Purchaser elects to exercise its right to extend the Closing Date pursuant to Section 4.1 below, then Purchaser shall deposit an additional Five Hundred Thousand and 00/100 Dollars ($500,000.00) (the "Extension Earnest Money"; together with the Initial Earnest Money, collectively, the "Earnest Money") with the Title Company within five (5) business days of such election, which Extension Earnest Money shall be non-refundable to Purchaser once deposited and shall be immediately released to Seller upon receipt by the Title Company. In all cases, the Earnest Money shall be non-refundable to Purchaser but shall be applied to the Purchase Price. If Purchaser fails to deliver the Earnest Money as aforesaid within five (5) business days after the execution and delivery of this Agreement, this Agreement shall be deemed to be null and void and automatically terminated without any further action of any party.

1.6.1 The parties hereto expressly agree that Escrow Agent is acting as a stakeholder only and shall not be liable to either Seller or Purchaser in connection with its performance as Escrow Agent hereunder except in the event of bad faith, negligence, willful misconduct or intentional disregard of this Agreement. Seller and Purchaser both agree to jointly and severally indemnify, defend and hold Escrow Agent harmless from and against any and all loss, cost, liability or expense which is asserted by the parties hereto or any other party against Escrow Agent or to which Escrow Agent may become liable as a result of the performance of its duties hereunder as Escrow Agent, including, but not limited to, the reasonable attorneys' fees of Escrow Agent (including, without limitation, the fees of attorneys employed by Escrow Agent), provided, however, that the foregoing indemnity shall not extend to Escrow Agent's bad faith, negligence, willful misconduct or intentional disregard of this Agreement.

1.6.2 Escrow Agent is hereby designated the "real estate reporting person" for purposes of Section 6045 of the Code and Treasury Regulation 1.6045-4 and any instructions or settlement statement prepared by Escrow Agent shall so provide. Upon the consummation of the transaction contemplated by this Agreement, Escrow Agent shall file Form 1099 information return and send the statement to Seller as required under the aforementioned statute and regulation. Seller and Purchaser shall promptly furnish their federal tax identification numbers to Escrow Agent and shall otherwise reasonably cooperate with Escrow Agent in connection with Escrow Agent's duties as real estate reporting person.

1.6.3 The provisions of this Section 1.6 shall survive the Closing or termination of this Agreement.

ARTICLE II

TITLE AND SURVEY

2.1 Title Examination; Commitment for Title Insurance. Seller has caused the Title Company to deliver to Purchaser and Seller a current, standard coverage ALTA title insurance commitment (the "Title Commitment") covering the Property, binding the Title Company, subject to the terms and conditions thereof, to issue at Closing an ALTA Owner's Policy of Title Insurance in the full amount of the Purchase Price pursuant to Section 2.4 hereof.

2.2 Survey. Seller has delivered to Purchaser the existing survey of the Property, if any.

2.3 Title.

2.3.1 Purchaser has obtained a proforma ALTA Owner's Policy (the "Proforma") which is attached hereto as Exhibit E. All matters disclosed on the Proforma are deemed Permitted Exceptions.

2.3.2 Time is of the essence with respect to the provisions of this Section 2.3.

2.4 Conveyance of Title. At Closing, Seller shall convey and transfer to Purchaser fee title to the Property in order to enable the Title Company to issue to Purchaser an ALTA Owner's Policy of Title Insurance (the "Title Policy") covering the Property, in the full amount of the Purchase Price, subject only to the Permitted Exceptions. Notwithstanding anything contained herein to the contrary, the Property shall be conveyed subject to the following matters, all of which are or shall be deemed to be Permitted Exceptions:

2.4.1 the lien of all *ad valorem* real estate taxes and assessments that are not due at the time of Closing;

2.4.2 local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property;

2.4.3 any liens, judgments or other encumbrances arising from any actions by Purchaser; and

2.4.4 items which are set forth on the Proforma.

ARTICLE III

RESERVED

ARTICLE IV

CLOSING

4.1 Time and Place. The consummation of the transaction contemplated hereby (the "Closing") shall be held at the offices of the Title Company by means of an escrow closing on the date that is sixty (60) days following the Effective Date (the "Closing Date") or such earlier date as Seller and Purchaser may mutually agree, time being of the essence. At Closing, Seller and Purchaser shall perform the obligations set forth in, respectively, Section 4.2 and Section 4.3, the performance of which obligations shall be concurrent conditions. The Closing shall occur with all deliveries required hereunder being made to the Title Company in accordance with escrow instructions consistent with the terms and conditions of this Agreement given by or on behalf of Seller and Purchaser, respectively; whereby escrow arrangements mutually acceptable to Seller and Purchaser shall allow Seller, Purchaser and their respective attorneys to consummate the Closing without being physically present and to exchange closing documents through such escrow. Notwithstanding anything contained in Section 4.1 to the contrary, Purchaser shall have the right to extend the Closing Date one time by an additional thirty (30) days by delivering written notice to Seller of its election to exercise such extension on or prior to 5:00 p.m. (Eastern time) on the date that is at least five (5) business days prior to the Closing Date and by depositing with the Title Company the Extension Earnest Money within five (5) business day of delivering such extension notice.

4.2 Seller's Obligations at Closing. At Closing, Seller shall:

4.2.1 deliver to the Title Company a Special Warranty Deed (the "Deed") duly executed by Seller, in the form attached hereto as Exhibit B, conveying the Property to Purchaser, and subject only to the Permitted Exceptions;

4.2.2 execute, acknowledge, and deliver to the Title Company all such returns (or, if required by applicable law, an electronic version thereof) as may be necessary to comply with applicable state and local laws in effect in Mount Prospect, Illinois relating to the transfer of the Property (collectively, as the same may be amended from time to time, the "Transfer Tax Laws"). The transfer, documentary stamps and recordation taxes payable pursuant to the Transfer Tax Laws shall collectively be referred to as the "Transfer Taxes";

4.2.3 deliver to the Title Company (i) such evidence as the Title Company may reasonably require as to the authority of the person or persons executing documents on behalf of Seller, (ii) to the extent necessary to permit the Title Company to remove any exception in the Title Commitment for mechanics' and materialmen's liens and general rights of parties in possession, an affidavit as to debts and liens and parties in possession executed by Seller, made to Purchaser and the Title Company and in a form reasonably acceptable to the Title Company, along with a GAP Affidavit and any other items reasonably required by the Title Company and (iii) any further documentation that the Title Company may reasonably require for the proper consummation of the transaction contemplated by this Agreement;

4.2.4 deliver to the Title Company an affidavit duly executed by Seller (or the party deemed to be the "transferor" of the Property under applicable law) stating that Seller (or such transferor) is not a "foreign person" as defined in the Federal Foreign Investment in Real Property Tax Act;

4.2.5 execute and deliver to the Title Company a settlement statement signed by Seller and Purchaser setting forth the prorations, closing costs and adjustments to be made pursuant to this Agreement;

4.2.6 execute and deliver to the Title Company a bill of sale in the form attached hereto as Exhibit D;

4.2.7 deliver codes or keys to all locks on the Property in Seller's;

4.2.8 deliver to Purchaser possession and occupancy of the Property, subject solely to the Permitted Exceptions;

4.2.9 deliver to the Title Company an Omnibus Assignment duly executed by Seller in the form attached hereto as Exhibit C; and

4.2.10 deliver such additional documents as shall be reasonably required to consummate the transaction contemplated by this Agreement.

4.3 Purchaser's Obligations at Closing. At Closing, Purchaser shall:

4.3.1 deliver to the Title Company the full amount of the Purchase Price, as increased or decreased by prorations and adjustments as herein provided (if any), in immediately available wire transferred funds pursuant to Section 1.5 above, it being agreed that at Closing, Purchaser and Seller shall direct that the Earnest Money be applied towards payment of the Purchase Price;

4.3.2 join Seller in execution and delivery of the instrument(s) described in Subsections 4.2.2, 4.2.5 and 4.2.9 above;

4.3.3 deliver to the Title Company such evidence as the Title Company may reasonably require as to the authority of the person or persons executing documents on behalf of Purchaser; and

4.3.4 deliver such additional documents as shall be reasonably required to consummate the transaction contemplated by this Agreement.

4.4 Credits and Prorations. The following shall be apportioned between Seller and Purchaser as of 11:59 p.m. on the day immediately preceding the Closing Date on the basis of the actual number of days of the month which shall have elapsed as of the Closing Date and based upon the actual number of days in the month and a 365 day year: Real estate taxes, sewer rents and taxes, water rates and charges, business improvement district taxes and assessments and any other governmental taxes, charges or assessments levied or assessed against the Property (collectively, "Property Taxes"), on the basis of the respective periods for which each is due and payable shall be apportioned. Purchaser shall pay to Escrow Agent at Closing the prorated amount of any Property Taxes paid by Seller prior to Closing which relate to the period of time after the Closing Date. If there are unpaid Property Taxes as of the Closing Date, Purchaser shall receive a credit at Closing equal to the amount of such unpaid Property Taxes attributable to the period of time prior to the Closing Date. If the Closing Date shall occur before an assessment is made or a

tax rate is fixed for the tax period in which the Closing Date occurs, the apportionment of such Property Taxes based thereon shall be made at the Closing Date by applying 105% of the tax rate for the preceding year to the latest assessed valuation, but, promptly after the assessment and/or tax rate for the current year are fixed, the apportionment thereof shall be recalculated and Seller or Purchaser, as the case may be, shall make an appropriate payment to the other within ten (10) business days based on such recalculation. This Section 4.4 shall survive Closing.

4.5 Closing Costs. Seller shall only pay (1) one-half of any escrow fees or similar charges of the Title Company, (2) any state and county transfer taxes which becomes payable by reason of the recording of the Deed, (3) costs of the base Title Policy to be issued to Purchaser by the Title Company at Closing but not including any extended coverage or endorsements, and (4) Seller's attorney's fees. Purchaser shall pay (1) all costs of any extended coverage and endorsements to the Title Policy, (2) any charges for any loan title policy in favor of Purchaser's lender, if any, (3) any local transfer taxes, from Mount Prospect or otherwise, which becomes payable by reason of the recording of the Deed, (4) any mortgage taxes, deed to secure debt taxes, documentary stamps, transfer taxes or other similar taxes, fees or assessments which become payable by reason of any financing by Purchaser, (5) any recording fees in connection with this transaction, (6) Purchaser's attorney fees and (7) the cost of obtaining any other items required to be delivered by Purchaser to Seller at Closing as provided herein. All other costs and expenses incident to this transaction and the closing hereof shall be allocated as is customary in the county in which the Property is located.

4.6 Conditions Precedent to Obligation of Purchaser. The obligation of Purchaser to consummate the transaction hereunder shall be subject to the fulfillment on or before the date of Closing of all of the following conditions, any or all of which may be waived by Purchaser in its sole discretion (and which shall be deemed waived if Purchaser closes):

4.6.1 Seller shall have delivered to the Title Company all of the items required to be delivered to Escrow Agent and Purchaser pursuant to the terms of this Agreement, including but not limited to, those provided for in Section 4.2;

4.6.2 The Title Company shall be committed to issue to Purchaser the Title Policy in the amount of the Purchase Price insuring Purchaser as the fee owner of the Property, subject only to Permitted Exceptions;

4.6.3 All of the representations and warranties of Seller contained in this Agreement shall be true and correct in all material respects as of the date of Closing (with appropriate modifications permitted under this Agreement or not materially adverse to Purchaser); and

4.6.4 Seller shall have performed and observed all covenants and agreements of this Agreement to be performed and observed by Seller as of the date of Closing in all material respects and all other conditions to Purchaser's obligations to proceed to Closing which are expressly set forth in this Agreement are satisfied.

If any of the above conditions are not satisfied as of the Closing Date for a reason other than the default by Purchaser in the performance of its obligations under this Agreement, then Purchaser

shall have the right to terminate this Agreement by written notice to Seller at any time on or within three (3) business days after the Closing Date (as same may be extended by Purchaser in accordance with the express terms of this Agreement), in which case the Earnest Money shall be refunded to Purchaser, and no party hereto shall have any further rights and/or obligations under this Agreement except under those provisions that expressly survive a termination of this Agreement.

4.7 Conditions Precedent to Obligation of Seller. The obligation of Seller to consummate the transaction hereunder shall be subject to the fulfillment on or before the date of Closing of all of the following conditions, any or all of which may be waived by Seller in its sole discretion:

4.7.1 The Title Company shall have timely received the Purchase Price from Purchaser;

4.7.2 All of the representations and warranties of Purchaser contained in this Agreement shall be true and correct in all material respects as of the date of Closing (with appropriate modifications permitted under this Agreement or not materially adverse to Seller);

4.7.3 Purchaser shall have delivered to the Title Company all of the items required to be delivered to Escrow Agent and Seller pursuant to the terms of this Agreement, including but not limited to, those provided for in Section 4.3; and

4.7.4 Purchaser shall have performed and observed, in all material respects, all covenants and agreements of this Agreement to be performed and observed by Purchaser as of the date of Closing.

If any of the above conditions are not satisfied as of the Closing Date for a reason other than the default by Seller in the performance of its obligations under this Agreement, then Seller shall have the right to terminate this Agreement by written notice to Purchaser at any time on or within three (3) business days after the Closing Date (as same may be extended by Purchaser in accordance with the express terms of this Agreement), in which case no party hereto shall have any further rights and/or obligations under this Agreement except under those provisions that expressly survive a termination of this Agreement.

ARTICLE V

REPRESENTATIONS, WARRANTIES AND COVENANTS

5.1 Representations and Warranties of Seller. Seller hereby makes the following representations and warranties to Purchaser as of the Effective Date and as of Closing:

5.1.1 Organization and Authority. Seller is a limited liability company validly existing under the laws of Illinois. Seller has the full right and authority to enter into this Agreement and to transfer all of the Property to be conveyed by Seller pursuant hereto and to consummate or cause to be consummated the transactions contemplated herein to be made by Seller.

5.1.2 Pending Actions. To Seller's knowledge, there is no action, suit, arbitration, unsatisfied order or judgment, governmental investigation or proceeding pending against the Property or the transaction contemplated by this Agreement.

5.1.3 Condemnation. To Seller's knowledge, no condemnation proceedings relating to the Property are pending or threatened.

5.1.4 Leases. There are no leases, crop leases, licenses and/or other occupancy agreements (collectively, "Leases") affecting the Property.

5.1.5 Contracts. There are no service, maintenance, supply, or other agreements or contracts (collectively, "Contracts") affecting the Property that will be binding on the Purchaser following Closing.

5.1.6 Foreign Person. Seller is not a "foreign person" within the meaning of Sections 1445 and 7701 of the Internal Revenue Code of 1986, as amended (the "Code").

5.1.7 Bankruptcy. Seller is not a party as debtor to any insolvency or bankruptcy proceeding or assignment for the benefit of creditors under the United States Bankruptcy Code or of any state insolvency law.

5.1.8 OFAC Compliance. Neither Seller nor any of its affiliates is or will be (a) conducting any business or engaging in any transaction or dealing with any person appearing on the U.S. Treasury Department's OFAC list of prohibited countries, territories, "specifically designated nationals" or "blocked persons" (each, a "Prohibited Person") (which lists can be accessed at the following web address: http://www.ustreas.gov/offices/enforcement/ofac/), including the making or receiving of any contribution of funds, goods or services to or for the benefit of any such Prohibited Person; (b) engaging in certain dealings with countries and organizations designated under Section 311 of the USA PATRIOT Act as warranting special measures due to money laundering concerns; (c) dealing in, or otherwise engaging in any transaction relating to, any property or interests in property blocked pursuant to Executive Order No. 13224 on Terrorist Financing dated September 24, 2001, relating to "Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism"; (d) a foreign shell bank or any person that a financial institution would be prohibited from transacting with under the USA PATRIOT Act; or (e) engaging in or conspiring to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempting to violate, any of the prohibitions set forth in (i) any U.S. anti-money laundering law, (ii) the Foreign Corrupt Practices Act, (iii) the U.S. mail and wire fraud statutes, (iv) the Travel Act, or (v) any regulations promulgated under the foregoing statutes.

5.2 Knowledge Defined. References to the "knowledge" of Seller shall refer only to the current actual knowledge of Tim Moore, without inquiry. Notwithstanding anything herein, such individual(s) shall have no personal liability under this Agreement.

5.3 Survival of Seller's Representations and Warranties. The representations and warranties of Seller set forth in Section 5.1 shall survive Closing for a period of six (6) months. No claim for a breach of any representation or warranty of Seller shall be actionable (i) if the breach in question results from or is based on a condition, state of facts or other matter which was

disclosed in any of the Due Diligence Documents, (ii) unless the claims for all such breaches (including, without limitation, all attorneys' fees and court costs) collectively aggregate more than Twenty Thousand and 00/100 Dollars ($20,000.00), in which event the full amount of such claims shall be actionable, and (iii) unless an action shall have been commenced by Purchaser against Seller within three (3) months after Closing. Notwithstanding anything herein to the contrary, in no event shall Seller's aggregate liability to Purchaser for a breach of any representation warranty of Seller contained herein, if any, exceed the sum of One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00).

5.4 Covenants of Seller. Seller hereby covenants with Purchaser that from the Effective Date hereof until the Closing or earlier termination of this Agreement:

5.4.1 Seller shall use reasonable efforts to operate and maintain the Property in a manner generally consistent with the manner in which Seller has operated and maintained the Property prior to the date hereof.

5.4.2 Seller will not negotiate with any other party the sale of all or any of the Property, or enter into any contract (whether binding or not) regarding any sale or other disposition of the Property.

5.4.3 Seller shall not enter into any Leases or Contracts with respect to the Property which shall exist following Closing.

5.5 Representations and Warranties of Purchaser. Purchaser hereby represents and warrants to Seller:

5.5.1 Purchaser is not acquiring the Property with the assets of an employee benefit plan as defined in Section 3(3) of ERISA.

5.5.2 Purchaser is a duly formed or organized, validly existing Illinois limited liability company.

5.5.3 Purchaser is not a party as debtor to any insolvency or bankruptcy proceeding or assignment for the benefit of creditors under the United States Bankruptcy Code or of any state insolvency law.

5.5.4 Purchaser has the full right, power and authority to purchase the Property as provided in this Agreement and to carry out Purchaser's obligations hereunder, and all requisite action necessary to authorize Purchaser to enter into this Agreement and to carry out its obligations hereunder have been, or by the Closing will have been, taken. The person signing this Agreement on behalf of Purchaser is authorized to do so.

5.5.5 Neither Purchaser nor any of its affiliates is or will be (a) conducting any business or engaging in any transaction or dealing with any person appearing on the U.S. Treasury Department's OFAC list of prohibited countries, territories, "specifically designated nationals" or "blocked persons" (which lists can be accessed at the following web address: http://www.ustreas.gov/offices/enforcement/ofac/), including the making or receiving of any contribution of funds, goods or services to or for the benefit of any such Prohibited Person; (b)

engaging in certain dealings with countries and organizations designated under Section 311 of the USA PATRIOT Act as warranting special measures due to money laundering concerns; (c) dealing in, or otherwise engaging in any transaction relating to, any property or interests in property blocked pursuant to Executive Order No. 13224 on Terrorist Financing dated September 24, 2001, relating to "Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism"; (d) a foreign shell bank or any person that a financial institution would be prohibited from transacting with under the USA PATRIOT Act; or (e) engaging in or conspiring to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempting to violate, any of the prohibitions set forth in (i) any U.S. anti-money laundering law, (ii) the Foreign Corrupt Practices Act, (iii) the U.S. mail and wire fraud statutes, (iv) the Travel Act, or (v) any regulations promulgated under the foregoing statutes.

ARTICLE VI

DEFAULT

6.1 Default by Purchaser. If, Seller has provided five (5) days prior written notice to Purchaser that Purchaser has failed to perform any of its material obligations under this Agreement for any reason other than Seller's default or the permitted termination of this Agreement as herein expressly provided, Seller shall be entitled, as its sole remedy, to terminate this Agreement and keep the Earnest Money as liquidated damages for the breach of this Agreement, it being agreed between the parties hereto that the actual damages to Seller in the event of such breach are impractical to ascertain and the amount of the Earnest Money is a reasonable estimate thereof. The foregoing liquidated damages provision shall not apply to Purchaser's obligations under Section 10.21, nor shall Purchaser be entitled to credit or offset the Earnest Money or any portion thereof against any damages suffered by Seller by reason of Purchaser's default or obligations under Section 10.21. THE PARTIES ACKNOWLEDGE AND AGREE THAT: (I) THEY HAVE MADE THIS PROVISION FOR LIQUIDATED DAMAGES BECAUSE IT WOULD BE IMPOSSIBLE TO ASCERTAIN OR CALCULATE AS OF THE DATE HEREOF THE AMOUNT OF ACTUAL DAMAGES SELLER WOULD INCUR IF THIS CONTRACT WAS TERMINATED AS A RESULT OF ANY SUCH DEFAULT AND/OR BREACH BY PURCHASER; AND (II) THESE SUMS REPRESENT REASONABLE COMPENSATION TO SELLER IF THIS AGREEMENT WAS TERMINATED AS A RESULT OF ANY SUCH DEFAULT AND/OR BREACH BY PURCHASER. SUCH LIQUIDATED AND AGREED DAMAGES ARE NOT INTENDED AS A FORFEITURE OR A PENALTY WITHIN THE MEANING OF APPLICABLE LAW.

6.2 Default by Seller. If, prior to Closing, Purchaser has provided five (5) days prior written notice to Seller that Seller has failed to perform any of its material obligations under this Agreement for any reason other than Purchaser's default or the permitted termination of this Agreement as herein expressly provided, Purchaser shall be entitled to terminate this Agreement and, as its sole remedy, either (a) to receive the return of the entire amount of the Earnest Money; which return shall operate to terminate this Agreement and release Seller from any and all liability hereunder, or (b) to enforce specific performance of Seller's obligation to convey the Property to Purchaser. Except as provided in clause (a) above and in the last sentence of this Section 6.2, Purchaser expressly waives its rights to seek damages in the event of Seller's default hereunder. Purchaser shall be deemed to have elected to receive back the Earnest Money and payment of its

damages and terminate this Agreement if Purchaser fails to file suit for specific performance against Seller in a court having jurisdiction in the county and state in which the Property is located, on or before thirty (30) days following the date upon which Closing was to have occurred.

ARTICLE VII

RISK OF LOSS

7.1 Minor Damage. In the event of loss or damage to the Property or any portion thereof which is not a Major Loss (as hereinafter defined), this Agreement shall remain in full force and effect provided Seller assigns to Purchaser all of Seller's right, title and interest to any claims and proceeds Seller may have with respect to any casualty insurance policies or condemnation awards relating to the premises in question. Unless Seller has paid such deductible amount on or prior to Closing, if Seller assigns a casualty claim to Purchaser, the Purchase Price shall be reduced by an amount equal to the deductible amount under Seller's insurance policy payable with respect to the claim at the Property. Upon Closing, full risk of loss with respect to the Property shall pass to Purchaser.

7.2 Major Damage. In the event of a Major Loss, either Seller or Purchaser may terminate this Agreement by written notice to the other party, in which event the entire amount of the Earnest Money shall be returned to Purchaser. If neither Seller nor Purchaser elects to terminate this Agreement within ten (10) days after Seller sends Purchaser written notice of the occurrence of the Major Loss, then Seller and Purchaser shall be deemed to have elected to proceed with Closing, in which event Seller shall assign to Purchaser all of Seller's right, title and interest to any claims and proceeds Seller may have with respect to any casualty insurance policies or condemnation awards relating to the premises in question. Unless Seller has paid such deductible amount on or prior to Closing, if Seller assigns a casualty claim to Purchaser, the Purchase Price shall be reduced by an amount equal to the deductible amount under Seller's insurance policy. Upon Closing, full risk of loss with respect to the Property shall pass to Purchaser.

7.3 Definition of "Major Loss". For purposes of Sections 7.1 and 7.2, "Major Loss" shall mean: (i) loss or damage to the Property or any portion thereof due to casualty such that the cost of repairing or restoring the premises in question to a condition reasonably identical to that of the premises in question prior to the event of damage would be, in the opinion of an architect selected by Seller and reasonably approved by Purchaser, equal to or greater than Four Hundred Thousand Dollars ($400,000.00), and (ii) any condemnation resulting in any permanent loss of more than 5% of the square footage of the Property. If Purchaser does not give notice to Seller of Purchaser's reasons for disapproving an architect within five (5) business days after receipt of notice of the proposed architect, Purchaser shall be deemed to have approved the architect selected by Seller.

ARTICLE VIII

COMMISSIONS

8.1 Brokerage Commissions. Each party represents and warrants to the other that it has dealt with no broker in this transaction other than Berkadia Real Estate Advisors, LLC (the

"Broker"). Pursuant to a separate written agreement, Seller has agreed to pay a commission to the Broker upon, and only upon, the complete consummation of Closing and payment of the Purchase Price. Each party agrees that should any claim be made for brokerage commissions or finder's fees by any broker or finder other than the Broker by, through or on account of any acts of said party or its representatives, said party will indemnify and hold the other party free and harmless from and against any and all loss, liability, cost, damage and expense in connection therewith. The provisions of this Section 8.1 shall survive Closing.

ARTICLE IX

DISCLAIMERS AND WAIVERS

9.1 No Reliance on Documents. Except as may otherwise be expressly set forth herein, Seller makes no representation or warranty as to the truth, accuracy or completeness of any materials, data or information delivered by Seller to Purchaser in connection with the transaction contemplated hereby. Purchaser acknowledges and agrees that all materials, data and information delivered by Seller to Purchaser in connection with the transaction contemplated hereby are provided to Purchaser as a convenience only and that any reliance on or use of such materials, data or information by Purchaser shall be at the sole risk of Purchaser, except as may otherwise be expressly stated herein. Without limiting the generality of the foregoing provisions, Purchaser acknowledges and agrees that (i) any environmental or other report with respect to the Property which is delivered by Seller to Purchaser shall be for general informational purposes only, (ii) Purchaser shall not have any right to rely on any such report delivered by Seller to Purchaser, but rather will rely on its own inspections and investigations of the Property and any reports commissioned by Purchaser with respect thereto, and (iii) neither Seller, any affiliate of Seller nor the person or entity which prepared any such report delivered by Seller to Purchaser shall have any liability to Purchaser for any inaccuracy in or omission from any such report.

9.2 Disclaimers. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT AND THE DOCUMENTS EXECUTED BY SELLER AND DELIVERED TO PURCHASER AT CLOSING, IT IS UNDERSTOOD AND AGREED THAT SELLER IS NOT MAKING AND HAS NOT AT ANY TIME MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, USE, TITLE (OTHER THAN SELLER'S LIMITED WARRANTY OF TITLE TO BE SET FORTH IN THE DEED), ZONING, TAX CONSEQUENCES, LATENT OR PATENT PHYSICAL OR ENVIRONMENTAL CONDITION, UTILITIES, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, THE COMPLIANCE OF THE PROPERTY WITH GOVERNMENTAL LAWS, THE TRUTH, ACCURACY OR COMPLETENESS OF THE DUE DILIGENCE DOCUMENTS OR ANY OTHER INFORMATION PROVIDED BY OR ON BEHALF OF SELLER TO PURCHASER, OR ANY OTHER MATTER OR THING REGARDING THE PROPERTY. PURCHASER ACKNOWLEDGES AND AGREES THAT UPON CLOSING SELLER SHALL SELL AND CONVEY TO PURCHASER AND PURCHASER SHALL ACCEPT THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS", EXCEPT TO THE EXTENT EXPRESSLY PROVIDED OTHERWISE IN THIS AGREEMENT AND THE DOCUMENTS EXECUTED BY SELLER

AND DELIVERED TO PURCHASER AT CLOSING. PURCHASER HAS NOT RELIED AND WILL NOT RELY ON, AND SELLER IS NOT LIABLE FOR OR BOUND BY, ANY EXPRESSED OR IMPLIED WARRANTIES, GUARANTIES, STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO (INCLUDING SPECIFICALLY, WITHOUT LIMITATION, PROPERTY INFORMATION PACKAGES DISTRIBUTED WITH RESPECT TO THE PROPERTY) MADE OR FURNISHED BY SELLER, THE MANAGER OF THE PROPERTY, OR ANY REAL ESTATE BROKER OR AGENT REPRESENTING OR PURPORTING TO REPRESENT SELLER, TO WHOMEVER MADE OR GIVEN, DIRECTLY OR INDIRECTLY, ORALLY OR IN WRITING, UNLESS SPECIFICALLY SET FORTH IN THIS AGREEMENT. PURCHASER REPRESENTS TO SELLER THAT PURCHASER HAS CONDUCTED, OR WILL CONDUCT PRIOR TO CLOSING, SUCH INVESTIGATIONS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AS PURCHASER DEEMS NECESSARY TO SATISFY ITSELF AS TO THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO ANY HAZARDOUS OR TOXIC SUBSTANCES ON OR DISCHARGED FROM THE PROPERTY, AND WILL RELY SOLELY UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF SELLER OR ITS AGENTS OR EMPLOYEES WITH RESPECT THERETO, OTHER THAN SUCH REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER AS ARE EXPRESSLY SET FORTH IN THIS AGREEMENT. UPON CLOSING, PURCHASER SHALL ASSUME THE RISK THAT ADVERSE MATTERS, INCLUDING BUT NOT LIMITED TO, DEFECTS AND ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY PURCHASER'S INVESTIGATIONS, AND PURCHASER, UPON CLOSING, SHALL, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT AND THE DOCUMENTS EXECUTED BY SELLER AND DELIVERED TO PURCHASER AT CLOSING, BE DEEMED TO HAVE WAIVED, RELINQUISHED AND RELEASED SELLER (AND SELLER'S OFFICERS, DIRECTORS, MEMBERS, EMPLOYEES, REPRESENTATIVES AND AGENTS) FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION (INCLUDING CAUSES OF ACTION IN TORT), LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING ATTORNEYS' FEES AND COURT COSTS) OF ANY AND EVERY KIND OR CHARACTER, KNOWN OR UNKNOWN, WHICH PURCHASER MIGHT HAVE ASSERTED OR ALLEGED AGAINST SELLER (AND SELLER'S OFFICERS, DIRECTORS, MEMBERS, EMPLOYEES, REPRESENTATIVES AND AGENTS) AT ANY TIME BY REASON OF OR ARISING OUT OF ANY LATENT OR PATENT DEFECTS OR PHYSICAL CONDITIONS, VIOLATIONS OF ANY APPLICABLE LAWS (INCLUDING, WITHOUT LIMITATION, ANY ENVIRONMENTAL LAWS) AND ANY AND ALL OTHER ACTS, OMISSIONS, EVENTS, CIRCUMSTANCES OR MATTERS REGARDING THE PROPERTY. PURCHASER AGREES THAT SHOULD ANY CLEANUP, REMEDIATION OR REMOVAL OF HAZARDOUS SUBSTANCES OR OTHER ENVIRONMENTAL CONDITIONS ON THE PROPERTY BE REQUIRED AFTER THE DATE OF CLOSING, SUCH CLEAN-UP, REMOVAL OR REMEDIATION SHALL BE THE RESPONSIBILITY OF AND SHALL BE PERFORMED AT THE SOLE COST AND EXPENSE OF PURCHASER. WITHOUT LIMITATION OF THE FOREGOING, PURCHASER SPECIFICALLY RELEASES SELLER FROM ANY CLAIMS IT OR ITS SUCCESSORS AND ASSIGNS MAY HAVE

AGAINST SELLER NOW OR IN THE FUTURE UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, 42 U.S.C. §§ 9601 ET SEQ., AS AMENDED ("CERCLA"; THE RESOURCE CONSERVATION AND RECOVERY ACT, 42 U.S.C. §§ 6901 ET SEQ., AS AMENDED ("RCRA"); ANY OTHER ANALOGOUS STATE OR FEDERAL STATUTE; AND COMMON LAW ARISING FROM THE ENVIRONMENTAL CONDITIONS OF THE PROPERTY OR THE PRESENCE OF HAZARDOUS SUBSTANCES, SOLID WASTES, OR ANY OTHER POLLUTANTS OR CONTAMINATION THE PROPERTY. PURCHASER FURTHER HEREBY ASSUMES THE RISK OF CHANGES IN APPLICABLE LAWS AND REGULATIONS RELATING TO PAST, PRESENT AND FUTURE ENVIRONMENTAL CONDITIONS ON THE PROPERTY AND THE RISK THAT ADVERSE PHYSICAL CHARACTERISTICS AND CONDITIONS, INCLUDING, WITHOUT LIMITATION, THE PRESENCE OF HAZARDOUS SUBSTANCES OR OTHER CONTAMINANTS, MAY NOT HAVE BEEN REVEALED BY ITS INVESTIGATION.

9.3 Effect and Survival of Disclaimers. Seller and Purchaser acknowledge that the Purchase Price to be paid to Seller for the Property has been agreed upon, in part, to take into account that the Property is being sold subject to the provisions of this Article IX. Seller and Purchaser agree that the provisions of this Article IX shall survive Closing.

ARTICLE X

MISCELLANEOUS

10.1 Further Assurances. In addition to the acts and deeds recited herein and contemplated to be performed, executed or delivered by either party at Closing, each party agrees to perform, execute and deliver, but without any obligation to incur any additional liability or expense, on or after the Closing any further deliveries and assurances as may be reasonably necessary to consummate the transactions contemplated hereby or to further perfect the conveyance, transfer and assignment of the Property to Purchaser. This Section 10.1 shall survive for six (6) months following Closing.

10.2 Public Disclosure. Neither party shall use the other party's name or logotype or release to the public any information with respect to the sale contemplated herein or any matters set forth in this Agreement, unless in each case the other party shall have given its prior written consent thereto; provided, however, neither party shall be so prohibited or have an obligation to obtain such consent in order to fulfill a requirement set forth in this Agreement, or communicate with, disclose the sale contemplated herein or any other matters set forth herein to, or seek approvals from, necessary governmental authorities or agencies for the sale or development of the Property and either party may disclose such information to its respective Representatives (as hereinafter defined). As used herein, "Representative" shall mean any employee, officer, director, shareholder, investor, lender, member, owner, affiliate, agent, counsel, attorney, accountant or representative of a party.

10.3 Discharge of Obligations. Except as otherwise expressly set forth in this Agreement, the acceptance of the Deed by Purchaser shall be deemed to be a full performance and discharge of every representation and warranty made by Seller herein and every agreement and

obligation on the part of Seller to be performed pursuant to the provisions of this Agreement, except those which are herein specifically stated to survive Closing. This Article X shall survive Closing.

10.4 Assignment.

10.4.1 Purchaser may not without the prior written consent of Seller, directly or indirectly, sell, assign or otherwise transfer this Agreement. Notwithstanding the foregoing, Purchaser may, without Seller's consent but upon at least ten (10) days prior written notice to Seller, assign all of Purchaser's rights and interest under this Agreement to an Affiliate of Purchaser, subject to Section 10.4.2. For purposes of this Section 10.4, (i) "Affiliate" means, with respect to any specified person or entity, any other person or entity that is in Control of, is Controlled by or is under common Control with such person or entity or is a director or officer of such person or entity or of an Affiliate of such person or entity and (ii) "Control" means (i) the ownership, directly or indirectly, in the aggregate of more than fifty percent (50%) of the beneficial ownership interests of an entity and (ii) the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of an entity, whether through the ability to exercise voting power, by contract or otherwise. "Controlled by," "Controlling" and "under common Control with" shall have the respective correlative meaning thereto.

10.4.2 Purchaser shall give Seller at least ten (10) days prior written notice of any proposed assignment of this Agreement. Such notice shall identify the proposed assignee or transferee.

10.5 Notices. Any notice pursuant to this Agreement shall be given in writing by (i) personal delivery, (ii) reputable overnight delivery service for next business day delivery with proof of delivery, or (iii) by electronic mail, and shall be deemed to have been given either at the time of personal delivery, or, in the case of overnight delivery service, the next business day, or, in the case of electronic mail, as of the earlier date of the date the e-mail is acknowledged by Seller or Purchaser, as the case may be, or their respective counsel by reply e-mail (which such confirmation shall not be unreasonably withheld or delayed). Notices given by counsel to Purchaser shall be deemed given by Purchaser and notices given by counsel to Seller shall be deemed given by Seller. Unless changed in accordance with this Section 10.5, the addresses for notices given pursuant to this Agreement shall be as follows:

If to Seller:

HDDA - Mount Prospect, LLC
c/o HDDA, LLC
One Ravinia Drive, Suite 900
Atlanta, GA 30346
Attn: Taylor Wolters
Email: Taylorw@hdda.com

with a copy to:

SRG Law Firm PLLC
641 Lexington Avenue, 14th Floor
New York, New York 10022
Attention: Steven R. Goldberg, Esq.
Email: sgoldberg@srgpllc.com

If to Purchaser:

REIT 200 LLC
c/o Nexgen Hotels
550 E Devon Ave Suite 110
Itasca, IL 60143
Attention: Chris Patel
Email: chrisp@nexgenhotels.com

with a copy to:

Parikh Law Group, LLC
150 S. Wacker Dr.
Ste. 2400
Chicago, IL 6060
Attention: Ronak Desai
Email: ronak@plgfirm.com

Any party listed in this Section 10.5 may, by written notice to the other party, designate a different address for notice.

10.6 Modifications. This Agreement cannot be changed orally, and no executory agreement shall be effective to waive, change, modify or discharge it in whole or in part unless such executory agreement is in writing and is signed by Seller and Purchaser.

10.7 Calculation of Time Periods. In computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday under the laws of the State in which the Property is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of any such period shall be deemed to end at 6 p.m., Eastern time.

10.8 Successors and Assigns. The terms and provisions of this Agreement are to apply to and bind the permitted successors and assigns of the parties hereto.

10.9 Entire Agreement. This Agreement, including the Exhibits, contains the entire agreement between the parties pertaining to the subject matter hereof and fully supersedes all prior

written or oral agreements and understandings between the parties pertaining to such subject matter.

10.10 Counterparts. This Agreement may be executed in counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement. Email and/or digitally transmitted signatures (via pdf or DocuSign) shall be sufficient to bind the parties and shall in all respects be treated in court proceedings or otherwise as the legal equivalent of an original signature.

10.11 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect.

10.12 Applicable Law. This Agreement is performable in the State of Illinois and shall in all respects be governed by, and construed in accordance with, the substantive federal laws of the United States and the laws of such state. Purchaser and Seller agree that the provisions of this Section shall survive the Closing of the transaction contemplated by this Agreement.

10.13 No Third Party Beneficiary. The provisions of this Agreement and of the documents to be executed and delivered at Closing are and will be for the benefit of Seller and Purchaser only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement or of the documents to be executed and delivered at Closing, except in each case as may otherwise be expressly provided in this Agreement or any such document.

10.14 Exhibits. The following exhibits attached hereto shall be deemed to be an integral part of this Agreement:

Exhibit A - Legal Description of the Land
Exhibit B - Form of Deed
Exhibit C - Omnibus Assignment
Exhibit D - Bill of Sale
Exhibit E - Proforma

10.15 Captions. The section headings appearing in this Agreement are for convenience of reference only and are not intended, to any extent and for any purpose, to limit or define the text of any section or any subsection hereof.

10.16 Attorneys' Fees. In the event of litigation between the parties in connection with this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party. The obligation in the immediately preceding sentence shall survive any termination of this Agreement or the Closing as a surviving obligation.

10.17 Termination of Agreement. It is understood and agreed that if either Purchaser or Seller terminates this Agreement pursuant to a right of termination granted hereunder, such termination shall operate to relieve Seller and Purchaser from all obligations under this Agreement, except for such obligations as are specifically stated herein to survive the termination of this Agreement.

10.18 Time is of the Essence. Time is of the essence in this Agreement.

10.19 No Recordation. Neither this Agreement nor any memorandum of the terms hereof shall be recorded or otherwise placed of public record, and any breach of this covenant shall entitle the party not placing same of record to pursue its rights and remedies under Article VI.

10.20 Entire Property. Notwithstanding any provision of this Agreement, no provision allowing Purchaser to elect to terminate this Agreement shall allow Purchaser to terminate this Agreement with respect to less than all of the Property.

10.21 Indemnification. Purchaser shall defend, indemnify and hold harmless Seller, and its agents, employees and contractors, and the Property, from and against any and all actual out of pocket loss, cost, damage, liability, settlement, cause of action or expense (including, without limitation, reasonable attorneys' fees and costs) arising from or relating to any diligence activities conducted by Purchaser or its employees, affiliates, contractors, consultants or representatives. Purchaser shall carry and shall cause any consultants retained by Purchaser to carry policies of commercial general liability insurance in an amount not less than $2,000,000 combined single limit per occurrence for bodily injury, death and property damage liability and upon request of Seller provide evidence of such insurance to Seller, naming Seller as an additional insured. Purchaser shall promptly repair and restore any damage to the Property attributable to the conduct of any diligence activities, or Purchaser's presence or activity on the Property and shall promptly return the Property to substantially the same condition as existed prior to the conduct of the diligence activities. No physical diligence activities shall be conducted without Seller's prior written approval as to the time and manner of such activities. At Seller's sole option, any such activities shall be performed in the presence of a representative of Seller. Anything in this Agreement to the contrary notwithstanding, the indemnity, defense and hold harmless obligations of Purchaser under this Section 10.21 shall survive Closing and any termination of this Agreement. Notwithstanding anything in this Agreement to the contrary, Seller shall have no obligation to make any repairs or improvements to the Property.

10.22 Bulk Sales. At or before the Closing, Seller shall have delivered to Purchaser: (i) either (A) a letter from the Illinois Department of Revenue ("IDOR") releasing Purchaser from its obligation under 35 ILCS 5/902(d) (the "Act") to withhold any amount of the Purchase Price from Seller (the "Bulk Sales Release"), or (B) a "Bulk Sales Stop Order" issued by IDOR under the Act, directing that certain amounts be withheld from the amount due Seller at the Closing; and (ii) any equivalent bulk sale clearance documentation in connection with any comparable Cook County or City of Chicago bulk sales laws, if applicable to Seller and this transaction; or at Seller's election, an indemnification agreement, in form and substance reasonably acceptable to Seller and Purchaser, in which Seller indemnifies Purchaser for any liability under the foregoing bulk sales laws in connection with the sale of the Property by Seller to Purchaser. For the sake of clarity, any bulk sale clearance documentation obtained in connection with any Cook County or City of Chicago bulk sales laws may, in lieu of a clearance letter, consist of (a) written confirmation from the applicable governmental department confirming that the bulk sale law does not apply, or (b) notification from Seller that it has submitted the applicable forms and has not received any response within any required statutory response period. If Seller delivers a Bulk Sales Stop Order and doesn't subsequently deliver a Bulk Sales Release before the Closing, then at the Closing, the amount specified in the Bulk Sales Stop Order shall be held back from the amount due to Seller at

the Closing and deposited with the Escrow Agent, and held and/or otherwise applied as directed by the Bulk Sales Stop Order (or otherwise by IDOR). If Seller delivers a Bulk Sales Stop Order or Bulk Sales Release or comparable documentation from Cook County or the City of Chicago addressed to the original Purchaser, such Bulk Sales Stop Order, Bulk Sales Release or comparable documentation shall satisfy the Seller's obligation set forth in this Section notwithstanding any assignment of this Agreement by Purchaser pursuant to Section 10.4.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the Effective Date.

SELLER:

HDDA - MOUNT PROSPECT, LLC, an Illinois limited liability company

By: Michael Lipson
Name: Michael Lipson
Title: Authorized Signatory

PURCHASER:

REIT 200 LLC,
an Illinois limited liability company

By: 
Name: Hardik Patel
Title: Member

The undersigned hereby
acknowledges and consents
to the provisions of Section 1.6:

TOWER ABSTRACT SERVICES, LLC,
as Escrow Agent

By: _____
Name: _____
Title: _____

EXHIBIT A

Legal Description of the Land

REAL PROPERTY IN THE CITY OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 03-34-200-061-0000 / 03-34-200-062-0000

Commonly known as: 200 East Rand Road, Mount Prospect, Illinois 60056

EXHIBIT B

Form of Deed

THIS INSTRUMENT WAS DRAFTED BY:

[_____]
[_____]
[_____]
ATTN: [_____], ESQ.

AFTER RECORDING RETURN TO:

[_____]
[_____]
[_____]
ATTN: [_____]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the [___] day of _____, 2025 by HDDA – Mount Prospect, LLC, an Illinois limited liability company, having an address of c/o HDDA, LLC, One Ravinia Drive, Suite 900, Atlanta, GA 30346, Attn: Taylor Wolters (the "**Grantor**"), to and in favor of [_____], a [_____], having an address of [_____] (the "**Grantee**")

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in Grantor, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the following described real estate, situated in the City of Mount Prospect, County of Cook, State of Illinois known and described in as follows:

See **EXHIBIT A** attached hereto and made a part hereof.

Together with all and singular the buildings and improvements erected on the land and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor of, in, and to all ways, streets, alleys, driveways, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the matters set forth on **EXHIBIT B** attached hereto and made a part hereof.

[Signature(s) and Notarial Jurat(s) on following page(s)]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company

By:_____
Name:_____
Title:_____

STATE OF _____)
) ss
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that in such capacity, he signed and delivered the said instrument pursuant to authority duly given, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

My commission expires:

_____

Address for Real Estate Tax Notices:

[_____]
[_____]
[_____]
[_____]

EXHIBIT A

REAL PROPERTY IN THE CITY OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 03-34-200-061-0000 / 03-34-200-062-0000

Commonly known as: 200 East Rand Road, Mount Prospect, Illinois 60056

EXHIBIT B

Permitted Exceptions

[NOTE TO INCLUDE THE ITEMS IN SCHEDULE B-II OF THE PROFORMA]

EXHIBIT C

Form of Omnibus Assignment

OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT ("Agreement"), made and entered into this ____ day of _____, 2025, HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company, having an address c/o HDDA, LLC, One Ravinia Drive, Suite 900, Atlanta, GA 30346, Attn: Taylor Wolters (the "Assignor"), and [_____], a [_____], having an address _____ (the "Assignee").

W I T N E S S E T H:

Assignor for Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby assigns to Assignee all of Assignor's right, title and interest in, to and under (A) all consents, variances, waivers, licenses, and permits, registrations, notifications, reliance letters, estoppels, certificates, authorizations and other approvals and all applications for any of the foregoing and (B) warranties, indemnities and guarantees that Assignor has received in connection with any work or services performed with respect to, or equipment installed in, the improvements, if any, in each case only to the extent both assignable and relating to the property located at and known as 200 East Rand Road, Mount Prospect, Illinois 60056 (the "Premises") (collectively, the "Property Matters");

TO HAVE AND TO HOLD unto Assignee and its successors and assigns to its and their own use and benefit forever.

Assignee hereby expressly assumes the obligations of Assignor in respect of the Property Matters accruing from and after the date hereof.

This Agreement is made by Assignor without recourse and without any expressed or implied representation or warranty whatsoever.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

To facilitate execution, this Agreement may be executed in multiple counterparts (including electronically mailed PDFs), each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Omnibus Assignment and Assumption Agreement as of the date first above written.

ASSIGNOR:

HDDA – MOUNT PROSPECT LLC, an Illinois limited liability company

By:_____
Name:_____
Title:_____

ASSIGNEE:

[_____],
a [____] limited liability company

By:_____
Name:_____
Title:_____

EXHIBIT D

Form of Bill of Sale

BILL OF SALE

HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company, having an address c/o HDDA, LLC, One Ravinia Drive, Suite 900, Atlanta, GA 30346, Attn: Taylor Wolters ("Seller"), in consideration of Ten Dollars ($10.00) and other good and valuable consideration paid to Seller by [_____], a [_____], having an office at [_____], Attention: [_____] ("Purchaser"), the receipt and sufficiency of which are hereby acknowledged, hereby sells, conveys, assigns, transfers, delivers and sets over to Purchaser all fixtures, furniture, furnishings, equipment, machinery, inventory, appliances and other articles of tangible personal property owned by Seller and which are located at and used or usable in connection with the real property located at 200 East Rand Road, Mount Prospect, Illinois 60056.

TO HAVE AND TO HOLD unto Purchaser and its successors and assigns to its and their own use and benefit forever.

This Bill of Sale is made by Seller without recourse and without any expressed or implied representation or warranty whatsoever.

IN WITNESS WHEREOF, Seller has caused this Bill of Sale to be executed as of this ___ day of _____, 2025.

HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company

By:_____
Name:_____
Title:_____

EXHIBIT E

PROFORMA

(See attached)

This is a PRO FORMA policy for discussion purposes only that provides no insurance coverage to or on behalf of the proposed insured. It does not reflect the present state of the Title and no party is entitled to rely on any statement herein as a representation by the Company as to the state of Title to the property. It is not a commitment to insure the Title or issue any of the attached endorsements nor does it evidence the willingness of the Company to provide any coverage shown herein. Any such commitment must be an express written undertaking on appropriate forms of the Company. Additional matters may be added or other amendments may be made to this pro forma policy. The Company shall have no liability because of such additions or amendments.

OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 5246014-S-IL-MP-TA **Policy No.:** PROFORMA

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:
Issuing Agent: Kensington Vanguard National Land Services, LLC
Issuing Office: 41 Madison Avenue, 21st Floor, New York, NY 10010
Issuing Office's ALTA® Registry ID:
Issuing Office File No.: 5246014-S-IL-MP-TA
Property Address: 200 East Rand Road, Mount Prospect, IL 60056

SCHEDULE A

Name and Address of Title Insurance Company: STEWART TITLE GUARANTY COMPANY
1360 Post Oak Blvd., Suite 100
Houston, TX 77056

Policy No.: PRO FORMA

Amount of Insurance: PRO FORMA

Date of Policy: PRO FORMA

1. The Insured is:

   REIT 200 LLC, an Illinois limited liability company

2. The estate or interest in the Land insured by this policy is:

   Fee Simple

3. The Title is vested in:

   REIT 200 LLC, an Illinois limited liability company

4. The Land is described as follows:

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AMERICAN LAND TITLE ASSOCIATION

SEE SCHEDULE C ATTACHED HERETO

Date: PRO FORMA

Kensington Vanguard National Land Services, LLC

By: PRO FORMA
Authorized Officer or Agent

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OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 5246014-S-IL-MP-TA **Policy No.:** PROFORMA

SCHEDULE B

Policy No.: PRO FORMA

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Intentionally Deleted.

2. Intentionally Deleted.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

4. Easements, or claims of easements, not shown by the public records.

5. Intentionally Deleted.

6. Taxes or special assessments which are not shown as existing liens by the public records.

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AMERICAN LAND TITLE ASSOCIATION

7. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.

8. Intentionally Deleted.

9. Intentionally Deleted.

10. Intentionally Deleted.

11. Intentionally Deleted.

12. Intentionally Deleted.

13. Intentionally Deleted.

14. Intentionally Deleted.

15. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

16. Grant dated November 1,1937 and recorded September 10, 1941 in Document Number 12753770 of easement in favor of the County of Cook for constructing and laying tile and Storm Water and other drains on a part of the land and other property, together with the privilege of entering said land for the purpose of repairing said tile or drains.

17. Continuing sewage disposal facilities adequate for gulf oil corporation's needs and an easement for gulf oil corporation's construction, installation, maintenance, repair and use of a connecting underground sewer line from the land to the sanitary sewer line now installed, or to be installed by Jemo Industries, Inc., on its adjacent land, as contained in trustee's deed recorded October 26, 1966 in Document Number 19978694, the East-West course of said easement being of 6 foot width and the Northwest course a minimum 4 feet 9 inches in width, following a center line as follows:

    Commencing at the intersection of the East line of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 42 North, Range 11 East of the Third Principal Meridian with the North line of the Northeast 1/4 of said section; thence North 89°52'15" West along said North section line a distance of 340 feet to a point; thence South and parallel with said East section line a distance of 121 feet to the point of beginning; thence South 89° 52'15" East and parallel with said North section line a distance of 57 feet and 7.5 inches to the end of said 6 foot wide easement area and the beginning point of the center line of said 4 foot 9 inch wide easement area, thence south and parallel with said East section line a distance of 80 feet more or less to the Sanitary Sewer line now installed, or to be installed by Jemo Industries, Inc.

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18. Easements as reserved and created by instrument dated July 21, 1967 and recorded October 10, 1967 in Document Number 20286209, made by Jemo Industries, a corporation of Illinois, to MT. Prospect Motor Hotels, Inc., a corporation of Illinois, and Farmer Cooper's, Inc., a Delaware corporation, for Sanitary Sewer across and under the East 10 feet and over 6 feet and 4.9 inches, as shown on plat attached to said instrument.

19. Easement for sewage disposal facilities, as contained in the trust deed recorded in Document Number 19922009, from American National Bank and Trust Company, as trustee, in favor of Gulf Oil Corporation over a portion of the land to the Sanitary Sewer line now installed, or to be installed by Jemo Industries, Inc., as set forth therein.

20. Grant dated February 18, 1946 and recorded February 21,1946 in Document Number 13725237 by William H. Pohlman and Carolyn (or Carolina) Pohlman, his wife, to Public Service Company of Northern Illinois, a corporation of Illinois, affecting the land and other property for the right to lay, maintain and operate an 18 inch gas main and necessary appurtenances in, upon, under and above the Northeast side of the public highway known as Rand Road, which extends along the Southwest side of the land other property.

21. Easement giving the right to lay gas mains along the Northeast side of the public highway known as Rand Road, as contained in grant by William Pohlman and others, dated February 18, 1946 and recorded February 21, 1946 in Document Number 13725237, to Public Service Company of Northern Illinois.

22. Easement and associated rights granted to Comcast of Illinois XI, LLC. by MP real estate investments, LLC in an instrument dated October 28, 2010 and recorded February 08, 2011 in Document Number 1103910112.

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OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 5246014-S-IL-MP-TA **Policy No.:** PROFORMA

SCHEDULE C

The Land is described as follows:

Parcel 1:

The West 210 feet of the East 490 feet of the North 300 feet of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part lying North of Rand Road of the West 210 feet of the East 490 feet of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 42 North, Range 11 East of the third Principal Meridian, (except the North 300 feet), in Cook County, Illinois.

Item Cover Page

Subject	**A RESOLUTION CONSENTING TO AND SUPPORTING A CLASS 7B TAX INCENTIVE FOR THE REAL PROPERTY LOCATED AT 200 E. RAND ROAD, MOUNT PROSPECT, ILLINOIS 60056**
Meeting	September 16, 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

REIT 200, LLC (Applicant) is seeking support for adoption of a resolution supporting a Cook County Class 7b Incentive for the property located at 200 E Rand Road. Similar to a Cook County 6b Tax Incentive for industrial properties, a 7b incentive is for commercial property and would last for 12 years. The incentive would enable the applicant to reinvest in the property and reestablish it as a Holiday Inn hotel, restaurant, and business center. Unique to 7b requests, the property must be part of an area designated as blighted and in need of renewal. The applicant provided a Blight Analysis supporting this designation. The Village must also pass a second resolution supporting the 7b tax incentive after approving the blight designation via resolution.

Like a 6b, a 7b incentive reduces the assessment level for qualified commercial uses from 25% to 10% for the first 10 years, 15% for year 11, and 20% in year 12. After year 12, the assessment level returns to the full 25% for the benefiting property. The 7b can be renewed for additional 12-year terms if supported by the Village.

The Subject Property consists of a vacant, approximately 79,828 square foot, three-story, former Holiday Inn Hotel, sited on approximately 128,323 square feet of land. The property currently features 136 rooms, a fitness center, indoor pool/spa, meeting space, business center, guest laundry, and a restaurant space. Should the 7b Tax Incentive be granted, the applicant plans to invest over $9,000,000 to purchase, improve, and build out the renovated space for use as a Holiday Inn hotel. The Applicant intends to re-open the restaurant and bar at the site, as well as a gift shop for small items and snacks. The hotel building has been vacant for almost six years.

The applicant is requesting the 7b incentive to reduce their taxes from around $5.40 per square foot for their property to $2.20. Staff has reviewed the submitted application and is supportive of the request. Staff recommends that the Village's support of the application for the 7b request be conditioned on the Village Board approving an ordinance granting a

conditional use request to operate a hotel on the property within the next six months.

Discussion

Alternatives

1. Approve the resolution consenting to and supporting a class 7b tax incentive for the real property located at 200 E. Rand Road, Mount Prospect, Illinois 60056.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board approve the resolution consenting to and supporting a class 7b tax incentive for the real property located at 200 E. Rand Road, Mount Prospect, Illinois 60056.

Attachments

1. RESOLUTION - 7B
2. Blight Analysis: 200 E Rand Road
3. 7b Application: 200 E. Rand Road

RESOLUTION No. 25- _____

A RESOLUTION CONSENTING TO & SUPPORTING A CLASS 7b TAX INCENTIVE FOR THE REAL PROPERTY LOCATED AT 200 E. RAND ROAD, MOUNT PROSPECT, ILLINOIS 60056

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Mount Prospect ("Village" to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village desires to promote and preserve commercial uses in the Village; and

WHEREAS, REIT 200, LLC is the current record title holder/contract purchaser of that certain real property located at 200 E. Rand Road, Mount Prospect, Illinois 60056, legally described as EXHIBIT A, attached hereto and made a part of this resolution (the "Subject Property"); and

WHEREAS, the Cook County Assessor is operating under the Cook County Real Property Classification Ordinance (the "Ordinance") enacted by the Cook County Board of Commissioners, as amended from time to time, which provides property owners, in certain cases, with a reduction in the assessed valuation of a commercial facility, in order to induce companies to locate, expand, and remain in Cook County; and

WHEREAS, REIT 200, LLC or its assignee (the "Petitioner") has applied, or is applying, for a Class 7b Real Estate Tax Assessment Classification under the Ordinance, and has proven to the President and Board of Trustees of the Village (the "Village Board") that such Class 7b Classification is necessary to develop and maintain occupancy of the subject property under the eligibility criteria based on Reoccupation of Abandoned Property with Greater than 12 Months Vacancy, A Purchase for Value & and Substantial Rehabilitation as well as designating the area as blighted pursuant to Section 74-65(a) in compliance with the County Ordinance; and

WHEREAS, an Economic Disclosure Statement has been received and filed by the Village of Mount Prospect; and

WHEREAS, the Applicant desires to redevelop the Property as a new extended stay hotel.

WHEREAS, the Petitioner plans to invest over $9,000,000 to purchase & re-develop he Subject Property as an IHG branded Staybridge Suite Extended Stay Hotel (the "Proposed Improvements"); and

WHEREAS, the Village Board supports and consents to the filing of a Class 7b Classification application by the Petitioner, with the understanding that any occupant of the subject property must meet the Class 7b Classification qualifications for commercial purposes; and

WHEREAS, the Village Board has determined that approving the Class 7b Classification to the Petitioner, for the Subject Property, subject to certain conditions would be beneficial to the Village;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into and made a part of this Resolution as findings of the Village Board.

SECTION TWO: ELIGIBILITY. The Village Board hereby finds and determines that: (a) the subject property meets the requirements of Section 74-65(a) of the Classification Ordinance and is thus appropriate for the Class 7b classification; (b) Class 7b Classification of the subject property is necessary for the Development of the subject property, the continued occupation of the subject property and completion of the proposed improvements; (c) the completion of the development and proposed improvements is necessary for the Applicant to occupy the subject property; and (d) the subject property constitutes an abandoned property under the purpose of Class 7b Classification.

SECTION THREE: CONDITIONS. The Village's support and consent to the Class 7b Classification is subject to and contingent upon the conditions, restrictions, and provisions set forth in this Section:

A. The Applicant will secure approval of an ordinance granting a conditional use to operate a hotel on the property within six (6) months of the passage of this Resolution; otherwise, this Resolution supporting the Reit 200, LLC application for the 7B Real Property Classification at the Property will automatically become invalid and Cook County will be advised of the same.

B. The Applicant will obtain all necessary building and/or construction-related permits from the Village for the construction of the Improvements.

C. The subject property will be occupied, operated, and maintained at all times in compliance with the applicable codes and ordinances of the Village.

D. All work performed will be conducted in a good and workmanlike manner, with due dispatch, and within any deadlines provided pursuant to this resolution or set forth in the Village Code.

SECTION FOUR: FINDINGS AND APPROVAL. The Village Board finds that the Subject Property qualifies for purposes of the Class 7b Classification, and hereby supports, consents to, and approves the subject property being designated under the Class 7b Classification by the Cook County Assessor, with a copy of the Class 7b Classification application of the Petitioner, based on Reoccupation of Abandoned Property with Greater than 12 Months Vacancy with a Purchase for Value and Substantial Rehabilitation as well as designating the area as blighted pursuant to Section 74-65(a) in compliance with the County Ordinance; , as outlined by the Petitioner in said application, being attached hereto as Exhibit B and made a part hereof.

SECTION FIVE: FILING. The Village Clerk is hereby directed to transmit a certified copy of this resolution to the Applicant. The Applicant shall be responsible for presenting such certified copy to the Board of Commissioners of Cook County and filing such certified copy with the Office of the Assessor.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this ___ day of September, 2025

_____
Paul Wm. Hoefert
Village Mayor

ATTEST:

_____
Karen Agoranos
Village Clerk

Exhibit A

Legal Description of Subject Property

PARCEL 1:

THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

Commonly Known As: 200 E. Rand Road, Mount Prospect, Illinois 60056

PIN(s): 03-34-200-061-0000 & 03-34-200-062-0000

MEMORANDUM

Date: August 28, 2025

To: Brian P. Liston, Esq., and Peter Tsantilis, Esq.
The Law Offices of Liston & Tsantilis, P.C.

From: Peter Tsiolis, Aric Swaney - Strategic Project Management

Subject: **200 E. Rand Road**
Mount Prospect, IL – Class 7(b)

THE NEED FOR A CLASS 7(B) INCENTIVE TO ENSURE FEASIBILITY FOR THE REDEVELOPMENT OF THE PROPERTY LOCATED AT 200 E. RAND ROAD MOUNT PROSPECT, IL 60056

To

BRIAN P. LISTON, ESQ., AND PETER TSANTILIS, ESQ.
THE LAW OFFICES OF LISTON & TSANTILIS, P.C.

From

STRATEGIC PROJECT MANAGEMENT, INC.

August 28, 2025

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INTRODUCTION

The issue of whether the redevelopment of the property commonly known as 200 E, Rand Rd., Mount Prospect, IL, or more specifically identified by PINs 03-34-200-061/062 is feasible without a Class 7(b) incentive is the focus of this analysis. In order to draw a conclusion, Strategic Project Management utilized a methodology that encompasses simulating real estate tax projections and redevelopment costs, IRR and ROI, as well as other factors including community impact. In addition, we rely on certain assumptions as concluded by the Board of Trustees of the Village of Mount Prospect in addition to our own review of their conclusions and our field reports.

Prior to delving into the analysis of this specific project (as will be fully described below), we addressed the issue of whether the subject property is within an area that meets the blight criteria as defined in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74/4-1 et seq.) (the "TIF Act"). Our examination of both the issue of blight and whether this project is feasible without a Class 7(b) concludes the subject property is within a blighted area and the project would not be economically feasible without the Class 7(b) incentive.

BLIGHT CRITERIA

As a point of reference, we found ample evidence as will be presented below of blight and strongly recommend the Mayor and Village Board and Cook County determine that the property, site, or area is deemed a redevelopment priority by the Village, and that it satisfies the designation requirement to demonstrate that the area is "in need of commercial development" and thus blighted pursuant to both the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. ("TIF Act"), and the Commercial Renewal and Redevelopment Areas Act, 65 ILCS 5/11-74.2-2-1 et seq. ("Renewal Act") in compliance with the ordinance required to be eligible for a Class 7(b) Incentive. Our analysis examined the same criteria as set forth in the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the "TIF Act") in determining where the subject parcel meets the designation of blighted area, and we strongly recommend that conclusion be reached by the President and Village Board and Cook County.

In determining whether an area qualifies as blighted under the TIF Act, a project area must be, on and after November 1, 1999, "an improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved

part of the redevelopment project area:"

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The

over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

(K) Environmental Clean-Up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

As previously stated, we found ample evidence of blight and strongly recommend the Mayor and Village Board and Cook County find that the parcel here in question (please see Exhibit A photographs) is a blighted area. In this instance, following an exterior survey of the condition and use of the area; field survey of conditions of roads, sidewalks, parking areas, lighting, landscaping, general

property maintenance; analysis of existing structures and development plans for future structures; and research of relevant government records, we again strongly recommend that the Mayor and Village Board and Cook County should find the area is a "blighted area" and designate it as such due to the following six factors (only five are required, but we find that there are at minimum six here):

• Obsolescence: Deterioration, insufficient drainage, and general inadequate infrastructure here are evidence of obsolescence. Buildings are old and were in existence prior to most modern codes even when renovations were done in 2008, and for this reason, these older structures are not only functionally obsolescent, but economically obsolescent as well given the cost of such improvements versus their likely economic value.

• Deterioration of Structures and Site Improvements: deterioration was observed on the majority of the parcel. Deterioration in surface improvements was pervasive. Such deterioration included cracking and crumbling surfaces and potholes. The high degree of deterioration observable on these improvements contributes to an adverse aesthetic impact on the area. Inadequate maintenance and repair of surface areas encourage an environment that is both unsafe for pedestrians and drivers and encourages vandalism.

• Presence of Structures Below Minimum Code Standards: During the vacancy, the property has not adequately been kept to modern codes. In fact, in 2023 violations included wood fences on the east side of the property with multiple broken areas and broken slats, multiple windows broken on the exterior of the property, multiple areas of the exterior containing rubbish and garbage around the property, and the structure was found to be unsafe due to fire sprinkler system being out of service. The village deemed it "unfit for occupancy.[1]

• Excessive vacancies: the hotel building has been vacant for almost six years.

• Inadequate Utilities: The combination of the overall age, deterioration, and the apparent lack of on-site detention or retention of storm water qualify as inadequate. Because of the 1971 construction date, sections of the parcel's water, storm and sanitary sewer systems are at or near the end of their useful lives and are in need of upgrade and/or replacement due to both existing inadequacies and due to lack of capacity to serve future redevelopment needs.

• Lack of Community Planning: The lack of an adequate Comprehensive Plan for this area in 1971 did not significantly guide development in the area, and the 1976 Comprehensive Plan did not add much beyond zoning. While improvements may have taken place over the years, they were implemented with minimal to no guidance from the 2007 Comprehensive Plan. The Village has had some constructive input into area development, but the 2017 Rand Road Corridor Plan and Comprehensive Plans lack guidance into development in the post-pandemic world.

[1] Richard Mayer, "Mount Prospect Fines Vacant Hotel Owners $20,000," *Journal & Topics*, 2023, https://www.journal-topics.com/articles/mount-prospect-fines-vacant-hotel-owners-20000/

FINANCIAL FEASIBILITY ANALYSIS FOR THE REDEVELOPMENT OF 200 E. RAND RD AND REDEVELOPMENT OF A HOTEL ON THE PROPERTY

The data and analysis in this section is provided by REIT 200 LLC (the "Applicant"). The information related to historical, current, and future real estate taxes is presented in this report by Strategic Project Management based on Cook County tax records. The future projections are derived by SPM based on historical trends and assumptions.

Proposed Redevelopment Project

The Subject Property currently consists of a vacant, approximately 79,828 square foot, three (3) story, former Holiday Inn Hotel, sited on approximately 128,332 square feet of land. The property currently features 136 rooms, a fitness center, indoor pool/spa, meeting space, business center, guest laundry and a restaurant space. The proximity to the city of Chicago, O'Hare International Airport, and regional transportation networks ensure the site's continued economic growth. The property's prime location near a bustling mall and upscale retail stores enhances its appeal, making it an ideal spot to attract a high-quality restaurant tenant.

Should the Class 7b Tax Incentive be granted, the Applicant plans to invest over $9,000,000 to purchase, improve and build out the renovated space for use as an IHG branded Staybridge Suite Extended Stay Hotel. The proposed Hotel would be an all-suite property that targets upscale corporate travelers. The Applicant intends to re-open the restaurant and bar in at the site, as well as a gift shop for small items and snacks. As such, the site is expected to generate significant sales tax revenue, of which the Village will receive a portion. As part of these improvements, the Applicant intends to renovate/improve all aspects of the site including, but not limited to the guestrooms, lobby, corridors, fitness center, swimming pool, and restaurant.

Once improvements are finished, the site will operate at a Staybridge Suites Extended Stay Hotel, which, according to Staybridge, includes elevated residential style-studios and suites, complimentary daily breakfast buffet, complimentary light bites & happy hour 3 days a week, and ample amenities to accommodate both short-term and extended-stay guests. Each suite features a fully equipped kitchen including cooking and dining utensils, a full-size refrigerator, microwave and cooktop stove, toaster, coffee maker, dishwasher & a dedicated dining area. The Applicant expects approximately thirty full-time employees and fifteen part-time employees to work out of the site. The Applicant also expects the planned improvements on this specific site will also result in approximately forty-five temporary construction jobs. Apart from the revenue generated by hotel guests, the Applicant expects the employees will frequent Village restaurants, gas stations, grocery stores, and more.

In addition to increased property tax revenues, sales tax, and employee impact, the hotel's presence will

significantly benefit the local community as it will attract both new and returning customers who will also frequent nearby establishments.

The redevelopment of the hotel is an essential development for the subject property and the area in general. Staybridge Suites enjoy a brand and customer loyalty that is well known in the hospitality world. The demand for the rooms and restaurant will greatly benefit surrounding businesses as the brand is considered a destination location. Unlike many of its competitors, Staybridge Suites has not saturated the market and therefore its customers often seek out the brand. This strong customer base will allow surrounding property owners to attract new buyers and tenants.

The long-term outcome for the subject property if the Applicant is not granted a 7(b) and Staybridge Suites does not open is negative based on its current and likely continued vacancy.

Approach to Determine Whether Class 7(b) Tax Incentive is Needed

In reviewing and analyzing whether a project can proceed without a Class 7(b) tax incentive, we can undertake various approaches to reach our conclusion. Each project is reviewed based on its own characteristics, needs and economic conditions. While one proposed project may require a review of the applicant's financial data and pro forma using an Initial Rate of Return analysis as was done here, a different project will require looking at a yearly revenue analysis to determine whether the project meets required net profits.

In this specific case, the current condition of the parcel also reflects a sense of abandonment. The obvious negative impacts that follow this not only apply to the specific property but also extend to adjacent properties. As the abandoned property becomes an eyesore and in many cases a bastion for undesirable elements, the natural outcome is to decrease the value of neighboring properties, which can lead to a domino effect. The subject property is facing this very real prospect. The proposed hotel redevelopment will transform the currently underutilized area into one that will address the numerous issues that if left unaddressed will lead to larger issues in the years to come. In this case the Staybridge Suites will revitalize, modernize, and make the subject parcel attractive, viable and one that serves to attract other end-users. This undertaking will cost a significant amount of money, create new temporary and permanent jobs, generate new sales tax, and increase overall real estate property tax revenues. However, without the improvements and substantial further investment, the property's future is bleak.

Projected Redevelopment Costs

Table 1 summarizes the minimum projected costs of the Redevelopment. The numbers do not reflect ongoing maintenance costs in the years to come.

Table 1 Projected Project Total Redevelopment Costs

SOURCE	AMOUNT		USE	AMOUNT
Bank	$4,625,000.00		Hotel Purchase	$ 4,000,000.00
SBA 504	$2,775,000.00		Hard Construction Cost & Equipment	$ 2,250,000.00
Owners Equity	$1,850,000.00		FFE	$ 2,000,000.00
			Soft Costs (Architect, Permit Fee, Closing Costs)	$ 250,000.00
			Franchise App Fee	$ 100,000.00
			Interest Reserve	$ 650,000.00
TOTAL	**$ 9,250,000.00**		**TOTAL**	**$ 9,250,000.00**

Source REIT 200 LLC

Property Tax Projections

Table 2 summarizes projected taxes for years 1 through 13 with and without a Class 7(b) incentive. Please note year 13 reflects when the incentive terminates. The projections are based on a beginning market value in 2027 (Year One) then increases of 10% every three years or on a triannual basis rather than a yearly increase of 3% to more accurately reflect the method used by the Cook County Assessor. The chart begins in 2027 based on the assumption that the Class 7(b) incentive will be granted in 2025 and activated in 2027.

Table 2 Property Tax Projections with and without Class 7(b) Incentive

Subject Property		200 E. Rand Road, Mount Prospect, IL															
PINs		03-34-200-061/-062															
												Tax Code	38098		2023 Tax Rate	9.855%	
	Current Conditions plus Redevelopment without 7b Incentive						Current Conditions No Improvements Full Vacancy No 7(b)						Current Conditions plus Redevelopment with 7b incentive				
Tax Year	Market Value 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3		Market Value NoImp/Full V 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3		Market Value 1	Assessment Level	Assessed Value	EAV 2	Real Estate Tax 3	Projected 7b Incentive Savings
2027	12,582,178	25.00%	3,145,545	9,487,906	935,033.12		3,051,658	24.10%	735,450	2,218,337	218,617.07		12,582,178	10.00%	1,258,218	3,795,162	374,013.25	561,019.87
2028	12,582,178	25.00%	3,145,545	9,487,906	935,033.12		3,051,658	24.10%	735,450	2,218,337	218,617.07		12,582,178	10.00%	1,258,218	3,795,162	374,013.25	561,019.87
2029	12,582,178	25.00%	3,145,545	9,487,906	935,033.12		3,051,658	24.10%	735,450	2,218,337	218,617.07		12,582,178	10.00%	1,258,218	3,795,162	374,013.25	561,019.87
2030	13,840,396	25.00%	3,460,099	10,436,697	1,028,536.45		3,356,824	24.10%	808,995	2,440,170	240,478.79		13,840,396	10.00%	1,384,040	4,174,679	411,414.58	617,121.87
2031	13,840,396	25.00%	3,460,099	10,436,697	1,028,536.45		3,356,824	24.10%	808,995	2,440,170	240,478.79		13,840,396	10.00%	1,384,040	4,174,679	411,414.58	617,121.87
2032	13,840,396	25.00%	3,460,099	10,436,697	1,028,536.45		3,356,824	24.10%	808,995	2,440,170	240,478.79		13,840,396	10.00%	1,384,040	4,174,679	411,414.58	617,121.87
2033	15,224,436	25.00%	3,806,109	11,480,367	1,131,390.13		3,692,506	24.10%	889,894	2,684,187	264,526.64		15,224,436	10.00%	1,522,444	4,592,147	452,556.05	678,834.08
2034	15,224,436	25.00%	3,806,109	11,480,367	1,131,390.13		3,692,506	24.10%	889,894	2,684,187	264,526.64		15,224,436	10.00%	1,522,444	4,592,147	452,556.05	678,834.08
2035	15,224,436	25.00%	3,806,109	11,480,367	1,131,390.13		3,692,506	24.10%	889,894	2,684,187	264,526.64		15,224,436	10.00%	1,522,444	4,592,147	452,556.05	678,834.08
2036	16,746,880	25.00%	4,186,720	12,628,404	1,244,529.17		4,061,757	24.10%	978,883	2,952,606	290,979.33		16,746,880	10.00%	1,674,688	5,051,361	497,811.67	746,717.50
2037	16,746,880	25.00%	4,186,720	12,628,404	1,244,529.17		4,061,757	24.10%	978,883	2,952,606	290,979.33		16,746,880	15.00%	2,512,032	7,577,042	746,717.50	497,811.67
2038	16,746,880	25.00%	4,186,720	12,628,404	1,244,529.17		4,061,757	24.10%	978,883	2,952,606	290,979.33		16,746,880	20.00%	3,349,376	10,102,723	995,623.33	248,905.83
2039		25.00%						24.10%						25.00%				
Total					13,018,466.61						3,043,805.49						5,954,104.14	
																		7,064,362.46
1 Market Value Increased by 10% every Tiennial																		
2 Equalized Assessed Value based on 2023 Equlizaion Factor 3.0163																		
3 Real Estate Tax based on 2023 Local Tax Rate 9.855																		
4 The chart is based on the assumption that the Class 7b Tax Incentive will be granted in 2025 and activated in 2027																		
5 A 20% occupancy factor was applied to the 2024 Assessor Building Assessed Value, which was then added to the 2024 Assessor Land Assessed Value to create a revised 2024 Assessed Value with Total Vacancy Reduction.																		
The revised 2024 Assessed Value with Total Vacancy Reduction was then multiplied by 4 to create the "Estimated Market Value Based on the 2024 Cook County Assessed Value at Full Vacancy and No Improvements".																		

Sources Cook County Assessor, Cook County Clerk, SPM

We utilized a real estate tax based on the 2023 composite tax rate of 9.855 percent and the most recent Cook County equalization multiplier 3.0163. For the illustrative purposes of this report, we assume eligibility for a Class 7(b) incentive is granted in 2025 and activated in 2027. The projected tax for the property with a Class 7(b) will be $374,013 in 2027 and $935,033 without a Class 7(b) or a difference of approximately $561,020. In the table above, the 2037 (Year 11) Assessment Level increases to 15 percent, resulting in a difference of $497,812. In 2035 (Year 12), the Assessment Level increases to 20 percent, resulting in a difference of $248,906. In 2036 (Year 13), taxes return to the full 25 percent.

Table 2 also uses estimated taxes to demonstrate the additional property tax revenue that would be generated by allowing the Applicant to modernize and improve the parcel with a 7(b) incentive. As the

projections illustrate, providing the incentive will generate $5,954,104 over the life of the incentive (2027-2035). If the property remains vacant, which is a strong possibility without the incentive, it could produce $3,043,805 over the same period. However, a large devaluation of the vacant parcel during those years is unavoidable and will result in an unexpected loss of tax revenue. Even with a 7(b) incentive, the village and other taxing bodies will be assured a benefit of $5,954,104 over the life of the incentive by allowing the redevelopment to go forward, which is $2,910,299 more in revenue than if the property is left vacant.

For additional illustrative purposes, we project Staybridge in a best-case scenario to generate $3,745,655 total revenue in year one. This projection is aggressive because stabilization typically occurs in years three or four. With the year one tax projection without a 7(b) of $935,033, the Applicant's real estate taxes would represent 25% percent of its total revenue, which is unsustainable.

With increasing labor costs, uncertain interest rates, tariffs, supply chain issues, and other factors, the cost to redevelop, and operational costs after completion of this project will result in an ever-increasing need for the 7(b) incentive. Quite simply, the cost to own and operate this business is more expensive today than it was even a year ago. A hotels performance depends on occupancy and average daily rates, which often fluctuate based on even uncertain global economic conditions.

Projection of Hotel Building Cash Flow and Internal Rate of Return on Investment

Analysis WITHOUT a class 7(b) tax incentive:

To further assess the feasibility of the redevelopment, with the real estate tax amount of $935,033 (without a Class 7(b) tax incentive) and annual debt service of $678,508.08 (and an 8.5% capitalization rate, SPM calculated the Net Operating Income (NOI), cash flow after debt service, Internal Rate of Return (IRR), and Return on Investment (ROI), and compare them to typical hotel sector benchmarks. SPM used the financial and project data and project details provided by the Applicant and our own review, calculations, and analysis.

Total Revenue: $3,745,655
Total Department Expenses: $974,659
Gross Operating Income: $2,770,995
Total Undistributed Operating Expenses: $1,123,734
Gross Operating Profit: $1,647,261
Insurance: $60,000
Taxes: $935,033
Management Fees: $74,913
Reserve for Replacement: $0
Total Fixed Charges: $60,000 + $935,033 + $74,913 = $1,069,946
NOI:
1,647,261−1,069,946=577,3151,647,261 - 1,069,946 = 577,3151,647,261 - 1,069,946 = 577,315
Debt Service:

Total Annual Debt Service: $678,508.08.

SPM assumed the loan structure ($2,775,000 SBA 504 + $4,675,000 conventional) at conventional rates and terms.

Cash Flow After Debt Service:
577,315−678,508.08= <101,193.08> annually (negative)

The negative cash flow indicates the project does not generate enough NOI to cover debt service, signaling immediate feasibility concerns.

Project Details and Assumptions
Purchase Price: $4,000,000
Renovation Costs: $5,250,000
Total Investment Cost: $9,250,000
Equity: $1,800,000
Loan Amount: $7,450,000 ($2,775,000 SBA 504 + $4,675,000 conventional)
Holding Period: 10 years
Sale Price: Use 8.5% cap rate on NOI:
Sale Price $6,797,823.53
Transaction Costs: 6% of sale price = $6,797,823.53 × 0.06 = $407,869.41
Loan Payoffs (Year 10)
Conventional Loan Balloon: $3,462,524.34 (5%, 25-year amortization, 10-year term)
SBA 504 Remaining Balance: $1,753,448.67 (5.5%, 20-year amortization, after 120 months)
Net Sale Proceeds:
6,797,823.53−407,869.41−3,462,524.34−1,753,448.67=173,981.11

Year 10 Cash Flow:
−101,193.08+173,981.11=72,788.03
Cash Flows:
Year 0: -$1,800,000 (equity)
Years 1-9: -$101,193.08 annually (negative due to insufficient NOI)
Year 10: $72,788.03
Step 1: ROI Calculation
ROI=Total Return−In Years 1-9: -$101,193.08 × 9 = -$910,737.72
Year 10: $72,788.03
Total: -$910,737.72 + $72,788.03 = -$837,949.69
PV of Years 1-9: -$101,193.08 × 9 = -$910,737.72
PV of Year 10: $72,788.03
Total PV: -$910,737.72 + $72,788.03 = -$837,949.69
NPV: -$837,949.69 - $1,800,000 = -$2,637,949.69 (negative)

The IRR is undefined or negative, as the cash flow stream (negative initial investment, negative annual cash flows, and a small positive final cash flow) does not cross zero NPV, indicating no rate of return that balances the investment.

For comparison, SPM looked at typical hotel sector benchmarks:
IRR: 15%–20% for hotel renovations, up to 25% for riskier projects.

Annualized ROI: 10%–15%, up to 18% for high-yield projects.
Debt Service Coverage Ratio (DSCR): 0.85
DSCR: 0.85A DSCR below 1.0 indicates the project cannot cover debt service, far below lender requirements (1.2–1.5), signaling severe financing issues.

Project Metrics:
IRR: Undefined or negative (well below 15%–25% benchmark)
ROI: -146.55% (well below 10%–18% benchmark, indicating a loss)
DSCR: 0.85 (below 1.2–1.5, unfinanceable)

Comparison:
IRR: The negative or undefined IRR indicates the project loses money, far below the 15%–20% target, making it not feasible.
ROI: A -146.55% ROI confirms the project results in a significant loss, compared to the desired 10%–18% annualized return.
DSCR: A 0.85 DSCR means NOI cannot cover debt payments, making the project unviable for lenders and investors.

Risks and Considerations:

Tax Impact: The $935,033 tax amount reduced NOI to $577,315, and combined with the debt service ($678,508.08), results in negative annual cash flows (-$101,193.08). This makes the project *unsustainable* without significant changes.
Cap Rate Impact: The 8.5% cap rate lowered the sale price to $6.80M (from $8.25M at 7%), barely covering loan payoffs ($3.46M + $1.75M), leaving minimal proceeds ($173,981.11). A 9% cap rate further reduces the sale price to $6,414,611, worsening outcomes.
Hotel Risks: The low NOI and high debt service suggest unrealistic revenue projections or excessive costs for the 200 E. Rand Road hotel. The market may not support the post-renovation performance, especially with high taxes.

Conclusion:
Typical IRR Desired: 15%–20% (up to 25% for riskier hotel renovations).
Typical Annualized ROI Desired: 10%–15% (up to 18% for high-yield projects).
Project Metrics with Taxes ($935,033), Debt Service ($678,508.08), and 8.5% Cap Rate:
IRR: Undefined or negative (well below 15%–25% benchmark)
ROI: -146.55% (well below 10%–18% benchmark, indicating a loss)
DSCR: 0.85 (below 1.2–1.5 lender requirement, unfinanceable)

The project is *not feasible* without a Class 7(b) tax incentive. The high taxes ($935,033) and debt service ($678,508.08) result in negative annual cash flows, a low sale price ($6.80M at 8.5% cap rate), and a negative ROI, making the project unprofitable and unfinanceable.[2]

Analysis WITH a class 7(b) tax incentive:

To further assess the feasibility of the redevelopment, with the real estate tax amount of $374,013 (with a Class 7(b) tax incentive), and annual debt service of $678,508.08 (and an 8.5% capitalization rate,

[2] SPM ran a sales analysis for illustrative purposes only.

SPM calculated the Net Operating Income (NOI), cash flow after debt service, Internal Rate of Return (IRR), and Return on Investment (ROI), and compare them to typical hotel sector benchmarks. SPM used the financial and project data and project details provided by the Applicant and our own review, calculations, and analysis.

Original Financials:
Total Revenue: $3,745,655
Total Department Expenses: $974,659
Gross Operating Income: $2,770,995
Total Undistributed Operating Expenses: $1,123,734
Gross Operating Profit: $1,647,261
Fixed Charges:
Insurance: $60,000
Taxes: $374,013
Management Fees: $74,913
Reserve for Replacement: $0
Total Fixed Charges: $60,000 + $374,013 + $74,913 = $508,926
Updated NOI:
NOI=1,138,335
Debt Service (as provided previously):
Total Annual Debt Service: $678,508.08
Cash Flow After Debt Service:
1,138,335−678,508.08=459,826.92 annually

Project Details and Assumptions:
Purchase Price: $4,000,000
Renovation Costs: $5,250,000
Total Investment Cost: $9,250,000
Equity: $1,800,000
Loan Amount: $7,450,000 ($2,775,000 SBA 504 + $4,675,000 conventional)
Holding Period: 10 years
Sale Price: Use 8.5% cap rate on updated NOI:
Sale Price = 13,392,176.47
Transaction Costs: 6% of sale price = $13,392,176.47 × 0.06 = $803,530.59
Loan Payoffs (Year 10) (from prior calculations, unchanged as debt service change does not alter balloons without updated terms):
Conventional Loan Balloon: $3,462,524.34 (5%, 25-year amortization, 10-year term)
SBA 504 Remaining Balance: $1,753,448.67 (5.5%, 20-year amortization, after 120 months)
Net Sale Proceeds:
13,392,176.47−803,530.59−3,462,524.34−1,753,448.67=7,372,673.87
Year 10 Cash Flow:
459,826.92+7,372,673.87=7,832,500.79
Cash Flows:
Year 0: -$1,800,000 (equity)
Years 1-9: $459,826.92 annually
Year 10: $7,832,500.79
ROI Calculation
ROI= Total Return Years 1-9: $459,826.92 × 9 = $4,138,442.28

Year 10: $7,832,500.79
Total: $4,138,442.28 + $7,832,500.79 = $11,970,943.07
Total PV: $1,728,495.45 + $840,930.08 = $2,569,425.53
NPV: $2,569,425.53 - $1,800,000 = $769,425.53 (positive)
Total PV: $1,529,099.43 + $568,069.02 = $2,097,168.45
NPV: $2,097,168.45 - $1,800,000 = $297,168.45 (positive)
Total PV: $1,395,019.71 + $385,742.34 = $1,780,762.05
NPV: $1,780,762.05 - $1,800,000 = -$19,237.95 (negative)
IRR = 34.66\%

Again, for comparison, SPM looked at typical hotel sector benchmarks.

IRR: 15%–20% for hotel renovations, up to 25% for riskier projects.
Annualized ROI: 10%–15%, up to 18% for high-yield projects.
Debt Service Coverage Ratio (DSCR):
DSCR= 1.68
This meets the typical lender requirement of 1.2–1.5, indicating sufficient cash flow to support financing.

Project Metrics:
IRR: 34.66%
Annualized ROI: 20.90%
DSCR: 1.68
Comparison:
IRR: 34.66% exceeds the 15%–20% target (and the 25% high-risk threshold), indicating the project is *highly feasible*.
ROI: 20.90% annualized is above the 10%–15% benchmark (and exceeds the 18% high-yield target), reinforcing attractiveness.
DSCR: 1.68 supports financing feasibility, as it exceeds lender requirements.
Impact of Tax Adjustment:
Tax Change: The tax amount $374,013 results in an IRR 34.66% and a ROI 20.90%.
Comparison to No Incentive: Compared to the $935,033 tax scenario (NOI $577,315, negative IRR), the $374,013 tax (reflecting a 7b or similar incentive) restores feasibility, boosting NOI by 97% and turning negative cash flows positive.

Risks and Considerations
Hotel Risks: Mount Prospect's proximity to O'Hare supports demand, but NOI depends on successful renovation, branding, and occupancy. A 10% NOI drop (to ~$1M) reduces IRR to ~30%, still above target.

Conclusion:
Typical IRR Desired: 15%–20% (up to 25% for riskier hotel renovations).
Typical Annualized ROI Desired: 10%–15% (up to 18% for high-yield projects).
Project Metrics with Taxes ($374,013), Debt Service ($678,508.08), and 8.5% Cap Rate:
IRR: 34.66% (exceeds 15%–25% benchmark)
Annualized ROI: 20.90% (exceeds 10%–18% benchmark)
DSCR: 1.68 (above 1.2–1.5 lender requirement)
Feasibility: The project is *highly feasible* with the tax projection with Class 7(b) tax incentive of

$374,013, as the IRR and ROI significantly exceed industry standards, and the DSCR supports financing.

CONCLUSION

Typically, when determining whether we recommend the need for an incentive we take into consideration the redevelopment program, redevelopment cost projections, revenues and expenses and other financial information discussed above, however, in certain cases such as this one the financial information isn't the only determining factor to consider. The intangible benefits for the subject property and surrounding properties must also be heavily considered in reaching a decision along with the additional overall taxes the project will generate.

Therefore, granting the Class 7(b) incentive may in this case ensure that the blighted area does not expand into other areas, but rather may bring (for the reasons articulated above) commercial success to the Village of Mount Prospect for years to come. This is remarkable under the current economic uncertainties we are facing due to post-pandemic adjustments, tariffs and supply chain issues, inflation, uncertainty about interest rates, fluctuating climate and environmental regulations and other factors. Without the assistance from the Class 7b Tax Incentive, the Applicant will be unable to redevelop the hotel and may instead look to sell off the land and leave it undeveloped and vacant. Future owners of the parcel with multiple years of vacancy may neglect the property and stop paying their taxes, resulting in total loss for the Village. Any future owners will be seeking the same incentive.

Due to the reality that the Applicant cannot feasibly open this Staybridge location without a Class 7(b) incentive because the property taxes make it financially impossible, and in not doing so cause the Village of Mount Prospect other taxing bodies to lose millions of sales and property tax dollars, we must conclude that granting the Class 7(b) incentive in this specific case is imperative.

Additionally, the cash flow projections show that it would not support a high enough return to make undertaking the investment financially feasible without the Class 7(b) tax incentive. Providing the Applicant with the Class 7(b) incentive is the only way to ensure feasibility. Without a 7(b) incentive the IRR we project is negative, and the ROI is -146.55 (also negative). No developer would undertake a project to realize such a return. By providing the incentive the IRR we project is 34.66, and the ROI is 20.90. As stated above, these are within the customary acceptable IRR and ROI levels for a project associated with this type of financial risk under normal circumstances. We therefore once again believe the incentive is essential.

EXHIBIT A

Photos of Subject Property 2025










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VILLAGE OF MOUNT PROSPECT

DESCRIPTION[1]

The Village is a home-rule unit of government located approximately twenty-two miles northwest of downtown Chicago, Illinois. It was settled in the 1870s and later incorporated in 1917. The current population is approximately 56,852. The Village is governed by a mayor and a six-member Board of Trustees elected at large for four-year terms. The Village Manager handles day-to-day operations and is appointed by the President and the Board of Trustees. The Village has approximately 304 full-time and twenty-seven part-time employees. In addition, approximately fifty-four seasonal employees are hired throughout the year. Listed below are the unions to which 192 of the full-time employees are members. The Village considers its relationship with its employees to be cordial.

Village residents benefit from top-rated public safety technology and services. The Fire Department has earned one of the best fire ratings (ISO Rating Class 2), the Police Department has achieved international police accreditation and the Public Works Department's community-wide recycling and urban reforestation programs have served as models for other communities. The Mount Prospect Public Library is at the forefront of information technology used to supplement research efforts.

In November of 2008, BusinessWeek named the Village as the winner of its second annual review of the "Best Places in America to Raise Kids." According to the report, the Village was able to achieve this ranking because of low crime, affordable homes, award- winning schools and small-town charm, coupled with conservative fiscal values and community involvement.

The Village's downtown and other commercial areas have experienced significant private and public reinvestment over the past several years, including the redevelopment of the 1.3 million-square-foot Randhurst Shopping Center, the first enclosed regional shopping center in the area. Residential convenience goods, banks, government services, restaurants and service establishments can be found throughout the downtown area. The addition of townhomes and luxury condominiums in the town center is furthering the Village's vision of a mixed-use downtown district.

The Kensington Business Center attracts numerous high-profile corporations with its twelve landscaped lakes, winding jogging trails, recreational park and picnic areas, as well as its proximity to O'Hare International Airport. Lake Center Corporate Park is the second largest industrial district within the Village and offers unique "build-to-suit" opportunities for office and manufacturing facilities. The Lake Center Corporate Park has recently been improved with landscaping and public infrastructure designed to support a variety of uses.

Village residents of all ages are served by four area park districts maintaining nearly four hundred acres of parks and recreation facilities within the Village. The park districts provide an outdoor wave pool, two golf courses, a miniature golf course, a sled hill, outdoor skating rinks, playgrounds, ball fields and tennis courts for residents. The Cook County Forest Preserve also has facilities nearby.

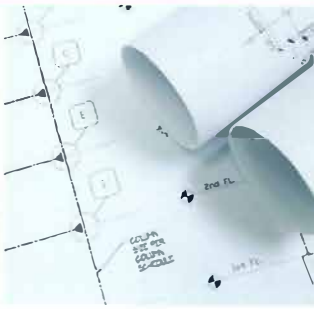
[1] Village of Mount Prospect, Cook County, Illinois General Obligation Bonds, Series 2022 (IL). Final Official Statement Dated January 18, 2022.

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Senior Vice President,
Acacia Financial Group

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September 12, 2025

VIA MAIL & EMAIL
Jason Shallcross
Village of Mount Prospect
50 S. Emerson
Mount Prospect, Illinois 60056

RE: Class 7b Resolution Request
REIT 200 LLC,
200 E. Rand Road,
Mount Prospect, IL 60056
PINs: 03-34-200-061/-062

Dear Mr. Shallcross,

REIT 200 LLC (the "Applicant") is the owner of the above-referenced property (the "Subject Property"), and is requesting:

1) A Resolution from the Village of Mount Prospect supporting and consenting to a Class 7b Tax Incentive based on Re-occupation of Abandoned Property with a Purchase for Value & Greater than 12 Months Vacancy & Substantial Rehabilitation.

2) A Resolution designating the area as blighted pursuant to Section 74-65(a) in compliance with the County ordinance:

> "The area is or has been within the last 10 years designated by federal, state or local agency as conservation, blighted or renewal area or an area encompassing a rehabilitation or redevelopment plan or project adopted under the Illinois Urban Renewal Consolidation Act of 1961, as amended, or the Commercial Renewal Redevelopment Areas Act of 1967, as amended, or that the area be located in a federal Empowerment Zone or Enterprise Community, as proposed and approved by the Cook County Board of Commissioners on June 22, 1994, or the Commercial District Development Commission Ordinance of the City of Chicago or the designations(s) of like effect adopted under any similar statute or ordinance." [74-65(a)(1)]

The Subject Property currently consists of a vacant, approximately 79,828 square foot, three (3) story, former Holiday Inn Hotel, sited on approximately 128,332 square feet of land. The property currently features 136 rooms, a fitness center, indoor pool/spa, meeting space, business center, guest laundry and a restaurant space. The proximity to the city of Chicago, O'Hare International Airport, and regional transportation networks ensure the site's continued economic growth. The building is also currently situated near a mall and other high caliber retail stores which should help attract a new strong restaurant tenant.

Construction, Job Creation & Fiscal Impact

Should the Class 7b Tax Incentive be granted, the Applicant plans to invest over $9,000,000+ to purchase, improve and build out the renovated space for use as a newly renovated & refreshed Holiday Inn Hotel. The Applicant intends to re-open the restaurant and bar in at the site, as well as a gift shop for

small items and snacks. As such, the site is expected to generate significant sales tax revenue, of which the Village will receive a portion. The Applicant is still in the process of designing room layouts with the Holiday Inn & the Architect for a final floor plan, but the key count is expected to be around 125 rooms. As part of these improvements, the Applicant intends to renovate/improve all aspects of the site (see below):

Amenities, Lobby, Restaurant

LOBBY	FITNESS CENTER	SWIMMING POOL	RESTAURANT
Install new doors	Install new doors	Install new doors	Install new doors
Paint existing knock down walls	Paint existing knock down walls	Paint existing knock down walls	Paint existing knock down walls
Patch walls as needed	Patch walls as needed	Patch walls as needed	Patch walls as needed
Install millwork	Install millwork (Hydration Center)	Power wash and paint pool deck	Refinish laminate walls
Install FF&E	Install FF&E (Fitness Equipment)	Paint Ceilings	Install new FF&E
Install wall vinyl	Install wall vinyl	Install new wall tile	Replace floor tile as needed
Install carpet and base	Install Mirror	Refinish swimming pool and repaint	Refinish bar with new quartz
Install Floor Tiles	Install Floor Tiles (Rubber)	Install new lighting	Install new lighting
		Install new safety signage	Install new kitchen equipment as needed

Guestrooms (floors 1-3)

Revise (3) electrical boxes & add (3) new electrical boxes
Install new plumbing for kitchenette sink and dishwasher
Revise Plumbing in bathrooms to convert to showers Install ceramic tiles in bathroom
Install new doors
Paint existing knock down walls
Patch walls as needed
Install shower pan, vanity and shower door
Install millwork
Install FF&E
Install wall vinyl
Install carpet and base
Remove carpet, millwork, tubs etc
Remove popcorn ceiling
Prep and paint ceiling
Provide and install exhaust fans for bathrooms

Corridors

Demo carpet & install new carpet and tile at elevator landings
Provide and install new ceiling tiles
Prep walls for wall vinyl & install new wall vinyl per plans
Install owner provided lighting
Install new doors
Install new signage

Exact layouts and amenities are still being determined but upon completion of the improvements, the site will operate at a Holiday Inn hotel which is expected to include a mix of guest rooms to accommodate all types of travelers. Established in 1952, the brand has grown into a global leader in hospitality, offering a wide range of full-service hotels that cater to both business and leisure travelers. Holiday Inn properties are designed to provide comfortable guest rooms, on-site dining, meeting and event spaces, and modern amenities such as fitness centers and pools, with a consistent focus on quality and value. With thousands of locations worldwide, Holiday Inn maintains a strong reputation for

accessibility, brand recognition, and dependable service, making it a trusted choice for travelers and a stable, well-established operator in local markets.

Upon stabilization, the Applicant expects approximately 30 full-time employees and 15 part-time employees to work out of the site. The Applicant also expects the planned improvements on this specific site will also result in approx. 45 temporary construction jobs. Apart from the revenue generated by Hotel guests, the Applicant expects the employees will frequent Village restaurants, gas stations, grocery stores, and more. According to the Employee Impact Chart, 45 employees would be expected to generate approximately $190,688 in annual Village revenue.

Employee Economic Impact Chart - Full					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	30	55%	$55	50	$45,375
Grocery	30	30%	$50	50	$22,500
Consumer Goods	30	25%	$35	50	$13,125
Entertainment	30	15%	$55	50	$12,375
Auto-Gas	30	75%	$30	50	$33,750
TOTAL					**$127,125**
TOTAL OVER 12 YEARS					**$1,525,500**

Employee Economic Impact Chart - Part					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	15	55%	$55	50	$22,688
Grocery	15	30%	$50	50	$11,250
Consumer Goods	15	25%	$35	50	$6,563
Entertainment	15	15%	$55	50	$6,188
Auto-Gas	15	75%	$30	50	$16,875
TOTAL					**$63,563**
TOTAL OVER 12 YEARS					**$762,750**

After the completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately $12,582,178 which would generate an estimated $5,049,179 in total taxes (or approx. **$374,013 per year** to start) over the life of the Class 7b Tax Incentive. Without the incentive, the property will not be purchased, will remain 100% vacant and unused and would be expected to generate only approximately $2,623,405 in taxes over the next 12 years (or approx. **$218,617 per year** to start) based on current value with full vacancy relief. Therefore, should the Class 7b Tax Incentive be approved, the Subject Property would generate approximately an additional **$2,400,000+** in additional real estate taxes over the life of the Class 7b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

As mentioned, in addition to increased property tax revenues the property's redevelopment and reoccupation will significantly benefit the local community. The Applicant expects hotel guests, visitors & employees will frequent Village restaurants, gas stations, stores and more. Therefore, the purchase, renovation, buildout and reoccupation of the newly proposed facility could generate over **$4,700,000+** in additional revenue over the life of the incentive **PLUS** whatever additional revenue generated by sales taxes.

"But-For" Condition Statement

The Applicant has determined that without the incentive, the heavy Cook County property tax burden (29.726%) will make the project infeasible & in the event the Subject Property is not sold, the site will remain 100% vacant and unused.

Conclusion

Based on the foregoing, the Applicant requests that the Village of Mount Prospect review its Class 7b Tax Incentive request and approve a Resolution supporting and consenting to a Class 7b Tax Incentive for the Subject Property based on Re-occupation of Abandoned Property with a Purchase for Value & Greater than 12 Months Vacancy & Substantial Rehabilitation. Should you need any additional documentation or have any questions or concerns, do not hesitate to contact me at (312) 604-3898 or via email at mrogers@ltlawchicago.com.

Respectfully Submitted,

Mark Rogers

Mark Rogers

COOK COUNTY ASSESSOR
FRITZ KAEGI

COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

CLASS 7B ELIGIBILITY APPLICATION

CONTROL NUMBER

Carefully review the Class 7b Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of $500.00*, and supporting documentation must be filed as follows:
This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

Applicant Information

Name: REIT 200 LLC

Company: NexGen Hotels Telephone: (847) 592-6218

Address: 550 E. Devon, Suite 110

City: Itasca State: IL Zip Code: 60143

Email Address: Chrisp@nexgenhotels.com

Contact Person (if different than the Applicant)

Name: Chris Patel

Company: NexGen Hotels Telephone: (847) 592-6218

Address: 550 E. Devon, Suite 110

City: Itasca State: IL Zip Code: 60143

Email Address: Chrisp@nexgenhotels.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 200 E. Rand Road

Permanent Real Estate Index Number: 03-34-200-061/-062

(2) _____

Permanent Real Estate Index Number: _____

(3) _____

Permanent Real Estate Index Number: _____

City: Mount Prospect State: Illinois Zip Code: 60056

Township: Wheeling Existing Class: 529 & 100

Identification of Persons Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Property Use

General Description of Proposed Property Usage Hotel, Restaurant, Bar

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? Approx. 40-50

How many permanent full-time and part-time employees do you now employ in Cook County?
Full-time: N/A Part-time: N/A

How many new permanent full-time jobs will be created by this proposed development? TBD (45 Total)

How many new permanent part-time jobs will be created by this proposed development? TBD (45 Total)

Nature of Development

Indicate nature of the proposed development by checking the appropriate space:

[ ] New Construction (Read and Complete Section A below)

[X] Substantial Rehabilitation (Read and complete Section A below)

[X] Occupation of Abandoned Property – No Special Circumstances (Read and complete Section B)

[ ] Occupation of Abandoned Property – With Special Circumstances (Read and complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition if any): ASAP
Estimated date of construction completion: 9-12 months after commencement
Total redevelopment cost, excluding land: $ 4,000,000+

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits *(including date of issuance)*
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc)*

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

   [ ] YES [X] NO

   When and by whom was the subject property last occupied prior to the purchase for value?

   The property was last occupied by Holiday Inn (HDDA - Mount Prospect, LLC) but has been vacant since approximatley 2020

   Attach copies of the following documents:

   (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment

   (b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of such vacancy

2. Application must be made to the Assessor prior to occupation:

   Estimated date of reoccupation: 9-12 months after cconstruction commencement
   Date of Purchase: TBD
   Name of purchaser: REIT 200 LLC
   Name of seller: HDDA - Mount Prospect, LLC
   Relationship of purchaser to seller: None

   Attach copies of the following documents:

   (a) Sale Contract
   (b) Closing Statement
   (c) Recorded Deed
   (d) Assignment of Beneficial Interest
   (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of ***abandonment prior to purchase was less than 12 months***, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

SECTION 1 - Property Purchase (less than 12 months vacant)

How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period* (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

(a) Sale Contract
(b) Closing Statement
(c) Recorded Deed
(d) Assignment of Beneficial Interest
(e) Real Estate Transfer Declaration

SECTION 2 – No Purchase (more than 12 months vacant)

How long has the subject property been unused?

[ ] 12 or greater continuous months *(Eligible for Special Circumstance)*

[ ] Less than 12 continuous months *(Not Eligible for Special Circumstance)*

When and by whom was the subject property last occupied prior to the filing of this application?

_____

_____

Attach copies of the following documents:

(a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment

(b) Information *(such as statements of utility companies)* which demonstrate that the property was vacant and unused and indicate duration of vacancy

(c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also, include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value (for additional information contact the Cook County Bureau of Economic Development – 312-603-1000).

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7b Application and that it finds Class 7b necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate that the area is "in need of commercial development", are satisfied.

In addition, a copy of the application must be submitted to the Cook County Bureau of Economic Development (BED) for their approval (for additional information contact BED at 312-603-1000.

Finalizing The Incentive Process

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website *(www.cookcountyassessor.com)* to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change a $100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 7B designation until you file an Incentive Appeal, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

Signature

7/28/25
Date

Chris Patel
Print Name

Principal
Title

**Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7b Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

Revised 4/1/2022

EDS AFFIDAVIT

I, Chris Patel as a agent/representative for REIT 200 LLC (the "Applicant") does hereby certify that it would attest to the following facts as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:

1. That I am a duly authorized agent for Applicant REIT 200 LLC who is the contract purchaser of the property located at located at 200 E. Rand Road, Mount Prospect, IL (PIN: 03-34-200-061/-062) (the "Subject Property").

2. The Applicant does not hold title to any other property in Cook County

3. Applicant's ownership is as follows:

See Enclosed.

4. To my knowledge and after reviewing the Applicant's records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not

Date: 7/28/25

Subscribed and sworn before me
This 28 day of JULY, 2025

Stephanie N Martinez
Signature of Notary Public

OFFICIAL SEAL
STEPHANIE N MARTINEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/08/2025

Form **LLC-5.5**

Illinois
Limited Liability Company Act
Articles of Organization

FILE # 16478954

Secretary of State Alexi Giannoulias
Department of Business Services Limited Liability Division
www.ilsos.gov

Filing Fee: $150

Approved By: EEC

FILED
JUL 09 2025
Alexi Giannoulias
Secretary of State

1. Limited Liability Company Name: REIT 200 LLC

2. Address of Principal Place of Business where records of the company will be kept:
200 E RAND ROAD

MOUNT PROSPECT, IL 60056

3. The Limited Liability Company has one or more members on the filing date.

4. Registered Agent's Name and Registered Office Address:

CHRIS PATEL
550 E DEVON AVE STE 110
ITASCA, IL 60143-2637

5. Purpose for which the Limited Liability Company is organized:
"The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."

6. The LLC is to have perpetual existence.

7. Name and business addresses of all the managers and any member having the authority of manager:

PATEL, INDUBEN R
1456 WEDGEWOOD AVE.
DES PLAINES, IL 60018

8. **Name and Address of Organizer**
I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: JULY 09, 2025

INDUBEN PATEL
1456 WEDGEWOOD AVE.
DES PLAINES, IL 60018

This document was generated electronically at www.ilsos.gov

Identification of Persons Having an Interest in the Property

200 E. Rand Road,
Mount Prospect, Illinois 60056
PINs: 03-34-200-061/-062

Applicant/Developer:

REIT 200, LLC

Occupant(s):

- Holiday Inn Hotel
- Future Restaurant/Bar User

Should the Class 7b Tax Incentive be granted, the Applicant plans to invest over $9,000,000+ to purchase, improve and build out a newly refreshed Holiday Inn Hotel. Exact layouts and amenities are still being determined but upon completion of the improvements, the site will operate at a Holiday Inn hotel which is expected to include a mix of guest rooms to accommodate all types of travelers.

The proximity to the city of Chicago, O'Hare International Airport, and regional transportation networks ensure the site's continued economic growth. The building is also currently situated near a mall and other high caliber retail stores which should help attract a new strong restaurant tenant.

Legal Description, Site and Building Square Footage

200 E. Rand Road,
Mount Prospect, Illinois 60056
PINs: 03-34-200-061/-062

The Subject Property currently consists of a vacant, approximately 79,828 square foot, three (3) story, former Holiday Inn Hotel, sited on approximately 128,332 square feet of land. The property currently features 136 rooms, a fitness center, indoor pool/spa, meeting space, business center, guest laundry and a restaurant space. The proximity to the city of Chicago, O'Hare International Airport, and regional transportation networks ensure the site's continued economic growth. Should the Class 7b Tax Incentive be granted, the Applicant plans to invest over $9,000,000+ to purchase, improve and build out the renovated space for use as a newly renovated & refreshed Holiday Inn Hotel.

Attached hereto please find:

- Legal Description
- Survey
- Aerial of Subject Property
- Street View of the Subject Property

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

Commonly Known As: 200 E. Rand Road, Mount Prospect, Illinois 60056

PIN(s): 03-34-200-061-0000 & 03-34-200-062-0000

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE "X–UNSHADED" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 17031C–0208–J, DATED 08/19/2008, AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM MAP CENTER WAS ACCESSED ON 02/03/2022 VIA WEBSITE (www.fema.gov)

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS: STATE PLANE COORDINATE SYSTEM ILLINOIS EAST ZONE.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF STRIPED PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
132	5			137

N3 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 NO RECORD EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS PROVIDED TO THE SURVEYOR, NOR WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR OF COMPLETED CHANGES IN STREET RIGHT OF WAY LINES OBSERVED AT THE TIME OF THIS SURVEY.

N5 THE DISTANCE TO THE NEAREST INTERSECTING STREET AND AS DESIGNATED ON SURVEY MAP FOR CLARITY, IS ±462' WEST FROM THE NORTHWEST CORNER OF PARCEL 1 TO THE INTERSECTION OF RAND ROAD AND KENSINGTON ROAD.

N6 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO RAND ROAD AND KENSINGTON ROAD, BOTH PUBLIC ROADS.

N7 THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

N8 THE DIMENSIONS AND AREA SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

N9 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

N10 ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

N11 THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

N12 SURVEY PREPARED BY:

IG CONSULTING, INC.

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090
PH. (847) 215–1133
FAX (847) 215–1177

1129 MAIN STREET, UNION GROVE, WISCONSIN 53182
PH. (262) 878–6200
E–MAIL: ig@igconsulting.net

JOB #22505

FIRM NO. 184–001330

G:\21\22\22505\Survey\22505700.dwg

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B, PART II TITLE COMMITMENT

ITEMS NOT LISTED BELOW ARE NOT MATTERS OF SURVEY.

4 GRANT DATED NOVEMBER 1,1937 AND RECORDED SEPTEMBER 10, 1941 AS DOCUMENT NUMBER 12753770 OF EASEMENT IN FAVOR OF THE COUNTY OF COOK FOR CONSTRUCTING AND LAYING TILE AND STORM WATER AND OTHER DRAINS ON A PART OF THE LAND AND OTHER PROPERTY, TOGETHER WITH THE PRIVILEGE OF ENTERING SAID LAND FOR THE PURPOSE OF REPAIRING SAID TILE OR DRAINS.
EASEMENT PER DOCUMENT 12753770 FOR THE PURPOSES OF CONSTRUCTING AND LAYING TILE AND STORM WATER DEFINED TO BE 14 FT. SOUTH OF THE NORTH BOUNDARY LINE WHICH IS ALSO KNOWN AS THE NORTH LINE OF WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34-42-11 IS SHOWN HEREON.

5 CONTINUING SEWAGE DISPOSAL FACILITIES ADEQUATE FOR GULF OIL CORPORATION'S NEEDS AND AN EASEMENT FOR GULF OIL CORPORATION'S CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND USE OF A CONNECTING UNDERGROUND SEWER LINE FROM THE LAND TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC., ON ITS ADJACENT LAND, AS CONTAINED IN TRUSTEE'S DEED RECORDED OCTOBER 26, 1966 AS DOCUMENT NUMBER 19979894. THE EAST-WEST COURSE OF SAID EASEMENT BEING OF 8 FOOT WIDTH AND THE NORTHWEST COURSE A MINIMUM 4 FEET 9 INCHES IN WIDTH, FOLLOWING A CENTER LINE AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH 89°52'15" WEST ALONG SAID NORTH SECTION LINE A DISTANCE OF 340 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH SAID EAST SECTION LINE A DISTANCE OF 121 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 52'15" EAST AND PARALLEL WITH SAID NORTH SECTION LINE A DISTANCE OF 57 FEET AND 7.5 INCHES TO THE END OF SAID 6 FOOT WIDE EASEMENT AREA AND THE BEGINNING POINT OF THE CENTER LINE OF SAID 4 FOOT 9 INCH WIDE EASEMENT AREA, THENCE SOUTH AND PARALLEL WITH SAID EAST SECTION LINE A DISTANCE OF 80 FEET MORE OR LESS TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC.
EASEMENT PER DOC. 19979894 IS PLOTTED HEREON.

6 EASEMENTS AS RESERVED AND CREATED BY INSTRUMENT DATED JULY 21, 1967 AND RECORDED OCTOBER 10, 1967 AS DOCUMENT NUMBER 20286209, MADE BY JEMO INDUSTRIES, A CORPORATION OF ILLINOIS, TO MT. PROSPECT MOTOR HOTELS, INC., A CORPORATION OF ILLINOIS, AND FARMER COOPER'S, INC., A DELAWARE CORPORATION, FOR SANITARY SEWER ACROSS AND UNDER THE EAST 10 FEET AND OVER 8 FEET AND 4.9 INCHES, AS SHOWN ON PLAT ATTACHED TO SAID INSTRUMENT.
EASEMENTS PER DOC. 20286209 ARE PLOTTED HEREON. PER EXHIBIT D OF DOC. 20286209, SECTION 5 GRANTS EXCLUSIVE AND PERMANENT USE OF 20 PARKING SPACES. LOCATION IS SHOWN ON THE PLAT. PARKING SPACES DEPICTED ON EXHIBIT D DOES NOT MATCH WITH FIELD CONDITIONS.

7 EASEMENT FOR SEWAGE DISPOSAL FACILITIES, AS CONTAINED IN THE TRUST DEED RECORDED AS DOCUMENT NUMBER 19922009, FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE, IN FAVOR OF GULF OIL CORPORATION OVER A PORTION OF THE LAND TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC., AS SET FORTH THEREIN.
EASEMENT PER DOC. 19922009 IS PLOTTED HEREON.

8 GRANT DATED FEBRUARY 18, 1946 AND RECORDED FEBRUARY 21,1946 AS DOCUMENT NUMBER 13725237 BY WILLIAM H. POHLMAN AND CAROLYN (OR CAROLINA) POHLMAN, HIS WIFE, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, A CORPORATION OF ILLINOIS, AFFECTING THE LAND AND OTHER PROPERTY FOR THE RIGHT TO LAY, MAINTAIN AND OPERATE AN 18 INCH GAS MAIN AND NECESSARY APPURTENANCES IN, UPON, UNDER AND ABOVE THE NORTHEAST SIDE OF THE PUBLIC HIGHWAY KNOWN AS RAND ROAD, WHICH EXTENDS ALONG THE SOUTHWEST SIDE OF THE LAND OTHER PROPERTY.
DOCUMENT 13725237 IS GENERAL IN NATURE AND IS NOT PLOTTABLE.

9 EASEMENT GIVING THE RIGHT TO LAY GAS MAINS ALONG THE NORTHEAST SIDE OF THE PUBLIC HIGHWAY KNOWN AS RAND ROAD, AS CONTAINED IN GRANT BY WILLIAM POHLMAN AND OTHERS, DATED FEBRUARY 18, 1946 AND RECORDED FEBRUARY 21, 1946 AS DOCUMENT NUMBER 13725237, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS.
DOCUMENT 13725237 IS GENERAL IN NATURE AND IS NOT PLOTTABLE.

10 EASEMENT AND ASSOCIATED RIGHTS GRANTED TO COMCAST OF ILLINOIS XI, LLC. BY MP REAL ESTATE INVESTMENTS, LLC IN AN INSTRUMENT DATED OCTOBER 28, 2010 AND RECORDED FEBRUARY 08, 2011 AS DOCUMENT NUMBER 1103910112.
EASEMENT PER DOC. 1103910112 IS UNDEFINED AND IS NOT PLOTTABLE.

VICINITY MAP

NOT TO SCALE



SIGNIFICANT OBSERVATIONS

E1 CONCRETE WALK LIES UP TO TO 0.08' EAST OF THE WEST LINE.

E2 UTILITY BRACES AND OVERHEAD WIRES LIE FROM 6.06' SOUTH TO 7.19' SOUTH OF THE NORTH LINE.

E3 CONCRETE WALK LIES FROM 0.46' EAST TO 0.53' EAST OF THE EAST LINE.

E4 FENCE LIES FROM 0.14' EAST TO 0.17' EAST OF THE EAST LINE.

E5 FENCE LIES UP TO 0.45' EAST OF THE EAST LINE.

E6 CONCRETE WALK LIES UP TO 0.10 EAST OF THE EAST LINE.

TITLE LEGAL DESCRIPTION

PARCEL 1:
THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT NO. 22000030362, DATED APRIL 28, 2022, PREPARED BY STEWART TITLE GUARANTY COMPANY.

ZONING INFORMATION

NOT PROVIDED AT TIME OF SURVEY

ALTA/NSPS LAND TITLE SURVEY

FOR

HOTEL

PARTNER PROJECT NUMBER 21–343533.1

ALTA SURVEY BASED AND RELIED ON STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT, NUMBER 22000030362, CONTAINING AN EFFECTIVE DATE OF APRIL 28, 2022.

CERTIFICATION

TO: HDDA RLD MT. PROSPECT, LLC, a Delaware limited liability company
HDDA - MOUNT PROSPECT, LLC, an Illinois limited liability company
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 01/18/2022.
DATE OF PLAT: 03/14/2022

PROPERTY ADDRESS: 200 E. RAND ROAD, MOUNT PROSPECT, IL. 60056

SURVEYOR: KEVIN C. LEWIS
REGISTRATION NUMBER: 3681
STATE OF REGISTRATION: ILLINOIS
FIELD DATE OF SURVEY: 01/18/2022
LATEST REVISION DATE: 07/13/2022

SIGNATURE

STAMP

KEVIN C. LEWIS 3681 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEELING, ILLINOIS

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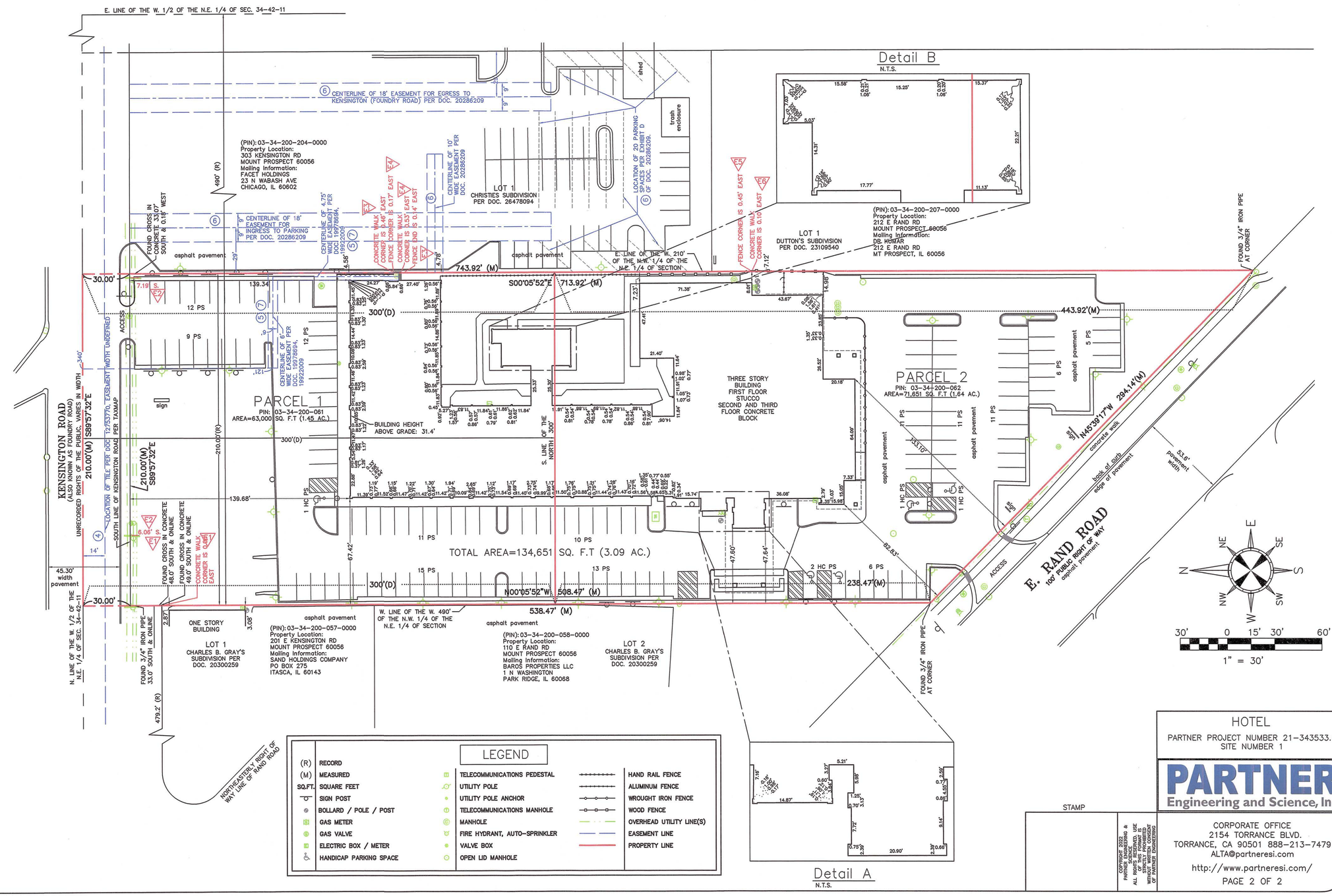
CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888–213–7479
ALTA@partneresi.com

PARTNER
Engineering and Science, Inc.®

http://www.partneresi.com/

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE N.E. 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD P.M., COUNTY OF COOK, STATE OF ILLINOIS



HOTEL

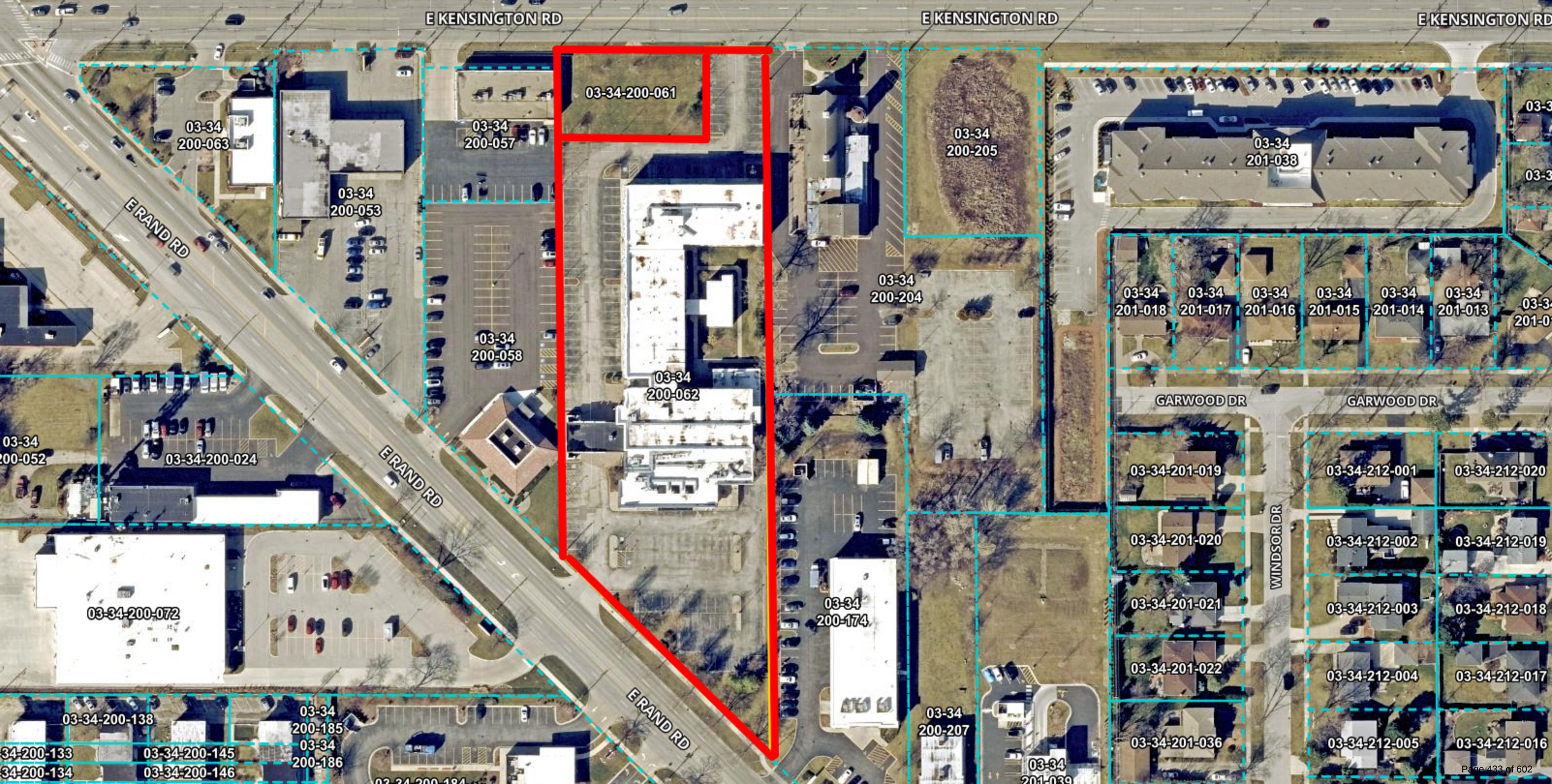
PARTNER PROJECT NUMBER 21-343533.1
SITE NUMBER 1

STAMP

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PAGE 2 OF 2


E KENSINGTON RD
E KENSINGTON RD
E KENSINGTON RD
03-34-200-061
03-34 200-063
03-34 200-057
03-34 200-053
03-34 200-205
03-34 201-038
E RAND RD
03-34 200-204
03-34 201-018
03-34 201-017
03-34 201-016
03-34 201-015
03-34 201-014
03-34 201-013
03-34 200-058
03-34 200-062
GARWOOD DR
GARWOOD DR
03-34 200-052
03-34-200-024
E RAND RD
03-34-201-019
03-34-212-001
03-34-212-020
03-34-201-020
03-34-212-002
03-34-212-019
WINDSOR DR
03-34-200-072
03-34 200-174
03-34-201-021
03-34-212-003
03-34-212-018
03-34-201-022
03-34-212-004
03-34-212-017
E RAND RD
03-34-200-138
03-34 200-185
03-34 200-207
03-34-200-133
03-34-200-145
03-34 200-186
03-34-201-036
03-34-212-005
03-34-212-016
34-200-134
03-34-200-146
03-34 201-039


1st Family Dental
of Mount Prospect


Holiday Inn
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Commercial Use & Employment

200 E. Rand Road,
Mount Prospect, Illinois 60056
PINs: 03-34-200-061/-062

The Subject Property currently consists of a vacant, approximately 79,828 square foot, three (3) story, former Holiday Inn Hotel, sited on approximately 128,332 square feet of land. The property currently features 136 rooms, a fitness center, indoor pool/spa, meeting space, business center, guest laundry and a restaurant space.

Exact layouts and amenities are still being determined but upon completion of the improvements, the site will operate at a Holiday Inn hotel which is expected to include a mix of guest rooms to accommodate all types of travelers. Established in 1952, the brand has grown into a global leader in hospitality, offering a wide range of full-service hotels that cater to both business and leisure travelers. Holiday Inn properties are designed to provide comfortable guest rooms, on-site dining, meeting and event spaces, and modern amenities such as fitness centers and pools, with a consistent focus on quality and value. With thousands of locations worldwide, Holiday Inn maintains a strong reputation for accessibility, brand recognition, and dependable service, making it a trusted choice for travelers and a stable, well-established operator in local markets.

Upon stabilization, the Applicant expects approximately 30 full-time employees and 15 part-time employees to work out of the site. The Applicant also expects the planned improvements on this specific site will also result in approx. 45 temporary construction jobs. Apart from the revenue generated by Hotel guests, the Applicant expects the employees will frequent Village restaurants, gas stations, grocery stores, and more. According to the Employee Impact Chart, 45 employees would be expected to generate approximately **$190,688** in annual Village revenue.

Employee Economic Impact Chart - Full					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	30	55%	$55	50	$45,375
Grocery	30	30%	$50	50	$22,500
Consumer Goods	30	25%	$35	50	$13,125
Entertainment	30	15%	$55	50	$12,375
Auto-Gas	30	75%	$30	50	$33,750
TOTAL					**$127,125**
TOTAL OVER 12 YEARS					**$1,525,500**

Employee Economic Impact Chart - Part					
Purchase	**Emp.**	**%**	**Exp./Week**	**Weeks**	**Total**
Lunch	15	55%	$55	50	$22,688
Grocery	15	30%	$50	50	$11,250
Consumer Goods	15	25%	$35	50	$6,563
Entertainment	15	15%	$55	50	$6,188
Auto-Gas	15	75%	$30	50	$16,875
TOTAL					**$63,563**
TOTAL OVER 12 YEARS					**$762,750**

Property Improvements
200 E. Rand Road,
Mount Prospect, Illinois 60056
PINs: 03-34-200-061/-062

Should the Class 7b Tax Incentive be granted, the Applicant plans to invest over $9,000,000+ to purchase, improve and build out the renovated space for use as a newly renovated & refreshed Holiday Inn Hotel. The Applicant intends to re-open the restaurant and bar in at the site, as well as a gift shop for small items and snacks. As such, the site is expected to generate significant sales tax revenue, of which the Village will receive a portion. The Applicant is still in the process of designing room layouts with the Holiday Inn & the Architect for a final floor plan, but the key count is expected to be around 125 rooms. As part of these improvements, the Applicant intends to renovate/improve all aspects of the site (see below):

Amenities, Lobby, Restaurant

LOBBY	FITNESS CENTER	SWIMMING POOL	RESTAURANT
Install new doors	Install new doors	Install new doors	Install new doors
Paint existing knock down walls	Paint existing knock down walls	Paint existing knock down walls	Paint existing knock down walls
Patch walls as needed	Patch walls as needed	Patch walls as needed	Patch walls as needed
Install millwork	Install millwork (Hydration Center)	Power wash and paint pool deck	Refinish laminate walls
Install FF&E	Install FF&E (Fitness Equipment)	Paint Ceilings	Install new FF&E
Install wall vinyl	Install wall vinyl	Install new wall tile	Replace floor tile as needed
Install carpet and base	Install Mirror	Refinish swimming pool and repaint	Refinish bar with new quartz
Install Floor Tiles	Install Floor Tiles (Rubber)	Install new lighting	Install new lighting
		Install new safety signage	Install new kitchen equipment as needed

Guestrooms (floors 1-3)

Revise (3) electrical boxes & add (3) new electrical boxes
Install new plumbing for kitchenette sink and dishwasher
Revise Plumbing in bathrooms to convert to showers Install ceramic tiles in bathroom
Install new doors
Paint existing knock down walls
Patch walls as needed
Install shower pan, vanity and shower door
Install millwork
Install FF&E
Install wall vinyl
Install carpet and base
Remove carpet, millwork, tubs etc
Remove popcorn ceiling
Prep and paint ceiling
Provide and install exhaust fans for bathrooms

Corridors

Demo carpet & install new carpet and tile at elevator landings
Provide and install new ceiling tiles
Prep walls for wall vinyl & install new wall vinyl per plans
Install owner provided lighting
Install new doors
Install new signage

Property Tax Revenues & Fiscal Effect

200 E. Rand Road,
Mount Prospect, Illinois 60056
PINs: 03-34-200-061/-062

After the completion of the construction and subsequent stabilization, the Subject Property is projected to have a market value of approximately $12,582,178 which would generate an estimated $5,049,179 in total taxes (or approx. **$374,013 per year** to start) over the life of the Class 7b Tax Incentive. Without the incentive, the property will not be purchased, will remain 100% vacant and unused and would be expected to generate only approximately $2,623,405 in taxes over the next 12 years (or approx. **$218,617 per year** to start) based on current value with full vacancy relief. Therefore, should the Class 7b Tax Incentive be approved, the Subject Property would generate approximately an additional **$2,400,000+** in additional real estate taxes over the life of the Class 7b Tax Incentive. Please see the attached "12 Year Tax Comparison Chart" for more details.

As mentioned, in addition to increased property tax revenues the property's redevelopment and reoccupation will significantly benefit the local community. The Applicant expects hotel guests, visitors & employees will frequent Village restaurants, gas stations, stores and more. Therefore, the purchase, renovation, buildout and reoccupation of the newly proposed facility could generate over **$4,700,000+** in additional revenue over the life of the incentive **PLUS** whatever additional revenue generated by sales taxes.

Proposed Holiday Inn

Sources & Uses

SOURCE	AMOUNT		USE	AMOUNT
Bank	$4,625,000.00		Hotel Purchase	$ 4,000,000.00
SBA 504	$2,775,000.00		Hard Construction Cost & Equipment	$ 2,250,000.00
Owners Equity	$1,850,000.00		FFE	$ 2,000,000.00
			Soft Costs (Architect, Permit Fee, Closing Costs)	$ 250,000.00
			Franchise App Fee	$ 100,000.00
			Interest Reserve	$ 650,000.00
TOTAL	**$ 9,250,000.00**		**TOTAL**	**$ 9,250,000.00**

12 Year Tax Estimates

200 E. Rand Road
Mount Prospect, Illinois
(PINs: 03-34-200-061/-062)

Estimated Taxes Based on:
Current Market Value + Approx. $4,000,000 Costs & a 7b
Compared to
Current Market Value, Full Vacancy Relief & no 7b

				Current Market Value + Approx. $4,000,000 Costs & a 7b				Current Market Value, Full Vacancy Relief & no 7b			
Tax Year	2023 Tax Rate	2023 Multiplier	Estimated Effective Tax Rate*	Estimated Market Value	Assessment Level with a Class 7b**	Estimated Assessed Value With a Class 7b	Estimated Tax With a Class 7b	Estimated Market Value	Assessment Level With NO Class 7b	Estimated Assessed Value Without a Class 7b	Estimated Taxes at Full Vacancy Without a Class 7b
2027	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2028	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2029	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2030	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2031	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2032	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2033	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2034	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2035	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2036	9.855%	3.0163	29.726%	$12,582,178	10%	$1,258,218	**$374,013**	$3,051,658	24.10%	$735,450	**$218,617**
2037	9.855%	3.0163	29.726%	$12,582,178	15%	$1,887,327	**$561,020**	$3,051,658	24.10%	$735,450	**$218,617**
2038	9.855%	3.0163	29.726%	$12,582,178	20%	$2,516,436	**$748,026**	$3,051,658	24.10%	$735,450	**$218,617**
				Total Estimated Taxes (2027 to 2038)			**$5,049,179**	**Total Estimated Taxes (2027 to 2038)**			**$2,623,405**

Property Tax Revenue Generated from the Property's Class 7b Tax Incentive:	**$2,425,774**

Annual Impact of 45 New Employees (PER YEAR)	**$190,688**

Notes:

* The 2023 Effective Tax Rate (the 2023 tax rate x the 2023 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2023 and 2038.

****The above is based on the assumption that the Class 7b Tax Incentive for the subject property will be granted in 2025 and activated in 2027**

***A 20% occupancy factor was applied to the 2024 Assessor Building Assessed Value, which was then added to the 2024 AssessorLand Assessed Value to create a revised 2024 Assessed Value with Total Vacancy Reduction. The revised 2024 Assessed Value with Total Vacancy Reduction was then multiplied by 4 to create the "Estimated Market Value Based on the 2024 Cook County Assessed Value at Full Vacancy and No Improvements"

The above estimates are speculative, and should be treated as such.

PURCHASE AND SALE AGREEMENT

BETWEEN

HDDA – MOUNT PROSPECT, LLC,
AS SELLER

AND

REIT 200 LLC,
AS PURCHASER

Relating to the property located at 200 East Rand Road, Mount Prospect, Illinois 60056

Dated as of June 30, 2025

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PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is made by and between HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company ("Seller"), and REIT 200 LLC, an Illinois limited liability company ("Purchaser"). The Effective Date of this Agreement is the 30th day of June, 2025 (the "Effective Date"),

W I T N E S S E T H:

ARTICLE I

PURCHASE AND SALE

1.1 Agreement of Purchase and Sale. Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and convey, and Purchaser agrees to purchase, all of Seller's right, title and interest, if any, in and to all of the following:

1.1.1 that certain land located at 200 East Rand Road, Mount Prospect, Illinois 60056, and more particularly described on Exhibit A attached hereto together with, all and singular the rights and appurtenances pertaining to such land, including any right, title and interest of Seller in and to adjacent streets, alleys, easements or rights-of-way (the property described in this Subsection 1.1.1 being herein referred to collectively as the "Land");

1.1.2 any structures, fixtures and other improvements on the Land (the property described in this Subsection 1.1.2 being herein referred to collectively as the "Improvements");

1.1.3 the fixtures, furnishings, furniture, equipment, machinery, inventory, appliances and other personal property owned by Seller, located at the Land (collectively, the "Personalty"); and

1.1.4 (A) all consents, variances, waivers, licenses, and permits, registrations, notifications, reliance letters, estoppels, certificates, authorizations and other approvals and all applications for any of the foregoing, and (B) warranties, indemnities and guarantees that Seller has received in connection with any work or services performed with respect to, or equipment installed in, the Improvements, if any (the property described in this Subsection 1.1.3 being herein referred to collectively as the "Intangible Personal Property").

1.2 Property Defined. The Land, the Improvements, the Personalty and the Intangible Personal Property are hereinafter sometimes referred to collectively as the "Property."

1.3 Permitted Exceptions. The Property shall be conveyed subject to the matters which are, or become or are deemed to be, Permitted Exceptions pursuant to this Agreement. For purposes hereof, "Permitted Exceptions" include, without limitation, those matters affecting title to the Property that, pursuant to the terms of this Agreement, Purchaser has agreed, or is deemed to have agreed, to accept title subject to, without any adjustment to the Purchase Price.

1.4 Purchase Price. Seller is to sell and Purchaser is to purchase the Property for a purchase price of Four Million and 00/100 Dollars ($4,000,000.00) (the "Purchase Price"). The

parties hereto acknowledge and agree that the value of the Personalty is de minimis and that no part of the Purchase Price is allocable thereto.

1.5 Payment of Purchase Price. The Purchase Price, as increased or decreased by prorations and adjustments as herein provided, if any, shall be payable in full at Closing (defined below) in cash by wire transfer of immediately available federal funds to Escrow Agent at Closing.

1.6 Earnest Money. Within five (5) business days after the execution and delivery of this Agreement, Purchaser shall deposit with Tower Abstract Services, LLC, 622 Third Avenue, 35th Floor, New York, NY 10017; Debra Sollitto; dsollitto@towerabstract.com; 646-369-6944 (the "Escrow Agent" or "Title Company"), the sum of One Million and 00/100 Dollars ($1,000,000.00) (the "Initial Earnest Money") with the Escrow Agent. The Initial Earnest Money shall be non-refundable to Purchaser once deposited and shall be immediately released upon receipt to Seller by the Title Company. In the event Purchaser elects to exercise its right to extend the Closing Date pursuant to Section 4.1 below, then Purchaser shall deposit an additional Five Hundred Thousand and 00/100 Dollars ($500,000.00) (the "Extension Earnest Money"; together with the Initial Earnest Money, collectively, the "Earnest Money") with the Title Company within five (5) business days of such election, which Extension Earnest Money shall be non-refundable to Purchaser once deposited and shall be immediately released to Seller upon receipt by the Title Company. In all cases, the Earnest Money shall be non-refundable to Purchaser but shall be applied to the Purchase Price. If Purchaser fails to deliver the Earnest Money as aforesaid within five (5) business days after the execution and delivery of this Agreement, this Agreement shall be deemed to be null and void and automatically terminated without any further action of any party.

1.6.1 The parties hereto expressly agree that Escrow Agent is acting as a stakeholder only and shall not be liable to either Seller or Purchaser in connection with its performance as Escrow Agent hereunder except in the event of bad faith, negligence, willful misconduct or intentional disregard of this Agreement. Seller and Purchaser both agree to jointly and severally indemnify, defend and hold Escrow Agent harmless from and against any and all loss, cost, liability or expense which is asserted by the parties hereto or any other party against Escrow Agent or to which Escrow Agent may become liable as a result of the performance of its duties hereunder as Escrow Agent, including, but not limited to, the reasonable attorneys' fees of Escrow Agent (including, without limitation, the fees of attorneys employed by Escrow Agent), provided, however, that the foregoing indemnity shall not extend to Escrow Agent's bad faith, negligence, willful misconduct or intentional disregard of this Agreement.

1.6.2 Escrow Agent is hereby designated the "real estate reporting person" for purposes of Section 6045 of the Code and Treasury Regulation 1.6045-4 and any instructions or settlement statement prepared by Escrow Agent shall so provide. Upon the consummation of the transaction contemplated by this Agreement, Escrow Agent shall file Form 1099 information return and send the statement to Seller as required under the aforementioned statute and regulation. Seller and Purchaser shall promptly furnish their federal tax identification numbers to Escrow Agent and shall otherwise reasonably cooperate with Escrow Agent in connection with Escrow Agent's duties as real estate reporting person.

1.6.3 The provisions of this Section 1.6 shall survive the Closing or termination of this Agreement.

ARTICLE II

TITLE AND SURVEY

2.1 Title Examination; Commitment for Title Insurance. Seller has caused the Title Company to deliver to Purchaser and Seller a current, standard coverage ALTA title insurance commitment (the "Title Commitment") covering the Property, binding the Title Company, subject to the terms and conditions thereof, to issue at Closing an ALTA Owner's Policy of Title Insurance in the full amount of the Purchase Price pursuant to Section 2.4 hereof.

2.2 Survey. Seller has delivered to Purchaser the existing survey of the Property, if any.

2.3 Title.

2.3.1 Purchaser has obtained a proforma ALTA Owner's Policy (the "Proforma") which is attached hereto as Exhibit E. All matters disclosed on the Proforma are deemed Permitted Exceptions.

2.3.2 Time is of the essence with respect to the provisions of this Section 2.3.

2.4 Conveyance of Title. At Closing, Seller shall convey and transfer to Purchaser fee title to the Property in order to enable the Title Company to issue to Purchaser an ALTA Owner's Policy of Title Insurance (the "Title Policy") covering the Property, in the full amount of the Purchase Price, subject only to the Permitted Exceptions. Notwithstanding anything contained herein to the contrary, the Property shall be conveyed subject to the following matters, all of which are or shall be deemed to be Permitted Exceptions:

2.4.1 the lien of all *ad valorem* real estate taxes and assessments that are not due at the time of Closing;

2.4.2 local, state and federal laws, ordinances or governmental regulations, including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Property;

2.4.3 any liens, judgments or other encumbrances arising from any actions by Purchaser; and

2.4.4 items which are set forth on the Proforma.

ARTICLE III

RESERVED

ARTICLE IV

CLOSING

4.1 Time and Place. The consummation of the transaction contemplated hereby (the "Closing") shall be held at the offices of the Title Company by means of an escrow closing on the date that is sixty (60) days following the Effective Date (the "Closing Date") or such earlier date as Seller and Purchaser may mutually agree, time being of the essence. At Closing, Seller and Purchaser shall perform the obligations set forth in, respectively, Section 4.2 and Section 4.3, the performance of which obligations shall be concurrent conditions. The Closing shall occur with all deliveries required hereunder being made to the Title Company in accordance with escrow instructions consistent with the terms and conditions of this Agreement given by or on behalf of Seller and Purchaser, respectively; whereby escrow arrangements mutually acceptable to Seller and Purchaser shall allow Seller, Purchaser and their respective attorneys to consummate the Closing without being physically present and to exchange closing documents through such escrow. Notwithstanding anything contained in Section 4.1 to the contrary, Purchaser shall have the right to extend the Closing Date one time by an additional thirty (30) days by delivering written notice to Seller of its election to exercise such extension on or prior to 5:00 p.m. (Eastern time) on the date that is at least five (5) business days prior to the Closing Date and by depositing with the Title Company the Extension Earnest Money within five (5) business day of delivering such extension notice.

4.2 Seller's Obligations at Closing. At Closing, Seller shall:

4.2.1 deliver to the Title Company a Special Warranty Deed (the "Deed") duly executed by Seller, in the form attached hereto as Exhibit B, conveying the Property to Purchaser, and subject only to the Permitted Exceptions;

4.2.2 execute, acknowledge, and deliver to the Title Company all such returns (or, if required by applicable law, an electronic version thereof) as may be necessary to comply with applicable state and local laws in effect in Mount Prospect, Illinois relating to the transfer of the Property (collectively, as the same may be amended from time to time, the "Transfer Tax Laws"). The transfer, documentary stamps and recordation taxes payable pursuant to the Transfer Tax Laws shall collectively be referred to as the "Transfer Taxes";

4.2.3 deliver to the Title Company (i) such evidence as the Title Company may reasonably require as to the authority of the person or persons executing documents on behalf of Seller, (ii) to the extent necessary to permit the Title Company to remove any exception in the Title Commitment for mechanics' and materialmen's liens and general rights of parties in possession, an affidavit as to debts and liens and parties in possession executed by Seller, made to Purchaser and the Title Company and in a form reasonably acceptable to the Title Company, along with a GAP Affidavit and any other items reasonably required by the Title Company and (iii) any further documentation that the Title Company may reasonably require for the proper consummation of the transaction contemplated by this Agreement;

4.2.4 deliver to the Title Company an affidavit duly executed by Seller (or the party deemed to be the "transferor" of the Property under applicable law) stating that Seller (or such transferor) is not a "foreign person" as defined in the Federal Foreign Investment in Real Property Tax Act;

4.2.5 execute and deliver to the Title Company a settlement statement signed by Seller and Purchaser setting forth the prorations, closing costs and adjustments to be made pursuant to this Agreement;

4.2.6 execute and deliver to the Title Company a bill of sale in the form attached hereto as Exhibit D;

4.2.7 deliver codes or keys to all locks on the Property in Seller's;

4.2.8 deliver to Purchaser possession and occupancy of the Property, subject solely to the Permitted Exceptions;

4.2.9 deliver to the Title Company an Omnibus Assignment duly executed by Seller in the form attached hereto as Exhibit C; and

4.2.10 deliver such additional documents as shall be reasonably required to consummate the transaction contemplated by this Agreement.

4.3 Purchaser's Obligations at Closing. At Closing, Purchaser shall:

4.3.1 deliver to the Title Company the full amount of the Purchase Price, as increased or decreased by prorations and adjustments as herein provided (if any), in immediately available wire transferred funds pursuant to Section 1.5 above, it being agreed that at Closing, Purchaser and Seller shall direct that the Earnest Money be applied towards payment of the Purchase Price;

4.3.2 join Seller in execution and delivery of the instrument(s) described in Subsections 4.2.2, 4.2.5 and 4.2.9 above;

4.3.3 deliver to the Title Company such evidence as the Title Company may reasonably require as to the authority of the person or persons executing documents on behalf of Purchaser; and

4.3.4 deliver such additional documents as shall be reasonably required to consummate the transaction contemplated by this Agreement.

4.4 Credits and Prorations. The following shall be apportioned between Seller and Purchaser as of 11:59 p.m. on the day immediately preceding the Closing Date on the basis of the actual number of days of the month which shall have elapsed as of the Closing Date and based upon the actual number of days in the month and a 365 day year: Real estate taxes, sewer rents and taxes, water rates and charges, business improvement district taxes and assessments and any other governmental taxes, charges or assessments levied or assessed against the Property (collectively, "Property Taxes"), on the basis of the respective periods for which each is due and payable shall be apportioned. Purchaser shall pay to Escrow Agent at Closing the prorated amount of any Property Taxes paid by Seller prior to Closing which relate to the period of time after the Closing Date. If there are unpaid Property Taxes as of the Closing Date, Purchaser shall receive a credit at Closing equal to the amount of such unpaid Property Taxes attributable to the period of time prior to the Closing Date. If the Closing Date shall occur before an assessment is made or a

tax rate is fixed for the tax period in which the Closing Date occurs, the apportionment of such Property Taxes based thereon shall be made at the Closing Date by applying 105% of the tax rate for the preceding year to the latest assessed valuation, but, promptly after the assessment and/or tax rate for the current year are fixed, the apportionment thereof shall be recalculated and Seller or Purchaser, as the case may be, shall make an appropriate payment to the other within ten (10) business days based on such recalculation. This Section 4.4 shall survive Closing.

4.5 Closing Costs. Seller shall only pay (1) one-half of any escrow fees or similar charges of the Title Company, (2) any state and county transfer taxes which becomes payable by reason of the recording of the Deed, (3) costs of the base Title Policy to be issued to Purchaser by the Title Company at Closing but not including any extended coverage or endorsements, and (4) Seller's attorney's fees. Purchaser shall pay (1) all costs of any extended coverage and endorsements to the Title Policy, (2) any charges for any loan title policy in favor of Purchaser's lender, if any, (3) any local transfer taxes, from Mount Prospect or otherwise, which becomes payable by reason of the recording of the Deed, (4) any mortgage taxes, deed to secure debt taxes, documentary stamps, transfer taxes or other similar taxes, fees or assessments which become payable by reason of any financing by Purchaser, (5) any recording fees in connection with this transaction, (6) Purchaser's attorney fees and (7) the cost of obtaining any other items required to be delivered by Purchaser to Seller at Closing as provided herein. All other costs and expenses incident to this transaction and the closing hereof shall be allocated as is customary in the county in which the Property is located.

4.6 Conditions Precedent to Obligation of Purchaser. The obligation of Purchaser to consummate the transaction hereunder shall be subject to the fulfillment on or before the date of Closing of all of the following conditions, any or all of which may be waived by Purchaser in its sole discretion (and which shall be deemed waived if Purchaser closes):

4.6.1 Seller shall have delivered to the Title Company all of the items required to be delivered to Escrow Agent and Purchaser pursuant to the terms of this Agreement, including but not limited to, those provided for in Section 4.2;

4.6.2 The Title Company shall be committed to issue to Purchaser the Title Policy in the amount of the Purchase Price insuring Purchaser as the fee owner of the Property, subject only to Permitted Exceptions;

4.6.3 All of the representations and warranties of Seller contained in this Agreement shall be true and correct in all material respects as of the date of Closing (with appropriate modifications permitted under this Agreement or not materially adverse to Purchaser); and

4.6.4 Seller shall have performed and observed all covenants and agreements of this Agreement to be performed and observed by Seller as of the date of Closing in all material respects and all other conditions to Purchaser's obligations to proceed to Closing which are expressly set forth in this Agreement are satisfied.

If any of the above conditions are not satisfied as of the Closing Date for a reason other than the default by Purchaser in the performance of its obligations under this Agreement, then Purchaser

shall have the right to terminate this Agreement by written notice to Seller at any time on or within three (3) business days after the Closing Date (as same may be extended by Purchaser in accordance with the express terms of this Agreement), in which case the Earnest Money shall be refunded to Purchaser, and no party hereto shall have any further rights and/or obligations under this Agreement except under those provisions that expressly survive a termination of this Agreement.

4.7 Conditions Precedent to Obligation of Seller. The obligation of Seller to consummate the transaction hereunder shall be subject to the fulfillment on or before the date of Closing of all of the following conditions, any or all of which may be waived by Seller in its sole discretion:

4.7.1 The Title Company shall have timely received the Purchase Price from Purchaser;

4.7.2 All of the representations and warranties of Purchaser contained in this Agreement shall be true and correct in all material respects as of the date of Closing (with appropriate modifications permitted under this Agreement or not materially adverse to Seller);

4.7.3 Purchaser shall have delivered to the Title Company all of the items required to be delivered to Escrow Agent and Seller pursuant to the terms of this Agreement, including but not limited to, those provided for in Section 4.3; and

4.7.4 Purchaser shall have performed and observed, in all material respects, all covenants and agreements of this Agreement to be performed and observed by Purchaser as of the date of Closing.

If any of the above conditions are not satisfied as of the Closing Date for a reason other than the default by Seller in the performance of its obligations under this Agreement, then Seller shall have the right to terminate this Agreement by written notice to Purchaser at any time on or within three (3) business days after the Closing Date (as same may be extended by Purchaser in accordance with the express terms of this Agreement), in which case no party hereto shall have any further rights and/or obligations under this Agreement except under those provisions that expressly survive a termination of this Agreement.

ARTICLE V

REPRESENTATIONS, WARRANTIES AND COVENANTS

5.1 Representations and Warranties of Seller. Seller hereby makes the following representations and warranties to Purchaser as of the Effective Date and as of Closing:

5.1.1 Organization and Authority. Seller is a limited liability company validly existing under the laws of Illinois. Seller has the full right and authority to enter into this Agreement and to transfer all of the Property to be conveyed by Seller pursuant hereto and to consummate or cause to be consummated the transactions contemplated herein to be made by Seller.

5.1.2 Pending Actions. To Seller's knowledge, there is no action, suit, arbitration, unsatisfied order or judgment, governmental investigation or proceeding pending against the Property or the transaction contemplated by this Agreement.

5.1.3 Condemnation. To Seller's knowledge, no condemnation proceedings relating to the Property are pending or threatened.

5.1.4 Leases. There are no leases, crop leases, licenses and/or other occupancy agreements (collectively, "Leases") affecting the Property.

5.1.5 Contracts. There are no service, maintenance, supply, or other agreements or contracts (collectively, "Contracts") affecting the Property that will be binding on the Purchaser following Closing.

5.1.6 Foreign Person. Seller is not a "foreign person" within the meaning of Sections 1445 and 7701 of the Internal Revenue Code of 1986, as amended (the "Code").

5.1.7 Bankruptcy. Seller is not a party as debtor to any insolvency or bankruptcy proceeding or assignment for the benefit of creditors under the United States Bankruptcy Code or of any state insolvency law.

5.1.8 OFAC Compliance. Neither Seller nor any of its affiliates is or will be (a) conducting any business or engaging in any transaction or dealing with any person appearing on the U.S. Treasury Department's OFAC list of prohibited countries, territories, "specifically designated nationals" or "blocked persons" (each, a "Prohibited Person") (which lists can be accessed at the following web address: http://www.ustreas.gov/offices/enforcement/ofac/), including the making or receiving of any contribution of funds, goods or services to or for the benefit of any such Prohibited Person; (b) engaging in certain dealings with countries and organizations designated under Section 311 of the USA PATRIOT Act as warranting special measures due to money laundering concerns; (c) dealing in, or otherwise engaging in any transaction relating to, any property or interests in property blocked pursuant to Executive Order No. 13224 on Terrorist Financing dated September 24, 2001, relating to "Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism"; (d) a foreign shell bank or any person that a financial institution would be prohibited from transacting with under the USA PATRIOT Act; or (e) engaging in or conspiring to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempting to violate, any of the prohibitions set forth in (i) any U.S. anti-money laundering law, (ii) the Foreign Corrupt Practices Act, (iii) the U.S. mail and wire fraud statutes, (iv) the Travel Act, or (v) any regulations promulgated under the foregoing statutes.

5.2 Knowledge Defined. References to the "knowledge" of Seller shall refer only to the current actual knowledge of Tim Moore, without inquiry. Notwithstanding anything herein, such individual(s) shall have no personal liability under this Agreement.

5.3 Survival of Seller's Representations and Warranties. The representations and warranties of Seller set forth in Section 5.1 shall survive Closing for a period of six (6) months. No claim for a breach of any representation or warranty of Seller shall be actionable (i) if the breach in question results from or is based on a condition, state of facts or other matter which was

disclosed in any of the Due Diligence Documents, (ii) unless the claims for all such breaches (including, without limitation, all attorneys' fees and court costs) collectively aggregate more than Twenty Thousand and 00/100 Dollars ($20,000.00), in which event the full amount of such claims shall be actionable, and (iii) unless an action shall have been commenced by Purchaser against Seller within three (3) months after Closing. Notwithstanding anything herein to the contrary, in no event shall Seller's aggregate liability to Purchaser for a breach of any representation warranty of Seller contained herein, if any, exceed the sum of One Hundred Twenty Thousand and 00/100 Dollars ($120,000.00).

5.4 Covenants of Seller. Seller hereby covenants with Purchaser that from the Effective Date hereof until the Closing or earlier termination of this Agreement:

5.4.1 Seller shall use reasonable efforts to operate and maintain the Property in a manner generally consistent with the manner in which Seller has operated and maintained the Property prior to the date hereof.

5.4.2 Seller will not negotiate with any other party the sale of all or any of the Property, or enter into any contract (whether binding or not) regarding any sale or other disposition of the Property.

5.4.3 Seller shall not enter into any Leases or Contracts with respect to the Property which shall exist following Closing.

5.5 Representations and Warranties of Purchaser. Purchaser hereby represents and warrants to Seller:

5.5.1 Purchaser is not acquiring the Property with the assets of an employee benefit plan as defined in Section 3(3) of ERISA.

5.5.2 Purchaser is a duly formed or organized, validly existing Illinois limited liability company.

5.5.3 Purchaser is not a party as debtor to any insolvency or bankruptcy proceeding or assignment for the benefit of creditors under the United States Bankruptcy Code or of any state insolvency law.

5.5.4 Purchaser has the full right, power and authority to purchase the Property as provided in this Agreement and to carry out Purchaser's obligations hereunder, and all requisite action necessary to authorize Purchaser to enter into this Agreement and to carry out its obligations hereunder have been, or by the Closing will have been, taken. The person signing this Agreement on behalf of Purchaser is authorized to do so.

5.5.5 Neither Purchaser nor any of its affiliates is or will be (a) conducting any business or engaging in any transaction or dealing with any person appearing on the U.S. Treasury Department's OFAC list of prohibited countries, territories, "specifically designated nationals" or "blocked persons" (which lists can be accessed at the following web address: http://www.ustreas.gov/offices/enforcement/ofac/), including the making or receiving of any contribution of funds, goods or services to or for the benefit of any such Prohibited Person; (b)

engaging in certain dealings with countries and organizations designated under Section 311 of the USA PATRIOT Act as warranting special measures due to money laundering concerns; (c) dealing in, or otherwise engaging in any transaction relating to, any property or interests in property blocked pursuant to Executive Order No. 13224 on Terrorist Financing dated September 24, 2001, relating to "Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism"; (d) a foreign shell bank or any person that a financial institution would be prohibited from transacting with under the USA PATRIOT Act; or (e) engaging in or conspiring to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempting to violate, any of the prohibitions set forth in (i) any U.S. anti-money laundering law, (ii) the Foreign Corrupt Practices Act, (iii) the U.S. mail and wire fraud statutes, (iv) the Travel Act, or (v) any regulations promulgated under the foregoing statutes.

ARTICLE VI

DEFAULT

6.1 Default by Purchaser. If, Seller has provided five (5) days prior written notice to Purchaser that Purchaser has failed to perform any of its material obligations under this Agreement for any reason other than Seller's default or the permitted termination of this Agreement as herein expressly provided, Seller shall be entitled, as its sole remedy, to terminate this Agreement and keep the Earnest Money as liquidated damages for the breach of this Agreement, it being agreed between the parties hereto that the actual damages to Seller in the event of such breach are impractical to ascertain and the amount of the Earnest Money is a reasonable estimate thereof. The foregoing liquidated damages provision shall not apply to Purchaser's obligations under Section 10.21, nor shall Purchaser be entitled to credit or offset the Earnest Money or any portion thereof against any damages suffered by Seller by reason of Purchaser's default or obligations under Section 10.21. THE PARTIES ACKNOWLEDGE AND AGREE THAT: (I) THEY HAVE MADE THIS PROVISION FOR LIQUIDATED DAMAGES BECAUSE IT WOULD BE IMPOSSIBLE TO ASCERTAIN OR CALCULATE AS OF THE DATE HEREOF THE AMOUNT OF ACTUAL DAMAGES SELLER WOULD INCUR IF THIS CONTRACT WAS TERMINATED AS A RESULT OF ANY SUCH DEFAULT AND/OR BREACH BY PURCHASER; AND (II) THESE SUMS REPRESENT REASONABLE COMPENSATION TO SELLER IF THIS AGREEMENT WAS TERMINATED AS A RESULT OF ANY SUCH DEFAULT AND/OR BREACH BY PURCHASER. SUCH LIQUIDATED AND AGREED DAMAGES ARE NOT INTENDED AS A FORFEITURE OR A PENALTY WITHIN THE MEANING OF APPLICABLE LAW.

6.2 Default by Seller. If, prior to Closing, Purchaser has provided five (5) days prior written notice to Seller that Seller has failed to perform any of its material obligations under this Agreement for any reason other than Purchaser's default or the permitted termination of this Agreement as herein expressly provided, Purchaser shall be entitled to terminate this Agreement and, as its sole remedy, either (a) to receive the return of the entire amount of the Earnest Money; which return shall operate to terminate this Agreement and release Seller from any and all liability hereunder, or (b) to enforce specific performance of Seller's obligation to convey the Property to Purchaser. Except as provided in clause (a) above and in the last sentence of this Section 6.2, Purchaser expressly waives its rights to seek damages in the event of Seller's default hereunder. Purchaser shall be deemed to have elected to receive back the Earnest Money and payment of its

damages and terminate this Agreement if Purchaser fails to file suit for specific performance against Seller in a court having jurisdiction in the county and state in which the Property is located, on or before thirty (30) days following the date upon which Closing was to have occurred.

ARTICLE VII

RISK OF LOSS

7.1 Minor Damage. In the event of loss or damage to the Property or any portion thereof which is not a Major Loss (as hereinafter defined), this Agreement shall remain in full force and effect provided Seller assigns to Purchaser all of Seller's right, title and interest to any claims and proceeds Seller may have with respect to any casualty insurance policies or condemnation awards relating to the premises in question. Unless Seller has paid such deductible amount on or prior to Closing, if Seller assigns a casualty claim to Purchaser, the Purchase Price shall be reduced by an amount equal to the deductible amount under Seller's insurance policy payable with respect to the claim at the Property. Upon Closing, full risk of loss with respect to the Property shall pass to Purchaser.

7.2 Major Damage. In the event of a Major Loss, either Seller or Purchaser may terminate this Agreement by written notice to the other party, in which event the entire amount of the Earnest Money shall be returned to Purchaser. If neither Seller nor Purchaser elects to terminate this Agreement within ten (10) days after Seller sends Purchaser written notice of the occurrence of the Major Loss, then Seller and Purchaser shall be deemed to have elected to proceed with Closing, in which event Seller shall assign to Purchaser all of Seller's right, title and interest to any claims and proceeds Seller may have with respect to any casualty insurance policies or condemnation awards relating to the premises in question. Unless Seller has paid such deductible amount on or prior to Closing, if Seller assigns a casualty claim to Purchaser, the Purchase Price shall be reduced by an amount equal to the deductible amount under Seller's insurance policy. Upon Closing, full risk of loss with respect to the Property shall pass to Purchaser.

7.3 Definition of "Major Loss". For purposes of Sections 7.1 and 7.2, "Major Loss" shall mean: (i) loss or damage to the Property or any portion thereof due to casualty such that the cost of repairing or restoring the premises in question to a condition reasonably identical to that of the premises in question prior to the event of damage would be, in the opinion of an architect selected by Seller and reasonably approved by Purchaser, equal to or greater than Four Hundred Thousand Dollars ($400,000.00), and (ii) any condemnation resulting in any permanent loss of more than 5% of the square footage of the Property. If Purchaser does not give notice to Seller of Purchaser's reasons for disapproving an architect within five (5) business days after receipt of notice of the proposed architect, Purchaser shall be deemed to have approved the architect selected by Seller.

ARTICLE VIII

COMMISSIONS

8.1 Brokerage Commissions. Each party represents and warrants to the other that it has dealt with no broker in this transaction other than Berkadia Real Estate Advisors, LLC (the

"Broker"). Pursuant to a separate written agreement, Seller has agreed to pay a commission to the Broker upon, and only upon, the complete consummation of Closing and payment of the Purchase Price. Each party agrees that should any claim be made for brokerage commissions or finder's fees by any broker or finder other than the Broker by, through or on account of any acts of said party or its representatives, said party will indemnify and hold the other party free and harmless from and against any and all loss, liability, cost, damage and expense in connection therewith. The provisions of this Section 8.1 shall survive Closing.

ARTICLE IX

DISCLAIMERS AND WAIVERS

9.1 No Reliance on Documents. Except as may otherwise be expressly set forth herein, Seller makes no representation or warranty as to the truth, accuracy or completeness of any materials, data or information delivered by Seller to Purchaser in connection with the transaction contemplated hereby. Purchaser acknowledges and agrees that all materials, data and information delivered by Seller to Purchaser in connection with the transaction contemplated hereby are provided to Purchaser as a convenience only and that any reliance on or use of such materials, data or information by Purchaser shall be at the sole risk of Purchaser, except as may otherwise be expressly stated herein. Without limiting the generality of the foregoing provisions, Purchaser acknowledges and agrees that (i) any environmental or other report with respect to the Property which is delivered by Seller to Purchaser shall be for general informational purposes only, (ii) Purchaser shall not have any right to rely on any such report delivered by Seller to Purchaser, but rather will rely on its own inspections and investigations of the Property and any reports commissioned by Purchaser with respect thereto, and (iii) neither Seller, any affiliate of Seller nor the person or entity which prepared any such report delivered by Seller to Purchaser shall have any liability to Purchaser for any inaccuracy in or omission from any such report.

9.2 Disclaimers. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT AND THE DOCUMENTS EXECUTED BY SELLER AND DELIVERED TO PURCHASER AT CLOSING, IT IS UNDERSTOOD AND AGREED THAT SELLER IS NOT MAKING AND HAS NOT AT ANY TIME MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, USE, TITLE (OTHER THAN SELLER'S LIMITED WARRANTY OF TITLE TO BE SET FORTH IN THE DEED), ZONING, TAX CONSEQUENCES, LATENT OR PATENT PHYSICAL OR ENVIRONMENTAL CONDITION, UTILITIES, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, THE COMPLIANCE OF THE PROPERTY WITH GOVERNMENTAL LAWS, THE TRUTH, ACCURACY OR COMPLETENESS OF THE DUE DILIGENCE DOCUMENTS OR ANY OTHER INFORMATION PROVIDED BY OR ON BEHALF OF SELLER TO PURCHASER, OR ANY OTHER MATTER OR THING REGARDING THE PROPERTY. PURCHASER ACKNOWLEDGES AND AGREES THAT UPON CLOSING SELLER SHALL SELL AND CONVEY TO PURCHASER AND PURCHASER SHALL ACCEPT THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS", EXCEPT TO THE EXTENT EXPRESSLY PROVIDED OTHERWISE IN THIS AGREEMENT AND THE DOCUMENTS EXECUTED BY SELLER

AND DELIVERED TO PURCHASER AT CLOSING. PURCHASER HAS NOT RELIED AND WILL NOT RELY ON, AND SELLER IS NOT LIABLE FOR OR BOUND BY, ANY EXPRESSED OR IMPLIED WARRANTIES, GUARANTIES, STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO (INCLUDING SPECIFICALLY, WITHOUT LIMITATION, PROPERTY INFORMATION PACKAGES DISTRIBUTED WITH RESPECT TO THE PROPERTY) MADE OR FURNISHED BY SELLER, THE MANAGER OF THE PROPERTY, OR ANY REAL ESTATE BROKER OR AGENT REPRESENTING OR PURPORTING TO REPRESENT SELLER, TO WHOMEVER MADE OR GIVEN, DIRECTLY OR INDIRECTLY, ORALLY OR IN WRITING, UNLESS SPECIFICALLY SET FORTH IN THIS AGREEMENT. PURCHASER REPRESENTS TO SELLER THAT PURCHASER HAS CONDUCTED, OR WILL CONDUCT PRIOR TO CLOSING, SUCH INVESTIGATIONS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AS PURCHASER DEEMS NECESSARY TO SATISFY ITSELF AS TO THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO ANY HAZARDOUS OR TOXIC SUBSTANCES ON OR DISCHARGED FROM THE PROPERTY, AND WILL RELY SOLELY UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF SELLER OR ITS AGENTS OR EMPLOYEES WITH RESPECT THERETO, OTHER THAN SUCH REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER AS ARE EXPRESSLY SET FORTH IN THIS AGREEMENT. UPON CLOSING, PURCHASER SHALL ASSUME THE RISK THAT ADVERSE MATTERS, INCLUDING BUT NOT LIMITED TO, DEFECTS AND ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY PURCHASER'S INVESTIGATIONS, AND PURCHASER, UPON CLOSING, SHALL, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT AND THE DOCUMENTS EXECUTED BY SELLER AND DELIVERED TO PURCHASER AT CLOSING, BE DEEMED TO HAVE WAIVED, RELINQUISHED AND RELEASED SELLER (AND SELLER'S OFFICERS, DIRECTORS, MEMBERS, EMPLOYEES, REPRESENTATIVES AND AGENTS) FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION (INCLUDING CAUSES OF ACTION IN TORT), LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING ATTORNEYS' FEES AND COURT COSTS) OF ANY AND EVERY KIND OR CHARACTER, KNOWN OR UNKNOWN, WHICH PURCHASER MIGHT HAVE ASSERTED OR ALLEGED AGAINST SELLER (AND SELLER'S OFFICERS, DIRECTORS, MEMBERS, EMPLOYEES, REPRESENTATIVES AND AGENTS) AT ANY TIME BY REASON OF OR ARISING OUT OF ANY LATENT OR PATENT DEFECTS OR PHYSICAL CONDITIONS, VIOLATIONS OF ANY APPLICABLE LAWS (INCLUDING, WITHOUT LIMITATION, ANY ENVIRONMENTAL LAWS) AND ANY AND ALL OTHER ACTS, OMISSIONS, EVENTS, CIRCUMSTANCES OR MATTERS REGARDING THE PROPERTY. PURCHASER AGREES THAT SHOULD ANY CLEANUP, REMEDIATION OR REMOVAL OF HAZARDOUS SUBSTANCES OR OTHER ENVIRONMENTAL CONDITIONS ON THE PROPERTY BE REQUIRED AFTER THE DATE OF CLOSING, SUCH CLEAN-UP, REMOVAL OR REMEDIATION SHALL BE THE RESPONSIBILITY OF AND SHALL BE PERFORMED AT THE SOLE COST AND EXPENSE OF PURCHASER. WITHOUT LIMITATION OF THE FOREGOING, PURCHASER SPECIFICALLY RELEASES SELLER FROM ANY CLAIMS IT OR ITS SUCCESSORS AND ASSIGNS MAY HAVE

AGAINST SELLER NOW OR IN THE FUTURE UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, 42 U.S.C. §§ 9601 ET SEQ., AS AMENDED ("CERCLA"; THE RESOURCE CONSERVATION AND RECOVERY ACT, 42 U.S.C. §§ 6901 ET SEQ., AS AMENDED ("RCRA"); ANY OTHER ANALOGOUS STATE OR FEDERAL STATUTE; AND COMMON LAW ARISING FROM THE ENVIRONMENTAL CONDITIONS OF THE PROPERTY OR THE PRESENCE OF HAZARDOUS SUBSTANCES, SOLID WASTES, OR ANY OTHER POLLUTANTS OR CONTAMINATION THE PROPERTY. PURCHASER FURTHER HEREBY ASSUMES THE RISK OF CHANGES IN APPLICABLE LAWS AND REGULATIONS RELATING TO PAST, PRESENT AND FUTURE ENVIRONMENTAL CONDITIONS ON THE PROPERTY AND THE RISK THAT ADVERSE PHYSICAL CHARACTERISTICS AND CONDITIONS, INCLUDING, WITHOUT LIMITATION, THE PRESENCE OF HAZARDOUS SUBSTANCES OR OTHER CONTAMINANTS, MAY NOT HAVE BEEN REVEALED BY ITS INVESTIGATION.

9.3 Effect and Survival of Disclaimers. Seller and Purchaser acknowledge that the Purchase Price to be paid to Seller for the Property has been agreed upon, in part, to take into account that the Property is being sold subject to the provisions of this Article IX. Seller and Purchaser agree that the provisions of this Article IX shall survive Closing.

ARTICLE X

MISCELLANEOUS

10.1 Further Assurances. In addition to the acts and deeds recited herein and contemplated to be performed, executed or delivered by either party at Closing, each party agrees to perform, execute and deliver, but without any obligation to incur any additional liability or expense, on or after the Closing any further deliveries and assurances as may be reasonably necessary to consummate the transactions contemplated hereby or to further perfect the conveyance, transfer and assignment of the Property to Purchaser. This Section 10.1 shall survive for six (6) months following Closing.

10.2 Public Disclosure. Neither party shall use the other party's name or logotype or release to the public any information with respect to the sale contemplated herein or any matters set forth in this Agreement, unless in each case the other party shall have given its prior written consent thereto; provided, however, neither party shall be so prohibited or have an obligation to obtain such consent in order to fulfill a requirement set forth in this Agreement, or communicate with, disclose the sale contemplated herein or any other matters set forth herein to, or seek approvals from, necessary governmental authorities or agencies for the sale or development of the Property and either party may disclose such information to its respective Representatives (as hereinafter defined). As used herein, "Representative" shall mean any employee, officer, director, shareholder, investor, lender, member, owner, affiliate, agent, counsel, attorney, accountant or representative of a party.

10.3 Discharge of Obligations. Except as otherwise expressly set forth in this Agreement, the acceptance of the Deed by Purchaser shall be deemed to be a full performance and discharge of every representation and warranty made by Seller herein and every agreement and

obligation on the part of Seller to be performed pursuant to the provisions of this Agreement, except those which are herein specifically stated to survive Closing. This Article X shall survive Closing.

10.4 Assignment.

10.4.1 Purchaser may not without the prior written consent of Seller, directly or indirectly, sell, assign or otherwise transfer this Agreement. Notwithstanding the foregoing, Purchaser may, without Seller's consent but upon at least ten (10) days prior written notice to Seller, assign all of Purchaser's rights and interest under this Agreement to an Affiliate of Purchaser, subject to Section 10.4.2. For purposes of this Section 10.4, (i) "Affiliate" means, with respect to any specified person or entity, any other person or entity that is in Control of, is Controlled by or is under common Control with such person or entity or is a director or officer of such person or entity or of an Affiliate of such person or entity and (ii) "Control" means (i) the ownership, directly or indirectly, in the aggregate of more than fifty percent (50%) of the beneficial ownership interests of an entity and (ii) the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of an entity, whether through the ability to exercise voting power, by contract or otherwise. "Controlled by," "Controlling" and "under common Control with" shall have the respective correlative meaning thereto.

10.4.2 Purchaser shall give Seller at least ten (10) days prior written notice of any proposed assignment of this Agreement. Such notice shall identify the proposed assignee or transferee.

10.5 Notices. Any notice pursuant to this Agreement shall be given in writing by (i) personal delivery, (ii) reputable overnight delivery service for next business day delivery with proof of delivery, or (iii) by electronic mail, and shall be deemed to have been given either at the time of personal delivery, or, in the case of overnight delivery service, the next business day, or, in the case of electronic mail, as of the earlier date of the date the e-mail is acknowledged by Seller or Purchaser, as the case may be, or their respective counsel by reply e-mail (which such confirmation shall not be unreasonably withheld or delayed). Notices given by counsel to Purchaser shall be deemed given by Purchaser and notices given by counsel to Seller shall be deemed given by Seller. Unless changed in accordance with this Section 10.5, the addresses for notices given pursuant to this Agreement shall be as follows:

If to Seller:

HDDA - Mount Prospect, LLC
c/o HDDA, LLC
One Ravinia Drive, Suite 900
Atlanta, GA 30346
Attn: Taylor Wolters
Email: Taylorw@hdda.com

with a copy to:

SRG Law Firm PLLC
641 Lexington Avenue, 14th Floor
New York, New York 10022
Attention: Steven R. Goldberg, Esq.
Email: sgoldberg@srgpllc.com

If to Purchaser:

REIT 200 LLC
c/o Nexgen Hotels
550 E Devon Ave Suite 110
Itasca, IL 60143
Attention: Chris Patel
Email: chrisp@nexgenhotels.com

with a copy to:

Parikh Law Group, LLC
150 S. Wacker Dr.
Ste. 2400
Chicago, IL 6060
Attention: Ronak Desai
Email: ronak@plgfirm.com

Any party listed in this Section 10.5 may, by written notice to the other party, designate a different address for notice.

10.6 Modifications. This Agreement cannot be changed orally, and no executory agreement shall be effective to waive, change, modify or discharge it in whole or in part unless such executory agreement is in writing and is signed by Seller and Purchaser.

10.7 Calculation of Time Periods. In computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday under the laws of the State in which the Property is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of any such period shall be deemed to end at 6 p.m., Eastern time.

10.8 Successors and Assigns. The terms and provisions of this Agreement are to apply to and bind the permitted successors and assigns of the parties hereto.

10.9 Entire Agreement. This Agreement, including the Exhibits, contains the entire agreement between the parties pertaining to the subject matter hereof and fully supersedes all prior

written or oral agreements and understandings between the parties pertaining to such subject matter.

10.10 Counterparts. This Agreement may be executed in counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement. Email and/or digitally transmitted signatures (via pdf or DocuSign) shall be sufficient to bind the parties and shall in all respects be treated in court proceedings or otherwise as the legal equivalent of an original signature.

10.11 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect.

10.12 Applicable Law. This Agreement is performable in the State of Illinois and shall in all respects be governed by, and construed in accordance with, the substantive federal laws of the United States and the laws of such state. Purchaser and Seller agree that the provisions of this Section shall survive the Closing of the transaction contemplated by this Agreement.

10.13 No Third Party Beneficiary. The provisions of this Agreement and of the documents to be executed and delivered at Closing are and will be for the benefit of Seller and Purchaser only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement or of the documents to be executed and delivered at Closing, except in each case as may otherwise be expressly provided in this Agreement or any such document.

10.14 Exhibits. The following exhibits attached hereto shall be deemed to be an integral part of this Agreement:

Exhibit A - Legal Description of the Land
Exhibit B - Form of Deed
Exhibit C - Omnibus Assignment
Exhibit D - Bill of Sale
Exhibit E - Proforma

10.15 Captions. The section headings appearing in this Agreement are for convenience of reference only and are not intended, to any extent and for any purpose, to limit or define the text of any section or any subsection hereof.

10.16 Attorneys' Fees. In the event of litigation between the parties in connection with this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs from the non-prevailing party. The obligation in the immediately preceding sentence shall survive any termination of this Agreement or the Closing as a surviving obligation.

10.17 Termination of Agreement. It is understood and agreed that if either Purchaser or Seller terminates this Agreement pursuant to a right of termination granted hereunder, such termination shall operate to relieve Seller and Purchaser from all obligations under this Agreement, except for such obligations as are specifically stated herein to survive the termination of this Agreement.

10.18 Time is of the Essence. Time is of the essence in this Agreement.

10.19 No Recordation. Neither this Agreement nor any memorandum of the terms hereof shall be recorded or otherwise placed of public record, and any breach of this covenant shall entitle the party not placing same of record to pursue its rights and remedies under Article VI.

10.20 Entire Property. Notwithstanding any provision of this Agreement, no provision allowing Purchaser to elect to terminate this Agreement shall allow Purchaser to terminate this Agreement with respect to less than all of the Property.

10.21 Indemnification. Purchaser shall defend, indemnify and hold harmless Seller, and its agents, employees and contractors, and the Property, from and against any and all actual out of pocket loss, cost, damage, liability, settlement, cause of action or expense (including, without limitation, reasonable attorneys' fees and costs) arising from or relating to any diligence activities conducted by Purchaser or its employees, affiliates, contractors, consultants or representatives. Purchaser shall carry and shall cause any consultants retained by Purchaser to carry policies of commercial general liability insurance in an amount not less than $2,000,000 combined single limit per occurrence for bodily injury, death and property damage liability and upon request of Seller provide evidence of such insurance to Seller, naming Seller as an additional insured. Purchaser shall promptly repair and restore any damage to the Property attributable to the conduct of any diligence activities, or Purchaser's presence or activity on the Property and shall promptly return the Property to substantially the same condition as existed prior to the conduct of the diligence activities. No physical diligence activities shall be conducted without Seller's prior written approval as to the time and manner of such activities. At Seller's sole option, any such activities shall be performed in the presence of a representative of Seller. Anything in this Agreement to the contrary notwithstanding, the indemnity, defense and hold harmless obligations of Purchaser under this Section 10.21 shall survive Closing and any termination of this Agreement. Notwithstanding anything in this Agreement to the contrary, Seller shall have no obligation to make any repairs or improvements to the Property.

10.22 Bulk Sales. At or before the Closing, Seller shall have delivered to Purchaser: (i) either (A) a letter from the Illinois Department of Revenue ("IDOR") releasing Purchaser from its obligation under 35 ILCS 5/902(d) (the "Act") to withhold any amount of the Purchase Price from Seller (the "Bulk Sales Release"), or (B) a "Bulk Sales Stop Order" issued by IDOR under the Act, directing that certain amounts be withheld from the amount due Seller at the Closing; and (ii) any equivalent bulk sale clearance documentation in connection with any comparable Cook County or City of Chicago bulk sales laws, if applicable to Seller and this transaction; or at Seller's election, an indemnification agreement, in form and substance reasonably acceptable to Seller and Purchaser, in which Seller indemnifies Purchaser for any liability under the foregoing bulk sales laws in connection with the sale of the Property by Seller to Purchaser. For the sake of clarity, any bulk sale clearance documentation obtained in connection with any Cook County or City of Chicago bulk sales laws may, in lieu of a clearance letter, consist of (a) written confirmation from the applicable governmental department confirming that the bulk sale law does not apply, or (b) notification from Seller that it has submitted the applicable forms and has not received any response within any required statutory response period. If Seller delivers a Bulk Sales Stop Order and doesn't subsequently deliver a Bulk Sales Release before the Closing, then at the Closing, the amount specified in the Bulk Sales Stop Order shall be held back from the amount due to Seller at

the Closing and deposited with the Escrow Agent, and held and/or otherwise applied as directed by the Bulk Sales Stop Order (or otherwise by IDOR). If Seller delivers a Bulk Sales Stop Order or Bulk Sales Release or comparable documentation from Cook County or the City of Chicago addressed to the original Purchaser, such Bulk Sales Stop Order, Bulk Sales Release or comparable documentation shall satisfy the Seller's obligation set forth in this Section notwithstanding any assignment of this Agreement by Purchaser pursuant to Section 10.4.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the Effective Date.

SELLER:

HDDA - MOUNT PROSPECT, LLC, an Illinois limited liability company

By: Michael Lipson
Name: Michael Lipson
Title: Authorized Signatory

PURCHASER:

REIT 200 LLC,
an Illinois limited liability company

By: _____
Name: Hardik Patel
Title: Member

The undersigned hereby acknowledges and consents to the provisions of Section 1.6:

TOWER ABSTRACT SERVICES, LLC, as Escrow Agent

By: _____
Name: _____
Title: _____

EXHIBIT A

Legal Description of the Land

REAL PROPERTY IN THE CITY OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 03-34-200-061-0000 / 03-34-200-062-0000

Commonly known as: 200 East Rand Road, Mount Prospect, Illinois 60056

EXHIBIT B

Form of Deed

THIS INSTRUMENT WAS DRAFTED BY:

[_____]
[_____]
[_____]
ATTN: [_____], ESQ.

AFTER RECORDING RETURN TO:

[_____]
[_____]
[_____]
ATTN: [_____]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the [___] day of _____, 2025 by HDDA – Mount Prospect, LLC, an Illinois limited liability company, having an address of c/o HDDA, LLC, One Ravinia Drive, Suite 900, Atlanta, GA 30346, Attn: Taylor Wolters (the "**Grantor**"), to and in favor of [_____], a [_____], having an address of [_____] (the "**Grantee**")

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in Grantor, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the following described real estate, situated in the City of Mount Prospect, County of Cook, State of Illinois known and described in as follows:

See **EXHIBIT A** attached hereto and made a part hereof.

Together with all and singular the buildings and improvements erected on the land and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor of, in, and to all ways, streets, alleys, driveways, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the matters set forth on **EXHIBIT B** attached hereto and made a part hereof.

[Signature(s) and Notarial Jurat(s) on following page(s)]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company

By:_____
Name:_____
Title:_____

STATE OF _____)
) ss
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that in such capacity, he signed and delivered the said instrument pursuant to authority duly given, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

My commission expires:

_____

Address for Real Estate Tax Notices:

[_____]
[_____]
[_____]
[_____]

EXHIBIT A

REAL PROPERTY IN THE CITY OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 03-34-200-061-0000 / 03-34-200-062-0000

Commonly known as: 200 East Rand Road, Mount Prospect, Illinois 60056

EXHIBIT B

Permitted Exceptions

[NOTE TO INCLUDE THE ITEMS IN SCHEDULE B-II OF THE PROFORMA]

EXHIBIT C

Form of Omnibus Assignment

OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS OMNIBUS ASSIGNMENT AND ASSUMPTION AGREEMENT ("Agreement"), made and entered into this ____ day of _____, 2025, HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company, having an address c/o HDDA, LLC, One Ravinia Drive, Suite 900, Atlanta, GA 30346, Attn: Taylor Wolters (the "Assignor"), and [_____], a [_____], having an address _____ (the "Assignee").

W I T N E S S E T H:

Assignor for Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby assigns to Assignee all of Assignor's right, title and interest in, to and under (A) all consents, variances, waivers, licenses, and permits, registrations, notifications, reliance letters, estoppels, certificates, authorizations and other approvals and all applications for any of the foregoing and (B) warranties, indemnities and guarantees that Assignor has received in connection with any work or services performed with respect to, or equipment installed in, the improvements, if any, in each case only to the extent both assignable and relating to the property located at and known as 200 East Rand Road, Mount Prospect, Illinois 60056 (the "Premises") (collectively, the "Property Matters");

TO HAVE AND TO HOLD unto Assignee and its successors and assigns to its and their own use and benefit forever.

Assignee hereby expressly assumes the obligations of Assignor in respect of the Property Matters accruing from and after the date hereof.

This Agreement is made by Assignor without recourse and without any expressed or implied representation or warranty whatsoever.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

To facilitate execution, this Agreement may be executed in multiple counterparts (including electronically mailed PDFs), each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Omnibus Assignment and Assumption Agreement as of the date first above written.

ASSIGNOR:

HDDA – MOUNT PROSPECT LLC, an Illinois limited liability company

By:_____
Name:_____
Title:_____

ASSIGNEE:

[_____],
a [____] limited liability company

By:_____
Name:_____
Title:_____

EXHIBIT D

Form of Bill of Sale

BILL OF SALE

HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company, having an address c/o HDDA, LLC, One Ravinia Drive, Suite 900, Atlanta, GA 30346, Attn: Taylor Wolters ("Seller"), in consideration of Ten Dollars ($10.00) and other good and valuable consideration paid to Seller by [_____], a [_____], having an office at [_____], Attention: [_____] ("Purchaser"), the receipt and sufficiency of which are hereby acknowledged, hereby sells, conveys, assigns, transfers, delivers and sets over to Purchaser all fixtures, furniture, furnishings, equipment, machinery, inventory, appliances and other articles of tangible personal property owned by Seller and which are located at and used or usable in connection with the real property located at 200 East Rand Road, Mount Prospect, Illinois 60056.

TO HAVE AND TO HOLD unto Purchaser and its successors and assigns to its and their own use and benefit forever.

This Bill of Sale is made by Seller without recourse and without any expressed or implied representation or warranty whatsoever.

IN WITNESS WHEREOF, Seller has caused this Bill of Sale to be executed as of this ___ day of _____, 2025.

HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company

By:_____
Name:_____
Title:_____

EXHIBIT E

PROFORMA

(See attached)

This is a PRO FORMA policy for discussion purposes only that provides no insurance coverage to or on behalf of the proposed insured. It does not reflect the present state of the Title and no party is entitled to rely on any statement herein as a representation by the Company as to the state of Title to the property. It is not a commitment to insure the Title or issue any of the attached endorsements nor does it evidence the willingness of the Company to provide any coverage shown herein. Any such commitment must be an express written undertaking on appropriate forms of the Company. Additional matters may be added or other amendments may be made to this pro forma policy. The Company shall have no liability because of such additions or amendments.

OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 5246014-S-IL-MP-TA **Policy No.:** PROFORMA

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:
Issuing Agent: Kensington Vanguard National Land Services, LLC
Issuing Office: 41 Madison Avenue, 21st Floor, New York, NY 10010
Issuing Office's ALTA® Registry ID:
Issuing Office File No.: 5246014-S-IL-MP-TA
Property Address: 200 East Rand Road, Mount Prospect, IL 60056

SCHEDULE A

Name and Address of Title Insurance Company: STEWART TITLE GUARANTY COMPANY
1360 Post Oak Blvd., Suite 100
Houston, TX 77056

Policy No.: PRO FORMA

Amount of Insurance: PRO FORMA

Date of Policy: PRO FORMA

1. The Insured is:

   REIT 200 LLC, an Illinois limited liability company

2. The estate or interest in the Land insured by this policy is:

   Fee Simple

3. The Title is vested in:

   REIT 200 LLC, an Illinois limited liability company

4. The Land is described as follows:

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AMERICAN LAND TITLE ASSOCIATION

SCHEDULE A
(Continued)

SEE SCHEDULE C ATTACHED HERETO

Date: PRO FORMA

Kensington Vanguard National Land Services, LLC

By: PRO FORMA
Authorized Officer or Agent

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OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 5246014-S-IL-MP-TA **Policy No.:** PROFORMA

SCHEDULE B

Policy No.: PRO FORMA

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Intentionally Deleted.

2. Intentionally Deleted.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

4. Easements, or claims of easements, not shown by the public records.

5. Intentionally Deleted.

6. Taxes or special assessments which are not shown as existing liens by the public records.

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AMERICAN LAND TITLE ASSOCIATION

7. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.

8. Intentionally Deleted.

9. Intentionally Deleted.

10. Intentionally Deleted.

11. Intentionally Deleted.

12. Intentionally Deleted.

13. Intentionally Deleted.

14. Intentionally Deleted.

15. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

16. Grant dated November 1,1937 and recorded September 10, 1941 in Document Number 12753770 of easement in favor of the County of Cook for constructing and laying tile and Storm Water and other drains on a part of the land and other property, together with the privilege of entering said land for the purpose of repairing said tile or drains.

17. Continuing sewage disposal facilities adequate for gulf oil corporation's needs and an easement for gulf oil corporation's construction, installation, maintenance, repair and use of a connecting underground sewer line from the land to the sanitary sewer line now installed, or to be installed by Jemo Industries, Inc., on its adjacent land, as contained in trustee's deed recorded October 26, 1966 in Document Number 19978694, the East-West course of said easement being of 6 foot width and the Northwest course a minimum 4 feet 9 inches in width, following a center line as follows:

    Commencing at the intersection of the East line of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 42 North, Range 11 East of the Third Principal Meridian with the North line of the Northeast 1/4 of said section; thence North 89°52'15" West along said North section line a distance of 340 feet to a point; thence South and parallel with said East section line a distance of 121 feet to the point of beginning; thence South 89° 52'15" East and parallel with said North section line a distance of 57 feet and 7.5 inches to the end of said 6 foot wide easement area and the beginning point of the center line of said 4 foot 9 inch wide easement area, thence south and parallel with said East section line a distance of 80 feet more or less to the Sanitary Sewer line now installed, or to be installed by Jemo Industries, Inc.

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AMERICAN LAND TITLE ASSOCIATION

18. Easements as reserved and created by instrument dated July 21, 1967 and recorded October 10, 1967 in Document Number 20286209, made by Jemo Industries, a corporation of Illinois, to MT. Prospect Motor Hotels, Inc., a corporation of Illinois, and Farmer Cooper's, Inc., a Delaware corporation, for Sanitary Sewer across and under the East 10 feet and over 6 feet and 4.9 inches, as shown on plat attached to said instrument.

19. Easement for sewage disposal facilities, as contained in the trust deed recorded in Document Number 19922009, from American National Bank and Trust Company, as trustee, in favor of Gulf Oil Corporation over a portion of the land to the Sanitary Sewer line now installed, or to be installed by Jemo Industries, Inc., as set forth therein.

20. Grant dated February 18, 1946 and recorded February 21,1946 in Document Number 13725237 by William H. Pohlman and Carolyn (or Carolina) Pohlman, his wife, to Public Service Company of Northern Illinois, a corporation of Illinois, affecting the land and other property for the right to lay, maintain and operate an 18 inch gas main and necessary appurtenances in, upon, under and above the Northeast side of the public highway known as Rand Road, which extends along the Southwest side of the land other property.

21. Easement giving the right to lay gas mains along the Northeast side of the public highway known as Rand Road, as contained in grant by William Pohlman and others, dated February 18, 1946 and recorded February 21, 1946 in Document Number 13725237, to Public Service Company of Northern Illinois.

22. Easement and associated rights granted to Comcast of Illinois XI, LLC. by MP real estate investments, LLC in an instrument dated October 28, 2010 and recorded February 08, 2011 in Document Number 1103910112.

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OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 5246014-S-IL-MP-TA **Policy No.:** PROFORMA

SCHEDULE C

The Land is described as follows:

Parcel 1:

The West 210 feet of the East 490 feet of the North 300 feet of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part lying North of Rand Road of the West 210 feet of the East 490 feet of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 42 North, Range 11 East of the third Principal Meridian, (except the North 300 feet), in Cook County, Illinois.

Item Cover Page

Subject	**Motion to accept the lowest cost, responsive bid for Landscape Installation at the Central Gateway Plaza for cost not to exceed $107,250.**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$107,250.00
Budget Source	Prospect and Main Tax Increment Financing Fund
Category	CONSENT AGENDA
Type	Action Item

Information

The Central Gateway Project is currently under development. Demolition and underground storage tank (UST) remediation activities are completed. Sitework, including concrete curbs, parking lot construction, and brick sidewalk installation are underway. The clocktower is also under construction and is due to be delivered to the site by the end of November. There is a present need to acquire and install plant materials as well as install irrigation and landscape lighting.

An updated project cost estimate is attached for reference. This estimate identifies costs incurred or encumbered to date as well as cost estimates for items not yet completed. After the award of this proposed landscape installation contract, the remaining project items are the cost of an electric service drop, relocation of the utility poles in the alley behind the former Formula One service garage building, and construction of the refuse enclosure. The two electricity-related items are ComEd tasks. The pole relocation work is completed but not billed. The electric service drop (for lighting, clocktower, and irrigation) is scheduled for October. The refuse enclosure will also be constructed in October. Final completion of the project is expected by the end of the calendar year.

Bids were recently obtained for Landscape Installation of the Gateway Plaza site. The specifications of this project call for provision and installation of approximately five hundred and fifty landscape plants, irrigation systems, and landscape lighting. The landscape design was completed by Public Works. A copy of the designs for landscaping, irrigation, and lighting is attached.

Bid Results

The bid was publicly advertised on the Village's website utilizing Euna Open Bid. A copy of the bid document is attached.

Bids were publicly opened on September 2nd and read as required by the Village Code. The following four bids were submitted:

COMPANY				Brightview	Milieu	Copenhaver	Langton
ITEM NO.	**DESCRIPTION**	**UNIT**	**QUANTITY**				
1	Seat Walls	FF	62	$5,500.94	$6,420.00	$9,920.00	$6,820.00
2	Coping for Seat Walls	LF	40	$1,013.25	$785.00	$8,400.00	$1,200.00
3	Irrigation System	LSUM	1	$32,556.88	$20,000.00	$40,000.00	$96,000.00
4	Lighting System	LSUM	1	$23,997.23	$25,272.00	$40,000.00	$43,000.00
5	Planting	LSUM	1	$25,270.16	$49,814.00	$55,000.00	$24,500.00
6	Sod	SQFT	6440	$9,161.54	$24,100.00	$12,880.00	$10,304.00
TOTAL:				**$97,500.00**	**$126,391.00**	**$166,200.00**	**$181,824.00**

Discussion

All bids were reviewed to ensure that documents had all appropriate signatures and bid security. All bids were submitted with requisite documents, security, and signatures.

Based on review of the bids, reference checks, and past projects, the lowest responsible bidder is Brightview Landscaping of Long Grove, Illinois. Brightview Landscaping has not worked for the Village of Mount Prospect in the past. However, Brightview Landscaping has completed similar work for the Villages of Round Lake Beach, Lincolnshire, and Vernon Hills.

Additional references were supplied for large corporate campuses where Brightview has annual landscape maintenance contracts. Reference checks all indicate acceptable performance on recent projects with similar scale and scope. Staff is confident that this firm is qualified to successfully complete the contract.

Staff is requesting a 10% contingency ($9,750.00) to allow for quantity variances and unanticipated conditions. A 10% contingency would bring the project award total to $107,250.00 (the $97,500.00 base bid plus the 10% contingency of $9,750.00).

Alternatives

1. Accept the lowest cost bid for Gateway Plaza Landscaping Installation from Brightview Landscaping of Long Grove, Illinois.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board accept the lowest cost bid for the Gateway Plaza Landscape Installation as submitted by Brightview Landscaping, of Long Grove, Illinois for an amount not to exceed $107,250.

Attachments

1. Brightview Bid Submittal Documnets
2. Lighting
3. Irrigation
4. Landscape Plan - Final
5. Central Gateway Plaza Costs

BID FORM
Central Gateway Landscape Installation
Village of Mount Prospect
Department of Public Works

FROM: Brightview Landscape Services

(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 Landscape Installation"**

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

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 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 acknowledges that it is responsible for verification of all pipe sizes and depths prior to the ordering of materials.

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
		Matt Maierhofer	9/9/25

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 and the contractor then has ten (10) days to commence work. The contractor shall reach substantial completion within **thirty (30) consecutive** calendar days after the Notice to Proceed with **final completion ten (10) days thereafter**. 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
3) Bid Sheet (s)

Respectfully submitted:

Name of Firm/Bidder: Brightview Landscape Services

By: _____
(Signature)

Name & Title: Matthew J Maierhofer VPGM

Date: 9/2/2025

Contact Information:

Official Address: 3490 W. Long Grove road
Long Grove IL 60047

Telephone: 630-453-4430

Email: matt.maierhofer@brightview.com

VILLAGE OF MOUNT PROSPECT
AFFIDAVIT – BID CERTIFICATION FORM

Bidder:

Company/Firm Name: Brightview Landscape Services

Address: 3490 W. Long Grove road
Long Grove IL 60047

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, _____, being first duly sworn on oath, deposes and states that he or she is Matt Maierfofer (sole owner, partner, joint ventured, President, Secretary, etc.) of Brightview Landscape Services and has the authority to make all *(Name of Company)*
Certifications required by this affidavit.

Section I **Non Collusion**

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

Section II **Bid Rigging and Rotating**

The undersigned further states that Brightview Landscape Services *(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 Brightview Landscape Services *(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 Brightview Landscape Services is *(Name of Company)*
not delinquent in payment of any taxes to the Illinois Department of Revenue, in accordance with Illinois Compiled Statues, 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 Brightview Landscape Services has
(Name of Company)
a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

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

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

Signed by: _____ Title: VPGM
Signature

Name Printed: Matthew J Maierhofer

Signed and sworn to before me this ____ day of _____, 20__.
My commission expires:

_____
Notary Public

BID SECURITY

Included with this bid is a bank cashier's check, certified check or bid bond in the amount of $10,000, being ten percent (10%) of the total amount bid by Brightview Landscape Services, 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 9 DAY OF September, 20 25.

SEAL (if corporation)

Bidder:
Brightview Landscape Services/ Matt Maierhofer

Bidder's Agent and Agent's Title:

Authorized representative

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 Illinois.

BID SHEET

"Central Gateway Landscape Installation"

(TO BE FILLED OUT BY THE CONTRACTOR/BIDDER)

The Bidder will complete pricing for all items (# 1-6) 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.	Seat Walls	FF	62	$88.72	$5,500.94
2.	Coping for Seat Walls	LF	40	$25.33	$1,013.25
3.	Irrigation System	LSUM	1	$32,556.88	$32,556.88
4.	Lighting System	LSUM	1	$23,997.23	$23,997.23
5.	Planting	LSUM	1	$25,270,16	$25,270.16
6.	Sod	SQFT	6440	$1.42	$9,161.54
				TOTAL FOR ITEMS (1 – 6)	$97,500

CONTRACT

THIS Contract (hereinafter the "Contract") is entered into on this 2 day of 9, 2025 and between the VILLAGE OF MOUNT PROSPECT, an Illinois municipal corporation (hereinafter the "Village"), and Brightview Landscape Services LLC (hereinafter the 'Contractor") (Village and Contractor sometimes referred to individually as "Party" and collectively as "Parties"),

WHEREAS, the Village has solicited competitive bids for its **Central Gateway Landscape Installation**; and

WHEREAS, the Contractor submitted a bid to perform the work associated with the **Central Gateway Landscape Installation** (hereinafter the "Bid"); and

WHEREAS, upon its review of the submitted bids, the Village has awarded the contract to perform the work associated with the **Central Gateway Landscape Installation** to the Contractor, subject to the execution of this Contract;

NOW, THEREFORE, for and in consideration of their mutual promises, covenants, undertakings and agreements, the parties agree as follows:

ARTICLE I – CONTRACT DOCUMENTS

This Contract is subject to the terms and conditions set forth in the Contract Documents, which are incorporated herein as if fully set forth, and include the following Bid Documents with Bidder's/Contractor's Bid Submittals prioritized to be included in number 6*:

1. Notice to Bidders
2. Table of Contents
3. Instructions to Bidders
4. General Conditions and Special Provisions
5. Specifications
6. Bid Submittals, including Bid Form, Affidavit – Bid Certification Form, Bid Security, Bid Sheet (*Bidder's/Contractor's completed Bid Submittals)
7. Other materials or standards provided or noted by the Village
8. Contract
9. Applicable performance and labor and materials payment bonds, or letter of credit. (Collectively the "Contact Documents")

ARTICLE II – PERFORMANCE BY CONTRACTOR

1. The Contractor agrees to perform the work, including all labor, materials, equipment and services, in accordance with the terms and conditions set forth in the Contract Documents (hereinafter the "Work").

2. The Contractor acknowledges that the Village reserves the right to add to or subtract from the estimated quantities.

3. The Contractor certifies that it will comply with all state and federal laws and regulations, and county and municipal ordinances, as set forth in the General Conditions.

ARTICLE III – PERFORMANCE BY VILLAGE

The Village agrees to pay the Contractor for its performance of the Work in the manner and amount provided in the Contract Documents.

ARTICLE IV - CONFLICT BETWEEN CONTRACT DOCUMENTS

In the event of a conflict between any Contract Document and the terms of this Contract, the Contract shall control to the extent of the conflict. In the event of any other conflict between Contract Documents, the preceding Document shall govern to the extent of the conflict based upon the order of priority set forth in Article I of this Contract, unless otherwise specifically stated.

ARTICLE V – COMMENCEMENT AND COMPLETION OF WORK

After the written Notice to Proceed is issued by the Village, which will start the performance period, the Contractor then has 10 days to commence work. The Contractor shall achieve substantial performance within thirty (30) consecutive calendar days after the Notice to Proceed has been issued with final performance ten (10) days thereafter.

The Contractor shall commence performance of the Work and complete performance of the Work, in accordance with the schedule set forth in the Contract Documents, but in no event shall any Work be performed prior to the Village's receipt of this Contract, executed by Contractor, and the Village's acceptance and approval of the payment and performance bonds, or letter of credit, and certificate of insurance required by the Contract Documents.

ARTICLE V – NOTICE

Unless otherwise provided, all notices required under this Contract shall be made in writing and addressed or delivered as follows:

TO THE VILLAGE OF MOUNT PROSPECT-

The Village of Mount Prospect
1700 West Central Road
Mount Prospect, Illinois 60056
ATTN: Director of Public Works

TO CONTRACTOR- at the address set forth on the Bid Form, or:

Notices shall be deemed effective when received by personal service or registered or certified U.S. mail, postage prepaid and receipt requested, to the address so specified. Either Party may, by written notice to the other, change its own mailing address.

ARTICLE VI – PRIOR AGREEMENTS; SUCCESSORS

This Contract supersedes all previous agreements, understandings and representations of any nature whatsoever, whether oral or written, and constitutes the entire understanding between the Parties. The terms of this Contract shall be binding upon and inure to the benefit of the parties and the partners and officials, successors in interest, executors, administrators, assigns and representatives and their respective successors and assigns, provided, however, that the Contractor shall not assign, sublet or transfer any rights or interest in this Agreement in whole or in part without the prior written approval of the Village, except to the extent that the Contract Documents provide otherwise.

ARTICLE VII - DEFAULT BY CONTRACTOR

If the Contractor fails to begin the Work under the Contract within the time specified, or fails to perform the Work in accordance with the terms of the approved schedule or performs the Work in a manner unacceptable to the Village, or neglects or refuses to remove materials or perform anew such Work as has been rejected by the Village, or if the Contractor shall become insolvent or be declared bankrupt, or shall make an assignment for the benefit of creditors, or from any other cause whatsoever shall fail to carry on the Work in a manner required by the Contract, the

Village shall give notice as hereinafter provided to the Contractor and its surety in writing specifying such failure, delay, neglect, refusal or default, and if the Contractor, within a period of ten (10) calendar days after the giving of such notice, shall not proceed in accordance therewith, then the Village shall have full power and authority to declare the this Contract and the Contractor in default, and to forfeit the rights of the Contractor in this Contract.

Upon declaration of Contractor's default, the Village may, at its option, call upon the surety to complete the Work in accordance with the terms of this Contract or may take over the Work, including any materials on the Work site as may be suitable and acceptable to the Village and may complete the Work by its own forces or on its own account, or may enter into a new contract or contracts for the completion of the Work, or may use such other methods as shall be required for the completion of the Work in an acceptable manner as the Village may in its discretion determine.

All costs and charges incurred by the Village, together with the cost of completing the Work shall be deducted from any moneys due or which may become due on this to the Contractor under this Contract. Following any payment due and received by the Village from the Contractor's surety following default, if the expense so incurred by the Village is less than the sum paid to the Village by the surety under this Contract for work remaining, the surety shall be entitled to receive the excess difference paid to the Village. When such Contractor default costs incurred by the Village exceeds the sum paid to the Village for the work remaining under the Contract the Contractor and the surety shall be liable and shall pay to the Village the full cost of such additional expenses.

September

ARTICLE VIII - DEFAULT BY VILLAGE

In the event of a material default by the Village under this Contract, the Village shall have sixty (60) days, from notice thereof by Contractor, to cure the default prior to Contractor's termination of this Contract. The failure to pay a contested invoice shall not be considered a material default. Upon termination, the Village shall be responsible to pay any uncontested payments due for work performed.

ARTICLE IX – VENUE

The parties hereto agree that for purposes of any lawsuit(s) between them concerning this Agreement, its enforcement, or the subject matter thereof, venue shall be in Cook County, Illinois, and the laws of the State of Illinois shall govern the cause of action.

ARTICLE X - SEVERABILITY OF CONTRACT

If any term of this Contract is held by a court of competent jurisdiction to be void or unenforceable, the remainder of the Contract terms will remain in full force and effect and will not be affected.

ARTICLE XI - CUMULATIVE REMEDIES

The exercise or failure to exercise any legal rights and remedies associated with any act of default or breach hereunder by either Party will not constitute a waiver or forfeiture of any other rights and remedies and will be without prejudice to the enforcement of any other right or remedy available by law or authorized by this Contract.

ARTICLE XII - COMPLIANCE WITH LAWS

Each party to this Contract will comply with all applicable state and federal laws and regulations, and county and municipal ordinances and regulations.

ARTICLE XIII - DISPUTE RESOLUTION

Should a dispute arise between the Village and the Contractor as to the terms and conditions of the Contract, or the responsibilities, limitations, or working relations of either Party, the designated project personnel will make every reasonable effort to resolve the difference in accordance with

the terms and conditions of the Contract. If a dispute continues despite these efforts, it shall be referred to the Parties' Project Managers.

If the above action fails to resolve the dispute, the Parties may, by agreement, elect to resolve the dispute through a mediation process. Each Party shall bear its own costs in preparing and conducting mediation, except that the costs, if any, of the actual mediation proceeding shall be shared equally by the Parties. The mediation process is defined as follows:

The Parties shall select a mutually agreeable mediator from American Arbitration Association lists or any other agreeable list to aid the Parties in resolving the dispute. The mediator shall not be an employee or former employee of either Party. The first meeting shall be held at a location chosen by the Village. At the meetings, each Party may present materials and/or arguments to the mediator. The mediator's decision shall be not be binding upon either Party.

In the event that the foregoing steps fail to resolve the dispute, either Party may bring suit in the Circuit Court of Cook County, Illinois.

ARTICLE XIV - ASSIGNMENT

No rights or interest in this Contract may be assigned by Contractor without prior written notice being provided by Contractor to the Village and the Village's written approval. The Village shall not unreasonably withhold its approval of such assignment. In the event of an assignment, the Contractor shall not be relieved of its obligations under the Contract unless agreed to by the Village, at its sole discretion.

ARTICLE XV - RECRUITING

The Parties shall not, without the consent of the other Party, entice, encourage, offer special inducements, or otherwise recruit employees of the other Party during the period of this Contract and for a period of one (1) year thereafter. This clause is not intended to restrict any individual's right of employment but rather is intended to preserve the relationship intended under this Contract and to prevent the Parties from actively recruiting the employees of the other Party.

ARTICLE XVII - COUNTERPARTS

This Contract may be executed in counterparts, each of which shall be an original and all of which together shall constitute one and the same agreement.

ARTICLE XVIII - ENFORCEABILITY

If any provision of this Contract is found to be invalid, illegal or unenforceable, that provision shall be severable from the rest of this Contract and the validity, legality and enforceability of the remaining provisions will in no way be affected or impaired.

ARTICLE XIX - EFFECTIVE DATE

The effective date of this Contract shall be the date of the last signature executing the Contract (hereinafter referred to as the "Effective Date").

ARTICLE XX - ADVERTISEMENT

Contractor shall not use, in its advertising, marketing programs, or other promotional efforts, any data, pictures, or other representation of the Village, except with the specific written authorization in advance by the Village.

ARTICLE XXI - CAPTIONS; HEADINGS

The paragraph headings which appear herein are included solely for convenience and shall not be used in the interpretation of this Contract.

ARTICLE XXII – ENTIRE AGREEMENT

This Contract, consisting of the Contract Documents, constitutes the entire agreement between the Parties for the subject matter hereof and supersedes all prior arrangements, agreements, representations and undertakings, written or oral. This Contract may not be changed or modified except by a written instrument duly executed by each of the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have executed this Contract.

Contractor: Brightview Landscape Services	VILLAGE OF MOUNT PROSPECT
By: _____	By: _____
Title: VPGM	Title: _____
Date: 9/2/2025	Date: _____
ATTEST:	ATTEST:
_____	Septemb _____
Title: _____	Title: _____
Date: _____	Date: _____

VILLAGE OF MOUNT PROSPECT

LABOR AND MATERIAL PAYMENT BOND

Bond No. : Type text here

Principal Amount: _____

Contract: _____

KNOWN ALL MEN BY THESE PRESENTS, that the Village of Mount Prospect, an Illinois municipal corporation (hereinafter "Village"), has awarded to _____, as Principal (hereinafter "Contractor"), a written agreement with the Village dated _____, (hereinafter "Contract"), for the Central Gateway Landscape Installation in accordance with the drawings and specifications prepared by: VILLAGE OF MOUNT PROSPECT (Village of Mount Prospect or architect/engineer), which Contract is incorporated herein and made a part hereof; and

WHEREAS, the Contractor is required to furnish a bond in connection with the Contract to secure the payment of claims of laborers, workmen, mechanics, material suppliers, and other persons as provided by law;

NOW, THEREFORE, we, the undersigned Contractor and

_____, with main office at

_____, as Surety, are held and firmly bound unto the Village in the penal sum of _____Dollars ($), lawful money of the United States, for which payment well and truly to be made we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these present.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Contractor shall fully, promptly pay for all laborers, workmen and mechanics engaged in the work under the Contract, and not less than the general prevailing rate of hourly wages as required by the Contract and the Illinois Prevailing Wage Act, 820 ILCS 130/1 et seq., and for all material used or reasonably required for use in the performance of the Contract, and all duly authorized modifications, alterations, changes or additions to said Contract as may hereafter be made, then this obligation shall be null and void; otherwise it shall remain in full force and effect, subject to the following conditions:.

1. A "Claimant" is defined as any person, firm or corporation having contracts with Contractor or with a subcontractor of Contractor to furnish labor, materials, or both, for use in the performance of the Contract. "Labor and materials" is construed to include that part of water, gas, power, light, heat, oil, gasoline, telephone service, rental of equipment, and any other items for which a mechanic's lien may be asserted.

2. Any person having a claim for labor and materials furnished in the performance of the Contract shall have no right of action unless he shall have filed a verified notice of such claim with the Village Clerk within 180 days after the date of the last items of work or the furnishing of the last item of materials, and filed a copy of that verified notice upon the Contractor within 10 days after the filing of the notice with the Village Clerk. Filing must be by personal service or United States Mail, postage prepaid, certified or restricted delivery, return receipt requested, limited to addressee. The notice shall

contain 1) the name and address of the claimant; 2) the business address of the claimant within the State of Illinois, if any, or if the claimant be a foreign corporation having no place of business within the State, the principal place of business of the corporation, and in the case of partnership, the names and residences of each of the partners; 3) the name of the Contractor for the Village; 3) the name of the person, firm or corporation by whom the claimant was employed or to whom such claimant furnished materials; 4) a brief description of the public improvement for the construction or installation of which the Contract is to be performed; and 5) a description of Claimant's contract as it pertains to the public improvement describing the work done by the claimant and stating the total amount due and unpaid as of the date of the verified notice. No defect in the notice herein provided for shall deprive the claimant of its right of action under the terms and provision of this Bond unless it shall affirmatively appear that such defect has prejudiced the rights of an interested party asserting the same.

3. No action shall be brought on this Bond later than one year after the date of the last item of work or of the furnishing of the last item of materials. Such suit shall be brought only in the circuit court of the State in the judicial district in which the Contract is to be performed.

4. The Village shall not be liable for the payment of any costs or expenses of any such lawsuit, and the Village does not have any obligations to any Claimants who make claims on this Bond. Surety will pay for all such claims, and for all costs and expenses of any such lawsuit, up to a maximum of the amount of this Bond.

Surety hereby expressly agrees that no extension of time, change, modification, alteration, deletion, or addition to the undertakings, covenants, terms, conditions, and agreements of the Contract, or to the work to be performed thereunder, shall in any way affect the obligation of this Bond; and it does hereby waive notice of any such extension of time, change, modification, alteration, deletion, or addition to the undertakings, covenants, terms, conditions, and agreements of the Contract, or to the work to be performed thereunder.

Surety's obligations hereunder are independent of the obligations of any other surety for the payment of claims of laborers, workmen, mechanics, material suppliers, and other persons in connection with the Contract; and suit may be brought against Surety and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing the Village's rights against the others. Any payment by the Surety made in good faith pursuant to this Bond shall reduce the principal amount of this Bond.

Signed and sealed this 2 day of September 2, 2025.

Brightview Landscape Services

Contractor

By: _____
Signature

Title VPGM

ATTEST:

_____

_____

Surety

By: _____
Officer Of The Surety

Title _____

Address: _____

Corporate Secretary (corporations only)

NOTARY

STATE OF IL.

COUNTY OF LAKE

I, Nazim Aziz, a Notary Public in and for said county, do hereby certify that Legal Department
(Insert Name of Attorney-In-Fact for Surety)
who is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of Surety, appeared before me this day in person and acknowledge respectively that he/she signed, sealed, and delivered said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 02 day of September, 2025.

Notary Signature: _____ My Commission expires: 07.06.2026

(Attach Surety's Power of Attorney)

NAZIM AZIZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 6, 2026

VILLAGE OF MOUNT PROSPECT
PERFORMANCE BOND

Bond No. :_____

Principal Amount: _____

Contract: _____

KNOWN ALL MEN BY THESE PRESENTS, that Contractor _____, as Principal (hereinafter "Contractor"), and _____, with main office at _____, a corporation of the state of _____,as Surety (hereinafter "Surety"), are held and firmly bound unto the Village of Mount Prospect, an Illinois municipal corporation (hereinafter "Village"), in the penal sum of _____Dollars ($ _____), lawful money of the United States, for the payment of which, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Contractor has entered into a written agreement with the Village dated ___, (hereinafter "Contract"), for the construction of the Central Gateway Landscape Installation in accordance with the drawings and specifications prepared by: VILLAGE OF MOUNT PROSPECT (Village of Mount Prospect or architect/engineer), which Contract is incorporated herein and made a part hereof.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Contractor shall fully, promptly and completely discharge the Contract and all duly authorized modifications, alterations, changes, or additions to said Contract as may hereafter be made, and during the life of any guaranty required under the Contract, and, if Contractor shall fully secure and protect the Village from all liability and from all loss or expense of any kind, including all court costs and attorneys' fees made necessary or arising from the failure, refusal or neglect of Contractor to comply with all obligations assumed by Contractor in connection with the performance of the Contract and all such modifications, alterations, changes, or additions, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

Upon receipt of written notice from the Village that the Contractor is in default, and performance by the Village of its obligations under the Contract, Surety will promptly (1) remedy the default; (2) arrange for the performance of Contractor's obligations under the Contract through the use of qualified contractors acceptable to the Village; or (3) notify the Village that it may hire a contractor to complete Contractor's obligations under the Contract. Surety will promptly notify, in writing, the Village of which option it is exercising. Failure of the Surety to elect an option within fifteen (15) days of receipt of the notice from the Village shall constitute authorization to the Village to complete the improvements at Surety's expense.

The balance of the contract price shall be credited against the cost of completing and/or correcting the Contractor's performance under the Contract. If the cost exceeds the balance of the contract price, the Surety shall pay the excess amount to the Village, up to a maximum of the principal amount of this Bond. If the Surety arranges for completion and/or correction or remedies the default, the balance of the contract price that is required to complete, correct or remedy the default shall be paid by the Village to Surety. Surety will be responsible, up to the maximum of the principal amount of this Bond, for payment for correction and completion of the Contract, any additional legal, design professional or delay costs arising from Contractor's default and/or

resulting from action or inaction on the part of the Surety and liquidated damages, or, if no liquidated damages are provided for in the Contract, actual damages caused by delayed performance or non-performance by the Contractor or Surety. The Village shall not be required to pay Surety more than the balance of the contract price.

The term "balance of the contract price" means the total amount payable by the Village to the Contractor under the contract, and any amendments thereto, less the amounts paid to the Contractor by the Village.

Any suit under this Bond must be filed before the expiration of two years from the date on which final payment under the Contract is due or the applicable statute of limitations, whichever is longer. No right of action shall accrue on this Bond to or for the use of any person or corporation other than the Village or its heirs, executors, administrators or successors. Any proceeding, legal or equitable, under this Bond may be instituted in a court of competent jurisdiction in the location in which the work is located. Notice to any of the parties shall be mailed to the appropriate address listed above.

Surety hereby waives notice of any modifications, alterations, changes, additions or extension of time in the Contract.

Signed and sealed this 2 day of September 2, 2025.

Brightview Landscape Services
Contractor

By: [signature] Mark Schmitz
Signature

Title VPGM / Account Manager

ATTEST:

Corporate Secretary (corporations only)

Surety

By: _____
Officer Of The Surety

Title _____

Address: _____

NOTARY

STATE OF IL.

COUNTY OF LAKE

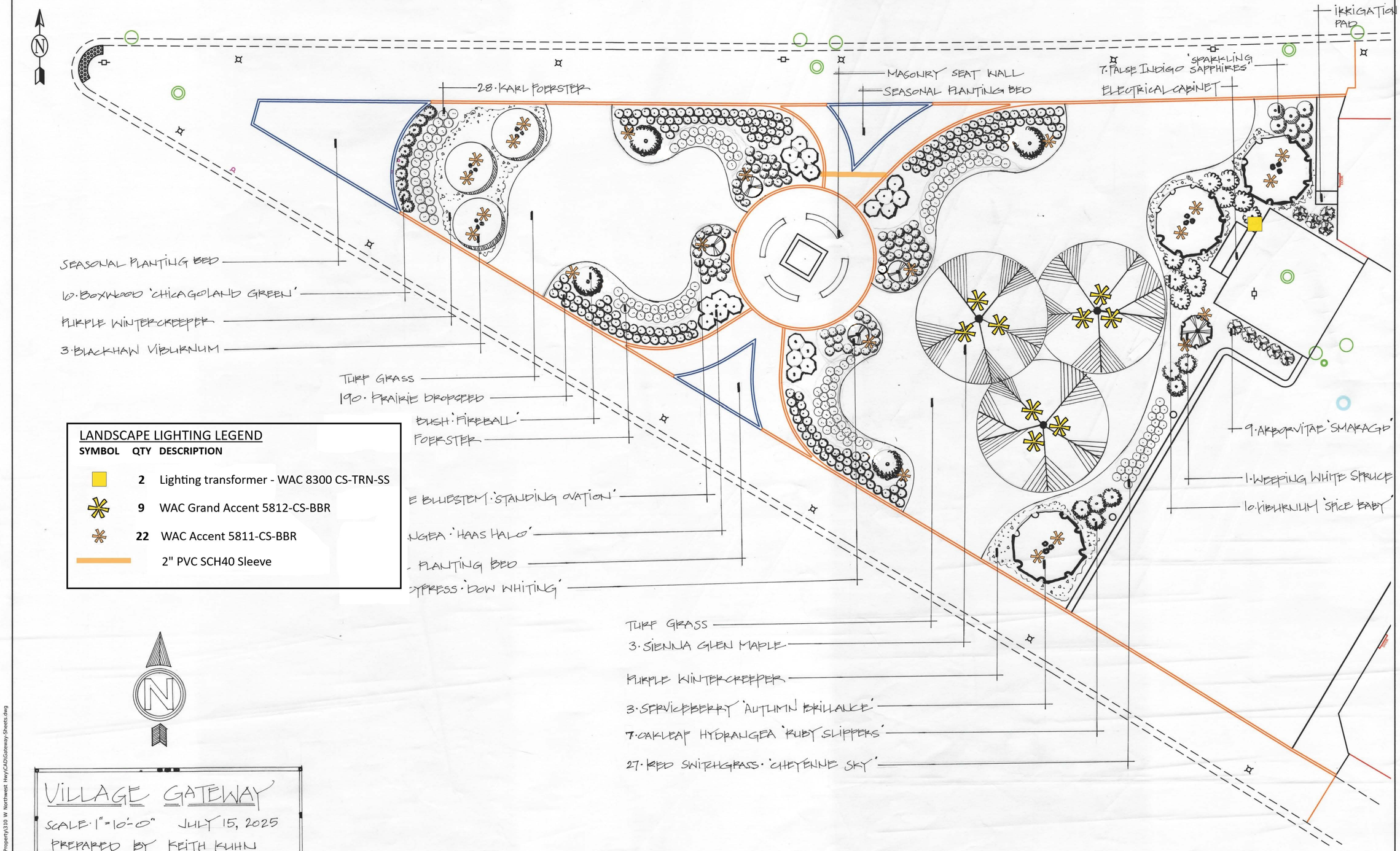
I, Nazim Aziz, a Notary Public in and for said county, do hereby certify that Legal Department
(Insert Name of Attorney-In-Fact for Surety)
who is personally known to me to be the same person whose name is subscribed to the foregoing instrument on behalf of Surety, appeared before me this day in person and acknowledge respectively that he/she signed, sealed, and delivered said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 2nd day of September, 2025.

Notary Signature: [signature] My Commission expires: 07.06.2026

NAZIM AZIZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 6, 2026

(Attach Surety's Power of Attorney)



LANDSCAPE LIGHTING LEGEND

SYMBOL	QTY	DESCRIPTION
	2	Lighting transformer - WAC 8300 CS-TRN-SS
	9	WAC Grand Accent 5812-CS-BBR
	22	WAC Accent 5811-CS-BBR
		2" PVC SCH40 Sleeve

VILLAGE GATEWAY

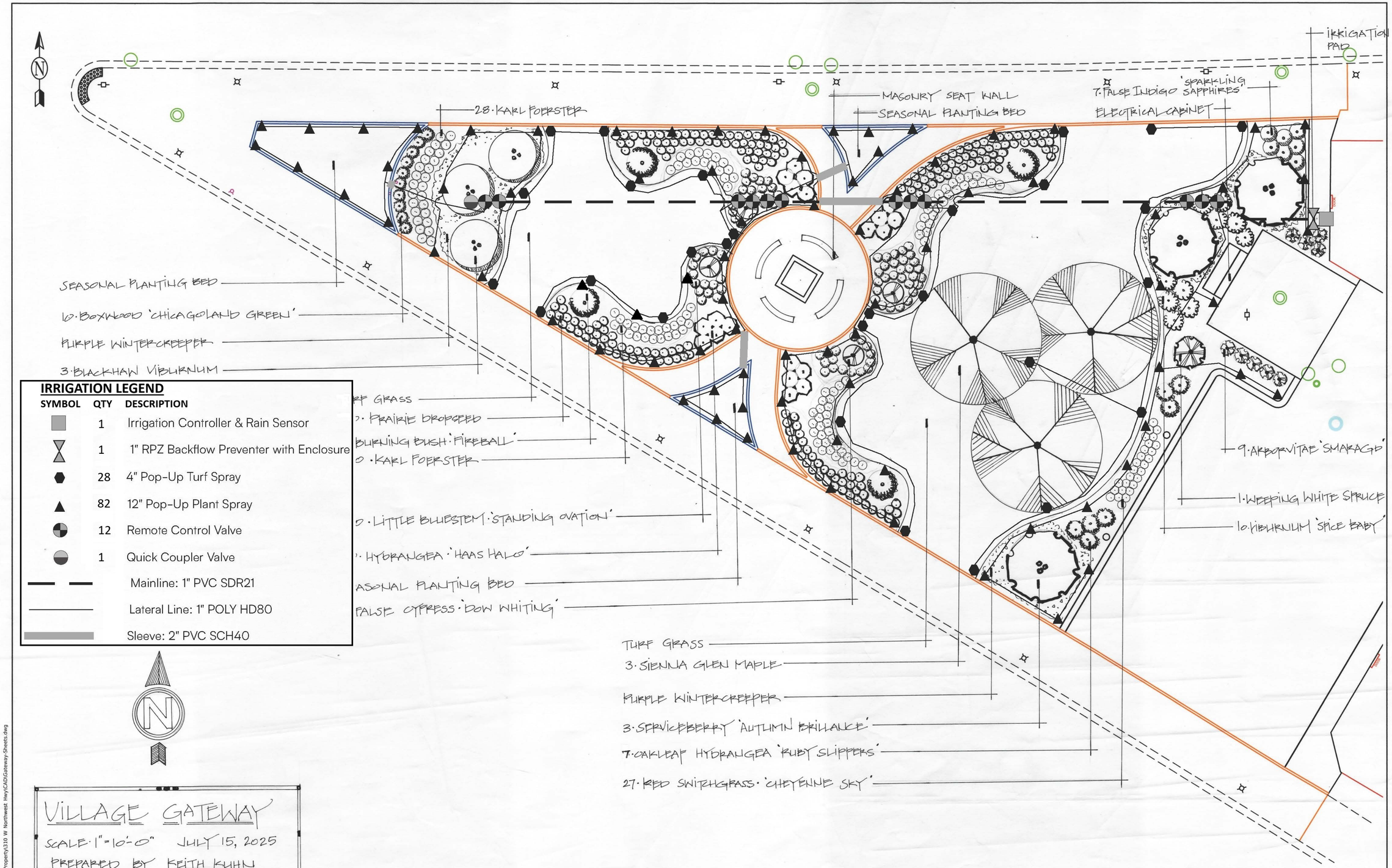
SCALE·1"=10'-0" JULY 15, 2025

PREPARED BY KEITH KUHN

H:\Engineering\Village Property\310 W Northwest Hwy\CAD\Gateway-Sheets.dwg

USER NAME = LJF	DESIGNED - EG	REVISED -	VILLAGE OF MOUNT PROSPECT	CENTRAL GATEWAY FORESTRY PLAN - 1:20 SCALE
	DRAW - LJF	REVISED -		
PLOT SCALE =	CHECKED - MPL	REVISED -		
PLOT DATE = 7/7/2025	DATE - 7/7/2025	REVISED -		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	3	1
		CONTRACT NO. N/A		
	ILLINOIS			



IRRIGATION LEGEND

SYMBOL	QTY	DESCRIPTION
	1	Irrigation Controller & Rain Sensor
	1	1" RPZ Backflow Preventer with Enclosure
	28	4" Pop-Up Turf Spray
	82	12" Pop-Up Plant Spray
	12	Remote Control Valve
	1	Quick Coupler Valve
		Mainline: 1" PVC SDR21
		Lateral Line: 1" POLY HD80
		Sleeve: 2" PVC SCH40

VILLAGE GATEWAY

SCALE: 1"=10'-0" JULY 15, 2025

PREPARED BY KEITH KUHN

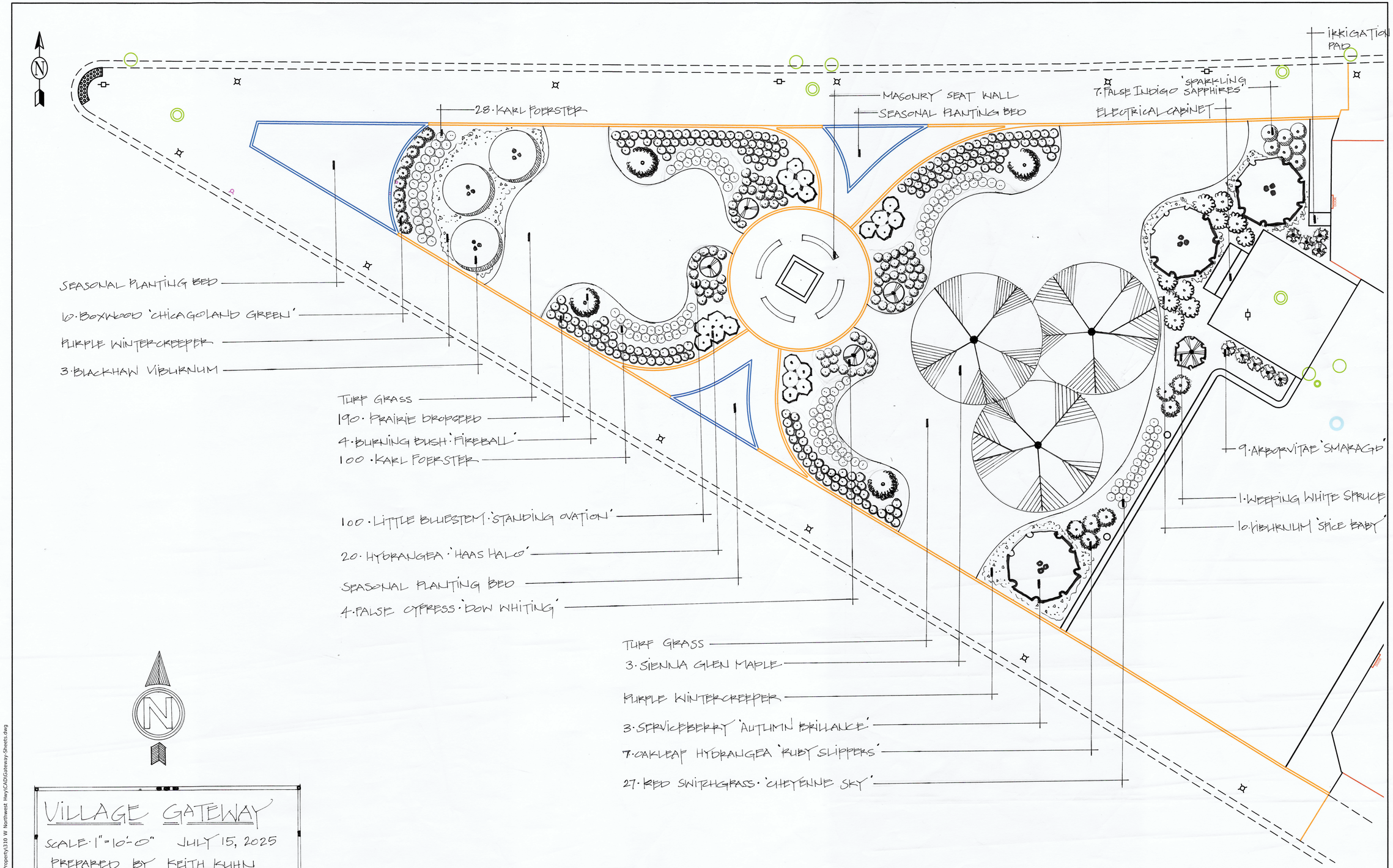
H:\Engineering\Village Property\310 W Northwest Hwy\CAD\Gateway-Sheets.dwg

USER NAME = LJF	DESIGNED - EG	REVISED -	VILLAGE OF MOUNT PROSPECT
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 7/7/2025	DATE - 7/7/2025	REVISED -	

CENTRAL GATEWAY
FORESTRY PLAN - 1:20 SCALE

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	3	1
		CONTRACT NO. N/A		
	ILLINOIS			



VILLAGE GATEWAY

SCALE: 1"=10'-0" JULY 15, 2025

PREPARED BY KEITH KUHN

H:\Engineering\Village Property\310 W Northwest Hwy\CAD\Gateway-Sheets.dwg

USER NAME = LJF	DESIGNED - EG	REVISED -	**VILLAGE OF MOUNT PROSPECT**
	DRAW - LJF	REVISED -	
PLOT SCALE =	CHECKED - MPL	REVISED -	
PLOT DATE = 7/7/2025	DATE - 7/7/2025	REVISED -	

CENTRAL GATEWAY
FORESTRY PLAN - 1:20 SCALE

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	3	1
		CONTRACT NO. N/A		
	ILLINOIS			

Central Gateway Plaza Project	
Budget	
9/10/2025	
Total Budget	$1,425,000.00
Task	Actual Cost / ***Estimate***
Demo	$186,692.00
Clock	$259,650.00
Landscape	$107,250.00
Brick	$198,675.00
Site Work	$312,682.00
Electric	***$15,000.00***
Electric Cabinet	$9,850.00
Landscape/Lighting Plan	$1,000.00
Refuse Enclosure	***$26,000.00***
ComEd Relo	***$40,000.00***
Total	$1,156,799.00
Balance:	$268,201.00
	Denotes actual costs.
Bold Italics	Denotes estimated costs.

Item Cover Page

Subject	**A RESOLUTION APPROVING AN EASEMENT AGREEMENT FOR PROPERTY LOCATED AT 3401 S. BUSSE ROAD**
Meeting	September 16, 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 an easement agreement for the property located at 3401 S. Busse Road. The Plat of Easement, incorporated and would be approved as 'Exhibit A' of the agreement, establishes an easement area granting perpetual, maintenance easement located on, across, and over real property owned by 3401 Busse, LLC for the installation and maintenance of a Village Gateway Sign along with an area immediately surrounding the Gateway Sign that may include signage, planters, plants, decorations, and lighting by the Village within the easement area.

Attached is the easement agreement which contains the plat as an exhibit, which also includes the appropriate signature blocks. Staff has reviewed the plat and found it to be prepared according to all Village codes and requirements.

Discussion

Alternatives

1. Approve the resolution approving an easement agreement for the property located at 3401 S. Busse Road.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approval of the easement agreement for the property located at 3401 S. Busse Road.

Attachments

1. Resolution Approving an Easement Agreement
2. Village of Mount Prospect_Bulider's Asphalt Easement Agreement

RESOLUTION NO.

A RESOLUTION APPROVING AN EASEMENT AGREEMENT BETWEEN THE VILLAGE OF MOUNT PROSPECT AND 3401 BUSSE, LLC FOR THE INSTALLATION AND MAINTENANCE OF A VILLAGE GATEWAY SIGN

3401 S. Busse Road, Mount Prospect, IL 60056

WHEREAS, the Village of Mount Prospect (the "Village") seeks to enhance community identity and aesthetics through the installation and maintenance of a Village Gateway Sign and related improvements (the "Gateway Sign" and "Gateway Sign Area"); and

WHEREAS, 3401 Busse, LLC ("3401 Busse") is the fee simple owner of certain real property located adjacent to South Busse Road near Interstate 90, legally described in the Easement Agreement; and

WHEREAS, 3401 Busse has agreed to grant the Village a perpetual, non-exclusive maintenance easement (the "Easement") on, over, and across a portion of its property to allow for the installation, access, and maintenance of the Gateway Sign and Gateway Sign Area; and

WHEREAS, the Parties have negotiated an Easement Agreement (the "Agreement"), a copy of which is attached hereto as **Exhibit A**, setting forth the terms and conditions of said Easement; and

WHEREAS, the corporate authorities of the Village of Mount Prospect find it to be in the best interests of the Village and its residents to enter into and approve the Agreement.

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

SECTION ONE: The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

SECTION TWO: The Easement Agreement between the Village of Mount Prospect and 3401 Busse, LLC, substantially in the form attached hereto as **Exhibit A**, is hereby approved.

SECTION THREE: The Village President and Village Clerk are hereby authorized and directed to execute and attest said Easement Agreement on behalf of the Village.

SECTION FOUR: Village staff is authorized and directed to take all steps necessary to carry out the terms and purposes of the agreement.

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED this ___ day of September, 2025

_____
Paul Wm. Hoefert
Village Mayor

ATTEST:

_____
Karen Agoranos
Village Clerk

EASEMENT AGREEMENT
Mount Prospect Gateway Signage Easement
(Village of Mount Prospect and 3401 Busse, LLC)

This EASEMENT AGREEMENT ("Agreement"), entered into this ___ day of _____, 2025 between 3401 Busse, LLC, an Illinois limited liability company ("3401 Busse") and the Village of Mount Prospect (the "Village"), provides for a perpetual, maintenance easement located on, across and over real property owned by 3401 Busse for the installation and maintenance of a Village Gateway Sign ("Gateway Sign") along with an area immediately surrounding the Gateway Sign that may include signage, planters, plants, decorations and lighting ("Gateway Sign Area") by the Village within the Easement Area described below, and under the terms and conditions set forth in this Agreement. The maintenance easement is referred to as the "Easement". (The Village and 3401 Busse are at times referred to herein individually as a "Party" and collectively as the "Parties".)

NOW, THEREFORE, in consideration of the commitments, obligations and mutual covenants contained herein and other good and adequate consideration, the sufficiency of which is acknowledged, the Village and 3401 Busse agree as follows:

EASEMENT TERMS

1. **Project.** The Village seeks to install a Gateway Sign along with the Gateway Sign Area, to be installed and maintained by the Village within the Easement Area (the "Project"). The area of land that comprises the Easement is legally defined below and is at times referred to as the "Easement Area", as shown in the Plat of Easement as prepared by Terra Engineering Ltd. and dated July 1, 2025, a copy of which is attached hereto to as **Exhibit "A"** and made a part hereof. The purpose of the Project is to install and maintain a sign and an immediately surrounding area that provides attractive and welcoming greetings to the Village.

2. **Easement Area Legal Description.** 3401 Busse is the fee simple owner of certain real property which is located adjacent to South Busse Road near Interstate 90 and is legally described as follows

> THAT PART OF LOT 1 IN GARLAND'S LOT 1 RESUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 1 IN GARLAND C. RICHARDSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. DISCRIBED AS FOLLOWS:
>
> BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING ALSO A POINT ON THE EASTERLY LINE OF SOUTH BUSSE ROAD, AS MONUMENTED AND OCCUPIED; THENCE NORTH 03 DEGREES 18 MINUTES 45 SECONDS WEST ALONG SAID EASTERLY LINE, 46.03 FEET TO A POINT ON A LINE 46.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 42 MINUTES 01 SECOND EAST ALONG SAID PARALLEL LINE, 35.23 FEET; THENCE SOUTH 01 DEGREE 17 MINUTES 59 SECONDS EAST, 46.00 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 42 MINUTES 01 SECOND WEST ALONG SAID SOUTH LINE, 33.61 FEET TO THE POINT OF BEGINNING.
>
> SAID EASEMENT CONTAINING 1,583 SQUARE FEET, OR 0.036 ACRES, MORE OR LESS.

3. **Authority.** The Village represents and warrants to 3401 Busse, as a material inducement for 3401 Busse entering into this Agreement, that the Village has the full and unconditional authority to enter into this Agreement. 3401 Busse represents and warrants to the Village, as a material inducement for the Village entering

into this Agreement, that 3401 Busse has the full and unconditional authority to enter into this Agreement.

4. **Easement Grant.** 3401 Busse grants to the Village the Easement and all of the easement rights and obligations set forth in this Agreement for the installation and maintenance of the Gateway Sign and the Gateway Sign Area for the benefit of both the Village and the general public. 3401 Busse and the Village agree to comply with the terms of this Agreement.

A. Easement. 3401 Busse, for itself and its successors and assigns, conveys and grants to the Village, its successors and assigns a perpetual non-exclusive easement over, across and on the Easement Area for the installation and maintenance of the Gateway Sign and the Gateway Sign Area by the Village or the Village's agents or representatives in accordance with the terms of this Agreement. This Easement and other rights conferred to the Village by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the Parties and their respective successors and assigns. Regarding the Easement and the permanent easement rights granted by 3401 Busse to the Village, the Parties further agree as follows:

1) All rights, title and interest in and to the Easement, which may be used and enjoyed without materially interfering with the rights conveyed by this Agreement to the Village, are reserved to 3401 Busse; provided, however, that 3401 Busse shall not itself, or grant any rights to another person or entity, to use or occupy the Easement Area or install, construct, reconstruct, place, replace, maintain, rehabilitate, operate and/or repair any structures, improvements or other components within the Easement Area, which causes or is likely to cause damage to or interference with the Gateway Sign. If 3401 Busse damages the Gateway Sign or other property belonging to the Village within the Easement Area and fails to repair or restore the Village's property damaged by 3401 Busse within fifteen (15) calendar days after receipt of written notice from the Village, then the Village may utilize its own forces or a third party to repair and restore the property, and 3401 Busse shall pay for all of the reasonable repair and restoration costs incurred by the Village within thirty (30) calendar days after 3401 Busse's receipt of a written demand for payment from the Village.

2) If Village actions related to the installation and/or maintenance of the Gateway Sign and/or the Gateway Sign Area result in damage to 3401 Busse's real or personal property, the Village, at its expense, shall be responsible for the costs to restore, repair or replace such real or personal property to its/their original, existing condition immediately prior to such damage. If the Village fails to repair or restore 3401 Busse's property damaged by the Village within fifteen (15) calendar days after receipt of written notice from 3401 Busse, then 3401 Busse may utilize its own forces or a third party to repair and restore the property, and the Village shall pay for all of the reasonable repair and restoration costs incurred by 3401 Busse within thirty (30) calendar days after the Village's receipt of a written demand for payment from 3401 Busse.

3) Notwithstanding the foregoing, the rights and Easement granted to the Village under this Agreement are subject to those rights granted to others prior to the date of this Agreement, whether such rights are of record, or exist as a result of prior or continued use, including without limitation the rights of any utilities and utility providers to use and access of the Easement Area.

B. Access to Easement. The Village and its officials, employees, agents, consultants and contractors shall be permitted to access the Easement on an as-needed basis for purposes of maintaining,

repairing and/or replacing the Gateway Sign and/or the Gateway Sign Area as necessary. In accessing the Easement, the Village and its employees, agents, consultants and contractors shall not block 3401 Busse's access to its property or interfere with its activities and operations.

C. Maintenance of the Gateway Sign and the Gateway Sign Area. Maintenance of the Gateway Sign and any landscaping of the Gateway Sign Area shall be the Village's exclusive responsibility.

D. Restoration of Property Due to Construction or Maintenance of the Gateway Sign. The Village shall be responsible for restoring 3401 Busse property damaged during the Gateway Sign installation or maintenance of the Gateway Sign or the Gateway Sign Area, including any grass and landscaping on 3401 Busse's property.

5. **No Charge for Easement.** 3401 Busse agrees to not charge the Village an easement fee for the Easement granted to the Village under this Agreement.

6. **No Other Obligations**. Except as specifically provided in this Agreement, no Party shall have any other obligation to the other Party.

7. **Village's Use of the Easement**. The following general conditions shall apply to the Village's use of the Easement:

A. No Conflict with 3401 Busse's Uses. The Village's use of the Easement shall be conducted in a manner that does not conflict or interfere with 3401 Busse's current operations in the area surrounding the Easement or with any utilities running through or under the Easement Area.

B. No Liens. The Village agrees to not cause or permit any lien (including, without limitation, any mechanic's lien) or claim for lien to be filed or asserted against 3401 Busse or the Easement or any interest therein, whether such lien or claim for lien results from or arises out of any act or omission of the Village or its officials, employees, agents and contractors. In the event any such lien or claim for lien is issued or filed, the Village, at its cost, will immediately remedy and obtain a release of the lien or claim, and, if necessary, shall file the release of lien or claim with the Cook County Clerk's Office.

C. Access. Except in the event of an emergency, the Village shall provide 3401 Busse with at least seven (7) calendar days prior written notice of the dates and times it intends to perform any work associated with the Gateway Sign or the Gateway Sign Area. In addition, the Village shall be responsible for: (i) ensuring that any work it conducts associated with this Agreement does not infringe on or interrupt Builder's Asphalt activities (unless provided for by this Agreement); and (ii) taking all appropriate safety measures, that might be needed to ensure that 3401 Busse personnel are not at an increased risk for injury because of any work associated with the Gateway Sign.

D. Parking. During the installation of the Gateway Sign and the maintenance of the Gateway Sign and the Gateway Sign Area, the Village and its representatives and contractors may be allowed to temporarily park in an area on 3401 Busse's property that is mutually agreed upon by the Parties and does not impair 3401 Busse's access to its property or interfere with 3401 Busse's activities and operations, or the access, activities and operations of any tenant of the property.

E. Acceptance of Easement. The Village accepts the grant of the Easement and all the easement rights and obligations set forth in this Agreement and agrees to comply with the terms of this Agreement.

F. Term of Easement Agreement. The term of this Agreement shall continue until the Parties mutually agree in writing to terminate this Agreement.

8. **Indemnification.** The Parties agree as follows:

A. Village Obligations. The Village agrees to indemnify, defend and hold harmless 3401 Busse and its officials, employees, agents, volunteers, attorneys, contractors, tenants, successors and assigns (collectively the "3401 Busse Affiliates") from and against all claims, demands, liabilities, losses, judgments, settlements, administrative and litigation costs and expenses (including reasonable attorneys' fees) (collectively, "Claims") which arise or in any manner relate to the Gateway Sign, its installation and its maintenance, and to the Gateway Sign Area, except to the extent any Claims are attributable to 3401 Busse's or the 3401 Busse's Affiliates' willful acts or intentional misconduct.

B. 3401 Busse's Obligations. 3401 Busse agrees to indemnify and hold harmless the Village and its officials, employees, agents, volunteers, attorneys, contractors, successors and assigns (collectively the "Village Affiliates") from and against all Claims which arise or in any manner relate to the Gateway Sign or the Gateway Sign Area to the extent resulting from 3401 Busse's or the 3401 Busse's Affiliates' willful acts or intentional misconduct.

9. **Insurance.** During the term of this Agreement and before commencing any work within the Easement, the Village agrees to procure and maintain, and to require its contractors to purchase and maintain, a policy or policies of insurance, as follows:

1) Commercial General Liability (CGL) covering all contractors, subcontractors and all their subcontractors, with limits not less than One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate, covering liability for bodily injury and property damage. 3401 Busse, LLC, 3401 Busse Affiliates, Builders Asphalt, LLC, and Builders Paving, LLC shall be added as Additional Insureds on the Village's CGL policy and on the CGL policies of insurance of the Village's contractors. Excess or umbrella coverage may be obtained to meet the minimum insurance coverage levels of this subsection.

2) Workers' Compensation Insurance with Illinois statutory limits.

3) Notification of Parties' Insurers; Additional Insured Status. At 3401 Busse's request, the Village shall provide copies of certificate(s) of insurance, insurance policies and endorsements issued by its insurer(s) showing annual premiums paid in full that conform to its obligations in this Agreement. Copies of the certificates of insurance and endorsements, and any annual renewals of such certificates and endorsements (if applicable), for the Village shall be delivered to 3401 Busse upon written request by 3401 Busse, and such certificates of insurance and endorsements shall be incorporated by reference into this Agreement and made a part thereof. The Village shall also provide copies of its contractors' insurance certificates to 3401 Busse prior to any of the Village's contractors performing any work within or accessing the Easement Area.

D. Insurance Coverage. Each Village insurance policy required by this Agreement must be endorsed to state that coverage will not be suspended, voided, cancelled or reduced in coverage

or in limits except after ten (10) calendar days prior written notice to 3401 Busse by certified mail, return receipt requested. The Village agrees to not allow its insurance coverage to lapse or to be suspended, voided, cancelled or reduced, and further agrees to take immediate action to secure replacement insurance.

10. **Reporting.** In the event of a claim, demand, lawsuit or other action filed against either Party and/or its officials, employees, agents, attorneys and volunteers relating to any matter covered by this Agreement, the Party shall immediately notify, in writing, the other Party. Any failure to comply with reporting provisions of any policy by a Party shall not affect coverage and the indemnification and defense obligations under this Agreement.

11. **Assignment.** This Agreement, and the rights and obligations of the Parties set forth in this Agreement, shall be binding upon and inure to the benefit of the Parties and their respective successors, personal representatives and assigns, subject to prior written notice to the other Party and written confirmation from the assignee that he/she/it assumes all of the obligations of its assignor under this Agreement.

12. **Entire Agreement**. The terms, exhibits and addenda, if any, herein contain the entire agreement between 3401 Busse and the Village regarding the subject matter hereof and fully supersedes all prior written or oral agreements and understandings between the Parties pertaining to such subject matter.

13. **Exhibits.** True and correct copies of the below Exhibit is incorporated herein and made a part of this Agreement and are identified as follows:

    Exhibit "A": The Plat of Easement as prepared by Terra Engineering, Ltd. dated July 1, 2025 (attached).

    Exhibit "B": Certificates of Insurance

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date of the last signatory below, which date shall be inserted on page 1 of this Agreement.

3401 BUSSE, LLC

By: _____

Dated:_____2025.

VILLAGE OF MOUNT PROSPECT

By:_____
Paul Wm. Hoefert
Village President

Dated:_____, 2025

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION – 3401 BUSSE, LLC

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that the above-named _____, personally known to me to be the _____ of 3401 Busse, LLC, and also known to me to be the same person whose name is subscribed to the foregoing Agreement, appeared before me this day in person and severally acknowledged that, he signed and delivered the Agreement, pursuant to authority given by 3401 Busse, LLC, as his free and voluntary act, and as the free and voluntary act and deed of 3401 Busse, LLC for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2025.

_____
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION – VILLAGE OF MOUNT PROSPECT PRESIDENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that the above-named Paul Wm. Hoefert, personally known to me to be the Village President of the Village of Mount Prospect, and also known to me to be the same person whose name is subscribed to the foregoing Agreement as such Village President, appeared before me this day in person and severally acknowledged that, as such Village President, he signed and delivered the signed Agreement, pursuant to authority given by the corporate authorities of the Village of Mount Prospect, and as his free and voluntary act, and as the free and voluntary act and deed of the corporate authorities of the Village of Mount Prospect, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2024.

_____
Notary Public

Exhibit "A"

**Plat of Easement as prepared by Terra Engineering, Ltd.
and dated July 1, 2025**

(attached)

PLAT OF EASEMENT

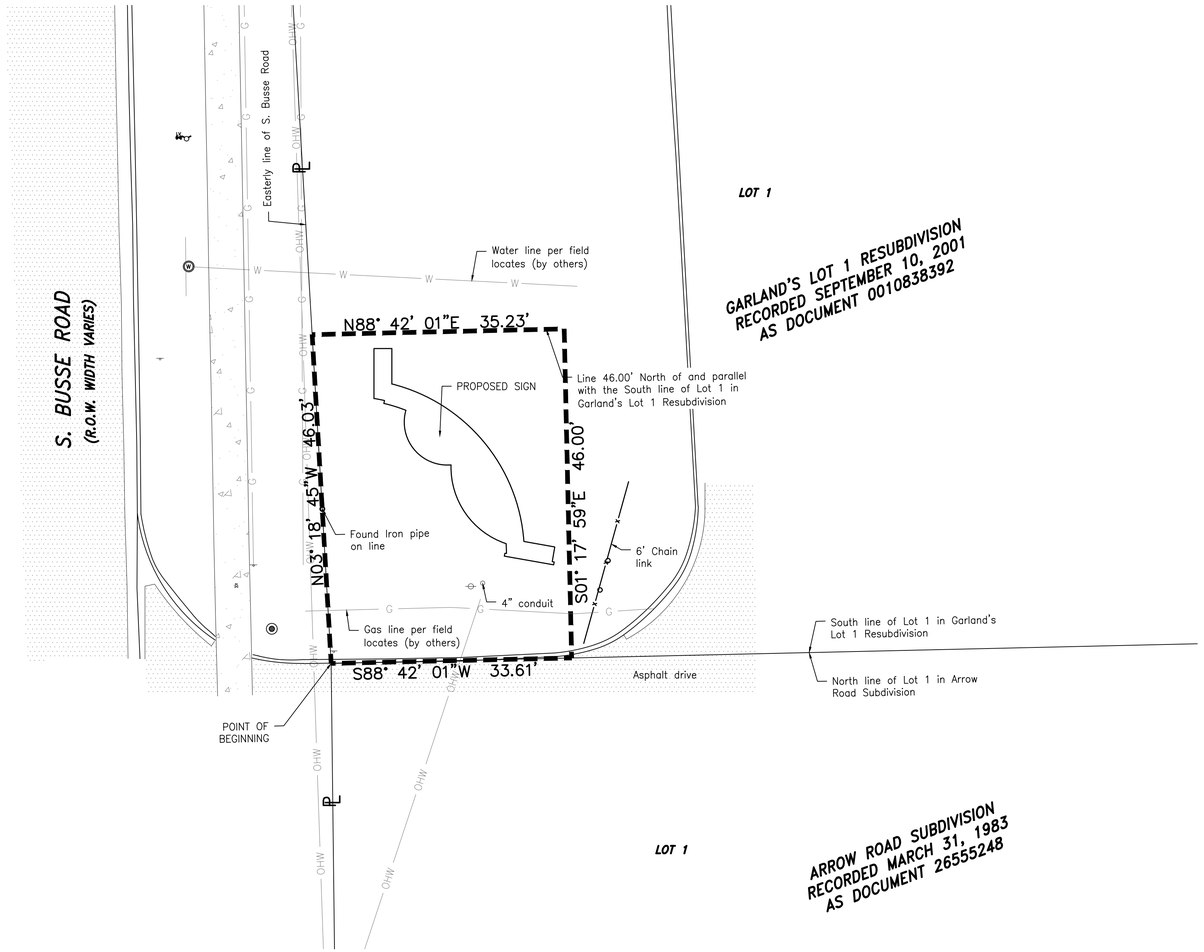
GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- EASEMENT AREA
- TRAFFIC DIRECTION
- FOUND PK NAIL
- FOUND REBAR
- SET IRON ROD/PIPE
- SET MAG NAIL
- SET/FOUND CUT CROSS
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- COMBINATION SEWER
- SANITARY SEWER
- STORM SEWER
- W WATER LINE
- G GAS LINE
- COM COMMUNICATION LINE
- T TELEPHONE LINE
- ATT AT&T LINE
- OHW OVERHEAD WIRE LINE
- COMED COMED ELECTRIC LINE
- E UNDERGROUND ELECTRIC LINE
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CURB INLET
- CATCH BASIN
- AREA DRAIN
- UTILITY POLE
- POWER POLE W/LIGHT
- POWER POLE W/TRANSFORMER
- LIGHT POLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- BUFFALO BOX
- WATER VALVE
- TREE-DECIDUOUS
- TREE-EVERGREEN
- BUSH
- POST
- SIGN
- BOLLARD
- SPRINKLER
- CLEANOUT



LEGAL DESCRIPTION:

THAT PART OF LOT 1 IN GARLAND'S LOT 1 RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 1 IN GARLAND C. RICHARDSON'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER BEING ALSO A POINT ON THE EASTERLY LINE OF SOUTH BUSSE ROAD, AS MONUMENTED AND OCCUPIED; THENCE NORTH 03 DEGREES 18 MINUTES 45 SECONDS WEST ALONG SAID EASTERLY LINE, 46.03 FEET TO A POINT ON A LINE 46.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 42 MINUTES 01 SECOND EAST ALONG SAID PARALLEL LINE, 35.23 FEET; THENCE SOUTH 01 DEGREE 17 MINUTES 59 SECONDS EAST, 46.00 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 42 MINUTES 01 SECOND WEST ALONG SAID SOUTH LINE, 33.61 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 1,583 SQUARE FEET, OR 0.036 ACRES, MORE OR LESS.

3401 Busse, LLC grants to the Village of Mount Prospect and any of its agents, representatives and employees a perpetual access and maintenance easement over, on, and across the easement area as depicted on this Plat of Easement for the purpose of maintaining the signage area in the easement area.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

_____, hereby certifies that it is the owner of the property described hereon and as such owner has caused said property to be surveyed for the purpose of granting an easement for signage as shown and depicted on plat hereon in witness thereof said _____, has caused this certificate to be signed by its duly authorized managing member on it's behalf on this

_____ day of _____ A.D. 20 ____ .

By: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

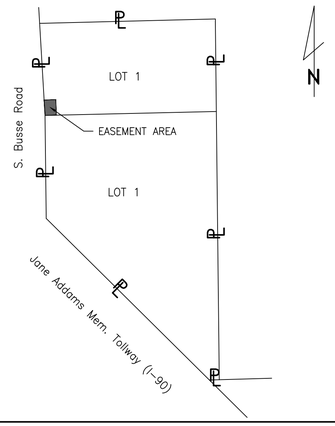
I, _____, a Notary Public in and for said county, in the state aforesaid, do hereby certify that _____, are personally known to me to be as such owner(s), appeared before me this day in person and acknowledged that he/they signed and delivered the plat of his/their as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notorial Seal

This ____ day of _____, A.D., 20___.

Notary Public: _____

TOTAL HOLDING DETAIL (N.T.S.)



General Notes:

1. All dimensions are given in feet and decimal parts thereof.
2. All bearings and distances are based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011 adjustment), GPS derived.
3. Elevations are not a part of this project.
4. No dimensions shall be derived from scale measurement.

The accompanying plat is a scaled representation of the physical situation which was found in the field and shows the location of visible evidence of utilities which was found at the time of the field survey of these premises; underground lines are based on supplied plans, unless otherwise specified. No attempt has been made as part of this survey to excavate, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

PREPARED FOR:
The Village of Mount Prospect
Dept. of Community Development
50 S. Emerson Street
Mount Prospect, IL 60056

MAIL TO:
Mercedes Miley, AIA
Farr Associates
53 W. Jackson Blvd.
Suite 650
Chicago, IL 60604

STATE OF ILLINOIS
COUNTY OF COOK

We, Terra Engineering, Ltd., Illinois Professional Design Firm 184-003610, hereby certify that the property hereon described was surveyed under the direct supervision of an Illinois Professional Land Surveyor and that this Professional Service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal in Chicago, Illinois, this 9th day of July, 2025.

Terra Engineering, Ltd.

PRELIMINARY

LEA ANN GRAVES, ILLINOIS LAND SURVEYOR NO. 3834
LICENSE EXPIRATION 11-30-2026

Field work completed June 16, 2025.

PROFESSIONAL LAND SURVEYOR
LEA ANN GRAVES
35-3834
CHICAGO
STATE OF ILLINOIS

#	Date	Description
1	07-09-25	Issued

TERRA ENGINEERING LTD.
225 W. Ohio Street
4th Floor
Chicago, IL 60654
TEL: (312) 467-0123
FAX: (312) 467-0220
www.terraengineering.com
ILLINOIS PROFESSIONAL DESIGN FIRM 184-003610

Project Information
PROJECT #: 24-280
DRAWN BY: MAW
CHECKED BY: TEB
APPROVED BY: LAG
CLIENT:
FARR ASSOCIATES
53 W. JACKSON STREET
SUITE 650
CHICAGO, IL 60604

MT. PROSPECT GATEWAY SIGNAGE
3401 S. BUSSE ROAD
MT. PROSPECT, IL

1 of 1

Jul 09, 2025 - 5:11pm
V:_2024\(24-280-001) Mt. Prospect Gateway Signage Busse Easement\SURVEY\DRAWING\24-280 Mt Prospect Gateway Signage EASEMENT.dwg
LeaAnnG

Exhibit "B"

**Copies of certificate(s) of insurance,
insurance policies and endorsements for 3401 Busse, LLC
and the Village of Mount Prospect**

(incorporated by reference)

IRMA

INTERGOVERNMENTAL RISK MANAGEMENT AGENCY

The Risk Management Solution for Local Government

Certificate of Coverage

Name and Address of Agency	Name and Address of Member
IRMA 999 Oakmont Plaza Drive, Suite 310 Westmont, IL 60559 (708) 562-0300	Village of Mount Prospect 50 S. Emerson Street Mount Prospect, IL 60056

Scope of Coverage

This certificate is issued as a matter of information only and confers no rights upon the recipient. This certificate does not amend, extend or alter the coverages provided to the member named above. IRMA is a joint municipal risk pool established by contracting units of local government pursuant to Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act, 5 ILCS 220/ et. seq. This is to certify that the member named above is in good standing with the pool and coverages listed below are provided by IRMA to the member named above for the Coverage Term indicated. This coverage is subject to all terms and conditions of the IRMA Bylaws and all terms, provisions and exclusions of the Coverage Documents, and any applicable contract(s) of commercial insurance.

Scope of Coverage	Coverage Document	Coverage Dates	Limits Each Occurrence
General Liability ☒ Commercial general liability (occurrence based) ☐ Liquor Liability ☒ General Aggregate	2025IRMA-GL	11/1/2024-11/1/2025	Bodily Injury and Property Damage Combined $1,000,000 $2,000,000
Auto Liability ☐ Any auto			
Workers' Compensation	SP 4067427	11/1/2024-11/1/2025	Statutory
Employer's Liability	SP 4067427	11/1/2024-11/1/2025	$1,000,000
First Party Property			
Other			

Description of Operations/Locations/Vehicles/Special Items

Evidence of coverage for the easement agreement between 3401 Busse, LLC and the Village of Mount Prospect for perpetual maintenance easement of Village Gateway Sign.

Certificate Holder	Date Issued:
3401 Busse, LLC	Authorized Representative, Margo Ely

Certificate of Coverage continuation

Date: August 27, 2025

Name and Address of Member:	Certificate Holder:
Village of Mount Prospect 50 S. Emerson Street Mount Prospect, IL 60056	3401 Busse, LLC

Additional Insured Status:

3401 Busse, LLC, 3401 Busse Affiliates and Builders Asphalt, LLC are named as an additional insured on the general liability, but only with respect to the Village's liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by the Village's acts or omissions or the acts or omission of those acting on the Village of Mount Prospect's behalf. Additional insured status does not extend to the negligence of the Certificate Holder.

The coverage afforded the additional insured only applies to the extent permitted by law; and if the coverage provided to the additional insured is required by contract or agreement, the coverage afforded to the additional insured will not be broader than which is required by the contract or agreement to provide to the additional insured. The most we will pay on behalf of the additional insured is the amount of coverage required by the contract or agreement or the limit available under the applicable Limits of Coverage shown in the Declarations, whichever is less.

This certificate does not increase the applicable Limits of Coverage shown in the Declarations.

Item Cover Page

Subject	**A RESOLUTION TO WAIVE THE BUILDING PERMIT AND INSPECTION FEES REQUIRED FOR THE DIMEO BROTHERS REDEVELOPMENT PROJECT FOR PROPERTY LOCATED AT 2400 EAST OAKTON STREET, MOUNT PROSPECT, ILLINOIS 60056**
Meeting	September 16, 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

DiMeo Brothers, Inc. (the DiMeo Brothers) is a construction company currently located in Elk Grove looking to relocate to 2400 Oakton Street in Mount Prospect. The property at 2400 Oakton Street is currently vacant. The DiMeo Brothers have been working towards obtaining a building permit to develop the site since 2023. On February 6, 2024, the Village granted Conditional Use approval to construct a 29,600-sf combined office/warehouse building, and a contractor's storage yard, including the outdoor storage of construction materials, construction equipment, and construction vehicles.

The property at 2400 Oakton Street is a complex site to develop as it has several challenging features and requires additional approvals not needed for typical developments:

- The site was crossed by Nicor and ComEd. The DiMeo Brothers have worked with both Nicor and ComEd, and both easements have been vacated.
- The only driveway access is off Oakton Street, which is under jurisdiction of the Illinois Department of Transportation (IDoT).
- The receiving sanitary sewer system is owned and maintained by Elk Grove Township (EGT). Approval has been obtained from EGT for their proposed sanitary service connection.
- Higgins Creek flows along the north and east side of the site. Because the proposed development involves work within the floodway of Higgins Creek, permits are required from both the Illinois Department of Natural Resources/Office of Water Resources (IDNR/OWR) and from the Metropolitan Water Reclamation District of Greater Chicago (MWRD). In addition, MWRD approval is also required for the sanitary service and the stormwater management facilities. Both the IDNR/OWR and MWRD permits have been issued.
- Because the floodplain of Higgins Creek covers much of the existing site, a portion of the site must be elevated to create a building pad above the base flood elevation. The

design for elevating the building pad was recently approved and a Conditional Letter of Map Revision (CLOMR) issued by the Federal Emergency Management Agency (FEMA) prior to beginning work on the building. The design was recently reviewed and approved, making the building permit ready to issue.

The challenges noted above have made this a particularly difficult site to develop. Developers have shown interest over the years, all but the DiMeo Brothers passed when learning of these difficulties. Addressing these difficulties has made this an expensive site to develop. It is estimated that the sitework cost $2.75-million, $1-million of which would be to provide underground concrete chambers providing 2.8 ac-ft (121,900 cf) of stormwater detention storage plus 4.1 ac-ft (178,700 cf) floodplain compensatory storage. It should be noted that building permit fees are based on the total cost of construction for the building, these issues are contributing factors.

In recognition of the unusual burdens necessary to develop this site, staff recommends that the Village waive the building permit and inspection fees in the amount of $88,440.00 in addition to the previously waived Site Construction Fees ($91,875).

Discussion

Alternatives

1. Pass a resolution waiving the Building Permit and Inspection Fees required for the DiMeo Brothers redevelopment project for property located at 2400 E. Oakton Street.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board pass a resolution to waive the Building Permit and Inspection Fees ($88,440) required for the DiMeo Brothers's office building and contractor's storage yard redevelopment project at 2400 E. Oakton Street.

Attachments

1. RESOLUTION DIMEO BROTHERS FEE WAIVER

RESOLUTION NO.

A RESOLUTION TO WAIVE THE BUILDING PERMIT AND INSPECTION FEES REQUIRED FOR THE DIMEO BROTHERS REDEVELOPMENT PROJECT FOR PROPERTY LOCATED AT 2400 EAST OAKTON STREET, MOUNT PROSPECT, ILLINOIS 60056

WHEREAS, DiMeo Brothers, Inc. (the DiMeo Brothers) is a construction company seeking to redevelop the property located at 2400 Oakton Street; and

WHEREAS, on February 6, 2024, the Village Board granted Conditional Use approval to construct a 29,600 square foot combined office/warehouse building and a contractor's storage yard; and

WHEREAS, the property at 2400 Oakton has challenging features and requires additional approvals not typically needed for redevelopments, making this a costly site to develop; and

WHEREAS, in recognition of the unusual burdens necessary to develop this site and to support economic development in South Mount Prospect, waiving the Building Permit and Inspection Fees of $88,440.00 would be beneficial.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, PURSUANT TO ITS HOME RULE POWERS:

SECTION ONE: The Board of Trustees of the Village of Mount Prospect do hereby authorize the waiver of Building Permit and Inspection Fees required for the DiMeo Brothers Redevelopment Project for the property located at 2400 East Oakton Street in the amount of $88,440.

SECTION TWO: 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 16th day of September, 2025

_____
Paul Wm. Hoefert, Mayor

ATTEST:

_____
Karen M. Agoranos, Village Clerk

Item Cover Page

Subject	**1st reading of AN ORDINANCE AMENDING CHAPTER 23, "OFFENSES AND MISCELLANEOUS REGULATIONS" WITH REGARD TO MICROMOBILITY DEVICES (ELECTRIC BIKES AND LOW SPEED ELECTRIC SCOOTERS) AND E-MOTOS"**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Presentation

Information

Over the past several years, electric bikes and electric scooters have grown in popularity. The rapid rise in the use of these electric devices (e-bikes, low-speed e-scooters, and e-moto's) has presented a significant challenge to communities throughout the region. The police department has received numerous complaints regarding children and adults riding electric devices in an unsafe manner. While these devices are eco-friendly, increasingly affordable, easy to get around on, and fun to operate, they can pose a danger if not driven in a responsible manner. The proposed ordinance addresses concerns regarding electric bikes and scooters and regulates their use.

Discussion

The Illinois Vehicle Code provides direction and defines the three separate classes of e-bikes (Class 1, Class 2, and Class 3). In August of 2024, a new state law, Public Act 103-0899, went into effect in Illinois and defined a low-speed e-scooter. While the Illinois Vehicle Code provides a general framework for e-bikes and e-scooters, it leaves critical gaps at the local level, particularly in addressing the full range of devices which are being operated on roadways. Devices range from legal e-bikes to more powerful and unregulated "e-motos". While some of the e-motos resemble e-bikes, they are far from it. An example of an e-moto would be an electric minibike. The absence of clear rules has led to a noticeable increase in unsafe behaviors, including high-speed devices being operated on sidewalks and multi-use paths by individuals of all ages, creating a direct conflict with pedestrians, bicyclists, and motorists.

As other Illinois municipalities like Highland Park, Elk Grove, Glenview, Carol Stream and Schaumburg have recognized, this issue demands a proactive and comprehensive approach. An ordinance is necessary to establish clear, enforceable rules regarding age requirements, riding locations, and safety equipment. This is not about banning these popular transportation options but rather ensuring their thoughtful and responsible integration into our Village. By

doing so, we hope to mitigate public safety risks and ensure that our Village remains a safe and welcoming community for everyone.

Listed below is a summary of the Illinois law, as it pertains to low-speed e-bikes and low-speed e-scooters.

Low-Speed Electric Bicycles (E-Bikes)

E-bikes are legally defined in the Illinois Vehicle Code (625 ILCS 5/1-140.10) and treated similarly to traditional bicycles, but with specific rules based on their respective class (Class 1, Class 2, or Class 3). A legal e-bike must have **fully operable pedals** and an electric motor **less than 750 watts** (1 horsepower).

Class	Motor Assistance Type	Maximum Assisted Speed	Minimum Rider Age
1	Pedal-assist only (motor assists only when pedaling).	20 mph	None
2	Throttle-assisted (motor can propel the device without pedaling).	20 mph	None
3	Pedal-assist only (motor assists only when pedaling).	28 mph	16 years or older

Regulation	Rule
License/Registration	Not required.
Insurance	Not required.
Riding Location	Allowed on public roadways and bike lanes.
Prohibited Areas	Prohibited on sidewalks statewide. Class 3 e-bikes may face local restrictions on shared-use paths.
Equipment	Must have a permanently affixed label stating the class, top assisted speed, and motor wattage. Required to have a white front light and a red rear reflector/light for night use.

Low-Speed Electric Scooters (E-Scooters)

Low-speed electric scooters are a specific legal class of device, separate from e-bikes.

Specification	Rule
Definition	A device weighing less than 100 pounds, with 2 or 3 wheels, handlebars, and a floorboard that can be stood upon while riding. It is powered solely by an electric motor and human power.
Max Speed	No more than 10 mph (though some local ordinances may allow up to 20 mph for "low-speed electric scooters").
Age Requirement	18 years or older is the statewide rule to operate a low-speed electric scooter.
Local Authority	Use is allowed only if authorized and regulated by the municipality or county (Public Act 103-0899, effective Aug 2024).
Riding Location	Allowed on public streets with speed limits generally not exceeding 35 mph. Cannot be ridden on State highways.
Prohibited	Generally, only one person is allowed per scooter (no passengers).

E-Motos (Out-of-Class Electric Vehicles)

E-Motos are not legally defined in the Illinois Vehicle Code as "e-bikes" and are generally considered a form of motor vehicle.

Classification	Rule
Characteristics	Electric device built on a bicycle style frame, has an electric motor exceeding 750 watts, and is capable of exceeding 20 mph on motorized propulsion alone in any mode when the throttle is engaged.
Legal Status	These devices are not low-speed e-bikes. As such, they must comply with the laws for motor-driven cycles or motor vehicles.
Licensing/Registration	The operator must have a valid driver's license, with the appropriate classification, and the vehicle must be registered, and insured like a motor vehicle.
Riding Location	Must be operated on roadways intended for automobiles, and are prohibited on bicycle infrastructure (bike lanes, shared-use, trails, etc.)

Mount Prospect isn't alone in grappling with how to safely and effectively regulate the growing use of micromobility devices. A number of municipalities throughout the Chicago metropolitan area have already passed their own ordinances to address this issue, providing valuable models for our own approach. Carol Stream, Schaumburg, Elk Grove, and Highland Park have all implemented regulations that aim to create a safe environment for pedestrians, cyclists, and motorists. The most successful of these ordinances strikes a careful balance. They recognize the value of e-bikes, e-scooters, and other devices as tools for recreation, low-cost transportation, and commuting, while also prioritizing public safety.

Balance is achieved by creating clear rules for where devices can be ridden and setting age requirements. The proposed ordinance allows Class 1 and Class 2 e-bikes (those with a maximum assisted speed of 20 mph) on roads, bike lanes, and shared-use trails. Class 3 e-bikes (those with a maximum speed of 28 mph) would be permitted on roads and bike lanes. None of the three classes of E-Bikes would be allowed on sidewalks. Similarly, low-speed e-scooters (with a maximum speed of 10 mph) would be permitted on roads, bike lanes, shared-use trails, and sidewalks, except in the designated Downtown Area, where e-scooters would not be allowed on sidewalks.

The community has experienced a notable increase in complaints related to the operation of, which has become a significant public safety and nuisance issue. To address these concerns, the proposed ordinance classifies these vehicles as motor driven cycles or motor vehicles and would require all operators to be properly licensed and the vehicles to have valid registration and insurance. This classification subjects them to the same regulations as other motor vehicles, which means, in order to be operated on a Village roadway, they are subject to all provisions of the Illinois Vehicle Code (registration, insurance, driver’s license, etc.). Lacking the requirements outlined in the Illinois Vehicle Code, these vehicles are strictly prohibited from operating within the Village. This measure will help ensure responsible use and enhance the safety of our streets for all residents.

The proposed ordinance establishes clear guidelines for these devices. To enhance visibility and safety, all e-bikes, low-speed e-scooters, and e-motos must be equipped with a functioning white front headlight and a red rear taillight for use at night. To prevent misuse and maintain a consistent regulatory framework, the ordinance prohibits any modifications to a device that would change its manufacturer's speed capability. The Village is establishing minimum age requirements for the operation of some devices; 16 years of age for low-speed

e-scooters and 16 years of age for Class 3 e-bikes. By learning from the experiences of our neighboring communities, the proposed ordinance seeks to avoid a complete ban, which would limit the convenience and accessibility these devices offer, while also mitigating the public safety concerns that arise from unregulated use. We believe our approach is a thoughtful, proactive solution that will allow our residents to enjoy and utilize these devices safely and responsibly.

Attached to this report is a draft spreadsheet from the Northwest Municipal Conference, showing a breakdown of communities throughout the area. The spreadsheet identifies what communities have e-bike and/or e-scooter ordinances, along with their regulations for each of those devices.

Several surrounding communities, such as Arlington Heights, Palatine, and Rolling Meadows are actively working with their Village Boards to establish their respective e-bike and e-scooter ordinances. Des Plaines, Wheeling, and Buffalo Grove do not have any micromobility ordinances in place.

Staff recognize the need for clear regulations to make it safer for people riding micromobility devices while also improving the safety for pedestrians that may share public spaces with these devices. We look forward to presenting this topic to the Village Board and Community at next week's Board meeting and fostering a collaborative conversation about this very important topic.

Alternatives

1. Approve an ordinance amending Chapter 23, "Offenses and Miscellaneous Regulations" with regard to micromobility devices (Electric Bikes and Low Speed Electric Scooters) and e-motos.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve an ordinance amending Chapter 23, "Offenses and Miscellaneous Regulations" with regard to micromobility devices (Electric Bikes and Low Speed Electric Scooters) and e-motos.

Attachments

1. Micromobility Regulations by Organization
2. Micromobilty Draft Ordinance

Organization	Passed	Complete Ban	eBike Classification	Speed Maximum (mph)	Age Minimum	Age Waiver if A	Place Prohibition	Driver's License	Helmet	Lights	Other Requirements or	Enforcement	Source
Burr Ridge	Yes	No					Sidewalks Bike paths Non-roadways						https://burrridge.municipalcodeonline.com/book?type=ordinances#name=35-11-1600_Electric_Bicycles_And_Scooters
Carol Stream	Yes	No			16	No	Sidewalks Bike paths Non-roadways Roadways (>35 MPH)	Yes		Yes		$50-200 fine	https://www.carolstream.org/Home/Components/News/News/1824/276
Cook County FPD	Yes	Partial	Class 1/2	15									https://fpdcc.com/things-to-do/bicycling/
Deerfield	Yes	No	Class 1/2/3		16 (Class 3)	Yes			Yes				https://www.deerfield.il.us/962/Motor-Driven-Vehicle-Regulations
DuPage County FPD	Yes	Partial	Class 1/2	20									https://www.dupageforest.org/what-we-do/news/news-releases/bike-safety-month-2025
Elk Grove Village	Yes	No			16	No	Sidewalks Roadways (>=35 MPH)	Yes				Up to $200 fine 18 and under held by police	https://www.elkgrove.org/government/police-department/community-resources/e-bikes-e-scooters
Evergreen Park	Yes	No					Sidewalks Bike paths Non-roadways Roads > 25 MPH					$100-1000 fine	https://evergreenpark-ill.com/CivicAlerts.aspx?AID=1033
Fox Lake	Yes	Partial	>10 MPH <= 10 MPH	10			Sidewalks, paths (for > 10 MPH) Roadways (> 35 MPH for <= 10 MPH)	Yes (> 10 MPH)			Insurance (>10 MPH)		https://www.foxlake.org/CivicAlerts.aspx?AID=1062
Glen Ellyn	Yes	No	Class 1/2/3		16 (Class 3)	No	Sidewalks (Downtown)						http://glenellyn.org/870/Bicycle-E-bikes-and-Scooter-Regulations
Glencoe	Yes	No	Class 1/2/3		16	No	Sidewalks Bike paths Non-roadways	Yes	Yes				https://www.villageofglencoe.org/government/departments/public_safety/escooter_and_ebike_safety.php
Glenview	Yes	Yes											https://www.glenview.il.us/index.php?section=newsroom&prrid=101
Hanover Park	Yes	No	Class 1/2/3		16	No	Sidewalks Bike paths Non-roadways Roadways (>35 MPH)					$50-500	https://www.hanoverparkillinois.org/FAQ.aspx?QID=314
Highland Park	Yes	No	Class 1/2/3		16	Yes	Sidewalks Bike paths Non-roadways	Yes	Yes	Yes		Minimum $100 fine	https://www.cityhpil.com/news_detail_T21_R1227.php
Hinsdale	Yes	Partial	Class 1/2				Sidewalks Bike paths Non-roadways				Classification label		https://cms4files.revize.com/hinsdaleil/2025%20Guide%20to%20E-Bike%20and%20E-Scooter%20updated%2005.06.2025.pdf
Huntley	Yes	No	Class 1/2/3		16 (Class 3)	No	Sidewalks					Minimum $25 fine	https://www.instagram.com/p/DKZt58ZxdoF/
Illinois	Yes	No	Class 1/2/3		16 (Class 3)	No							https://www.ilga.gov/documents/legislation/il
Kane County	Yes	Partial	Class 1/2	15									https://kanecountyconnects.com/article/KaneCountyForestPreserve-E-Bikes
Lake County	Yes	No	Class 1/2/3	20									https://www.lcfpd.org/safe-trails/
McHenry County	Yes	No	Class 1/2/3	15									https://www.mccdistrict.org/about_us/public_information/public_safety___site_rules.php
Morton Grove	Yes	No	Class 1/2/3		16	No	Class 2: Sidewalks Class 3: Sidewalks Bike paths Non-roadways		Yes		Classification label		https://www.mortongroveil.org/e-bikes/

DRAFT - NWMC

Organization	Passed	Complete Ban	eBike Classification	Speed Maximum (mph)	Age Minimum	Age Waiver if A	Place Prohibition	Driver's License	Helmet	Lights	Other Requirements or	Enforcement	Source
Park Ridge	Yes	No	Class 1/2/3		14 (Class 1/2) 16 (Class 3)	No	Sidewalks			Yes			https://www.parkridge.us/news_detail_T7_R415.php
Roselle	Yes	No	Class 1/2/3		16	No	Sidewalks					Impoundment $35	https://www.roselle.il.us/323/Personal-Use-Vehicles-and-E-Bikes
Roselle Park District	Yes	Partial	Class 1	20	16	No						Up to $250 fine	https://www.rparks.org/ebikes
Schaumburg	Yes	No			16	No	Sidewalks		Yes	Yes		Up to $500 fine Impoundment (60 days)	https://www.villageofschaumburg.com/government/transportation/bicycles/e-bike-and-e-scooter-ordinance
Streamwood	Yes	No	Class 1/2/3										
Will County	Yes	Partial	Class 1/2	15									https://www.reconnectwithnature.org/activities/biking/
Grayslake	Yes	No	Class 1/2/3				Sidewalks Bike paths						https://www.villageofgrayslake.com/875/E-Bike-and-E-Scooter-Information

NWMC
DRAFT -

Organization	Passed	Complete Ban	Classification	Speed Maximum (MPH)	Age Minimum	Age Waiver if Adult Present	Place Prohibition	Driver's License	Helmet	Lights	Other Requirements o	Enforcement	Source
Carol Stream	Yes	No			18			Yes					https://www.carolstream.org/Home/Components/News/News/1824/276
Cook County Forest Preserve	Yes	No											https://fpdcc.com/things-to-do/bicycling/
Deerfield	Yes	No		10 (Low speed)	16 (e-motor vehicles) 18 (Low speed)	Yes	Sidewalks Bike paths Public property		Yes			Minimum $100 fine Leveraged against parents of minors.	https://www.deerfield.il.us/962/Motor-Driven-Vehicle-Regulations
Elk Grove Village	Yes	No			16		Streets (> 35 MPH Speed Limit) Sidewalks	Yes		Yes		Up to $200 fine 18 and under held by police	https://www.elkgrove.org/government/police-department/community-resources/e-bikes-e-scooters
Fox Lake	Yes	No	>10 MPH <= 10 MPH		16 (>10 MPH)		Sidewalks, paths (for > 10 MPH) Roadways (> 35 MPH for <= 10 MPH)	Yes (> 10 MPH)			Insurance (>10 MPH)		https://www.foxlake.org/CivicAlerts.aspx?AID=1062
Glen Ellyn	Yes	No			18		Sidewalks (Specific)						http://glenellyn.org/870/Bicycle-E-bikes-and-Scooter-Regulations
Glenview	Yes	Yes											https://www.glenview.il.us/index.php?section=newsroom&prid=101
Grayslake	Yes	Yes											https://www.villageofgrayslake.com/875/E-Bike-and-E-Scooter-Information
Hanover Park	Yes	Yes											https://www.hanoverparkillinois.org/FAQ.aspx?QID=314
Highland Park	Yes	No		10 (Low speed)	18	Yes	Sidewalks Parking lots Bicycle paths Public property	Yes	Yes	Yes		Minimum $100 fine	https://www.cityhpil.com/news_detail_T21_R1227.php
Hinsdale	Yes	No		10	18		Roads (Specific)						https://cms4files.revize.com/hinsdaleil/2025%20Guide%20to%20E-Bike%20and%20E-Scooter%20updated%2005.06.2025.pdf
Huntley	Yes	No			18		Sidewalks Paths Roads >35 MPH						https://www.instagram.com/p/DKZt58ZxdoF/
Illinois	Yes	No		10	18								https://www.ilga.gov/documents/legislation/ilcs/documents/062500050K11-1518.htm
Morton Grove	Yes	No	10 (Low-Speed) >10 (Full-speed)		18 (Low-Speed) 16 (Full-Speed)		Full-speed: Sidewalks Low-speed: Roadways	Yes					https://www.mortongroveil.org/e-bikes/

DRAFT - NWMC

eScooter Regulations

Organization	Passed	Complete Ban	Classification	Speed Maximum (MPH)	Age Minimum	Age Waiver if Adult Present	Place Prohibition	Driver's License	Helmet	Lights	Other Requirements or	Enforcement	Source
Roselle	Yes	No			18		Roads > 35 MPH			Yes		Impoundment $35 fine	https://www.roselle.il.us/323/Personal-Use-Vehicles-and-E-Bikes
Roselle Park District	Yes	Yes										Up to $250 fine	https://www.rparks.org/ebikes
Schaumburg	Yes	No		10			Streets (Speed) Sidewalks		Yes			Up to $500 fine Impoundment (60 days)	https://www.villageofschaumburg.com/government/transportation/bicycles/e-bike-and-e-scooter-ordinance

NWMC DRAFT -

DRAFT Ordinance No.

AN ORDINANCE AMENDING CHAPTER 23, "OFFENSES AND MISCELLANEOUS REGULATIONS" WITH REGARD TO MICROMOBILITY DEVICES (ELECTRIC BIKES AND LOW-SPEED ELECTRIC SCOOTERS) AND E-MOTOS

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, 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.

SECTION ONE: Chapter 23, "Offenses and Miscellaneous Regulations" of the Mount Prospect Village Code shall be amended to add Section 23.121 as follows:

23.121: MICROMOBILITY DEVICES (ELECTRIC BIKES AND LOW SPEED ELECTRIC SCOOTERS) AND E-MOTOS:

A. DEFINITIONS.

Bike Lane: As defined in 605 ILCS 30/4, a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited.

E-Moto: This term is not officially recognized in the Illinois Vehicle Code, however as it relates to this Section, E-Moto applies to all electric powered devices built on a bicycle- style frame equipped with one or more operating modes and a throttle, having an electric motor with a power output exceeding 750 watts, and is capable of exceeding 20 mph using only the throttle. While these types of devices are not specifically defined by the Illinois Vehicle Code, depending on their design and motor size, they would either be classified by the Illinois Vehicle Code as motor vehicles or motor driven cycles. Both of which would require the same registration, insurance, and

licensing requirements as other vehicles on the roadway. Some examples of E-Motos would be E-dirt bikes and E-mini bikes.

Human-Powered Bicycle: As defined in 625 ILCS (5/1410.10), a human-powered device, with 2 or more wheels not less than 12 inches in diameter, operable pedals, and designated seats for the transportation of one or more persons.

Low Speed Electric Bicycles: Is hereby defined in 625 ILCS 5/1410.10, and may be amended from time to time, and is currently set forth as follows:

- **Class 1 E-Bike:** A low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 20 mph.

- **Class 2 E-Bike:** A low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bicycle and that is not capable of providing assistance when the bicycle reaches a speed of 20 mph.

- **Class 3 E-Bike:** A low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 mph

A low-speed electric bike is not a moped or a motor driven cycle.

Low-Speed E-Scooter: Is hereby defined in 625 ILCS 5/1-140.11, and may be amended from time to time, and is currently set forth as follows:

> A device weighing less than 100 pounds, with 2 or 3 wheels, handlebars, and a floorboard that can be stood upon while riding, that is solely powered by an electric motor and human power, and whose maximum speed, with or without human propulsion, is no more than 10 mph. Low speed E-Scooter does not include a moped or motor-driven cycle.

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Motorized Wheelchair: As set forth in 625 ILCS 5/1-148.3, any self-propelled vehicle, including a three-wheeled vehicle, designed for and used by a person with disabilities, that is incapable of a speed in excess of 8 mph on level ground.

Roadway: That portion of a highway improved, designed, or ordinarily used for vehicular travel.

Shared-Use Path: As defined in 605 ILCS 30/4.1**,** A completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.

Sidewalk: The portion of a street between the curb lines or the lateral lines of a roadway, and the adjacent property lines, intended for the use of pedestrians.

Toy Vehicle: Any battery-powered ride on toy that is designed to not exceed 10 mph; that includes any of wheels, handlebars, steering wheel, seat, or platform; and is designed for children under the age of eight years (including, as an example Razor Kick Start scooters and Power Wheels).

SECTION TWO: Chapter 23, "Offenses and Miscellaneous Regulations" of the Mount Prospect Village Code shall be amended to add Section 23.122 as follows:

23.122:GENERAL OPERATION OF E-BIKES AND LOW-SPEED E-SCOOTERS

A. E-BIKES:

1. Reckless Operation - No person shall operate an E-Bike in such a manner that shows a willful or wanton disregard for the safety of people or property.
2. No person may operate an E-Bike while carrying a package, bundle, or article in a manner that prevents the operator from keeping both hands upon the handlebars.
3. No person may operate an E-Bike while under the influence of alcohol and/or drugs.
4. No E-Bike shall be used to carry more than one (1) person unless the E-Bike is specifically designed for more than one (1) person.

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5. As specified in 625 ILCS 5/11-1517, all E-Bikes are required to have a label, from the manufacturer, permanently affixed to the E-Bike in a prominent location. The label shall contain the bike's classification (Class 1, Class 2, or Class 3), its top assisted speed, and its motor wattage.

B. E-SCOOTERS:

1. Reckless Operation - No person shall operate a low-speed E-Scooter in such a manner that shows a willful or wanton disregard for the safety of people or property.
2. A person may not operate a low-speed E-Scooter while carrying any package, bundle, or article that prevents the operator from keeping at least one hand upon the handlebars.
3. No person may operate a low-speed E-Scooter while under the influence of alcohol and/or drugs.
4. No passenger/s are allowed on a low-speed E-Scooter.
5. Any E-Scooter, capable of traveling faster than 10 mph, is prohibited from being operated within the Village, specifically roadways, public parking lots, parking decks, sidewalks, or upon any property owned or maintained by the Village.

C. E-MOTOS:

1. In order to operate an E-Moto on a Village roadway, the following is required:
    a. Valid registration issued by the State.
    b. Valid liability insurance.
    c. The operator must possess a valid driver's license, with the required classification, based on the type of vehicle being operated.
    d. The operator and every passenger shall be protected by glasses, goggles, or a transparent shield.
    e. The vehicle will have the essential equipment, required by Illinois law, and specified in the Illinois Vehicle Code. Just some of those required items are brakes, a headlight, taillight, turn signals, a horn, speedometer, at least one (1) rearview mirror, and brake lights.

2. Any E-Moto vehicle or device that does not possess the

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requirements outlined in this Section is prohibited from being operated within the Village, specifically roadways, public parking lots, parking decks, sidewalks, or any property owned or maintained by the Village.

D. AGE RESTRICTIONS:

1. A person may not operate a Class 3 E-Bike unless they are 16 years of age.
2. A person may not operate a low-speed E-Scooter unless they are 16 years of age.

E. LOCATION RESTRICTIONS:

1. Human powered bicycles: Bicycles, other than E-Bikes, may be operated on any street, sidewalk, and shared-use path within the Village.
2. E-Bikes (Class 1 & Class 2): Except as prohibited by the Illinois Vehicle Code, all Class 1 and Class 2 E-Bikes, with a maximum assisted speed of 20 mph, shall be permitted on Village owned roadways, bike lanes, and shared-use paths. Class 1 or Class 2 E- Bike, while operating on a shared-use path, must be used in a safe manner while yielding the right of way to pedestrians. All classes of E- Bikes (Class 1, Class 2, Class 3) are prohibited from use on sidewalks.
3. E-Bikes (Class 3): All Class 3 E-bikes shall be permitted on Village owned roadways and bike lanes only. All classes of E-Bikes (Class 1, Class 2, Class 3) are prohibited from use on sidewalks.
4. Low-speed E-Scooters, with a maximum speed of 10 mph, are permitted on Village roadways, bike lanes, and shared-use paths. Low speed E-Scooters are permitted to use on sidewalks, except in downtown Mount Prospect, where it's prohibited. Low-Speed E- Scooters must be used in a safe manner while yielding the right of way to all pedestrians.
5. E-Bikes (Class 1, Class 2, Class 3) and low-speed E-Scooters are prohibited in all Village parking decks.
6. A person may not operate a low-speed E-Scooter on a Village roadway with a posted speed limit in excess of 30 mph.

7. E-Bikes (Class 1, Class 2, Class 3) and low speed E-Scooters are strictly prohibited from operating on any County or State Highway (examples include, Northwest

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Hwy, Elmhurst Rd, Algonquin Rd). Operators are to walk their E-Bike or low-speed E-Scooter across these County or State Highways at designated crosswalks.

F. PARKING:

1. E-bikes and low-speed E-Scooters, that are parked on public right of ways shall be parked in an upright position and in a manner that does not obstruct the passage of pedestrians, people with disabilities, or vehicular traffic.
2. The Village reserves the right to designate specific areas or racks for the parking of E-Bikes or low-speed E-Scooters. Parking in a non- designated area, where such an area is provided, shall be a violation of this Section.
3. It shall be unlawful to park an E-Bike or low-speed E-Scooter in such a way that it blocks an entrance to a building, a fire hydrant, or a crosswalk.
4. E-Moto's that meet the requirements outlined in this Section shall be parked in designated parking spaces for motor vehicles and shall not be parked on sidewalks, in pedestrian walkways, or in any other area not designated for vehicle parking.

G. SAFETY & EQUIPMENT:

1. Lamps and Reflectors
    a. Every bicycle, E-Bike (Class 1, 2 and 3), and low-speed E- Scooter, when in use at nighttime, shall be equipped with a lamp on the front that emits a white light visible from a distance of at least 500 feet to the front and with a red reflector on the rear which must be visible from all distances from 100 feet to 600 feet to the rear when directly in front of a lawful lower beam of headlamps on a motor vehicle. A lamp emitting a steady or flashing red light visible from a distance of 500 feet to the rear may be used in addition to or instead of the red reflector.

2. Speedometer:
    a. Each Class 3 E-Bike shall be equipped with a speedometer that displays the speed the bicycle is traveling in miles per hour.
3. Brakes

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    a. Every bicycle, E-Bike (Class 1, 2 and 3), and low-speed E- Scooter shall be equipped with a working brake.
4. Alterations to E-Bikes or Low-Speed E-Scooters
    a. No person shall knowingly modify an E-Bike or low-speed E- Scooter to change the manufacturer's speed capability.
    b. No person shall operate an altered E-Bike or low-speed E- Scooter that allows the device to travel faster than the manufacturer's speed capability.
5. While not required, the use of a helmet is strongly encouraged.
6. As a reminder, in Illinois all bicyclists (including those on E-Bikes or low-speed E-Scooters) have the same rights as other roadway users. All bicyclists must obey the rules of the road and be responsible for their actions, their safety, and the safety of others.
7. As specified in the Illinois Secretary of State's Bicycle Rules of the Road handbook, bicyclists are instructed to ride as close and safe as practicable to the right-hand curb or edge of roadway.

H. ADULT / PARENTAL RESPONSIBILITY:

It shall be unlawful for a person to permit or knowingly allow any minor, under the age of 18, of which they are a parent or guardian, to violate any provisions of this Section.

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I. **PENALTIES:**

1. Fines: The provisions of this Ordinance shall be enforced by the Mount Prospect Police Department.
2. Any person who violates any provision of this Section shall be subject to the following fine of not less than $50.00, but not more than $500.00 for each offense. Fines for repeated violations will increase.
3. Any parent or guardian, who allows a minor to violate any provision of this Section shall be subject to the following fine of not less than
   $100.00, but not more than $500.00 for each offense. Fines for repeated violations will increase.

J. **IMPOUNDMENT:** In addition to the general fines provided herein, the Mount Prospect Police Department, shall have the authority to immediately seize and impound any E-Bike, low-speed E-Scooter, or E-Moto that is found to be in violation of the following provisions of this Section:

1. Operating an E-Bike, low-speed E-Scooter, or E-Moto while under the influence of alcohol or drugs.
2. Operating an E-Bike, low-speed E-Scooter, or E-Moto in a reckless or dangerous manner that endangers the public or property.
3. Repeated or habitual violations of this ordinance by a single operator, regardless of the specific nature of the violation.

Any item impounded under this Section shall only be released to the owner, if over the age of 17, parent or guardian after an administrative fee of $150.00 is paid to the Police Department. In addition, the owner, parent, or guardian would also be responsible for any costs or fees associated with the item being towed, if applicable.

K. **EXEMPTIONS:** The following are exempt from the prohibitions contained in this Section:

1. Motorized wheelchairs.
2. Toy vehicles.
3. A person under the age of 16, riding a low-speed E-

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Scooter when accompanied by a parent or guardian.

4. A person under the age of 16, riding a Class 3 E-Bike, when accompanied by a parent or guardian; and

Any police, fire, municipal, or park district E-bike, low-speed E-Scooter, or vehicle, operated by an employee of the local government, in the course of their duties

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this day of September. 2025

_____

Paul Wm. Hoefert, Mayor

ATTEST:

_____

Karen M. Agoranos, Village Clerk

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Item Cover Page

Subject	**Motion to accept the proposal from Ciorba Group to provide Phase III Construction Engineering services for the Melas/Meadows Pedestrian Bridge Project for an amount not to exceed $856,458.**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$856,458.00
Budget Source	Capital Improvements Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

The Village of Mount Prospect's Comprehensive Plan, Bicycle Plan, and Arterial Bike Network Study all identify opportunities for better connections between parks, schools, destinations, and neighboring communities for pedestrians and bicyclists. One challenge that has been recognized in promoting walking and biking is providing a safe crossing between Meadows Park and Melas Park. The two parks are divided by Northwest Highway (US Route 14) and the Union Pacific Railroad tracks. The Village of Mount Prospect staff support constructing a pedestrian bridge over the roadway and railroad tracks to accomplish a key transportation goal.

Both parks are unique and draw residents from all areas of town. Melas Park is co-operated by the Mt. Prospect Park District and the Arlington Heights Park District. It is owned by the Metropolitan Water Reclamation District of Greater Chicago (MWRD). Melas Park facilities include a Visual Arts Center, soccer fields, baseball/softball diamonds, dog park, and walking paths. Meadows Park is owned by the Mt. Prospect Park District and includes an aquatic center, playground, and baseball/softball diamonds. The proposed pedestrian bridge would be constructed at the northeast corner of Melas Park and the southwest corner of Meadows Park.

Approximately 17,000 vehicles travel Northwest Highway and the Union Pacific Railroad (UPRR) handles 70+ freight and commuter trains on a daily basis. The closest pedestrian crossing to the project location is approximately 2/3 of a mile away at Central Road. This limitation impedes residents from biking and walking in the Village. The proposed pedestrian bridge will improve safety for those wanting to visit the parks as well as other local and regional destinations. It will also provide a key link to the Village's bikeway system and expand opportunities for alternative modes of transportation in the Village. Construction of a pedestrian bridge at this location will accomplish a key goal of the Village's Strategic Plan.

The Village completed a Phase I Preliminary Engineering study with the services of an

engineering consultant and was approved by IDOT and UPRR in August 2022. This phase was partially funded by an "Invest in Cook" grant from Cook County. A Phase II Design Engineering contract was approved by the Village Board of Trustees in November 2023. This ongoing phase is partially funded by a US Congressional Appropriations grant from Congressman Mike Quigley and an Illinois Transportation Enhancement Program (ITEP) grant. Prefinal construction plans and specifications are currently being reviewed by IDOT, UPRR, and Village staff.

The Village has also received State and Federal funding commitments from the ITEP, Surface Transportation Program (STP), and Grade Crossing Protection Fund for Construction and Phase III Construction Engineering. To date, the Village has secured $8,613,170 in County, State, and Federal funding.

The project is currently scheduled to be let by IDOT in January 2026 with construction to start next Spring. Work is anticipated to be substantially completed by the end of 2026 with final completion in Spring 2027. In order to meet the January 2026 letting, the Phase III Construction Engineering Agreement must be submitted to IDOT by September 29, 2025.

As federal funds are being used with this project, the Village must follow the federally mandated Qualification Based Selection (QBS) process with this project.

Staff is seeking to enter into a contract with an engineering consulting firm to provide Phase III Construction Engineering services. The Village lacks sufficient resources to perform this work utilizing in-house staff. Staff is only recommending approval of the Phase III Construction Engineering contract at this time.

It is a requirement of the federal funds that the Village enter into a contract with a consultant prior to bidding the construction contract. The consultant selected by the Village will provide full-time inspection during construction. The Village will be responsible for paying the consultant using local funds and seek reimbursement from IDOT for the State and Federal share.

Request for Statement of Qualifications

As required by the QBS process, the Village solicited a Statement of Qualifications from engineering consulting firms to provide services for Melas-Meadows Pedestrian Bridge – Phase III Construction Engineering. A notice was posted on the Euna Open Bids, formerly DemandStar, bidding website. Firms were asked to submit the following information as part of their proposal:

1. Resumes of key personnel
2. Related experience on similar type projects
3. Summary of the firm’s approach to the project
4. Pre-qualification status with IDOT
5. Project schedule

Tasks identified in the Request for Statement of Qualifications (RSQ) include:

- Fully understand the Project Development Report, pre-final plans, and pre-final specifications.
- Complete all tasks related to providing Construction Engineering meeting Federal/State/County/Village requirements.

- Prepare and submit IDOT Agreements for construction and construction engineering.
- Coordinate a Preconstruction Meeting with IDOT, UPRR, Village Staff, and the Contractor.
- Review shop drawings and other equipment/material submittals as may be required.
- Coordinate with private utility companies to relocate facilities as necessary prior to construction.
- Provide horizontal and vertical construction layout of the proposed improvements as necessary.
- Coordinate material testing and QA/QC with the contractor during construction.
- Coordinate private property work with property owners to minimize disruption.
- Respond to inquiries from various stakeholders and address issues in a timely manner.
- Attend and conduct construction coordination/status meetings.
- Prepare pay estimates for contractor work performed. IDOT will pay the contractor directly and seek reimbursement from the Village for our share of the project.
- Complete all necessary paperwork during construction.
- Create a construction punch list and ensure all outstanding items are completed to the satisfaction of IDOT and the Village.
- Coordinate final inspection and paperwork with IDOT and the Village.
- Complete all necessary documentation including grant reimbursement forms.
- Coordinate with the Contractor to prepare a complete set of *as-built* drawings.

RSQ Results

The consulting firms' *Statement of Qualifications* was reviewed on the basis of their understanding of our goals and their methodology to complete the tasks. They were rated (with a maximum score of 100 points) according to these specific categories: project understanding and technical approach, similar project experience, project team capabilities, IDOT prequalification status, and overall completeness of submittal. The rankings are:

Technical Proposals

Firm	Project Understanding & Technical Approach	Similar Project Experience	Project Team Capabilities	IDOT Prequalification Status	Overall Completeness of Submittal	Total
Maximum Points	*30*	*25*	*25*	*10*	*10*	*100*
Ciorba Group	29	25	24	10	10	98
CBBEL	28	24	23	10	9	94
Thomas	28	23	22	10	9	92
Gonzalez	27	24	19	10	9	89
Civiltech	27	22	22	8	9	88
Bowman	26	20	20	10	9	85
Altas	24	18	18	10	8	78

Discussion

Staff conducted interviews with the top three consultants and determined Ciorba Group, Inc. (Ciorba) is the preferred consultant for the project. They have put together a very strong project team with extensive construction engineering experience on various public infrastructure projects including pedestrian and roadway bridges. They also have a working relationship with IDOT & UPRR and understand the process to meet all State and Federal requirements. Staff believe that Ciorba has the project coordination, communication and documentation skills needed to successfully accomplish the project within the proposed schedule. They are also the Phase II Design Engineering consultants for the project which will allow for seamless coordination during construction. Ciorba meets the IDOT prequalification requirements to perform this work and has recently completed construction engineering services for similar projects for the Village of Schaumburg, Village of Deerfield, City of Highland Park, and Village of Brookfield.

The QBS process is required for this contract as it uses federal funds. Like other Village projects using federal funds, it does not permit cost proposals to be submitted with the *Statement of Qualifications*. Ciobra provided a detailed cost proposal including a breakdown of hours by task upon selection as the highest ranked firm. Village staff negotiated with Ciorba to assure the cost proposal has sufficient hours for each task, is reasonable in price, meets the goals and schedule of the project, and is in the best interest of the Village.

Village staff supports the cost proposal submitted by Ciorba in the amount of $856,458 to provide construction engineering services for Melas-Meadows Pedestrian Bridge – Phase III Construction Engineering. It is staff's opinion that Ciorba is best qualified to perform the requisite work, has allotted appropriate work effort, and requested a reasonable, competitive fee ($856,458 / $186 per hour).

The current cost estimate for construction is $8,042,071. The cost proposal for construction engineering services submitted by Ciorba in the amount of $856,458 represents 10.6% of the current construction cost estimate. This is within a typical range for the scope and complexity of the project.

The Village will pay invoices directly to the consultant and seek reimbursement from IDOT for the State and Federal share. Federal funding will cover 80% of the Construction Engineering contract, the total being $685,166. The Village is responsible for the 20% local share, the total being $171,292.

Alternatives

1. Accept proposal for Melas-Meadows Pedestrian Bridge – Phase III Construction Engineering.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board accept the proposal from Ciorba Group, Inc. of Chicago, Illinois to provide phase III construction engineering services for the Melas-Meadows Pedestrian Bridge Project for an amount not to exceed $856,458.

Attachments

1. Melas-Meadows Pedestrian Bridge RSQ
2. Ciorba Cost Proposal
3. Ciorba Scope of Work
4. Ciorba SOQ

MAYOR
Paul Wm. Hoefert

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

VILLAGE MANAGER
Michael J. Cassady

DIRECTOR OF PUBLIC WORKS
Sean Dorsey

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Village of Mount Prospect
Public Works

1700 W. Central Road, Mount Prospect, Illinois 60056

Request for Statement of Qualifications

DATE: June 16, 2025

FROM: Matthew Lawrie, P.E.
Village of Mount Prospect
Public Works Department

RE: Request for *Statement of Qualifications*
Melas-Meadows Pedestrian Bridge Over Northwest Highway (US 14) and Union Pacific Railroad
Phase III Construction Engineering

The Village of Mount Prospect seeks *Statement of Qualifications* from engineering firms for Phase III Construction Engineering services for the construction of a new pedestrian bridge connecting Melas Park to Meadows Park over Northwest Highway (US 14) and the Union Pacific Railroad.

Attached to this memo are:

1. A list of materials and information that should be included with your *Statement of Qualifications* (Exhibit A).
2. A general definition of the scope of work and requirements for your submittal (Exhibit B).
3. The evaluation process and tentative schedule (Exhibit C).
4. A map identifying the project limits (Exhibit D).
5. Phase I Engineering Project Development Report (Exhibit E).
6. Prefinal construction plans (Exhibit F).
7. Prefinal construction specifications (Exhibit G).
8. Prefinal construction estimate of cost (Exhibit H).
9. Grant Award Letters for Construction Funding (Exhibit I).

Your *Statement of Qualifications* should be emailed to the following address and received no later than 5:00 p.m. on Friday, July 11, 2025.

Mr. Jason Leib
Deputy Director of Public Works
Village of Mount Prospect
jleib@mountprospect.org

Exhibit A

Requirements for Statement of Qualifications

Agency: **Village of Mount Prospect**
Project: **Melas-Meadows Pedestrian Bridge Phase III Engineering**
Location: **Melas Park to Meadows Park over Northwest Highway (US 14) & Union Pacific Railroad**

Your *Statement of Qualifications* should include the following information:

1. Name, address and brief history of firm.

2. Organizational chart and résumés of key personnel to be assigned to this project.

3. Related experience during the last five (5) years. For example:

    a. Phase III Construction Engineering services for the Illinois Department of Transportation (IDOT) and local municipalities on new bridge projects, specifically pedestrian bridges.

    b. Projects involving construction on or over railroad right of way.

    c. Projects involving multiple funding sources.

4. Description of process to accomplish the required tasks of the project. This should include:

    a. An understanding of the project.

    b. Objectives to be met as part of the project.

    c. Your approach to completing the project.

    d. A project schedule.

5. Pre-qualification status with IDOT.

Exhibit B

General Scope of Work

Agency: **Village of Mount Prospect**
Project: **Melas-Meadows Pedestrian Bridge Phase III Engineering**
Location: **Melas Park to Meadows Park over Northwest Highway (US 14) & Union Pacific Railroad**

The Village of Mount Prospect's Comprehensive Plan and Bicycle Plan both identify opportunities for better connections between parks, schools, destinations, and neighboring communities for pedestrians and bicyclists. One challenge that has been recognized to promote walking and biking is to provide a safe crossing between Meadows Park and Melas Park. The two parks are divided by Northwest Highway (US Route 14) and the Union Pacific Railroad tracks. The Village of Mount Prospect desires to construct a pedestrian bridge over the roadway and railroad tracks in order to accomplish a key transportation goal.

Both parks are unique and draw residents from all areas of town. Melas Park is co-operated by the Mount Prospect Park District and the Arlington Heights Park District. It is owned by the Metropolitan Water Reclamation District of Greater Chicago. Melas Park facilities include a Visual Arts Center, soccer fields, baseball/softball diamonds, dog park, and walking paths. Meadows Park is owned by the Mount Prospect Park District and includes an aquatic center, playground, and baseball/softball diamonds. The proposed pedestrian bridge will be constructed at the northeast corner of Melas Park and the southwest corner of Meadows Park.

Approximately 17,000 vehicles travel Northwest Highway and the Union Pacific Railroad handles 70+ freight and commuter trains on a daily basis. The closest pedestrian crossing to the project location is approximately 2/3 of a mile away at Central Road. This limitation discourages residents from biking and walking in the Village. The proposed pedestrian bridge will improve safety for those wanting to visit the parks as well as other local and regional destinations. It will also provide a key link to our bikeway system and expand opportunities for alternative modes of transportation in the Village. Construction of a pedestrian bridge at this location will accomplish a key goal of the Village's Strategic Plan.

The Village of Mount Prospect completed a Phase I Engineering study in 2022. The Village's Phase II Engineering consultant has completed pre-final plans, pre-final specifications, and an estimate of cost. These documents are made part of the RSQ.

The Village applied for and received funding from ITEP and the ICC Grade Crossing Protection Fund for construction and construction engineering and from the STP-Shared program for construction only. The remaining costs will be paid using Village funds. The award letters are made part of this RSQ.

At this time, the Village seeks to enter into a contract with an engineering firm to provide Phase III Construction Engineering services. IDOT plans to let the project in January 2026 with construction to begin in Spring 2026. Substantial completion is expected December 2026 with final completion in Spring 2027. The successful firm will be responsible to meet all Federal/State/Village requirements for these services.

At a minimum, the following tasks are to be included in the scope of services. Additional tasks, at the consultant's recommendation, will be considered by the Village.

1. Fully understand the Project Development Report, pre-final plans, pre-final specifications, and estimate of cost.
2. Complete all tasks related to providing Construction Engineering meeting Federal/State/County/Village requirements.
3. Prepare and submit IDOT Agreements for construction and construction engineering.
4. Coordinate a Preconstruction Meeting with IDOT, UPRR, Village Staff, and the Contractor.
5. Review shop drawings and other equipment/material submittals as may be required.
6. Coordinate with private utility companies to relocate facilities as necessary prior to construction.
7. Provide horizontal and vertical construction layout of the proposed improvements as necessary.
8. Coordinate material testing and QA/QC with the contractor during construction.
9. Coordinate private property work with property owners to minimize disruption.
10. Respond to inquiries from various stakeholders and address issues in a timely manner.
11. Attend and conduct construction coordination/status meetings.
12. Prepare pay estimates for contractor work performed. IDOT will pay the contractor directly and seek reimbursement from the Village for our share of the project.
13. Complete all necessary paperwork during construction.
14. Create a construction punch list and ensure all outstanding items are completed to the satisfaction of IDOT and the Village.
15. Coordinate final inspection and paperwork with IDOT and the Village.
16. Complete all necessary documentation including grant reimbursement forms.
17. Prepare *as-built* drawings.

Exhibit C

Evaluation Process

Agency: **Village of Mount Prospect**
Project: **Melas-Meadows Pedestrian Bridge Phase III Engineering**
Location: **Melas Park to Meadows Park over Northwest Highway (US 14) & Union Pacific Railroad**

Your *Statement of Qualifications* should be emailed to the following address and received no later than 5:00 p.m. on Friday, July 11, 2025 to the attention of:

Mr. Jason Leib
Deputy Director of Public Works
Village of Mount Prospect
jleib@mountprospect.org

The *Statement of Qualifications* will be evaluated based on the following factors:

- Project Understanding & Technical Approach
- Similar Project Experience
- Project Team Capabilities
- IDOT Prequalification Status
- Overall Completeness of Submittal

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

The Village of Mount Prospect appreciates your interest in this project. Any request for information or questions regarding this Request for *Statement of Qualifications* can be directed to Matthew Lawrie, Village Engineer, by phone at 847-870-5640 or email at mlawrie@mountprospect.org.

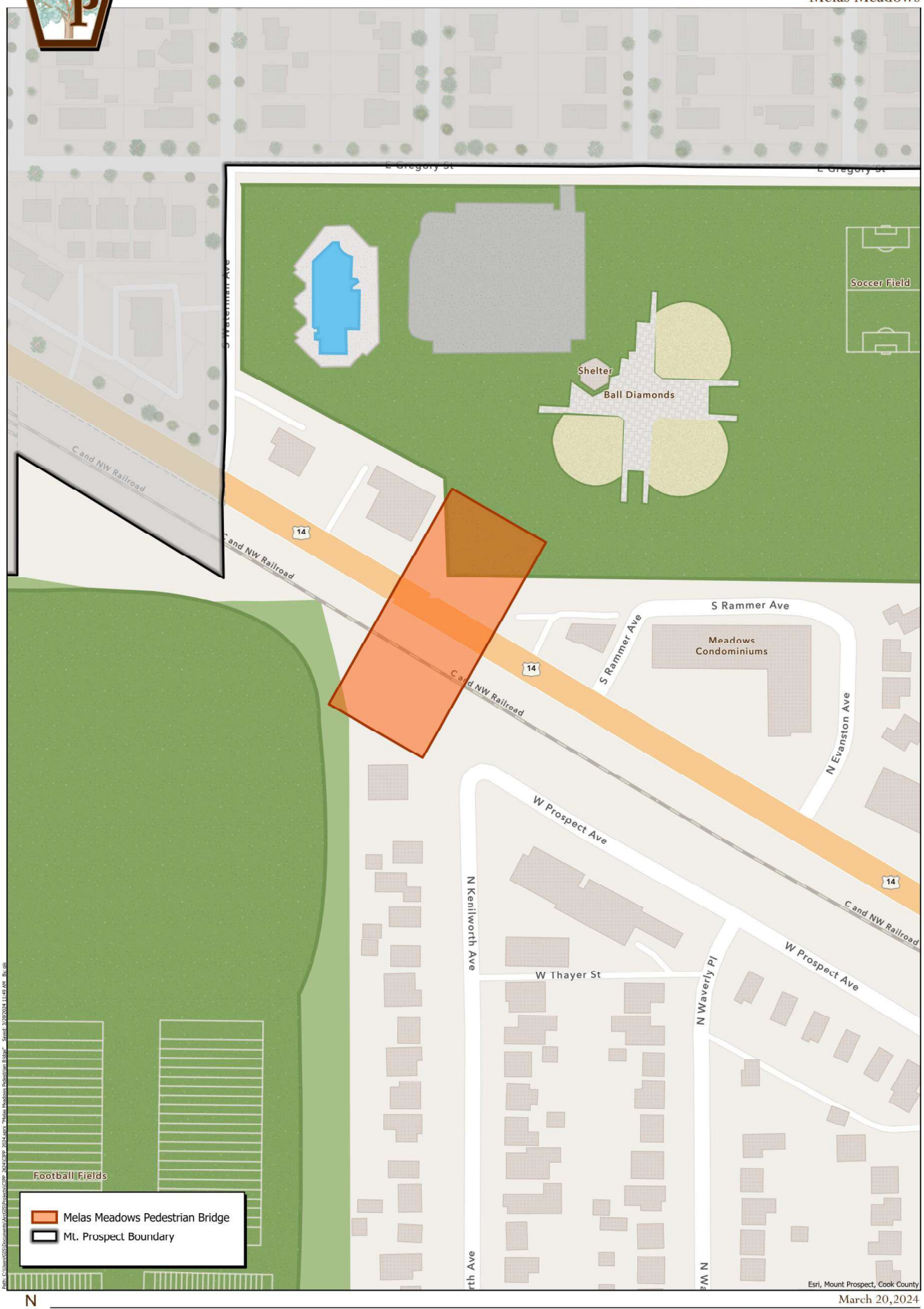
Tentative Schedule

Task	Deadline
Submit *Statement of Qualifications*	July 11, 2025
Select firms for interviews	July 25, 2025
Select firm and negotiate contract	August 8, 2025
Award contract	September 2, 2025
Submit Engineering Agreements to IDOT	September 29, 2025
Construction letting	January 16, 2026
Start construction	April 2026
Complete substantial construction	December 2026
Complete final construction	June 2027

Exhibit D

Pedestrian Bridge

Melas Meadows



N

March 20, 2024

Village of Mount Prospect, IL
Capital Improvement Projects 2024

Illinois Department of Transportation

EXHIBIT D

COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

FIXED RAISE

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook	21-00174-00-BR
Prime Consultant (Firm) Name	**Prepared By**	**Date**
Ciorba Group Inc.	Michael Kowalski	8/29/2025
Consultant / Subconsultant Name	**Job Number**	
Ciorba Group Inc.	C-91-204-23	

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	**16**	**MONTHS**	**OVERHEAD RATE**	**152.16%**
START DATE	**12/31/2025**		**COMPLEXITY FACTOR**	**0**
RAISE DATE	**1/1/2026**		**% OF RAISE**	**3.00%**
END DATE	4/29/2027			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	12/31/2025	1/1/2026	0	0.00%
1	1/2/2026	1/1/2027	12	77.25%
2	1/2/2027	5/1/2027	4	26.52%

The total escalation = 3.77%

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook	21-00174-00-BR

Consultant / Subconsultant Name	Job Number
Ciorba Group Inc.	C-91-204-23

PAYROLL RATES

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

MAXIMUM PAYROLL RATE	**90.00**
ESCALATION FACTOR	**3.77%**

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
PROJECT MANAGER II	$84.13	$87.30
ENGINEER IV	$51.25	$53.18
TECHNICIAN III	$52.50	$54.48
ADMINISTRATIVE SERVICES	$54.92	$56.99
PROJECT ENGINEER II	$64.40	$66.83

Local Public Agency	County	Section Number
Village of Mount Prospect	Cook	21-00174-00-BR

Consultant / Subconsultant Name	Job Number
Ciorba Group Inc.	C-91-204-23

SUBCONSULTANTS

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

NAME	Direct Labor Total	Contribution to Prime Consultant
Soil and Material Consultants	8,338.00	833.80

Local Public Agency
Village of Mount Prospect

County
Cook

Section Number
21-00174-00-BR

Consultant / Subconsultant Name
Ciorba Group Inc.

Job Number
C-91-204-23

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	325	$65.00	$21,125.00
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
Utliity 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
			TOTAL DIRECT COSTS:	**$21,125.00**

Local Public Agency
Village of Mount Prospect

County
Cook

Section Number
21-00174-00-BR

Consultant / Subconsultant Name
Ciorba Group Inc.

Job Number
C-91-204-23

AVERAGE HOURLY PROJECT RATES

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			CONSTRUCTION STARTUP			CONSTRUCTION OBSERVATION/DOCUMENTATION			PROJECT MANAGEMENT			CONSTRUCTION CLOSEOUT			CONSTRUCTION ASSISTANCE		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
PROJECT MANAGER II	87.30	1,270.0	28.82%	25.16	122	45.86%	40.04	860	28.80%	25.14	40	100.00%	87.30	58	10.55%	9.21	190	33.69%	29.41
ENGINEER IV	53.18	2,702.0	61.33%	32.61	144	54.14%	28.79	2126	71.20%	37.87				392	71.27%	37.91	40	7.09%	3.77
TECHNICIAN III	54.48	280.0	6.35%	3.46										100	18.18%	9.91	180	31.91%	17.39
ADMINISTRATIVE SERVI	56.99	10.0	0.23%	0.13													10	1.77%	1.01
PROJECT ENGINEER II	66.83	144.0	3.27%	2.18													144	25.53%	17.06
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TOTALS		4406.0	100%	$63.56	266.0	100.00%	$68.83	2986.0	100%	$63.01	40.0	100%	$87.30	550.0	100%	$57.02	564.0	100%	$68.64

Local Public Agency
Village of Mount Prospect

County
Cook

Section Number
21-00174-00-BR

Consultant / Subconsultant Name
Ciorba Group Inc.

Job Number
C-91-204-23

COST ESTIMATE WORKSHEET

EXHIBIT D COST ESTIMATE OF CONSULTANT SERVICES (CECS) WORKSHEET

OVERHEAD RATE 152.16%

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
CONSTRUCTION STARTUP		266	18,309	27,860	6,042		52,211	6.10%
CONSTRUCTION OBSERVATION/DO	21,125	2986	188,149	286,288	62,089		536,526	62.64%
PROJECT MANAGEMENT		40	3,492	5,314	1,152		9,958	1.16%
CONSTRUCTION CLOSEOUT		550	31,360	47,717	10,349		89,426	10.44%
CONSTRUCTION ASSISTANCE		564	38,715	58,909	12,776		110,400	12.89%
SOIL AND MATERIAL CONSULTANT			-	-	-	25,978	25,978	3.03%
PR VIDEO			-	-	-	10,000	10,000	1.17%
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Subconsultant DL							$833.80	0.10%
Direct Costs Total ===>	$21,125.00						**$21,125.00**	2.47%
TOTALS		4406	280,025	426,088	92,408	35,978	856,458	100.00%

706,113

SCOPE OF WORK

CONSULTANT: **Ciorba Group, Inc.**
RESIDENT ENGINEER/PROJECT MANAGER **Mike Kowalski, PE**
ASSISTANT RESIDENT ENGINEER **Edgar Alvarado, PE**
GEOTECHNICAL **Soil and Material Consultants**

Project:
Melas-Meadows Pedestrian Bridge

Project Understanding
Ciorba will provide full time construction engineering services for the construction of the Melas-Meadows Pedestrian Bridge over the UPRR and US 14.

Scope of Services: See attached Exhibit A-Work Breakdown Schedule for further information

1. Construction Observation
    a. Construction Startup
        i. Plan Review and Project Documentation setup
        ii. Utility Coordination
        iii. Plan in Hand Site Meeting with Contractor
        iv. Pre-Construction-Agenda/Attendance/Minutes
    b. Construction Observation
        i. Provide full-time construction observation. Estimated time on site is 28 weeks at 50 hours per week for the Assistant RE, 30 hours per week for the Resident Engineer. A part time inspector will assist the team during heavier production periods with an estimated time of 14 weeks at 45 hours per week.
        ii. Construction will be monitored for conformance with the contract documents and IDOT standards.
        iii. Daily documentation will include Daily Reports of the quantities and calculations of the work completed, daily diaries detailing the manpower, equipment and work completed, and daily photos of the work. Final cost projections will also be maintained throughout the project for budgeting use.
        iv. Public involvement of the construction staff with stakeholders.
        v. Coordination with UPRR, MWRD and IDOT.
    c. Construction Assistance
        i. Shop Drawing and Submittal Review will be completed by the construction staff with assistance by Ciorba's structural staff.
        ii. Ciorba's Survey Department will complete QA of the contractor's layout throughout the project.
        iii. Request for Information submitted by the Contractor will be reviewed and answered by the RE with assistance by the structural staff.
        iv. General marketing assistance throughout the project.
    d. Construction Project Close-Out
        i. Maintain punch list of construction items that require correction before final acceptance of the project and provide it to the Contractor.
        ii. Verify completion of punch list items and notify the Contractor of any incomplete items.
        iii. After the punch list is completed, site inspections will be conducted by Ciorba with the IDOT and the Contractor. Any concerns identified at the walk-through will be resolved prior to acceptance of the improvement.
        iv. The closeout process continues with the preparation of final documentation papers for project acceptance by the Village and IDOT. This includes all material certifications, testing reports and final quantity measurements.
        v. As built plan development including cross section as built survey.
    e. Public Relations Video

i. A PR Consultant will develop a video detailing the construction sequence, schedule and means and methods. The video will be used on the Village's website and other media sources to inform the public of the projects expectation.

2. Project Management and Administration
    i. Invoices and Budget
    ii. Project E-Blast Development and maintenance.

EXHIBIT A
WORK BREAKDOWN STRUCTURE

CiorbaGroup
CONSULTING ENGINEERS

		Activity		Grand Total	Project Manager II	Structural Project Engineer	Engineer IV	Senior Technician	Administrative Services
			TOTAL	4342	1230	144	2678	280	10
8.		Construction Engineering / Administration	Task Total:	4302	1190	144	2678	280	10
	0810	Construction Startup	Subtotal:	202	82		120		
		Review Plans, Specifications and Contract Documents		80	40		40		
		Site Visit with Contractor		32	16		16		
		Utility Coordination Including On-site Meetings		36	20		16		
		Set Up Project Documentation		40			40		
		Pre-Construction Conference Preparation		8	4		4		
		Pre-Construction Conference Attendance		4	2		2		
		Pre-Construction Conference Meeting Minutes		2			2		
	0820	Construction Observation / Documentation	Subtotal:	2986	860		2126		
		Resident Engineer (28 weeks x 5 days/week 6 hrs/day + 10 Sat x 2 hrs/Sat		860	860				
		Construction Engineer(s) (28 weeks x 5 days/week x 10 hrs/day + 10 Sat x 8 hrs/Sat) x 1 Eng		1480			1480		
		Construction Engineer (s) (14 weeks x 5 days/week x 9 hrs/day + 2 Sat x 8 hrs/Sat) x 1 Engine		646			646		
	0830	Construction Close-out	Subtotal:	550	58		392	100	
		Develop Punch List Items		16			16		
		Coordinate Punch List Completion		8			8		
		Inspect Punch List Items		40			40		
		Final Walk Through with Client		16	8		8		
		Pre-final and Final Pay Estimates		50	10		40		
		Complete Documentation Including Material Certification		240			240		
		Plan Sheets - As Built		40			20	20	
		Cross Sections - As Built		80				80	
		Meetings w/ Contractor		60	40		20		
	0840	Construction Assistance	Subtotal:	564	190	144	40	180	10
		Assistance During Construction		10					10
		Miscellaneous Layout Items		180				180	
		RFIs		200	120	80			
		Erection Plans Review		30	20	10			
		Retaining Wall Shop Drawing Review		20	10	10			
		Bearings Shop Drawing Review		4		4			
		Other Contractor Submittals Review		120	40	40	40		
10.		Project Management & Administration	Task Total:	40	40				
	1000	Project Management & Administration	Subtotal:	40	40				
		Project Administration		20	20				
		Project Management		20	20				

CiorbaGroup
CONSULTING ENGINEERS



Prepared for

Village of
Mount Prospect

Proposal for

Melas-Meadows Pedestrian Bridge over Northwest Highway (US 14) and Union Pacific Railroad

Phase III Engineering

TABLE OF CONTENTS

1. **Cover Letter**

2. **Firm Overview**

3. **Key Personnel**
   Organizational Chart
   Resumes

4. **Relevant Project Experience**

5. **Project Understanding & Approach**
   Project Understanding
   Project Approach
   Technical Approach
   Project Schedule
   Why Select Ciorba Group?
   Conclusion

6. **IDOT Prequalification Status**

CiorbaGroup
CONSULTING ENGINEERS

July 11, 2025

Jason Lieb, PE
Deputy Director of Public Works
Village of Mount Prospect

Subject: **Request for Qualifications**
Construction Engineering Services for
The Melas-Meadows Pedestrian Bridge

Dear Mr. Lieb:

We are pleased to submit our Statement of Qualifications to provide the Village of Mount Prospect with construction engineering services for the Melas-Meadows Pedestrian Bridge over Northwest Highway (US 14) and the Union Pacific Railroad.

Within this proposal, we will provide a summary of our understanding of the project and elaborate on our project and the technical approach that Ciorba's Construction team will focus on to provide a successful improvement to the Village of Mount Prospect.

Project items to be focused on will be as follows:

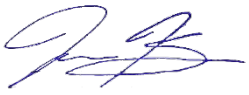
- **Communication with Village and Major Stakeholders**
- **E-Blast and Website for Public Information**
- **Collaboration of Design and Construction Team**
- **Site Safety and Construction Access**
- **Construction Sequence**
- **Erection Plan and Coordination**
- **Geotechnical Engineering for MSE Walls and Spread Footings**

The strengths and expertise of our team members—Project Manager/Resident Engineer (RE), Michael Kowalski, PE; Construction Engineer, Edgar Alvarado, PE; Structural Engineering Support, Alexander Durbak, PE, SE; and Geotechnical Consultant, Soil and Materials Consultants—are detailed throughout this proposal to demonstrate the value they will bring to the project and the Village of Mount Prospect.

Ciorba Group looks forward to continuing to work in partnership with Mount Prospect by providing you with the services of our talented Constructed Department to deliver this great project to the Village, its employees and its residents

We appreciate the opportunity to submit this proposal. Should you have any questions, please contact me at 312-515-3292 or at MKowalski@ciorba.com.

Sincerely,
Ciorba Group, Inc.



Michael Kowalski, PE
Construction Group Manager

8725 W. Higgins Road, Suite 600
Chicago, IL 60631

P 773.775.4009
F 773.775.4014
ciorba.com

HISTORY

For over 90 years, Ciorba Group, Inc. has provided comprehensive engineering solutions to various government agencies and for many years to the Village of Mount Prospect on infrastructure improvements that involved multi-disciplinary teams. Ciorba's engineers and technicians are dedicated to providing practical design and construction services while maintaining project schedules and budgets. We have the ability to develop distinctive and innovative solutions covering various technical aspects and manage projects from planning through construction. Ciorba maintains high professional standards, and we sustain a proactive attitude for all projects, no matter the size. We deliver people-first engineering solutions that add value to communities, solve real-word problems and improve lives; meeting the needs of our clients and making their jobs easier. And we do it all collaboratively and with respect for each other, those we work with, and the environment. At Ciorba, we've built our community to better serve yours.

LOCATIONS

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

Indiana Office:
115 S. Court Street, Suite 8
Crown Point, IN 46307
P: 844-271-5923

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

Total Employees: 70

Professional Engineers: 34

IDOT PREQUALIFICATIONS

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

Location Design Studies
- Rehabilitation
- Reconstruction / Major Rehabilitation
- New Construction / Major Reconstruction

Special Services
- Construction Inspection
- Electrical Engineering
- Mechanical Engineering
- Public Involvement
- Sanitary
- Survey

Special Studies
- Feasibility
- Location Drainage
- Traffic Studies
- Safety

Hydraulic Reports
- Pump Stations
- Waterways: Typical
- Waterways: Complex

Highways
- Roads and Streets
- Freeways

Special Plans
- Pump Stations
- Traffic Signals
- Lighting: Complex

SERVICES / CAPABILITIES

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

Construction
- Construction Observation
- Manage Bid Process
- Constructability Review
- Project Documentation
- Contractor Assistance

Roadway
- Expressway and Interchange Improvements
- Arterial, Collector and Local Street Improvements
- Shared Use Paths
- Geometric, Traffic, and Safety Studies
- Maintenance of Traffic Plans
- Streetscaping

Structural
- Concept and Feasibility Studies
- Bridge Inspection and Condition Reports
- Bridge Load Rating
- Bridge Type Studies and Design
- Bridge Aesthetics

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

Electrical & Lighting
- Traffic Signal Design
- ITS Design
- Lighting and Electrical Analysis and Design
- Program Management for Energy Efficiency Lighting

Survey
- Topographic, Hydraulic, and Planimetric Surveys
- Corridor Right of Way Surveys and Layout
- Boundary Surveys
- Preparation of Plats for Right of Way Acquisition, Easements, and Land Division and Consolidation.
- ALTA / NSPS Title Surveys & Policy Review

Municipal Services
- Asset Management
- Capital Improvement Budgeting
- Grant Applications, Funding Assistance and Management
- Site Development Plan and Review
- Utility Coordination
- Updates to Municipal Standards and Maps

RECENT CLIENTS

The following is a list of Illinois Local Agency Clients Ciorba has worked for in the last 5 years.

- City of Batavia
- City of Chicago
- City of Evanston
- City of Highland Park
- City of Joliet
- City of Naperville
- City of North Chicago
- City of Rolling Meadows
- City of St. Charles
- City of Waukegan
- Crete Township
- Manhattan Township
- Village of Arlington Heights
- Village of Brookfield
- Village of Buffalo Grove
- Village of Clarendon Hills
- Village of Deerfield
- Village of Downers Grove
- Village of Glenview
- Village of Hanover Park
- Village of Hoffman Estates
- Village of Kenilworth
- Village of Lincolnshire
- Village of Melrose Park
- Village of Morton Grove
- **Village of Mount Prospect**
- Village of Niles
- Village of Oak Park
- Village of Palatine
- Village of River Forest
- Village of Schaumburg
- Village of Streamwood
- Village of Wheeling
- Village of Wilmette
- Village of Winnetka

"The Village of Deerfield was very pleased with the job of Ciorba Group…Ciorba was able to foresee many issues and resolve them prior to impacts to the project. Their professionalism, structural expertise and overall construction experience strongly contributed to the project's success."

(Pfingsten Road Bridge Replacement, Phase II and III)

Tyler Dickinson

"(Ciorba) staff were very thorough and on the ball with the daily activities on site. Some days were very hectic and they were very dedicated to making sure the project went as smoothly as possible not only between working with the disorganization of the contractor on many days, but also the motoring public."

(Fabyan Parkway Intersection Improvements, Phase III)

Ken Mielke, Senior Project Manager, KDOT

"The Ciorba team was flexible enough to quickly resolve field issues…they instilled the confidence that I could count on them when needed."

(Ravine Drive Reconstruction, Design)

"They set the bar for my expectations."

(Forest Avenue Bridge Replacement, Design and Construction)

Ramesh Kanapareddy
Former Public Works Director
City of Highland Park

"Ciorba was highly responsive throughout the entire project. Any changes that were made to the engineering plans, Ciorba made quickly. Construction Management was responsive and quick to solve issues with all stakeholders or issues with construction. Overall experience was pleasant. The Village would recommend Ciorba in the future and consider Ciorba for future projects."

(Sterling Water Main Replacement)
Patrick Brennan, Former Village Manager
Village of Kenilworth

PEOPLE-DRIVEN ENGINEERING

"[Ciorba Staff] were very professional and easy to work with. Looking forward to the next project."

(St. Colette Road and Berdnick Street Water Main Improvements, Phase I, II, and III)

Rob Horne
Former Public Works Director
City of Rolling Meadows

"…able to handle communication on their own. The times they do need advice from the client, they always come with sufficient background information for us to make an informed decision…We don't have to repeat answers, and this shows a great value placed on our time…Top notch engineering service and a great value.."

(Golfview Lift Station Reconstruction, Preliminary, Final design and Construction Engineering)

Michael Skibbe
Director of Public Works
Village of Buffalo Grove

"We've worked with many consultants, some who bill themselves as sanitary sewer experts, and (Ciorba) is better than them all."

(Chatham Lift Station, Phase I, II & III)

Kyle Johnson
Former Assistant Public Works Director
Village of Buffalo Grove

"Ciorba's responsiveness stands out. They are professional, proactive, have a sense of urgency and an ability to pin point issues and provide solutions."

(Edens Expressway Reconstruction, Phase II)

Mohamad Faraj, PE, PME
Senior Project Manager
Illinois Tollway

KEY PERSONNEL

ORGANIZATIONAL CHART

CONSTRUCTION ENGINEERS
- Edgar Alvarado PE

Construction Support Engineers & Technicians will be available as needed from our team of 15

PROJECT MANAGER / RESIDENT ENGINEER
- Michael Kowalski, PE

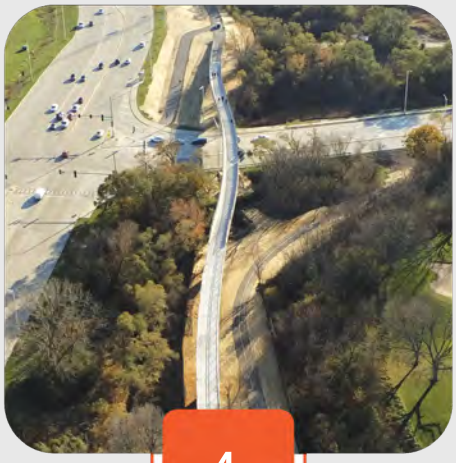
STRUCTURAL SUPPORT
- Alex Durbak, PE, SE

PROJECT PRINCIPAL
Duane O'Laughlin, PE

MATERIAL TESTING
- Reid Steinbach, PE
Soil & Materials Consultants

CIORBA TEAM EXPERIENCE IN THE LAST 5 YEARS

Complex Pedestrian Bridges



4

12



Bridge Construction Projects

Local Agency Projects



300+



Michael Kowalski, PE

Resident Engineer

YEARS OF EXPERIENCE

14 Total / 8 Ciorba

EDUCATION

Bachelor of Science in Civil Engineering
Marquette University

PROFESSIONAL REGISTRATION

Professional Engineer IL #062068548
Professional Engineer IN #PE11700535

CERTIFICATIONS

Illinois Department of Transportation - **CMMS**
American Concrete Institute - **Concrete Field Testing Technician - Grade I**
Occupational Safety and Health Administration - **Construction Safety & Health**
Lake County Stormwater Management Commission - **Designated Erosion Control Inspector**
Illinois Department of Transportation - **Documentation of Contract Quantities**
Illinois Tollway - **E-Builder, FieldSys and IMIRS**
Illinois Department of Transportation - **Erosion and Sediment Control Workshop Inspection Module**
Illinois Department of Transportation - **Erosion and Sediment Control Workshop: Fundamental Module**
Illinois Department of Transportation - **HMA Level I and II**
Illinois Department of Transportation - **Mixture Aggregate Technician**
Illinois Department of Transportation - **Nuclear Density Tester**
IDOT - **PCC Level I**
American Segmental Bridge Institute - **Post Tension Grouting Certification**
Railroad Education - **Roadway Worker Protection**
Indiana Department of Transportation - **Site Manager**
Illinois Department of Transportation - **Soils Field Testing**

EXPERTISE

Bridge and Structures
Construction Observation
Highways

ABOUT MIKE

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

REPRESENTATIVE PROJECT EXPERIENCE

Pfingsten Road Bridge Reconstruction & Pavement Rehabilitation, Village of Deerfield.
Resident Engineer for the superstructure replacement of an existing bridge over the Metra tracks. The existing superstructure and abutment cap were removed and replaced with a 104'-6" single span PPC I-beam bridge supported by a new abutment cap on the existing piles. The thicker proposed superstructure depth required raising the roadway profile to meet the required 23'-0" vertical clearance. The new abutments were semi-integral to eliminate the expansion joints, reducing long term future maintenance. 3,700 feet of adjacent roadway was rehabilitated from Lake Cook Road to Waukegan Road including pavement patching, milling, and resurfacing of the roadway, removal and replacement of deteriorated curb and gutter, new ADA ramps, and pedestrian signals.

Park Avenue West over Skokie River, City of Highland Park.
Resident Engineer for the replacement of a 64' long single span rolled steel beam bridge. The new bridge is a single span steel plate girder bridge with integral abutments built behind the existing abutments. The bridge was stage constructed to maintain one lane in each direction. STP funds were used for construction of the improvements; therefore, all services were provided in accordance with IDOT BLR&S and FHWA requirements.

Central Avenue over Ravine, City of Highland Park.
Resident Engineer for the replacement of a single span reinforced concrete closed spandrel arch bridge that was originally built in 1935 and on the Illinois Register for Historic Bridges. The new bridge was widened to two lanes to meet current design standards. The 106'-6" single span bridge was constructed with 36" deep PPC I-beams bridge and semi-integral tall wall abutments supported on metal shell piles. Aesthetic details mimic the historical nature of the existing bridge, which included a precast concrete arch façade and concrete form liner on the parapets. The adjacent ravine was stabilized using wingwall extensions and riprap to relax the side slopes. All construction engineering services were completed in accordance with IDOT and FHWA requirements.

Danne Road over Branch of Plum Creek, Crete Township.
Resident Engineer for the replacement of a two-lane bridge on Danne Road over a branch of Plum Creek. The new structure is a 45'-3" long, single span, 18" deep reinforced concrete slab bridge on integral abutments supported with metal shell piles. 1000 feet of roadway was reconstructed to raise the bridge profile to provide the required waterway opening. Oversized ditches were constructed to provide compensatory storage for floodplain fill. STP-BR funds were used for construction, so all work was completed in accordance with IDOT-BLR&S and FHWA requirements.

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

Hunt Club Rd and Washington Street Phase III, Lake County Division of Transportation.
Project Manager/Resident Engineer for the widening and rehabilitation of the Hunt Club Road and Washington Street intersection. Construction includes HMA surface course, HMA binder course, leveling binder, HMA surface removal, class D patching, combination concrete curb and gutter, concrete median surface, sidewalk, storm sewer, earth excavation, non-special waste disposal, watermain, traffic signals, and other related items. Three separate water mains in conflict with the widening will be relocated for Gurnee, Lake County Public Works, and JAWA.

DuPage County 2024 Pavement Maintenance, DuPage County.
Resident Engineer for the 2024 Pavement Maintenance – North Region, which included approximately 8 total miles of pavement rehabilitation of four streets: St. Charles Road, Swift Road, Medinah Road and Villa Avenue. Each street required extensive curb and gutter replacement, ADA ramps, pavement patching and new pavement surface.

Fairview Gravity Sewer and Lift Station Decommissioning, Village of Mount Prospect.
Resident Engineer for construction engineering services for construction of a 2,000-foot gravity sewer to an existing MWRD interceptor, which eliminated the need for a lift station. Project included deep sewer construction (up to 25 feet), connection to MWRD interceptor, and abandonment of existing lift station. Ciorba Group worked closely with the Village and MWRD throughout the process.

Industrial Lane Improvements, Village of Wheeling.
Resident Engineer for the widening and rehabilitation of Industrial Lane from Plant Road to Milwaukee Avenue (IL 21). The improvement included variable width widening to provide 27 foot of travel way, new concrete ribbon along the edge of pavement, new sidewalk meeting ADA requirements, rehabilitation of the existing pavement with bituminous patching and overlay, and the replacement of the 2,900 feet of 12" and 18" storm sewer, 1,800 feet of 8" sanitary sewer and 535 feet of sanitary laterals, and 2,200 feet of 10" and 12" diameter water main.

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

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

2023 Arterial Street Improvement Program, Village of Morton Grove.
Construction Engineer for the Village's 2023 Arterial Street Improvements Project. The project included pavement patching, milling, and resurfacing of 1.6 miles of heavily trafficked roadway on Harlem Avenue from Golf Road to Dempster Street and Shermer Road from Golf Road to Harlem Avenue. Other improvements included removal and replacement of deteriorated curb and gutter and sidewalk, ADA ramps, PACE bud pads. pavement marking and reflectors, storm sewer installation and parkway restoration. All construction observation and documentation was completed following IDOT procedures.

2020 MFT Street Resurfacing, Village of Wheeling.
Resident Engineer for the Village's 2020 MFT Program. Improvements involved pavement patching, milling, and resurfacing approximately 2.6 miles of local streets. Other improvements included removal and replacement of deteriorated curb and gutter and sidewalk, ADA ramps, storm sewer installation and parkway restoration. Construction was completed on time and $100,000 under the contractor's bid price.

2021 Wheeling MFT Street Resurfacing, Village of Wheeling.
Resident Engineer for the Village's 2021 MFT Program. The pavement patching, milling, and resurfacing of 3.1 miles of local streets and the reconstruction of 600 feet of a local street in the Dunhurst subdivision. Other improvements included removal and replacement of deteriorated curb and gutter and sidewalk, ADA ramps, storm sewer installation and parkway restoration. All construction observation and documentation will be completed following IDOT procedures.

Willow Road Reconstruction, Village of Wheeling.
Resident Engineer for the 1,000 feet of roadway widening and reconstruction as well as constructing new storm sewer, curb and gutter, sidewalk, and PCC driveway aprons. The work included installing new traffic and pedestrian signals, pavement markings and parkway restoration. Temporary traffic signals were used before the new equipment was installed. Coordination with the Canada National Railroad was necessary due to dual tracks crossing Willow Road within the project limits. The project was partially funded by Pace requiring constant coordination to meet the agency's standards and specifications.



Edgar Alvarado, PE

Construction Engineer

YEARS OF EXPERIENCE

4 Total / 4 Ciorba

EDUCATION

Bachelor of Science Civil Engineering
University of Illinois

PROFESSIONAL REGISTRATION

Professional Engineer
Illinois #062-077646

CERTIFICATIONS

Illinois Department of Transportation - **Documentation of Contract Quantities (21-19454)**

American Concrete Institute - **Concrete Field Testing Technician - Grade I**

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

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

Illinois Department of Transportation - **Mixture Aggregate Technician**

Illinois Department of Transportation - **Soils Field Testing S-33**

Illinois Department of Transporation - **CMMS Training**

CET 029-HMA LEVEL 1

EXPERTISE

Construction Observation

Bridge Reconstruction

PROFESSIONAL AFFILIATIONS

American Public Works Association
Construction Institute Secretary

ASCE-Construction Institute
Illinois Vice Chair

ABOUT EDGAR

Edgar Alvarado has construction experience on municipal projects that have included bridge replacement, pavement reconstruction and rehabilitation, storm sewer, water main and detention basins.

REPRESENTATIVE PROJECT EXPERIENCE

Park Avenue West over Skokie River, City of Highland Park.
Construction Engineer for the replacement of a 64' long single span rolled steel beam bridge. The new bridge is a single span steel plate girder bridge with integral abutments built behind the existing abutments. The bridge was stage constructed to maintain one lane in each direction. STP funds were used for construction of the improvements; therefore, all services were provided in accordance with IDOT BLR&S and FHWA requirements.

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

Central Avenue over Ravine Ditch, City of Highland Park.
Construction Engineer for the replacement of a single span reinforced concrete closed spandrel arch bridge that was originally built in 1935 and on the Illinois Register for Historic Bridges. The new bridge was widened to two lanes to meet current design standards. The 106'-6" single span bridge was constructed with 36" deep PPC I-beams bridge and semi-integral tall wall abutments supported on metal shell piles. Aesthetic details mimic the historical nature of the existing bridge, which included a precast concrete arch façade and concrete form liner on the parapets. The adjacent ravine was stabilized using wingwall extensions and riprap to relax the side slopes. All construction engineering services were completed in accordance with IDOT and FHWA requirements.

2021 Wheeling MFT Street Resurfacing, Village of Wheeling.
Construction Engineer for the Village's 2021 MFT Program which included HMA resurfacing, full roadway reconstruction including subbase, new storm sewer, ADA ramps and sidewalk in various locations of the Village of Wheeling. Other activities included daily documentation including diaries and pay item measurements and quantifications, monthly pay estimates, final closeout documentation, daily coordination with contractor and subcontractor, and communication and coordination with the Village and residents impacted by the construction.

Dunhurst Storm Sewer Improvements, Village of Wheeling.
Construction Engineer for the installation of 2,500 feet of both new storm sewer and replacing and upsizing existing storm sewer to reduce flooding impacts in the Dunhurst subdivision. The project included full depth pavement patching, pavement milling and resurfacing, replacement of driveway aprons and curb and gutter removed for the storm sewer installation and parkway restoration. Field changes were necessary due to conflicts with private utilities, sanitary sewers, and residential sanitary services. Despite the necessary revisions, the construction was completed $80,000 under the contractor's bid price.

Eastchester Storm Sewer Project, Village of Wheeling.
Construction Engineer for the installation of 1,800 feet of new storm sewer to a private lake to provide flood control. The project included cofferdam construction to install the storm sewer outlet into the lake; removal and replacement of roadway pavement, driveway pavement, curb and gutter, and sidewalks; and the adjustment of existing utilities that conflicted with the new storm sewer.



Alexander Durbak, PE, SE

Structural Support

ABOUT ALEX

Alex has more than 25 years of preliminary and final design engineering experience on bridge projects in Illinois and other States. His bridge experience includes cast in place, prestressed, precast and segmental concrete, curved steel plate girder bridges, cable-stayed, and pedestrian bridges as well as bridges over rail tracks. Alex has also worked on complex structural analysis and erection plans including finite element analysis for major river crossings. He has also designed ancillary structures such as retaining walls, box culverts, and highway sign structures. Alex has extensive experience in finite element model software such as Larsa, SAP 2000 and is also very familiar with MDX for the Analysis, design, and load rating of steel bridges and with LEAP CONSPAN for simple and multi-span precast and prestressed concrete bridges.

REPRESENTATIVE PROJECT EXPERIENCE

Melas-Meadows Pedestrian Bridge, Village of Mount Prospect.
Structural Engineer for design engineering services for the pedestrian bridge crossing over Northwest Highway (US 14) and the Union Pacific Railroad (UPRR) to connect Melas and Meadows parks. The proposed bridge is a 25 span bridge on a curved geometry to stay within the Village owned property within both parks. The approach spans are cast in place concrete slabs with radii as small as 44' to meet ADA requirements. The main span is a 200' simple span crossing over both IDOT and UPRR rights of way. Ciorba prepared a main span type study, evaluating three different main span options which included a Vierendeel Truss, network tied arch, and cable stayed bridge.

Central Avenue over Ravine, City of Highland Park.
Lead Structural Engineer for preliminary engineering and final design for the replacement of a single span reinforced concrete closed spandrel arch that was originally built in 1935 and is on the Illinois Register for Historic Bridges. The bridge is in a residential setting has a span length of 111 feet and is accessible for a single lane of traffic for a two-lane approach roadway. The bridge is located adjacent to several residences and a park which required a Section 4f report in addition of the Section 106 historical review. The replacement bridge is a PPC I-Beam 106'-6" single span structure with an arched precast façade shaped like the original cast in place structure. The bridge is located over a steep ravine with erosion problems that requires reconfiguration of the waterway and proposed bank stabilization. The project which included roadway geometric improvements and approach reconstruction is funded utilizing STP-BR federal monies.

Brookfield Ave over Salt Creek Replacement, Village of Brookfield.
Lead Structural Engineer Lead Structural Engineer for final design for the replacement of a two-span Precast Prestressed Concrete deck beam structure that carries one lane and sidewalk in each direction. Mr. Sauter performed the inspection and the scour assessment of the bridge. The bridge is load-posted because of the overall condition of the deck beams and is subject to special feature inspection because of cracks in the cantilevered pier cap that support the edge beam on the North side of the bridge. The overall sufficiency rating dropped as a result of the finding of our inspection. We performed preliminary engineering studies and cost estimates for a single span and a two-span concept for the bridge replacement. We also assisted the Village in obtaining federal funds for the bridge replacement through the STP-BR program..

Pfingsten Road over Metra, Village of Deerfield.
Structural Engineer for the superstructure replacement of an existing bridge over the Metra tracks. The existing superstructure and abutment cap were removed and replaced with a 104'-6" single span PPC I-beam bridge supported by a new abutment cap on the existing piles. The thicker proposed superstructure depth required raising the roadway profile to meet the required 23'-0" vertical clearance. The new abutments were semi-integral to eliminate the expansion joints, reducing long term future maintenance. 3,700 feet of adjacent roadway was reconstructed and rehabilitated from Lake Cook Road to Waukegan Road including pavement patching, milling, and resurfacing of the roadway, removal and replacement of deteriorated curb and gutter, new ADA ramps, and pedestrian signals.

YEARS EXPERIENCE

25 Total / 12 Ciorba

EDUCATION

Bachelor in Civil Engineering
Christian Bros University

PROFESSIONAL REGISTRATION

Structural Engineer
Illinois #081007735

Professional Engineer
Illinois #062066837
Indiana #PE11700537
Florida #61666
Michigan #6201067546

CERTIFICATION

FHWA/NHI- Safety Inspection of In Service Bridges

FHWA/NHI - Inspection of Fracture Critical Members Course

S-BRITE Purdue - Inspecting Steel Bridges for Fatigue

IDOT Team Leader for Bridge Inspection

EXPERTISE

Bridges and Structures

Concept / Feasibility Studies

Structural Inspection Load Ratings and Condition Reports

Construction Services

Roselle Road Pedestrian Bridge, Village of Schaumburg.
Structural Engineer for final design plans and specifications for a new pedestrian bridge over Central Road. The proposed bridge connects a shared use path to an existing shared use path in the Paul Douglas Forest Preserve. The proposed bridge is a five span, 750' steel plate girder on a double reverse curve horizontal alignment. The abutments were founded on MSE wall embankments to reduce impacts to adjacent wetlands and any ROW acquisition. Aesthetic treatments were incorporated into the railing, MSE walls, and the piers.

41st Street Pedestrian Bridge Temp Foundations, F.H. Paschen, S.N. Nielsen, Inc..
Structural Engineer for the design of the steel superstructure and pier for the final plan preparation for the new 41st Drive Connector bridge over IL 5, a two-span plate girder bridge on stub abutments. The improvements add a third lane in each direction and dual left turn lanes and right turn lanes at all five major intersections. The existing signalized intersection at John Deere Road and 38th Street was eliminated and replaced with the new 41st Drive Connector, a flyover bridge on new alignment, and a new roadway connecting 38th Street to Coaltown Road. The proposed bridge features stub abutments on spread footing atop MSE walls. Mr. Durbak also designed two-cell box culverts, noise walls and retaining walls including moment slabs for the parapets located on top of MSE walls.

Clavey Road Reconstruction, City of Highland Park.
Structural Engineer for the bridge replacement of an existing single span steel bridge associated with the reconstruction of Clavey Road from US 41 to Green Bay Road a two-lane urban collector street. The proposed bridge is a 68' long single span steel rolled beam structure with galvanized beams and semi-integral abutments on metal shell pile designed and detailed for an extend life. Aesthetic form liner and concrete staining details are incorporated into the bridge plans. The new roadway bridge included a barrier protected shared use path that allowed for the removal of an adjacent deteriorated pedestrian bridge.

Pedestrian Bridge over Columbus Drive (US 12), Indiana Department of Transportation LaPorte District.
Structural Engineer for the preparation of preliminary and final design plans for the replacement of a pedestrian bridge crossing US 12 in East Chicago. The proposed concept includes a basket handle tied arch bridge, and ADA ramps that enclose landscaped areas creating a park feel. The intent of the structure is to provide a safe crossing for pedestrians accessing the nearby school and library, as well as to create a focal point for the community. We are currently preparing final design plans, specifications and cost estimates.

Belvidere Road over Amstutz Expressway, City of Waukegan.
Structural Engineer for preliminary engineering and final design for the rehabilitation of a two-span steel beam structure carrying Belvidere Street over the Amstutz Expressway and the Union Pacific Railroad. The scope of work included an in-depth bridge inspection, preparation of a Bridge Condition Report, and the evaluation of several different rehabilitation options. Coordination with IDOT and the UPRR was required during the preparation of the Project Development Report and during final design. The proposed rehabilitation consists of a superstructure replacement utilizing shallower rolled steel beams to improve the vertical clearance over the Amstutz Expressway. The project is funded through the STP-BR program.

IL Route 38 over UPRR, Illinois Department of Transportation, District One.
Structural Engineer for detailed bridge inspection and preparation of a full Bridge Condition Report for the rehabilitation of a five span steel structure on a curved alignment and a 67 degrees skew. The span over the tracks is a simply supported steel plate girder and each of the side spans is a two-span continuous bridge with rolled steel beams. The recommended option was to replace the deck and a damaged fascia beam, and to perform substructure repairs. Minor approach roadway work was also required. We also looked at the cost of replacing the bridge with a three-span continuous curved steel plate girder bridge on the same alignment and skew. Brett also coordinated with the UPRR for the inspection and the proposed bridge alternates. This project was part of a Various/Various Phase I contract.

Broadway Avenue over Silver Creek, Village of Melrose Park.
Structural Engineer for the preliminary and design engineering for the bridge replacement of Broadway Avenue (19th Avenue) over Silver Creek. The single span reinforced concrete slab bridge, located near downtown Melrose Park and just south of IL 64, was structurally deficient and required replacement. Hydraulic studies were performed and a bridge type study prepared to evaluate replacement options. With the crossing just 50' from the intersection of IL 64, the roadway profile adjustment could only be minimal so a reinforced concrete slab bridge supported on drilled shafts was prepared. Coordination with IDOT was required due to the adjacent state route. A project report was prepared and design approval received.

Forest Avenue over Ravine Bridge Replacement, City of Highland Park.
Structural Engineer for final design for the replacement of an existing four span precast prestressed concrete deck beam bridge. The existing bridge is composed of straight beam spans that are chorded to fit a horizontal curved alignment. The proposed bridge is a three-span curved steel plate girder on a 600' radius horizontal curve. The bridge is 181' long with hammerhead piers of heights up to 33' to cross the steep ravine. In addition to the bridge replacement, an 18" transmission water main was replaced due to a conflict with the proposed bridge. The project is funded through the Federal STP-BR program and was the recipient of the 2019 ASCE Illinois chapter Outstanding Civil Engineering Achievement Award (under $10 Million).

SOIL AND MATERIAL CONSULTANTS, INC.

REID T. STEINBACH
Licensed Professional Engineer

Position

Director of Engineering, P.E.

Education

Purdue University, West Lafayette, IN
Bachelor of Science in Civil Engineering - 2013

Registered as E.I.T. in the State of Indiana (ET31400226)
Transferred to Illinois E.I.T. (061031690)
Registered Professional Engineer in the State of Illinois (062.070515)

Memberships

American Society of Civil Engineers

Experience

March 2018 to Present

Director of Engineering for Soil and Material Consultants, Inc. Responsible for all aspects of construction material testing included but not limited to: proposals, inspection services, scheduling, technician preparation, laboratory accreditation, report review, report submittal, invoicing, client interactions.

Qualified by the Illinois Department of Transportation in the following:

Mixture Aggregate Technician Course – 3 day
Portland Cement Concrete Level I through Level III
ACI Field & Strength
Bituminous Concrete Level I through Level III
Nuclear Density Training
S-33 Geotechnical Field Testing and Inspection
Construction Material Inspection Documentation
Documentation of Contract Quantities

April 2014 to March 2018

Staff Engineer for Soil and Material Consultants, Inc. Provided and directed drilling, inspection and testing services related to soils and construction materials in the field and laboratory. Prepared draft and final engineering reports.

Involvement also included construction field and laboratory services. Designed and implemented various laboratory studies for paving materials and quality control. Scheduled and supervised work of others, provided engineering evaluations. Worked closely with clients to provide timely and economical solutions.

Provided various field services for testing and inspection of soils and construction materials. Limited work on drill rig as an operator and soil classifier. Completed laboratory testing supplemental to soil and construction material field services. Headed quality control on numerous earth-moving and road reconstruction projects.

Pfingsten Road over Metra Tracks



LOCATION
Deerfield, IL

CLIENT
Village of Deerfield

CONTACT
Mr. Tyler Dickinson, PE
Assistant Director of Public Works and Transportation
847.719.7463

CONSTRUCTION COST
$2.1 Million

PROJECT TEAM
Project Manager
Duane O'Laughlin, PE
Project Engineer
Joe Attanaseo, PE
Lead Structural Engineer
Brett Sauter, PE, SE
Water Resources Manager
Tony Wolff, PE, CFM
Resident Engineer
Mike Kowalski, PE

SCOPE OF SERVICE
- Bridge Inspection
- Final Design
- Construction Inspection

PROJECT DESCRIPTION

Ciorba Group provided final design and construction engineering services for the replacement of a precast prestressed concrete (PPC) deck beam bridge superstructure over the Metra tracks. Pfingsten/Kates Road is a two-lane major collector carrying over 9,000 vehicles per day. In addition to the bridge replacement, the adjacent roadway was rehabilitated from Lake Cook Road to Waukegan Road. The rehabilitation included pavement patching, milling and resurfacing of the roadway, removal and replacement of deteriorated curb and gutter, new ADA ramps, and pedestrian signals. The roadway was closed at the bridge and traffic detoured on an approved route to expedite construction.

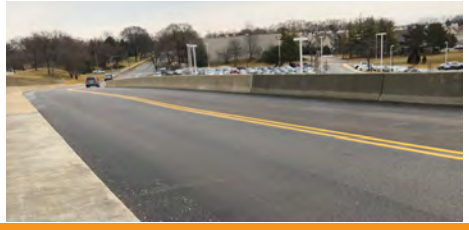
Previous bridge inspections indicated that the existing PPC deck beam superstructure was in serious condition and required replacement. Additionally, the Mechanically Stabilized Embankment (MSE) retaining walls which supported the approach roadway embankment showed areas of deterioration at the bridge. At the start of the project, Ciorba coordinated with Metra to gain right of entry access so an in-depth bridge inspection could be performed to determine the extent of the defects on the MSE wall.

It was determined that the existing superstructure and abutment cap would be removed and replaced with a 104'-6" single span PPC I-beam bridge supported by a new abutment cap on the existing piles. Additionally, due to a thicker proposed superstructure depth the roadway vertical profile would need to be raised to meet the required 23'-0" vertical clearance over the Metra tracks. This profile raise required that the existing moment slabs and top row of MSE wall panels be removed and replaced adjacent to the bridge to accommodate new approach slabs and the raise in the roadway profile. The proposed abutments were designed as semi-integral abutments to eliminate the expansion joints, reducing long term future maintenance.

Construction engineering services involved coordination with utility companies for any required adjustments to their facilities and observing the contractor's work for conformance with the plans and specifications. Other services included quantity measurements and documentation, preparation of any change orders and monthly pay estimates and project closeout. The Resident Engineer also interacted with residents and Village Officials to address any issues or concerns raised during construction. This project is funded through the STP-BR Federal Program.







Park Avenue West over Skokie River



LOCATION
Highland Park, IL

CLIENT
City of Highland Park

CONTACT
Mr. Emannuel Gomez, PE
City Engineer
847.926.1145

CONSTRUCTION COST
$5 Million

PROJECT TEAM
Project Manager
Mark Johnson, PE, PTOE
Project Engineer
Joseph Attanaseo, PE
Lead Structural Engineer
Brett Sauter, PE, SE
Lead Water Resouces Engineer
Tony Wolff, PE, CFM
Construction Manager
Duane O'Laughlin, PE
Resident Engineer
Michael Kowalski, PE
Construction Engineer
Edgar Alvarado

SCOPE OF SERVICE
- Preliminary Engineering
- Construction Observation

PROJECT DESCRIPTION

Ciorba provided comprehensive preliminary and construction engineering services for the replacement of the Park Avenue West Bridge over the Skokie River in an urban setting. The project, funded by STP Bridge Program Funds, adhered to FHWA and IDOT requirements.

Preliminary engineering encompassed an in-depth bridge inspection, condition report, and evaluation of replacement alternatives. A roadway and channel survey was conducted alongside a full hydrologic/hydraulic study using the US Army Corps of Engineers HEC-RAS program. HEC-18 Scour analyses were performed to assess potential scour at the proposed bridge.

A geotechnical investigation, including soil boring and testing, informed foundation recommendations. Based on the approved reports and studies, a Type, Size and Location Plan was prepared for the recommended bridge alternative.

The project involved construction staging, roadway reconstruction, ditch relocation, and vertical profile changes. Vertical and horizontal geometric studies established the roadway profile and cross-section, addressing safety and drainage improvements. Right-of-way acquisition was considered based on bridge widening and profile changes. All studies were summarized in a Project Development Report.

Construction entailed replacing the 1950-built, 1984-widened bridge with a single-span, W34 Steel beam bridge featuring a reinforced PCC deck. The new structure spans 80 feet 10 inches from back-to-back of abutments, with a 56-foot wide roadway and a 5-foot wide pedestrian sidewalk. The deck includes PCC parapets and a deck-mounted decorative bicycle railing for pedestrian safety. The substructure consists of reinforced abutments with shell pile footings, incorporating a unique cantilever beam seat to widen the bridge while avoiding conflict with an existing high-pressure gas main.

The project required two main construction stages for the South and North bridge sections, with two sub-stages for central roadway reconstruction. Additional work included roadway reconstruction, sidewalk and drive replacement, utility relocation, temporary and new traffic signals, signage, and striping.

Ciorba's construction engineering team provided on-site inspection, documentation, and project management. This included developing change order authorizations, pay estimates, and CMMS documentation. The Resident Engineer chaired weekly progress meetings with stakeholders to discuss progress, address construction issues, and resolve conflicts. The team also maintained regular communication with City officials, local community members, and businesses, addressing questions and concerns throughout the construction process.





Central Avenue Bridge over Ravine Ditch



LOCATION
Highland Park, IL

CLIENT
City of Highland Park

CONTACT
Mr. Emmanuel Gomez, PE
City Engineer
847.926.1145

CONSTRUCTION COST
$3.3 Million

PROJECT TEAM
Project Manager
Brett Sauter, PE, SE
Project Engineer Phase I
Mark Johnson, PE, PTOE
Project Engineer Phase II
Eric Spina, PE
Lead Water Resources Engineer
Tony Wolff, PE, CFM
Construction Manager/Resident Engineer
Mike Kowalski, PE
Construction Engineer
Edgar Alvarado, PE

SCOPE OF SERVICE
- Preliminary Engineering
- Final Design
- Construction Observation

PROJECT DESCRIPTION

Ciorba provided preliminary, design and construction engineering services for the replacement of the Central Avenue Bridge over Ravine. The bridge is located in a residential setting and its replacement is funded utilizing STP Bridge Program Funds (STP-BR). All services have to be performed in accordance with FHWA and IDOT requirements for federally funded improvements.

The existing bridge is a single-span reinforced concrete closed spandrel arch bridge that was originally built 1935. The bridge is on the Illinois Register for Historic Bridges and required special documentation for the bridge replacement. The bridge is located adjacent to several residences and a park. The steep ravine had severe erosion control issues that were addressed with gabions and riprap stabilization.

Ciorba's preliminary engineering included an in-depth bridge inspection and a bridge inspection technical memo, to document the condition of the existing bridge and identify and evaluate bridge replacement alternatives. A roadway and channel survey was performed along with a full hydrologic/hydraulic study of the existing and proposed bridge structure. The hydraulic characteristics of the floodplain for existing conditions were calculated using the US Army Corps of Engineers HEC-RAS program. HEC-18 Scour analyses on the bridge will be performed to evaluate the potential for scour at the proposed bridge.

A geotechnical investigation, including soil boring, testing of soil samples and foundation recommendations was conducted for soil bearing capacity and scour sensitivity. Based on the approved Bridge Condition Report and Bridge Type Study and in accordance to the findings documented in the Project Development Report, a Type, Size and Location Plan was prepared for the recommended bridge alternate. This alternate was a single span 36" deep PPC I-beam bridge with 106'-6" back to back abutments. The abutments were semi-integral tall wall abutments supported on metal shell piles. Design plans were prepared for the preferred bridge and roadway improvements to construct the bridge under a full closure. Aesthetic details were incorporated into the bridge design as required by IDOT due to the historical nature of the existing bridge. These included a precast concrete arch façade to mimic the existing bridge and aesthetic concrete form liner on the parapets. The adjacent ravine was stabilized using wingwall extensions and riprap to ease the slopes as the existing slopes were 1:1 (V:H).

The proposed bridge was constructed in 2022. Ciorba performed construction observation and documentation using CMMS according to IDOT requirements.





Broadway Avenue over Silver Creek



LOCATION
Melrose Park, IL

CLIENT
Village of Melrose Park

CONTACT
Mr. Gary Marine
Director of Public Works
708.343.4000

CONSTRUCTION COST
$3.3 Million

PROJECT TEAM
Project Manager/
Lead Structural Engineer
Brett Sauter, PE, SE

Project Engineer
Mark Johnson, PE, PTOE

Lead Water Resources Engineer
Tony Wolff, PE, CFM

Lead Lighting/Traffic Signal Engineer
Joseph Vondra, PE, LC

Construction Manager
Michael Kowalski, PE

SCOPE OF SERVICE
- Bridge Inspection
- Preliminary Engineering
- Final Design
- Construction Observation

PROJECT DESCRIPTION

Ciorba provided preliminary, final design and construction engineering services for the Village of Melrose Park for the replacement of the Broadway Avenue Bridge over Silver Creek. The Broadway Avenue Bridge is located within the commercial district of Village of Melrose Park immediately adjacent to North Avenue. Improvements were funded utilizing STP Bridge Program Funds, so all services were performed in accordance with FHWA and IDOT requirements for federally funded improvements. The existing structure (S.N. 016-7477) was a single span reinforced concrete slab bridge over Silver Creek. Originally built in 1949 the existing structure showed advanced signs of deterioration with a Sufficiency Rating of 33.1, qualifying the bridge for total replacement.

The Broadway project limits are confined by North Avenue (IL 64) immediately north of the bridge and Frenzel Drive, a local street, to the south. Phase III work consists of the complete removal of the existing reinforced concrete slab bridge on closed abutments, constructing a new reinforced concrete slab superstructure on closed abutments, pavement removal, combination curb and gutter removal, sidewalk removal, aggregate subgrade improvement, subbase granular material, hot-mix asphalt base course, hot mix asphalt binder and surface courses, Portland cement concrete sidewalk, detectable warnings, combination concrete curb and gutter, class D patches, storm sewer, and traffic signal improvements.

Construction is planned to be completed in 2023 in accordance with IDOT and FHWA requirements. Phase III engineering services provided involved attending the preconstruction meeting, holding progress meetings, coordinating with utility companies for facility relocations and observing all the contractor's work for conformance with the plans and specifications. Staff coordinated work and schedule with the contractor, communicated with stakeholders, oversaw all project documentation, and provided solutions to construction issues. Services included quantity measurements and documentation, preparation of any change orders and monthly pay estimates and project closeout. Ciorba's Resident Engineer chaired bi-weekly progress meetings with representatives from the contractor, Village, and IDOT to discuss progress, construction issues, and resolve conflicts. Ciorba also interacted with Village officials and the local community, answering questions and concerns raised by residents during construction.





Brookfield Avenue over Salt Creek



LOCATION
Brookfield, IL

CLIENT
Village of Brookfield

CONTACT
Mr. Tim Wiberg
Director of Public Works
708.485.2540

CONSTRUCTION COST
$4.85 Million

DURATION
2015-2022

PROJECT TEAM
Project Manager
Brett Sauter, PE, SE
Project Engineer
Mark Johnson, PE (Phase I)
Eric Spina, PE (Phase II)
Lead Structural Engineer
Alex Durbak, PE, SE
Lead Water Resources Engineer
Tony Wolff, PE, CFM
Construction Manager
Michael Kowalski, PE

SCOPE OF SERVICE
- Preliminary Engineering
- Final Design
- Construction Observation

PROJECT DESCRIPTION

Ciorba provided preliminary and final design and construction engineering services for this bridge replacement project. The bridge is in a high-profile area adjacent to the Village Hall and Metra station near a residential neighborhood. Engineering and construction was funded utilizing STP Bridge Program Funds (STP-BR) so all services were performed in accordance with FHWA and IDOT requirements.

The existing bridge (S.N. 016-6665) was constructed in 1916 as a two-span reinforced concrete through girder on timber piles with a reinforced concrete pier and closed abutments. The bridge superstructure was replaced and widened with pre-stressed concrete deck beams on a widened substructure in 1986. Each span has a length of 48' for a total bridge length of 96'. The bridge roadway width is 30' allowing for two traffic lanes with a 5' sidewalk on the north side of the deck. The Sufficiency Rating of 43.9 qualifies the bridge for replacement.

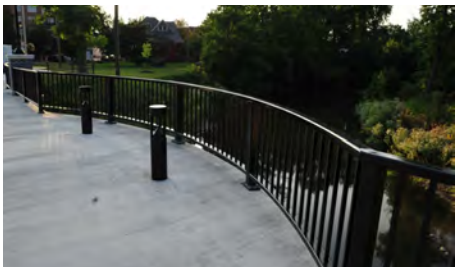
The proposed bridge was a single span 105' bridge utilizing 36" PPC I-beams supported on tall wall semi-integral abutments on drilled shafts. The roadway profile was raised to accommodate the beam depth required for the single span structure while maintaining the existing bottom chord elevation of the superstructure. A slight correction to the adjacent roadway alignment provides a smoother transition to the bridge driving surface. The improvement requires reconstruction approximately 400 feet of roadway. An existing 16" water main located under the existing bridge was relocated to avoid conflicting with the proposed substructure and other utility improvements include reconstruction and relocation of storm sewer structures adjacent to the bridge.

Temporary easement and various utility were coordinated for the project which was constructed with a full detour in place.

A full hydrologic/hydraulic study of the existing and proposed bridge structure was conducted to confirm the adequacy of the proposed bridge waterway opening. The hydraulic characteristics of the floodplain for existing conditions were calculated using the US Army Corps of Engineers HEC-RAS program. A crash analysis was completed to identify the need for any potential safety issues. All studies were summarized in a Project Development Report that was processed by IDOT as a Categorical Exclusion, Federal Approved.

During the final design, the project team worked with the Village to determine what aesthetic improvements could be added to the bridge since it is located in a high profile area adjacent to the Village Hall and Metra station. These included the addition of a cantilevered outlook, decorative lighting, formliner, and signage on the bridge.

Phase III construction engineering services were also completed in accordance with IDOT and FHWA requirements. The Construction Manager chaired bi-weekly progress meetings with representatives from the contractor, Village, and IDOT to discuss progress, construction issues, and resolve conflicts. The Construction Manager also interacted with Village officials and the local community, answering questions or concerns raised by residents during construction.





Roselle Road Pedestrian Bridge



LOCATION
Schaumburg, IL

CLIENT
Village of Schaumburg

CONTACT
Mr. Michael Hall
Director Engineering and Public Works
847.895.7100

CONSTRUCTION COST
$4,200,000

PROJECT TEAM
Project Manager
Salvatore Di Bernardo, PE, SE
Lead Structural Engineer
Brett Sauter, PE, SE
Lead Water Resources Engineer
Tony Wolff, PE, CFM
Project Engineer
Eric Spina, PE

SCOPE OF SERVICE
- Final Design

AWARDS
2020 Excellence Awards, Best Project - up to $10 Million, Structural Engineers Association of Illinois (SEAOI)

PROJECT DESCRIPTION

The Roselle Road Shared-Use Path and Bridge over Central Road and Salt Creek Tributary D is a federally funded project for the Village of Schaumburg and in part located in the Cook County Forest Preserve District property. The project is located at the intersection of Roselle Road and Central Road, which are both Cook County highways. The new shared-use path replaces an existing path and also connects to an existing trail in the adjacent Paul Douglas Forest Preserve. STP funds from the Northwest Council of Mayors were used for the improvement so all plans and specifications were provided in accordance with IDOT BLR&S and FHWA requirements.

The project area had significant vertical grade changes due to the adjacent interchange with I-90 so the design needed some creativity in order to meet current ADA standards as well as accommodate required drainage improvements. In addition, the horizontal alignment of the new path was constrained at the Roselle Road/I-90 ramp intersection to avoid traffic signal equipment recently installed as part of the new I-90 interchange. During the design, our Team also coordinated with the Cook County Department of Transportation and Highways (CCDOTH) and the Illinois Tollway since they were designing improvements to Central Road at the same time. The new vertical profile for Central Road and future locations of new traffic signals at the Roselle Road/Central Road intersection were coordinated with the CCDOTH. The plans and specifications were submitted to the CCDOTH for permitting.

Extensive coordination was conducted with the Cook County Forest Preserve District (CCFPD), because sections of both the new bridge and path are located on the adjacent Paul Douglas Forest Preserve. Coordination activities included establishing the new bridge and path location, connection point to the existing path in the forest preserve, and the limits of proposed tree removal. The time frame for tree removal was limited due to the potential habitat disruption for Northern Long Ear Bat.

The new path is a 10 foot wide HMA trail with a total length of almost 4000 feet. The proposed pedestrian bridge is a five span steel plate girder bridge with three main spans of 163’ each and end spans of 130’-6” for an overall length of 750’-0”. The bridge is in an S-curved horizontal alignment with varying radii (1,500’ and 1,075’) to improve the aesthetics for pedestrians and bicyclists. A large scenic outlook was placed at the center of the bridge, cantilevered off the girder to allow for pedestrians and bicyclist to stop and enjoy the view of the adjacent forest preserve. Additionally, decorative railings, concrete staining, and decorative form liner were utilized to make this bridge a destination trip.

This project received the Best Small Project -Up to $10 Million Award from the Structural Engineers Association of Illinois (SEAOI)







PROJECT UNDERSTANDING

The proposed pedestrian bridge crossing the Union Pacific Railroad and Northwest Highway will serve as a key improvement to the Village of Mount Prospect by safely connecting Meadows Park and Melas Parks. The two parks are frequently visited by residents and visitors because of the many facilities and park activities. Melas Park includes a Visual Arts Center, soccer fields, baseball/softball diamonds, dog park, and walking paths while Meadows Park provides an aquatic center and playgrounds. Currently, the closest pedestrian crossing of Northwest Highway is two-thirds of a mile away from the parks and limits accessibility and safety which has discouraged biking and walking in the Village. The Melas Meadows multi-use path and bridge will provide a vital connection that will improve the safety and accessibility of the parks for residents and the community.

PROJECT APPROACH

Communication and Coordination with Major Stakeholders

Our Construction Engineering team believes that a successful project is the result of a partnership between the client, the construction engineering team, and the contractor to meet the project schedule and budget while maintaining the safety of the community. We will build these relationships throughout the construction of the improvements to serve the best interests of Mount Prospect. Michael Kowalski as Project Manager and Resident Engineer and Edgar Alvarado as the Construction Engineer will take full ownership of your project and provide quality services and will be dedicated to this project until final delivery. Mike will be the main contact with the Village of Mount Prospect, other agencies, and stakeholders to answer any questions or concerns. Besides the professional certifications and experience with bridge and other complex projects, Mike's personal attributes make him the right person to serve as the Resident Engineer. Mike leads Ciorba's Construction Engineering Group, which currently includes 15 engineers and technicians and is continuously involved with State and Federally funded Local Agency projects. He has the technical skills necessary to lead a complex bridge project in partnership with your staff, the patience to positively work with contractors, and the considerate manner needed to interact with various stakeholders. In addition to Mike and Edgar, other Ciorba staff can provide support during more intense construction activities, especially on the structural side. Mike will be always advocating for the Village while being sensitive to the needs of the public, with particular attention to the private owners directly affected by this project and its construction. As part of the Ciorba Team for more than eight years, he is aware of the long history of this signature project and the value that it brings to the Village and the community. His cell phone number and e-mail address will be made available to the public and his responsiveness will be of great value to you and the people more directly affected by this project. Mike will also hold weekly progress meetings with all interested and applicable parties. Coordination with private utility companies to relocate facilities will be based on what we developed during the design phase and conducted as necessary prior to construction

Union Pacific Railroad, MWRD and CCDOTH Coordination

Ciorba will effectively communicate with both the UPRR and MWRD to coordinate the work within and around their facilities. Constant and thorough communication with UPRR will be pivotal. This coordination will continue from what has already been performed in Phase II, resulting in a seamless transition from Phase II to III. Ciorba will hold onsite pre-construction meetings with the contractor and with UPRR representatives for all phases of work that will affect the railroad. Our team has also obtained the railroad safety training required for work in the UPRR Right of Way. The ramp work in Melas Park will impact the MWRD basin. This construction has already been coordinated with MWRD during the design phase through several meetings and presentations. Our Phase III team will build off this coordination and involve the Phase II designers as necessary, referring back to previous coordination meetings to expedite any additional coordination needed. Ciorba has worked with and developed relationships with MWRD and their staff on numerous other projects. We will also ensure



MWRD and UPRR Coordination

proper communication with the Cook County Department of Transportation and Highway (CCDOTH) as required. Our team will use our general and project related relationships developed with the UPRR, MWRD and CCDOTH to provide a strong network of communication throughout the project.

Utility Coordination

Any utility relocations, planned or unplanned, can have a devastating impact on construction progress if not managed carefully. Therefore, as soon as the NTP is received, Ciorba will continue any utility coordination that was started during the design. Our team will conduct utility coordination meetings, review the accuracy of utility permits, and monitor that the utilities have been relocated correctly and will not conflict with the proposed improvements. As part of these coordination efforts, Mike Kowalski will set up a plan in hand meeting with the contractor, Village and all utility representatives. During this meeting, the site will be reviewed for any unforeseen utility conflicts. This method will assist in preventing any delays on the project by addressing and relocating unforeseen conflicts prior to the work taking place. Mike has experience with major utility relocation during Phase III, most notably on Clavey Road, in which he had to develop new sequences of work to maintain construction while conflicts were resolved to stay on schedule and avoid additional costs to the contract.

Project E-Blast and Website

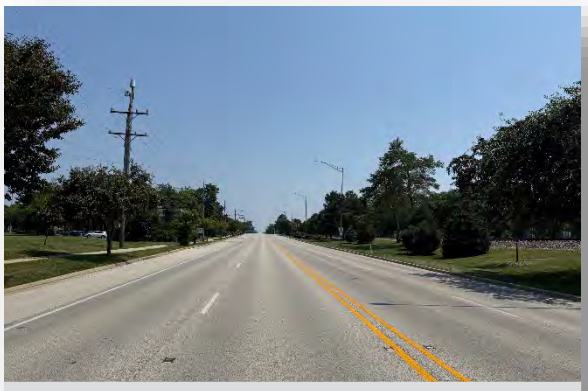
Due to the importance of this project, there will be a large group of parties interested in the progress and status of the project. Ciorba will develop a project specific website and an eblast to provide a source for information and updates for all those who are interested. Ciorba has developed project-specific websites and e-blast on similar high-profile contracts and cannot understate the impact this communication has on reducing the workload on the Village. We will be providing a source of answers to questions that would typically be directed to the Village's staff.

Project Familiarity

Ciorba's construction team has been involved with this project over the past year, completing constructability reviews throughout the design process. This involvement has made the construction team familiar with the plans and have already prepared for the challenges of the project. Our team has already developed plans and strategies to successfully complete this complex project for the Village of Mount Prospect.

IDOT Experience

The proposed Project Team is experienced and knowledgeable in the IDOT documentation requirements for the construction of Local Agency federal aid projects involving multiple funding sources. The team will utilize their established relationship to better collaborate with personnel at IDOT District One Bureau of Local Roads and Streets (BLR&S) who oversee the construction of federal aid projects to provide a worry-free and successful project for the Village of Mount Prospect. Mike will use his extensive IDOT BLR&S to collect and organize project data to effectively complete the necessary "paperwork" and documentation including grant reimbursement forms. Our relationship with IDOT District One staff will also assist in communication and coordination of the work over Northwest Highway.



Northwest Highway at the crossing location

Construction Engineering and Pro-Active Approach to Cost Savings

Ciorba's team takes pride in being Construction **Engineers** and not just Construction Observers. Our services will not just include observation and documentation, but in coordination with the Village staff we will continuously apply an initiative-taking approach to any issues that arise during construction. Mike Kowalski and Edgar Alvarado have worked together on other Local Agency and bridge projects and will utilize their construction engineering experience and knowledge to quickly address all problems that surface and provide timesaving, cost-effective solutions to the Village of Mount Prospect. Ciorba's focuses heavily on actively

pursuing cost saving measures for the project without compromising the final product. Our team prides themselves in routinely bringing projects for other agencies under budget by making active cost control an integral part of our project approach.

TECHNICAL APPROACH

Design and Construction Team Acting as One

Ciorba's design and proposed construction team have successfully completed over ten locally funded bridge projects together. This experience has developed a strong sense of cohesion that will provide the Village with a team that can manage unforeseen issues effectively and in a timely manner. The complexity of this project will require such a team. Issues or changes in field conditions or the prefabrication of items on this contract can influence various aspects of the bridge including structural, lighting and drainage. Ciorba's design and construction team will function as one to quickly develop solutions to changes and prevent any delay to the contract. In coordination with the design team Ciorba can develop 3D model and details to check the horizontal and vertical construction layout of ramps, MSE walls and other elements of the project. Information collected during the project will be used to develop a complete set of as-built plans in coordination with the contractor.



Safe Access to Facilities

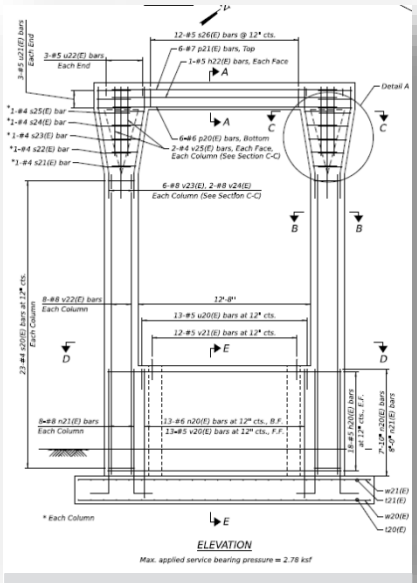
Construction Access and Safety to the Public

Melas Park and Meadows Park attract a large number of residents daily. With the parks to stay open during construction, safety will be of the utmost importance. Ciorba will work with the Village and the contractor to develop a site protection and construction access plan that will be utilized and adjusted throughout the project. To prevent any access through the parks, Ciorba is proposing to install a stabilized construction entrance off Northwest Highway for access to the Meadows Park work zone and a construction entrance off the corner of Kenilworth Avenue and Prospect Avenue. Access will need to be maintained to the baseball field and aquatic center in Meadows Park during construction. Fencing is noted in the design plans, but Ciorba staff will ensure that the Contractor is aware of this and the need to keep residents safe.

Construction Sequencing

The project will consist of heavy construction involving means and methods which need ample space. The challenge on this contract is that there is not an abundance of land within the construction zone. This will require innovative thinking and planning between Ciorba and the contractor to properly construct the proposed bridge and ramps.

For example, the ramps North and South of the main span will require a well thought out plan and sequence of construction. Piers 13, 18, 19, 20 are dual piers supporting a high and a low span at each side. These dual piers are unique structures and will need the vertical sections to be poured monolithically due to reinforcement and the horizontal span supports to be poured separately: the high pier will be poured first followed by the low pier to allow for proper bracing and support of the frames with shoring towers. The spans will then have to be poured in reverse with the low span first followed by the high to allow better access for the concrete pumps.



High Pier

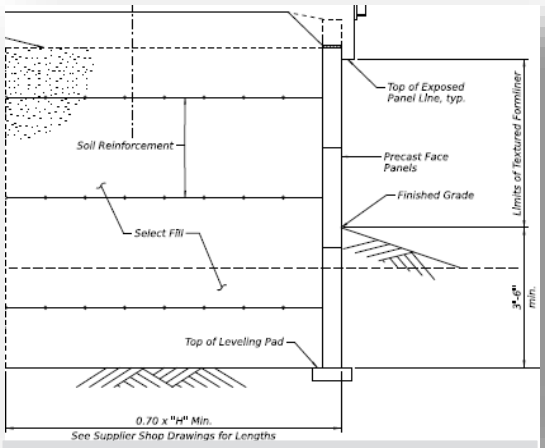
Erection Plan and Shop Drawing Review

The main crossing consists of a large, prefabricated steel truss. The delivery, erection and setting of the prefabricated truss will involve thorough coordination and planning with the contractor, IDOT and the UPRR to conduct a safe and successful erection. Ciorba will collaborate with the contractor, to work around the constraints and limit the impact to traffic along the Northwest Highway and the UPRR. Ciorba's knowledge of the details developed during design will be very valuable to

our construction engineering staff, the Village, the contractors and other agencies involved. Ciorba's construction team will have Alexander Durbak, one of our Structural Project Engineers, available to provide shop drawing and proposed erection plan review. Alex will also coordinate structural support to our construction engineering team for the needed safety checks during construction and will assist with the supervision of the execution of the planned construction sequence proposed by the contractor.

Geotechnical Engineering for MSE Wall and Spread Footings

The bridge ramps contain twenty-four piers with spread footing foundations and extensive MSE walls. Ciorba will work with Soil and Material Consultants to evaluate existing subgrade at the excavation for foundations and to oversee compaction efforts at the MSE Wall lifts. Proper subgrade is essential for structurally sound spread footing. SMC will also provide material testing services. Ciorba and Soils and Material Consultants will run Drop Cone Penetrometer (DCP) tests on all existing subgrade at the pier footing locations to determine that proper unconfined strength exists. If poor subgrade is found, Ciorba's team has all obtained the S-33 IDOT Soils and Field-Testing certification and have the knowledge and experience to provide a remediation plan to improve unconfined strength through undercuts.



MSE Wall Schematics

MSE walls are comprised of metallic strips that are embedded within the backfill to provide tensile strength and stability. To reach that tensile strength, the backfill must be properly compacted to the design density. SMC will develop a proctor of the backfill material and utilize it during filling operations to test the compaction of each lift and ensure that proper density is reached to ensure a properly built MSE wall is provided.

PROJECT SCHEDULE

ITEM	START DATE	END DATE
Letting	**1/16/2026**	
Utility Coordination/Plan in Hand Meeting	1/19/2025	1/30/2026
Project Setup/Pre-Construction Meeting/Shop Drawing Review	2/2/2026	2/27/2026
Start Construction	**April 2026**	
Construction Observation	4/1/2026	12/18/2026
Complete Substantial Construction	**December 2026**	
Punch List	12/21/2026	6/1/2027
Project Closeout and Material Acceptance	1/11/2027	6/1/2027

WHY SELECT CIORBA GROUP?

We understand how this will be a landmark project for the Village. We at Ciorba value our long-term professional relationship with the Village and our involvement with this project. Together we can work to make this project finally come to fruition. If Ciorba is selected, you will work in partnership with staff that have more than a decade of history of work with the Village.

Deep Project Familiarity and Integrated Team Approach: Ciorba's construction team has supported the design team on this project for over a year, completing constructability reviews throughout the design process. Our design and proposed construction teams have successfully completed over ten locally funded bridge projects together. We will operate as a unit to address unforeseen issues and prevent delays and cost overruns during construction.

Proven Track Record of Cost Savings: Ciorba takes pride in being construction engineers rather than just observers, with a proactive approach to cost control. In close partnership with the Village staff, we will actively be pursuing cost-saving measures without compromising quality so that your community will receive long term value from this signature improvement.

IDOT, Railroad and Multi-Agency Coordination Experience: Our team has obtained the required railroad safety training for work in the UPRR Right-of-Way and has established relationships with both UPRR and MWRD from this and other projects. Our experience with IDOT federal aid project requirements and established relationships with IDOT personnel ensure smooth coordination across all stakeholders.

Comprehensive Public Communication Strategy: Ciorba has the capabilities to develop a project-specific website and e-blast system to keep the community informed, significantly reducing the workload on Village staff by providing direct answers to public inquiries. Our Resident Engineer will be always available to interact with the public and project stakeholders to minimize disruption and ensure safety during construction.

Technical Expertise for Complex Construction Challenges: Our design and construction teams possess specialized knowledge for the project's unique elements, including dual pier construction, prefabricated truss erection, and MSE wall construction. Our sensitivity to bridge aesthetics will translate into attention to quality of details during construction. The field team will partner with our structural team that developed the final design to ensure all technical and construction challenges are addressed expertly. We have a track record in similar infrastructure projects for various municipalities.

CONCLUSION

Ciorba Group looks forward to continuing our engagement in the delivery of this signature project. We always look at the Melas-Meadows bridge project as the best suited infrastructure improvement for further consolidating and growing our long-term professional relationship with the Village of Mount Prospect. We are committed to providing Phase III engineering services for this project to invigorate the Village and its residents desire to bike and walk by constructing a safe link between Melas Park and Meadows Park. We will offer a Project Team with the right availability and capacity. Mike and his team will utilize their relevant experience, personal skills, and an initiative-taking approach to provide the services that you deserve.







Illinois Department of Transportation
2300 South Dirksen Parkway / Springfield, Illinois / 62764

April 24, 2025

Subject: PRELIMINARY ENGINEERING
Consultant Unit
Prequalification File

Salvatore Di Bernardo
CIORBA GROUP, INC.
8725 W. Higgins Road
600
Chicago, IL 60631

Dear Salvatore Di Bernardo,

We have completed our review of your "Statement of Experience and Financial Condition" (SEFC) which you submitted for the fiscal year ending Dec 31, 2023. Your firm's total annual transportation fee capacity will be $25,600,000.

Your firm's payroll burden and fringe expense rate and general and administrative expense rate totaling 152.16% are approved on a provisional basis. The rate used in agreement negotiations may be verified by our Bureau of Investigations and Compliance in a pre-award audit. Pursuant to 23 CFR 172.11(d), we are providing notification that we will post your company's indirect cost rate to the Federal Highway Administration's Audit Exchange where it may be viewed by auditors from other State Highway Agencies.

Your firm is required to submit an amended SEFC through the Engineering Prequalification & Agreement System (EPAS) to this office to show any additions or deletions of your licensed professional staff or any other key personnel that would affect your firm's prequalification in a particular category. Changes must be submitted within 15 calendar days of the change and be submitted through the Engineering Prequalification and Agreement System (EPAS).

Your firm is prequalified until December 31, 2024. You will be given an additional six months from this date to submit the applicable portions of the "Statement of Experience and Financial Condition" (SEFC) to remain prequalified.

Sincerely,
Jack Elston, P.E.
Bureau Chief
Bureau of Design and Environment

SEFC PREQUALIFICATIONS FOR CIORBA GROUP, INC.

CATEGORY	STATUS
Special Services - Sanitary	X
Special Studies- Location Drainage	X
Structures - Highway: Typical	X
Special Plans - Pumping Stations	X
Structures - Moveable	X
Structures - Highway: Simple	X
Location Design Studies - New Construction/Major Reconstruction	X
Hydraulic Reports - Waterways: Complex	X
Structures - Railroad	X
Special Services - Public Involvement	X
Highways - Freeways	X
Structures: Major River Bridges	X
Highways - Roads and Streets	X
Structures - Highway: Advanced Typical	X
Special Plans - Lighting: Complex	X
Hydraulic Reports - Waterways: Typical	X
Special Services - Mechanical	X
Special Studies - Feasibility	X
Special Services - Electrical Engineering	X
Structures - Highway: Complex	X
Special Studies - Safety	X
Location Design Studies - Rehabilitation	X
Special Services - Construction Inspection	X
Special Plans - Traffic Signals	X
Special Services - Surveying	X
Location Design Studies - Reconstruction/Major Rehabilitation	X
Hydraulic Reports - Pump Stations	X
Special Plans - Lighting: Typical	X
Special Studies - Traffic Studies	X

Item Cover Page

Subject	**Motion to accept the proposal from Flock Group, Inc. to renew a two (2) year agreement for an amount not to exceed $137,000.00**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	$137,000/ 2-year contract
Budget Source	
Category	VILLAGE MANAGER'S REPORT
Type	Budget Item

Information

Maintaining public safety and the effective prevention and identification of crime is a top priority of the Mount Prospect Police Department. To assist in the deterrence of crime, gather evidence, identify offenders, locate missing persons and conduct investigations, the Village entered into an agreement in 2023 with Flock Group Inc. (Flock) for twenty-four license plate reader (LPR) cameras. Twenty-three of those LPR cameras were pole mounted (permanent) and one LPR camera was portable.

Flock LPR cameras take a photograph of the rear side of a vehicle as it passes by a Flock LPR camera. The camera's software then compares the license plate number to a known list of wanted vehicles and alerts the department, in real time, to stolen vehicles, missing persons, or vehicles wanted in connection with other crimes. Since implementation of Flock LPR cameras, numerous investigative leads have been established, criminals identified, and missing people located.

Discussion

In 2023, with the Village Board's approval, the Village entered into a two-year agreement with Flock to provide the Village with these LPR's. The two-year agreement was set to expire on July 20, 2025. Due to ongoing negotiations with Flock continuing past the July 20th expiration date, Flock extended the Village's service until staff could bring the finalized agreements for a renewal to the Village Board. Staff would like to continue this partnership, allowing officers and detectives to keep using this resource.

The current agreement called for 24 LPR cameras (23 permanent mounted and 1 portable). Due to permitting issues which were beyond the control of Flock or the Village, only ten permanently mounted LPR cameras have been installed to date. The Village also has one portable LPR, leaving with thirteen permanently mounted LPR's that still need to be installed by Flock, once IDOT or Cook County approve the respective permits. The Village has not incurred any fees or costs for these uninstalled LPR'S.

Given the experienced delays in the permitting approval process, staff worked with Flock to modify the current agreement. The Department is looking to make amendments to the original agreement (Attachment A) and enter into the following two product / service agreements with Flock.

Agreement 1 (Attachment B): Upon the effective date of the 24-month order, the Department would be billed for the ten mounted and operational LPR cameras, the one portable and operational LPR camera, and provide personnel with access to Flock's software, known as Flock Safety Advance Search, at a cost of $36,000.00 per year.

Year 1 upon executed agreement	$36,000.00
Year 2	$36,000.00
Total Contract Cost For This Agreement	**$72,000.00**

Agreement 2 (Attachment C): This agreement references the thirteen (13) uninstalled LPR cameras that have been delayed via the permitting process. The Village would be invoiced upon the last camera installation. The annual cost is $32,500.00, amounting to a total cost of $65,000.00.

Year 1 invoiced at final installation	$32,500.00
Year 2	$32,500.00
Total Contract Cost For This Agreement	**$65,000.00**

By entering into these two agreements, the Village would only be required to pay for the cameras that are installed and operational. The funds for Flock have been budgeted for in the 2026 budget.

Cost For Agreement 1 and Agreement 2 Combined:

Agreement for 10 installed cameras (year 1)	36,000.00	
Agreement for 10 installed cameras (year 2)	36,000.00	
		72,000.00
Agreement for 13 uninstalled cameras (year 1)	32,500.00	
Agreement for 13 uninstalled cameras (year 2)	32,500.00	
		65,000.00
TOTAL COST FOR FLOCK CAMERAS OVER 2 YRS		**137,000.00**

It was discovered Flock's software had allowed some law enforcement agencies from around the country to conduct license plate searches and access data collected by Illinois law

enforcement LPR cameras in conflict with and violating Illinois Law. Upon being notified, Flock immediately implemented additional safety measures to prevent the illegal access of LPR camera data for its Illinois law enforcement customers.

Based on this experience and with the help of the Village's Corporate Counsel, staff negotiated with Flock to amend the agreement. Staff were seeking protection for the Village and its team members, should camera data be accessed, without staff's knowledge, in violation of Illinois law, as a result of Flock's software. The modifications were accepted by Flock and are included in all three documents (Attachment A – Amendment, Attachment B – Order Form, and Attachment C – Exhibit A Order Form).

Alternatives

1. Accept the proposal from Flock to split our current contract into 2 separate agreements (1 for our installed cameras and 1 for our uninstalled cameras) and accept the proposal from Flock to renew our service for a 2-year period, with a total cost not to exceed $137,000.
2. Action at the discretion of the Village Board

Staff Recommendation

Staff recommends the approval of Flock's proposal to split our contract into 2 separate agreements (1 agreement for our installed cameras and 1 agreement for our uninstalled cameras) and approve Flock's 2-year renewal for services with the Village, with a total cost not to exceed $137,000.

Attachments

1. IL - Mount Prospect PD - Amendment Order Form - (HP 8.19.25)
2. IL - Mount Prospect PD - Law Enforcement Agreement (Renewal) (1)
3. IL - Mount Prospect PD - Law Enforcement Agreement (13 Falcons)

AMENDMENT

This amendment ("**Amendment**") supersedes and amends the previously executed agreement between the Parties, dated 7/20/2023, relating to the provision of services by Flock Group Inc. ("**Flock")** to IL - Mount Prospect PD ("**Customer**") and any schedules or exhibits attached thereto or incorporated therein by reference (the "**Agreement**"). The remainder of the Agreement shall remain in full force and effect. In the event of a conflict between this Amendment and the Agreement the terms of this Amendment will prevail. Any capitalized terms used in this Amendment will have the same meaning as in the Agreement, unless expressly defined otherwise. This Amendment is effective upon execution by both Parties (the "**Effective Date**").

The Parties agree as follows:

1. Section 3.2 of the Agreement is amended to read as follows:

   3.2 **Customer Representations and Warranties.** Customer represents, covenants, and warrants that Customer shall use Flock Services only in compliance with this Agreement and all applicable federal, state and local laws and regulations, including but not limited to 625 ILCS 5/2-130(b)(1) and/or (b)(2), and any laws relating to the recording or sharing of data, video, photo, or audio content.

2. Section 4.2 of the Agreement is amended to read as follows:

   4.2 **Customer Generated Data.** Flock may provide Customer with the opportunity to post, upload, display, publish, distribute, transmit, broadcast, or otherwise make available, messages, text, illustrations, files, images, graphics, photos, comments, sounds, music, videos, information, content, ratings, reviews, data, questions, suggestions, or other information or materials produced by Customer (***"Customer Generated Data"***). Customer shall retain whatever legally cognizable right, title, and interest in Customer Generated Data. Customer understands and acknowledges that Flock has no obligation to monitor or enforce Customer's intellectual property rights of Customer Generated Data. Customer grants Flock a non-exclusive, irrevocable, worldwide, royalty-free, license to use the Customer Generated Data for the purpose of providing Flock Services, unless Flock's use of the Customer Generated Data, violates laws concerning Customer's use and distribution of its LPR data, including 625 ILCS 5/2-130. Flock does not own and shall not sell Customer Generated Data.

3. Section 4.4 of the Agreement is amended to read as follows:

   4.4 **Data Distribution**. Customer may, upon request, choose to integrate Flock Services with a third party to either distribute Integration Data or Customer Data (such third party, "Recipient"). Upon such request, Customer hereby grants to Flock a non-exclusive, non-transferable, royalty-free, perpetual license to access, share, view, record, duplicate, store, save, reproduce, modify, display, and distribute Customer Data and/or Integration Data, as required by the requested distribution, unless such accessing, sharing, viewing, recording, duplicating, storing, saving, reproducing, modifying, displaying, and distributing Customer Data and/or Integrated Data, including Customer's LPR data, as required by the requested distribution violates federal, state, and/or local laws applicable to Customer, including 625 ILCS 5/2-130. Customer acknowledges that such data may be viewed, recorded, duplicated, stored, saved, reproduced, modified, displayed, distributed, and retained by Recipient for a period longer than Flock's standard retention period and hereby provides consent to such retention period. Unless expressly listed in the Order Form, the provision, access, or use of any Application Programming Interfaces ("APIs") is not included under this Agreement. Any rights, licenses, or obligations related to APIs shall be governed solely by the terms set forth in the Order Form or a separate agreement between the parties.

4. Section 9.3 of the Agreement is amended to read as follows:

   9.3 **Flock Indemnity.** Flock shall indemnify and hold harmless Customer, its agents and employees, from liability of any kind, including claims, costs (including defense) and expenses, on account of: (i) any copyrighted material, patented or unpatented invention, articles, device or appliance manufactured or used in the performance of this Agreement; (ii) any damage or injury to property or person directly caused by Flock's installation

of Flock Hardware, except for where such damage or injury was caused solely by the negligence of the Customer or its agents, officers or employees; or (iii) the dissemination or distribution by Flock of Customer Data, including Customer's LPR data, that results in a violation of Illinois law, including but not limited to, 625 ILCS 5/2-130(b)(1) and/or (b)(2). Flock's performance of this indemnity obligation shall not exceed the fees paid and/or payable for the services rendered under this Agreement in the preceding twelve (12) months.

5. Section 11.1 of the Agreement is amended to read as follows:

   11.1 Compliance with Laws. Parties shall comply with all applicable local, state and federal laws, regulations, policies and ordinances and their associated record retention schedules, including responding to any subpoena request(s) or laws governing the disclosure and dissemination of Customer Data, including 625 ILCS 5/2-130(b)(1) and (b)(2).

6. Any applicable Flock Hardware/Software, Professional Services and/or One Time Purchases listed on the table(s) below are removed from the Agreement in its entirety.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	-13	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			

Annual Recurring Reduction: -$32,500.00

By executing this Amendment, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed Agreement.

FLOCK GROUP, INC.	**Customer: IL - Mount Prospect PD**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____
	PO Number: _____

Flock Safety + IL - Mount Prospect PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Mike Hutton
michael.hutton@flocksafety.com
8476090201

flock safety

ORDER FORM

This order form ("**Order Form**") hereby incorporates and includes the terms of the previously executed agreement (the "**Terms**") which describe and set forth the general legal terms governing the relationship (collectively, the "**Agreement**"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the "**Effective Date**")

Customer:	IL - Mount Prospect PD	Initial Term:	24 Months
Legal Entity Name:	IL - Mount Prospect PD	Renewal Term:	24 Months
Accounts Payable Email:	meterno@mountprospect.org	Payment Terms:	Net 30
Address:	911 East Kensington Road Mount Prospect, Illinois 60056	Billing Frequency:	Annual
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$36,000.00**
Flock Safety Platform			
Flock Safety Platform - Essentials	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	10	Included
Flock Safety LPR Flex, fka Falcon Flex	Included	1	Included
Flock Safety FlockOS Add Ons			
Flock Safety Advanced Search	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			

Subtotal Year 1:	$36,000.00
Annual Recurring Subtotal:	$36,000.00
Estimated Tax:	$0.00
Contract Total:	$72,000.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Special Terms:

• This term shall be effective 7/20/2025 - 7/19/2027

• Section 3.2. Customer Representations and Warranties. Customer represents, covenants, and warrants that Customer shall use Flock Services only in compliance with this Agreement and all applicable federal, state, and local laws and regulations including but not limited to 625 ILCS 5/2-130(b)(1) and/or (b)(2), and any laws relating to the recording or sharing of data, video, photo, or audio content.

• Section 4.2. Customer Generated Data. Revise the next to last sentence in section 4.2 to read as follows: Customer grants Flock a non-exclusive, irrevocable, royalty-free, license to use the Customer Generated Data for the purpose of providing Flock Services, unless Flock's use of the Customer Generated Data, violates laws concerning Customer's use and distribution of its LPR data, including 625 ILCS 5/2-130.

• Section 4.4. Data Distribution. Revise the second sentence in section 4.4 to read as follows: Upon such request, Customer hereby grants to Flock a non-exclusive, non-transferable, royalty-free, perpetual license to access, share, view, record, duplicate, store, save, reproduce, modify, display, and distribute Customer Data, as required by the requested distribution, unless such accessing, sharing, viewing, recording, duplicating, storing, saving, reproducing, modifying, displaying, and distributing Customer Data and/or Integrated Data, including Customer's LPR data, as required by the requested distribution violates federal, state, and/or local laws applicable to Customer, including 625 ILCS 5/2-130.

• Section 9.3. Flock Indemnity. Add at the end of the first sentence of section 9.3 the following: ; or (iii) the dissemination or distribution by Flock of Customer Data, including Customer's LPR data, that results in a violation of Illinois law, including but not limited to, 625 ILCS 5/2-130(b)(1) and/or (b)(2).

• Section 11.1. Compliance with Laws. Add to the end of
section 11.1 the following: Parties shall comply with all applicable federal, state, and/or local laws governing the disclosure and dissemination of Customer Data, including 625 ILCS 5/2-130(b)(1) and (b)(2).

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	$36,000.00
Annual Recurring after Year 1	$36,000.00
Contract Total	$72,000.00

*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Safety Advanced Search	Advanced Search is an optional upgrade for Law Enforcement Grade Falcon cameras. Advanced Search includes Convoy Analysis, Multi Geo Search, and Visual Search.
Flock Safety LPR Flex, fka Falcon Flex	Law enforcement grade tactical deployment (portable + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Safety Platform - Essentials	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
State Network (License Plate Lookup Only)	Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.
Nationwide Network (License Plate Lookup Only)	With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations.
Law Enforcement Network Access	The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.	**Customer: IL - Mount Prospect PD**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____
	PO Number: _____

Flock Safety + IL - Mount Prospect PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Mike Hutton
michael.hutton@flocksafety.com
8476090201

flock safety

EXHIBIT A

ORDER FORM

Customer:	IL - Mount Prospect PD	Initial Term:	24 Months
Legal Entity Name:	IL - Mount Prospect PD	Renewal Term:	24 Months
Accounts Payable Email:	meterno@mountprospect.org	Payment Terms:	Net 30
Address:	911 East Kensington Road Mount Prospect, Illinois 60056	Billing Frequency:	Annual Plan - Invoiced at Last Camera Validation.
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$32,500.00**
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	13	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			

Subtotal Year 1:	$32,500.00
Annual Recurring Subtotal:	$32,500.00
Estimated Tax:	$0.00
Contract Total:	$65,000.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Special Terms:

Section 3.2 of the Agreement is amended to read as follows:

3.2 **Customer Representations and Warranties.** Customer represents, covenants, and warrants that Customer shall use Flock Services only in compliance with this Agreement and all applicable federal, state and local laws and regulations, including but not limited to 625 ILCS 5/2-130(b)(1) and/or (b)(2), and any laws relating to the recording or sharing of data, video, photo, or audio content.

Section 4.2 of the Agreement is amended to read as follows:

4.2 **Customer Generated Data.** Flock may provide Customer with the opportunity to post, upload, display, publish, distribute, transmit, broadcast, or otherwise make available, messages, text, illustrations, files, images, graphics, photos, comments, sounds, music, videos, information, content, ratings, reviews, data, questions, suggestions, or other information or materials produced by Customer (**"*Customer Generated Data*"**). Customer shall retain whatever legally cognizable right, title, and interest in Customer Generated Data. Customer understands and acknowledges that Flock has no obligation to monitor or enforce Customer's intellectual property rights of Customer Generated Data. Customer grants Flock a non-exclusive, irrevocable, worldwide, royalty-free, license to use the Customer Generated Data for the purpose of providing Flock Services, unless Flock's use of the Customer Generated Data, violates laws concerning Customer's use and distribution of its LPR data, including 625 ILCS 5/2-130. Flock does not own and shall not sell Customer Generated Data.

Section 4.4 of the Agreement is amended to read as follows:

4.4 **Data Distribution**. Customer may, upon request, choose to integrate Flock Services with a third party to either distribute Integration Data or Customer Data (such third party, "Recipient"). Upon such request, Customer hereby grants to Flock a non-exclusive, non-transferable, royalty-free, perpetual license to access, share, view, record, duplicate, store, save, reproduce, modify, display, and distribute Customer Data and/or Integration Data, as required by the requested distribution, unless such accessing, sharing, viewing, recording, duplicating, storing, saving, reproducing, modifying, displaying, and distributing Customer Data and/or Integrated Data, including Customer's LPR data, as required by the requested distribution violates federal, state, and/or local laws applicable to Customer, including 625 ILCS 5/2-130. Customer acknowledges that such data may be viewed, recorded, duplicated, stored, saved, reproduced, modified, displayed, distributed, and retained by Recipient for a period longer than Flock's standard retention period and hereby provides consent to such retention period. Unless expressly listed in the Order Form, the provision, access, or use of any Application Programming Interfaces ("APIs") is not included under this Agreement. Any rights, licenses, or obligations related to APIs shall be governed solely by the terms set forth in the Order Form or a separate agreement between the parties.

Section 9.3 of the Agreement is amended to read as follows:

9.3 **Flock Indemnity.** Flock shall indemnify and hold harmless Customer, its agents and employees, from liability of any kind, including claims, costs (including defense) and expenses, on account of: (i) any copyrighted material, patented or unpatented invention, articles, device or appliance manufactured or used in the performance of this Agreement; (ii) any damage or injury to property or person directly caused by Flock's installation of Flock Hardware, except for where such damage or injury was caused solely by the negligence of the Customer or its agents, officers or employees; or (iii) the dissemination or distribution by Flock of Customer Data, including Customer's LPR data, that results in a violation of Illinois law, including but not limited to, 625 ILCS 5/2-130(b)(1) and/or (b)(2). Flock's performance of this indemnity obligation shall not exceed the fees paid and/or payable for the services rendered under this Agreement in the preceding twelve (12) months.

Section 11.1 of the Agreement is amended to read as follows:

11.1 Compliance with Laws. Parties shall comply with all applicable local, state and federal laws, regulations, policies and ordinances and their associated record retention schedules, including responding to any subpoena request(s) or laws governing the disclosure and dissemination of Customer Data, including 625 ILCS 5/2-130(b)(1) and (b)(2).

Any applicable Flock Hardware/Software, Professional Services and/or One Time Purchases listed on the table(s) below are removed from the Agreement in its entirety.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Last Device Installed	$32,500.00
Annual Recurring after Year 1	$32,500.00
Contract Total	$65,000.00

*Tax not included

Flock Safety Platform Items	Product Description
Flock Safety Platform - Essentials	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Advanced Implementation Fee	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
State Network (License Plate Lookup Only)	Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.
Nationwide Network (License Plate Lookup Only)	With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations.
Law Enforcement Network Access	The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the Master Services Agreement attached.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.	**Customer: IL - Mount Prospect PD**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____
	PO Number: _____

Item Cover Page

Subject	**As submitted**
Meeting	September 16, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	VILLAGE MANAGER'S REPORT
Type	Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None