



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

December 11, 2025

Village Hall - 3rd Floor Board Room

7:00 PM

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- 2.1. PZ-26-25 / 17 S Maple Street / CU: Setback Reduction, VARs: Increases to Accessory Structure Size and Height, Lot Coverage, Accessory Structure in Easement
- 2.2. PZ-20-25 / 810 South I Oka Avenue / CU: Setback Reduction
- 2.3. PZ-23-25 / 1699 Wall St 550-Q / CU: Massage Therapy
- 2.4. PZ-25-25 / 1728 E Kensington Rd / CU: Massage Therapy

3. NEW BUSINESS

- 3.1. PZ-15-25 / 605 W. Golf Road / Final Plat of Subdivision and CU: Preliminary and Final Planned Unit Development / Village Board Final

4. CITIZENS TO BE HEARD

5. QUESTIONS AND COMMENTS

6. ADJOURNMENT

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

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

CASE NO. PZ-26-25 Hearing Date: November 13, 2025

PROPERTY ADDRESS: 17 S. Maple Street

PETITIONER: Mitch Kenoe

PUBLICATION DATE: October 29, 2025

REQUEST: Conditional use to reduce the minimum rear yard setback and variations to permit an increase to the maximum accessory structure height, maximum accessory structure size, maximum lot coverage, and to allow an accessory structure to be located within an easement.

MEMBERS PRESENT: Joseph Donnelly
William Beattie
Walter Szymczak
Richard Rogers
Fay Costa

MEMBERS ABSENT: Ewa Weir
Donald Olsen
Michael Fricano

STAFF MEMBERS PRESENT: Charles Hogan – Development Planner
Jason Shallcross – Director of Community & Economic Development

INTERESTED PARTIES: Mitch Kenoe, Petitioner/Property Owner
Tom Karlov, Resident and Neighbor

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 October 23, 2025. The minutes were approved 4-0 (Commissioner Costa arrived after the approval of the meeting minutes).

Chairman Donnelly introduced case number PZ-26-25, 17 S. Maple Street, a request for conditional use approval to reduce the rear yard setback and variations to allow increases to accessory structure height, size, and lot coverage, as well as a variation to permit an accessory structure to be located within an easement.

Director Shallcross presented the existing nonconforming shed (constructed by a previous homeowner) at the rear of the property and the requested zoning relief for the conversion of an existing shed into an art studio with a porch addition, including:

- A variation from Section 14.306(A)(3)(a) to permit an increase to the maximum height requirement of an accessory structure in a residential district from 10 feet to 10.67 feet. (+6.7% PZ Final)
- A variation from Section 14.306(B)(1)(b) to permit an increase to the maximum size requirement of an accessory structure from 157 square feet to 323 square feet. (+205.7% VB Final)
- A variation from Section 14.306(B)(2)(c) to permit an accessory structure to be constructed within an easement in perpetuity. (VB Final)
- A variation from Section 14.1005(C)(1) to permit an increase to the maximum lot coverage requirement from 50% to 56.2%. (+12.3% PZ Final)
- A conditional use permit to reduce the minimum rear yard setback for accessory structures from 3 feet (3'-0") to 2 inches (0'-2") for the construction of an accessory structure. (-94.4% VB Final)

Director Shallcross presented a slide providing compliance with the bulk regulations of the R-a district. out that the existing lot coverage already exceeds what is permitted.

Director Shallcross noted that staff reviewed ADA Title II considerations and acknowledged the medical documentation submitted showing the therapeutic benefit of the structure for the petitioner's daughter. Director Shallcross clarified that while the interior conversion of the shed could be permitted as a reasonable accommodation, the porch addition requires zoning approval because it is considered new construction. A condition of the permit required that the shed would need to de-convert the shed into an art studio or completely demolish the shed.

Director Shallcross further explained that no letters of objection were received from applicable utility companies regarding the structure's location beneath overhead utility lines, provided that no further expansion occurs.

Director Shallcross concluded his presentation with staff's recommendation approving of the conditional use and variations as a reasonable accommodation but did not support allowing the structure to remain beyond the sale of the home. Recommended conditions included:

Director Shallcross concluded that staff finds that the proposed conditional use and variations satisfy the criteria for a reasonable accommodation under the Americans with Disabilities Act but did not support allowing the structure to remain beyond the sale of the home. Director Shallcross requested that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend approval of the following motion:

“Motion to:

1. **Approve** a variation from Section 14.306(A)(3)(a) to permit an increase to the maximum height requirement of an accessory structure in a residential district from 10 feet to 10.67 feet.
2. **Approve** a variation from Section 14.1005(C)(1) to permit an increase to the maximum lot coverage requirement from 50% to 56.2%, subject to the following condition:
 - a. Prior to the issuance of a building permit, a French drain, or other acceptable means of providing the required storage/infiltration for the area exceeding allowable lot coverage, shall be provided to the satisfaction of the Village Engineer.
3. **Recommend approval** of a conditional use to reduce the minimum rear side yard setback applicable to accessory structures from three feet (3'-0") to zero feet two inches (0'-2") for the construction of an accessory structure at 17 S Maple Street, Case No. PZ-26-25, subject to the following conditions:
 - a. The conditional use for the reduced rear yard setback for accessory structures shall apply to the art/play studio including the porch/patio addition only and shall not apply to any other principal or accessory structure;
 - b. The improvements shall be in strict conformance with the plat of survey attached as Exhibit B of the staff report;
 - c. The art/play studio shall be used only for personal, non-commercial purposes consistent with the Make-A-Wish Foundation request and satisfy Village Home Occupation regulations; and
 - d. The art/play studio including the porch/patio addition shall be restored to its original nonconforming shed use or shall be demolished in its entirety prior to the Village's issuance of a transfer stamp for any future sale or conveyance of the property.
4. **Recommend approval** of a variation from Section 14.306(B)(1)(b) to permit an increase to the maximum size requirement of an accessory structure from 157 square feet to 323 SF.
5. **Recommend approval** of a variation from Section 14.306(B)(2)(c) to permit an accessory structure to be constructed within an easement, subject to the following condition:
 - a. The Petitioner shall obtain written approval from all applicable utility providers authorizing the art/play studio including the porch/patio addition to

remain in its proposed location and shall comply with any conditions or requirements imposed by the utility companies.

6. **Recommend approval** of a statement to the Village Board that, recognizing that certain zoning requests in the application are Planning and Zoning Commission final and others merely recommendations, the Village Board review the application as a whole, feeling free to modify or rescind any aspects of the application that are Planning and Zoning Commission final where it deems it in the best interest of the Village.”

Director Shallcross highlighted the inclusion of the sixth condition that would allow the Village Board to modify or rescind any of the zoning requests that were already approved by the Planning and Zoning Commission.

Director Shallcross stated that the Planning and Zoning Commission’s decision on the request for increased accessory structure size and lot coverage, and the Village Board’s decision is final for the remaining requests. Chairman Donnelly asked what would happen if the Planning and Zoning Commission would deny the requests under the authority of the Planning and Zoning Commission. Director Shallcross stated that all zoning requests that are Planning and Zoning Commission final, if denied by the Commission, would be appealable to the Village Board, and an appeal would need to be filed within five days of the denial.

Director Shallcross also reviewed the conditions of approval:

1. Prior to the issuance of a building permit, a French drain, or other acceptable means of providing the required storage/infiltration for the area exceeding allowable lot coverage, shall be provided to the satisfaction of the Village Engineer.
2. The conditional use for the reduced rear yard setback for accessory structures shall apply to the art/play studio including the porch/patio addition only and shall not apply to any other principal or accessory structure;
3. The improvements shall be in strict conformance with the plat of survey attached as Exhibit B of the staff report;
4. The art/play studio shall be used only for personal, non-commercial purposes consistent with the Make-A-Wish Foundation request and satisfy Village Home Occupation regulations; and
5. The art/play studio, including the porch/patio addition shall be restored to its original nonconforming shed use or shall be demolished in its entirety prior to the Village’s issuance of a transfer stamp for any future sale or conveyance of the property.
6. The Petitioner shall obtain written approval from all applicable utility providers authorizing the art/play studio including the porch/patio addition to remain in its proposed location and shall comply with any conditions or requirements imposed by the utility companies.

Chairman Donnelly stated that the shed was constructed without a permit, and the lot coverage was not checked when the shed was built. Director Shallcross confirmed that the shed is an illegal nonconforming structure.

Vice Chairman Beattie expressed confusion how the zoning requests were related to the disability of the petitioner's daughter. Director Shallcross stated that the Petitioner provided a letter from a medical professional overseeing the treatment of the Petitioner's daughter documenting the disability and the use of the shed as beneficial for therapeutic purposes.

Hearing no further comments, Chairman Donnelly closed the public hearing and swore in the petitioner, Mitch Kenoe, 17 S. Maple Street.

Mr. Kenoe described the project as part of a Make-A-Wish Foundation experience for his daughter, who suffers from chronic medical conditions including Juvenile Idiopathic Arthritis and a brain anomaly requiring ongoing therapies. Mr. Kenoe stated that the art/play studio provides a therapeutic, calming environment that helps her decompress after treatments. Mr. Kenoe explained that the Make-A-Wish funding has already been used for wiring, insulation, and interior improvements, making reconstruction infeasible.

Mr. Kenoe stated that he is willing to install the French drain and comply with all required conditions. Mr. Kenoe requested consideration for allowing the structure to remain beyond the sale of the home, noting the structure's compatibility with the neighborhood.

Vice Chairman Beattie asked the Petitioner what the connection between the Petitioner's daughter's medical conditions and the improvements being requested. Mr. Kenoe explained that the accommodation is intended to address his daughter's significant emotional and psychological trauma related to her medical care. Mr. Kenoe noted that although his daughter currently has no physical limitations due to ongoing treatment, she has experienced severe medical events, including two anaphylactic reactions in the past year, and continues to undergo frequent medical interventions. The proposed improvements are intended to provide a safe, calming space to help manage her anxiety associated with these ongoing medical needs.

Chairman Donnelly asked the Petitioner to clarify why the existing non-permitted shed must remain to accommodate his daughter's needs, and he questioned what alternatives were considered to provide a code-compliant space within the backyard and why those options were not pursued instead of relying on a structure that does not meet Village requirements. Chairman Donnelly asked if the Make-A-Wish foundation provide the money to provide a shed, a legal shed, on the property for her. Mr. Kenoe responded that no alternative structure was pursued because the family has already invested their available funds into the temporary conversion of the existing shed, as previously described by Director Shallcross. Mr. Kenoe explained that the only remaining grant funds are

designated specifically for the hardscape patio shown in the renderings, which would provide accessible connection to the structure.

Chairman Donnelly asked Mr. Kenoe whether a building permit had been obtained prior to undertaking the temporary conversion of the shed. Mr. Kenoe confirmed that the permit for the temporary work was secured with the Village before the conversion was completed.

Commissioner Rogers asked whether the structure was constructed on a slab-on-grade foundation and if the Petitioner was aware that, should utility work be required in the area, the entire structure might need to be removed. Mr. Kenoe confirmed that he is aware of the potential risk associated with the structure's location beneath the utility lines and stated that he had spoken with all three utility providers, who indicated they had no objections given the circumstances. Chairman Donnelly also noted that it was noted in the staff report that the Petitioner is aware and there are letters from the utility companies stating that they do not have any concerns with the structure there.

Chairman Donnelly noted additional concerns regarding the property's lot coverage and potential drainage impacts. Chairman Donnelly explained that the concrete structure is located within an area where several properties drain toward the rear yards. Chairman Donnelly stated that this presents a technical concern for the Commission's consideration.

Vice Chairman Beattie asked the Petitioner if the porch addition was a necessity or if the shed conversion would be sufficient to fill the therapeutic needs of the Petitioner's daughter. Mr. Kenoe replied that the removal of the porch addition could be a consideration and concession that could be made.

Chairman Donnelly noted that while staff's recommendation already includes a condition requiring the removal or restoration of the structure prior to the sale of the property, he would be supportive of a condition clarifying that the structure must be demolished to bring the lot back into conformance. Chairman Donnelly stated that this approach would allow the petitioner to maintain use of the art/play studio during their occupancy but would require its removal once the property is sold, ensuring the site ultimately complies with zoning regulations related to lot coverage and drainage.

Mr. Kenoe stated that he preferred a condition that would allow the structure to remain on the property in perpetuity, provided its use remained non-habitable. He emphasized that the shed pre-dated his ownership by decades and that its improvement into an art/play studio has enhanced the property and surrounding neighborhood.

Chairman Donnelly responded that typically, non-permitted accessory structures would be required to be removed to restore compliance but acknowledged the unique accessibility circumstances presented by the petitioner. Vice Chairman Beattie agreed,

stating that while the request is understandable given the needs of the petitioner's daughter, the relief should remain tied to those needs rather than run with the land. Vice Chairman Beattie noted that the intent of the accommodation is not to increase the property's resale value, but to address an accessibility-related necessity.

Mr. Kenoe asked whether the structure could remain and simply be reverted to a shed use upon sale of the property. Vice Chairman Beattie and Chairman Donnelly explained that full removal would likely be necessary to restore compliance with lot coverage and drainage requirements. Mr. Kenoe then asked for clarification that the Commission would consider approval contingent on the removal of the structure upon sale of the home, to which Chairman Donnelly indicated leaning towards that direction.

Director Shallcross clarified that staff's recommended condition already specifies that the art/play studio and porch/patio addition must either be restored to its original non-conforming shed use or demolished in its entirety prior to the Village's issuance of a transfer stamp. Director Shallcross advised that, should the Commission wish to modify the condition to require demolition only, that modification should be explicitly included in the motion to approve.

Vice Chairman Beattie noted that the petitioner faced a unique situation, having inherited a non-compliant structure not of his own doing. Vice Chairman Beattie suggested that, rather than maintaining a structure that required multiple variances, it might be preferable to construct a compliant alternative elsewhere on the lot.

Mr. Kenoe responded that the structure was already fully improved with insulation, drywall, and windows, and that the work was completed through the Make-A-Wish Foundation. Mr. Kenoe stated that numerous options had been considered but this project best met his family's needs given their circumstances and health limitations. Mr. Kenoe added that Make-A-Wish had already funded and completed the work, and that the improvements were completed with the Village's knowledge.

Chairman Donnelly invited the public to speak. Tom Karlov, 300 E. Evergreen Avenue, spoke in support of the petition. Mr. Karlov stated that he has known the petitioner's family for approximately five years and noted that both Mr. Kenoe's wife and daughter have serious health conditions. Mr. Karlov explained that the community previously organized fundraisers, including the "June Bug Fund," to assist the family. Mr. Karlov stated that the shed has existed for decades and was improved through the Make-A-Wish Foundation to provide a space where the petitioner's wife and daughter could spend time together. Mr. Karlov described the structure as well-built and compatible with the neighborhood and expressed his full support for allowing it to remain.

Mr. Karlov and Chairman Donnelly discussed neighborhood drainage, with Mr. Karlov stating that he was not aware of any current flooding or drainage issues in the area. Mr.

Karlov emphasized that the shed has existed for decades, is well built, and complements the historic character of the neighborhood. Mr. Karlov expressed his hope that the structure could continue to remain and provide a space for the petitioner's wife and daughter to spend time together.

Commissioner Costa inquired about the height of the structure and its proximity to the ComEd utility lines, asking whether the utility's approval was permanent or time limited. Vice Chairman noted that utility representatives had confirmed the structure's placement within the easement and their need for continued access. Director Shallcross added that all utility providers, including ComEd, had approved the plans as submitted—specifically prohibiting any future expansion but allowing the existing structure and porch to remain.

Hearing no further comments, Chairman Donnelly closed the public hearing.

Chairman Donnelly stated that the goal should be to eventually bring the property back into full zoning compliance, noting that while the family may remain in the home for many years, the Village cannot predict how future commissions might view the nonconforming structure. Chairman Donnelly supported allowing continued use during the current ownership but requiring demolition prior to resale to ensure long-term compliance.

Director Shallcross confirmed that a future property owner could petition to amend the ordinance and request that the condition be modified or removed at a later date but emphasized that the current approval should require removal prior to issuance of a transfer stamp. Director Shallcross advised against imposing any fixed time limit, recommending that the transfer-stamp condition remain as the most enforceable mechanism.

Chairman Donnelly summarized that the intent is to allow the existing use for the benefit of the current family, while ensuring the property returns to compliance once the home is sold—consistent with how the Village has handled past accessibility-related accommodations.

Director Shallcross clarified that the current discussion concerned only whether the property must be restored to compliance upon sale, not the separate issue of the porch addition. Director Shallcross explained that the proposed modification would remove the option for the petitioner to restore the structure to a nonconforming shed and instead require full removal prior to the sale of the property.

Vice Chairman Beattie confirmed that the intent was to strike the phrase “restored to its original nonconforming shed use” from the staff-recommended condition, thereby requiring demolition of the structure to bring the lot back into compliance. Chairman Donnelly reiterated that the condition would ensure conformance at resale while allowing the family to continue use of the structure during their occupancy.

Vice Chairman Beattie asked whether a condition should be added to prohibit the structure from being made habitable or equipped with plumbing. Director Shallcross responded that such use is already prohibited by the zoning code and that any conversion to a living space would constitute a violation of other zoning code regulations. The Commission agreed that no additional conditions were necessary.

Chairman Donnelly then asked whether there were any concerns regarding the proposed porch addition. Director Shallcross noted that the porch would extend seven feet from the south side of the existing shed, continuing the existing two-inch setback from the rear property line and maintaining the nonconforming condition.

A straw vote was taken regarding modification of staff's recommended transfer-stamp condition. By a vote of 3–2, the Planning and Zoning Commission supported requiring complete demolition of the accessory structure upon the future sale of the subject property, removing the option to restore the structure to a storage shed.

Chairman Donnelly acknowledged that while the porch and associated coverage increase are not ideal, he supported the modification given the accessibility-related purpose of the request and the condition requiring drainage improvements to the satisfaction of the Village Engineer.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion. Commissioner Beattie made a motion and Commissioner Szymczak seconded the motion to approve the requests as listed in the staff report, but amending a condition, and summarized here:

1. **Approve** a variation from Section 14.306(A)(3)(a) to permit an increase to the maximum height requirement of an accessory structure in a residential district from 10 feet to 10.67 feet.
2. **Approve** a variation from Section 14.1005(C)(1) to permit an increase to the maximum lot coverage requirement from 50% to 56.2%, subject to the following condition:
 - a. Prior to the issuance of a building permit, a French drain, or other acceptable means of providing the required storage/infiltration for the area exceeding allowable lot coverage, shall be provided to the satisfaction of the Village Engineer.
3. **Recommend approval** of a conditional use to reduce the minimum rear side yard setback applicable to accessory structures from three feet (3'-0") to zero feet two inches (0'-2") for the construction of an accessory structure at 17 S Maple Street, Case No. PZ-26-25, subject to the following conditions:
 - a. The conditional use for the reduced rear yard setback for accessory structures shall apply to the art/play studio including the porch/patio

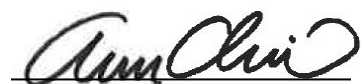
- addition only and shall not apply to any other principal or accessory structure;
- b. The improvements shall be in strict conformance with the plat of survey attached as Exhibit B of the staff report;
 - c. The art/play studio shall be used only for personal, non-commercial purposes consistent with the Make-A-Wish Foundation request and satisfy Village Home Occupation regulations; and
 - d. The art/play studio, including the porch/patio addition, shall be demolished in its entirety prior to the Village's issuance of a transfer stamp for any future sale or conveyance of the property.
4. **Recommend approval** of a variation from Section 14.306(B)(1)(b) to permit an increase to the maximum size requirement of an accessory structure from 157 square feet to 323 SF.
 5. **Recommend approval** of a variation from Section 14.306(B)(2)(c) to permit an accessory structure to be constructed within an easement, subject to the following condition:
 - a. The Petitioner shall obtain written approval from all applicable utility providers authorizing the art/play studio including the porch/patio addition to remain in its proposed location and shall comply with any conditions or requirements imposed by the utility companies.
 6. **Recommend approval** of a statement to the Village Board that, recognizing that certain zoning requests in the application are Planning and Zoning Commission final and others merely recommendations, the Village Board review the application as a whole, feeling free to modify or rescind any aspects of the application that are Planning and Zoning Commission final where it deems it in the best interest of the Village.

UPON ROLL CALL AYES: Szymczak, Beattie, Costa, Donnelly
 NAYS: Rogers

The Planning and Zoning Commission gave a positive recommendation (4-1) for the next Village Board meeting to be held on December 2, 2025.

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

Hearing no further discussion, Vice Chairman Beattie made a motion, seconded by Commissioner Szymczak, and the meeting was adjourned at 8:34 PM.



Ann Choi, Development Planner

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

- CASE NO. PZ-20-25** Hearing Date: November 13, 2025

- PROPERTY ADDRESS:** 810 S. I Oka Ave

- PETITIONER:** Tom Sirant

- PUBLICATION DATE:** October 29, 2025

- REQUEST:** Conditional use to reduce the minimum interior (north) side yard setback from 7.5 feet to 6.5 feet to accommodate a pergola attached to the single-family residence at 810 S I Oka Avenue.

- MEMBERS PRESENT:** Joseph Donnelly
William Beattie
Walter Szymczak
Richard Rogers
Fay Costa

- MEMBERS ABSENT:** Ewa Weir
Donald Olsen
Michael Fricano

- STAFF MEMBERS PRESENT:** Charles Hogan – Development Planner
Jason Shallcross – Director of Community & Economic Development

- INTERESTED PARTIES:** Tom Sirant, Petitioner/Property Owner
Chessa Sirant, Property Owner

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 October 23, 2025. The minutes were approved 4-0 (Commissioner Costa arrived after the approval of the meeting minutes).

After hearing the first item of new business, Chairman Donnelly introduced Case PZ-20-25, a request by the property owner for conditional use approval to reduce the minimum interior (north)

side yard setback from 7.5 feet to 6.5 feet to accommodate a pergola attached to the single-family residence at 810 S I Oka Avenue.

Staff Presentation

Mr. Hogan summarized the background of the request. He explained that a building permit was issued in 2024 for a 46'-8" x 14'-3" attached pergola, which, because it is physically connected to the principal structure, is regulated by principal-structure setbacks rather than accessory-structure standards. Under R-1 zoning, the required north side yard setback is 7.5 feet. Upon final inspection in spring 2025, staff determined that the pergola had been built 6.5 feet from the property line, encroaching 1 foot into the required setback.

Mr. Hogan explained that the petitioner was advised either to relocate the structure or to pursue retroactive zoning relief through a conditional use request. The petitioner is seeking the latter in order to retain the pergola as constructed.

Mr. Hogan provided an overview of zoning compliance and bulk regulations for the R-1 District, noting that the proposal involves no changes to lot coverage, front yard, rear yard, or exterior side yard setbacks. Only the interior (north) side yard is affected.

Mr. Hogan also summarized the property history, noting that the lot is bordered entirely by R-1 zoning and that improvements over time have been typical of single-family residences. He stated that the setback encroachment occurred despite the originally issued permit and that conditional use relief is the appropriate remedy under Section 14.604 of the Zoning Ordinance, which allows limited setback reductions as a conditional use.

Public Comment

Mr. Hogan reported that:

- One letter of support was submitted by the owner of 808 S I Oka Avenue, the most directly affected neighboring property to the north.
- One letter of opposition was received from another nearby resident expressing concern regarding potential precedent; staff clarified that all conditional uses are reviewed on a case-by-case basis.

Standards & Findings

Mr. Hogan presented staff's findings. Staff determined that the 1-foot setback reduction is a minor deviation that will not create adverse impacts on adjacent properties, public safety, or neighborhood character. The most affected neighbor expressed written support, and the request is consistent with Village plans encouraging reasonable residential reinvestment.

Staff noted that the conditional use conforms to applicable standards.

In conclusion, Mr. Hogan stated that staff finds that the proposed setback reduction satisfies the criteria for a conditional use. Mr. Hogan requested that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend approval of the following motion:

“Motion to approve:

1. A conditional use to reduce the minimum interior side yard setback from 7.5 feet to 6.5 feet for the construction of a pergola at 810 South I Oka Avenue, Case No. PZ-20-25, subject to the following conditions:
 - a. The conditional use for the reduced interior side yard setback shall apply only to the pergola and shall not apply to any other elements of a principal or accessory structure;
 - b. The improvements shall be in strict conformance with the plat of survey attached as Exhibit B in the staff report;

Mr. Hogan stated that the Planning and Zoning Commission's decision on the requests is final.

Discussion

After Mr. Hogan concluded his presentation, commissioners asked several questions.

Chairman Donnelly asked for clarification on the details of the permit process that resulted in the non-conformity. Director Shallcross explained how the project was not built to the specification outlined in the permit, which lead to the encroachment.

Commissioner Beattie asked how the pergola is connected to the structure of the house. Staff explained that it is connected into the roof structure, but the petitioner could explain the specific construction process.

Commissioner Costa asked what would be involved in bringing the structure into conformance with the code. Director Shallcross explained that architectural and other work that would need to be completed and stated that the petitioner was requesting relief because they believed the cost would be too high.

Commissioner Beattie asked for more information on the permit process which staff explained.

Chairman Donnelly asked if the setback reduction would only apply to the pergola or if it applies to other parts of the structure. Director Shallcross clarified that the condition as written would only apply to the pergola.

Chairman Donnelly then called up the petitioner. After swearing them in, he asked how the non-conformance came to be and the petitioner explained that it was an honest mistake.

Several commissioners expressed concern that the non-conformance created by the conditional use request would exist “forever” or would eventually be modified to create a three-season room or

full addition. The petitioner stated that was not their intention and staff clarified that as the motion is written, that would only be possible through a new conditional use request.

With no further questions, Commissioner Donnelly closed the hearing and called for a motion to approve the conditional use request subject to the conditions in the staff report. Commissioner Beattie made a motion that was seconded by Commissioner Szymczak. Hearing no further discussion, the Chairman requested a roll call:

UPON ROLL CALL

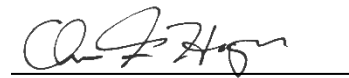
AYES: Szymczak, Beattie, Rogers, Costa, Donnelly,

NAYS: none

The Planning and Zoning Commission approved the request (5-0).

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

Hearing no further discussion, Vice Chairman Beattie made a motion, seconded by Commissioner Szymczak, and the meeting was adjourned at 8:34 PM.



Charlie Hogan, Development Planner

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

CASE NO. PZ-23-25	Hearing Date: November 13, 2025
PROPERTY ADDRESS:	1699 Wall Street Suite 550-Q
PETITIONER:	Sharon LMT S&M LLC
PUBLICATION DATE:	October 29, 2025
REQUEST:	Conditional use approval to operate a massage therapy establishment at the subject property.
MEMBERS PRESENT:	Joseph Donnelly William Beattie Fay Costa Richard Rogers Walter Szymczak
MEMBERS ABSENT:	Michael Fricano Donald Olsen Ewa Weir
STAFF MEMBERS PRESENT:	Charles Hogan – Development Planner Jason Shallcross – Director of Community and Economic Development
INTERESTED PARTIES:	None

Chairman Donnelly called the meeting to order at 7:00 PM. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on October 23, 2025. The minutes were approved 3-0 with Commissioner Rogers and Commission Costa abstaining from the vote.

After hearing two items of new business, Chairman Donnelly introduced case number PZ-23-25, 1699 Wall Street Suite 550-Q, a request for a conditional use to operate a massage therapy establishment at the subject property.

Mr. Hogan introduced the subject property, a seven-story multi-tenant office building with a mixture of professional office uses. He reported that the petitioner formerly operated a massage therapy establishment (“A Plus Massages”) at the subject property from 2016 to 2022, but she closed the business in 2022. Mr. Hogan explained that the petitioner would like to re-establish her massage therapy business at the subject property. Mr. Hogan noted that massage therapy businesses require a new conditional use approval when there is a change of location or a change of ownership, or when the use is discontinued for 120 days.

Mr. Hogan explained that the business will occupy a 120-square foot suite at the subject property. Shared bathrooms are located on the same floor and are accessible with a door code provided to clients by the petitioner. The petitioner wrote in her application that she strives to give her clients a better quality of life through the use of therapies to ease pain and promote overall wellness. Mr. Hogan reported that services outlined in the proposal include stretching, deep tissue, and Swedish massage. He stated that the petitioner will be the sole practitioner, with proposed hours of operation Monday through Wednesday, 11:00AM to 6:00PM. Mr. Hogan reported that no changes are proposed for the interior or exterior of the building.

Mr. Hogan stated that the subject property is zoned B-3 Community Shopping District and the site has adequate parking. He noted that the proposed business is by appointment only and the petitioner will be the sole practitioner. Mr. Hogan confirmed that the petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 7 for Massage Establishments.

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

"A conditional use to operate a massage therapy establishment at 1699 Wall Street Suite 550-Q, subject to the following conditions:

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

Mr. Hogan stated that the Village Board's decision is final for this case.

Seeing no questions from the Commissioners, Chairman Donnelly invited the petitioner to the stand. Chairman Donnelly swore in the petitioner, Sharon Autman of Sharon LMT S&M LLC, 1699 Wall Street 550-Q, Mount Prospect.

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

Ms. Autman stated that she moved back from Georgia in 2023, and has many clients in the area from the previous business she owned. Since the business will be in the same location, she thought she could just re-apply for a business license but realized she had to go through the zoning process, which she has never done before. Ms. Autman explained that she is asking for permission to work in the same building she was in before, but this time she has no employees. She used to have employees, but covid disrupted the business. Ms. Autman stated she didn't have enough help to keep the business running so she packed up and moved to Georgia, and then came back. She reiterated that she is asking for permission to do what she loves to do. Ms. Autman explained that

has a good rapport with the Village, was a member of the chambers, and was involved in the community. She stated that she recently moved to Westchester from Woodridge, Illinois. Ms. Autman asked for permission to do what she loves to do and do it respectfully.

Commissioner Beattie asked if she was moving into the same suite as before.

Ms. Autman replied that it is not the same suite, but it is the same building.

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

UPON ROLL CALL AYES: Szymczak, Beattie, Rogers, Costa, Donnelly
 NAYS: None

The Planning and Zoning Commission gave a positive recommendation (5-0) to the Village Board for the December 2, 2025 meeting.

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

Hearing no further discussion, Commissioner Beattie made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 8:34 PM.



Antonia Lalagos, Development Planner

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-25-25 Hearing Date: November 13, 2025

PROPERTY ADDRESS: 1728 East Kensington Road

PETITIONER: Terry Hilton LLC

PUBLICATION DATE: October 29, 2025

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

MEMBERS PRESENT: Joseph Donnelly
William Beattie
Fay Costa
Richard Rogers
Walter Szymczak

MEMBERS ABSENT: Michael Fricano
Donald Olsen
Ewa Weir

STAFF MEMBERS PRESENT: Charles Hogan – Development Planner
Jason Shallcross – Director of Community and Economic Development

INTERESTED PARTIES: Miguel A Hernandez

Chairman Donnelly called the meeting to order at 7:00 PM. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on October 23, 2025. The minutes were approved 3-0 with Commissioner Rogers and Commission Costa abstaining from the vote.

After hearing three items of new business, Chairman Donnelly introduced case number PZ-25-25, 1728 East Kensington Road, a change of ownership for an existing massage therapy establishment at the subject property.

Mr. Hogan introduced the subject property, a single-story multi-tenant commercial building with a mixture of restaurant, retail, childcare, professional office, and personal service establishments. He reported that the tenant space has been a massage therapy establishment since 2012, and prior it was used as a dentist office.

Mr. Hogan explained that the petitioners propose to operate a 1,240 square foot massage establishment at the subject property, and intend to use the existing layout of the business and the

existing sign. The application stated that the business will provide high-quality therapeutic massage services that promote relaxation, healing, and overall wellbeing. Services outlined in the proposal include Swedish massage, deep tissue massage, hot stone therapy, aromatherapy, reflexology, and couples massage.

Mr. Hogan explained that there will be one full-time massage therapist to start, with potential to hire up to three more employees in the future. He noted that the proposed hours of operation are Monday through Sunday 10:00AM to 10:00PM. Mr. Hogan reported that clients are seen by appointment or walk-in, with up to seven appointments per day, each appointment lasting 60 to 90 minutes with 15 to 30 minutes between sessions for preparation and sanitation.

Mr. Hogan confirmed that the petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 7 for Massage Establishments. He reported that the addendums indicate the petitioners have been employed at massage establishments in Schaumburg, St Charles, Frankfort, and Orland Park, Illinois.

Mr. Hogan stated that the subject property is a shopping center between 30,000 and 150,000 square feet, which requires 4.5 spaces per 1,000 square feet of gross floor area. Restaurant tenants are calculated separately. He reported that the parking lot is striped with 206 parking stalls, including 7 accessible parking stalls. Mr. Hogan confirmed that the minimum parking requirement for the existing and proposed uses are met.

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

"A conditional use to operate a massage therapy establishment at 1728 East Kensington Road, subject to the following conditions:

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

Mr. Hogan stated that the Village Board's decision is final for this case.

Seeing no questions from the Commissioners, Chairman Donnelly invited the petitioner to the stand. Chairman Donnelly swore in the petitioners, Mu Chun Li and Shuxin Jian of Terry Hilton LLC, 1728 East Kensington Road, Mount Prospect, and Miguel A Hernandez, of Orland Park.

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

Mr. Hernandez explained that he knows the petitioners and is assisting them with the process. He explained that the petitioners had previously worked at the subject location and when the opportunity arose to buy the business, they purchased it from the prior owner and now have to go through the process of establishing the use. Mr. Hernandez stated that they mailed the legal notice and one envelope was returned. He shared that the petitioners have over 15 years of massage experience between them and confirmed that Ms. Li owns another establishment in Schaumburg and Ms. Jian owns another establishment in Orland Park. Mr. Hernandez reported that the petitioners recently acquired a business in Arlington Heights and that they wish to continue growing their business in Mount Prospect.

Commissioner Rogers and Commissioner Beattie asked if the petitioners understood the conditions of approval.

Mr. Hernandez replied that the petitioners completed the application and translated everything. He noted that Ms. Jian's husband speaks English and helped them too. Mr. Hernandez stated that Ms. Jian's husband could not attend the meeting so he offered to come instead. Earlier in the day he asked the petitioners to read over everything before the meeting to ensure they understood. Mr. Hernandez reiterated that as former employees of the business, both of them had longtime customers and that was why thought this would be a good opportunity.

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

UPON ROLL CALL AYES: Szymczak, Beattie, Rogers, Costa, Donnelly
 NAYS: None

The Planning and Zoning Commission gave a positive recommendation (5-0) to the Village Board for the December 2, 2025 meeting.

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

Hearing no further discussion, Commissioner Beattie made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 8:34 PM.



Antonia Lalagos, Development Planner



Item Cover Page

Subject	PZ-15-25 / 605 W. Golf Road / Final Plat of Subdivision and CU: Preliminary and Final Planned Unit Development / Village Board Final
Meeting	December 11, 2025 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The "Petitioner" (Jason Doland of Doland Engineering, LLC, on behalf of the property owner, Trinity United Methodist Church) is seeking a final plat of subdivision and conditional use approval for a preliminary and final planned unit development to subdivide the church property, a single R-1 zoned lot into six (6) R-1 zoned lots located at 605 W. Golf Road ("Subject Property"). The Village Board has final authority over the final plat of subdivision and the conditional use for a preliminary and final planned unit development. The proposal meets the requirements and standards of the Village Code, and Village Staff ("Staff") is supportive of the requests.

Discussion

Background: The Subject Property was annexed into the Village in 1959 and is located on the south side of West Golf Road, east of Linneman Road. The Subject Property contains an existing church with associated improvements, is zoned R-1 Single Family Residence, and is bordered by the R-1 Single Family Residential District to the north and west, the R-X Single Family Residential District to the south, and B-3 Planned Unit Development properties (an office building and a daycare) to the east. Permit records indicate that various improvements have been made since the church's construction in the 1960s, including interior and exterior remodeling work, signage, electrical, plumbing, fire suppression, roof, fencing, flatwork, and parking lot.

Proposal: The Petitioner is proposing to create six residentially-zoned lots of record from one parcel. The Petitioner also seeks conditional use approval for a preliminary and final planned unit development (PUD). The various elements of the proposal are outlined below.

Final Plat of Subdivision: The final plat of subdivision proposes the subdivision of a single R-1 zoned lot into six (6) R-1 zoned lots. Lots 1 through 4 are intended for the development of single-family residential homes, Lot 5 will remain as the church lot, and "Outlot A" is a separate lot designated for stormwater volume control and detention for Lots 1 through 4 and

for accepting discharge from the detention storage on Lot 5.

Parking for the Existing Church: A total of 112 parking spaces (106 standard and 6 accessible), are proposed with the new site plan configuration for the church lot (Lot 5). Based on a Membership Audit for the last three years (2022-2024) provided by the church's pastor, the church's highest recorded attendance is 150 worshipers, including online attendance. Per the zoning code, one parking space is required for every 3 worshipers, resulting in a parking requirement of 50 parking spaces. The parking provision of 112 parking spaces exceeds the Village's parking requirement of 50 parking spaces.

Stormwater Management: The existing Trinity United Methodist site drains west towards Linneman Road through a small detention pond installed as part of a previous addition. Both the existing detention storage and outlet for the church property drainage are accounted for in the design of the new subdivision. In addition, per Sections 15.401.A and 15.402.B of the Village Code, stormwater detention is required for the homes built as part of the subdivision.

The stormwater runoff for the subdivision (the four residential lots plus Outlot A) would be captured by a storm sewer system around the perimeter of the lots and directed toward underground storage chambers in Outlot A. The small detention pond(s) on the church property would be relocated to the open ground between the parking lot and Outlot A. The discharge from the church detention pond(s) passes through the detention chambers for the residential lots; the combined flow from the church and Outlot A detention facilities discharges through a restrictor, controlling and slowing flow to an existing storm sewer in Linneman Road. While the impervious area to be created by the new residential lots will increase stormwater runoff, this additional runoff will be stored in the detention chambers such that the flow to the existing storm sewers will actually be reduced below the existing runoff rates from the undeveloped property.

Preliminary and Final Planned Unit Development: Outlot A does not meet the following subdivision standards under Section 15.305 and the bulk regulations required by Section 14.905. Section 15.305.B.4 requires that all lots shall have frontage on a public street. Outlot A is landlocked and does not have frontage on a public street. Section 15.305.B.6 requires that the depth to width ratio shall not exceed two and one-half to one (2.5:1) for all lots. The depth to width ratio for Outlot A is 10.35:1 and exceeds the requirement. Section 14.905 requires a minimum lot width of 65 feet. The lot width proposed for Outlot A is only 26 feet. Section 14.905 requires a minimum lot area of 8,125 square feet. The lot area proposed for Outlot A is only 7,001 square feet.

Due to several deviations from the zoning code and subdivision standards that are required as highlighted in **Table 1** and **Table 2** in the staff report, the Petitioner is seeking conditional use approval for a planned unit development. The planned unit development will be conditioned so that the building elevations of the future homes that will be developed on Lots 1 through 4 will not be identical or monotonous. As part of the approval, staff recommends that a Homeowners Association (HOA) be created for Lots 1 through 5, encompassing Outlot A, for the required stormwater management of the entire proposed subdivision. A condition of approval has been added to ensure that the HOA document will be drafted for the Village's review and approval prior to the issuance of a Temporary Certificate of Occupancy for Lots 1 through 4.

Long-Range Planning: The Existing and Future Land Use Maps in the Village's Comprehensive Plan designate the Subject Property as Institutional. Primary uses within this category include governmental, educational, religious, and senior housing facilities. The proposed development maintains a substantial portion of the site for institutional use while

introducing four new single-family residential lots along Linneman Road. These homes will complement the established single-family character of the surrounding neighborhood. Overall, the proposed development will be consistent with the Comprehensive Plan's land use designation.

Public Comments: As of this writing, staff has not received any public comments.

Alternatives

A. Approval of the following motions:

1. A final plat of subdivision titled "Trinity Church Resubdivision" prepared by Doland Engineering, LLC, and bearing the latest revision date of September 9, 2025, attached as **Exhibit B** in the staff report; and
2. A conditional use for a preliminary and final Planned Unit Development (PUD) consisting of six R-1 zoned lots including four lots (Lots 1, 2, 3 and 4) that are intended for the development of four separate single-family detached residential homes, one lot (Lot 5) that will remain as the church lot, and one lot (Outlot A) that is a separate lot designated for stormwater volume control and detention for Lots 1, 2, 3 and 4 and for accepting discharge from the detention storage on Lot 5, subject to the conditions listed in the staff report.

B. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

Approval of the following motions:

1. A final plat of subdivision titled "Trinity Church Resubdivision" prepared by Doland Engineering, LLC, and bearing the latest revision date of September 9, 2025, attached as **Exhibit B** in the staff report; and
2. A conditional use for a preliminary and final Planned Unit Development (PUD) consisting of six R-1 zoned lots including four lots (Lots 1, 2, 3 and 4) that are intended for the development of four separate single-family detached residential homes, one lot (Lot 5) that will remain as the church lot, and one lot (Outlot A) that is a separate lot designated for stormwater volume control and detention for Lots 1, 2, 3 and 4 and for accepting discharge from the detention storage on Lot 5, subject to the conditions listed in the staff report.

Attachments

1. PZ-15-25 Staff Report
2. PZ-15-25 Administrative Content_Redacted
3. PZ-15-25 Final Plat of Subdivision
4. PZ-15-25 Plans
5. PZ-15-25 Membership Audit

Jason C Shallcross, AICP, CEcD
 Director of Community Development

Ann Choi
 Development Planner



DATE: December 4, 2025

CASE NUMBER

PZ-15-25

APPLICANT/PROPERTY OWNER

Jason Doland, Doland Engineering, LLC /
 Trinity United Methodist Church
 (Sam Sangmyung Park)

PUBLIC HEARING DATE

December 11, 2025

PROPERTY ADDRESS/LOCATION

605 W. Golf Road

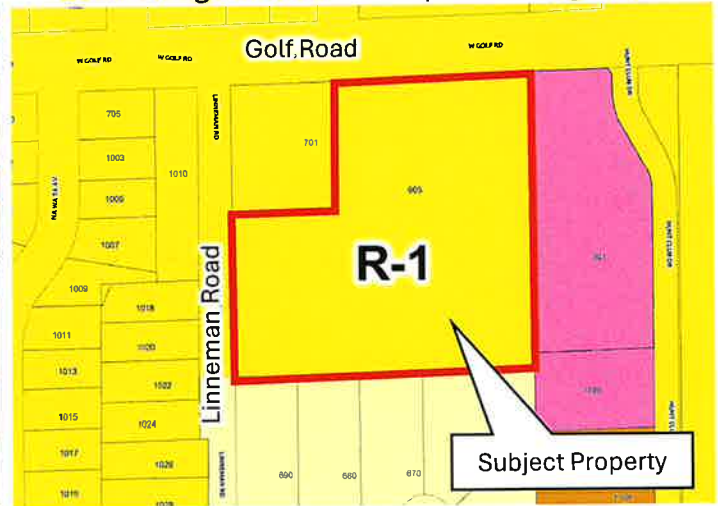
BRIEF SUMMARY OF REQUEST

The “Petitioner” (Jason Doland of Doland Engineering, LLC, on behalf of the property owner, Trinity United Methodist Church) is seeking a final plat of subdivision and conditional use approval for a preliminary and final planned unit development to subdivide the church property, a single R-1 zoned lot into six (6) R-1 zoned lots located at 605 W. Golf Road (“Subject Property”). The Village Board has final authority over the final plat of subdivision and the conditional use for a preliminary and final planned unit development. The proposal meets the requirements and standards of the Village Code, and Village Staff (“Staff”) is supportive of the requests.

2024 Aerial Image



2025 Village of Mount Prospect Zoning Map



EXISTING ZONING

R-1
 Single-Family Residential

EXISTING LAND USE/ SITE IMPROVEMENTS

Church

SURROUNDING ZONING & LAND USE

North: R-1 Single-Family Residential
 East: B-3* Planned Unit Development
 South: R-X Single-Family Residential
 West: R-1 Single-Family Residential

SIZE OF PROPERTY

4.43 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The Subject Property was annexed into the Village in 1959 and is located on the south side of West Golf Road, east of Linneman Road. The Subject Property contains an existing church with associated improvements, is zoned R-1 Single Family Residence, and is bordered by the R-1 Single Family Residential District to the north and west, the R-X Single Family Residential District to the south, and B-3 Planned Unit Development properties (an office building and a daycare) to the east. Permit records indicate that various improvements have been made since the church's construction in the 1960s, including interior and exterior remodeling work, signage, electrical, plumbing, fire suppression, roof, fencing, flatwork, and parking lot.

PROPOSAL

The Petitioner is proposing to create six residentially zoned lots of record from one parcel. The Petitioner also seeks conditional use approval for a preliminary and final planned unit development (PUD). The various elements of the proposal are outlined below.

Final Plat of Subdivision

The final plat of subdivision proposes the subdivision of a single R-1 zoned lot into six (6) R-1 zoned lots. Lots 1 through 4 are intended for the development of single-family residential homes, Lot 5 will remain as the church lot, and "Outlot A" is a separate lot designated for stormwater volume control and detention for Lots 1 through 4 and for accepting discharge from the detention storage on Lot 5.

The following table outlines the project's compliance with the bulk regulation requirements for the R-1 Single Family Residential district.

R-1 Code Requirement		Proposed					
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5 Church	Outlot A
Minimum Lot Area (Interior Lots)	8,125 SF	9,343 SF	9,493 SF	8,708 SF	8,708 SF	150,361 SF	7,001 SF
Minimum Lot Width	65'	70.86'	70.86'	65'	65'	312.53'	26'
Minimum Setbacks: Front	30'	30'				62.40'	Un-build-able
Interior Side (Lots 1-4)	7.1' (Lots 1-2) 6.5' (Lots 3-4)	10'				N/A	
Interior Side (Lot 5)	20'	N/A				42.07' 141.65'	
Rear (Lots 1-4)	25'	25'				N/A	
Rear (Lot 5)	20'	N/A				121.07'	
Max. Lot Coverage Lots 1-4 Lot 5	45% 75%	45%				56%	N/A
Max. Floor Area Ratio	0.5	0.5				0.35*	N/A

*Based on a conservative estimate of the gross floor area for a 2-story church.

Parking for the Church

A total of 112 parking spaces (106 standard and 6 accessible), are proposed with the new site plan configuration for the church lot (Lot 5). Based on a Membership Audit for the last three years (2022-2024) provided by the church's pastor, the church's highest recorded attendance is 150 worshipers, including online attendance. Per the zoning code, one parking space is required for every 3 worshipers resulting in a parking requirement of 50 parking spaces. The parking provision of 112 parking spaces exceeds the Village's parking requirement of 50 parking spaces.

Stormwater Management

The existing Trinity United Methodist site drains west towards Linneman Road through a small detention pond installed as part of a previous addition. Both the existing detention storage and outlet for the church property drainage are accounted for in the design of the new subdivision. In addition, per Sections 15.401.A and 15.402.B of the Village Code, stormwater detention is required for the homes built as part of the subdivision.

The stormwater runoff for the subdivision (the four residential lots plus Outlot A) would be captured by a storm sewer system around the perimeter of the lots and directed toward underground storage chambers in Outlot A. The small detention pond(s) on the church property would be relocated to the open ground between the parking lot and Outlot A. The discharge from the church detention pond(s) passes through the detention chambers for the residential lots; the combined flow from the church and Outlot A detention facilities discharges through a restrictor, controlling and slowing flow to an existing storm sewer in Linneman Road. While the impervious area to be created by the new residential lots will increase stormwater runoff, this additional runoff will be stored in the detention chambers such that the flow to the existing storm sewers will actually be reduced below the existing runoff rates from the undeveloped property.

Preliminary and Final Planned Unit Development

Outlot A does not meet the following subdivision standards under Section 15.305 and the bulk regulations required by Section 14.905. Section 15.305.B.4 requires that all lots shall have frontage on a public street. Outlot A is landlocked and does not have frontage on a public street. Section 15.305.B.6 requires that the depth to width ratio shall not exceed two and one-half to one (2.5:1) for all lots. The depth to width ratio for Outlot A is 10.35:1 and exceeds the requirement. Section 14.905 requires a minimum lot width of 65 feet. The lot width proposed for Outlot A is only 26 feet. Section 14.905 requires a minimum lot area of 8,125 square feet. The lot area proposed for Outlot A is only 7,001 square feet.

Code Requirement		Outlot A
15.305.B.4	All lots shall have frontage on a public street.	Landlocked Not met
15.305.B.6	The depth to width ratio shall not exceed two and one-half to one (2.5:1) for all lots.	10.35:1 Not met

Due to several deviations from the zoning code and subdivision standards that are required as highlighted in **Table 1** and **Table 2**, the Petitioner is seeking conditional use approval for a planned unit

development. The planned unit development will be conditioned so that the building elevations of the future homes that will be developed on Lots 1 through 4 will not be identical or monotonous. As part of the approval, staff recommends that a Homeowners Association (HOA) be created for Lots 1 through 5, encompassing Outlot A, for the required stormwater management of the entire proposed subdivision. A condition of approval has been added to ensure that the HOA document will be drafted for the Village's review and approval prior to the issuance of a Temporary Certificate of Occupancy for Lots 1 through 4.

LONG-RANGE PLANNING

The Existing and Future Land Use Maps in the Village's Comprehensive Plan designate the Subject Property as Institutional. Primary uses within this category include governmental, educational, religious, and senior housing facilities. The proposed development maintains a substantial portion of the site for institutional use while introducing four new single-family residential lots along Linneman Road. These homes will complement the established single-family character of the surrounding neighborhood. Overall, the proposed development will be consistent with the Comprehensive Plan's land use designation.

PUBLIC COMMENTS

As of this writing, staff has not received any public comments.

STANDARDS AND FINDINGS

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

STAFF RECOMMENDATION

Staff finds that the standards for a conditional use and planned unit development have been met, as set forth in the Petitioner's and staff's responses to 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 motions:

1. A final plat of subdivision titled "Trinity Church Resubdivision" prepared by Doland Engineering, LLC, and bearing the latest revision date of September 9, 2025, attached as **Exhibit B** in the staff report;
2. A conditional use for a final Planned Unit Development (PUD) consisting of six R-1 zoned lots including four lots (Lots 1, 2, 3 and 4) that are intended for the development of four separate single-family detached residential homes, one lot (Lot 5) that will remain as the church lot, and one lot (Outlot A) that is a separate lot designated for stormwater volume control and detention for Lots 1, 2, 3 and 4 and for accepting discharge from the detention storage on Lot 5, subject to the following conditions:
 - a. Prior to obtaining the first temporary certificate of occupancy for Lots 1 through 4, the Petitioner shall submit homeowners' association documents for staff review and approval. The document shall address long-term site maintenance, including the maintenance of "Outlot A".
 - b. No sale of any parcel of land shall be consummated until the final subdivision plat has been approved by the Village Board.

- c. Any existing accessory structures located on Lots 1 through 4, including but not limited to the parking lot, playground equipment, light poles, and traffic signs, shall be removed in their entirety prior to the issuance of a building permit for the first home, but need not be removed prior to recording of the final plat.
- d. Architectural Diversity: To promote architectural diversity and avoid repetitive building patterns, no single-family dwelling constructed within the Trinity Church Resubdivision (Lots 1 through 4) shall be similar in appearance to any single-family dwelling located on the same street within a distance of two (2) lots in either direction of the subject lot.
 - i. Definition of “Similar in Appearance”: For purposes of this subsection, two dwellings shall be considered *similar in appearance* if they are identical or nearly identical with respect to any three (3) or more of the following architectural characteristics:
 - 1. Primary roof form, including the dominant roof type (gable, hip, mansard, gambrel, flat, or combination);
 - 2. Roof height, measured from finished grade to the peak, within a tolerance of +/- 2 feet;
 - 3. Front-facing massing, defined as the approximate height and width of the primary front wall plane closest to the front lot line;
 - 4. Overall front-elevation form, including the predominant silhouette and massing as viewed from the street;
 - 5. Fenestration pattern, including the relative location, arrangement, and size of windows on the front elevation;
 - 6. Garage configuration, including the location, orientation, and dimensions of garage doors visible from the street; and
 - 7. Primary exterior siding materials on the front elevation wall planes (e.g., brick veneer, horizontal siding, board-and-batten, shakes, or similar materials).
 - ii. Characteristics Not Constituting Dissimilarity: The following characteristics, standing alone, shall not be deemed sufficient to establish dissimilarity between dwellings:
 - 1. Variations in color;
 - 2. Variations in roofing material;
 - 3. Addition or deletion of minor decorative elements (including, but not limited to, dormers, cupolas, bay windows, belt courses, fan lights, chimneys, or ornamental features);
 - 4. Reversal of plan orientation (right-hand/left-hand orientation);
 - 5. Variation in window styles; and
 - 6. Variations in height, width, or length measurements of less than five percent (5%), unless otherwise specified herein.
 - iii. Submission and Approval Requirements: Prior to issuance of any building permit within the subdivision, the applicant shall submit:
 - 1. A proposed set of building elevations for all planned home models; and
 - 2. A streetscape diagram or lot assignment plan demonstrating compliance with the spacing requirement established in this subsection.

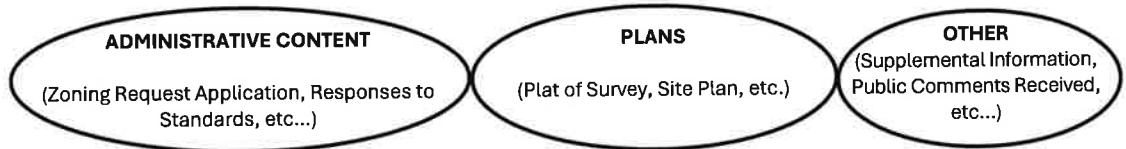
The Director of Community Development shall review the submitted elevations and lot assignments for compliance with the requirements of this subsection. Approved elevations and lot assignments shall be binding upon subsequent building permit

reviews.

- e. All visible structures within the front yards of Lots 1 through 4 associated with the underground stormwater management system shall be screened and aesthetically enhanced, subject to the review and approval of the Community Development Director. Required improvements may include, but are not limited to, decorative surface treatments (such as stamped or stained concrete), landscape screening with shrubs and/or ornamental grasses, or other beautification measures deemed acceptable by the Community Development Director.

The Village Board's decision is final.

ATTACHMENTS:



I concur:

Jason C Shallcross, AICP, CECD
Director of Community Development

Exhibit A
Standards and Findings of Fact

CONDITIONAL USE STANDARDS

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

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

Petitioner's Findings: The Petitioner states that the proposed subdivision will create four new single-family homes along Linneman Road, providing compatible infill development within an established residential area while maintaining the existing church use on Lot 5. The Petitioner notes that the project includes installation of a new underground stormwater management system that will improve on-site drainage and reduce runoff to surrounding properties. The Petitioner contends that the new homes will be consistent in scale and appearance with nearby residences and are expected to enhance neighborhood character and property values. The Petitioner indicates that all necessary public utilities exist along Linneman Road and will be extended or relocated as needed to serve the development. The Petitioner asserts that the limited traffic generated by four new homes will have little to no effect on existing traffic volumes, and that the church will continue to access Golf Road. The Petitioner further states that the proposal conforms to the Comprehensive Plan's single-family residential land use designation and complies with applicable zoning regulations, aside from the requested exceptions necessary to accommodate site design and stormwater improvements.

Staff's Findings: Granting the proposed subdivision and conditional use for a preliminary and final planned unit development will not be detrimental to public health, safety, morals, comfort, or general welfare as the development establishes single-family residential lots that are consistent with the surrounding neighborhood character and maintains the existing church use, which has operated for several decades. The design of the subdivision complies with applicable subdivision and zoning code requirements related to building separation, lot coverage and stormwater management. The conditional use will not be injurious to the use or enjoyment of other property in the vicinity. The introduction of four new single-family residential lots are not inconsistent with the similarly zoned lots to the north and west of the subject property. The proposed planned unit development is conditioned so that the proposed homes on Lots 1 through 4 will provide variations in the appearance of the buildings to avoid identical or

similar building elevations. Adequate public utilities, drainage, and related facilities are provided to the site. The stormwater management design includes an outlet to accommodate volume control and detention in compliance with MWRD and Village standards. Utility service connections will be provided as necessary to each new residential lot in accordance with Village and utility provider requirements. The project will not increase traffic volume or impact on-street parking as sufficient parking will be provided for the church and each new single-family residential dwelling unit will provide off-street parking. The proposed planned unit development is not contrary to the objectives of the Village's Comprehensive Plan. The Comprehensive Plan designates the property for institutional use, which encompasses governmental, educational, and religious uses, as well as senior housing. The proposed subdivision retains a substantial portion of the site as an institutional use for the church while introducing a compatible low-density residential component that aligns with surrounding land uses. Based on these findings, staff concludes that the proposed planned unit development meet the standards for a conditional use and recommends approval of the requested conditional use.

GENERAL STANDARDS FOR PLANNED UNIT DEVELOPMENTS

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 states that the proposed planned unit development complies with all applicable Village zoning regulations for the residential district in which it is located. The Petitioner contends that the development is consistent with the Village's Comprehensive Plan, which supports residential use of the subject property. The Petitioner asserts that the proposal is in the public interest, as it introduces four new single-family homes that are compatible with the surrounding neighborhood and will not alter the established residential character of the neighborhood. The Petitioner states that each home will have direct vehicular access to Linneman Road, providing safe and convenient ingress and egress without generating traffic congestion. The Petitioner further notes that the estimated population increase of sixteen people (4 persons per home) from four new homes will have minimal impact on local parks, schools, and public facilities.

Staff's Findings: Except as modified by and approved in the final planned unit development, the proposal complies with the regulations of the district in which it is located. The proposed subdivision and planned unit development generally meet the intent of the underlying R-1 Single-Family Residence District, providing single-family lots that conform to applicable bulk, area, and yard requirements, except where relief is requested as part of the planned unit development to accommodate Outlot A. The proposed

planned unit development is not contrary to the objectives of the Village's Comprehensive Plan. The Comprehensive Plan designates the property for institutional use, which encompasses governmental, educational, and religious uses, as well as senior housing. The proposed subdivision retains a substantial portion of the site as an institutional use for the church while introducing a compatible low-density residential component that aligns with surrounding land uses. The development will provide an improved stormwater management infrastructure to the existing conditions providing a benefit to the public interest. The new church lot will utilize its existing driveway along Golf Road and close an existing driveway on Linneman Road to accommodate the four new single-family residential lots that will have their driveways along Linneman Road. No new public roads are proposed. Each single-family lot will be accessed via Linneman Road, and the reconfigured parking and circulation plan for the church lot will maintain safe ingress and egress. The addition of four single-family homes is not expected to generate traffic volumes that would negatively affect surrounding streets or place a significant burden on nearby public parks, schools, or municipal services.

STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITH OTHER EXCEPTIONS

Section 14.504.C of the Village of Mount Prospect Zoning Ordinance states that the Village Board may approve planned unit developments which do not comply with the requirements of the underlying zoning district's regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned unit development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this chapter is in the public interest.
2. The proposed exceptions would not adversely impact the value or use of any other property.
3. Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.
4. In residential planned unit developments the maximum number of dwelling units allowed per acre shall not exceed forty eight (48) units per acre for developments incorporating senior housing or assisted living facilities.
5. All buildings are to be located within the planned unit development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
 - a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
 - b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
 - c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Planning and Zoning Commission shall recommend either or both of the following requirements:
 - i. All structures located on the perimeter of the planned unit development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
 - ii. All structures located along the entire perimeter of the planned unit development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

- d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

Petitioner's Findings: The Petitioner states that the requested reductions from the zoning requirements are in the public interest, as they are necessary to accommodate a new underground stormwater management system that will serve the subdivision. The Petitioner explains that Outlot "A," while deficient in street frontage, width, and area, fulfills an essential public purpose by providing on-site stormwater detention where none currently exists. Access for maintenance will be provided through public utility easements along the lot lines. The Petitioner asserts that the proposed exceptions will not negatively affect surrounding property values or uses and that the new single-family homes will complement the existing neighborhood character and may enhance surrounding property values. The Petitioner contends that the exceptions are solely intended to promote a better site design that benefits both future residents and the surrounding community. The Petitioner notes that the subdivision complies with the maximum allowable density for residential developments and that all required building setbacks, transitional yards, and landscape buffers meet the R-1 District standards. The Petitioner further states that the design maintains adequate open space within each lot consistent with single-family residential development patterns in the area.

Staff's Findings: The staff-supported relief requests for Outlot A are in the public interest and intended solely to promote a higher-quality development, as the creation of a substandard lot is necessary to accommodate a new stormwater management system that will reduce existing runoff rates and enhance the overall efficiency and functionality of stormwater detention on the site. The addition of four single-family homes is not expected to adversely impact the value or use of any other property. The proposed planned unit development provides four new lots that will accommodate four single-family detached homes, far below the maximum density permitted. No senior housing or assisted living facilities are proposed. The project's overall density is consistent with the R-1 Single-Family Residence District standards and aligns with the established character of the surrounding area. The front, side and rear yard setbacks for Lots 1 through 5 are not less than that required, and the overall lot coverage requirement of 75% for nonresidential use (Lot 5) and 45% residential uses (Lots 1 through 4 and the outlot) are met for all six lots.

Exhibit B Final Plat of Subdivision Trinity Church Resubdivision



REV. SEPTEMBER 9, 2025
JULY 9, 2025
JOHN ANDERSON ENGINEERING, LLC
200 W. 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
(303) 733-1111

FINAL PLAT
PLAT OF SUBDIVISION
TRINITY CHURCH RESUBDIVISION
KING A. S. LEVINSKY, M.P., SURVEYOR
1501 W. 15TH AVENUE, SUITE 100, DENVER, CO 80202
PHONE: (303) 733-1111

NOTES:
1. THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE CITY AND COUNTY OF DENVER.
2. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE STATE OF COLORADO.
3. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE UNITED STATES OF AMERICA.
4. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE FEDERAL GOVERNMENT OF THE UNITED STATES OF AMERICA.
5. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE INTERNATIONAL BROTHERHOOD OF TEAMSTERS, LOCAL 1000.
6. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE INTERNATIONAL UNION OF BROTHERHOOD OF TEAMSTERS, LOCAL 1000.
7. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE INTERNATIONAL UNION OF BROTHERHOOD OF TEAMSTERS, LOCAL 1000.
8. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE INTERNATIONAL UNION OF BROTHERHOOD OF TEAMSTERS, LOCAL 1000.
9. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE INTERNATIONAL UNION OF BROTHERHOOD OF TEAMSTERS, LOCAL 1000.
10. THE PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS OF THE INTERNATIONAL UNION OF BROTHERHOOD OF TEAMSTERS, LOCAL 1000.

CITY OFFICIALS:
MAYOR: _____
CITY CLERK: _____
CITY ATTORNEY: _____

VILLAGE ENGINEER AND BOARD OF VILLAGE ENGINEERS:
VILLAGE ENGINEER: _____
BOARD OF VILLAGE ENGINEERS: _____

PLANNING AND ZONING COMMISSION:
COMMISSIONER: _____
MEMBERS: _____

VILLAGE COLLECTOR CERTIFICATE:
VILLAGE COLLECTOR: _____

VILLAGE ENGINEER CERTIFICATE:
VILLAGE ENGINEER: _____

NOTARY PUBLIC:
NOTARY PUBLIC: _____



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

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: PZZ25-000024 PZ-15-25 Date of Submission: 09/29/2025 Hearing Date: 12/11/25
Project Name/Address: PZ-15-25 CU: Preliminary & Final PUD; Final Plat of Subdivision (creation of five lots)

I. Subject Property

Address(es): 605 W Golf Rd
Zoning District(s): R1 Property Area (SqFt and/or Acreage): 4.43 acres
Parcel Index (PIN(s)): 08-14-203-015-0000

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

- Conditional Use: For Planned Unit Development
- Variation(s): To _____
- Zoning Map Amendment: Rezone From _____ To _____
- Zoning Text Amendment: Section(s) _____
- Other: Final Plat of Subdivision

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

Trinity United Methodist Church would like to create 4 residential lots divided from their current church. (6 total lots)

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

Name: Jason Doland Corporation: Doland Engineering, LLC
Address: 334 E. Colfax Street, Unit C
City, State, ZIP Code: Palatine IL 60067
Phone: [REDACTED] Email: [REDACTED]
Interest in Property: _____

V. Property Owner

Check if Same as Applicant
Name: Trinity Meth Church Corporation: _____
Address: 605 W Golf Rd
City, State, ZIP Code: Mount Prospect, IL 60056
Phone: _____ Email: _____

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

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

Applicant: _____ Date: _____

(Print or Type Name) Jason Doland

If applicant is not property owner:

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

Property Owner: _____ Date: _____

(Print or Type Name) _____



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

Property Owner	
<input type="checkbox"/> Check if Same as Applicant	
Name: <u>Rev. Sam Park</u>	Corporation: <u>Trinity UMC</u>
Address: <u>605 W. Golf Rd.</u>	
City, State, ZIP Code: <u>Mt. Prospect IL 60056</u>	
Phone: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>

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

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

Applicant: *Sam Park* Date: 06/03/25
 (Signature)

SAM SANGMYUNG PARK
 (Print or Type Name)

If applicant is not property owner:

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

Property Owner: _____ Date: _____
 (Signature)

 (Print or Type Name)



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

Affidavit of Ownership

COUNTY OF COOK)
)
 STATE OF ILLINOIS)

I, SAM SANGMYUNG PARK under oath, state that I am
 (print name)

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

commonly described as Trinity United Methodist Church
 (property address and PIN) 605 W. Golf Rd.
Mt. Prospect, IL 60056

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

June 03 2025
 Signature

Subscribed and sworn to before
 me this 3rd day of
June, 2025

[Signature]
 Notary Public





Northern Illinois Conference

OF THE UNITED METHODIST CHURCH

303 E. Wacker Dr. - Suite 2020 - Chicago, IL 60601

Office (312) 346-9766

Lake North District - Rev. Brittany Isaac, District Superintendent

312-346-9766 Ext: 785: bisaac@umcnic.org

March 25, 2024

Rev. SangMyung Sam Park
1545 Sycamore Lane
Aurora, IL 60504

Dear Rev. Park,

Greetings in the grace we share in Christ.

On behalf of Bishop Dan Schwerin and the Northern Illinois Conference Cabinet, it is my pleasure to confirm your appointment to the community of Mount Prospect and Trinity United Methodist Church, effective July 1, 2024. The Bishop and Cabinet are committed to your appointment for the following missional reasons:

- 1) To connect with the community for missional impact.
- 2) To continue creative worship and proclamation as a way to shepherd the people.
- 3) To continue to build connections with space-sharing partnerships, including children's groups and the Sam Mool Korean United Methodist Church.
- 4) To strengthen the partnership with the laity in order to envision God's call for the next steps in the ministry in the community.
- 5) To strengthen the connectional system through apportionment giving to make a difference for mission and ministry in our conference and the world.

Enclosed with this mailing is information relative to a pastoral change. If you know you will be in the area, please be sure to attend the [Changeover Zone Transitions Workshop on April 13](#). This is a valuable time of learning and planning together and attendance at this training event will enhance the churches' experience as you move to your new church.

In addition to lay and clergy training, it is my expectation that you and Rev. Wendy Hardin Hermann., the current pastor, will spend time communicating with each other over the next few months working to ensure the church is cared for in this time of change.

Please do not hesitate to be in touch if you have any further questions.

In Christ's Service,

Rev. Brittany Isaac
Lake North District Superintendent
Northern Illinois Conference www.umcnic.org
The United Methodist Church www.umc.org

cc: Bishop Dan Schwerin

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property:

Property Value:

Total Debt % Attributed to Your Property Value:

To see the 20-Year History of Your Property Taxes, [click here](#).

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2024 value.

[See Details Here](#)

OVERVIEW - PAYMENTS

Property Index Number (PIN): **08-14-203-015-0000**

[BEGIN A NEW SEARCH](#)

Scroll down for more information.



[Incorrect Image? Click Here.](#)

Property Location:

605 W GOLF RD
MOUNT PROSPECT, IL 60056-0000

Mailing Information:

No Mailing Address Found

[Update Your Information](#)

Volume: 049

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: \$0.00

1st INSTALLMENT - Tax Year 2023	
Original Billed Amount:	\$0.00
Due Date:	03/01/2024
Tax:	\$0.00
Interest:	\$0.00
Current Amount Due:	\$0.00

2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	\$0.00
Due Date:	08/01/2024
Tax:	\$0.00
Interest:	\$0.00
Current Amount Due:	\$0.00

Total Amount Due: **\$0.00**

This Property Index Number (PIN) has been identified by the Cook County Assessor's Office to be exempt from taxation for Tax Year 2023. Therefore, no property tax bill exists for Tax Year 2023.

Tax Year 2024 (billed in 2025) Total Amount Billed: \$0.00

1st INSTALLMENT - Tax Year 2024	
Original Billed Amount:	\$0.00
Due Date:	03/04/2025
Tax:	\$0.00
Interest:	\$0.00
Current Amount Due:	\$0.00

2nd INSTALLMENT - Tax Year 2024	
Original Billed Amount:	\$0.00
Due Date:	12/15/2025
Tax:	\$0.00
Interest:	\$0.00
Current Amount Due:	\$0.00

Total Amount Due: **\$0.00**

This Property Index Number (PIN) has been identified by the Cook County Assessor's Office to be exempt from taxation for Tax Year 2024. Therefore, no property tax bill exists for Tax Year 2024.

About payments: Payments are recorded the date they are received. They appear on the website about three business days later.

Download Your Tax Bill

Tax Year 2023 General Property Taxes:

This Property Index Number (PIN) has been identified by the Cook County Assessor's Office to be exempt from taxation for Tax Year 2023. Therefore, no General Property Tax bill exists for Tax Year 2023.

Tax Year 2024 General Property Taxes:

This Property Index Number (PIN) has been identified by the Cook County Assessor's Office to be exempt from taxation for Tax Year 2024. Therefore, no General Property Tax bill exists for Tax Year 2024.

Stop receiving your tax bill by mail.



[Sign up for eBilling to receive future tax bills via email.](#)

Are There Any Overpayments on Your PIN?

Our records do not indicate a refund available on the PIN you have entered.

Have You Received Your Exemptions in These Tax Years?

	2024	2023	2022	2021
Homeowner Exemption:	NO	NO	NO	NO
Senior Citizen Exemption:	NO	NO	NO	NO
Senior Freeze Exemption:	NO	NO	NO	NO
Returning Veteran Exemption:	NO	NO	NO	NO
Disabled Person Exemption:	NO	NO	NO	NO
Disabled Veteran Exemption:	NO	NO	NO	NO

[Apply for a missing exemption](#)

20-Year Property Tax Bill History

Tax Year 2004:	\$0.00
Tax Year 2024:	\$0.00
Difference:	+ \$0.00
Percent Change:	N/A

[See your complete property tax history.](#)

- [Read "The Pappas Study" 20-Year Property Tax History](#)
- [See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb](#)
- [Voter Turnout 2011-2020 Chicago and Cook County Suburbs](#)
- [Cook County Suburbs - Interactive Map](#)
- [Chicago by Ward - Interactive Map](#)



December 2, 2025

Ms. Ann Choi
Development Planner
Community Development
Village of Mount Prospect
50 South Emerson Street
Mount Prospect, Illinois 60056

RE: Trinity Church
605 West Golf Road

Dear Ms. Choi:

Enclosed are the responses to the PUD Conditional Use Standards for the above captioned project.

14.203(F)(8): Conditional Use Standards: 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 use of the land will add four (4) new single family residences to the residential area along an existing Village street (Linneman Road) with a proposed underground stormwater system that will accommodate and manage the stormwater, which currently does not exist.
- b. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;
Response: The proposed use will fit in nicely with the existing homes to the south and west of the five (5) lot subdivision. The existing surrounding home(s) property value would not be negatively impacted as to their value and if anything, the proposed new homes would probably increase in their value. The existing church located on Lot 5, will remain as a place of worship with no changes being made to the structure, i.e., status quo.
- 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 surrounding R-1 residential zoning district area is fully developed at this time only having the possibility of potential tear-downs and rebuilding of any existing homes, which would in all likelihood be larger in size.

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

Response: Public utilities currently exist along Linneman Road, which will be tapped into for potable water, sanitary and storm sewer use, as well as gas, electric and cable systems for the four (4) proposed homes. The existing church's sewer and water utilities will be relocated within proposed utility easements. The four (4) proposed home driveways will have direct access to Linneman Road. Stormwater Management facilities meeting Village and Metropolitan Water Reclamation District requirements have been incorporated into the site improvements engineering design.

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

Response: The additional traffic from the four (4) new driveways that will be added to the Average Daily Traffic (ADT) volume is insignificant and has little to no effect on the Linneman Road traffic volume or congestion. The church access will remain off of Golf Road.

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

Response: The Comprehensive Plan of the Village shows the area to be in the R-1 Single Family Residential Zoning District, and the proposed subdivision meets this objective.

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

Response: The proposed PUD meets with the Village requirements for the type of use proposed under this subdivision, except for the requested variations needed and necessary for Village compliance in order to improve and construct the proposed four (4) new homes.

14.504(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 located.

Response: The proposed PUD meets with the Village requirements for the type of use proposed under this subdivision and complies with the Village regulations of the residential district in which it is 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.

Response: The proposed single family residential subdivision use of the land (site) is consistent with the recommendations of the Comprehensive Plan of the Village.

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

Response: The purpose of the zoning ordinance is to ensure that land uses are consistent, compliant and are in harmony with the adjacent and surrounding area. The four (4) new proposed single family homes are of the same type of housing that surround three (3) sides of the proposed subdivision. The proposed property improvements will not alter the essential character of the neighborhood.

4. The streets have been designed to avoid:

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

Response: Linneman Road is an existing north/south paved street which each of the four (4) new driveways having a safe and convenient ingress and egress for access.

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

Response: There are no new streets proposed with this subdivision as all four (4) homes will each have one driveway as access to Linneman Road, there will not be any congestion created, or existing conditions compounded and made worse by these four (4) proposed homes.

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

Response: The estimated population, at 4 persons per home is 16 people, which will have very little impact on any of the public facilities as this would have been considered within the residential zoning aspect of the area.

14.504(C): Standards For Planned Unit Developments With Other Exceptions:

The Village Board may approve planned unit developments which do not comply with the requirements of the underlying zoning district's regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned unit development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this chapter is in the public interest.

Response: Outlot "A" is created for the sole purpose of providing underground stormwater management (that currently does not exist) of which the ownership and maintenance will be the responsibility of the Homeowners Association that is to be created as part of the subdivision plat and documents. Section 15.305(B)(4) requires frontage on a public street. Outlot "A" does not have frontage on a public street,

however; access for any required maintenance is provided by means of the proposed public utility easements located along the property lines of the four (4) lots. Section 15.305(B)(6) requires a lot depth to width ratio of not more than 2.5:1 and the ratio of Outlot “A” 10.35:1 which exceeds this requirement but does accomplish the goal of providing the area necessary to install the underground stormwater management system for the subdivision. Section 14.905 requires a minimum lot width of 65 feet for Outlot “A” which has a width of only 26 feet, but; as stated earlier, accomplishes the intended goal for the area needed for the stormwater management system. Section 14.905 requires that Outlot “A” have a minimum lot area of 8,125 square feet which Outlot “A” is deficient by 1,124 square feet or 7,001 square feet provided under the proposed lot dimensions. The constraint conditions placed upon the design are unique to the proposed subdivision in order to meet the Village requirements but do not generally effect the area or its residents. Village staff believes that seeking a PUD for the subdivision would be an appropriate method in order to satisfy the requirements imposed on the design.

2. The proposed exceptions would not adversely impact the value or use of any other property.

Response: Other properties values and use in the area would not be adversely affected with the additional four (4) homes.

3. Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.

Response: The proposed homes will fit into and fill in the single family residential area nicely and should add to the surrounding property values.

4. In residential planned unit developments, the maximum number of dwelling units allowed per acre shall not exceed forty eight (48) units per acre for developments incorporating senior housing or assisted living facilities.

Response: The homes are designed for single family living and are not built solely for senior citizens or assisted living conditions, however it could be that some family member having these characteristics might be living within the home, particularly with the aging population.

5. All buildings are to be located within the planned unit development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:

- a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.

Response: The setbacks meet the Village Zoning requirements of the R-1 Zoning District.

- b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.

Response: All transitional yards and transitional landscape yards of the R-1 Zoning district are met and comply with the Village requirements.

- c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of the property adjacent to the property to the development, the Planning and Zoning Commission shall recommend either or both of the following requirements:
- (1) All structures located on the perimeter of the planned unit development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
 - (2) All structures located along the entire perimeter of the planned unit development must be permanently screened with sightproof screening in a manner which is sufficient to protect the privacy and amenity of the adjacent uses.
- d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

Response: The proposed homes are within the limits of the building setbacks within the R-1 Zoning District leaving the lot with single family residential yards as open space.

I trust that this addresses the Planned Unit Development Conditional Use Standards required for approval of the Subdivision Plat and intended single family residential use.

Sincerely,



Jason R. Doland, P.E., P.L.S.

PLAT OF SURVEY

-OF-

LOT A IN TRINITY UNITED METHODIST CHURCH SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 7.38 CHAINS OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE ORIGINAL CENTER LINE OF SEEGER'S ROAD (EXCEPT THAT PART THEREOF LYING NORTH OF THE PRESENT SOUTH LINE OF GOLF ROAD AND EXCEPT THAT PART THEREOF DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF CHURCH ROAD 2.34 CHAINS; THENCE EAST 2.64 CHAINS; THENCE NORTH 3.10 CHAINS TO THE CENTERLINE OF SEEGER'S ROAD; THENCE SOUTHWEST ALONG THE CENTER LINE OF SAID ROAD 2.78 CHAINS TO THE PLACE OF BEGINNING AS MEASURED ON THE EAST AND WEST LINES THEREOF, THE SOUTH LINE OF SAID NORTHEAST QUARTER) CONTAINING 4.50 ACRES MORE OR LESS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1971 AS DOCUMENT NUMBER 21477051, IN COOK COUNTY, ILLINOIS.



SCALE: 1" = 30'

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE YOUR POINTS BEFORE BUILDING BY THE SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.

CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. REFER TO TITLE POLICY OR VILLAGE ZONING CODE FOR POSSIBLE ADDITIONAL EASEMENTS OR BUILDING LINES NOT SHOWN HEREON.

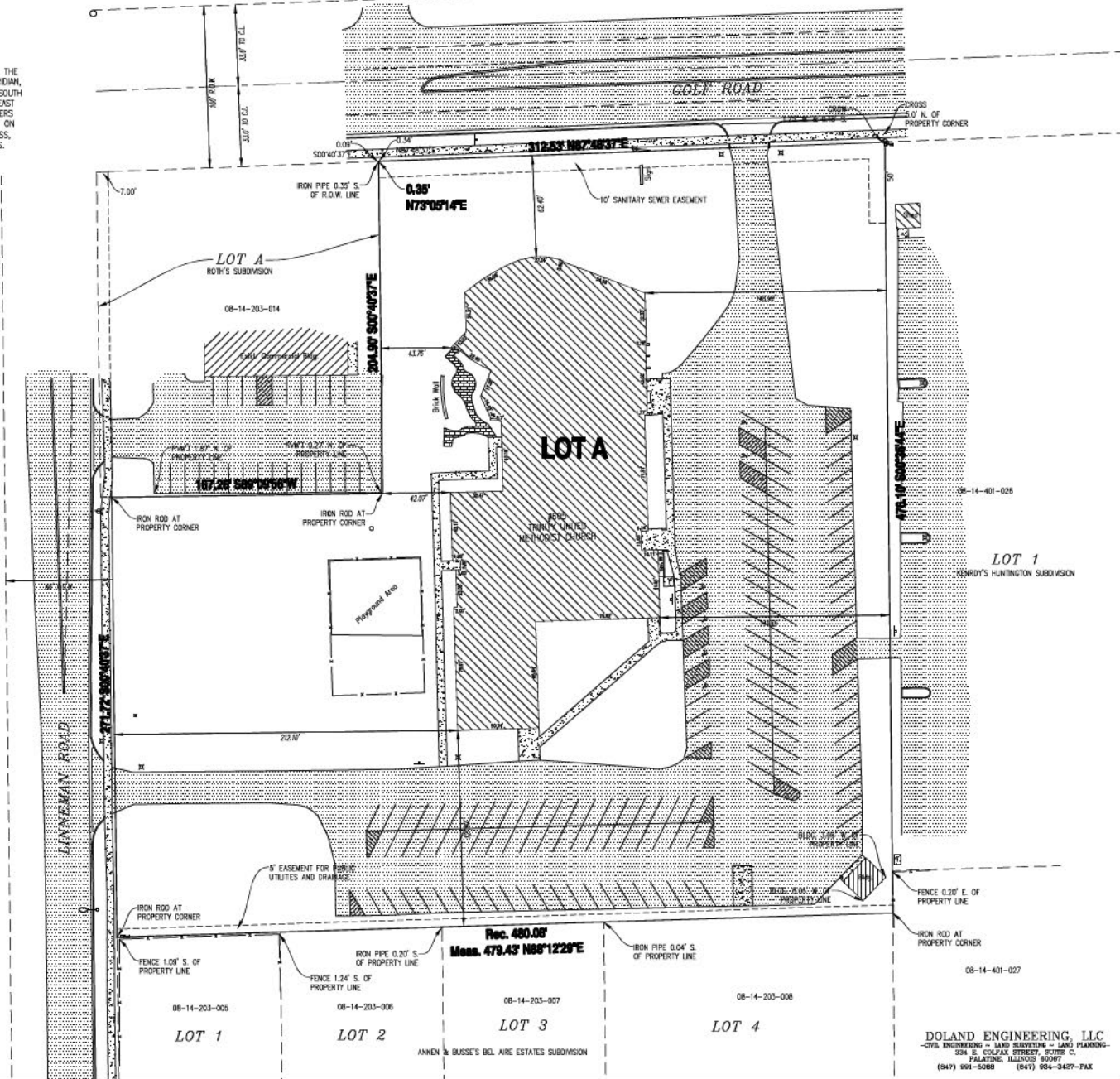
STATE OF ILLINOIS
COUNTY OF COOK/SS

I, JASON R. DOLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED AT PALATINE, ILLINOIS 01/31/25

ILLINOIS PROFESSIONAL LAND SURVEYOR



RECORDS
01/30/25 PER OWNER CONCORDANCE

DOLAND ENGINEERING, I.L.C.
-CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING-
334 EAST COLFAK STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 991-5427-FAX

SITE IMPROVEMENTS AT
Trinity United Methodist Church
605 West Golf Road
Mount Prospect, Illinois



DATE: 01/31/25
SCALE: 1"=30'
FILE: 1999 Church

Plot of Survey

C2

DOLAND ENGINEERING, I.L.C.
-CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING-
334 E. COLFAK STREET, SUITE C,
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 991-5427-FAX

Trinity United Methodist Church Parcel Legal Description

LOT A IN TRINITY UNITED METHODIST CHURCH SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 7.38 CHAINS OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE ORIGINAL CENTER LINE OF SEEGER'S ROAD (EXCEPT THAT PART THEREOF LYING NORTH OF THE PRESENT SOUTH LINE OF GOLF ROAD AND EXCEPT THAT PART THEREOF DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF CHURCH ROAD 2.34 CHAINS; THENCE EAST 2.64 CHAINS; THENCE NORTH 3.10 CHAINS TO THE CENTERLINE OF SEEGER'S ROAD; THENCE SOUTHWEST ALONG THE CENTER LINE OF SAID ROAD 2.78 CHAINS TO THE PLACE OF BEGINNING AS MEASURED ON THE EAST AND WEST LINES THEREOF, THE SOUTH LINE OF SAID NORTHEAST QUARTER) CONTAINING 4.50 ACRES MORE OR LESS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1971 AS DOCUMENT NUMBER 21477051, IN COOK COUNTY, ILLINOIS.

FINAL PLAT PLAT OF SUBDIVISION TRINITY CHURCH RESUBDIVISION

BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYOR

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, JASON R. DOLAND, A LICENSED REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY DESCRIBED HEREON.

LOT A IN TRINITY UNITED METHODIST CHURCH SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 7.38 CHAINS OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE ORIGINAL CENTER LINE OF SEEGERS ROAD (EXCEPT THAT PART THEREOF LYING NORTH OF THE PRESENT SOUTH LINE OF GOLF ROAD AND EXCEPT THAT PART THEREOF DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF CHURCH ROAD 2.34 CHAINS; THENCE EAST 2.64 CHAINS; THENCE NORTH 3.10 CHAINS TO THE CENTERLINE OF SEEGERS ROAD; THENCE SOUTHWEST ALONG THE CENTER LINE OF SAID ROAD 2.78 CHAINS TO THE PLACE OF BEGINNING AS MEASURED ON THE EAST AND WEST LINES THEREOF, THE SOUTH LINE OF SAID NORTHEAST QUARTER) CONTAINING 4.50 ACRES MORE OR LESS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1971 AS DOCUMENT NUMBER 21477051, IN COOK COUNTY, ILLINOIS.

I, JASON R. DOLAND, HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT SHOWN HEREON AND THAT IT IS CORRECT; THE IRON RODS AND CONCRETE MONUMENTS WILL BE PLACED IN THE GROUND AS INDICATED HEREON, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE VILLAGE OF MOUNT PROSPECT CITY CODE; THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MOUNT PROSPECT, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN; THAT THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE MOST RECENT FLOOD INSURANCE RATE MAP #17031C02121, EFFECTIVE ON AUGUST 19, 2008.

SURVEYOR - JASON R. DOLAND - P.L.S.#3546, EXPIRES 11/30/2025

CITY OFFICIALS

VILLAGE PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

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

ON THIS _____ DAY OF _____ 20____

VILLAGE PRESIDENT _____

VILLAGE CLERK _____

PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF VILLAGE OF MOUNT PROSPECT,
COOK COUNTY, ILLINOIS.

ON THIS _____ DAY OF _____ 20____

CHAIRPERSON _____

ATTEST: VICE CHAIRPERSON _____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS
DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

ON THIS _____ DAY OF _____ 20____

VILLAGE COLLECTOR _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

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

ON THIS _____ DAY OF _____ 20____

VILLAGE ENGINEER _____

OWNER

OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION;
ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE ROADS, STREET, ALLEYS WALKS, AND OTHER AREAS INDICATED THEREON TO THE PUBLIC USE; AND ESTABLISHES ANY OTHER EASEMENTS SHOWN THEREON.

ADDITIONALLY, TO THE BEST OF MY KNOWLEDGE, THE PROPERTY IS LOCATED WITHIN THE FOLLOWING SCHOOL DISTRICTS:
ELEMENTARY SCHOOL DISTRICT: COMMUNITY CONSOLIDATED SCHOOL DISTRICT #59
HIGH SCHOOL DISTRICT: #214
COMMUNITY COLLEGE: HARPER COMMUNITY COLLEGE DISTRICT #512

OWNER _____ ADDRESS _____

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

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 HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL.

ON THIS _____ DAY OF _____ 20____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

NOTES

- 1) IRON RODS SET AT LOT CORNERS UNLESS OTHERWISE NOTED.
- 2) TOTAL AREA OF SUBDIVISION --- 193,614 SQUARE FEET (4.45 ACRES)
- 3) EXISTING P.L.N. 08-14-203-015-0000
- 4) EXISTING PROPERTY COMMONLY KNOWN AS: 605 W. GOLF ROAD, MOUNT PROSPECT, ILLINOIS
- 5) OUTLOT A SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) COMPRISED OF THE PROPERTY OWNERS OF LOTS 1-5.

PREPARED BY AND MAIL RECORDED PLAT TO:

PLAT PREPARED BY JASON R. DOLAND
MAIL RECORDED PLAT TO:
VILLAGE OF MOUNT PROSPECT
50 S. EMERSON STREET, MOUNT PROSPECT, IL 60056

SEND FUTURE TAX BILLS TO:

TRINITY UNITED METHODIST CHURCH OF MOUNT PROSPECT
605 W. GOLF ROAD, MOUNT PROSPECT, IL 60056

OWNER:

REV. SANGMYUNG SAM PARK
605 W. GOLF ROAD, MOUNT PROSPECT, IL 60056

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

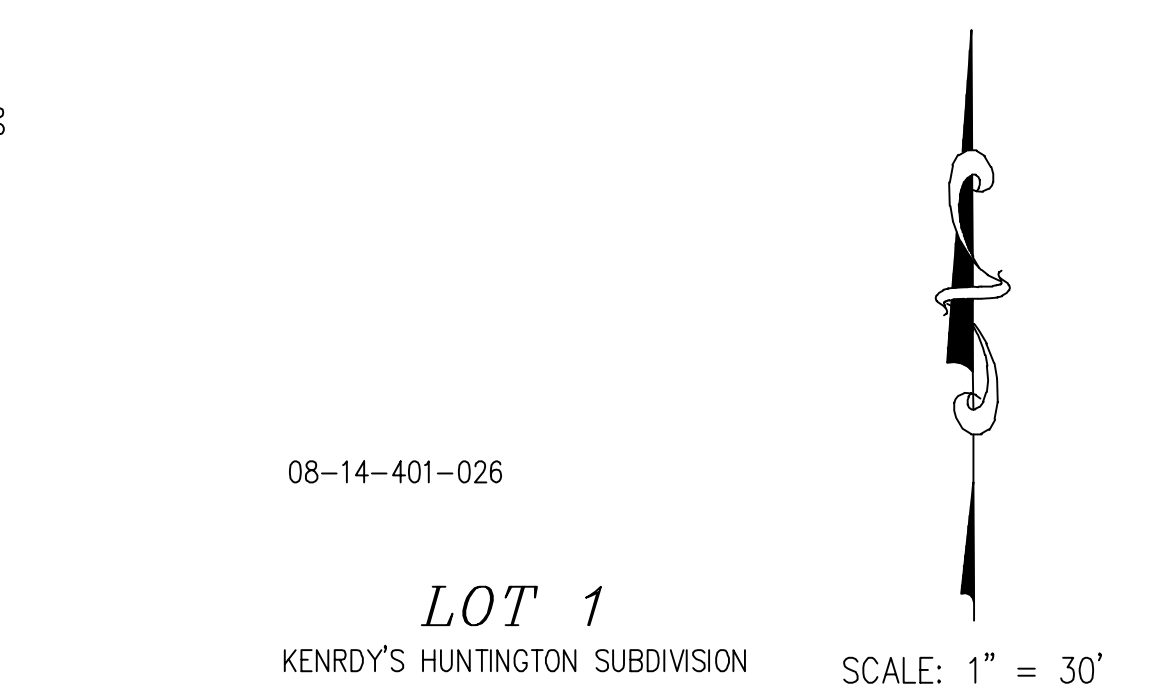
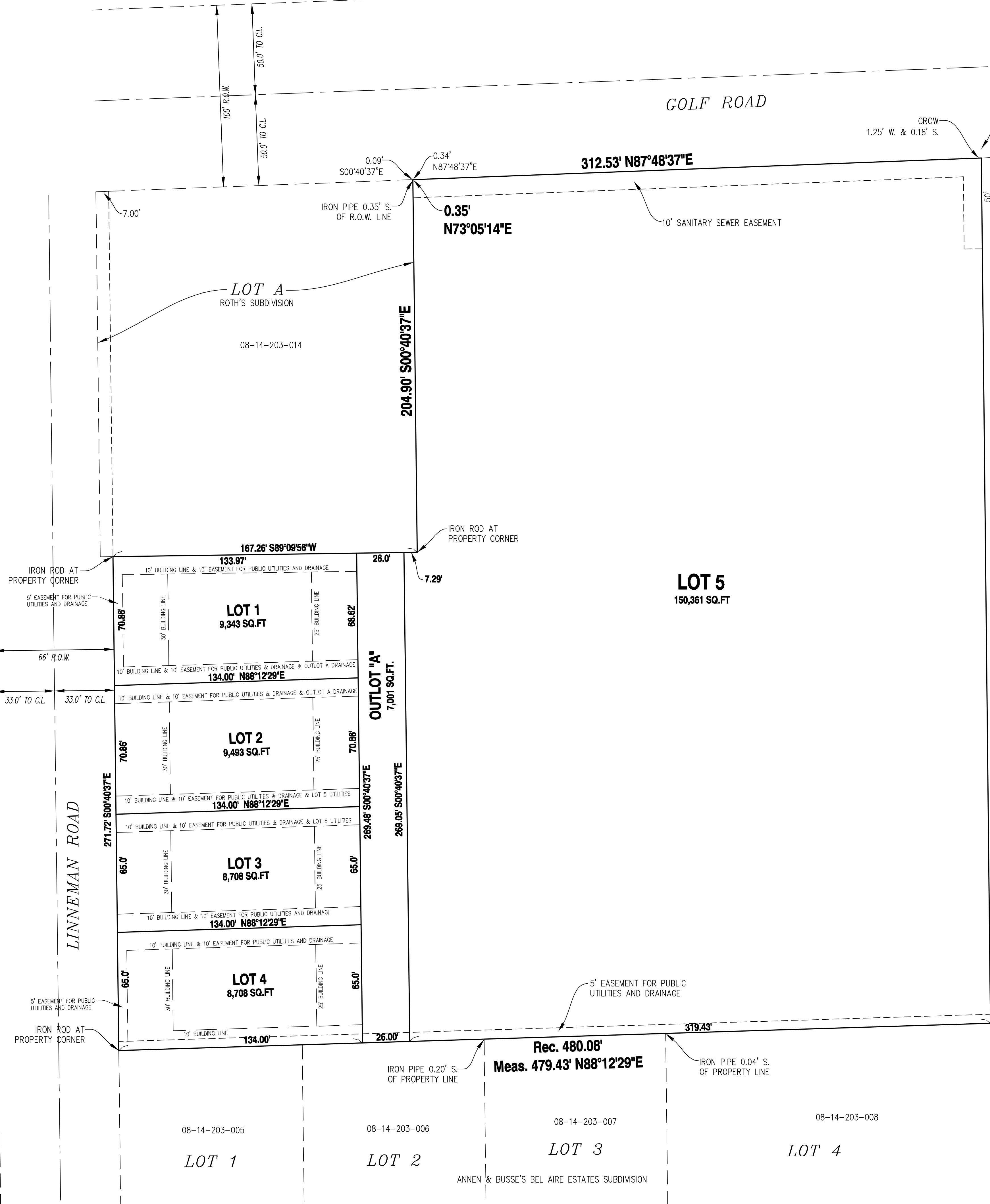
JOSE RIOS, P.E.
REGION ONE ENGINEER

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

OWNER: REGISTERED PROFESSIONAL ENGINEER
NAME: JASON R. DOLAND
FIRM: DOLAND ENGINEERING, LLC.

SANGMYUNG SAM PARK JASON R. DOLAND



PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND NATURAL GAS AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

- ATT: COMMONWEALTH EDISON COMPANY
- NORTHERN ILLINOIS GAS COMPANY
- COMCAST

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND NATURAL GAS, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS", AND STREETS AND ALLEYS WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY ADJACENT OR OTHERWISE, AND THE RIGHT TO CUT, TRIM, OR REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS, AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN OWEN, AND THE RIGHT TO ENTER UPON THE PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT AS "EASEMENT" WITHOUT THE PRIOR CONSENT OF THE GRANTEE.

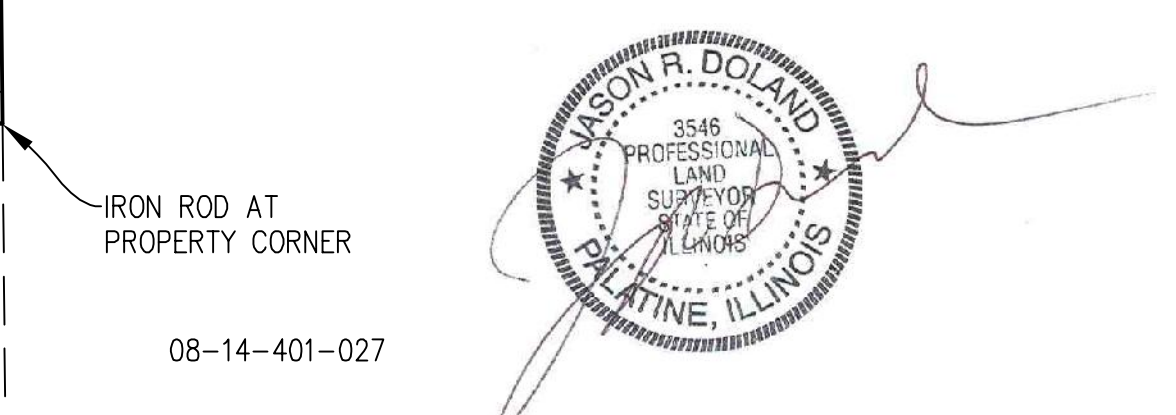
AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "HOMEOWNERS ASSOCIATION DOCUMENTS", AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS/PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THE PLAT BY OTHER TERMS.

PUBLIC AND PRIVATE UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR THE USE OF MUNICIPAL SEWER AND WATER LINES, STORM DRAINAGE AND PUBLIC UTILITY LINES, AS WELL AS ACCESS TO OUTLOT LINES FOR ANY CABLE TELEVISION FRANCHISE GRANTED BY THE VILLAGE, AND OTHER MUNICIPAL USES; ADDITIONALLY, THE EASEMENTS CONTAIN PRIVATE WATER AND SANITARY SERVICES FOR THE TRINITY CHURCH BUILDING (LOT 5) AND TRINITY CHURCH SHALL HAVE ACCESS TO THE EASEMENTS AS NEEDED TO MAINTAIN WATER AND SANITARY SERVICES. ADDITIONALLY, OUTLOT A INCLUDES THE DRAINAGE SYSTEM THAT ACCEPTS DISCHARGE FROM LOTS 1-5, AND THE HOA SHALL MAINTAIN OUTLOT A SO THAT THE HOA SHALL HAVE ACCESS TO THE EASEMENTS TO MAINTAIN THE COMMON DRAINAGE OUTLOT.

- EASEMENTS ACCEPTABLE
- AT&T _____
 - COMCAST _____
 - NICOR _____
 - COMED _____



08-14-401-026
LOT 1
KENRDY'S HUNTINGTON SUBDIVISION
SCALE: 1" = 30'
**Rev. SEPTEMBER 9, 2025
JULY 9, 2025**
DOLAND ENGINEERING, LLC
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 E. COLPAX STREET, SUITE C,
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

ENGINEERING PLAN FOR TRINITY UNITED METHODIST CHURCH

605 WEST GOLF ROAD
MOUNT PROSPECT, ILLINOIS

GENERAL NOTES

- 1.) THE VILLAGE OF MOUNT PROSPECT SHALL BE NOTIFIED IN WRITING AT LEAST (3) FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2.) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR EXISTING UTILITIES IN CONFORMANCE WITH THE AFFECTED UTILITY COMPANIES REQUIREMENTS AS MAY BE REQUIRED TO PERFORM THE WORK OF THIS CONTRACT.
- 3.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LINE AND GRADES SHOWN ON THE CONTRACT DRAWINGS, IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE OWNER PRIOR TO PERFORMING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AS REQUIRED.
- 4.) ALL ELEVATIONS SHOWN ON THE CONTRACT DRAWINGS ARE NAVD88 DATUM UNLESS OTHERWISE SPECIFIED.
- 5.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF:
 - A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", AS PREPARED BY IDOT.
 - B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".
 - C. VILLAGE OF MOUNT PROSPECT STANDARDS.
- 6.) THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY AND ALL DETAILS OF WORK TO BE PERFORMED OR EQUIPMENT TO BE SUPPLIED. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ILLUSTRATE THE CONCEPTUAL DESIGN AND LAYOUT. THE CONTRACTOR SHALL BE KNOWLEDGEABLE AND REGULARLY ENGAGED IN THE TYPE OF WORK DESCRIBED BY THESE CONTRACT DOCUMENTS, AND SHALL BE RESPONSIBLE FOR UNDERSTANDING THEIR INTENT. ANY WORK TO BE PERFORMED OR ITEM OF EQUIPMENT TO BE SUPPLIED WHICH IS NOT SPECIFICALLY CALLED FOR BY THESE CONTRACT DOCUMENTS BUT WHICH IS NECESSARY TO PROVIDE A COMPLETE AND SUCCESSFUL WORKING SYSTEM SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE OF WORK AT NO ADDITIONAL COST TO THE OWNER.
- 7.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF/HERSELF OF ALL CONDITIONS, THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS THE TOTAL COST FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED DUE TO THE CONTRACTOR'S FAILURE TO UNDERSTAND THE SCOPE OF WORK.
- 8.) 100 YEAR FLOOD ELEVATION IN THE AREA OF CONCERN IS SHOWN WHEN APPLICABLE.
- 9.) THE WORK PERFORMED UNDER THIS CONTRACT SHALL IN NO WAY INTERFERE WITH THE NORMAL OPERATION OF ANY EXISTING UTILITY SERVICE. THE CONTRACTOR SHALL FURNISH ALL NECESSARY ITEMS OF EQUIPMENT REQUIRED TO MAINTAIN SUCH NORMAL OPERATION AT NO ADDITIONAL COST TO THE OWNER. THE COST ASSOCIATED FOR THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.
- 10.) ORIENTATION OF PIPING, CONDUITS, EQUIPMENT, ETC. MAY VARY. CONTRACTOR TO COORDINATE SAME WITH THE OWNER.
- 11.) ANY AND ALL DEWATERING REQUIRED TO KEEP EXCAVATIONS DRY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 12.) CERTAIN INFORMATION SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM DRAWINGS OF RECORD. CONTRACTOR SHALL VERIFY SUCH INFORMATION PRIOR TO ACTUAL START OF WORK. WHERE DISCREPANCIES ARE DISCOVERED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. FAILURE BY THE CONTRACTOR TO IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES SHALL RESULT IN THE CONTRACTOR BEARING THE FULL BURDEN OF ALL RISKS/COSTS ATTRIBUTED TO THE DISCOVERED DISCREPANCY.
- 13.) SOIL EROSION PROTECTION SHALL BE IN ACCORDANCE WITH IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. ALL DISTURBED AREAS (NOT IMPERVIOUS IN NATURE) SHALL BE FINE GRADED, TOP SOIL RESTORED (MIN. 6 INCHES) AND SEED/MULCH APPLIED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- 14.) CONTRACTOR MUST PROTECT THE INTEGRITY OF THE EXISTING ROAD PAVEMENT, ANY DAMAGE TO THE PAVEMENT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR IN KIND.
- 15.) CONTRACTOR SHALL BE RESPONSIBLE FOR VIDEO TAPING AND PROVIDING STILL PICTURES OF THE WORK AREA PRIOR TO BEGINNING ANY WORK, AND FURNISHING OWNER WITH SAME FOR DOCUMENTATION OF EXISTING CONDITIONS TO BE USED UPON THE COMPLETION OF THE PROJECT RESTORATION.
- 16.) THESE IMPROVEMENTS COMPLY WITH THE ENVIRONMENTAL BARRIERS ACT AND ILLINOIS ACCESSIBILITY CODE.

LEGEND

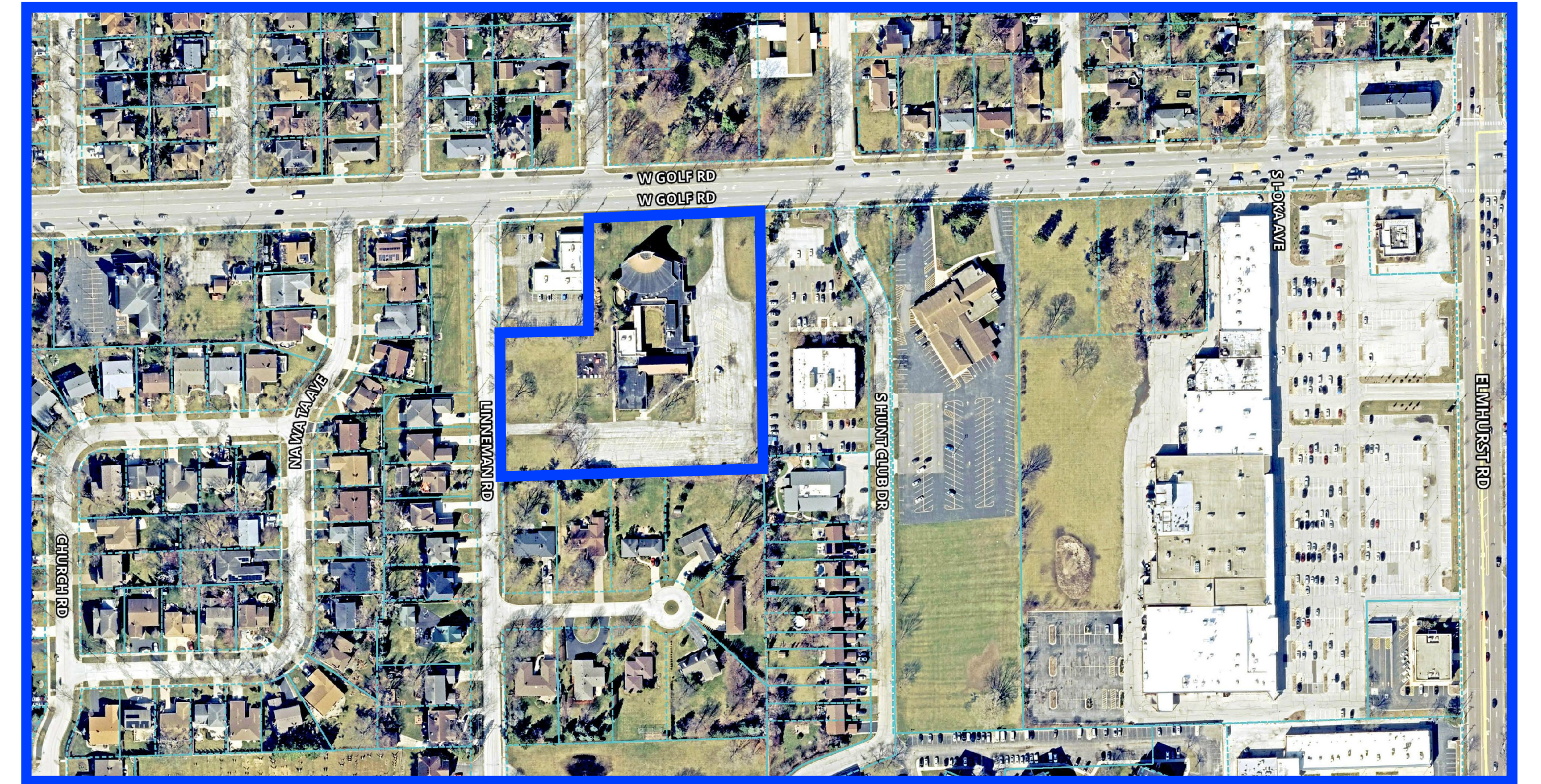
⊙	Exist. San. M.H.	⊣	Exist. Traffic Sign
⊙	Exist. Storm M.H.	⊕	Exist. Light Pole
○	Exist. Catch Basin	⊕	Exist. Street Light Pole
⊗	Exist. Valve Vault	□Ped	Exist. Pedestal
⊕	Exist. Fire Hydrant	14"	Exist. Tree
⊗	Exist. Valve Box	—<	Exist. Sanitary Sewer
⊗ _B	Exist. B-Box	—<<	Exist. Storm Sewer
⊗ _G	Exist. Gas Valve	—W	Exist. Water Main
⊕	Exist. Clean Out	—x—x—	Exist. Fence
⊕	Exist. Utility Pole	---665.0---	Exist. Contour

INDEX OF SHEETS

C1	COVER SHEET
C2	PLAT OF SURVEY
C3	EXISTING CONDITIONS / DEMOLITION PLAN
C4	PROPOSED SITE PLAN
C5	PROPOSED UTILITY PLAN
C6	PROPOSED GRADING PLAN
C7	PROPOSED EROSION CONTROL PLAN
C8	STANDARD DETAILS
C9	STANDARD DETAILS
C10	MWRD GENERAL NOTES
C11	EXHIBIT R

J.U.L.I.E. INFORMATION

J.U.L.I.E. TELEPHONE No. : 811
(CALL 48 HOURS BEFORE YOU DIG. - EXCLUDING SAT., SUN. AND HOLIDAYS)
COUNTY : COOK
CITY / TOWNSHIP : MOUNT PROSPECT / ELK GROVE TWP.
SECTION : 14-T41N-R11E

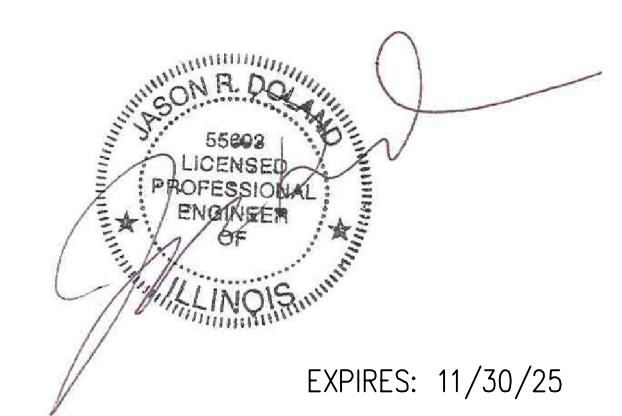
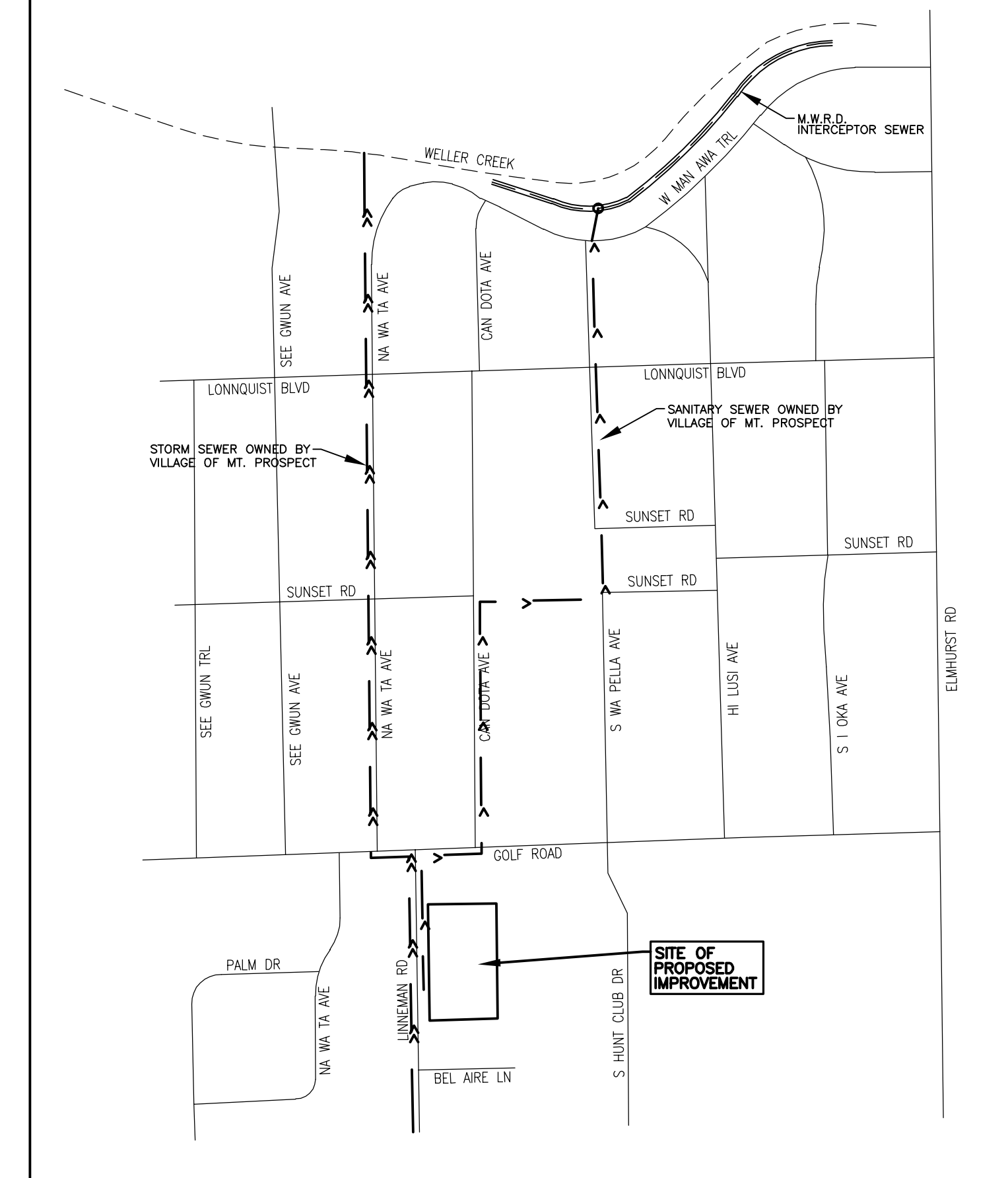


LOCATION MAP

SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST

NOTE:
ALL SANITARY AND STORM SEWER MAINS, UNLESS OTHERWISE NOTED ARE OWNED AND MAINTAINED BY THE VILLAGE OF MOUNT PROSPECT.

STORM SEWER & SANITARY SEWER ROUTING MAP N.T.S.



REVISIONS	PER OWNER COORDINATION
04/30/25	PER VILLAGE REVIEW - 07/02/2025
07/11/25	PER VILLAGE REVIEW - 08/19/2025
09/09/25	PER VILLAGE REVIEW - 10/16/2025
10/21/25	PER VILLAGE REVIEW - 11/10/2025
11/19/25	PER VILLAGE REVIEW - 11/10/2025

DOLAND ENGINEERING, LLC.
- CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING -
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS AT
Trinity United Methodist Church
605 West Golf Road
Mount Prospect, Illinois

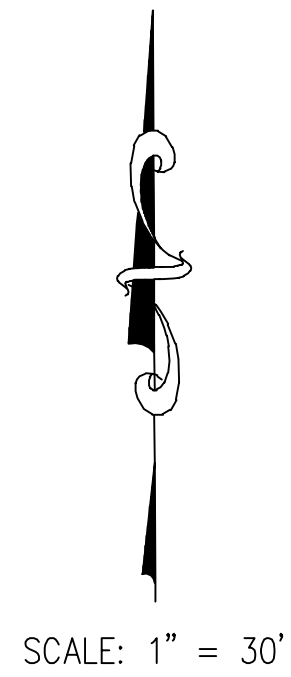
DATE: 01/14/25
SCALE: N/A
FILE: Trinity Church
Cover Sheet

C1

PLAT OF SURVEY

-OF-

LOT A IN TRINITY UNITED METHODIST CHURCH SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 7.38 CHAINS OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE ORIGINAL CENTER LINE OF SEEGER'S ROAD (EXCEPT THAT PART THEREOF LYING NORTH OF THE PRESENT SOUTH LINE OF GOLF ROAD AND EXCEPT THAT PART THEREOF DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF CHURCH ROAD 2.34 CHAINS; THENCE EAST 2.64 CHAINS; THENCE NORTH 3.10 CHAINS TO THE CENTERLINE OF SEEGER'S ROAD; THENCE SOUTHWEST ALONG THE CENTER LINE OF SAID ROAD 2.78 CHAINS TO THE PLACE OF BEGINNING AS MEASURED ON THE EAST AND WEST LINES THEREOF, THE SOUTH LINE OF SAID NORTHEAST QUARTER) CONTAINING 4.50 ACRES MORE OR LESS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1971 AS DOCUMENT NUMBER 21477051, IN COOK COUNTY, ILLINOIS.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE YOUR POINTS BEFORE BUILDING BY THE SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.

CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. REFER TO TITLE POLICY OR VILLAGE ZONING CODE FOR POSSIBLE ADDITIONAL EASEMENTS OR BUILDING LINES NOT SHOWN HEREON.

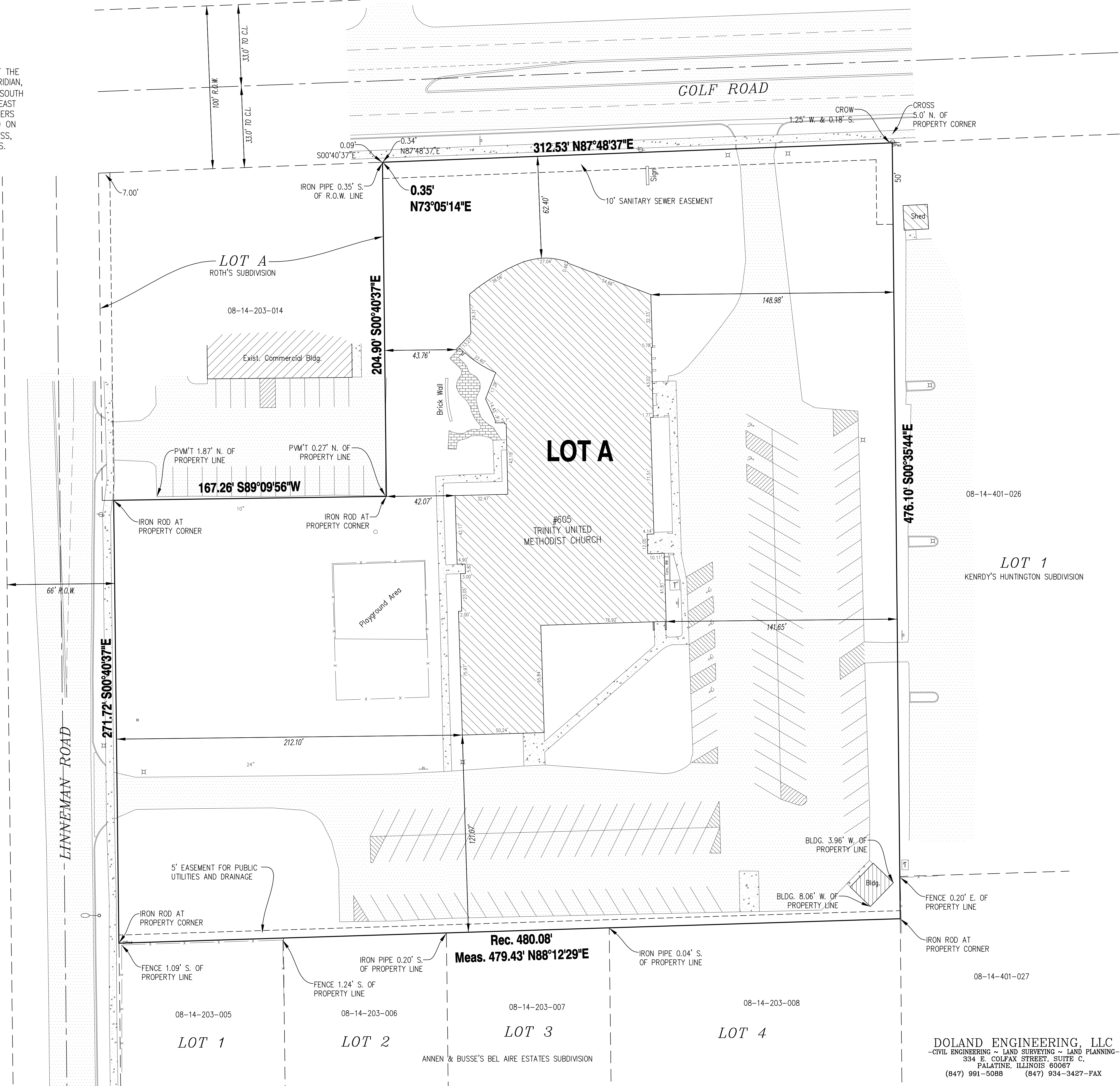
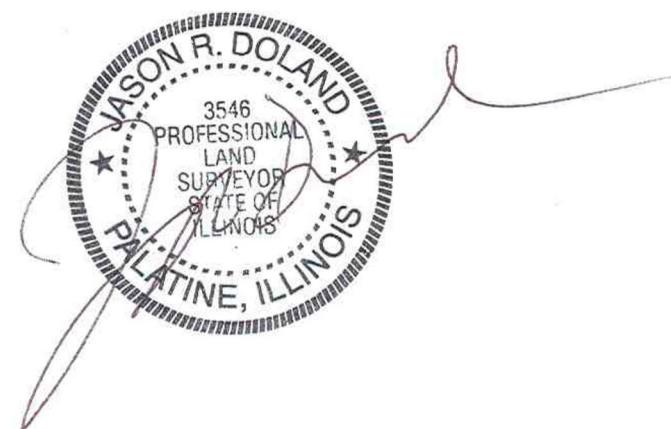
STATE OF ILLINOIS
COUNTY OF COOK)SS

I, JASON R. DOLAND, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATED AT PALATINE, ILLINOIS 01/31/25

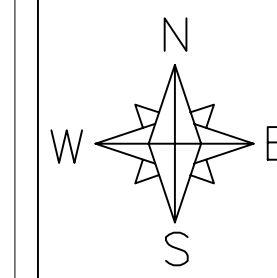
ILLINOIS PROFESSIONAL LAND SURVEYOR



REVISIONS	PER OWNER COORDINATION
04/30/25	PER VILLAGE REVIEW - 07/02/2025
07/11/25	PER VILLAGE REVIEW - 08/19/2025
09/09/25	PER VILLAGE REVIEW - 10/16/2025
10/21/25	PER VILLAGE REVIEW - 11/10/2025
11/19/25	PER VILLAGE REVIEW - 11/10/2025

DOLAND ENGINEERING, LLC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS AT
Trinity United Methodist Church
605 West Golf Road
Mount Prospect, Illinois



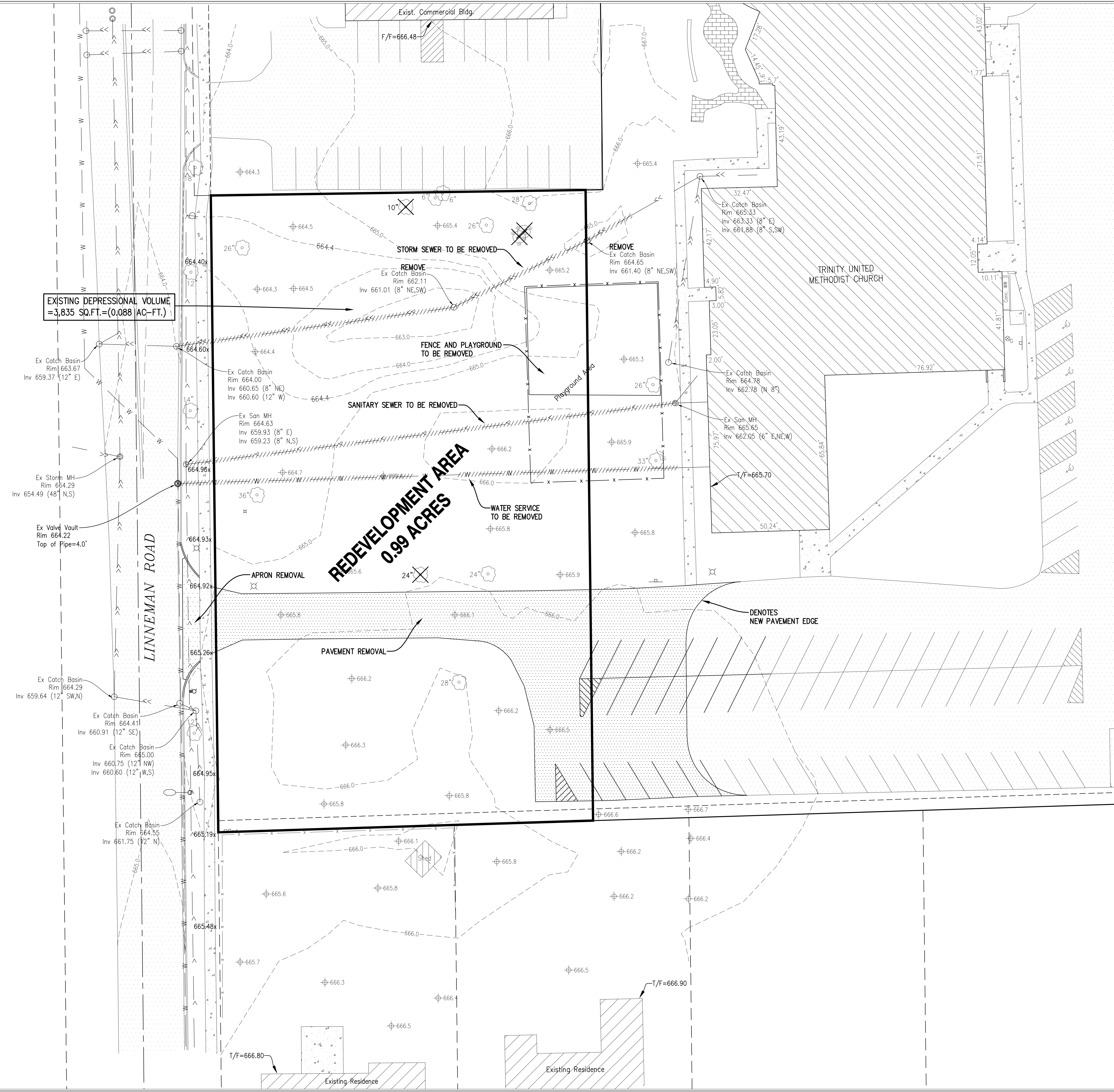
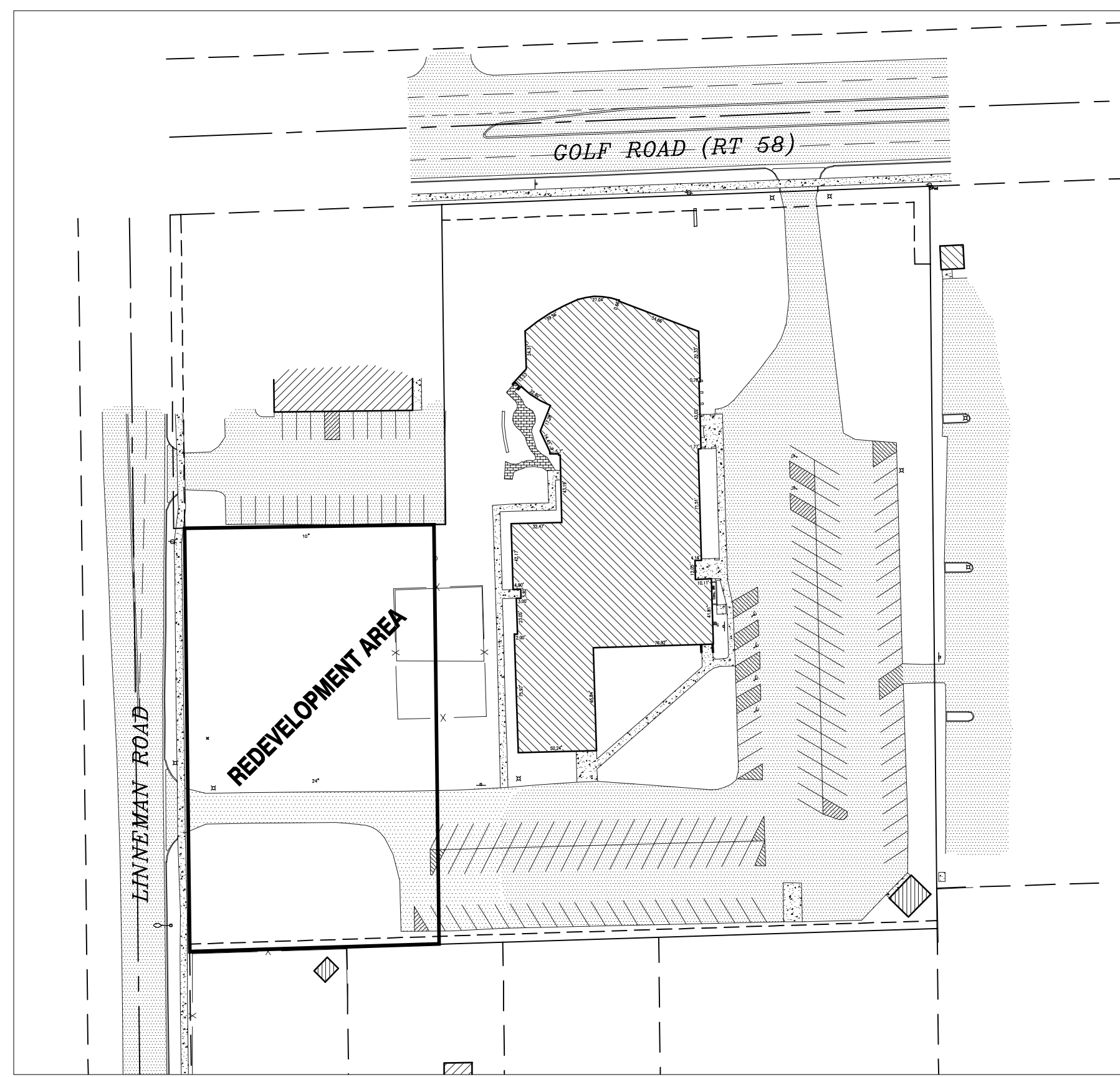
DATE: 01/14/25

SCALE: 1"=30'
FILE: Trinity Church

Plat of Survey

C2

DOLAND ENGINEERING, LLC
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 E. COLFAX STREET, SUITE C,
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX



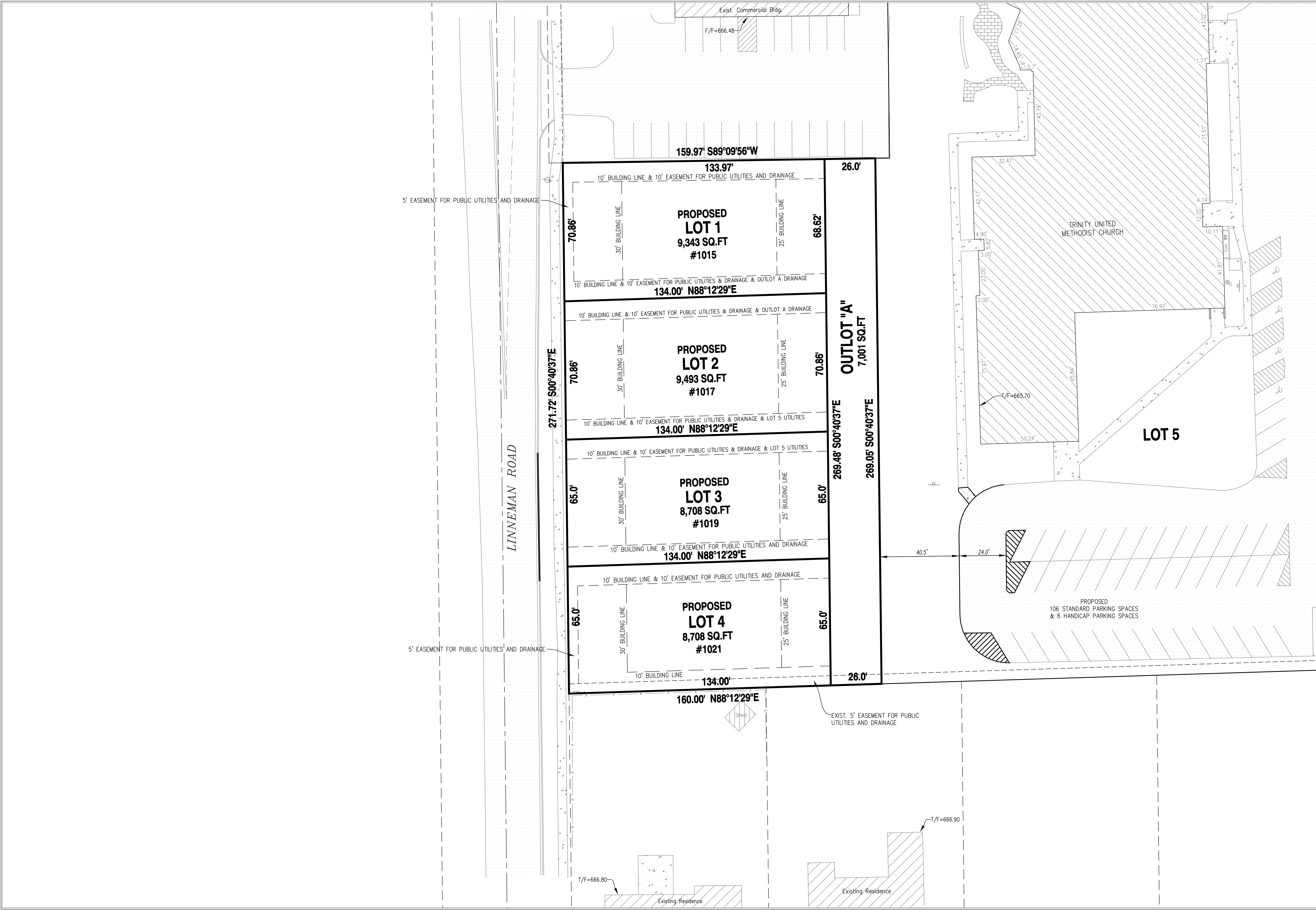
REVISIONS	PER OWNER COORDINATION
04/30/25	PER VILLAGE REVIEW - 07/02/2025
07/11/25	PER VILLAGE REVIEW - 08/19/2025
09/09/25	PER VILLAGE REVIEW - 10/16/2025
10/21/25	PER VILLAGE REVIEW - 11/10/2025
11/19/25	PER VILLAGE REVIEW - 11/10/2025

DOLAND ENGINEERING, LLC.
 -CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
 334 EAST COLFAX STREET, SUITE C
 PALATINE, ILLINOIS 60067
 (847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS AT
 Trinity United Methodist Church
 605 West Golf Road
 Mount Prospect, Illinois

DATE: 01/14/25
 SCALE: 1"=20'
 FILE: Trinity Church
 Existing Conditions

C3



REVISIONS	PER OWNER COORDINATION
04/30/25	PER VILLAGE REVIEW - 07/02/2025
07/11/25	PER VILLAGE REVIEW - 08/19/2025
09/09/25	PER VILLAGE REVIEW - 10/16/2025
10/21/25	PER VILLAGE REVIEW - 11/10/2025
11/19/25	PER VILLAGE REVIEW - 11/10/2025

DOLAND ENGINEERING, LLC.	
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-	
334 EAST COLFAX STREET, SUITE C	PALATINE, ILLINOIS 60067
(847) 991-5088	(847) 934-3427-FAX

SITE IMPROVEMENTS AT
Trinity United Methodist Church
605 West Golf Road
Mount Prospect, Illinois

DATE: 01/14/25
SCALE: 1"=20'
FILE: Trinity Church
Site Plan

C4

PROPOSED STORM STRUCTURES

ST1 PROP. CATCH BASIN CLOSED LID WITH 2" RESTRICTOR RIM=664.60 INV.=661.85 N INV.=660.64 E,W	ST6 PROP. CATCH BASIN RIM=664.80 INV.=661.43
ST2 PROP. STORM M.H. RIM=664.50 INV.=660.92	ST7 PROP. INLET RIM=662.70 INV.=661.39
ST3 PROP. CATCH BASIN RIM=664.50 INV.=660.94	ST8 PROP. INLET RIM=664.20 INV.=662.50
ST4 PROP. CATCH BASIN RIM=662.70 INV.=661.48 NE Existing INV.=661.03 S	ST9 PROP. INLET RIM=664.90 INV.=662.90
ST5 PROP. CATCH BASIN RIM=664.50 INV.=661.35	ST10 PROP. CATCH BASIN RIM=664.90 INV.=662.41

PROPOSED SANITARY STRUCTURES

SAN1 PROP. SANITARY M.H. RIM=665.00 INV.=659.45	SAN2 PROP. SANITARY M.H. RIM=665.90 INV.=660.19
SAN3 REMOVE & REPLACE EX. SAN. M.H. RIM=665.65 INV.=662.05 6" E,NE (Existing) INV.=660.39 8" SW (Proposed)	SAN4 PROP. SANITARY M.H. (INSPECTION M.H.) RIM=665.00 INV.=659.51

PROPOSED SANITARY SEWER PIPES

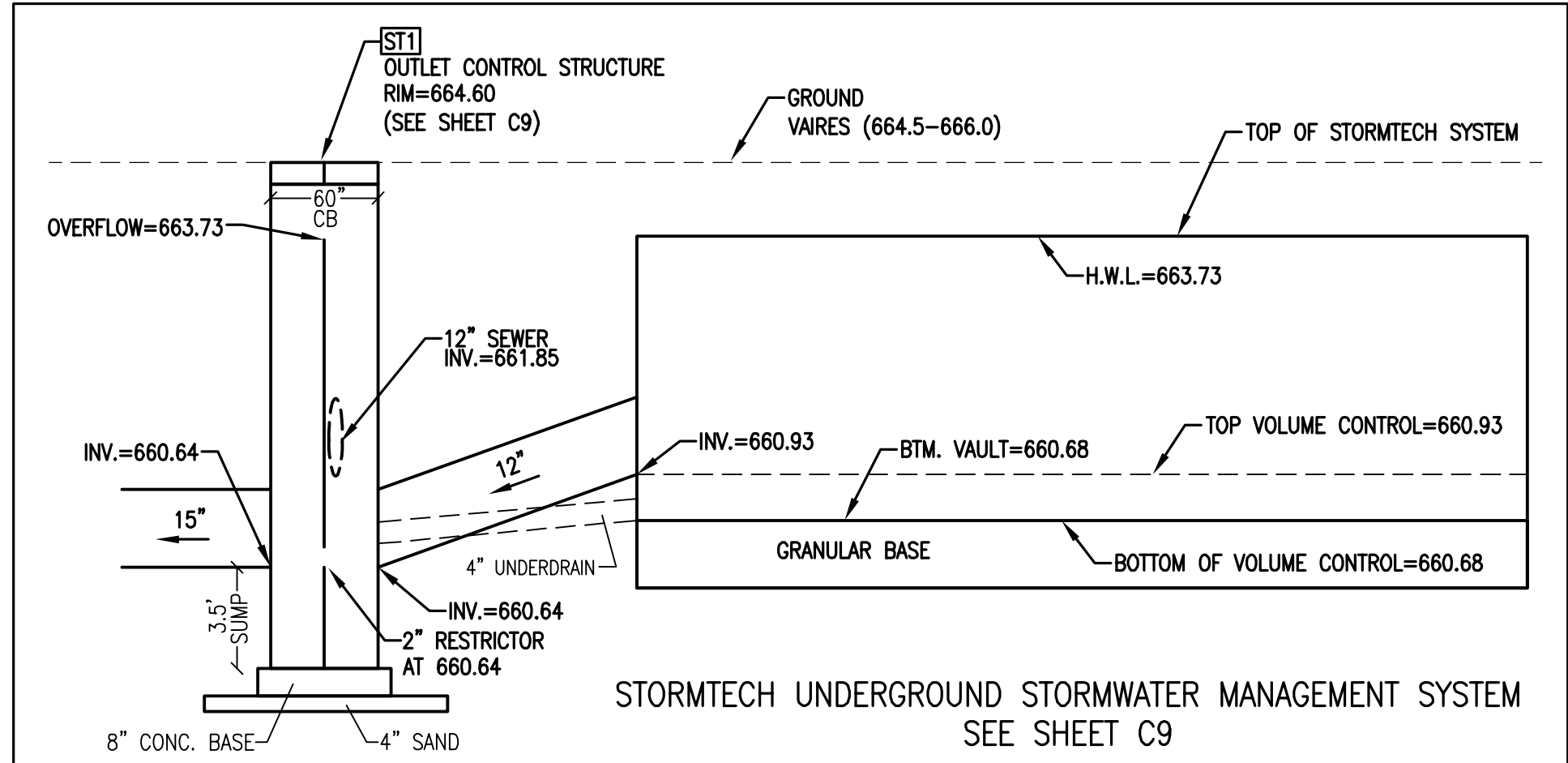
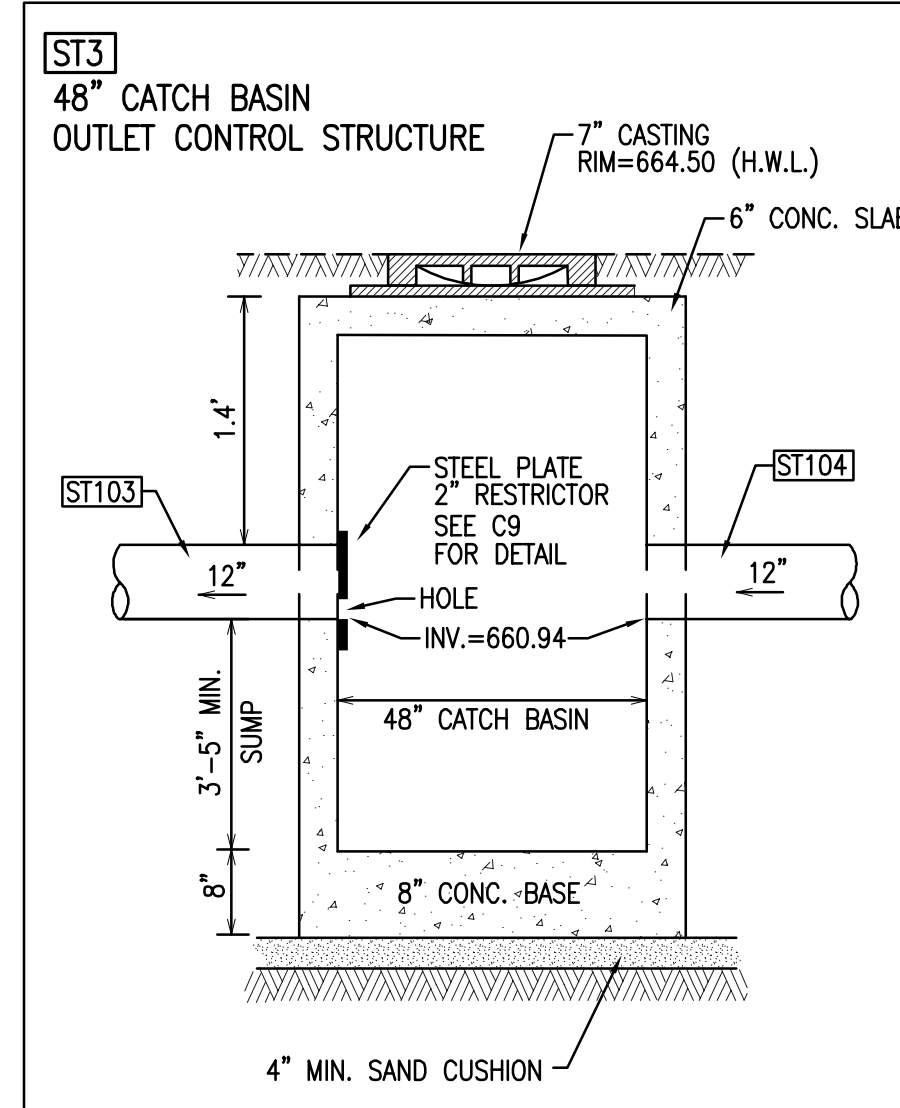
SAN101 PROP. 169 L.F OF 8" PVC SDR-26 @ 0.40%
SAN102 PROP. 50 L.F OF 8" PVC SDR-26 @ 0.40%
SAN103 PROP. 15 L.F OF 8" PVC SDR-26 @ 0.40%

CROSSING DATA

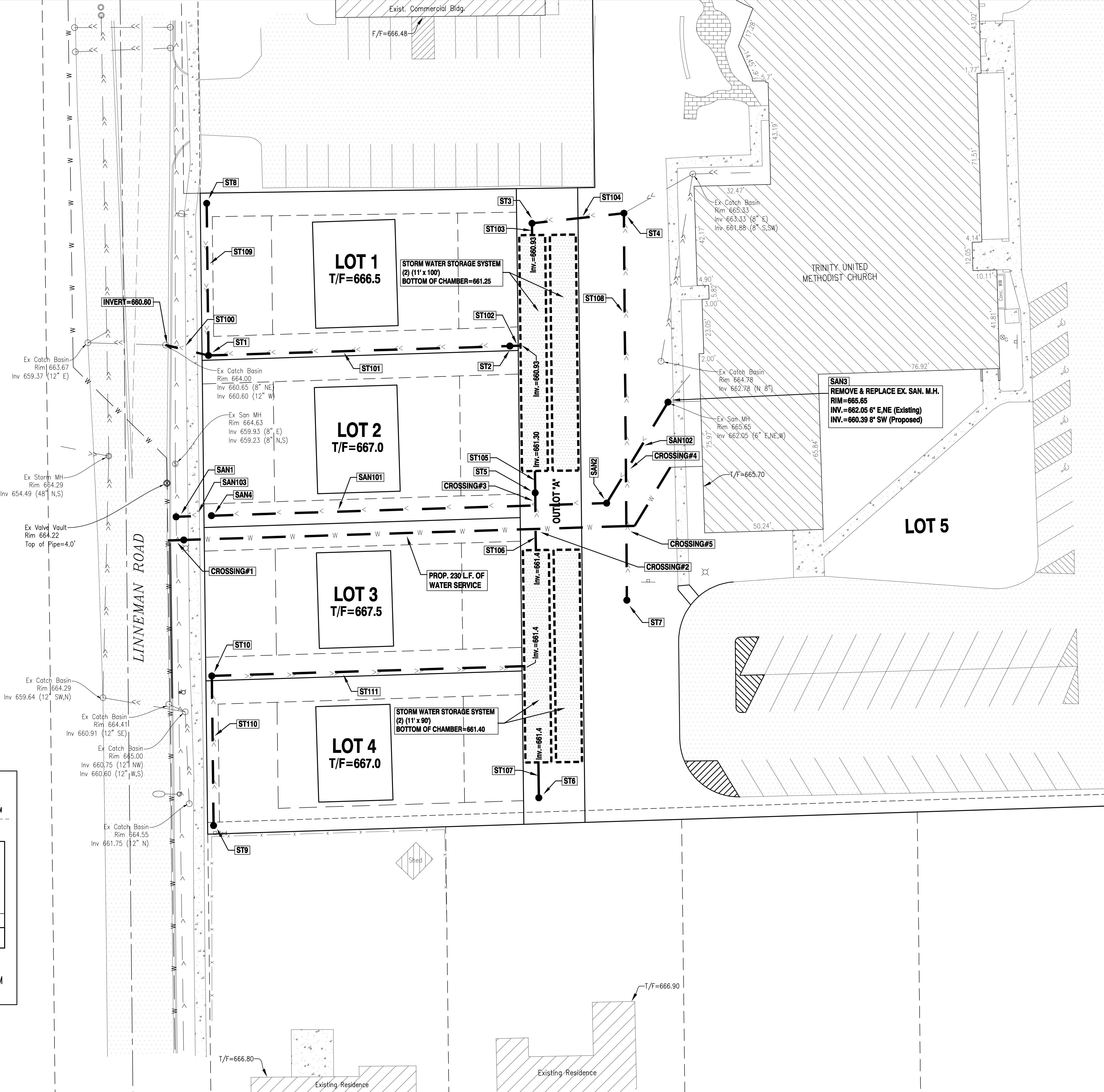
CROSSING#1 BTM. 8" SAN. = 659.36 TOP W/M = 657.86 CLEARANCE = 1.5'	CROSSING#4 BTM. 12" STORM = 661.25 TOP OF 8" SAN. = 661.00 CLEARANCE = 0.25'
CROSSING#2 BTM. 12" STORM = 661.38 TOP W/M = 659.2 CLEARANCE = 2.18'	CROSSING#5 BTM. 12" STORM = 661.32 TOP W/M = 659.5 CLEARANCE = 1.82'
CROSSING#3 BTM. 12" STORM = 661.35 TOP OF 8" SAN. = 661.10 CLEARANCE = 0.25'	

PROPOSED STORM SEWER PIPES

ST100 PROP. 20 L.F OF 15" PVC SDR-26 @ 0.22%
ST101 PROP. 128 L.F OF 12" PVC SDR-26 @ 0.22%
ST102 PROP. 5 L.F OF 12" PVC SDR-26 @ 0.22%
ST103 PROP. 5 L.F OF 12" PVC SDR-26 @ 0.22%
ST104 PROP. 39 L.F OF 12" PVC SDR-26 @ 0.22%
ST105 PROP. 9 L.F OF 12" PVC SDR-26 @ 0.45%
ST106 PROP. 24 L.F OF 12" PVC C900 @ 0.45%
ST107 PROP. 15 L.F OF 12" PVC SDR-26 @ 0.22%
ST108 PROP. 164 L.F OF 12" PVC SDR-26 @ 0.22%
ST109 PROP. 65 L.F OF 12" PVC SDR-26 @ 1.00%
ST110 PROP. 64 L.F OF 12" PVC SDR-26 @ 0.76%
ST111 PROP. 133 L.F OF 12" PVC SDR-26 @ 0.76%



	REQUIRED (AC-FT)	PROVIDED (AC-FT)
VOLUME CONTROL	0.021	0.024
DETENTION	0.227	0.227

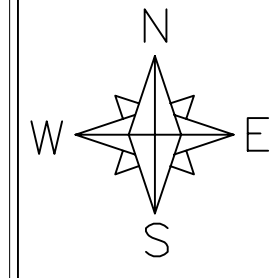


REVISIONS

04/30/25	PER OWNER COORDINATION
07/11/25	PER VILLAGE REVIEW - 07/02/2025
09/09/25	PER VILLAGE REVIEW - 08/19/2025
10/21/25	PER VILLAGE REVIEW - 10/16/2025
11/19/25	PER VILLAGE REVIEW - 11/17/2025

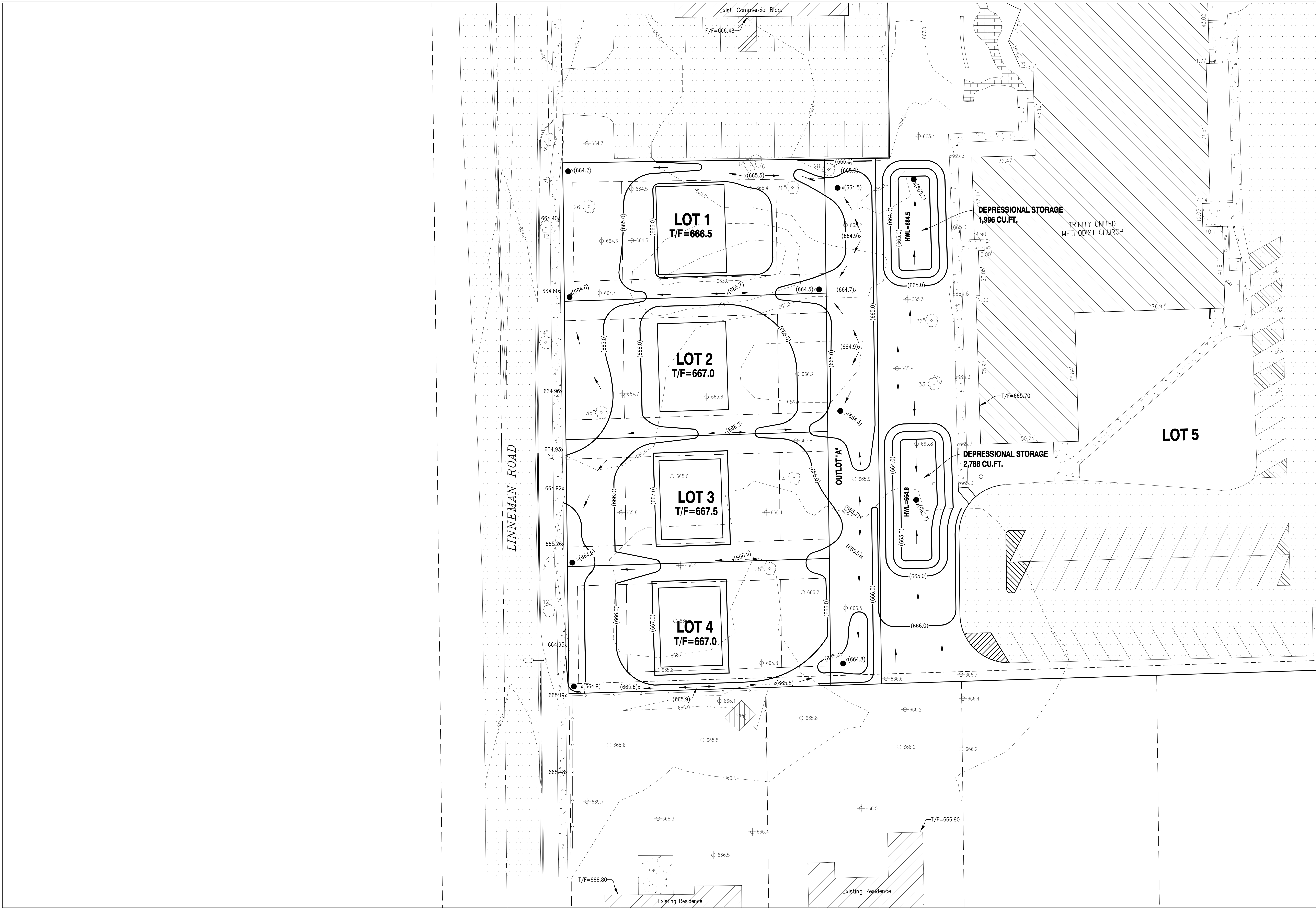
DOLAND ENGINEERING, LLC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS AT
Trinity United Methodist Church
605 West Golf Road
Mount Prospect, Illinois



DATE: 01/14/25
SCALE: 1"=20'
FILE: Trinity Church

Utility Plan
C5



REVISIONS	PER OWNER COORDINATION
04/30/25	PER VILLAGE REVIEW - 07/02/2025
07/11/25	PER VILLAGE REVIEW - 08/19/2025
09/09/25	PER VILLAGE REVIEW - 10/16/2025
10/21/25	PER VILLAGE REVIEW - 11/10/2025
11/19/25	PER VILLAGE REVIEW - 11/10/2025

DOLAND ENGINEERING, LLC.
 -CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
 334 EAST COLFAX STREET, SUITE C
 PALATINE, ILLINOIS 60067
 (847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS AT
 Trinity United Methodist Church
 605 West Golf Road
 Mount Prospect, Illinois

DATE: 01/14/25
 SCALE: 1"=20'
 FILE: Trinity Church
 Grading Plan

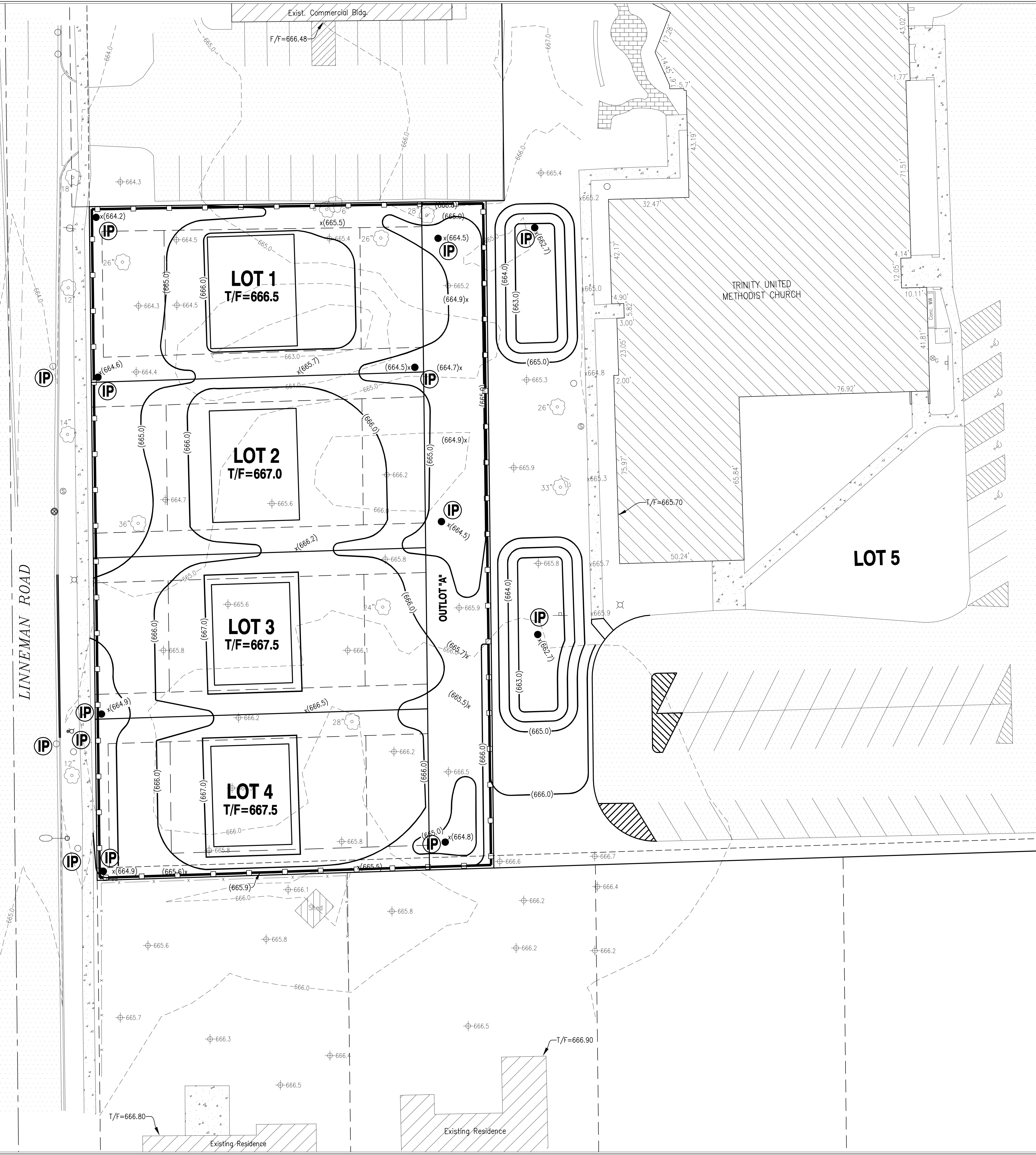
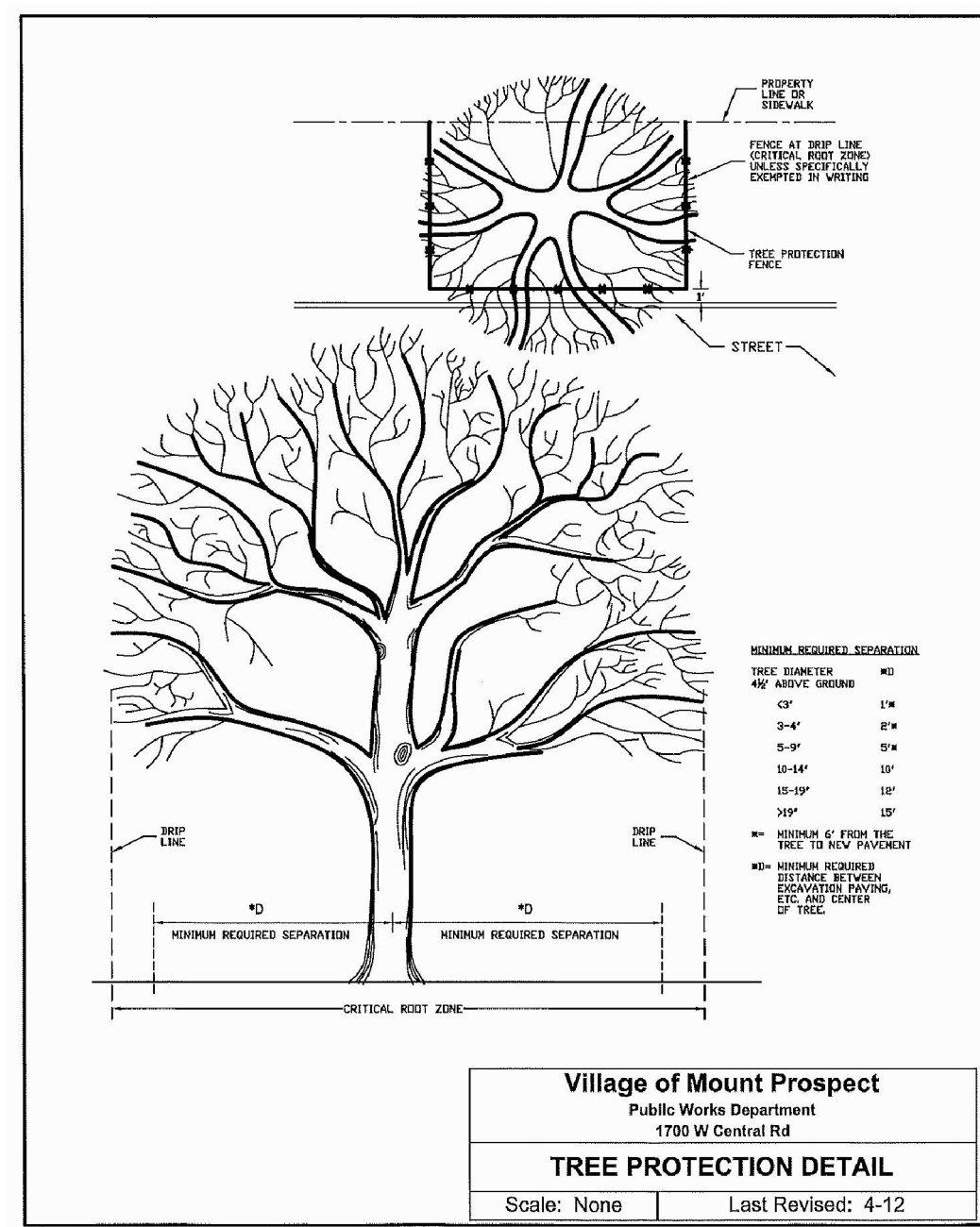
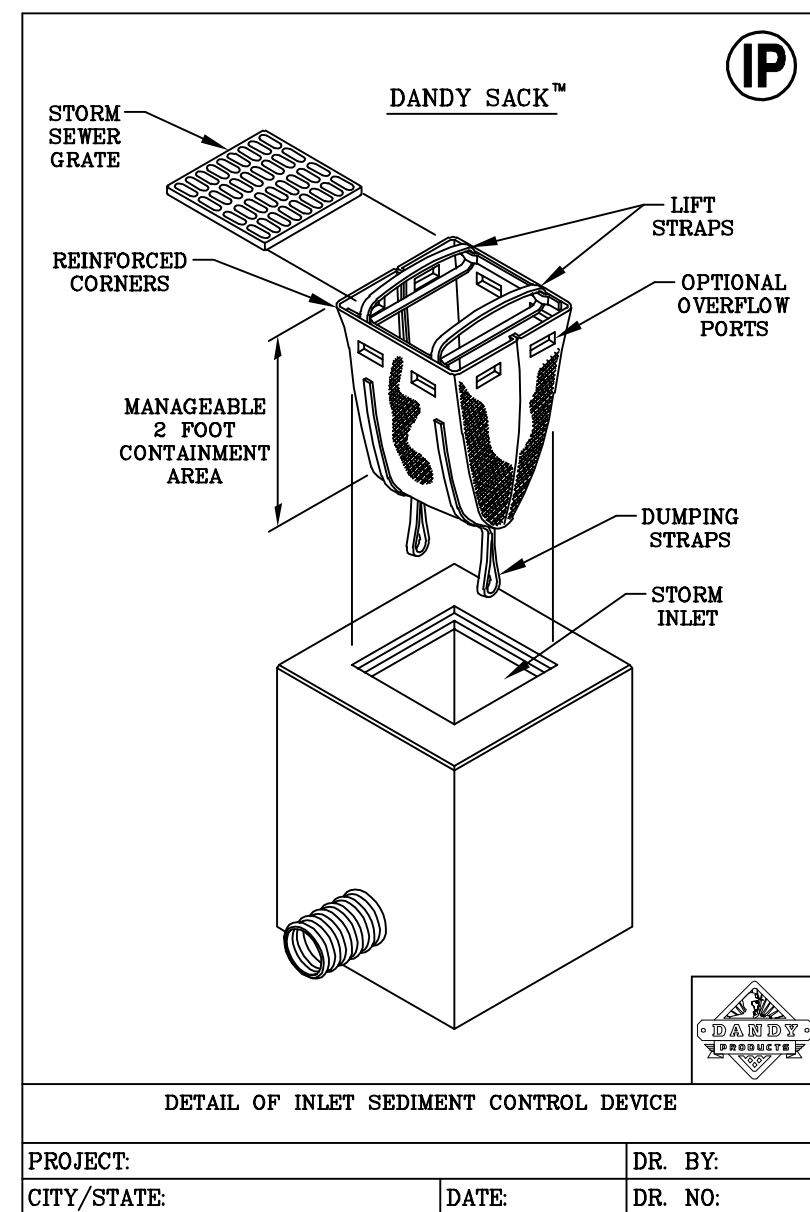
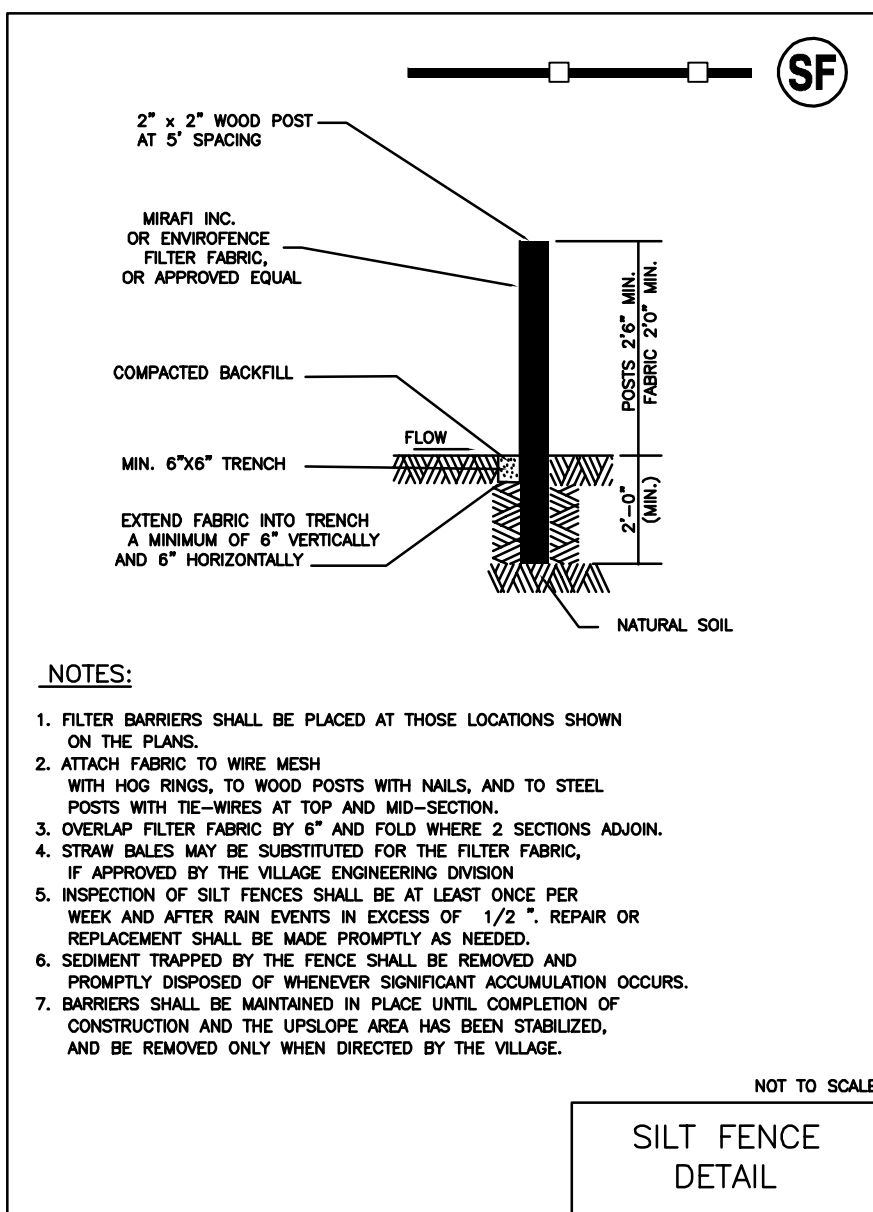
EROSION CONTROL REQUIREMENTS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL.

CONTRACTOR SHALL FURNISH A DETAILED WORK SCHEDULE WITH DATES FOR START AND FINISH OF WORK ITEMS RELATED TO THE INSTALLATION, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES PRIOR TO THE PRECONSTRUCTION MEETING.

PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY THE ENGINEER.

1. INSTALL INLET FILTER BASKETS (IP) AND SILT FENCE (SF) SEE ORDER OF INSTALLATION (BELOW).
2. MONITOR WEEKLY INLET FILTER BASKETS AND CLEAN AS REQUIRED.
3. KEEP CONSTRUCTION DRIVEWAY CLEAN AND FREE OF MUD AND DEBRIS, DAILY.
4. CLEAN PUBLIC STREET RIGHT-OF-WAY, DAILY.
5. CLEAN CONCRETE WASHOUT AREA WHEN IN USE, DAILY.
6. AFTER THE INSTALLATION OF THE STORMWATER MANAGEMENT FACILITIES HAS BEEN COMPLETED, THE FACILITIES SHALL BE PROTECTED FROM SILTATION AND SEDIMENTATION AS WELL AS FROM DEBRIS AND FOREIGN MATERIALS FROM ENTERING THE SYSTEM AND SHALL BE CLEANED OF SUCH IMMEDIATELY IF THESE TYPE OF OBJECTS/MATERIALS ARE FOUND WITHIN THE SYSTEM.
7. WHEN NO LONGER NEEDED REMOVE WASH OUT AREA.
8. WHEN NO LONGER NEEDED CLEAN THE CONSTRUCTION ENTRANCE AND REMOVE THE SIGNS.
9. SEE LANDSCAPE PLAN, PREPARED BY PAMELSELF, FOR FINAL RESTORATION OF LANDSCAPE AREAS FOR SOO AND PLANT MATERIAL SPECIFICS.
10. AT PROJECT COMPLETION AND WHEN DIRECTED BY THE ENGINEER, REMOVE SILT FENCE AND INLET FILTER BASKETS AND CLEAN STRUCTURES(S).



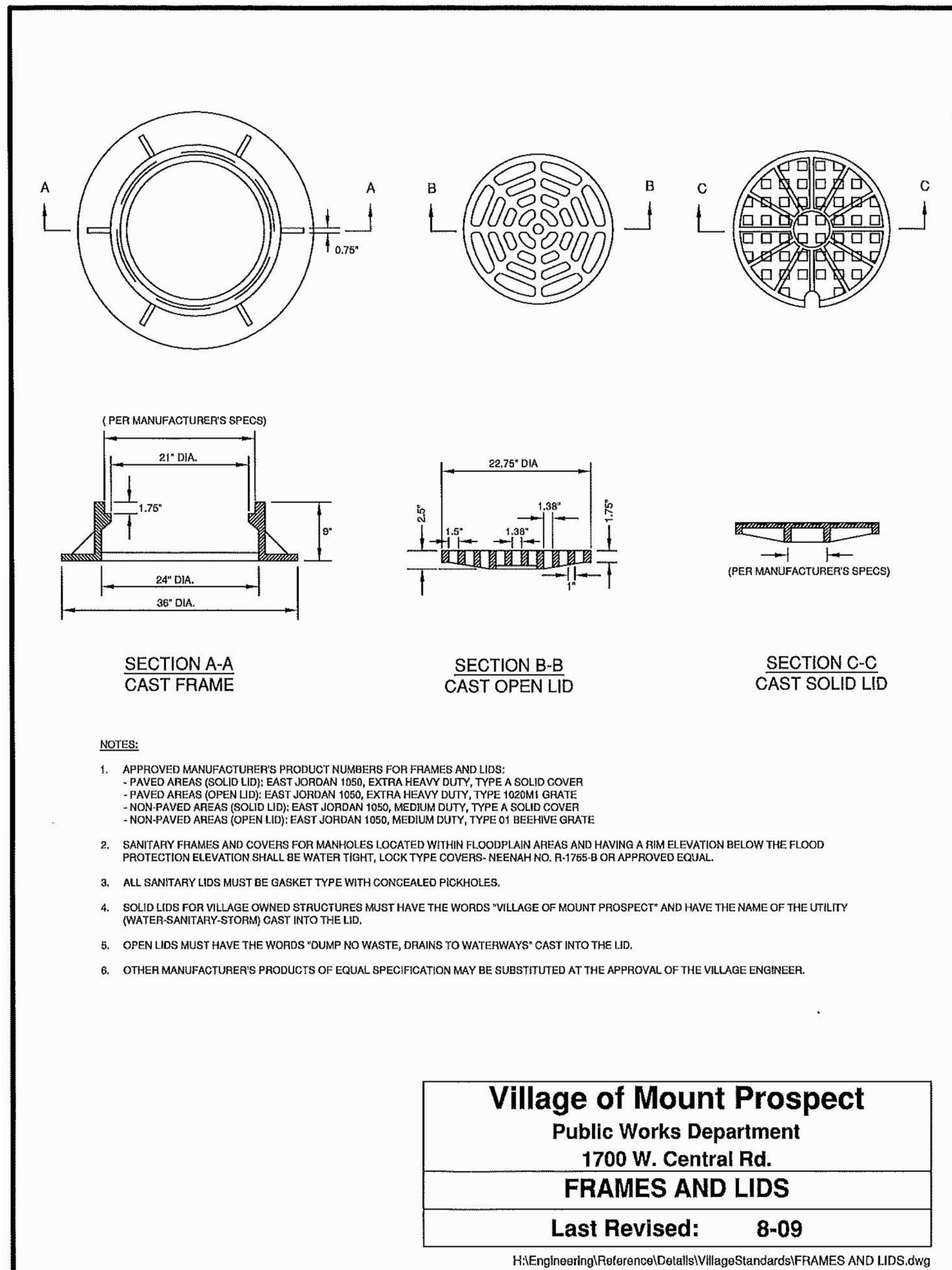
REVISIONS	PER OWNER COORDINATION	04/30/25
	PER VILLAGE REVIEW	07/02/2025
	PER VILLAGE REVIEW	09/09/25
	PER VILLAGE REVIEW	10/21/25
	PER VILLAGE REVIEW	11/19/25
	PER VILLAGE REVIEW	11/10/2025

DOLAND ENGINEERING, LLC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS AT
Trinity United Methodist Church
605 West Golf Road
Mount Prospect, Illinois

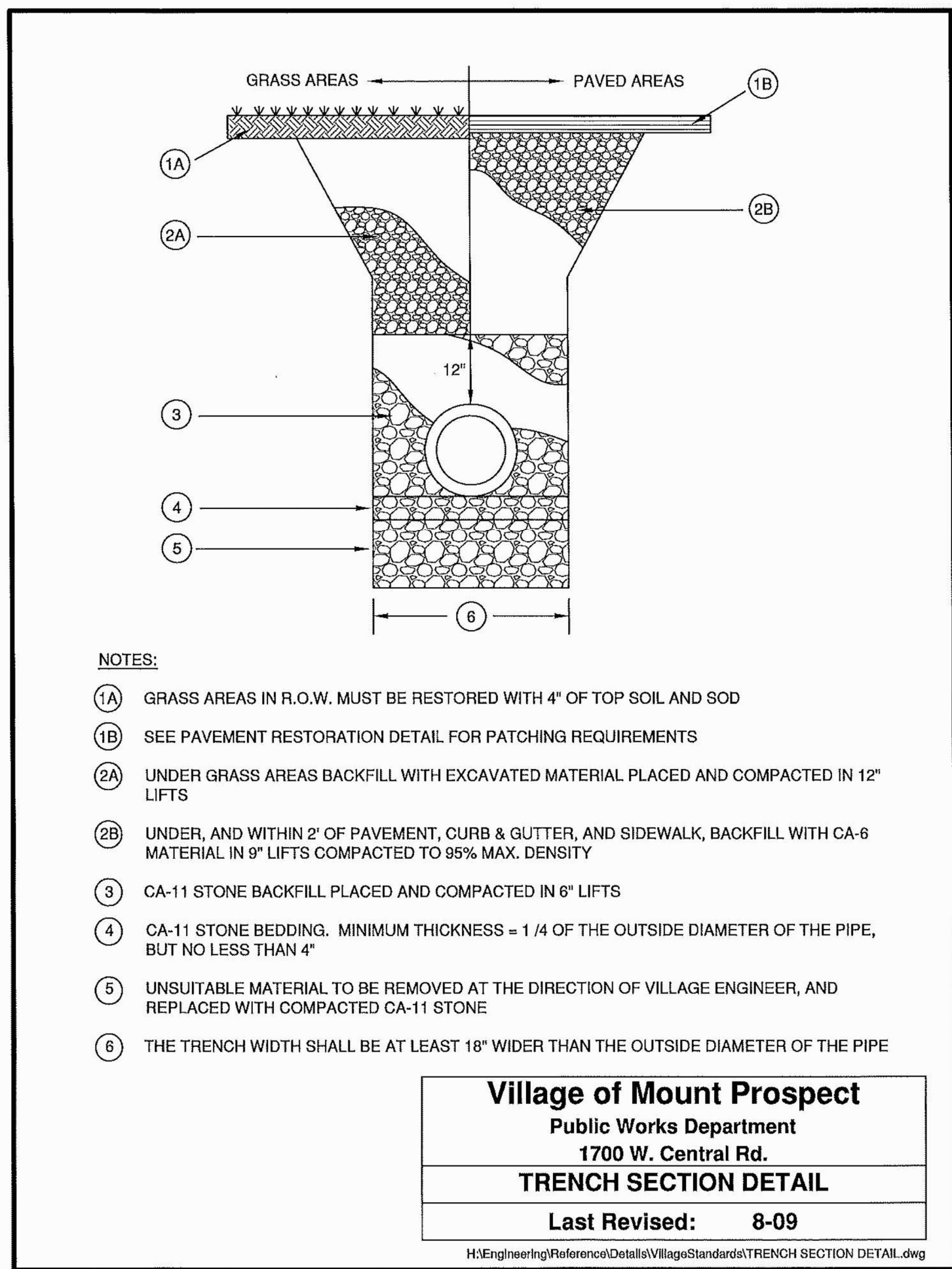
DATE: 01/14/25
SCALE: 1"=20'
FILE: Trinity Church
Erosion Control Plan

C7



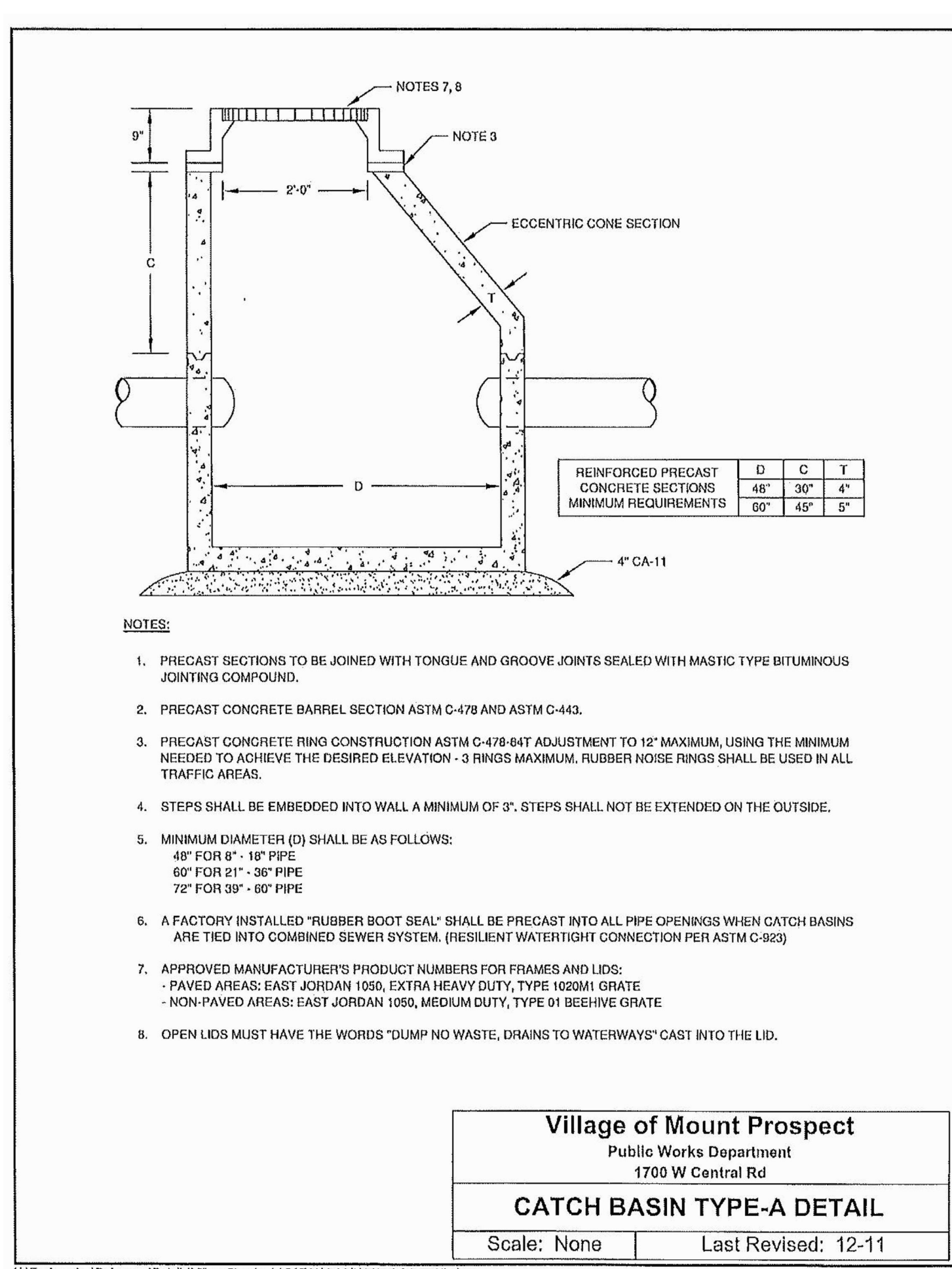
Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
FRAMES AND LIDS
Last Revised: 8-09

H:\Engineering\Reference\Details\VillageStandards\FRAMES AND LIDS.dwg



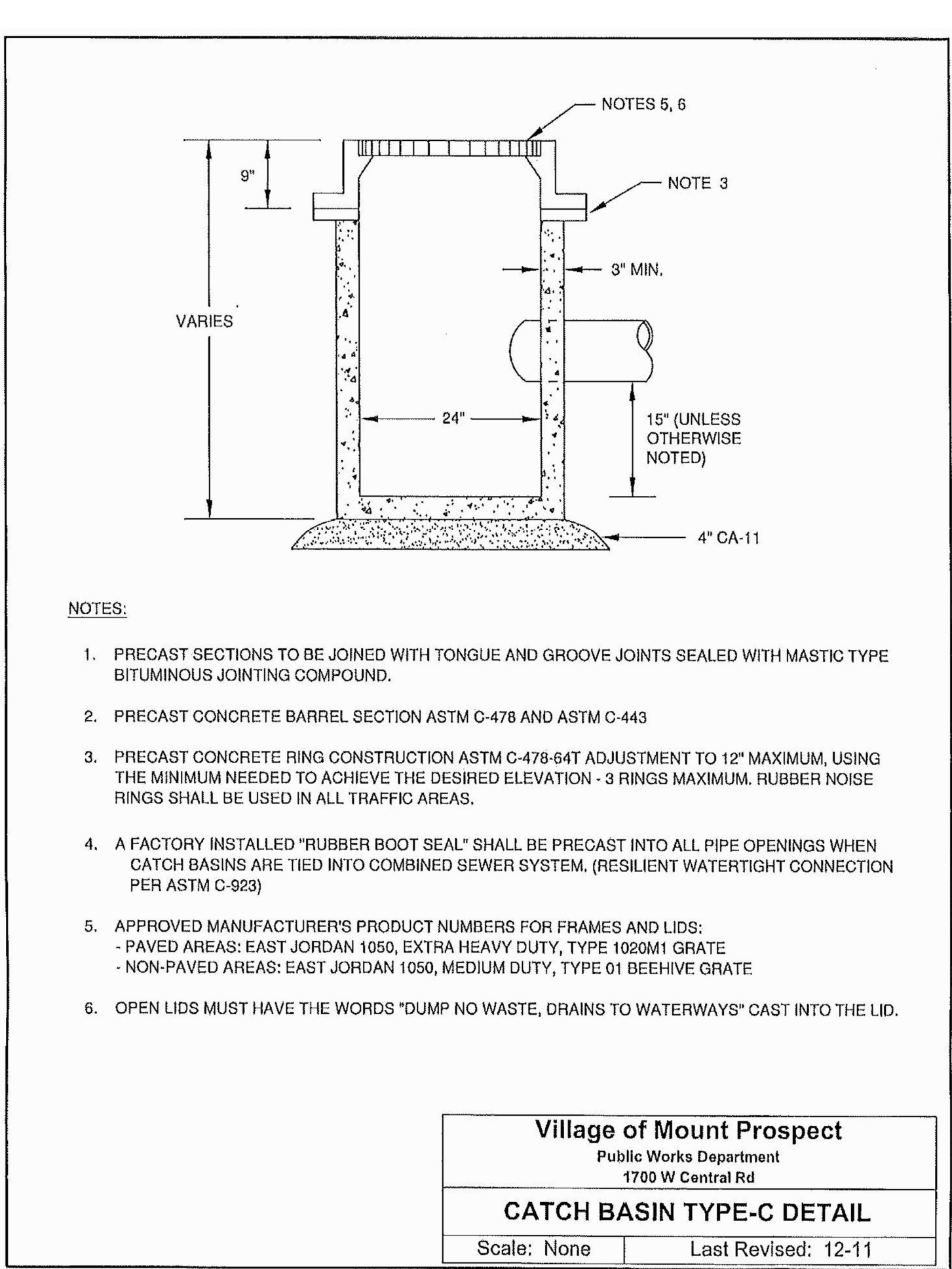
Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
TRENCH SECTION DETAIL
Last Revised: 8-09

H:\Engineering\Reference\Details\VillageStandards\TRENCH SECTION DETAIL.dwg



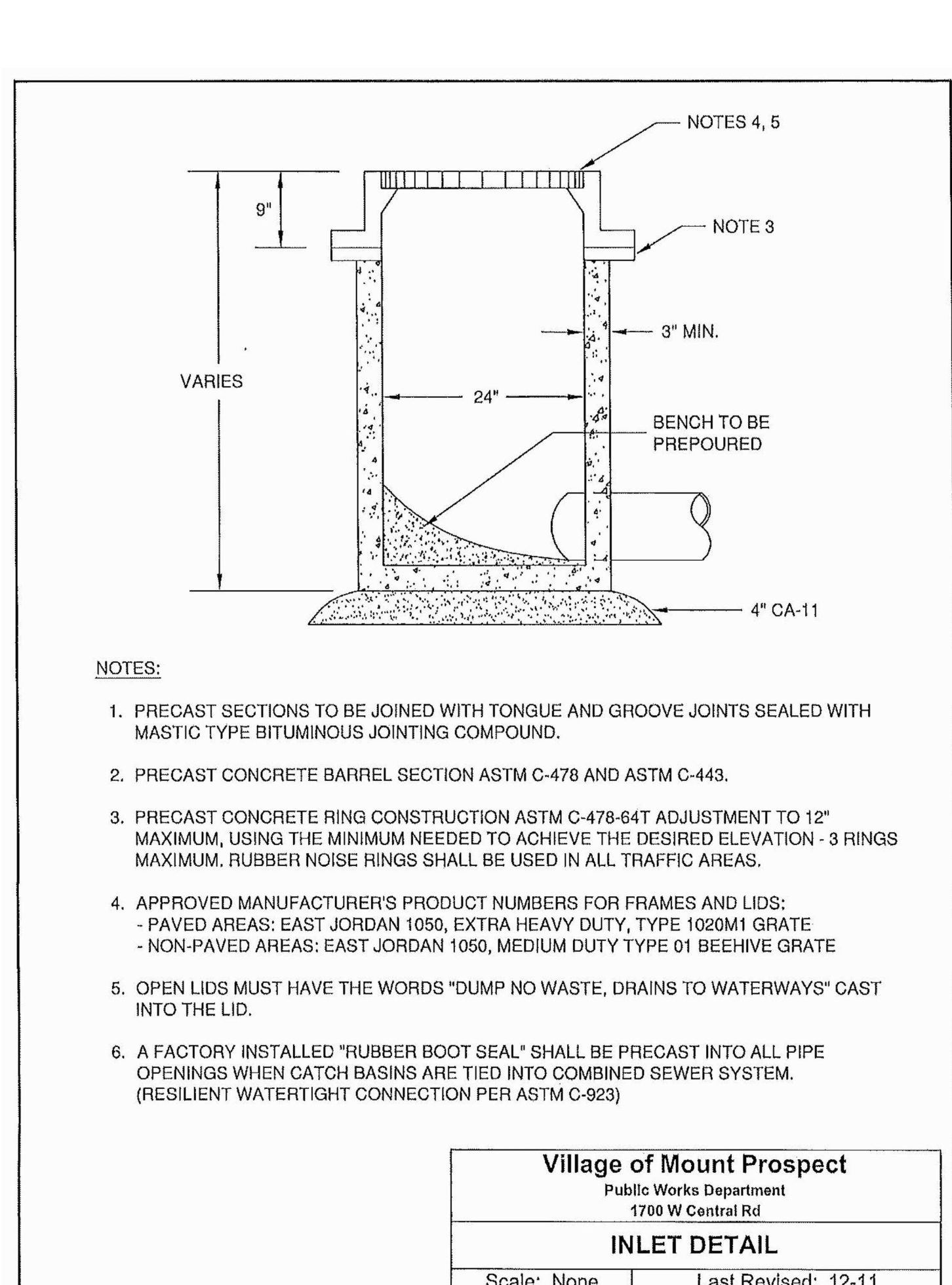
Village of Mount Prospect
Public Works Department
1700 W Central Rd
CATCH BASIN TYPE-A DETAIL
Scale: None Last Revised: 12-11

H:\Engineering\Reference\Details\VillageStandards\CATCH BASIN TYPE-A DETAIL.dwg



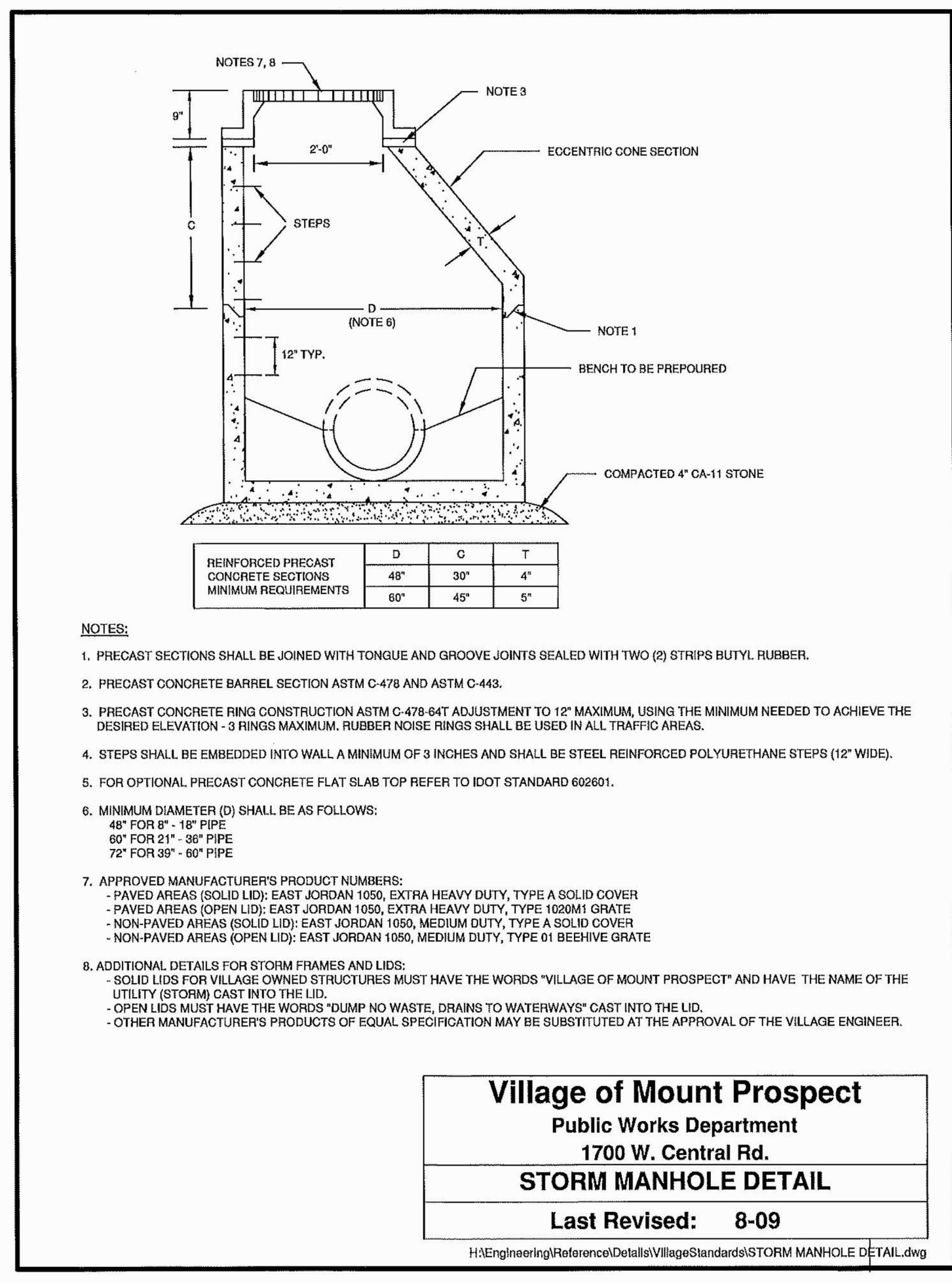
Village of Mount Prospect
Public Works Department
1700 W Central Rd
CATCH BASIN TYPE-C DETAIL
Scale: None Last Revised: 12-11

H:\Engineering\Reference\Details\VillageStandards\CATCH BASIN TYPE-C DETAIL.dwg



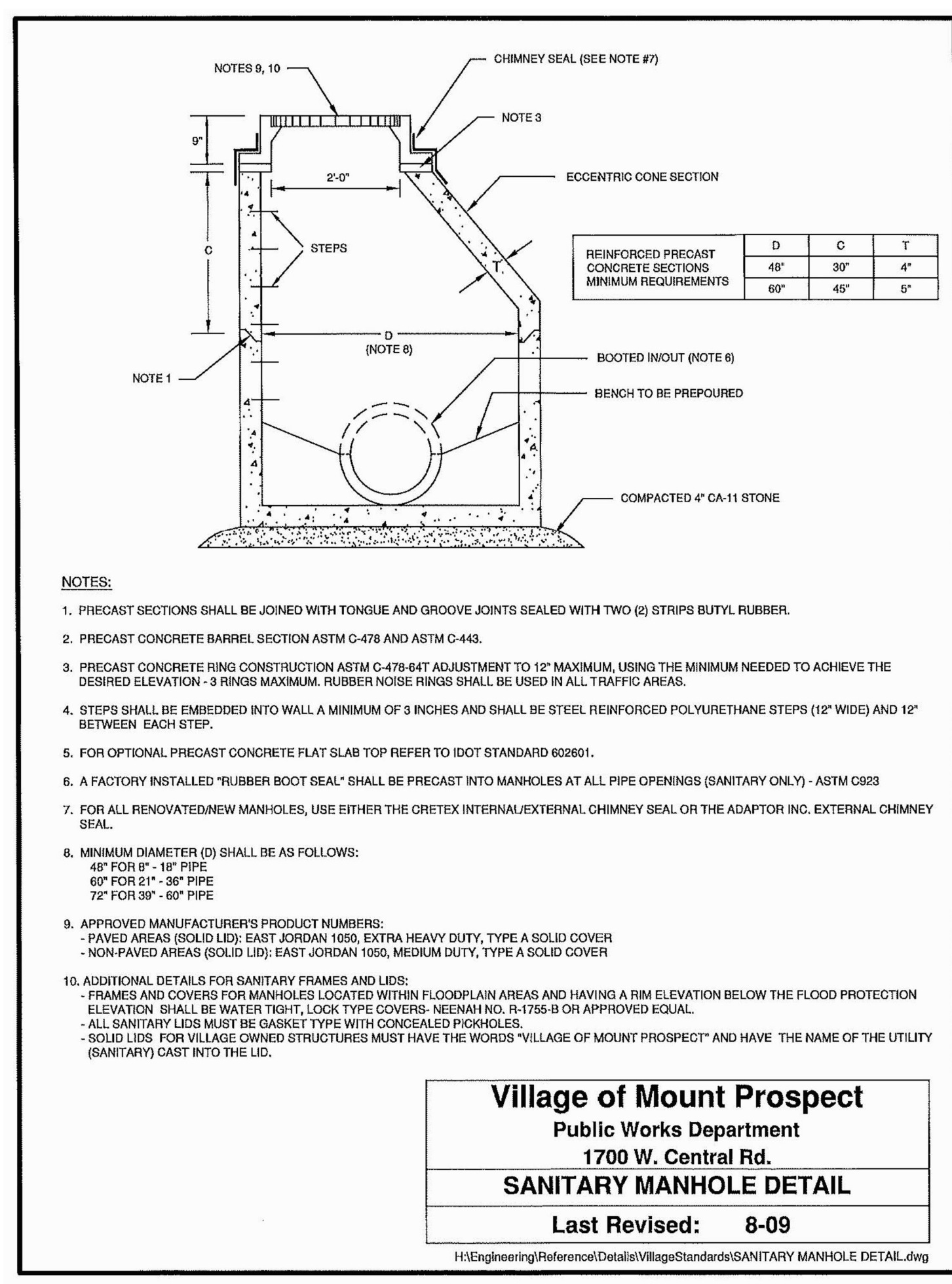
Village of Mount Prospect
Public Works Department
1700 W Central Rd
INLET DETAIL
Scale: None Last Revised: 12-11

H:\Engineering\Reference\Details\VillageStandards\INLET DETAIL.dwg



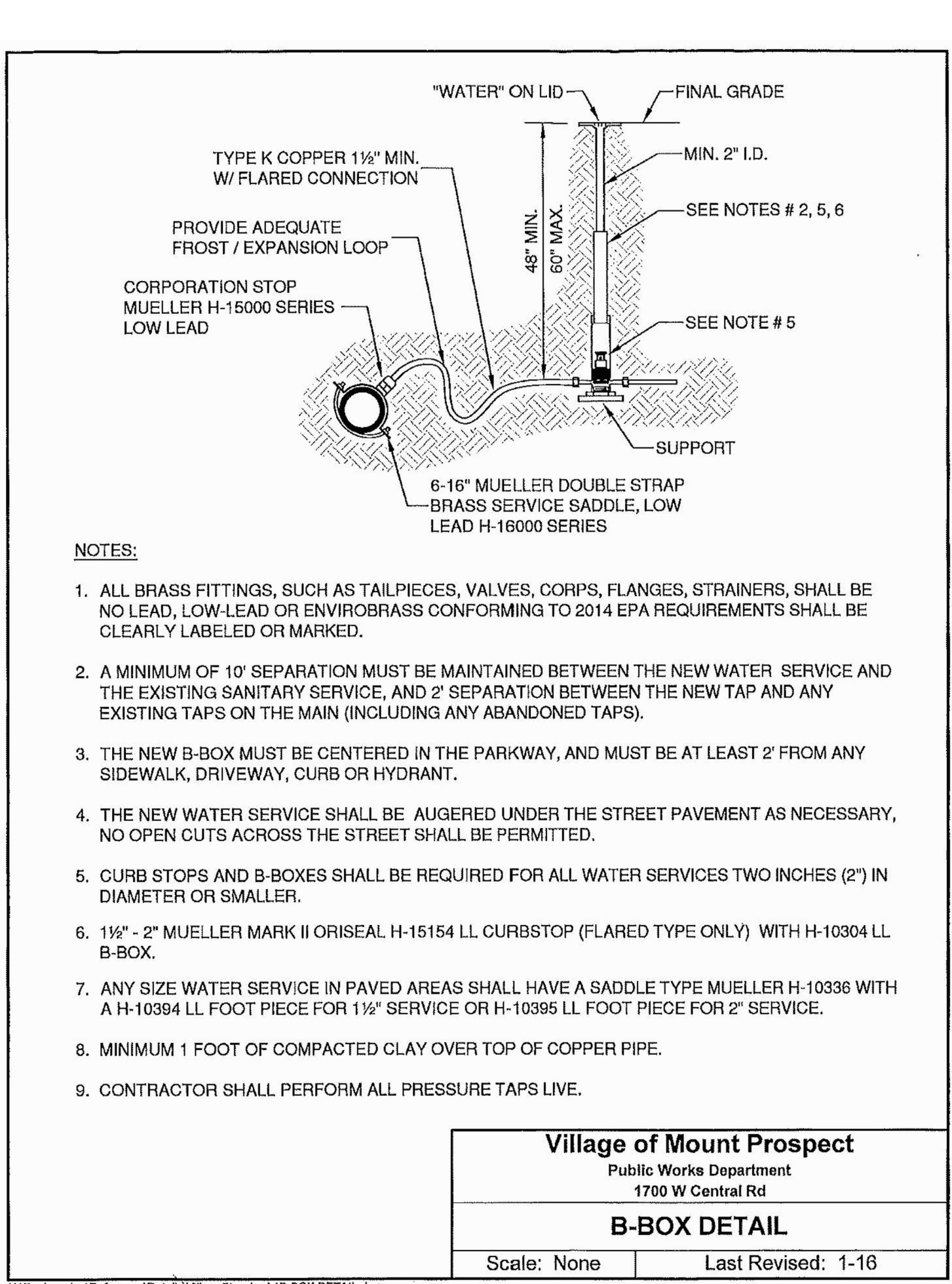
Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
STORM MANHOLE DETAIL
Last Revised: 8-09

H:\Engineering\Reference\Details\VillageStandards\STORM MANHOLE DETAIL.dwg



Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
SANITARY MANHOLE DETAIL
Last Revised: 8-09

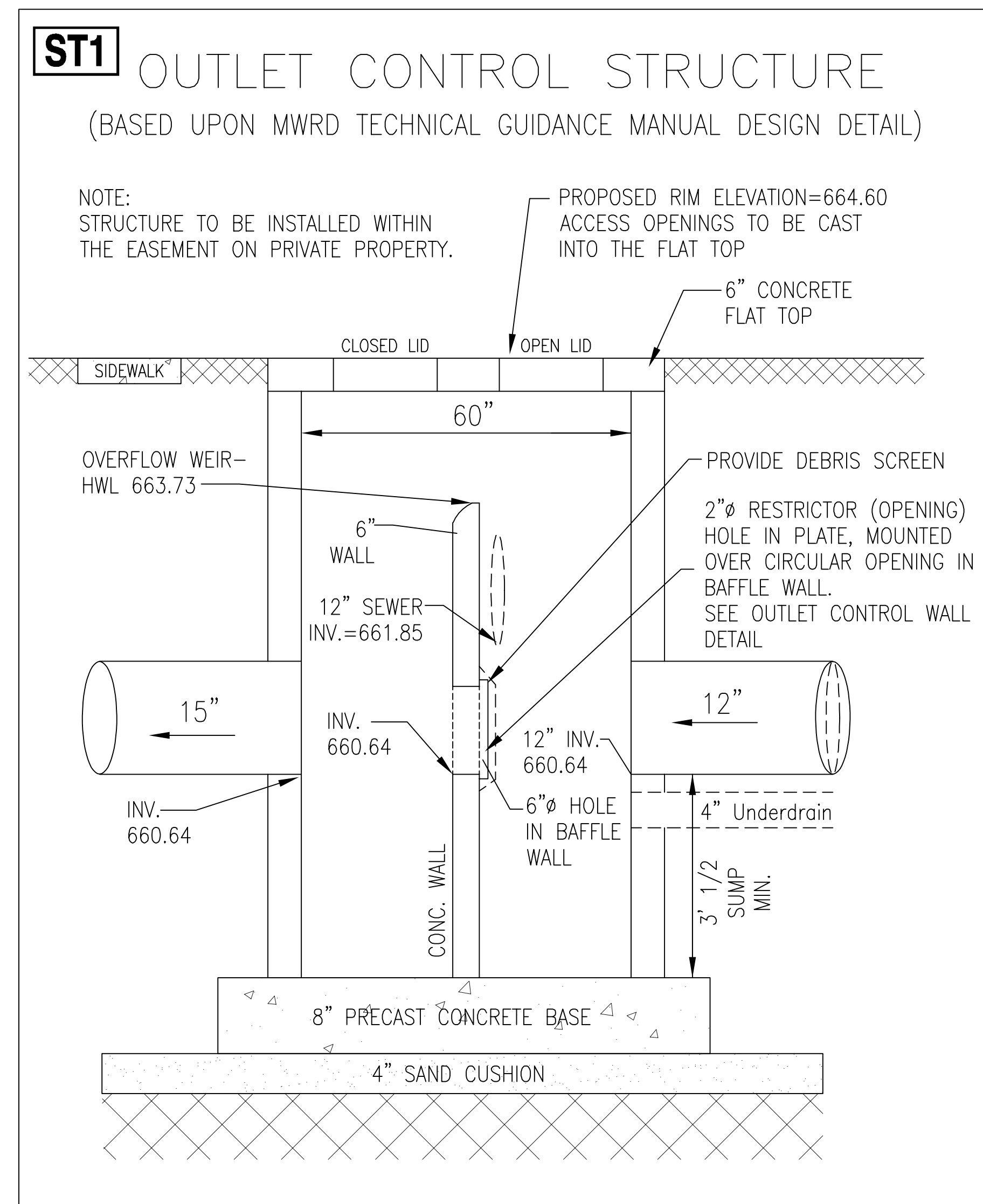
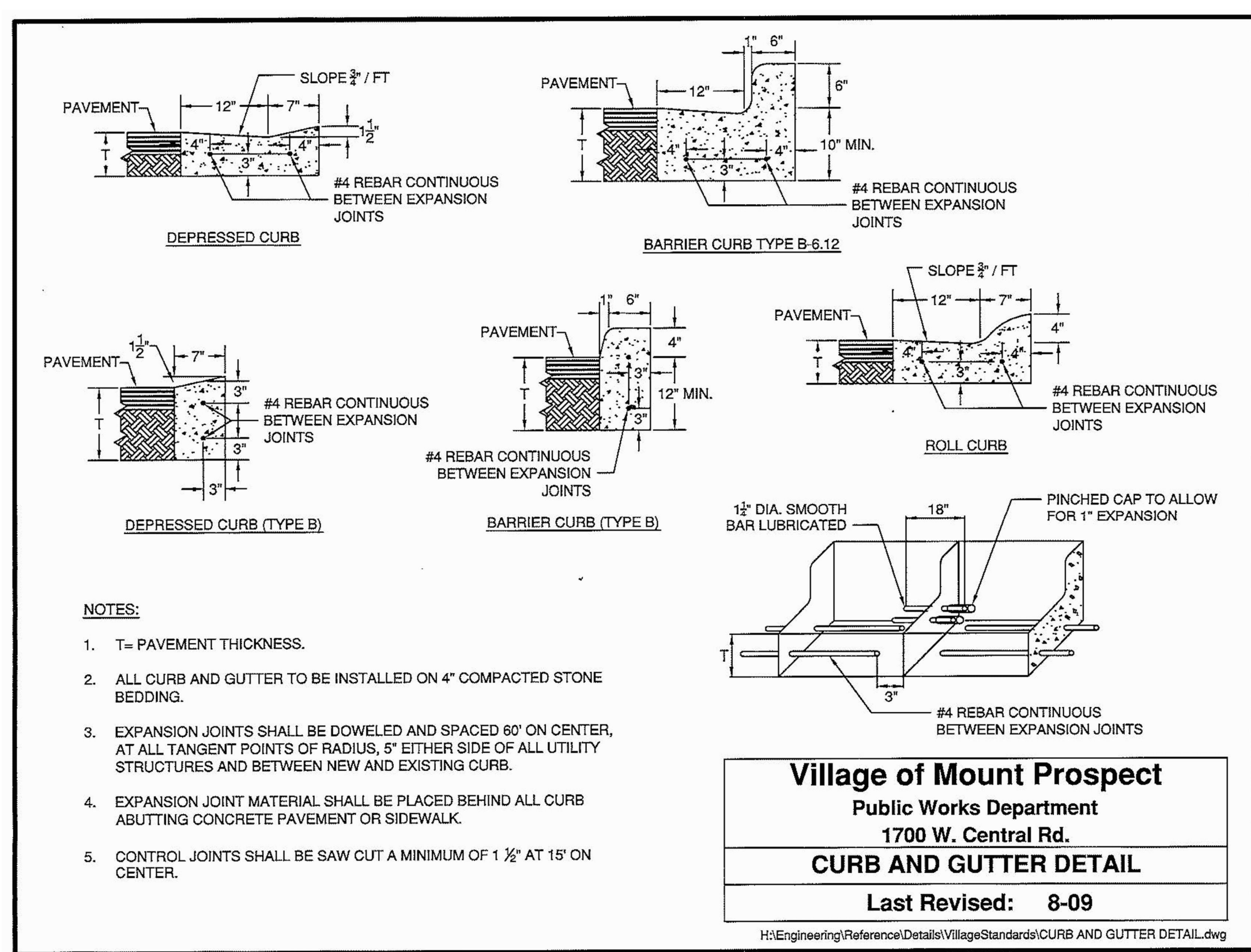
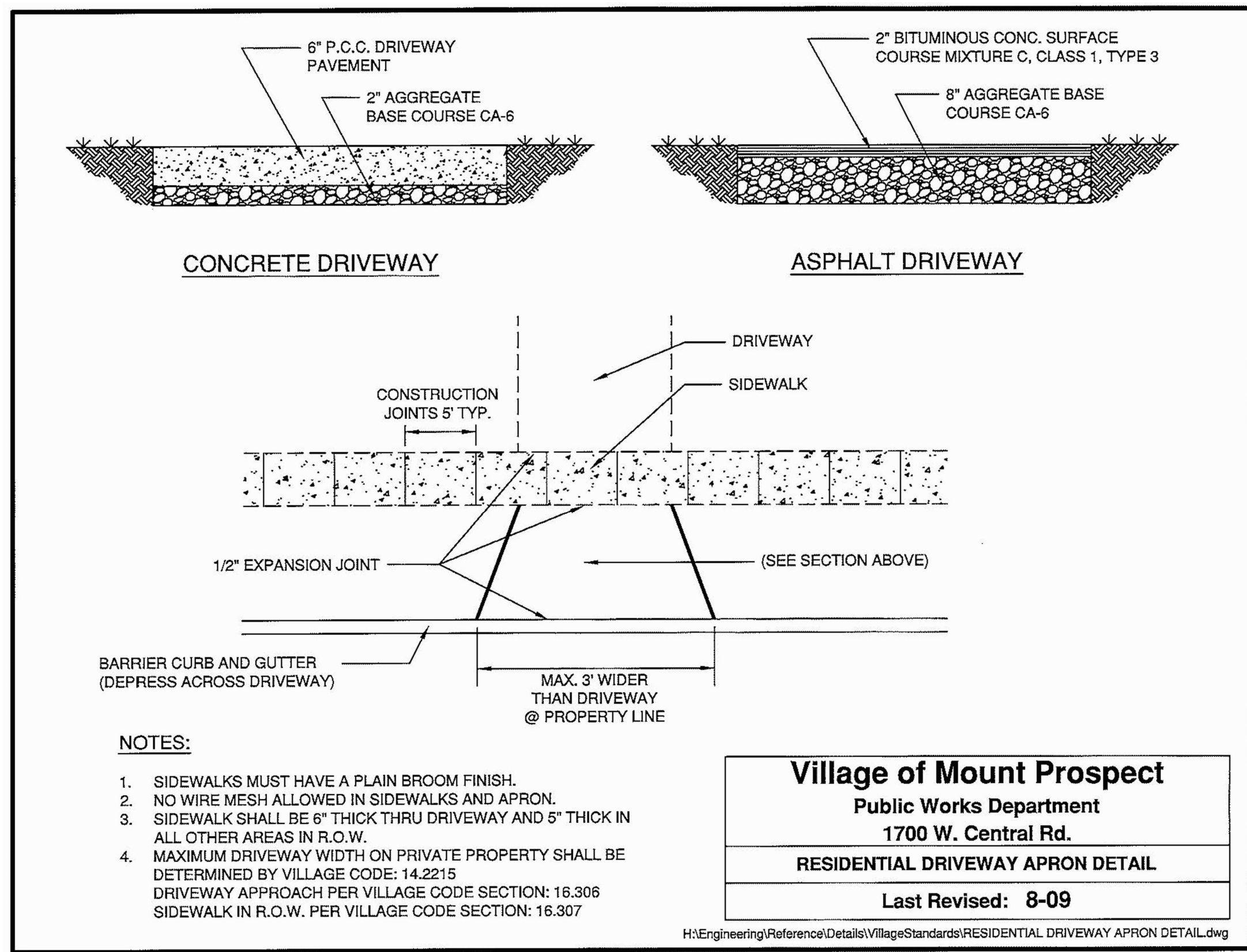
H:\Engineering\Reference\Details\VillageStandards\SANITARY MANHOLE DETAIL.dwg



Village of Mount Prospect
Public Works Department
1700 W Central Rd
B-BOX DETAIL
Scale: None Last Revised: 1-16

H:\Engineering\Reference\Details\VillageStandards\B-BOX DETAIL.dwg

REVISIONS	04/30/25 PER OWNER COORDINATION 07/11/25 PER VILLAGE REVIEW - 07/02/2025 09/09/25 PER VILLAGE REVIEW - 08/19/2025 10/21/25 PER VILLAGE REVIEW - 10/16/2025 11/19/25 PER VILLAGE REVIEW - 11/10/2025	DOLAND ENGINEERING, LLC -CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING- 334 EAST COLFAX STREET, SUITE C PALATINE, ILLINOIS 60067 (847) 991-5088 (847) 934-3427-FAX
SITE IMPROVEMENTS AT Trinity United Methodist Church 605 West Golf Road Mount Prospect, Illinois		
DATE: 01/14/25 SCALE: 1"=20' FILE: Trinity Church		
Standard Details <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">C8</div>		



StormTech
Detection • Retention • Recharge
Subsurface Stormwater Management™

Project: _____
By: _____
POC: _____
Date: _____

System Requirements

Required Storage Volume (Vs)	Vs	9,888 CF
Stormtech System	SC-740	
Stone Foundation Depth	18"	
Storage Volume Per Chamber		88.4 CF
Total Cover over Chamber		14-19 Inches
Number of Chambers Required	C	112 Each
Required Bed Size (S)	S	4,165 SF
Tons of Stone Required (Tst)	Tst	679 Tons
Volume of Excavation (Ex)	Ex	838 CY
Area of Filter Fabric (F)	F	1,273 SY
# of End Caps Required	Ec	10 Each

Controlled by Width

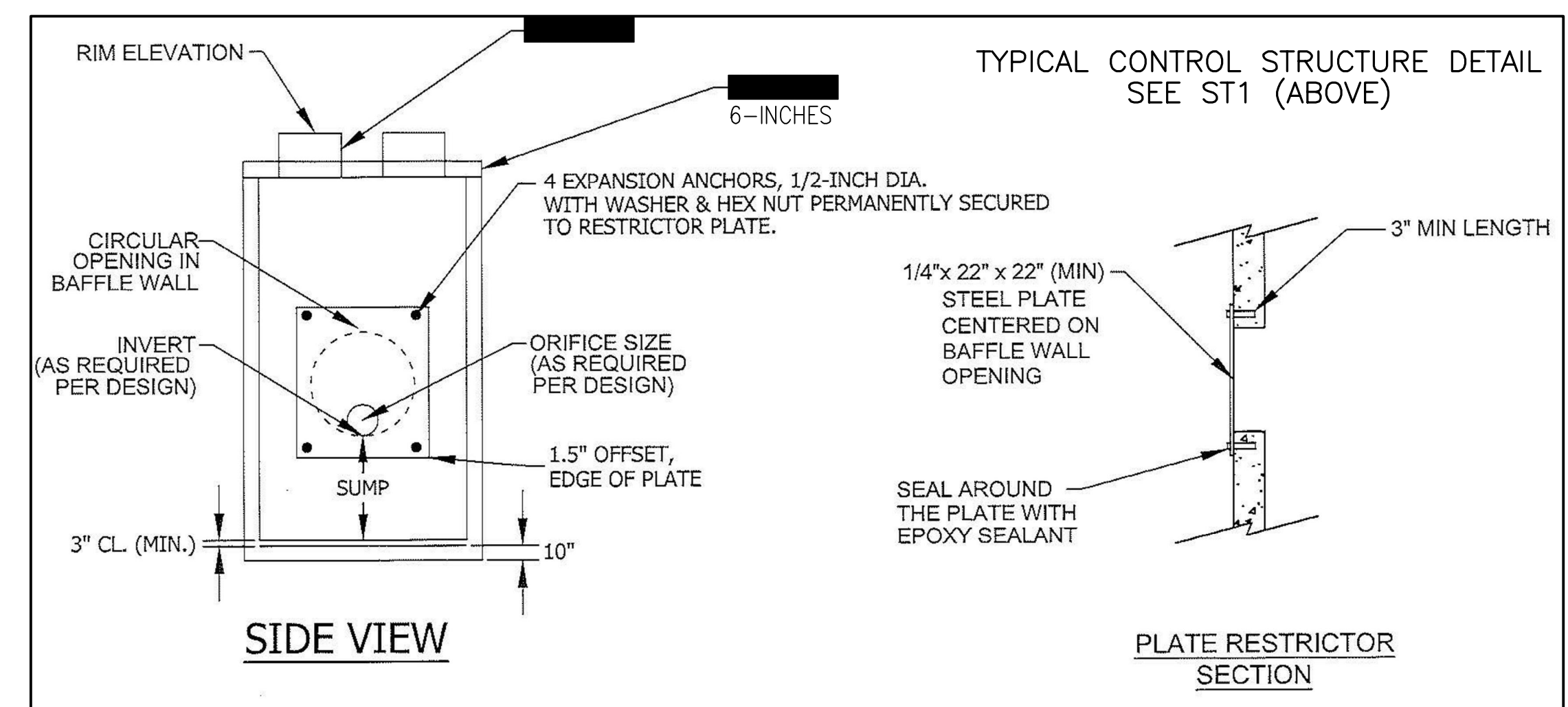
Width	11 FT
Length	378.64 FT
# of Chambers Long	53 EA
# of Rows	2 EA
Actual Length	378.88 FT
Actual Width	10 FT

Controlled by Length

Length	200 FT
Width	20.83 FT
# of Chambers Long	28 EA
# of Rows	4 EA
Actual Length	200.96 FT
Actual Width	19.50 FT

System Cost - CONCEPTUAL BUDGET

* PLEASE CALL STORMTECH @ 888-892-2694 FOR CONCEPTUAL COST ESTIMATES DUE TO GEOGRAPHICAL VARIABLES.
*Budgetary Installed Costs for StormTech Systems range from \$3.50 - \$7.00 / CF of Storage.
*Many geographical variables can effect Installed Costs and should be taken into account when estimating budgets.



REVISIONS
04/30/25 PER OWNER COORDINATION
07/11/25 PER VILLAGE REVIEW - 07/02/2025
09/09/25 PER VILLAGE REVIEW - 08/19/2025
10/21/25 PER VILLAGE REVIEW - 10/16/2025
11/19/25 PER VILLAGE REVIEW - 11/10/2025

DOLAND ENGINEERING, LLC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS AT
Trinity United Methodist Church
605 West Golf Road
Mount Prospect, Illinois

DATE: 01/14/25
SCALE: 1"=20'
FILE: Trinity Church
Standard Details
C9

Page 60 of 66

A. REFERENCED SPECIFICATIONS

- 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;
 * ~~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

- 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).
- THE ~~ILLINOIS~~ **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.
- 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

- ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS NA FT.
- MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
- 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.
- 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.
- 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.
- 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.
- MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
- THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
- 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

- THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
- 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.
- 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.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
- ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
- ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
- 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-3261,F-2620 (HEAT FUSION)
	ASTM D-3035	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 ("SEWER-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 WATERMANS 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

- THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
- ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- 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.
- 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.
- 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.
- 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.
- MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
- 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.
- 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.
- ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
- VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- 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.
- EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMANS 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.
- ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
- 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.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
- 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.

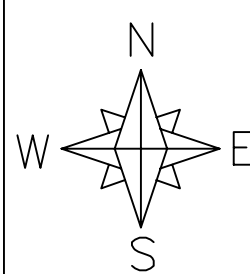
TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

PAGE NO. 19



DATE: 01/14/25

SCALE: 1"=20'

FILE: Trinity Church

MWRD Notes

C10

DOLAND ENGINEERING, LLC.
 -CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
 334 EAST COLFAX STREET, SUITE C
 PALATINE, ILLINOIS 60067
 (847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS AT
 Trinity United Methodist Church
 605 West Golf Road
 Mount Prospect, Illinois

REVISIONS	PER OWNER COORDINATION
04/30/25	PER VILLAGE REVIEW - 07/02/2025
07/11/25	PER VILLAGE REVIEW - 08/19/2025
09/09/25	PER VILLAGE REVIEW - 10/16/2025
10/21/25	PER VILLAGE REVIEW - 11/17/2025

EXHIBIT R

605 WEST GOLF ROAD, MT. PROSPECT

COOK COUNTY, ILLINOIS

LOTS 1, 2, 3, & 4 IN TRINITY CHURCH RESUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MAINTENANCE PLAN FOR STORMWATER MANAGEMENT FACILITIES

The Owner of the Development, with facilities as shown on this exhibit (Exhibit R), shall assume responsibility for the following perpetual maintenance activities:

1. GENERAL

Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:

- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations
- Pavement shall be swept, vacuumed and/or washed on a regular basis

2. STORMWATER MANAGEMENT FACILITIES

All components of the stormwater management facilities shall be checked monthly and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly.

VEGETATED AREAS

- Regular mowing to control vegetation
- Need for planting, reseeding or sodding.
- All vegetation must be maintained per the approved planting plan

OUTLET CONTROL STRUCTURE

- Inspect restrictor and remove debris if clogged or discharge reduced
- Remove accumulated sediment at outlet
- Scour and erosion at outlet, repair as needed
- Any ice damage to outlet of pipe, repair if necessary

ACCESS FOR MAINTENANCE EQUIPMENT

- Remove any obstructions placed in maintenance access locations

DETENTION VOLUME

-- Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, debris or other dumping into the facility shall be allowed.

3. VOLUME CONTROL FACILITY

Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly basis. Specific items of concern include:

- Facility shall be inspected yearly to verify the system is functioning properly.
- Accumulated sediment from surface shall be vacuumed out and disposed of properly

4. STORMWATER COLLECTION SYSTEM

The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall include the following specific areas of concern:

STORM INLETS/MANHOLES

- Remove accumulated leaves and other debris from grates
- Reset covers/lids on as-needed basis
- Remove accumulated sediment from structure bottom

STORM SEWERS/CULVERTS

- Visually inspect pipes, make repairs as necessary
- Storm sewers shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
- Replant and reseed landscape areas as required

OVERLAND FLOW ROUTES

-- Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-section area shall be verified during construction.

- Remove any obstructions that have been placed in the drainage path
- Regular landscape maintenance care to control vegetation and replanting as required

5. VEGETATED AREAS

- Need for planting or sodding, as required.

6. SEWER CONSTRUCTION

- Perform structure inspections once every year, make repairs as necessary
- Perform sewer inspections one a year, make repairs as necessary
- Remove any obstructions that may impede maintenance equipment access

PROJECT ADDRESS: 605 W. GOLF ROAD, MT. PROSPECT, ILLINOIS

TOTAL CONTIGUOUS OWNERSHIP: 4.5 ACRES
OR LEASED LANDS

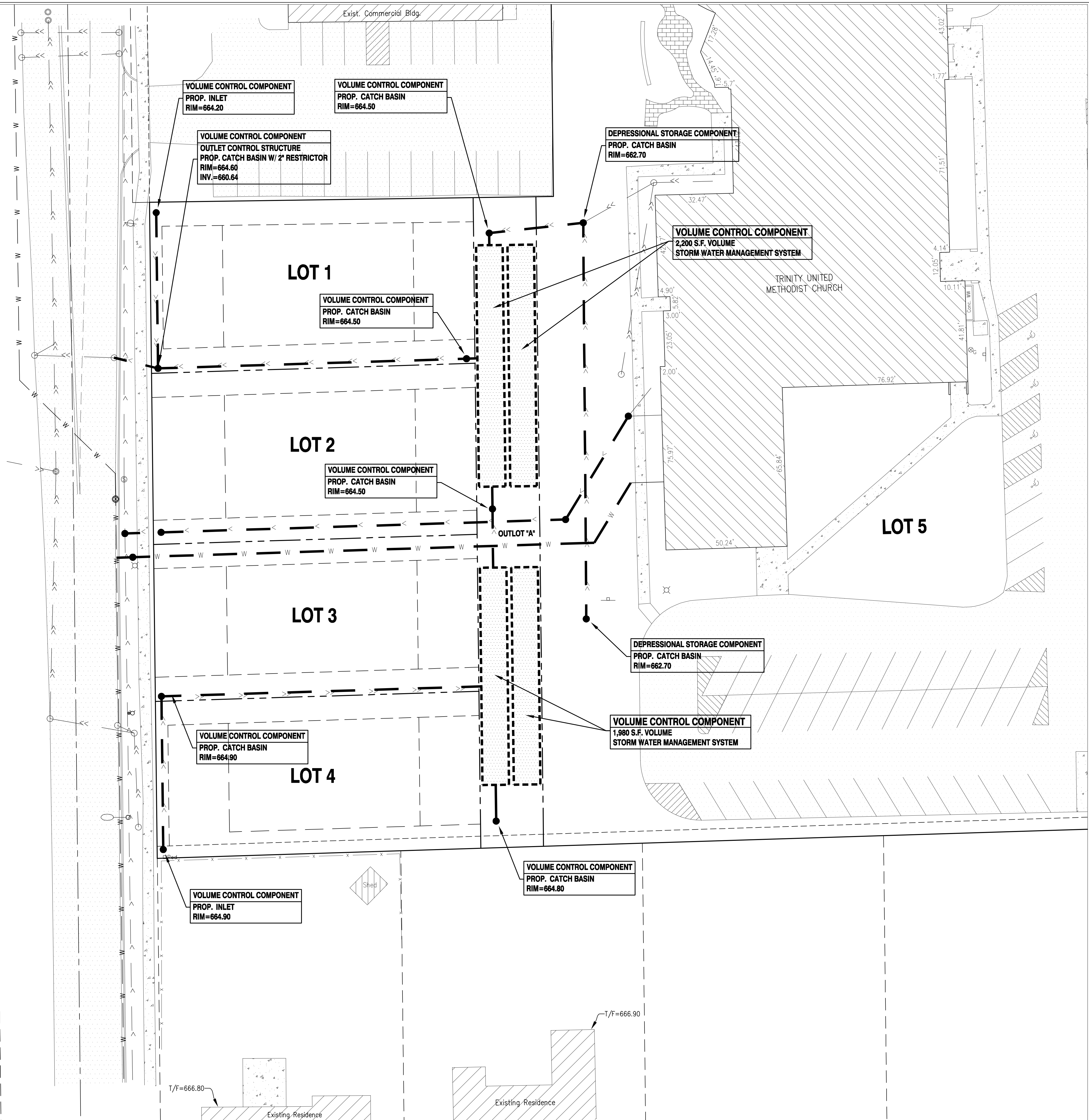
DEVELOPMENT AREA: 0.99 ACRES

CONSERVATION AREA/DEED RESTRICTED AREA: 0.00 ACRES

STORMWATER MANAGEMENT SUMMARY	REQUIRED (AC-FT)	PROVIDED (AC-FT)
VOLUME CONTROL	0.021	0.024
DEPRESSIONAL STORAGE (LOT 5)	0.088	0.11
DETENTION (LOTS 1-4)	0.227	0.227

LEGEND

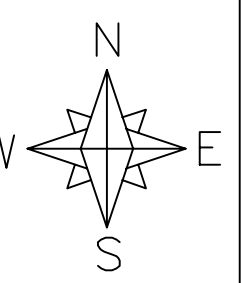
	PROPERTY LINE
	EXIST. STORM SEWER
	EXIST. SANITARY SEWER
	EXIST. WATER MAIN
	PROP. STORM SEWER



REVISIONS	PER OWNER COORDINATION
04/30/25	PER VILLAGE REVIEW - 07/02/2025
07/11/25	PER VILLAGE REVIEW - 08/19/2025
09/09/25	PER VILLAGE REVIEW - 10/16/2025
10/21/25	PER VILLAGE REVIEW - 11/10/2025

DOLAND ENGINEERING, LLC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX

SITE IMPROVEMENTS AT
Trinity United Methodist Church
605 West Golf Road
Mount Prospect, Illinois



DATE: 01/14/25

SCALE: 1"=20'

FILE: Trinity Church

Exhibit R

C11



605 W. Golf Rd. Mt. Prospect IL 60056
847.439.0950 (Office #1, Pastor #2)
www.trinitymp.org

Dear Jason Doland,

I pray this letter finds you well and in grace. I wanted to share our worship attendance figures over the past three years. I believe these numbers reflect the trends that shape our worship life.

Here are the attendance numbers from 2022 through 2024:

- **2022 - 150 (Including Online Attendance)**
- **2023 - 100 (Excluding Online Attendance)**
- **2024 - 117 (Excluding Online Attendance)**

All supporting documents are attached to this letter.

I want to sincerely thank you for your service. If you have any questions or comments, please feel free to contact me or the church office.

Blessings to you,

A handwritten signature in black ink, appearing to read "Sam Park". The signature is written in a cursive, flowing style.

Rev. Sam Park

Trinity United Methodist Church
Mt. Prospect, IL #1049
Rev. Sam Park

Membership Audit 2024

Membership & Attendance Summary

	10/28/2023	11/3/2024
Church Membership	192	191
Average Worship Attendance	100	117

Received Into Membership - 8

By Confession of Faith - 2

Jacque Quick
Pam Vazquez

Transferred from another UMC - 6

Beverly Adams , Jim Adams
Jacki Hamilton, Dave Hamilton, Kim Hamilton
Helen Sharp

Removed From Membership - 11

Transferred to another UMC -2

Jennie Schumann
Tom Weaver

Death - 9

5/13/2024 Don Beelow
10/30/2023 Claude Bjork
1/23/2024 Marcy Dub
11/13/2023 Gerald Farley
3/6/2024 Jan Froberg
11/12/2023 Doug Lattner
8/24/2024 Lois Mrzlack
3/10/2024 Joan Robertson
2/28/2024 Dorothy Sissors



Northern Illinois Conference

The United Methodist Church

Profile of the Local Church 2023

This profile will be on file with the District Superintendent to expedite the appointment process, if and when necessary. The form should be filled out by the Staff/Pastor-Parish Relations Committee annually.

District *
Lake North

Church *
Mount Prospect: Trinity - 1049

Name of person submitting report *
Wendy Hardin Hermann

Email of person submitting report *
pastorwendy@trinitymp.org

Current church membership *
192

Average worship attendance *
100, not including Facebook check-ins/views

Sunday school membership *
50

Sunday school average attendance *
35

Worship Service times and styles *
10:30 Blended Worship

Brief history of congregation *
Nov. 24, 1957: First organizing meetings with MP residents and the D.S.
May 18, 1958: Church Chartered, Don Thomas appointed pastor

May 15, 1960 First Sanctuary built (cornerstone laid)
May 1972: Current Sanctuary consecrated (cornerstone 1971)
1963: Education Wing completed
2000 Nursery Wing completed
1996: Began our ministry with PADS/Journeys
1998 Memorial Center established
2020: Became a member of the Reconciling Ministries Network

Description of the congregation. (What brings it alive? Goals? How does the congregation feel about itself?) *

Trinity is committed to hands-on mission and service. Our music ministry is widely participatory and involves many different types of worship music and skill levels. We care deeply about one another through prayer and fellowship opportunities. Worship brings us together as a community, and is a central focus. We are inspired by building relationships within our wider community, as we seek to live out our vision to be a Center for Community, with Christ at the Center.

What are your core values as a congregation?

Faith, compassion, inclusiveness, diversity, curiosity, relevance, community

What is the racial / ethnic / cultural diversity of the church and the community (who are your neighbors)? (Include positives and challenges) *

We are predominantly white/Caucasian but have a significant presence of people whose roots are in the Philippines, the African continent, and Central/South America. We are economically diverse, which reflects the community with a 1-2 mile radius around our church. We have active and committed members of the lgbtq+ community who are leaders at Trinity.

What does the congregation need to accomplish in the next 5 years? *

We need to move to the next phase of our visioning process, with some new plans post-pandemic. We need to figure out how to be financially healthy, making sure we are fulfilling our obligations to the NIC conference as well as our internal needs. We need to be able to respond to the influx of young families coming through our doors, building our children and family ministry for that generation.



Profile of the Local Church 2022

This profile will be on file with the District Superintendent to expedite the appointment process, if and when necessary. The form should be filled out by the Staff/Pastor-Parish Relations Committee annually.

District *
Lake North

Church *
Mount Prospect: Trinity - 1049

Name of person submitting report *

Wendy Hardin Hermann

Email of person submitting report *

pastorwendy@trinitymp.org

Current church membership *

525

Average worship attendance *

150

Sunday school membership *

50

Sunday school average attendance *

25

Worship Service times and styles *

10:30 Blended Worship

Brief history of congregation *

Nov. 24, 1957: First organizing meeting with MP residents and the D.S.

Palm Sunday, 1958: First worship service

May 18, 1958: Church was chartered with 88 members, Donald

Thomas appointed pastor

July 29, 1958: property at 605 West Golf Road purchased--the first parsonage was on this property

May 15, 1960 Cornerstone laid for original sanctuary

Sept 11, 1960 First church service in the new building

May 1972 Consecration of current sanctuary

Education Wing was completed in 1963, and the Nursery Wing was completed in 2002

Trinity has a long history of missions, housing Journeys (PADS) clients, supporting local missions, relating to global missionaries, and

more recently building relationships with Community Consolidated District 59.

Trinity became a Reconciling Congregation in February 2020.

A church-wide visioning process has occurred over the past few years, now coming to fruition

The brief-history-of-congregation-178 field is required.

Description of the congregation. (What brings it alive? Goals? How does the congregation feel about itself?) *

Our commitment to missions and hands-on service bring us alive. Music Ministry is widely participatory and involves a wide variety of types of music and skill levels. We care about one another deeply through prayer and tangible connection. Worship brings us together as a community. We are inspired to build relationships in the wider community, as we seek to live into the work of our visioning team.

The description-of-the-congregation-what-brings-it-ali-179 field is required.

What are your core values as a congregation?

Faith, Compassion, Inclusive, Diversity, Curiosity, Relevant and Practical Faith, Community,

What is the racial / ethnic / cultural diversity of the church and the community (who are your neighbors)? (Include positives and challenges) *

We are still primarily white and Caucasian as a congregation, but have a significant presence of Filipino parishioners, some parishioners of African descent, and some Latinx families/members of families. Our surrounding community tends to reflect this, but also has a significant Spanish speaking population. We are an incredibly economically/racially/ethnically diverse community if you go 1 to 2 miles radius around the church. Trinity also has several committed LGBTQ+ couples who are also leaders, and families with LGBTQ+ members as well.

What does the congregation need to accomplish in the next 5 years? *

Out our visioning process, we need to:

1. Continue to build upon our growing relationships within our wider community.
2. We need to double our worship attendance in the next ten years.
3. We need to find solid financial footing.
4. We need to empower and equip leaders and disciples

In what ways do you envision the pastor helping the church reach these goals? *

Through empowering leadership of Trinity members, through casting and clarifying vision for the future, through implementing goals of Team 2020.

The in-what-ways-do-you-envision-the-pastor-helping-th-597 field is required.