



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

February 3, 2026

Village Hall - 3rd Floor Board Room

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

2.1. Pledge of Allegiance — Trustee Colleen Saccotelli

3. RECESS TO THE COMMITTEE OF THE WHOLE

4. COMMITTEE OF THE WHOLE

4.1. 2025 Downtown Parking Study Update and Discussion

5. RECONVENE THE VILLAGE BOARD MEETING

6. APPROVAL OF MINUTES

6.1. Minutes of the regular meeting of the Village Board - January 20, 2026

7. MAYORS REPORT

7.1. Mayor's Comment

7.2. PROCLAMATION: Black History Month - February 2026

7.3. PROCLAMATION: Go Red for Cardiovascular Awareness — February 6, 2026

7.4. APPOINTMENT TO BOARDS AND COMMISSIONS

Transportation Safety Commission: Leonard Xavier

8. COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

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

9. CONSENT AGENDA

9.1. List of Bills - January 14, 2026 to January 27, 2026 - \$2,957,563.67

9.2. Approval of Minutes - January 20, 2026, Closed Session meeting of the Village Board

9.3. Motion to accept lowest cost, responsive bid submitted by Langton Group of Woodstock, Illinois for the 2026/2027 Parkway Restoration Contract for an amount not to exceed \$64,680.00 in 2026.

9.4. Motion to accept the lowest cost, responsive bid for 2026-2027 Parkway Tree

Removal contract for an amount not to exceed \$150,000.

- 9.5. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE AMENDING CHAPTER 5, "BOARDS AND COMMISSIONS," ARTICLE XVI, "FOREIGN FIRE INSURANCE TAX BOARD" OF THE VILLAGE CODE OF MOUNT PROSPECT

10. OLD BUSINESS

- 10.1. 2nd reading of an ORDINANCE GRANTING A CONDITIONAL USE FOR A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 200 SOUTH MAIN STREET, MOUNT PROSPECT, ILLINOIS (PZ-31-25)
- 10.2. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AUTHORIZING THE REDEVELOPMENT AGREEMENT FOR 200 S. MAIN STREET, LLC IN THE PROSPECT AND MAIN TIF DISTRICT OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS | *This time was tabled at the January 20, 2026 Village Board meeting and moved to the February 3, 2026 meeting.*

11. NEW BUSINESS - None

12. VILLAGE MANAGER'S REPORT

- 12.1. As submitted

13. ANY OTHER BUSINESS

14. ADJOURNMENT

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



Item Cover Page

Subject	2025 Downtown Parking Study Update and Discussion
Meeting	February 3, 2026 - SPECIAL MEETING OF THE VILLAGE BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	Not applicable.
Budget Source	Not applicable.
Category	COMMITTEE OF THE WHOLE
Type	Presentation

Information

This report updates the 2018 parking assessment for downtown Mount Prospect, reflecting major redevelopment, pandemic-related shifts in commuting, and changes in parking supply and demand. The study inventoried public parking, measured weekday and weekend utilization (including events), compared results to 2018, assessed impacts of current and potential redevelopment, and recommended improvements.

Data collection was conducted by Public Works staff. Data analysis and recommendations were developed by engineers from the traffic engineering and parking consultants at KLOA, Incorporated of Rosemont, Illinois.

Key Findings

- Downtown provides **2,161 public parking spaces** (63% off-street, 37% on-street) plus nearly **1,800 private spaces**. Since 2018, public parking declined by **48 spaces** (2%) largely due to redevelopment projects (e.g. reconfiguration of the parking lot at Busse Avenue and Main Street to accommodate the new Chase Bank building and the new 20 West apartment building). However, private parking increased by about **450**, resulting in an **11.2% net increase** in total parking.
- Public parking now represents **~55%** of total supply (down from 62% in 2018).
- **Overall parking utilization is low**, indicating an abundance of public parking:
 - Peak utilization reached **53.8%** during overlapping Saturday events.
 - The typical weekday midday peak was **42.4%**, lower than in 2018 and lower than comparable suburbs.
- **Commuter parking demand has dropped significantly** since 2018; facilities that were once near capacity now have substantial availability, especially evenings and weekends.
- Some **localized hot spots** experience high demand at certain times, but adequate parking is usually available within one to two blocks.
- Future redevelopment impacts are manageable: displaced parking from potential

projects (e.g., Busse & Emerson) can largely be absorbed by underutilized decks; some projects may add or relieve parking pressure in specific areas.

Projected Impacts

- Certain redevelopments may remove public spaces but can be accommodated by existing underused facilities.
- Expansions (e.g., Wille Street lot or the St. Mark lot) could meaningfully improve local conditions without increasing demand.

Recommendations

- Improve **marketing and wayfinding** to better direct users to underutilized decks and commuter lots, particularly in the northeast and southeast quadrants of the downtown.
- Adjust **on-street time limits** in high-demand areas to increase turnover.
- Increase **parking enforcement** during peak periods.
- Consider **physical street modifications** (notably on Pine Street) to add limited on-street capacity.
- Explore **expansion or structured parking** (e.g. a parking deck) in the southwest quadrant of the downtown to meet long-term needs.

Bottom Line

Downtown Mount Prospect currently has **more than sufficient public parking overall**, including for events and commuting, though targeted improvements are needed to address localized congestion and better use existing capacity.

Representatives from Kenig, Lindgren, O'Hare, and Aboona, Inc. (KLOA) consulting engineers and Village staff will be available to present key findings of the updated report and facilitate discussion.

Discussion

None.

Alternatives

None.

Staff Recommendation

Staff supports the findings and recommendations of the 2025 Downtown Parking Study Update report.

Attachments

1. 25-186 Mt Prospect Downtown Parking Study 01-30-2026 FINAL

Downtown Parking Study Update

Mount Prospect, Illinois



Prepared For:



**Village Of
Mount Prospect**



January 29, 2026

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1. Introduction

This report summarizes the findings from an updated assessment of the adequacy of the public parking supply in downtown Mount Prospect, Illinois. The study area for the parking assessment was selected by Village staff and consists of the same downtown core area evaluated in a previous parking assessment performed by KLOA, Inc. in 2018. The study area consists of parking lots, two parking decks, and street parking spaces. The parking spaces are both regulated and unregulated and are used by Metra commuters and downtown employees, visitors, patrons, residents, and event attendees.

This assessment was performed as a follow-up to the 2018 parking study. Since that study was completed, significant redevelopment has occurred in the downtown core area. Notable projects include the Maple Street Lofts/Rowhomes, 20 West apartments, 10 North Main apartments, HQ Residences, Prospect Place apartments, and several new restaurants such as the Mount Prospect Public House, Station 34, The Prospect, and Whisky Hill Brewing. These developments have added hundreds of new residents to downtown Mount Prospect and several vibrant businesses. The developments have also resulted in changes in the public and private parking supply, the most significant of which was the construction of a new public parking deck on Maple Street.

In addition, since the 2018 study was completed, the country experienced a pandemic that changed people's working environment and commuting patterns, which in turn has changed the demand for parking in the downtown core.

Currently there are a couple of redevelopment projects that are in various stages of development including those that have been recently constructed, those that have been approved by the Village but have yet to be constructed, and those that are in the early stages of contemplation. These projects may also impact the public parking supply and demand. As such, it is an appropriate time to reassess the public parking demand in the downtown core area and evaluate if the current public parking supply is adequately meeting that demand.

The purpose of this study is six-fold:

1. Re-inventory the downtown public parking supply and posted parking regulations
2. Document the most current utilization of the public parking supply on typical weekdays and weekend days, including weekends when downtown events are scheduled
3. Evaluate the parking data to identify locations where parking surpluses and deficits exist
4. Compare the current parking supply and demand against the findings from the 2018 study
5. Estimate the impact on the downtown parking supply and demand from new or potential redevelopment projects
6. Recommend improvements to address current or projected areas of parking deficit

The following chapters of this report include a description of the downtown parking data collection efforts, documentation and evaluation of existing parking conditions, estimation and evaluation of the future parking supply and demand upon completion of new downtown redevelopment projects, and a series of recommendations, policies and strategies to address areas of parking deficit.

2. Existing Parking Conditions

This chapter describes existing parking conditions in downtown Mount Prospect, parking usage characteristics, and an evaluation of the public parking supply and demand. The data presented in this chapter was determined from field reviews and parking occupancy surveys of the downtown parking system performed by KLOA, Inc. and Village staff.

Parking Inventory

An inventory of the public parking spaces in the downtown core was performed by the Village and verified by KLOA, Inc. **Exhibit 1** shows the location of these parking facilities. The downtown core area currently has a total of 2,161 public parking spaces, as shown in **Table 1**, including 1,355 spaces (62.7%) in public parking decks and surface lots and 806 spaces (37.3%) on the area streets. In addition, just under 1,800 private parking spaces are estimated in the downtown core although a detailed inventory of these spaces was not completed for this study.

The new downtown development projects have resulted in a small reduction in the public parking supply since 2018 and a sizeable increase in the private parking supply, as shown in Table 1. The 2025 parking inventory indicates 48 fewer public parking spaces in the downtown core area when compared to the 2018 inventory, including one less off-street parking space in public lots/decks and 47 fewer on-street parking spaces. A proportion of this reduction is due to the reconfiguration of the Busse Avenue lot (Wille Street-Main Street) as part of the 20 West apartment development, the reconfiguration of the Water Tower lot, and the streetscaping project along Evergreen Avenue (Main Street-Elmhurst Avenue). Other reductions may be the result of an overestimate of parking capacity in 2018 on several unmarked blocks, including the segments of Prospect Avenue which have since been marked with parking boxes to standardize the parking stall dimensions.

The private parking supply, on the other hand, has increased by approximately 450 spaces. Overall, the total parking supply in the downtown core (public and private combined) has increased by over 11 percent since 2018.

The composition of the downtown parking supply has changed as well. In 2018, the public parking supply comprised approximately 62 percent of the total parking supply in the downtown core. In 2025, the public parking supply represents approximately 55 percent of the total parking supply.

Table 1

DOWNTOWN CORE AREA PARKING INVENTORY COMPARISON (2018 vs. 2025)

Parking Facility	Parking Spaces 2018	Parking Spaces 2025	Gain/Loss	Net Change
Public Parking Lots / Decks	1,356	1,355	-1	-0.1%
Public On-Street Spaces	853	806	-47	-5.5%
Private Parking Lots/Garages	<u>1,337</u>	<u>1,785*</u>	<u>+448</u>	<u>+33.5%</u>
Total	3,546	3,946	+400	+11.2%
*Estimated				

- PUBLIC LOTS

A

CENTRAL GATEWAY LOT

B

WILLE-MAIN ALLEY

C

BUSSE AVENUE LOT

D

LIBRARY LOT

E

EMERSON STREET DECK

F

111 E. BUSSE LOT

G

WATER TOWER LOT

H

EAST COMMUTER LOT

I

CENTER COMMUTER LOT

J

WEST COMMUTER LOT

K

PINE-WILLE ALLEY

L

WILLE STREET LOT

M

ST. MARK LOT

N

MAPLE STREET DECK

- LEGEND


DOWNTOWN CORE AREA


PUBLIC COMMUTER AND /OR PERMIT PARKING LOT

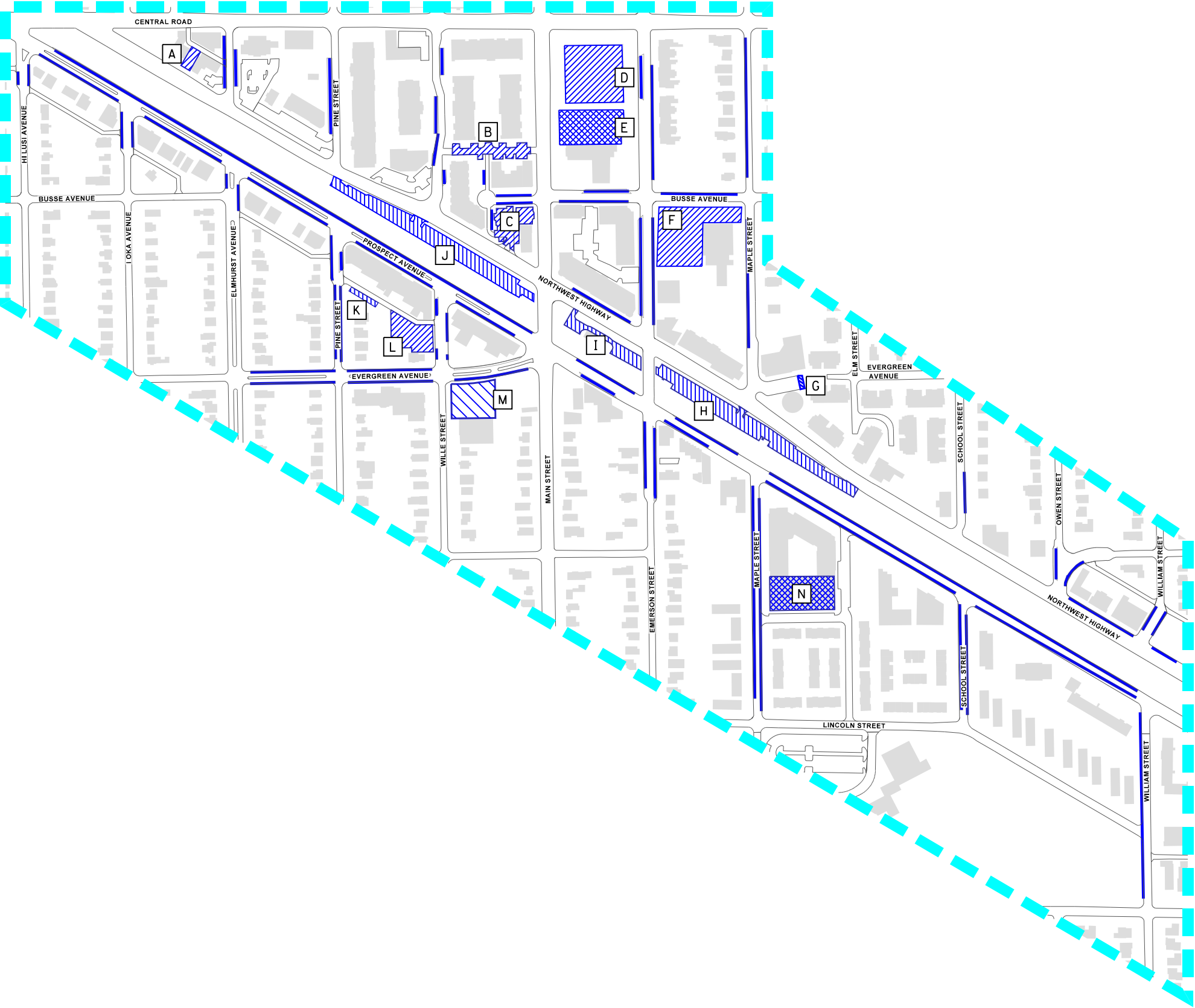

PUBLIC PARKING LOT


PUBLIC PARKING LOT (AFTER 5:00 PM)


PUBLIC PARKING DECK


PUBLIC PARKING ON-STREET


NOT AVAILABLE



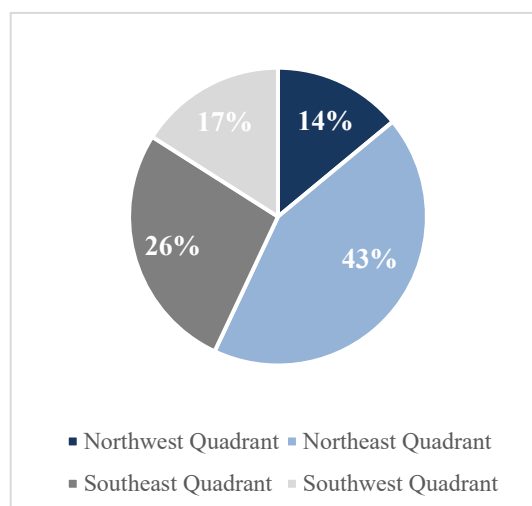


For purposes of analysis, the public spaces in the downtown core were separated into quadrants. **Exhibit 2** shows the four quadrants of the downtown core area, including the northeast, northwest, southeast and southwest quadrants. Exhibit 2 and **Table 2** show a breakdown of the public parking supply by quadrant. As shown, approximately 62.7 percent of the public spaces are in off-street locations and 37.3 percent are on-street, similar to the 2018 study. The northeast quadrant contains the largest concentration of public parking (43%) followed by the southeast quadrant (26%), also similar to the parking concentrations in the 2018 study.

Table 2
DOWNTOWN CORE AREA PUBLIC PARKING INVENTORY – BY QUADRANT

Parking Location	Downtown Core Area Parking Spaces				
	NE Quadrant	NW Quadrant	SE Quadrant	SW Quadrant	Total
Off-Street Spaces	780	206	268	101	1,355
On-Street Spaces	<u>151</u>	<u>100</u>	<u>301</u>	<u>254</u>	<u>806</u>
Total	931	306	569	355	2,161

Downtown Core Public Parking Breakdown



- PUBLIC LOTS

A

CENTRAL GATEWAY LOT

B

WILLE-MAIN ALLEY

C

BUSSE AVENUE LOT

D

LIBRARY LOT

E

EMERSON STREET DECK

F

111 E. BUSSE LOT

G

WATER TOWER LOT

H

EAST COMMUTER LOT

I

CENTER COMMUTER LOT

J

WEST COMMUTER LOT

K

PINE-WILLE ALLEY

L

WILLE STREET LOT

M

ST. MARK LOT

N

MAPLE STREET DECK

- LEGEND


DOWNTOWN CORE AREA


PUBLIC COMMUTER AND /OR PERMIT PARKING LOT


PUBLIC PARKING LOT


PUBLIC PARKING LOT (AFTER 5:00 PM)

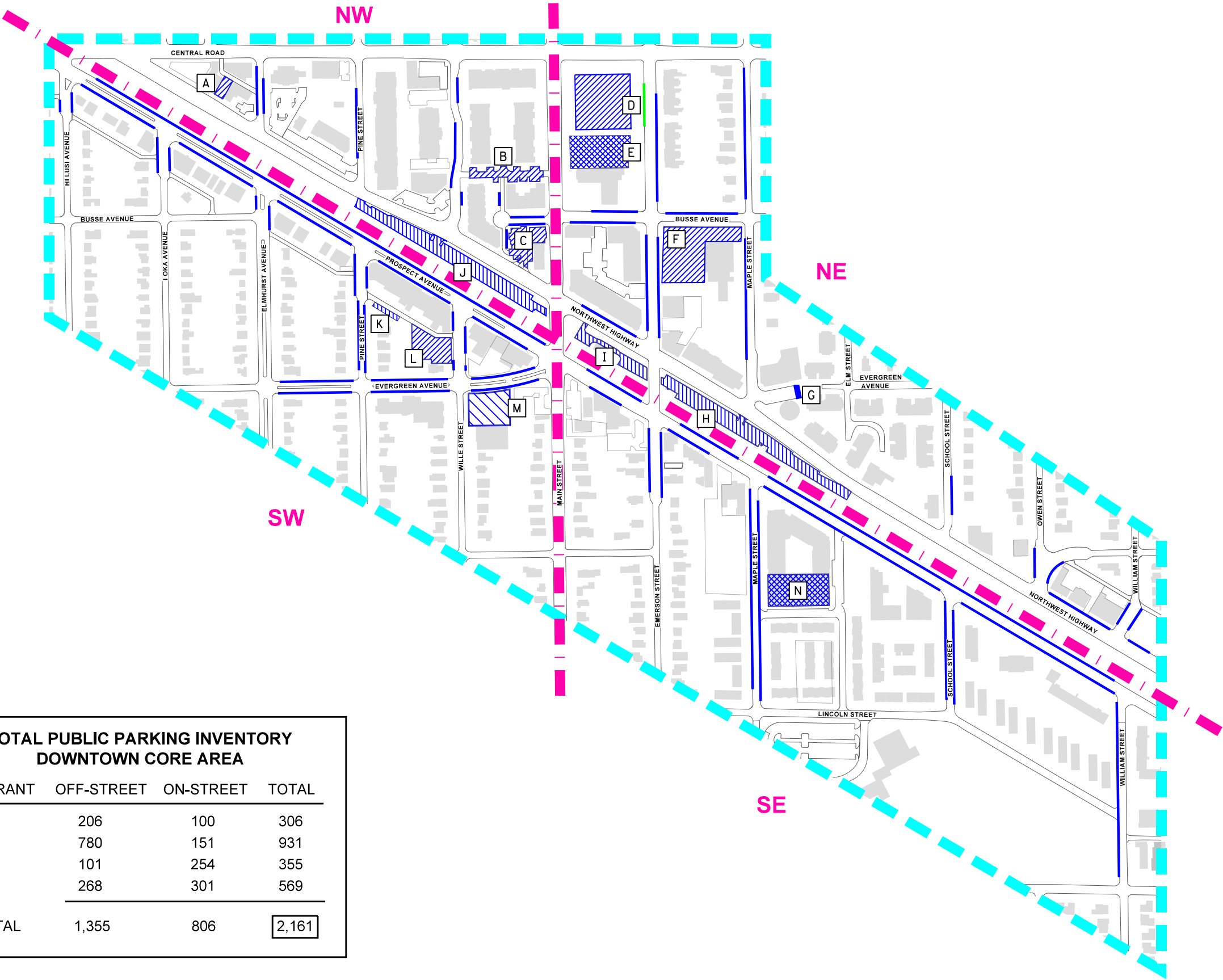

PUBLIC PARKING DECK


PUBLIC PARKING ON-STREET


NOT AVAILABLE


DOWNTOWN QUADRANTS

TOTAL PUBLIC PARKING INVENTORY DOWNTOWN CORE AREA			
QUADRANT	OFF-STREET	ON-STREET	TOTAL
NW	206	100	306
NE	780	151	931
SW	101	254	355
SE	268	301	569
TOTAL	1,355	806	2,161



On-Street Public Parking

In total, the downtown core area has 806 on-street parking spaces distributed over 36 blocks, as shown in Exhibit 2. All of the spaces are free for public use, with the exception of the commuter daily fee/permit spaces along Prospect Avenue (Maple Street-William Street, weekdays 5:00 A.M.-6:00 P.M. only). Several of the spaces are regulated during the daytime period between 7:00 A.M. and 6:00 P.M. The most prevalent time regulation is a two-hour limit, with a few locations limited to four-hour parking. **Exhibit 3** shows the time regulations for the on-street parking in the downtown core area.

Off-Street Public Parking

There are 14 off-street public parking facilities in the downtown core area, including 12 surface lots and two parking decks, as shown in Exhibit 1. Five of the facilities serve Metra commuters, including four on the north side of the Union Pacific Railroad (Emerson Street deck, and the east, west, and center commuter lots) and one on the south side of the railroad (Maple Street deck). The Village sells monthly permits to park in these lots or they can be used for a \$2.00 daily fee paid at the kiosks or through the Flowbird mobile application. The commuter lots are free to the public

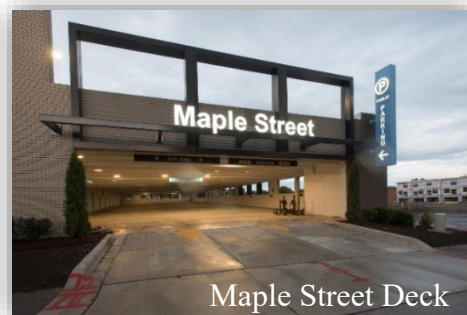


after 6:00 P.M. on weekdays and all day on weekends and holidays. The other public parking lots are all free of charge with no time limits, with the exception of the two-hour time regulation (7:00 A.M.-6:00 P.M.) in the Wille-Main Alley and Water Tower lot and the four-hour time regulation (7:00 A.M.-6:00 P.M.) in the Library lot, 111 E. Busse (Old Chase) lot, Wille Street lot, and non-commuter parking spaces in the Emerson Street deck and Maple Street deck. A limited number of overnight permits are also available for multi-family residents of the downtown to park in the Emerson Street deck. The Village also offers permits to local businesses for employees to park free of charge in the Emerson Street deck and the Pine-Wille Alley.

For all permit types, the Village has instituted a new online system to apply, pay and manage the various types of parking permits digitally. The system uses license plate numbers as virtual permits in place of the old paper permits.



Emerson Street Deck



Maple Street Deck

- PUBLIC LOTS
- A

CENTRAL GATEWAY LOT
- B

WILLE-MAIN ALLEY
- C

BUSSE AVENUE LOT
- D

LIBRARY LOT
- E

EMERSON STREET DECK
- F

111 E. BUSSE LOT
- G

WATER TOWER LOT
- H

EAST COMMUTER LOT
- I

CENTER COMMUTER LOT
- J

WEST COMMUTER LOT
- K

PINE-WILLE ALLEY
- L

WILLE STREET LOT
- M

ST. MARK LOT
- N

MAPLE STREET DECK

- LEGEND
- DOWNTOWN CORE AREA
- FREE PARKING
- FREE PARKING
(AFTER 5 PM)
- 2 HOUR PARKING
7:00 AM - 6:00 PM
- 4 HOUR PARKING
7:00 AM - 6:00 PM
- COMMUTER PARKING
(WEEKDAYS)
- PERMIT PARKING
- LIBRARY PARKING
- NOT AVAILABLE



Off-Street Private Parking

The downtown core area has around 38 off-street private parking facilities, all of which are surface lots with the exception of the Maple Street Lofts/Rowhomes, HQ Residences, 20 West apartments, Prospect Place, and Village Center Condos. These private spaces are reserved for customers, employees, and residents of the downtown businesses and residential buildings.

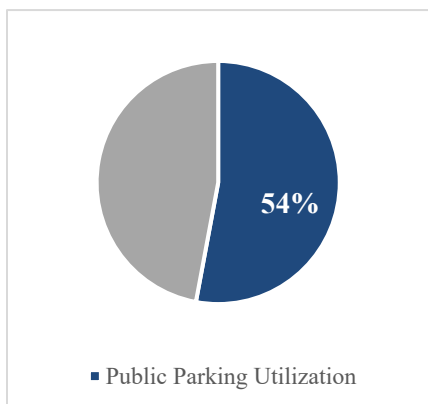
Parking Occupancy

Parking occupancy surveys were performed by the Village's Public Works Department employees on six days during July and August 2025. The survey days included a Wednesday midday period, a Friday midday and evening period, a Saturday non-event day midday period, and two Saturday evenings coinciding with the Bluesmobile Cruise Nights Car Show and/or Mount Prospect Block Party. The Cruise Nights event makes use of the East Commuter parking lot while the Block Party utilizes the west portion of the 111 E. Busse Lot and street parking along Busse Avenue (Main Street-Maple Street) and Emerson Street (Central Road-Northwest Highway). The parking surveys were performed for all the public parking spaces in the downtown core area, including on-street spaces, public parking lots and the two parking decks.

Table 3 shows the public parking utilization on each of the six survey days in the downtown core area. As shown, the peak utilization of the public parking in the downtown core (on-street and off-street combined) was 53.8 percent and occurred on a Saturday evening (July 26, 2025) when both the Cruise Nights Car Show and Mount Prospect Block Party events overlapped. During the midday period of a typical mid-week day, the utilization of the public parking supply peaked at 42.4 percent. During Friday midday and evening periods, the utilization of the public parking supply peaked at 33.5 percent and 32.8 percent, respectively. On Saturday evening when only the Cruise Nights event was scheduled, the utilization of the public parking supply peaked at 27.3 percent. On a Saturday afternoon when no events were scheduled, the utilization of the public parking supply peaked at 25.1 percent.



Public Parking Utilization
Weekend Overlapping Events



Public Parking Utilization
Weekday Midday Period

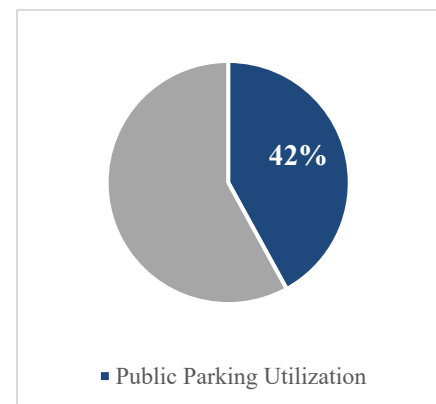


Table 3
PUBLIC PARKING INVENTORY, OCCUPANCY, AND PERCENT OCCUPIED – DOWNTOWN CORE AREA

	Parking Inventory (Spaces)	Survey Period/Date									
		Friday July 18 6:30-7:45 PM	Friday July 18 7:45-8:30 PM	Friday July 18 8:00-9:15 PM	Saturday July 19 4:15-5:15 PM	Saturday July 19 5:30-6:30 PM	Saturday July 19 6:30-7:45 PM	Wednesday July 23 1:30-2:45 PM	Saturday July 26 6:00-8:00 PM	Friday August 1 12:45-1:45 PM	Saturday August 2 11:30 AM-12:15 PM
On-Street Parking											
Occupancy	806	363	350	304	250	255	305	191	388	264	247
Percent Occupied		45.0%	43.4%	37.7%	31.0%	31.6%	37.8%	23.7%	51.2% ^b	32.8%	30.6%
Public Parking Lots											
Occupancy	1,355	346	294	265	240	178	246	708	619	446	285
Percent Occupied		25.5%	21.7%	19.6%	19.8% ^a	14.7% ^a	20.3% ^a	53.8% ^d	55.6% ^{a,c}	33.9% ^d	21.7% ^d
Total Public Parking											
Occupancy	2,161	709	644	569	490	433	551	899	1,007	710	532
Percent Occupied		32.8%	29.8%	26.3%	24.3% ^a	21.5% ^a	27.3% ^a	42.4% ^d	53.8% ^{a,b,c}	33.5% ^d	25.1% ^d
^a East commuter lot was closed for Bluesmobile Cruise Nights Car Show. Inventory reduced by 144 spaces.											
^b Sections of Busse Avenue (Main-Maple) and Emerson Street (Central-Northwest Hwy) were blocked off for Mount Prospect Block Party. Inventory reduced by 48 spaces.											
^c West portion of 111 E. Busse lot was blocked off for Mount Prospect Block Party. Inventory reduced by 97 spaces.											
^d St. Mark Church lot is not available before 5:00 P.M. daily. Inventory reduced by 40 spaces.											

Table 4 shows a comparison to the 2018 parking study data for the peak periods of parking utilization during the weekday midday period and during the Saturday evening period when an event(s) was scheduled. As shown, the peak utilization of the public parking supply during the weekday midday period was slightly higher in 2018 at 47.3 percent compared to 42.4 percent in 2025. On a Saturday evening when only the Cruise Nights event was scheduled, the peak utilization in 2018 was significantly lower at 16.7 percent compared to 53.8 percent in 2025 when both the Cruise Nights and Block Party events overlapped and 27.3 percent (see Table 3) when only the Cruise Nights event was scheduled.

Table 4

PUBLIC PARKING PEAK OCCUPANCY COMPARISON (2018 vs. 2025)

	2018 Inventory & Peak Occupancy Data		2025 Inventory & Peak Occupancy Data		Difference	
	Wednesday May 9 Midday	Saturday May 19 Evening	Wednesday July 23 1:30-2:45 PM	Saturday July 26 6:00-8:00 PM	Weekday Midday	Saturday Evening Event Day
On-Street Parking						
Parking Inventory	853	853	806	758 ^b	-47	-95
Occupancy	197	187	191	388	-6	+201
Percent Occupied	23.1%	21.9%	23.7%	51.2% ^b	+0.6%	+29.3%
Public Parking Lots						
Parking Inventory	1,356	1,216 ^e	1,315 ^d	1,114 ^{a,c}	-41	-102
Occupancy	848	183	708	619	-140	+436
Percent Occupied	62.5%	15.0%	53.8%	55.6%	-8.7%	+40.6%
Total Public Parking						
Parking Inventory	2,209	2,069	2,121 ^d	1,872 ^{a,b,c}	-88	-197
Occupancy	1,045	370	899	1,007	-146	+637
Percent Occupied	47.3%	16.7%	42.4%	53.8%	4.9%	+37.1%
^a East commuter lot was closed for Bluesmobile Cruise Nights Car Show. Inventory reduced by 144 spaces. ^b Sections of Busse Avenue (Main-Maple) and Emerson Street (Central-Northwest Hwy) were blocked off for Mount Prospect Block Party. Inventory reduced by 48 spaces. ^c West portion of 111 E. Busse lot was blocked off for Mount Prospect Block Party. Inventory reduced by 97 spaces. ^d St. Mark Church lot is not available before 5:00 P.M. daily. Inventory reduced by 40 spaces. ^e West commuter lot was closed for Bluesmobile Cruise Nights Car Show. Inventory reduced by 140 spaces.						

Table 5 shows the core area parking utilization by quadrant. During Saturday evening when overlapping events occurred, the highest number of vehicles (455) were parked in public spaces in the northeast quadrant of the downtown core where the events take place but the highest utilization of available spaces occurred in the northwest quadrant where 72.5 percent of the public spaces were utilized. This trend was similar for the weekday midday period when the highest number of vehicles (482) were parked in the northeast quadrant while the highest utilization of available spaces (63.1%) occurred in the northwest quadrant.

In looking at each quadrant individually, the peak utilization of public parking in the northeast (70.9%) and northwest (72.5%) quadrants occurred during the Saturday evening when overlapping events were scheduled. The peak utilization in the southeast quadrant (31.5%) occurred during the weekday midday period while the peak utilization in the southwest quadrant (52.4%) occurred on a Friday evening.

Table 6 shows the core area parking utilization by specific “hot spot” locations including the commuter parking lots, Emerson deck and library lot, and along sections of Pine Street, Emerson Street, and Prospect Avenue. As shown, the utilization of all commuter parking facilities combined peaked at 57.1 percent during the weekday midday period with a total of 356 vehicles parked. The east and west commuter lots were near fully utilized at this time while the other commuter parking facilities were under 47 percent utilized. In 2018, the commuter parking facilities were more heavily utilized during the weekday midday period with a total combined peak utilization of 94.9 percent for a comparable number of parking spaces, as shown in **Table 7**.

The peak utilization of the Emerson Street deck and library lot was 70.9 percent and occurred on the Saturday evening when the Cruise Nights and Block Party events overlapped. Prospect Avenue also experienced peak utilization (62.2%) on the Saturday event evening but also experienced utilization over 50 percent on Friday evening. In 2018 these spaces were less than 25 percent utilized on Saturday evening. The parking utilization along Emerson Street between Central Road and Northwest Highway peaked at 83 percent during the weekday midday period. Along Pine Street between Central Road and Northwest Highway, which offers parking for Capannari’s Ice Cream, the parking utilization exceeded 100 percent on Friday evening and was over 88 percent on Saturday evenings.

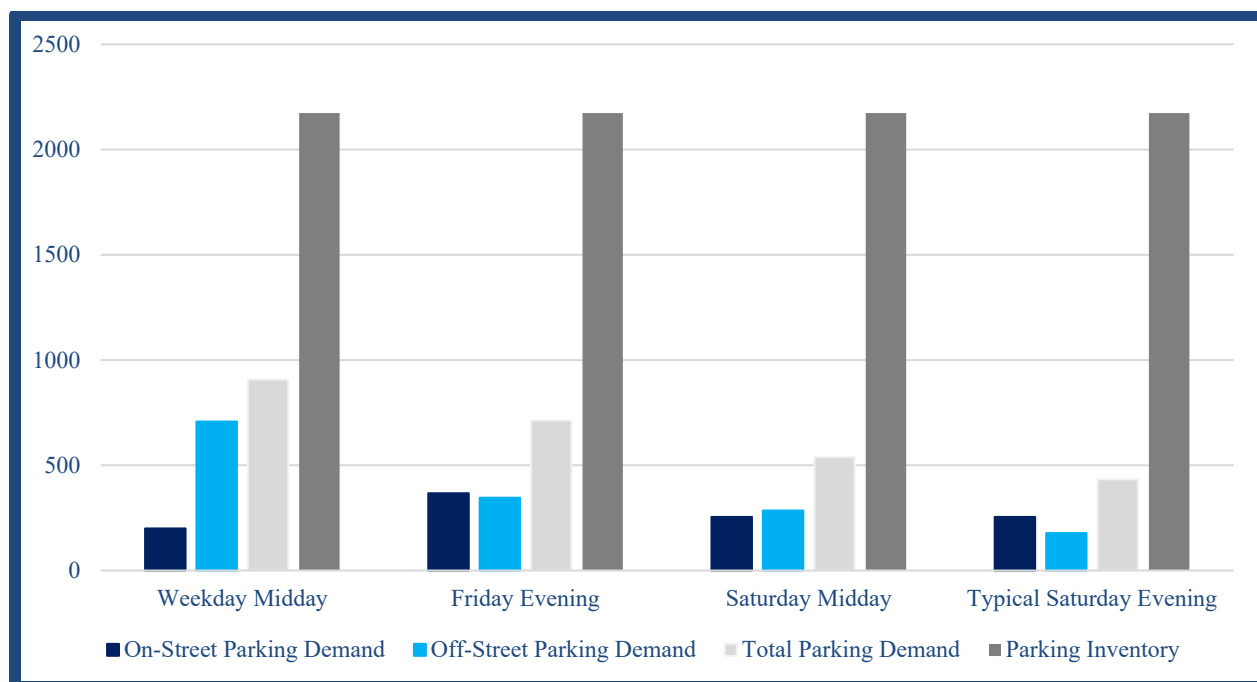
With the exception of the Saturday evening when the Cruise Nights and Block Party overlapped, the off-street public lots and decks experience greater use during the weekday and Saturday midday periods whereas the on-street spaces experience greater use on Friday and Saturday evenings, as shown in the bar chart below.

Table 5
PUBLIC PARKING INVENTORY, OCCUPANCY, AND PERCENT OCCUPIED – DOWNTOWN CORE AREA BY QUADRANT

	Parking Inventory (Spaces)	Survey Period/Date									
		Friday July 18 6:30-7:45 PM	Friday July 18 7:45-8:30 PM	Friday July 18 8:00-9:15 PM	Saturday July 19 4:15-5:15 PM	Saturday July 19 5:30-6:30 PM	Saturday July 19 6:30-7:45 PM	Wednesday July 23 1:30-2:45 PM	Saturday July 26 6:00-8:00 PM	Friday August 1 12:45-1:45 PM	Saturday August 2 11:30 AM-12:15 PM
Northwest Quadrant											
On-Street	100	90	91	84	52	73	80	40	88	58	55
Off-Street	<u>206</u>	<u>53</u>	<u>55</u>	<u>49</u>	<u>50</u>	<u>40</u>	<u>76</u>	<u>153</u>	<u>134</u>	<u>101</u>	<u>72</u>
Total	306	143	146	133	102	113	156	193	222	159	127
Percent Occupied		46.7%	47.7%	43.5%	33.3%	36.9%	51.0%	63.1%	72.5%	52.0%	41.5%
Northeast Quadrant											
On-Street	151	68	59	55	48	46	43	61	74	61	61
Off-Street	<u>780</u>	<u>175</u>	<u>137</u>	<u>112</u>	<u>84</u>	<u>42</u>	<u>75</u>	<u>421</u>	<u>381</u>	<u>280</u>	<u>141</u>
Total	931	243	196	167	132	88	118	482	455	341	202
Percent Occupied		26.1%	21.1%	17.9%	16.8% ^a	11.2% ^a	15.0% ^a	51.8%	70.9% ^{a,b,c}	36.6%	21.7%
Southeast Quadrant											
On-Street	301	81	83	66	76	67	81	66	119	86	70
Off-Street	<u>268</u>	<u>56</u>	<u>40</u>	<u>41</u>	<u>51</u>	<u>49</u>	<u>48</u>	<u>113</u>	<u>47</u>	<u>48</u>	<u>49</u>
Total	569	137	123	107	127	116	129	179	166	134	119
Percent Occupied		24.1%	21.6%	18.8%	22.3%	20.4%	22.7%	31.5%	29.2%	23.6%	20.9%
Southwest Quadrant											
On-Street	254	124	117	99	74	69	101	24	107	59	61
Off-Street	<u>101</u>	<u>62</u>	<u>62</u>	<u>63</u>	<u>55</u>	<u>47</u>	<u>47</u>	<u>21</u>	<u>57</u>	<u>17</u>	<u>23</u>
Total	355	186	179	162	129	116	148	45	164	76	84
Percent Occupied		52.4%	50.4%	45.6%	36.3%	32.7%	41.7%	14.3% ^d	46.2%	24.1% ^d	26.7% ^d
^a East commuter lot was closed for Bluesmobile Cruise Nights Car Show. Inventory reduced by 144 spaces. ^b Sections of Busse Avenue (Main-Maple) and Emerson Street (Central-Northwest Hwy) were blocked off for Mount Prospect Block Party. Inventory reduced by 48 spaces. ^c West portion of 111 E. Busse lot was blocked off for Mount Prospect Block Party. Inventory reduced by 97 spaces. ^d St. Mark Church lot is not available before 5:00 P.M. daily. Inventory reduced by 40 spaces.											

Table 6
PUBLIC PARKING INVENTORY, OCCUPANCY, AND PERCENT OCCUPIED - SPECIFIC LOCATIONS AND FACILITIES

	Parking Inventory (Spaces)	Survey Period/Date									
		Friday July 18 6:30-7:45 PM	Friday July 18 7:45-8:30 PM	Friday July 18 8:00-9:15 PM	Saturday July 19 4:15-5:15 PM	Saturday July 19 5:30-6:30 PM	Saturday July 19 6:30-7:45 PM	Wednesday July 23 1:30-2:45 PM	Saturday July 26 6:00-8:00 PM	Friday August 1 12:45-1:45 PM	Saturday August 2 11:30 AM-12:15 PM
Pine Street between Central Road and Northwest Highway											
Occupancy	18	20	19	19	14	13	16	14	18	3	7
Percent Occupied		111.1%	105.6%	105.6%	77.8%	72.2%	88.9%	77.8%	100.0%	16.7%	38.9%
Emerson Street between Central Road and Northwest Highway											
Occupancy	47	32	28	25	30	25	24	39	24	36	33
Percent Occupied		68.1%	59.6%	53.2%	63.8%	53.2%	51.1%	83.0%	82.8% ^c	76.6%	70.2%
Prospect Avenue between Hi Lusi Avenue and Maple Street											
Occupancy	180	102	93	81	70	62	88	15	112	65	56
Percent Occupied		56.7%	51.7%	45.0%	38.9%	34.4%	48.9%	8.3%	62.2%	36.1%	31.1%
Emerson Street Deck ^a and Library Lot											
Occupancy	494	86	54	49	50	42	40	212	350	166	103
Percent Occupied		22.8% ^d	14.3% ^d	13.0% ^d	18.1% ^{d,e}	15.2% ^{d,e}	14.5% ^{d,e}	53.9% ^f	70.9%	42.2% ^f	26.2% ^e
Commuter Parking Facilities											
West Lot	144	21	23	22	33	40	46	141	64	58	34
East Lot	144	30	26	29	0 ^g	0 ^g	0 ^g	139	0 ^g	99	0
Center Lot	16	n/a	n/a	n/a	n/a	n/a	n/a	6	6	7	5
Emerson Deck ^b	101	45	25	27	n/a	n/a	n/a	37	40	8	n/a
Maple Deck ^b	177	n/a	n/a	n/a	n/a	n/a	n/a	14	16	15	n/a
Prospect Ave	<u>41</u>	<u>0</u>	<u>3</u>	<u>2</u>	<u>5</u>	<u>4</u>	<u>5</u>	<u>19</u>	<u>13</u>	<u>5</u>	<u>5</u>
Total	623	96	77	80	38	44	51	356	139	192	44
Percent Occupied		22.3%	17.9%	18.6%	11.6% ^f	13.4% ^f	15.5% ^f	57.1%	29.0% ^f	30.8%	12.8%
n/a – Not Available: Parking occupancy survey was not performed during this time period											
^a Includes both free and paid commuter spaces											
^b Paid commuter spaces only											
^c Sections of Emerson Street were blocked off for Mount Prospect Block Party. Inventory reduced by 18 spaces.											
^d Library parking spaces were not surveyed during this time period as the Library was closing or was closed. Inventory was reduced by 117 spaces.											
^e Emerson Street Deck paid (commuter) spaces were not surveyed during this time period. Inventory was reduced by 101 spaces.											
^f Excludes 101 commuter parking spaces on levels 4 and 5.											
^g The East commuter lot was closed for the Bluesmobile Cruise Nights Car Show.											



Downtown Core Area Public Parking Utilization

Table 7

COMMUTER PARKING PEAK OCCUPANCY COMPARISON (2018 vs. 2025)

WEEKDAY MIDDAY PERIOD

	Commuter Parking Inventory (Total Spaces)	Peak Occupancy	Percent Occupied
2025 Parking Survey	623	356	57.1%
2018 Parking Survey	631	599	94.9%

On-Street Public Parking

Exhibit 4 shows the utilization of the on-street parking in the downtown core area during the weekday (Wednesday) midday period. As shown, the highest utilization occurred along Emerson Street (Central-Northwest Highway) where parking utilization exceeded 80 or 90 percent of capacity. The parking spaces along Pine Street (Central-Northwest Highway), Busse Avenue (Wille-Main), and Northwest Highway (Main-Emerson) also experienced high parking utilization at over 70 percent of capacity.

Exhibit 5 shows the utilization of the on-street parking in the downtown core during the Saturday evening period when overlapping events occurred (Cruise Nights and Block Party). As shown, parking utilization exceeded 90 percent of capacity on several blocks, including on Busse Avenue (Wille-Main), Wille Street (Central-Northwest Highway, Prospect-Evergreen), Elmhurst Avenue (Central-Northwest Highway), Maple Street (Central-Northwest Highway), Northwest Highway (Main-Emerson), Pine Street (Central-Northwest Highway, Prospect-Evergreen), Prospect Avenue (Elmhurst-Main, Main-Maple), and Emerson Street (Prospect-Millburn). The parking utilization exceeded 80 percent of capacity along Prospect Avenue (Wille-Main, Elmhurst-Pine), Pine-Wille Alley, Pine Street (Prospect-Evergreen), Evergreen Avenue (Wille-Main), and Elmhurst Avenue (Central-Northwest Highway).

Exhibit 6 shows the utilization of the on-street parking in the downtown core during a Friday evening period. As shown, parking utilization exceeded 90 percent of capacity on several blocks, including on Busse Avenue (Wille-Main, Main-Emerson), Wille Street (Central-Northwest Highway, Prospect-Evergreen), Pine Street (Central-Northwest Highway, Prospect-Pine-Wille Alley), Prospect Avenue (Elmhurst-Main, Emerson-Maple), Evergreen Avenue (Wille-Main), School Street (Northwest Highway-Village Bank & Trust), and Emerson Street (Prospect-Millburn). The parking utilization exceeded 80 percent of capacity along Prospect Avenue (Wille-Main, Elmhurst-Pine), and Wille Street (Northwest Highway-Wille-Main Alley).

Exhibit 7 shows the utilization of the on-street parking in the downtown core during the Saturday evening period when only the Bluesmobile Cruise Nights event was scheduled. As shown, parking utilization exceeded 90 percent of capacity on a couple of blocks, including on Elmhurst Avenue (Central-Northwest Highway), Prospect Avenue (Pine-Main), Pine Street (Prospect-Pine-Wille Alley), Wille Street (Prospect-Pine-Wille Alley), and Emerson Street (Prospect-Millburn). The parking utilization exceeded 80 percent of capacity along Busse Avenue (Wille-Main, Main-Emerson, Northwest Highway-Wille-Main Alley), Prospect Avenue (Elmhurst-Main), Pine Street (Central-Northwest Highway), Evergreen Avenue (Wille-Main), and Elmhurst Avenue (Central-Northwest Highway).

Exhibit 8 shows the utilization of the on-street parking in the downtown core area during a Friday midday period. As shown, the highest utilization occurred along Busse Avenue (Wille-Main, Northwest Highway-Wille-Main Alley), Emerson Street (Busse-Northwest Highway, Prospect-Millburn), Prospect Avenue (Main-Maple), and Ioka Avenue (Prospect-alley) where parking utilization exceeded 90 percent of capacity. The parking spaces along Emerson Street (Busse-Northwest Highway), Busse Avenue (Main-Emerson), and Prospect Avenue (Emerson-Maple) also experienced high parking utilization at over 80 percent of capacity.

- PUBLIC LOTS

A

CENTRAL GATEWAY LOT

B

WILLE-MAIN ALLEY

C

BUSSE AVENUE LOT

D

LIBRARY LOT

E

EMERSON STREET DECK

F

111 E. BUSSE LOT

G

WATER TOWER LOT

H

EAST COMMUTER LOT

I

CENTER COMMUTER LOT

J

WEST COMMUTER LOT

K

PINE-WILLE ALLEY

L

WILLE STREET LOT

M

ST. MARK LOT

N

MAPLE STREET DECK

- LEGEND


 DOWNTOWN CORE AREA


 90-100% PARKING UTILIZATION

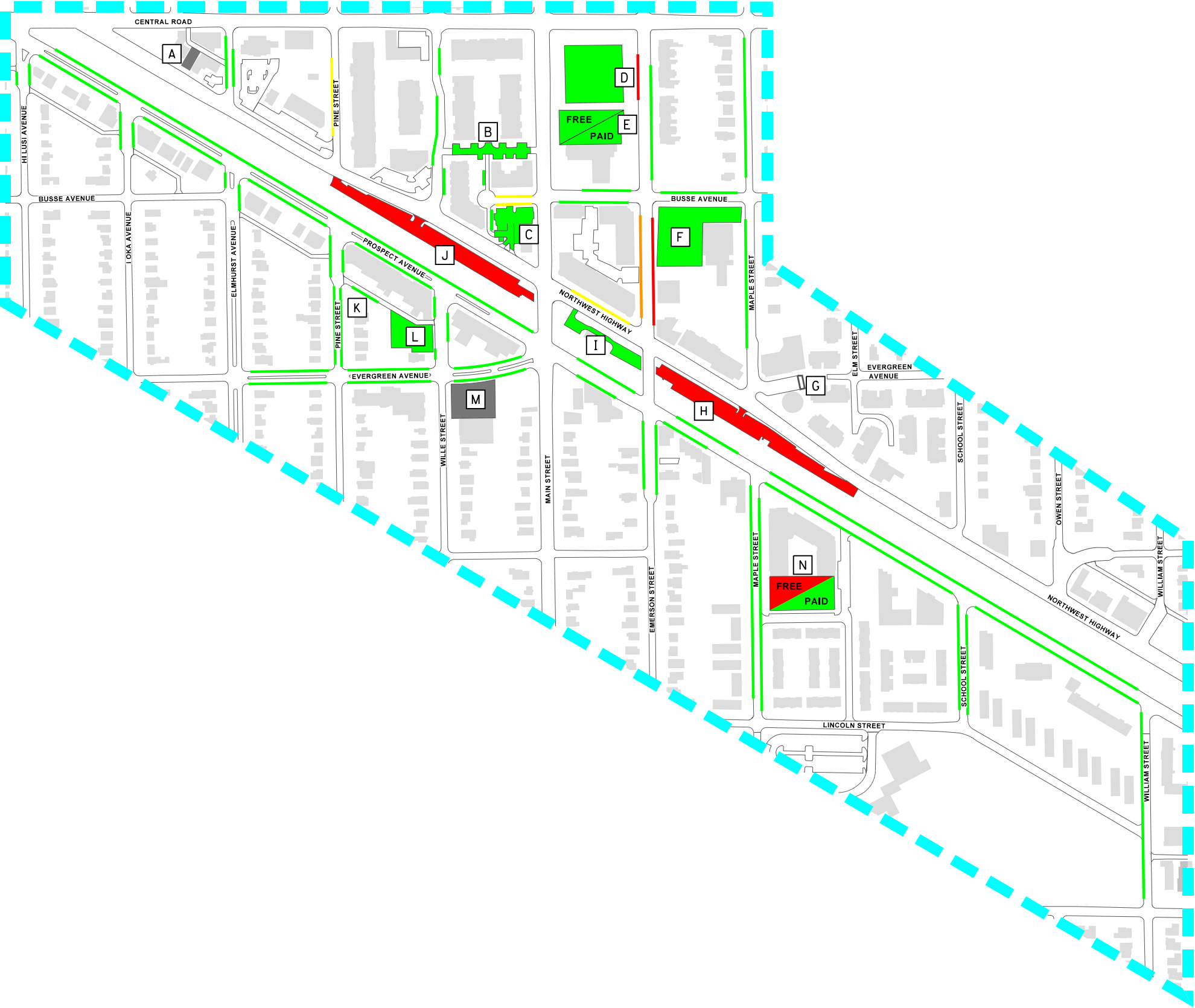

 80-89% PARKING UTILIZATION


 70-79% PARKING UTILIZATION


 0-69% PARKING UTILIZATION


 NOT AVAILABLE


 NOT SURVEYED



- PUBLIC LOTS

A

CENTRAL GATEWAY LOT

B

WILLE-MAIN ALLEY

C

BUSSE AVENUE LOT

D

LIBRARY LOT

E

EMERSON STREET DECK

F

111 E. BUSSE LOT

G

WATER TOWER LOT

H

EAST COMMUTER LOT

I

CENTER COMMUTER LOT

J

WEST COMMUTER LOT

K

PINE-WILLE ALLEY

L

WILLE STREET LOT

M

ST. MARK LOT

N

MAPLE STREET DECK

- LEGEND


DOWNTOWN CORE AREA


90-100% PARKING UTILIZATION

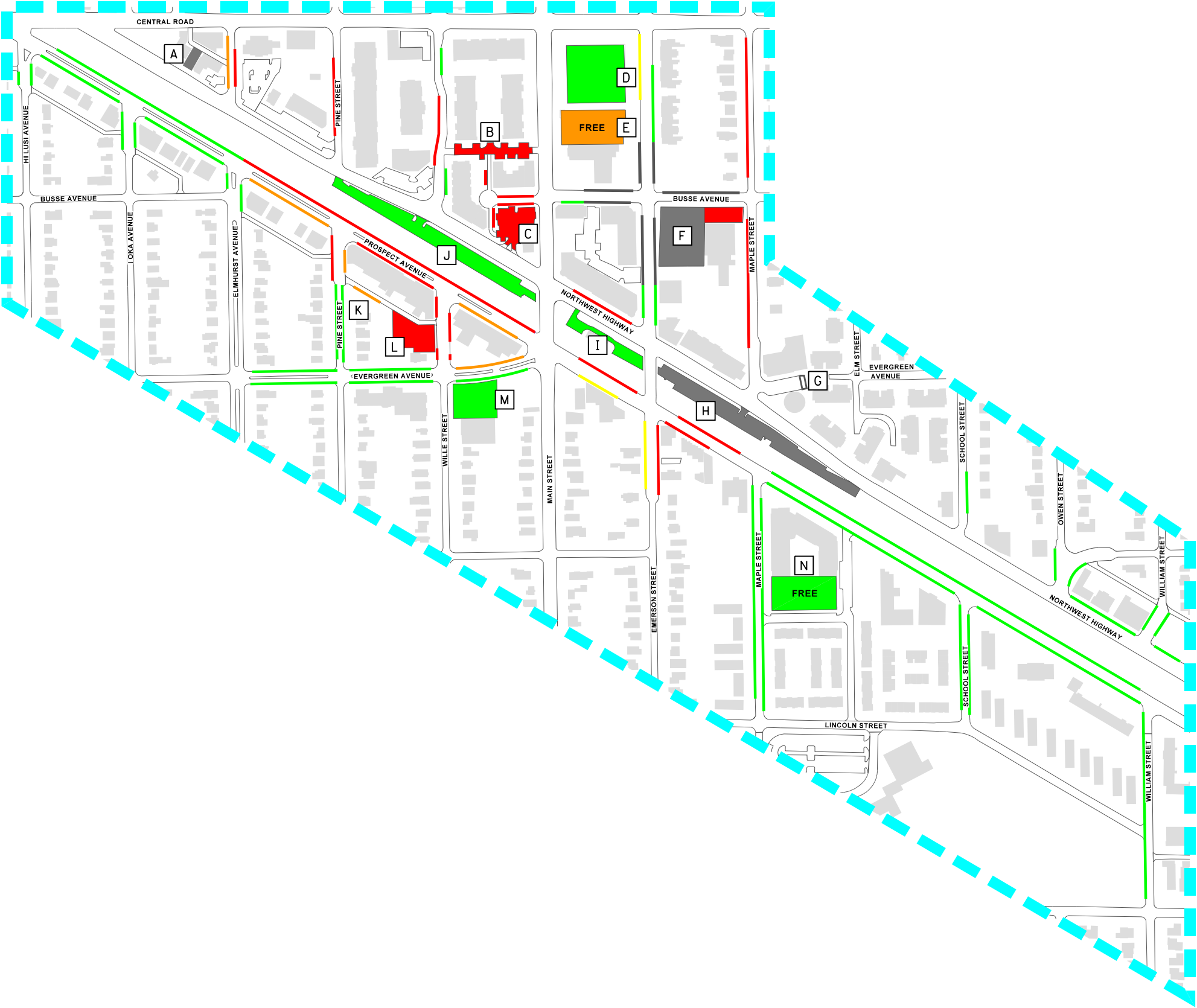

80-89% PARKING UTILIZATION


70-79% PARKING UTILIZATION


0-69% PARKING UTILIZATION


NOT AVAILABLE


NOT SURVEYED



- PUBLIC LOTS

A

CENTRAL GATEWAY LOT

B

WILLE-MAIN ALLEY

C

BUSSE AVENUE LOT

D

LIBRARY LOT

E

EMERSON STREET DECK

F

111 E. BUSSE LOT

G

WATER TOWER LOT

H

EAST COMMUTER LOT

I

CENTER COMMUTER LOT

J

WEST COMMUTER LOT

K

PINE-WILLE ALLEY

L

WILLE STREET LOT

M

ST. MARK LOT

N

MAPLE STREET DECK

- LEGEND


DOWNTOWN CORE AREA


90-100% PARKING UTILIZATION


80-89% PARKING UTILIZATION


70-79% PARKING UTILIZATION


0-69% PARKING UTILIZATION


NOT AVAILABLE


NOT SURVEYED



- PUBLIC LOTS**

 - A CENTRAL GATEWAY LOT
 - B WILLE-MAIN ALLEY
 - C BUSSE AVENUE LOT
 - D LIBRARY LOT
 - E EMERSON STREET DECK
 - F 111 E. BUSSE LOT
 - G WATER TOWER LOT
 - H EAST COMMUTER LOT
 - I CENTER COMMUTER LOT
 - J WEST COMMUTER LOT
 - K PINE-WILLE ALLEY
 - L WILLE STREET LOT
 - M ST. MARK LOT
 - N MAPLE STREET DECK

- LEGEND**

 -  DOWNTOWN CORE AREA
 -  90-100% PARKING UTILIZATION
 -  80-89% PARKING UTILIZATION
 -  70-79% PARKING UTILIZATION
 -  0-69% PARKING UTILIZATION
 -  NOT AVAILABLE
 -  NOT SURVEYED



- PUBLIC LOTS

A

CENTRAL GATEWAY LOT

B

WILLE-MAIN ALLEY

C

BUSSE AVENUE LOT

D

LIBRARY LOT

E

EMERSON STREET DECK

F

111 E. BUSSE LOT

G

WATER TOWER LOT

H

EAST COMMUTER LOT

I

CENTER COMMUTER LOT

J

WEST COMMUTER LOT

K

PINE-WILLE ALLEY

L

WILLE STREET LOT

M

ST. MARK LOT

N

MAPLE STREET DECK

- LEGEND


 DOWNTOWN CORE AREA


 90-100% PARKING UTILIZATION


 80-89% PARKING UTILIZATION


 70-79% PARKING UTILIZATION


 0-69% PARKING UTILIZATION


 NOT AVAILABLE


 NOT SURVEYED



Exhibit 9 shows the utilization of the on-street parking in the downtown core area during a Saturday midday period when no events were scheduled. As shown, the highest utilization occurred along Wille Street (Central-Northwest Highway), Emerson Street (Busse-Northwest Highway), Northwest Highway (Main-Emerson), Prospect Avenue (Main-Emerson), Evergreen Avenue (Wille-Main), and Hi Lusi Avenue (Prospect-alley) where parking utilization exceeded 90 percent of capacity. The parking spaces along Busse Avenue (Wille-Main) also experienced high parking utilization at over 80 percent of capacity.

Off-Street Public Parking

Exhibit 4 also shows the utilization of the public parking lots and decks in the downtown core area during the peak weekday midday period. With respect to the commuter parking facilities, as noted earlier, the east and west commuter lots were near fully utilized at this time while the other commuter facilities, including the commuter portion of the Maple Street deck, were under 40 percent utilized. The non-commuter parking facilities were all utilized to 60 percent or less of their capacity during the weekday midday period, with the exception of the free portion of the Maple Street deck which was fully-utilized.

Exhibit 5 also shows the utilization of the public parking lots and decks in the downtown core during the Saturday evening period when overlapping events occurred (Cruise Nights and Block Party). The Wille Street lot was utilized to 94 percent of capacity while the Busse Avenue lot and Wille-Main Alley were overparked. The Emerson Street deck was utilized to 84 percent of capacity during this time. All other parking facilities were utilized to less than 45 percent of capacity during this time.



Exhibit 6 also shows the utilization of the public parking lots and decks in the downtown core during the Friday evening period. The Wille Street lot, Busse Avenue lot, and Pine-Willey alley were all utilized in excess of 90 percent of capacity. The Maple Street deck was utilized to 62 percent of capacity. All other parking facilities were utilized to less than 49 percent of capacity during this time.

Exhibit 7 also shows the utilization of the public parking lots and decks in the downtown core during the Saturday evening period when only the Bluesmobile Cruise Nights was scheduled. The Wille Street lot was utilized to 94 percent of capacity while the Busse Avenue lot and Wille-Main Alley were overparked. The Busse Avenue lot was utilized to 91 percent of capacity during this time, the Pine-Wille Alley was utilized to 83 percent of capacity, and the Wille Street Lot was utilized to 75.5 percent of capacity. All other parking facilities were utilized to less than 53 percent of capacity during this time.

- PUBLIC LOTS

A

CENTRAL GATEWAY LOT

B

WILLE-MAIN ALLEY

C

BUSSE AVENUE LOT

D

LIBRARY LOT

E

EMERSON STREET DECK

F

111 E. BUSSE LOT

G

WATER TOWER LOT

H

EAST COMMUTER LOT

I

CENTER COMMUTER LOT

J

WEST COMMUTER LOT

K

PINE-WILLE ALLEY

L

WILLE STREET LOT

M

ST. MARK LOT

N

MAPLE STREET DECK

- LEGEND


DOWNTOWN CORE AREA


90-100% PARKING UTILIZATION


80-89% PARKING UTILIZATION


70-79% PARKING UTILIZATION


0-69% PARKING UTILIZATION


NOT AVAILABLE


NOT SURVEYED



Exhibit 8 also shows the utilization of the public parking lots and decks in the downtown core area during a Friday midday period. With respect to the commuter parking facilities, the east and west commuter lots were only utilized to 69 percent and 40 percent of capacity, respectively. The only lots that experienced high utilization were the Busse Avenue lot at 85 percent of capacity and Wille-Main Alley at 68 percent of capacity. All other parking facilities were all utilized to 50 percent or less of their capacity during the Friday midday period.

Exhibit 9 also shows the utilization of the public parking lots and decks in the downtown core area during a Saturday midday period when no events were scheduled. The only lot that experienced high utilization was the Busse Avenue lot at 76 percent of capacity. All other parking facilities were all utilized to 59 percent or less of their capacity during the Saturday midday period.

Key Findings

- Redevelopment in Mount Prospect's downtown core area has resulted in some changes to the public parking supply since the previous parking study was completed in 2018.
- In total, the 2025 parking inventory indicates there are 48 fewer public parking spaces than there was in 2018, including one less off-street space and 47 fewer spaces on the street.
- The private parking supply, on the other hand, has increased by approximately 450 spaces since 2018.
- The resulting proportion of public vs. private parking in the downtown core has thus changed from 62% public/38% private in 2018 to 55% public/45% private.
- The composition of public parking has generally remained consistent since 2018 with 62.7% of the spaces located in off-street lots/decks and 37.3% located on the street.
- Public parking reductions can be attributed to the reconfigurations of the Busse Avenue and Water Tower lots and streetscaping along Evergreen Avenue (Main Street-Elmhurst Avenue). Other reductions may be the result of an overestimate of parking capacity in 2018 on several unmarked blocks, including the segments of Prospect Avenue (Hi Lusi Avenue-Pine Street) which have since been marked with parking boxes to standardize the parking stall dimensions.
- Public parking gains have occurred along the Maple Street Lofts frontage on Maple Street and Prospect Avenue and from the availability of the St. Mark Church lot for public use after 5:00 P.M. daily.
- The Maple Street deck, built as part of the Maple Street Lofts development, has replaced a comparably-sized surface lot resulting in no significant change in off-street public parking on the block.
- The northeast quadrant of the downtown core continues to contain the largest concentration of public parking (43%) followed by the southeast quadrant (26%), similar to 2018.

- The peak utilization (53.8%) of all public parking (on-street and off-street) in the downtown core occurred on a Saturday evening when overlapping events were scheduled (Cruise Nights and Block Party).
- During the midday period of a typical weekday, the utilization of the public parking supply peaked at 42.4%. On a Friday evening, the public parking utilization peaked at 32.8%.
- During Friday midday and evening periods, the public parking utilization peaked at 33.5% and 32.8%, respectively. On Saturday evening when only the Cruise Nights event was scheduled, the public parking utilization peaked at 27.3%. On a Saturday afternoon when no events were scheduled, the public parking utilization peaked at 25.1%.
- These utilization rates indicate that there is currently an overall abundance of public parking in the downtown core, including sufficient parking to support the weekday commuting period as well as the larger weekend events.
- In 2018, while there also was an overall abundance of public parking on weekdays and weekends, there were more vehicles parked in public facilities during the weekday midday period than in 2025, particularly in the commuter parking lots.
- While there is currently an abundance of public parking in the downtown core, there are still spot locations in which the public parking supply is heavily utilized during specific periods.
- During the Saturday evenings of overlapping events, the northeast quadrant of the downtown core received the largest number of parked vehicles (455 cars, 70.9% of capacity), much of which was parked in the Emerson Street deck. The northwest quadrant experienced the highest utilization of the public parking available (222 spaces, 72.5% of capacity) at this time, including full utilization of the Busse Avenue lot, Wille-Main Alley, and surrounding streets.
- The east and west commuter parking lots are near fully utilized on weekdays but the other commuter facilities (Emerson Street deck, Maple Street deck, Prospect Avenue) have plenty of availability with utilization levels under 47%. In 2018, there was a near shortage of commuter parking with the peak utilization of all commuter parking facilities combined at 94.9%.
- With the exception of the time periods when events utilize the east and west commuter parking lots from May through October, the commuter lots remain significantly underutilized during weekday evenings and weekends with over 71% of the parking capacity (more than 484 spaces) available for use free of charge.
- The Emerson Street deck and the adjacent and connected library parking lot are also significantly underutilized. During the peak weekday midday period there were still a total of 282 empty spaces, and even more spaces were empty on weekday evenings and weekends, with the exception of the overlapping Cruise Nights/Block Party evenings.

- The limited amount of street parking on Pine Street in front of Capannari Ice Cream is heavily utilized on weekday evenings and weekends. Other public parking options are a block away or across busy Northwest Highway.
- Street parking along Emerson Street between Northwest Highway and Busse Avenue is also heavily utilized due to the adjoining number of retail stores. The underutilized Emerson Street deck is ½-block to the north.
- Street parking along Prospect Avenue between Main Street and Elmhurst Avenue is also heavily utilized during the evening hours on weekdays and weekends due to the number of vibrant restaurants along the street. While the Wille Street lot is also heavily utilized at these times, nearby parking is available in the St. Mark lot (after 5:00 P.M.) or on adjacent streets.
- Many downtown patrons perceive there to be a parking problem if they are unable to park in front of their destination or within view of their destination. In most cases, public parking that is convenient to the destination is available nearby but around a corner or out of the line of sight from the destination. These available spaces can be a much shorter walking distance than the typical walking distance from the parking field at a shopping mall or regional center.
- It is thus concluded, based on the findings from the public parking surveys performed by the Village, that similar to the 2018 study, the downtown core area continues to have an adequate supply of public parking. However, different from the 2018 study, the utilization of the commuter parking supply is now lower and thus there no longer is a shortage of commuter parking as there was in 2018.
- At spot locations where parking utilization is high, adequate public parking remains available within a short walking distance (i.e., one block or two). However, improvements are still needed to guide motorists to these nearby parking opportunities and increase safety on the walk to and from these facilities.

4. Projected Parking Conditions

The future parking conditions in the downtown will be impacted by redevelopment projects within the study area. With the redevelopment of any parcel or site, the following changes in the parking characteristics must be examined:

- *Type of Parking.* The change in the type of parking (i.e., public vs. private) and/or the parking regulations (i.e., reserved parking, time restrictions, etc.), if any.
- *Parking Inventory.* The net gain or loss in the number of parking spaces resulting from the redevelopment project.
- *Parking Demand.* The net gain or loss in parking demand resulting from the redevelopment.

Downtown Redevelopment Opportunities/Sites

The *Village of Mount Prospect Downtown Implementation Plan* (November 2013) and the Village's *2017 Comprehensive Plan Update* identified potential redevelopment opportunities (sites) in the downtown area. **Table 8** lists and **Exhibit 10** illustrates the locations of each of the redevelopment sites and indicates the current stage of redevelopment.

Table 8
DOWNTOWN REDEVELOPMENT OPPORTUNITIES/SITES

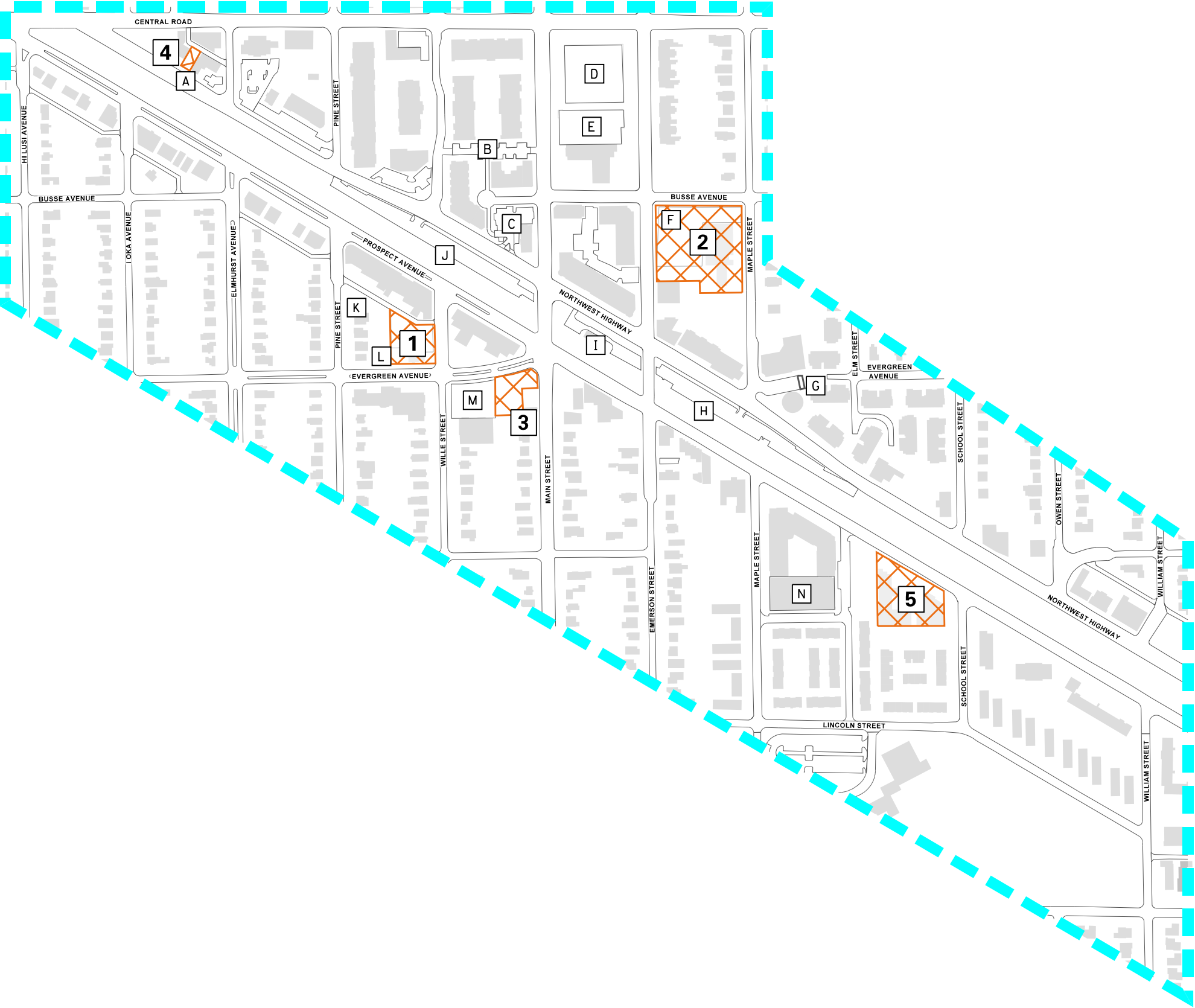
Redevelopment Site	Location	Current Condition
Busse and Emerson Site	South of Busse Avenue between Emerson Street and Maple Street	No changes to date
Wille Street Lot	West side of Wille Street between Elmhurst Street and Maple Street	No changes to date
Future Restaurant & Bar	200 S. Main Street (SW corner of Main St with Evergreen Ave)	Vacant parcel. No changes to date
Central Gateway Lot	W. Northwest Highway west of Trazeros Restaurant	Newly constructed ¹
E. Prospect Avenue Site	237-249 E. Prospect Avenue between S. Elm Street and S. School Street	No changes to date

¹ Lot was under construction at the time of the parking surveys

The following summarizes each of the redevelopment sites, evaluates the potential changes they would have on the downtown parking supply and demand, and identifies any positive or negative impacts they would have on downtown parking conditions.

PUBLIC LOTS	
A	CENTRAL GATEWAY LOT
B	WILLE-MAIN ALLEY
C	BUSSE AVENUE LOT
D	LIBRARY LOT
E	EMERSON STREET DECK
F	111 E. BUSSE LOT
G	WATER TOWER LOT
H	EAST COMMUTER LOT
I	CENTER COMMUTER LOT
J	WEST COMMUTER LOT
K	PINE-WILLE ALLEY
L	WILLE STREET LOT
M	ST. MARK LOT
N	MAPLE STREET DECK

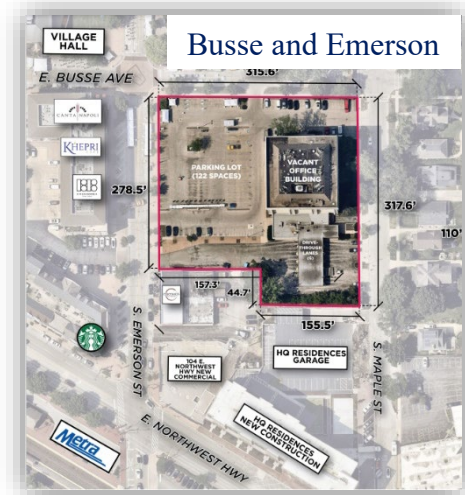
LEGEND	
	FUTURE DEVELOPMENT SITE
	WILLE STREET LOT
	BUSSE AND EMERSON SITE
	FUTURE RESTAURANT/BAR SITE
	CENTRAL GATEWAY LOT *
	E. PROSPECT AVENUE SITE
	RECENTLY COMPLETED



Busse and Emerson Site

Site Location and Redevelopment Concepts

The Busse and Emerson site is located at 111 E. Busse Avenue in the northeast quadrant of the downtown and is bounded by Busse Avenue on the north, Maple Street on the east, Emerson Street on the west, and Emerson's Ale House and the HQ Residences on the south. Currently the 2.15-acre site contains a vacant six-story, 94,896 square-foot office building built in the 1970s and a 121-space public parking lot. The site is the former home of Chase Bank, which relocated to the northwest corner of Main Street and Northwest Highway in 2021.



The Village acquired the property in May of 2025 and has issued a Request for Proposals for the redevelopment of the property. The Village's desire is for a vibrant mixed-use development with commercial space along Emerson Street and for-sale residential units. The redevelopment could entail a complete demolition of the existing building or could be an adaptive reuse. It is anticipated that the property will be entitled over the winter of 2026 with construction breaking ground in the spring of 2026 and concluding in 2027.

For planning purposes, it is estimated that the redevelopment would add approximately 125 to 150 residential units to the downtown area along with street-level commercial space. Village staff estimates that approximately 1.25 parking spaces per unit should adequately park the new residential units, with additional parking needed if for-sale condominium units are included as part of the development or if street level commercial space is provided.

Change in Parking Characteristics

- *Public Parking Inventory.* While the Village would prefer a redevelopment that includes public parking opportunities, either on-street along Emerson, Busse, and Maple, or as part of a new parking lot or structure, it was assumed that the existing 121-space public parking lot would be eliminated to maintain a conservative analysis.
- *Public Parking Demand.* It is assumed that the development would be supported with private parking sufficient to accommodate the demand of its residential tenants and commercial users. As such, the development would not generate a new demand for public parking. Rather, the existing demand for public parking would be displaced.

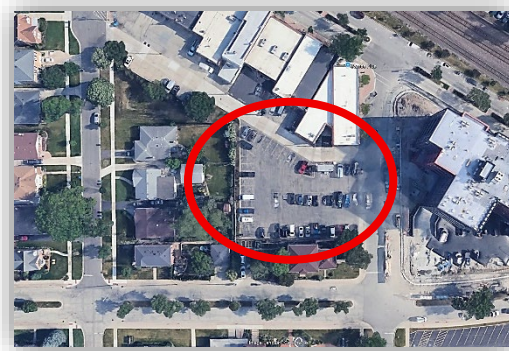
Impact on Public Parking Conditions

As discussed above, the redevelopment of the site would potentially eliminate the 121-space public parking lot. Peak occupancy of the lot occurred on a Friday evening when 59 spaces (48.8% of capacity) was utilized. The occupancy was significantly lower during the weekday midday period and on Saturday event days. The Emerson Street deck, located ½-block northwest of the site, is the most proximate public parking facility to accommodate the public parking demand displaced from this site. The Emerson Street deck had 291 empty parking spaces during the Friday evening period, 174 empty spaces during the weekday midday period, and 60 empty spaces on a Saturday evening of overlapping events. Public parking was also available to a degree on Emerson Street and Busse Avenue for future commercial users that may choose to park off-site.

Wille Street Lot Site

Site Location

The Wille Street Lot is a public parking lot located on the west side of Wille Street between Prospect Avenue and Evergreen Avenue. The lot currently contains 49 spaces. Six of the spaces are currently reserved for Prospect Place tenants. The remaining spaces are regulated with 4-hour time limits.



Change in Parking Characteristics

- *Parking Inventory.* The Village is exploring the opportunity to expand the parking lot, possibly up to 70 spaces, which could effectively add up to 19 to 20 public parking spaces to the southwest quadrant of the downtown core. The lot expansion would need to be achieved through the acquisition of nominal adjacent parcels.
- *Parking Demand.* The parking lot expansion itself would not increase parking demand. Rather it would aid in accommodating the current demand for parking in the area, particularly for the restaurants along Prospect Avenue.

Impact on Public Parking Conditions

The Wille Street lot was near fully utilized during the Friday and Saturday evening periods due in part to the vibrancy of the restaurants along Prospect Avenue such as Mia's Cantina, Whiskey Hill, Lady Dahlia, Salerno's Pizza, and Patina, among others. On-street parking along Prospect Avenue, Pine Street, Wille Street, and Evergreen Avenue is also heavily utilized during the evening period. While the total public parking demand (on-street and off-street) in the southwest quadrant of the downtown core never peaked higher than 52.4 percent of capacity, the additional public parking spaces that could potentially be built in the Wille Street lot would reduce parking circulation in the area, increase opportunities for additional permit parking, and support future commercial development.

200 South Main Street Site

Site Location and Redevelopment

This site is located at 200 S. Main Street in the southwest quadrant of the downtown and is bounded by Evergreen Avenue on the north, Main Street on the south, Hubby's Dog House and residential homes on the south, and the St. Mark Lutheran Church parking lot on the west. The site is currently vacant. Development plans for the site include a 7,000 square foot restaurant and bar with up to nine private parking spaces (1.3 spaces/1,000 sf).



Change in Parking Characteristics

- *Parking Inventory.* The future parking supply on the site (nine spaces) will remain private and will serve restaurant patrons.
- *Parking Demand.* The parcel previously contained a small single-story office building with private parking and the parking for the planned future use will also remain private. A restaurant/bar would achieve its peak demand for parking in the evening hours around 7:00-8:00 P.M. The peak parking demand would likely far exceed the nine parking spaces to be developed on the site.

Impact on Public Parking Conditions

Public parking would be needed to support this development. While on-street parking is tight in the evening on Evergreen Avenue, Prospect Avenue, and Wille Street, there is some availability. Further, the adjoining St. Mark Church lot, which is available to the public after 5:00 P.M., was only utilized to approximately 10 percent of its 40-space public parking capacity during the evenings. Further, the Village is in the process of accruing the St. Mark Church parking lot, St Mark Church gymnasium, and other St Mark Church parcels and redeveloping a portion of the parcels as a surface parking lot with up to 59 parking spaces or potentially a parking garage.

Central Gateway Lot

This newly constructed parking lot offers seven public parking spaces to the immediate west of Trezeros Restaurant located in the northwest quadrant of the intersection of Northwest Highway and Elmhurst Avenue. The restaurant currently offers five private off-street parking spaces on the east side of its building and eight private off-street parking spaces on the west side of its building. There are also 31 public spaces on Elmhurst Avenue (Central Road-Northwest Highway).



Change in Parking Characteristics

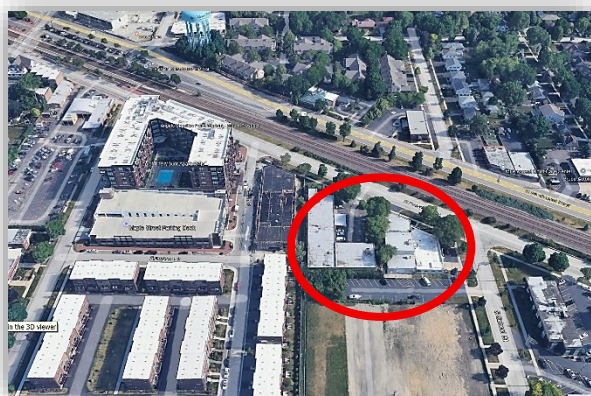
The new public parking spaces are intended to support restaurant operations by providing additional parking for restaurant employees while preserving the restaurant's existing private parking for restaurant patrons.

Impact on Public Parking Conditions

The 31 public spaces adjacent to the restaurant on Elmhurst Avenue are heavily utilized during the evenings. The new public off-street parking spaces will relieve some of the pressure for public parking along Elmhurst Avenue.

E. Prospect Avenue Site

The light industrial uses at 237-249 E. Prospect Avenue between S. Elm Street and S. School Street are identified in the 2017 Comprehensive Plan Update as a potential redevelopment site under the downtown mixed-use category. Primary land uses under this category could include retail,



specialty shops, restaurants, bars, coffee shops, business/office, professional, service, cultural, arts and entertainment, and civic uses. Secondary uses could include townhomes, medium to high density multifamily residential, health services, community amenities, recreational uses, and community gathering spaces. The site currently contains two light industrial buildings and two private parking lots with a combined total of 37 private parking spaces.

5. Findings and Recommendations

Based on the findings from the parking surveys, and the evaluation of existing and projected parking conditions, recommendations were developed to increase utilization of the public parking supply and mitigate areas where the availability of public parking is constrained.

Summary of Findings

As the parking surveys have shown, the overall parking supply within the downtown core area is more than sufficient to accommodate the peak parking demand. The following summarizes the results of the parking surveys:

- The peak utilization of all public parking (on-street and off-street) in the downtown core area was 53.8% and occurred on a Saturday evening when overlapping events were scheduled (Cruise Nights and Block Party). A minimum of approximately 865 of the 2,161 public parking spaces were available at this time.
- The peak utilization of all public parking in the downtown core during the midday period of a typical weekday was 42.4%. A minimum of approximately 1,222 of the 2,161 public parking spaces were available at this time.

While the overall public parking supply in the downtown core area is sufficient to meet the peak parking demand, a few specific areas within the downtown core currently experience parking capacity constraints or are projected to experience constraints in the future. These locations include:

- Emerson Street between Central Road and Northwest Highway (NE quadrant)
- Busse Avenue between Main Street and Emerson Street and west of Main (NW quadrant)
- Northwest Highway between Main Street and Emerson Street (NE quadrant)
- Pine Street between Central Road and Northwest Highway (NW quadrant)
- Elmhurst Avenue between Central Road and Northwest Highway (NW quadrant)
- Prospect Avenue between Pine Street and Maple Street (SE and SW quadrants)
- Wille Street between Prospect Avenue and Evergreen Avenue (SW quadrant)

General Recommendations

Better Utilization of the Village Parking Deck

The Village parking deck has a total of 377 parking spaces and is centrally located between the northeast and northwest quadrants of the downtown core subarea. Currently, the parking deck is open to the public and regulated with four-hour time limits. In addition, downtown employees can obtain a permit to park for free in the deck when their employers register their vehicles with the Village. Additional users have been added since 2018 as 101 of the spaces in the deck are now reserved for commuter permit parking and downtown residents can now obtain permits to park overnight in the garage.

The results of the parking surveys show that the parking deck is still significantly underutilized at all times except on Saturday evenings when overlapping events were scheduled. At other times, the peak utilization was 54 percent and occurred during the weekday midday period. A minimum of approximately 174 parking spaces were available at that time. Given its convenient location to both the northeast and northwest quadrants, there may be opportunities to better market the convenient location of the deck (discussed in more detail later).



Better Utilization of the Commuter Parking Lots During Evenings and Weekends

During weekday evenings (6:00 P.M. to 1:00 A.M.) and on weekends, the commuter parking facilities are open to the public. However, these facilities continue to be underutilized at these times. The peak utilization of all commuter lots combined on Friday evening was 22.3 percent (527 available spaces). The combined peak utilization of the lots on Saturday evening when overlapping events were scheduled was 29 percent (484 available spaces). Given the convenient location of the commuter lots to both the northeast and northwest quadrants, there may be opportunities to better market the convenience of the lots as well as enhance the wayfinding signage in the vicinity of the lots (discussed in more detail later).

Enhanced Marketing and Wayfinding

The parking surveys revealed that, in general, there is adequate public parking capacity in the downtown core area, with the exception of a few spot locations where parking utilization is high at various times of the day. However, many downtown patrons perceive there to be a parking problem if they are unable to park in front of or within view of their destination. In most cases, public parking that is convenient to the destination is available nearby but around a corner or out of the line of sight from the destination. These available spaces can be a much shorter walking distance than the typical walking distance from the parking field at a shopping mall or regional center. A robust marketing effort and an enhanced wayfinding plan for the downtown parking system is critical to achieving better utilization of the existing public parking system in the downtown.



- The availability of public parking in the Emerson Street and Maple Street decks and the commuter lots (weekday evenings and weekends only) should be marketed with wide distribution via websites, social media platforms, and through the Mount Prospect Chamber of Commerce. Pamphlets can also be developed and left with merchants and/or posted on information boards/kiosks and the Village's web application (app).
- Wayfinding to the public parking lots and decks in the downtown core could be enhanced with additional signage to maximize use of all of the public parking facilities.

Northwest Quadrant Recommendations

The only quadrant within the downtown area that is close to experiencing any parking capacity constraints is the northwest quadrant. During weekday and weekend evenings, the peak utilization of the public parking spaces in the quadrant ranges from 43.5 to 72.5 percent, with a minimum of 84 public parking spaces available. In addition to the recommendations outlined above, the following summarizes additional recommendations to help mitigate the potential parking capacity constraints in the northwest quadrant.

Pine Street Parking Improvements

The utilization of on-street parking on Pine Street between Central Road and Northwest Highway exceeded 90 percent at various times on the weekends. The high parking demand is primarily generated by Capannari Ice Cream and the Clocktower Condominiums. Currently, Pine Street has 18 angle spaces along the west side of the street. Parking is prohibited on the east side. The following recommendations should be considered.

Modified Time Regulations

Currently, all on-street parking along this block of Pine Street is regulated by a two-hour time limit, which was changed from a four-hour limit a few years ago. To further increase turnover of these spaces, which are very convenient for Capannari Ice Cream customers, consideration should be given to reducing the regulated time limits on a portion of the spaces from two hours to 30 minutes, or to one hour at the maximum. A portion of the parking spaces should continue to provide two-hour parking to accommodate condominium guests on the east side of the street. **Exhibit 11** shows the recommended modifications to the time regulations.



Enforcement

Enforcement is the most successful means to ensure that parkers observe the on-street parking regulations, particularly if the time limits are reduced. The parking regulations should continue to be enforced. In areas where the time regulations have recently been changed, or in new areas of change if implemented from these recommendations, the Village should consider temporarily increasing the enforcement, particularly during peak times.

- PUBLIC LOTS**
- A** CENTRAL GATEWAY LOT
 - B** WILLE-MAIN ALLEY
 - C** BUSSE AVENUE LOT
 - D** LIBRARY LOT
 - E** EMERSON STREET DECK
 - F** 111 E. BUSSE LOT
 - G** WATER TOWER LOT
 - H** EAST COMMUTER LOT
 - I** CENTER COMMUTER LOT
 - J** WEST COMMUTER LOT
 - K** PINE-WILLE ALLEY
 - L** WILLE STREET LOT
 - M** ST. MARK LOT
 - N** MAPLE STREET DECK

- LEGEND**
-  DOWNTOWN CORE AREA
 -  FREE PARKING
 -  FREE PARKING (AFTER 5 PM)
 -  2 HOUR PARKING 7:00 AM - 6:00 PM
 -  4 HOUR PARKING 7:00 AM - 6:00 PM
 -  COMMUTER PARKING (WEEKDAYS)
 -  PERMIT PARKING
 -  LIBRARY PARKING
 -  CONVERT FROM 2 HOUR PARKING TO 30 MIN OR 1 HOUR PARKING



Physical Modifications to Pine Street

The on-street parking capacity can be increased on the east side of Pine Street with physical modifications or widening of the street. The following two alternatives could be considered:

1. *Alternative 1.* Widen Pine Street by approximately five to six feet to accommodate approximately 13 parallel parking spaces on the east side of the street. When combined with the existing 18 angle parking on the west side, the street would have a total parking capacity of 31 spaces. **Exhibit 12A** illustrates this alternative.
2. *Alternative 2.* Restripe Pine Street to provide one moving lane in each direction with parallel parking on both sides of the street. The majority of Pine Street is wide enough to accommodate parallel parking on both sides. However, there are 3 curb extensions along the west side that would need to be reduced in size or eliminated. A total of approximately 24 parallel parking spaces could be provided along Pine Street with the restriping and curb modifications, which reflects an increase of six spaces over existing conditions. **Exhibit 12B** illustrates this alternative.
3. *Alternative 3.* Convert Pine Street to a one-way southbound road to accommodate approximately 13 parallel parking spaces on the east side of the street. This alternative would be similar to Alternative 1, but instead of widening the street to accommodate the parallel parking, the existing northbound lane would be restriped for parallel parking. When combined with the 18 angle parking spaces on the east side of the street, the street would have a total parking capacity of 31 spaces.

Further studies should be conducted to determine the feasibility and costs of each alternative.



SCALE: 1" = 50'

CENTRAL ROAD

12' 12' 7'
22'

PINE STREET

NORTHWEST HIGHWAY

EXISTING ON-STREET
PARKING SPACES = 18

PROPOSED ADDITIONAL
ON-STREET
PARKING SPACES = 14

TOTAL
PARKING SPACES = 32



SCALE: 1" = 50'

CENTRAL ROAD

PINE STREET

22'

8'

12' 12'

EXISTING ON-STREET
PARKING SPACES = 18

PROPOSED ON-STREET
PARKING SPACES = 25

NET GAIN
PARKING SPACES = 7

NORTHWEST HIGHWAY

Northeast Quadrant Recommendations

On-street parking on the following blocks was utilized to a high level on several of the days when the parking surveys were performed (see inset):

- Emerson Street between Central Road and Northwest Highway
- Busse Avenue between Main Street and Emerson Street
- Northwest Highway between Main Street and Emerson Street

The on-street parking constraint is primarily due to the parking demand generated by visitors to Village Hall, by the commercial businesses in the Village Centre development, and by events scheduled in the East commuter lot and on the Village Green next to Village Hall. Most of these on-street spaces are located adjacent to or in proximity to the commercial businesses and, as such, are very convenient and desirable. The following recommendations should help mitigate the parking capacity constraints on this block.



Modified Time Regulations

Currently, all on-street parking on this block is regulated by a two-hour time limit between 7:00 A.M. and 6:00 P.M. To increase turnover of these spaces, which are very convenient to the commercial businesses in the Village Centre development, consideration should be given to reducing the regulated time limits from two hours to 30 minutes, or to one hour at the maximum. Longer-term parkers can utilize the Emerson Street deck. On weekday evenings and weekends, longer-term parkers can utilize the East and West commuter lots, which have ample parking available and are located just one block away. The modifications to the time regulations will both mitigate the on-street parking capacity constraints on the block and make better use of the Emerson Street deck and commuter lots. Exhibit 6 shows the recommended modifications to the time regulations.

Replace Lost Public Parking from 111 E. Busse Avenue Lot

Ensure that adequate public parking is provided as part of the Emerson and Busse redevelopment project to support the future street-level commercial uses and accommodate visitors to the future residential units. In doing so, the Village will preserve adjoining on-street parking and nearby off-street public parking (such as the Emerson Street Deck) for downtown users not associated with the new development. The current parkers displaced from this 121-space public lot will find adequate parking available in the Emerson Street deck one block to the north, which will help to improve the utilization of the deck.

Enforcement

Enforcement is the most successful means to ensure that parkers observe the on-street parking regulations, particularly if the time limits are reduced. It is our understanding that the Village currently enforces the parking regulations. However, if possible, the Village should consider temporarily increasing the enforcement where the on-street time regulations are changed, particularly during the peak times.

Southeast and Southwest Quadrant Recommendations

Wille Street Lot Expansion

The planned restaurant and bar at 200 S. Main Street will utilize a fair amount of public parking, particularly along Evergreen Avenue, Prospect Avenue, Wille Street, and in the St. Mark Lutheran Church lot (after 5:00 P.M.). The street parking in the area is already heavily utilized during evenings as is the Wille Street lot due to the parking demand generated by the commercial businesses along the south side of Prospect Avenue, such as Prospect Place, Mrs. P & Me restaurant, and Mia's Cantina. The possible expansion of the Wille Street lot would provide a valuable supplement to the public parking supply in the southwest quadrant of the downtown core. As the Village contemplates the expansion potential of the lot, potentially through nominal land acquisition, consideration should be given to maximizing the parking increase to support the quadrant for the foreseeable future.



Wayfinding

Wayfinding signage, as discussed previously, should be enhanced to guide parkers from all directions to the Maple Street deck and Wille Street lot. As an option, since the Emerson Street deck signage is blue, the wayfinding enhancements could utilize a different color scheme for the public parking facilities on the south side of the railroad (i.e., Maple Street deck and Wille Street lot).

Prospect Avenue On-Street Commuter Parking

Given the significant surplus of unutilized commuter parking in downtown Mount Prospect, the Village should consider converting the on-street commuter parking along the north side of Prospect Avenue between Williams Street and Maple Street to free parking.

6. Conclusions

This report summarizes the findings from an updated parking demand assessment of the public parking supply in downtown Mount Prospect, Illinois. The study area for the parking assessment was selected by Village staff and consists of the same downtown core area evaluated in a previous parking assessment performed by KLOA, Inc. in 2018. The study area consists of parking lots, two parking decks and on-street parking spaces. The parking spaces are both regulated and unregulated and are used by Metra commuters and downtown employees, visitors, patrons, residents, and event attendees.

Since that 2018 parking study was completed, the downtown core area has experienced significant redevelopment, which has added hundreds of new residents to downtown Mount Prospect as well as several vibrant businesses. These developments have also resulted in changes in the public and private parking supply. In addition, since the 2018 study was completed, the country experienced a pandemic that changed people's working environment and commuting patterns, which in turn has changed the demand for parking in the downtown core.

Currently there are a couple of redevelopment projects that are in various stages of development including those that have been recently constructed, those that have been approved by the Village but have yet to be constructed, and those that are in the early stages of contemplation. These projects may also impact the public parking supply and demand.

As such, the purpose of this study was to (1) inventory the downtown public parking supply, (2) document the utilization of the public parking supply on typical weekdays and weekend days, including weekends when downtown events were scheduled, (3) evaluate the parking data to identify locations where parking surpluses and deficits exist, (4) compare the parking supply and demand with the data from the 2018 study, (5) estimate the impact on downtown parking supply and demand from the new or potential redevelopment projects, and (6) recommend improvements to address areas of parking deficit.

The following summarizes the findings and results of the study.

Existing Downtown Parking Supply

- The downtown core provides a total of 2,161 public parking spaces including 1,355 off-street spaces (62.7%) and 806 on-street spaces (37.3%). The off-street spaces are located within two parking decks and 12 surface lots. The street parking spaces are distributed over 36 blocks.
- Similar to 2018, the northeast quadrant of the downtown core (containing the Emerson Street deck and library lot) continues to provide the largest concentration of public parking (43%) followed by the southeast quadrant (26%) where the Maple Street deck has replaced a comparably-sized lot.

- The downtown core area also has just under 1,800 private parking spaces although a detailed inventory of these spaces was not completed for this study.
- The downtown redevelopment projects have resulted in a small reduction in public parking since 2018 and a sizeable increase in private parking. In total, the parking supply in the downtown core (public and private combined) has increased by approximately 11.2%.
- The 2025 parking inventory indicates there are 48 fewer public parking spaces than there was in 2018, including one less off-street space and 47 fewer spaces on the street.
- Public parking reductions can be attributed to the reconfigurations of the Busse Avenue and Water Tower lots and streetscaping along Evergreen Avenue (Main Street-Elmhurst Avenue). Other reductions may be the result of an overestimate of parking capacity in 2018 on several unmarked blocks, including the segments of Prospect Avenue (Hi Lusi Avenue-Pine Street) which have since been marked with parking boxes to standardize the parking stall dimensions.
- Public parking gains have occurred along the Maple Street Lofts frontage on Maple Street and Prospect Avenue and from the availability of 40 spaces in the St. Mark Church lot for public use after 5:00 P.M. daily.
- The private parking supply has increased by approximately 450 spaces since 2018.
- As a result of these changes, the public parking supply in the downtown core now represents approximately 55% of the total parking supply, down from 62% in 2018.

Existing Downtown Parking Occupancy

- The utilization of public parking in the downtown core (on-street and off-street combined) peaked at 53.8% on a Saturday evening (July 26, 2025) when both the Cruise Nights Car Show and Mount Prospect Block Party events overlapped. This Saturday evening utilization rate is significantly lower than those recently reported in comparable nearby suburban downtowns (most also with Metra stations) including Wilmette (93%), St. Charles (80%), and Highwood (66.5%).
- During the midday period of a typical weekday, the utilization of public parking peaked at 42.4%, down from 47.3% in 2018. This weekday midday utilization rate is also lower than those recently reported in Wilmette (75%), Lemont (49%), and St. Charles (44%) and slightly higher than that reported in Highwood (39%).
- During Friday midday and evening periods, the public parking utilization peaked at 33.5% and 32.8%, respectively. The Friday evening utilization is lower than the weekday evening utilization rate reported in Highwood (49%), which also offers a robust selection of restaurant options.

- On a Saturday evening when only the Cruise Nights event was scheduled, the utilization of public parking peaked at 27.3%, up from 16.7% in 2018.
- On a Saturday afternoon when no events were scheduled, the public parking utilization peaked at 25.1%.
- More vehicles parked in the northeast quadrant of the downtown than the other quadrants during both Saturday evenings when overlapping events were scheduled and during the midday period of a typical weekday, although the utilization of the public spaces within the quadrant was less than 71%. While much of the parking occurred in the Emerson Street deck and connected library lot, with the exception of the overlapping Cruise Nights/Block Party evenings, these facilities were significantly underutilized.
- The highest utilization of public parking occurred in the northwest quadrant where up to 72.5% of the public spaces were used during a Saturday of overlapping events and up to 63.1% were used during the midday period of a typical weekday.
- The peak utilization of public parking in the southeast quadrant (31.5%) occurred during the weekday midday period while the peak utilization in the southwest quadrant (52.4%) occurred on a Friday evening.
- The east and west commuter lots are near fully utilized on weekdays but the other commuter facilities (Emerson Street deck, Maple Street deck, Prospect Ave) have plenty of availability with utilization levels under 47%. In 2018 there was a near shortage of commuter parking with peak utilization of all commuter facilities combined at 94.9%.
- With the exception of the time periods when events utilize the east and west commuter parking lots from May through October, the commuter lots remain significantly underutilized during weekday evenings and weekends with over 71% of the parking capacity (more than 484 spaces) available for use free of charge.
- These utilization rates indicate that there is currently an overall abundance of public parking in the downtown core, including sufficient parking to support the weekday commuting period as well as the larger weekend events.
- In 2018, while there also was an overall abundance of public parking on weekdays and weekends, there were significantly more vehicles parked in the commuter lots than in 2025.
- Thus, with the reduced commuter parking demand, there is no longer a shortage of commuter parking as there was in 2018.

- There remains spot locations where public parking is heavily utilized during specific periods although there is typically adequate public parking available within a short walking distance (i.e., one block or two). The spot locations include:
 - Wille Street between Prospect Avenue and Evergreen Avenue
 - Pine Street between Central Road and Northwest Highway (near Capannari Ice Cream)
 - Emerson Street between Central Road and Northwest Highway
 - Busse Avenue between Main Street and Emerson Street and west of Main Street
 - Northwest Highway between Main Street and Emerson Street
 - Prospect Avenue between Pine Street and Maple Street
 - Elmhurst Avenue between Central Road and Northwest Highway

Projected Parking Demand

- The study examined the parking impact of five potential downtown redevelopment sites, one of which was recently constructed (Central Gateway Lot).
- Redevelopment of the Busse and Emerson site, former home of Chase Bank, would eliminate the 121 public parking spaces in the 111 E. Busse Avenue lot. While the development would provide sufficient private parking for its residential tenants and commercial users, current users of the public lot would be displaced and likely absorbed into the nearby Emerson Street deck. The peak usage of the lot was 59 spaces on a Friday evening. The Emerson Street deck had 291 empty parking spaces at that time and sufficient capacity to absorb the parking demand from the lot at all other times as well.
- The Wille Street lot expansion could add up to 20 public parking spaces or more to the existing public lot. Expansion of the lot would not increase parking demand, rather it would aid in accommodating the current demand for parking in the area.
- The 200 S. Main Street development (proposed restaurant and bar) would only provide nine private parking spaces on-site so public parking would be needed to support the development. While on-street parking is tight in the evening on Evergreen Avenue, Prospect Avenue, and Wille Street, there is some availability. The adjoining St. Mark Lutheran Church lot, which is available to the public after 5:00 P.M., was only utilized to approximately 10% of its 40-space public parking capacity during the evenings and would be the most logical off-street public parking location for patrons.
- The Village's recently constructed Central Gateway Lot provides 7 public parking spaces immediately west of Trezeros Restaurant. With public parking on Elmhurst Avenue heavily utilized in the evenings, the additional off-street parking spaces will relieve some of the pressure for public parking in the area.

Recommendations

As part of the study, recommendations were developed to better utilize the public parking supply in the downtown core and to mitigate spot locations where parking utilization is high. The following recommendations are made:

- *Enhance Marketing and Wayfinding.* Various measures have been suggested to better utilize the public parking facilities within the downtown core, particularly the parking decks and commuter lots. Measures include (1) enhanced marketing efforts through the development of pamphlets/materials identifying all public parking facilities, regulations and time limits and distributing them via websites, social media, merchants, Chamber of Commerce, information boards/kiosks, and the Village's web application (app), and (2) augment the wayfinding system to the public parking facilities through additional signage.
- *Modified On-Street Time Regulations.* Generally, the street parking along the blocks experiencing parking constraints (i.e., Pine Street, Emerson Street, Busse Avenue, Northwest Highway) is restricted to 2 hours between 7:00 A.M. and 6:00 P.M. To increase turnover of these spaces, which are convenient to the commercial businesses, consideration should be given to reducing the regulated time limits from 2 hours to 30 minutes, or to 1 hour at the maximum. Longer-term parking is available within one or two blocks.
- *Enforcement.* To ensure the success of any changes in parking regulations, a temporary increase in parking enforcement would be needed, particularly during the peak times when parking is in the greatest demand.
- *Physical Modifications to Pine Street.* The limited amount of street parking on Pine Street in front of Capannari Ice Cream is heavily utilized on weekday evenings and weekends. Other public parking options are a block away or across Northwest Highway. Additional on-street parking capacity can be gained along Pine Street between Northwest Highway and Central Road with physical modifications, one-way operation, and/or widening of the road. Three concepts were developed that could provide an additional 6 to 13 parking spaces along the street.
- *Replacement of Lost Public Parking from 111 E. Busse Avenue Lot.* Ensure adequate public parking is provided as part of the Emerson and Busse redevelopment project to support the future street-level commercial uses and accommodate visitors to the future residential units. This will preserve adjoining on-street parking and nearby off-street public parking (Emerson Street deck, etc.) for downtown users not associated with the new development.
- *Expansion of Wille Street Lot.* With street parking around the Wille Street lot already heavily utilized in the evenings, and the potential for increased public parking demand from the 200 S. Main Street development, the Village should further explore the opportunity to expand the Wille Street lot to the maximum extent possible.

- *St. Mark Lutheran Church Parking Lot.* Due to the potential for redevelopment in the southwest quadrant, the Village should leverage its investment in the St. Mark Lutheran Church parking lot by restriping the lot to facilitate 90-degree parking. This modification would increase the total parking spaces in the lot to 59. In addition, the Village has recently procured the St. Mark Community Center building along with the former parsonage at 205 South Wille Street. These properties should be considered for future redevelopment and/or improvements to mitigate future parking demand impacts.

DRAFT



**Village of Mount Prospect Regular
Meeting of the Village Board Tuesday,
January 20, 2026 / 7:00 PM**

CALL TO ORDER

Mayor Hoefert called the Regular Meeting of the Village Board to order at 7:11 p.m. in the Board Room at Village Hall, 50 S. Emerson St.

ROLL CALL

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

Absent: None

Mayor Hoefert noted that a quorum was present.

2.1. Pledge of Allegiance - Trustee John Matuszak

APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board of January 6, 2026, and January 13, 2026, Committee of the Whole meeting

Motion by Vincent Dante, second by Terri Gens, to approve the meeting minutes of January 6, 2026 and the Committee of the Whole of January 13, 2026

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

Nay: None

Final Resolution: Motion Passed

MAYORS REPORT

4.1. Mayor's Comment

Mayor Hoefert used the Mayor's Comment section to address several items. First, he recognized resident Louis Goodman, a regular meeting attendee, on his birthday.

DRAFT

Representatives from School District 57's Student Council gave a presentation on two important construction projects in their district. They shared updates on the Westbrook School for Young Learners addition, which will support the shift to full-day kindergarten, and the construction of a new Lincoln Middle School. Both projects are anticipated to be completed in time for the 2027-2028 school year.

The students shared external renderings of both projects and explained how the new spaces would benefit students. Jason Kaiz, D57 Assistant Superintendent, provided additional details about the designs.

The students noted that Mayor Hoefert had recently toured the Lincoln Middle School construction site. Mayor Hoefert emphasized the importance of such projects for keeping the community vital and attracting new residents.

Mayor Hoefert also noted the recent passing of former Fire Chief Ed Cavello. Fire Chief Tom Wang spoke about Chief Cavello's service to the Village, detailing his career from his hiring in 1972 through his promotion to Fire Chief in 1986, where he served for 11 years before retiring. The Chief shared information about visitation and funeral services scheduled for the following days.

4.2. PROCLAMATION: Martin Luther King, Jr. Day - January 19, 2026

Mayor Hoefert read a proclamation honoring Martin Luther King Jr. Day. The proclamation highlighted that the King Holiday is the only federal holiday commemorated as a National Day of Service and called upon residents to participate in community service projects.

4.3. 1st reading of an ORDINANCE AMENDING CHAPTER 13 (ALCOHOLIC LIQUORS) OF THE VILLAGE CODE OF MOUNT PROSPECT. This ordinance increases the number of Class "F-3" liquor licenses by one Gilded Fork LLC d/b/a Gilded Fork located at 1716 E Kensington Rd. Mount Prospect, IL.

An ordinance was presented that would increase the number of Class "F-3" liquor licenses by one for Gilded Fork LLC, located at 1716 E. Kensington Road.

Business partners Sandra Azenber and Krystyna Bankowska presented their plans for Gilded Fork, describing it as a European cuisine restaurant with Polish influences that would offer cold and warm starters, main dishes, desserts, and a kids' menu. They emphasized their commitment to using homemade ingredients and working with local vendors. They mentioned they would offer hand-made pierogis prepared fresh for customers to see, as well as crafted cocktails and non-alcoholic options.

The Board expressed enthusiasm for the new restaurant.

DRAFT

Motion by Colleen Saccotelli, second by Vincent Dante to waive the rule requiring two readings of an ordinance and adopt the ordinance amending Chapter 13 (Alcoholic Liquors) of the Village Code of Mount Prospect to increase the number of Class "F-3" liquor licenses by one for Gilded Fork LLC:.

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

Nay: None

Final Resolution: Motion Passed

Ordinance No. 6828

COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

Stan Kaniecki
Resident

- Addressed the Board regarding the practice of waiving the second readings of ordinances.
- Expressed concern that significant items coming before the Board often include variances, planned unit developments, and setback variations, yet frequently, the second reading requirement is waived.
- Urged the Board to split votes on variances from votes on waiving second readings, particularly for significant matters.

CONSENT AGENDA

Motion by Terri Gens, second by Vincent Dante to approve the consent agenda as presented:

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

Nay: None

Final Resolution: Motion Passed

- 6.1. Monthly Financial Report - November 2025
- 6.2. List of Bills - December 31, 2025 to January 13, 2026 - \$3,310,524.36
- 6.3. Approval of Minutes — January 6, 2026 Closed Session meeting of the Village Board
- 6.4. Motion to waive the bid process and approve the purchase of Globe turnout gear from Air One for an amount not to exceed \$77,410 in 2026.

OLD BUSINESS

- None

DRAFT

NEW BUSINESS

8.1. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT FOR MIA'S CANTINA RESTAURANT AND RESIDENTIAL RENTAL UNITS IN THE PROSPECT AND MAIN TIF DISTRICT FOR THE VILLAGE OF MOUNT PROSPECT, ILLINOIS

Director of Community and Economic Development Jason Shallcross presented an amendment to the redevelopment agreement for Mia's Cantina. He stated that the project involves remodeling and expanding the restaurant while creating five apartments on the second floor.

The original budget for the project was \$683,350 with an incentive amount of \$176,500 (24% of the construction cost). However, construction costs have increased, bringing the revised budget to nearly \$850,000.

Owners Joy and Esteban Aguado are requesting an increase in the incentive proportional to the budget increase, from \$176,500 to \$220,000. Additionally, they requested a change in payment structure: \$30,000 cash advance to be paid immediately if approved, \$100,000 at opening, and the remaining \$90,000 one year later. The original structure was \$100,000 at opening and \$76,500 one year after completion.

Director Shallcross explained that the project is about 80% complete, with the restaurant expansion finished, but work on the apartments and renovation of the existing restaurant space is still ongoing. He noted that construction costs had increased due to necessary mechanical, electrical, plumbing work and general inflation since the project was initially priced two years ago. A key issue was that the owners initially thought they could complete the apartment renovations separate from the restaurant but discovered the systems were intertwined, requiring more extensive work and causing business interruptions.

Joy and Esteban Aguado thanked the Board for their support and mentioned they hope to operate from the newly expanded bar while renovating the existing restaurant space.

Motion by Colleen Saccotelli, seconded by Vincent Dante, to waive the rule requiring two readings of an ordinance and adopt the ordinance as presented.

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

Nay: None

Final Resolution: Motion Passed

Ordinance No. 6829

DRAFT

8.2. Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE GRANTING A CONDITIONAL USE FOR A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 200 SOUTH MAIN STREET, MOUNT PROSPECT, ILLINOIS (PZ-31-25)

Director Shallcross presented a proposed planned unit development for 200 South Main Street, a currently vacant property at the southwest corner of Evergreen and Main Street. The property, a former gas station and later office building, has been vacant land since 2017.

The proposed development would be for Fatpour Tap Works, a restaurant with indoor and outdoor seating. The plan requires setback relief on the northern and eastern boundaries, with the building encroaching a few feet into required setbacks. The developer would dedicate 5.7 feet of property to widen the adjacent alley to 24 feet to accommodate two-way traffic.

The proposal includes:

- A 7,000 square-foot building
- Approximately 260 indoor and outdoor seats
- High-quality materials including masonry, black metal accents, wood, and fiber cement paneling
- Stormwater management facilities including swales and an underground detention chamber
- Eight on-site parking spaces (Village Code requires 11)

Board members raised numerous concerns about the project, particularly regarding parking and traffic circulation. In particular, the restaurant would have nearly 300 seats but only eight on-site parking spaces, requiring patrons to use public parking in the area.

Several Trustees expressed concern about the access limitations of the dead-end alley serving the property, potential impacts on neighboring residential properties, delivery logistics, and overall downtown parking capacity.

Arthur Holmer, founder and CEO of The Restaurant Group, along with architect Neil Thompson (Aria Group) provided additional details in response to a request from the Board. Mr. Holmer described Fatpour as a "polished casual American fare restaurant and bar" focused on families, special events, and community gatherings. He emphasized it would be different from neighborhood bars, with only 16 barstools and a focus on their scratch kitchen. He stated they don't feature DJ booths or video gambling, and staff are trained to maintain an orderly environment. Mr. Thompson discussed the project's design, landscaping, and architectural details.

An extensive Board discussion followed. Director Shallcross, Mr. Holmer, and Mr. Thompson answered questions from the Board.

DRAFT

Trustee Matuszak moved to waive the rule requiring two readings of an ordinance and to adopt the ordinance. The motion was not seconded and failed.

The item will be presented for a second reading at the Village Board meeting on February 3, 2026, to allow more time to consider parking and access concerns.

- 8.3. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AUTHORIZING THE REDEVELOPMENT AGREEMENT FOR 200 S. MAIN STREET, LLC IN THE PROSPECT AND MAIN TIF DISTRICT OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS

Because this item is related to the previous agenda item, a motion was made by Trustee Dante, seconded by Trustee Grossi, to table the item until the next Village Board meeting on February 3, 2026. The motion passed unanimously by a voice vote.

VILLAGE MANAGER'S REPORT

No report.

ANY OTHER BUSINESS

No other business was discussed

ADJOURNMENT

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Saccotelli, seconded by Trustee Dante, motioned to adjourn the meeting. By unanimous voice vote, the January 20, 2026 Regular Meeting of the Village Board of Trustees adjourned at 9:37 p.m.

Respectfully submitted,

Karen M. Agoranos
Village Clerk

DRAFT



Item Cover Page

Subject

Meeting

Mayor's Comment

February 3, 2026 - SPECIAL MEETING OF THE VILLAGE
BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT
VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category

MAYORS REPORT

Type

Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject

PROCLAMATION: Black History Month - February 2026

Meeting

February 3, 2026 - SPECIAL MEETING OF THE VILLAGE BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT VILLAGE BOARD

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

MAYORS REPORT

Type

Presentation

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

1. Black History Month Proclamation 2026

Proclamation
“Black History Month”
February 2026

Whereas, in 1926 Carter G. Woodson initiated Negro History Week, and in 1976, it was expanded to the entire month of February so that our nation could honor the achievements and celebrate the rich heritage of Black Americans and to celebrate the contributions of Black Americans to our nation’s culture and collective history; and

Whereas, this Nation was founded upon and is guided by a set of principles that includes every person has been created equal, that each has their rights to life, liberty, and the pursuit of happiness, and that each shall be accorded to the fullest protection of the law; and acknowledges the challenges, injustices, and oppression faced by Black citizens and that we must actively work to eliminate these challenges, injustices and oppression; and

Whereas, Black History Month is a time to commemorate the incredible cultural, scientific, political, and economic contributions of Black Americans, whose example of heroism, patriotism, and enterprise has given people of all backgrounds confidence, courage, and faith to pursue their dreams; and

Whereas, the 2026 Black History Month theme, designated by the Association for the Study of African American Life and History, “A Century of Black History Commemorations,” focuses on the transformative impact of commemorating Black life and history, acknowledging its role in shaping American identity and challenging systemic injustices.

Now, therefore, I, Paul Wm, Hoefert, Mayor of the Village of Mount Prospect, do hereby proclaim February 2026 as

“Black History Month”

I encourage all individuals to engage with our neighbors throughout the year by taking advantage of opportunities to study the history of Black Americans to establish safe spaces where Black life can be sustained, fortified, and respected.

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk

Dated February 3, 2026



Item Cover Page

Subject **PROCLAMATION: Go Red for Cardiovascular Awareness — February 6, 2026**

Meeting February 3, 2026 - SPECIAL MEETING OF THE VILLAGE BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category MAYORS REPORT

Type Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

1. Go Red Day 2026 Feb

PROCLAMATION

Go Red for Cardiovascular Awareness

February 6, 2026

WHEREAS, cardiovascular disease is the leading cause of death for women and men, claiming more lives each year than all forms of cancer combined; and

WHEREAS, heart disease and stroke are largely preventable through education, healthy lifestyle choices, early detection, and access to quality healthcare; and

WHEREAS, Go Red Day raises awareness about the impact of cardiovascular disease, particularly among women, and encourages individuals to learn their risk factors and take action to protect their heart health; and

WHEREAS, wearing red on Go Red Day symbolizes the commitment of our community to fight heart disease and to support research, education, and advocacy efforts that save lives; and

WHEREAS, promoting cardiovascular health strengthens families, workplaces, and communities by improving overall quality of life;

WHEREAS, through the leadership and dedication of Liam Seymour, a Prospect High School student-athlete and 2026 American Heart Association Teen of Impact candidate, awareness of this vital cause was raised, inspiring unity and collective action across our community.

NOW, THEREFORE, I, Paul Wm. Hoefert, Mayor of the Village of Mount Prospect, do hereby proclaim February 6, 2026, as

Go Red for Cardiovascular Awareness

in the Village of Mount Prospect, and encourage all residents, organizations, schools, and businesses to participate by wearing red, spreading awareness, and supporting heart-healthy lifestyles.

Paul Wm. Hoefert
Mayor

ATTEST:

Karen M. Agoranos
Village Clerk

Dated this 3rd day of February, 2026



Item Cover Page

Subject **APPOINTMENT TO BOARDS AND COMMISSIONS**
Transportation Safety Commission: Leonard Xavier

Meeting February 3, 2026 - SPECIAL MEETING OF THE VILLAGE
BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT
VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category MAYORS REPORT

Type Action Item

Information

Transportation Safety Commission
Appointment — Leonard Xavier Term to expire February 2030

Discussion

Alternatives

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

Staff Recommendation

Mayor Hoefert recommends Mr. Xavier for appointment to the Transportation Safety Commission. He believes he will represent the Village fairly and objectively.

Attachments

1. Transportation Safety Appointment - Xavier, Leonard

Village of Mount Prospect
Mount Prospect, Illinois

INTEROFFICE MEMORANDUM



TO: BOARD OF TRUSTEES
VILLAGE MANAGER MICHAEL CASSADY
TRANSPORTATION SAFETY COMMISSION CHAIR JUSTIN KUEHLTHAU

FROM: MAYOR PAUL WM. HOEFERT

DATE: JANUARY 28, 2026

SUBJECT: APPOINTMENT TO BOARDS AND COMMISSIONS

I hereby nominate the following individual for appointment to the following Board & Commission:

Transportation Safety Commission

Appointment

Leonard Xavier Term to expire February 2030
5 S. Pine St Unit 401B

I recommend Mr. Xavier for appointment to the Transportation Safety Commission and believe he will represent the Village fairly and objectively.

A handwritten signature in black ink, which appears to read "Paul Wm. Hoefert". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

PAUL WM. HOEFERT
Mayor PH/jl



Item Cover Page

Subject **List of Bills - January 14, 2026 to January 27, 2026 - \$2,957,563.67**

Meeting February 3, 2026 - SPECIAL MEETING OF THE VILLAGE BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category CONSENT AGENDA

Type Action Item

Information

Attached is the List of Bills for January 14, 2026 to January 27, 2026 - \$2,957,563.67

Discussion

Alternatives

1. Approve the attached List of Bills for January 14, 2026 to January 27, 2026 - \$2,957,563.67
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the attached List of Bills for January 14, 2026 to January 27, 2026 - \$2,957,563.67

Attachments

1. List of Bills - January 14, 2026 to January 27, 2026

VILLAGE OF MOUNT PROSPECT
List of Bills
January 14, 2026 - January 27, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund			
	3CMA	3CMA Membership 2026	\$ 800.00
	ACP CreativIT LLC	Phone and Voicemail Support 02/16/26 - 02/15/27	13,695.72
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 1.15.26	3,614.29
	Addison Building Material Co.	Over payment credit	(239.22)
	Aero Removals-Trisons Inc	Remains removal services December 2025	1,700.00
	Air One Equipment, Inc.	New Hire Helmets	1,707.00
	Alpha Prime Communications	10 Radio Batteries	1,350.00
	Amazon Capital Services	Rain pants	64.97
		1/20/26 Uniform supplies	24.77
		Wall Clock	9.78
		Cutting boards for St 11 and St 13	94.04
		1/11/26 Equipment maintenance supplies	22.92
		3 Replacement HDD's	491.51
		1/11/26 Equipment maintenance supplies	26.97
		Range supplies 01/11/26	27.68
		Finance supplies - Sharpie/Notebook/Pens	32.37
		Phone Case	38.26
		Equipment maintenance supplies 01/16/26	231.45
		Sensory bin tools	8.89
		Paper Cups	28.49
		1/10/26 Equipment maintenance supplies	69.00
		Retirement Décor	35.03
		1/21/26 Dept. office equipment	399.99
		Replacement wireless keyboard for ambulance iPads	123.60
		Dry erase markers, notebook	15.47
		Office Supplies for Clerks Office	60.78
	AMS Store and Shred LLC	Records Shredding	150.00
		12/31/25 Document destruction	895.00
	Arbsession Inc	Chain saw parts	84.73
	Emergency Assistance	Emergency Assistance	637.50
	Avanti Cafe & Sandwich Bar, Inc.	Food for Honor Guard at Retired Chief funeral	66.95
	Axon Enterprise, Inc.	1/9/26 Taser cartridges	3,331.00
	Baxter & Woodman, Inc.	GIS Managed Services 12/12/25	23,638.50
	Bond Conway Law Firm	Administrative adjudication December 2025	672.00
	Brandon Smith Narcotics	Training class registration 05/14-15/26	975.00
	Builders Asphalt LLC	Patching material 1/6/25	955.50
	Carioti, Francis	Edit MP Update 1/9/26	144.00
	CBS Awards Inc	Retirement Plaque	68.50
	CDS Office Systems, Inc.	1/9/25 Equipment for new I-27 SRT vehicle	1,013.00
	Checkpoint Press	1/15/26 - 4/15/26 Recruitment Ad	547.00
	CIT Bank, N.A.	Equipment Lease 1/12/26	409.34
	Clerk of the Circuit Court of McHenry County	Garnishment 1.15.26	547.85
	Comcast	Comcast Cable for VMO 1/12/26-2/11/26	25.12
		1/12-2/11/26 50 S Emerson cable	25.18
		Comcast Fiber Service January 2026	2,771.98
	Commonwealth Edison	11/4-12/4/25 1020 E Central electricity	6.90
	Constellation NewEnergy, Inc.	11/5-12/5/25 1051 N Elmhurst Rd electricity	321.67
		11/4-12/15/25 Traffic light electricity	22,457.56
		12/3/25-1/6/26 755 S Meier electricity	92.87
	Costar Realty Information, Inc.	Monthly Real Estate Publication January 2026	1,026.90
	Des Plaines Journal Inc	2026 Journal & Topics Advertising Contract	13,570.00
	DJ's Scuba Locker	Ice Dive Training 1/27-28/26	400.00
	Elrod Friedman LLP	Professional Services TIF Act through 12/31/25	300.00
	EMS Management & Consultants Inc	Ambulance Billing Services - December 2025	8,591.81
	Endeavor Health Medical Group	1/9/26 Medical services	78.00
	Erickson, Robert	Website membership renewal 01/01/26-12/31/26	600.00
		1/19/26 Coyote removals	1,250.00
	Evident, Inc.	1/12/26 ET supplies	1,332.83
	Federal Express Corp	Shipping late charge	8.00
	Fehr-Graham & Associates LLC	Annual Environmental Safety Services Meeting 10/8/25	637.00
	Fire Pension Fund	Fire Pension 1.15.26	42,676.68

VILLAGE OF MOUNT PROSPECT
List of Bills
January 14, 2026 - January 27, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Friedrichs, Jill	Refund Shining Stars Gala Tickets	150.00
	G & J Associates, Inc.	Printing for Shining Stars Gala 26 Step and Repeat Banner	259.78
	Gasaway Distributors Inc.	Calcium Chloride 12/31/25	1,668.58
		Calcium Chloride 1/2/26	1,665.16
		Calcium Chloride 1/5/26	1,662.88
	General Medical Devices, Inc.	1/19/26 Squad emergency supplies	2,070.00
	Go Law Enforcement LLC	1/12/26 - 1/12/27 Recruitment ad service	280.00
	Hull, David	Reimbursement - Training 1/15/26	149.44
	ICMA Retirement Trust - 457	MissionSquare 1.15.26	59,704.08
	Illinois American Water Company	Sewer Service 1415 E Algonquin 12/3/25-1/2/26	133.20
	Illinois Department of Revenue	IL State Withholding 1.15.26	62,815.89
		State of Illinois Levy Refund to EE 1.15.26	(561.71)
	Illinois Fire Chiefs Association	Chief Fire Officer Training 2026	4,550.00
	Illinois Plumbing Inspectors Association	2026 Annual Due for Membership	70.00
	IMRF	IMRF - December 2025	236,476.74
	Internal Revenue Service	Federal Withholding 1.15.26	282,511.56
	International Assoc for Property & Evidence Inc	2026 Membership renewal 01/01/26-12/31/26	65.00
		2026 Membership renewal 01/01/26-12/31/26	65.00
	International Union of Operating Engineers	IUOE PW Dues 1.15.26	1,995.59
	ITOA	Training registration 02/09-11/26	425.00
	Klein, Thorpe and Jenkins, LTD	Legal Services Through November 2025	36,046.27
		Legal Services Through December 2025	45,699.14
	Linarez Jimenez, Ramon	Rand/83/Kensington Project land acquisition	77,000.00
	Lyons & Pinner Electric Companies	Traffic signal maintenance 10/31/25	1,140.00
		Traffic signal maintenance 11/30/25	1,140.00
		Traffic signal maintenance 12/31/25	1,140.00
		Traffic signal maintenance 9/17/25	352.00
		Traffic signal maintenance 12/16/25	394.00
		Traffic signal maintenance 12/31/25	394.00
		Traffic signal maintenance 12/18/25	1,056.00
	Maxx Contractors Corp	Hauling and material delivery 12/23/25	2,149.88
		Snow removal January 2026	18,585.44
		Debris Hauling and material delivery 12/29/25	4,318.01
		Debris Hauling and Aggregate Material Delivery 1/5/26	71.40
		Debris Hauling and Aggregate Material Delivery 1/6/26	254.70
		Debris Hauling and Aggregate Material Delivery 1/9/26	539.28
		Debris Hauling and Aggregate Material Delivery 1/12/26	57.59
	Meltwater News US Inc	Meltwater Annual Subscription 2/1/26-1/31/27	23,762.00
	Merchants Credit Guide Co	Misc Billing Collection Services - Dec 2025	1,103.00
	Metro Federal Credit Union	MP Fire Local 4119 Dues 1.15.26	3,380.30
	Metropolitan Alliance - Police	MAP Dues 1.15.26	1,903.50
	Mid-States Organized Crime Information Center	2026 Membership 01/01/26-12/31/26	250.00
	Midwest 911 Inc	Equipment in squad cars S24 and P39 01/15/26	365.26
	Minuteman Press of Barrington	Printing of trim cards and pre/post trip inspection 12/31/25	1,132.53
	Mollema, Magdalena	Reimburse expenses for training supplies 12/19/25	70.61
	Monahan Law Group LLC	Legal consultation services 1/1/26-12/31/26	700.00
	Mt. Prospect DOWntown Merchants Assoc.	2026 Sustaining Membership Dues	1,200.00
	National PELRA	Training Seminar Registration 3/12/26	325.00
	Nationwide Mutual Insurance Company	Nationwide 1.15.26	29,112.37
	NCDMV	NC Driver Abstract Fee	18.00
	Nedco LLC	Tree trimming throughout the Village 1/5-1/12/26	21,980.00
	Nicolosi, Angela	Senior Services- Yoga -1/16/2026	75.00
	NICOR	Natural Gas 1709 Algonquin 12/18/26-1/20/26	202.89
		Natural Gas 1711 Algonquin 12/18/26-1/20/26	179.92
		Natural Gas 1713 Algonquin 12/18/26-1/20/26	170.50
	Northeastern IL Public Safety Training	Construction for firefighting training 1/13-15/26 all shifts	390.00
	Northeastern Illinois Regional Crime Lab	2026 Membership and Facility maintenance	86,004.00
	Northern Illinois Police Alarm System	Language line translation services - December 2025	256.50
	Northwest Central Dispatch System	Member Assessment - February 2026	32,780.87
	Novak & Parker Inc.	Replacement gas dryer for St 13	1,370.00
	Out of Control Music	Band Final Balance - Shining Stars Gala 2026	2,400.00

VILLAGE OF MOUNT PROSPECT
List of Bills
January 14, 2026 - January 27, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Ozinga Materials, Inc.	Concrete delivery 12/19/25	864.63
	Pacific Biomedical Inc	SpO2 Central Sensors	648.00
	Patrick Engineering Inc.	Rand/83/Kensington Project Phase II study 10/25-11/21/25	75,301.49
	Paylocity Corporation	Recruiting Subscription - January 2026	565.65
	Peerless Network Inc	Phone Service 01/15/26 - 02/14/26	1,893.27
	Petty Cash	Supplies for PW	70.29
		VMO Petty Cash Replenish - December 2025	29.74
		Petty Cash CD December 2025	25.00
		Petty cash 10/28/25-12/18/25	146.30
	Police Pension Fund	Police Pension 1.15.26	46,036.94
	Precision Today Plumbing	Refund Permit Fee #RB26-000029 (114 Albert)	100.00
	Quadient Leasing USA Inc	Postage Meter Tapes	90.00
		Folder/Inserter Lease N21061836 2/4/26-5/3/26	996.09
	Ralph Helm Inc	Snowblowers for 2025	1,552.40
	Ray O'Herron Co Inc	01/10/26 Range supplies	95.99
		01/12/26 Uniform supplies	128.92
		Uniform supplies 01/16/26	229.98
	Rectitude Training LLC	1/20/26 Training classes Feb March April 2026	7,800.00
	RHP Risk Management Inc	Permit application review - 1804 Central 12/18/25-12/22/25	2,400.00
	RHW Customized Graphics & Promotions	Village Logo Caps CD January 2026	160.71
		13 caps for Human Services	228.51
		Cap Order for Mount Prospect Employee Identification	364.12
	Schulze, Daniel	UCC Update 01/01/26-12/31/26	449.00
	SE Enterprises Inc	Calcium Chloride 12/17/25	10,468.00
	Sirchie Acquisition Company LLC	ET supplies 01/05/26	68.68
	Siteimprove, Inc.	Site Improve Software Subscription for 2026	11,791.88
	St Mark Lutheran Church	Lease 40 Parking spaces at 200 S Wille January 2026	2,000.00
	Stephen A Laser Associates PC	Employment testing September - December 2025	2,800.00
	Suarez, Daniel	Annual Work Boot Expense Suarez Jan 2026	225.00
	Terrace Supply Company	Oxygen	133.82
		Oxygen	75.10
	The Carroll-Keller Group	Excel Pivot Tables Workshop 1/29/26	690.00
		Time Management Skills Workshop 3/2/26	255.00
	The Stevens Group LLC	State of the Village Invitations 02/19/2026	307.84
		Senior Buzz Newsletter January/ February	1,955.00
		Printing for January/February 2026 Newsletter	8,930.00
	Thomas H Hooper Chapter 13 Trustee	Bankruptcy 1.15.26	354.00
	Thompson Elevator Inspections Service Inc	Elevator Inspections 2 CI 3 VOMP requested 12/05/25-12/31/25	185.00
	TimeClock Plus LLC	Hardware Support & Maintenance 12/6/2025-12/5/26	521.46
	T-Mobile USA Inc	Tower search for case December 2025	330.00
	Todays Uniforms Inc	Uniform Initial Issue	135.90
	Tyco Fire & Security US Management Inc	1/1-3/31/26 799 Biermann Ct security monitoring	78.00
		Fire alarm monitoring 2000 E Kensington 1/1-12/31/26	0.02
		Fire alarm monitoring 1700 W Central 1/1-12/31/26	0.02
		1/1-3/31/26 1720 W Central security monitoring	78.00
		1/1-3/31/26 10 S Pine security monitoring	78.00
		1/1-3/31/26 101 S Maple security monitoring	78.00
		1/1-3/31/26 103 S Maple security monitoring	78.00
		1/1-3/31/26 111 E Rand security monitoring	78.00
		1/1-12/31/26 50 S Emerson fire alarm monitoring	312.02
		1/1-3/31/26 1591 W Algonquin security monitoring	78.00
		1/1-12/31/26 1601 W Golf fire alarm monitoring	0.02
	Uline Inc.	Cut resistant gloves safety glasses envelopes	511.72
		First aid kits	522.93
	UMB Card Services	Credit Card 12/1/25 - 12/31/25 (EFT 1/26/26)	25,837.19
	UniFirst Corporation	Uniform Rental Services 12/24/25	286.76
		Uniform Rental Services 12/31/25	288.55
		Uniform Rental Services 1/7/26	293.91
	Vantagepoint Transfer Agents	RHS Contribution 1.15.26	14,983.69
	Village of Mount Prospect	Flex Sec 125 Deductions 1.15.26	15,010.28
		Fringe Benefit Auto 1.15.26	319.52

VILLAGE OF MOUNT PROSPECT
List of Bills
January 14, 2026 - January 27, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Wolf, Lisa	On camera for MP Update 01/09/2026	200.00
		On camera for MP Update 01/23/2026	200.00
	Young, Laura	Refund Permit Fee #RB25-001434 (1614 Linden)	100.00
	Z Search Recruiting, Inc.	Photography for Shining Stars Gala 2026	1,200.00
001 General Fund Total			\$ 1,452,384.62
020 Capital Improvement Fund			
	Chastain & Associates	Central Road & Weller Lane Crosswalk 10/26-11/29/25	\$ 3,429.60
020 Capital Improvement Fund Total			\$ 3,429.60
023 Street Improvement Construction Fund			
	Transmap Corporation	Pavement Evaluation Services 12/29/25	\$ 7,754.00
023 Street Improvement Construction Fund Total			\$ 7,754.00
037 SMP TIF Fund			
	Klein, Thorpe and Jenkins, LTD	Legal Services - November 2025	\$ 1,965.30
037 SMP TIF Fund Total			\$ 1,965.30
040 Refuse Disposal Fund			
	ICMA Retirement Trust - 457	MissionSquare 1.15.26	\$ 131.02
	Illinois Department of Revenue	IL State Withholding 1.15.26	633.67
	IMRF	IMRF - December 2025	7,713.26
	Internal Revenue Service	Federal Withholding 1.15.26	4,001.84
	International Union of Operating Engineers	IUOE PW Dues 1.15.26	156.90
	Kiran Sidhpura	Utility Refund - 1826 Tano Ln	58.75
	Messick Farm EQ	Leaf machine part order for restock	11,637.68
	Nationwide Mutual Insurance Company	Nationwide 1.15.26	697.35
	Republic Services, Inc.	Municipal Refuse Disposal 12/1-12/31/25	15,650.66
		Refuse Disposal 12/1-12/31/25	277,581.74
	Solid Waste Agency of Northern Cook County	SWANCC - February 2026	86,049.03
	Third Millennium Associates Inc	Utility Billing 01/15/26	44.00
	Tradebe GP	HHW Disposal and Collection 9/30/25	47,688.49
	Village of Mount Prospect	Flex Sec 125 Deductions 1.15.26	243.99
040 Refuse Disposal Fund Total			\$ 452,288.38
046 Foreign Fire Tax Board Fund			
	Comcast	1/11/26 - 2/10/26 Cable 1601 Golf Rd	\$ 229.11
		1/16/26 - 2/15/26 Cable 111 E Rand Rd	442.63
046 Foreign Fire Tax Board Fund Total			\$ 671.74
049 Prospect and Main TIF District			
	Civiltech Engineering Inc	Prospect Avenue Alternative Analysis Study 11/29-12/26/25	\$ 9,408.35
	Joyco & Aguado Inc	Redevelopment Agreement 139-143 W Prospect Mias Cantina	30,000.00
	Klein, Thorpe and Jenkins, LTD	Legal Services - December 2025	2,487.90
049 Prospect and Main TIF District Total			\$ 41,896.25
050 Water and Sewer Fund			
	3021 Lynn Court Acquisitions LLC	Utility Refund - 3021 Lynn Ct #A	\$ 109.46
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 1.15.26	11.56
	Addison Building Material Co.	Saws and saw blades	68.10
		Flex couplings	9.45
		New floor fan for BPS17	143.98
		Fan for BPS 4	48.99
		GFCI outlet	48.58
		Voltage tester	32.39

VILLAGE OF MOUNT PROSPECT
List of Bills
January 14, 2026 - January 27, 2026

Fund	Vendor Name	Invoice Description	Amount
050	Water and Sewer Fund (continued)		
	Al Warren Oil Co Inc	Fuel for generator at St 5	5,440.00
	American Waterworks Assoc.	2025 Fall Regulatory Update	134.00
	Associated Technical Services	Shipping for utility locator purchase	49.00
	Badger Meter Inc	Model 55 Registers meter body	7,216.85
		200-Model 25 bodies	13,040.00
		Orion Cellular Endpoints	1,372.70
	Baxter & Woodman, Inc.	Deep well 16 rehab inspection services 12/2/25	440.00
	Bracher, Tonya	Safety Shoe Reimbursement 1/19/26	102.26
	HBK Water Meter Service	Building inspection/meter replacement 12/30/25	700.00
		Meter replacements/building inspect 1/6/26	101.00
	Helen Wukitch	Utility Refund - 913 Na Wa Ta Ave	39.38
	Hoerr Construction, Inc.	Huntington Lift station cleaning 12/18/25	2,793.00
	ICMA Retirement Trust - 457	MissionSquare 1.15.26	2,550.26
	Illinois Department of Revenue	IL State Withholding 1.15.26	4,748.72
	IMRF	IMRF - December 2025	40,041.89
	Internal Revenue Service	Federal Withholding 1.15.26	28,788.47
	International Union of Operating Engineers	IUOE PW Dues 1.15.26	1,659.96
	Mandarich Law Group LLP	Garnishment II 1.15.26	791.90
	Maxx Contractors Corp	Hauling and material delivery 12/23/25	1,019.04
		Debris Hauling and Aggregate Material Delivery 1/5/26	394.04
		Debris Hauling and Aggregate Material Delivery 1/6/26	1,405.64
		Debris Hauling and Aggregate Material Delivery 1/9/26	2,976.12
		Debris Hauling and Aggregate Material Delivery 1/12/26	317.85
	Midwest Well Service, Inc.	Well 16 rehab 11/30/25	31,752.00
	Morgan, Dean	Safety shoe reimbursement 2025	225.00
	Nationwide Mutual Insurance Company	Nationwide 1.15.26	1,568.20
	NW Suburban Municipal Joint Action Water Agency	JAWA - December 2025	711,016.00
	Rick's Sewer and Drainage	Fairview Garden project 105 N Horner 12/31/25	23,750.00
	RST Inc.	Safety Shoe Purchase	225.00
		Safety Shoe Purchase	225.00
		Safety Shoe Purchase	225.00
		Safety Shoe Purchase	225.00
		Safety Shoe Purchase	208.24
		Safety Shoe Purchase	225.00
		Safety Shoe Purchase	225.00
		Safety Shoe Purchase	225.00
		Safety Shoe Purchase	225.00
		Safety Shoe Purchase	225.00
		Safety Shoe Purchase	225.00
	Rusk, Eric	Safety Shoe Purchase	225.00
	Russo Hardware, Inc.	Shovels for main break van	170.96
	Steiner Electric Company	Electrical ties	157.80
	Suburban Laboratories, Inc.	Water Sample Testing 11/19-12/18/25	1,123.40
	Tank Industry Consultants, Inc.	Tank 4 rehab project 11/2-12/27/25	220.94
	Third Millennium Associates Inc	Utility Billing 01/15/26	2,182.54
	UMB Card Services	Credit Card 12/1/25 - 12/31/25 (EFT 1/26/26)	1,498.07
	UniFirst Corporation	Uniform Rental Services 12/24/25	100.75
		Uniform Rental Services 12/31/25	101.38
		Uniform Rental Services 1/7/26	117.56
	Village of Mount Prospect	Flex Sec 125 Deductions 1.15.26	904.18
	W. W. Grainger, Inc.	Drill extractor tool	52.12
		Submersible pump for main breaks	1,188.80
		Electrical meter	180.41
		Plastic pallets for lids frames and rings	1,591.08
		Station 11 recirculating pump replacement	1,572.89
	Water Environment Federation	Membership Renewal 3/1/26-2/28/27	193.00
	Ziebell Water Service Products	Water main tools for the main break van	610.77
		Hydrant repair parts hydrant hit Elmhurst r	1,811.70
		Valve for emergency valve replacement on Busse and Palm	1,399.70
050	Water and Sewer Fund Total		\$ 902,992.08

VILLAGE OF MOUNT PROSPECT
List of Bills
January 14, 2026 - January 27, 2026

Fund	Vendor Name	Invoice Description	Amount
051 Village Parking System Fund			
	AT & T Corp.	11/20-12/19/25 Phone Maple Deck	\$ 730.54
051 Village Parking System Fund Total			\$ 730.54
052 Parking System Revenue Fund			
	Flowbird America Inc	Pay machine maintenance 10/1-10/31/25	\$ 605.00
		Pay machine printer	856.54
052 Parking System Revenue Fund Total			\$ 1,461.54
060 Vehicle Maintenance Fund			
	Arlington Heights Ford	2751 Seat cushion and cover	\$ 386.48
	Chicago Parts & Sound LLC	637 battery	170.94
		Stock filters	486.60
		Batteries and cores for stock	1,138.82
	Dultmeier Sales Davenport Inc	Prewet fittings for washout kits	194.72
	Elliott Auto Supply Co, Inc.	Washer solvent for stock	268.80
	Everclean Group LLC	Car washes Dec 2025	497.00
	ICMA Retirement Trust - 457	MissionSquare 1.15.26	2,562.80
	Illinois Department of Revenue	IL State Withholding 1.15.26	1,778.63
	Illinois State Toll Hwy Authority	Toll Payment - I-Pass for 4537	17.60
	IMRF	IMRF - December 2025	10,382.24
	Internal Revenue Service	Federal Withholding 1.15.26	10,529.87
	International Union of Operating Engineers	IUOE PW Dues 1.15.26	652.63
	James Drive Safety Lane LLC	Safety lane inspections - December 2025	246.00
	Kelley Williamson Co.	Def fluid for stock	436.70
	Liebovich Bros, Inc.	Steel for under body plow mounts	792.26
	McMaster-Carr Supply Co	563 Squad Winch connectors	404.04
	Nationwide Mutual Insurance Company	Nationwide 1.15.26	22.50
	Pomp's Tire Service, Inc.	Two new wheels cracked rusted 4509 mount and dismount	450.50
	PreCise MRM LLC	AVL Monthly Data Charges Nov 2025	520.00
	Rack'm Up Distributors	Lift inspections 11/19/25	2,109.89
	Rush Truck Centers of Illinois, Inc.	4527 Door hinges	170.61
		2757 Fan shroud and fan	789.45
		4509 Grab handle	328.14
		Credit brake shoe cores	(95.76)
		2756 Rear brakes	433.16
	Terrace Supply Company	Gas tank rental Dec 2025	32.55
	UMB Card Services	Credit Card 12/1/25 - 12/31/25 (EFT 1/26/26)	2,088.35
	Village of Mount Prospect	Flex Sec 125 Deductions 1.15.26	223.13
	Wentworth Tire Service	4528 Tire repair	64.00
		526 Tires rear	1,845.64
	Zarnoth Brush Works, Inc.	Wafers for multihog broom	704.00
060 Vehicle Maintenance Fund Total			\$ 40,632.29
061 Vehicle Replacement Fund			
	Midwest 911 Inc	Squad conversion P13 01/15/26	\$ 9,501.69
		Squad conversion old P13 decommission	264.95
		01/16/26 Squad conversion of old P-1	1,029.95
		01/16/26 Squad conversion new P1	5,088.63
	Suburban Accents Inc	Squad conversion P13	995.00
061 Vehicle Replacement Fund Total			\$ 16,880.22
063 Risk Management Fund			
	Intergovernmental Risk Management Agency	Deductible - December 2025	9,038.24
		TPA Claims - December 2025	4,701.94
		Deductible - December 2025	(381.00)
	Lyons & Pinner Electric Companies	Repair street light from 12/25/25 Accident	5,058.87
	Ricker, Jeffrey	PSEBA Reimbursement - January 2026	663.11

VILLAGE OF MOUNT PROSPECT
List of Bills
January 14, 2026 - January 27, 2026

Fund	Vendor Name	Invoice Description	Amount
063 Risk Management Fund (continued)			
	UMB Card Services	Credit Card 12/1/25 - 12/31/25 (EFT 1/26/26)	295.95
063 Risk Management Fund Total			\$ 19,377.11
073 Escrow Deposit Fund			
	Arnold Electric Services Inc	Refund Escrow Permit #RB240544 (518 Russel)	\$ 100.00
	Babicz, Damain	Refund Escrow Permit #RB251621 (412 Main)	150.00
	Baker Electric & Generators	Refund Escrow Permit #RB250986 (214 I Oka)	100.00
	Barchan, Marek	Refund Escrow Permit #RB251240 (1430 Emmerson)	250.00
	Berbece, Ioan	Refund Escrow Permit #RB238027 (312 Owen)	100.00
	Blair, Yvonne	Refund Escrow Permit #RB251704 (1827 Boulder)	600.00
	Blicharska, Justyna	Refund Escrow Permit #RB241174 (1930 Camp McDonald)	100.00
	Chavez, Carol	Refund Escrow Permit #RB251781 (217 Louis)	100.00
	Divinagracia, Megan	Refund Escrow Permit #RB241303 (1717 Crystal)	100.00
	Electric Conduit Construction	Refund Security Bond Permit #2022-M-022	10,000.00
	Engelking, Brian	Refund Escrow Permit #RB260002 (505 Hi Lusi)	500.00
	Four Seasons Home Services	Refund Escrow Permit #RB260014 (1714 Aztec)	100.00
	Green Tech Plumbing Co	Refund Escrow Permit #RB260013 (106 Waverly)	100.00
	Integrity Energy Systems	Refund Escrow Permit #RB250030 (800 Sha Bonee)	100.00
	JD Pro Electric	Refund Escrow Permit #RB241591 (709 Hi Lusi)	100.00
	Kerr Mechanical Corp	Refund Escrow Permit #RB260009 (202 William)	100.00
	Nolan, Mark	Refund Escrow Permit #RB251590 (1825 Boulder)	100.00
	Orange Hat Electrical LLC	Refund Escrow Permit #RB252051 (507 School)	100.00
	Our Hour Heating & AC	Refund Escrow Permit #RB252059 (119 Louis)	100.00
	Parenti & Raffaelli LTD	Refund Escrow Permit #CB250008 (1450 Feehanville)	300.00
	Park, Andrew	Refund Escrow Permit #RB242063 (515 Maple)	100.00
	Payne Builders LLC	Refund Escrow Permit #RB251190 (222 Wille)	150.00
	Penco Electric	Refund Escrow Permit #RB251962 (709 Elmhurst)	100.00
		Refund Escrow Permit #RB252027 (922 Lancaster)	100.00
		Refund Escrow Permit #RB252028 (704 Can Dota)	100.00
	Pinto, Joseph	Refund Escrow Permit #RB251200 (205 Louis)	250.00
	Precision Today Plumbing	Refund Escrow Permit #RB260029 (114 Albert)	100.00
	Procat Construction and Remodeling	Refund Escrow Permit #RB251541 (1404 Plum Ct)	100.00
	R&A Construction of Illinois	Refund Escrow Permit #CB250023 (2070 Algonquin)	100.00
	Ricks Sewer and Drain	Refund Escrow Permit #RB251588 (406 See Gwun)	100.00
		Refund Escrow Permit #RB251885 (513 Lincoln)	100.00
	Roto Rooter Services	Refund Escrow Permit #RB260025 (1801 Palm Dr)	100.00
	Sunrun Installation Services	Refund Escrow Permit #RB251974 (3010 Lynn Ct)	100.00
	UHC United Heating and Cooling	Refund Escrow Permit #CB250176 (930 Mt Prospect)	200.00
	US Waterproofing Inc	Refund Escrow Permit #RB251695 (403 Albert)	100.00
	Young, Laura	Refund Escrow Permit #RB251434 (1614 Linden)	100.00
073 Escrow Deposit Fund Total			\$ 15,100.00
Grand Total			\$ 2,957,563.67



Item Cover Page

Subject **Approval of Minutes - January 20, 2026, Closed Session meeting of the Village Board**

Meeting February 3, 2026 - SPECIAL MEETING OF THE VILLAGE BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category CONSENT AGENDA

Type Action Item

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject	Motion to accept lowest cost, responsive bid submitted by Langton Group of Woodstock, Illinois for the 2026/2027 Parkway Restoration Contract for an amount not to exceed \$64,680.00 in 2026.
Meeting	February 3, 2026 - SPECIAL MEETING OF THE VILLAGE BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$64,680.00
Budget Source	General Fund and Water & Sewer Enterprise Fund
Category	CONSENT AGENDA
Type	Action Item

Information

A sealed bid for Parkway Restoration Contract for 2026-2027 was opened on January 20, 2026 at 1:00pm in Village Hall. This contract facilitates restoration of public parkways following utility excavations by Public Works Crews.

The work requires removing the backfill material to a minimum depth of 12 inches, backfilling with topsoil, and installing sod. Staff anticipates that approximately 30,000 square feet will need to be replaced each year. Contractors were also asked to submit pricing for replacing sod that does not require excavation and an hourly rate for the installation of seed and blanket only.

Bid Results

This bid was made available on the Euna OpenBids website. A copy of the bid packet is attached. Five sealed bids were received. Bid results are as follows:

Bidder	2026 Cost	2027 Cost	Total Cost
Langton Group	\$58,800.00	\$60,720.00	\$119,520.00
Moreno Landscape	\$73,720.00	\$75,821.00	\$146,541.00
Alvarez, Inc.	\$84,920.00	\$86,760.00	\$171,680.00
Flecks	\$99,756.00	\$99,756.00	\$199,512.00
Brightview Landscape	\$197,932.00	\$197,932.00	\$395,864.00

Discussion

The apparent low-cost bidder is Langton Group, of Woodstock, Illinois (Langton). This

company is the current contractor for the Village's Landscape Maintenance Contract and successfully completed the Village's Stump Removal Parkway Restoration Contract in 2024-25. Langton also successfully completed the Village's Klehm's Island project in 2023. They submitted all the required documentation along with their bid submittal. Reference checks all indicate acceptable performance on recent projects with similar scale and scope. Staff is confident the firm is qualified to successfully complete the proposed project at the price bid.

Staff recommends including a 10% contingency in the project award to allow for quantity variances and unanticipated conditions. In this instance, a 10% contingency added to the lowest cost bid would result in a total contract award of \$64,680.00 (Base Bid of \$58,800.00 + Contingency of \$5,880.00 = Total Recommended Award of \$64,680.00).

The contract documents include a provision which allows the contract to be extended for a third year at 2027 bid prices, if both the contractor and Village agree.

Alternatives

1. Accept the lowest cost bid for 2026-27 Parkway Restoration Contract.
2. Action at discretion of Village Board.

Staff Recommendation

Staff recommends that the Village Board accept the lowest cost bid for 2026-2027 Parkway Restoration contract as submitted by Langton Group of Woodstock Illinois, for an amount not to exceed \$64,680 in year one. Year two will be in an amount appropriated in the 2027 budget. Staff also recommends that the Village Board authorize a one-year extension of the contract (2028) if the contractor agrees to hold 2027 prices.

Attachments

1. Langton Parkway Restoration Submittal 2026-2027

EXHIBIT A

(Upon award of contract, to be
attached to Parkway Restoration
Contract 2026-2027 as Exhibit A)

Proposal Form
Village of Mount Prospect
Parkway Restoration 2026-2027

OWNER INFORMATION

Owner Name: John Lington
Address: 4510 Dean St Woodstock IL 60098
Business Name: Lington Group
Business Address: 4510 DEAN ST Woodstock IL 60098
Home Phone: 847 612 5279 Business Phone: 815 338 2630

This Business is a:

- ☐ Individual Proprietorship
☐ Joint Venture
☐ Partnership
☒ Corporation

If applicable, give names, addresses, and dates of birth of all partners, officers or directors.

Name

Address

<u>JOE Lington</u>	<u>4510 Dean St Woodstock IL 60098</u>
<u>John Lington</u>	<u>4510 Dean St Woodstock IL 60098</u>

Has the applicant, business, or member of the business ever had a
license or contract revoked, suspended or cancelled? ☐ YES ☒ NO

If yes, explain in full detail on a separate sheet of paper.

Does the business currently hold a license or have a contract with any other municipality for

service? ☐ YES ☒ NO

If yes, explain in full on a separate sheet of paper. Have any complaints against the business been filed with the Illinois Commerce Commission, the Office of the Illinois Attorney General, or any other governmental body during the period of one year prior to the date of this proposal?

☐ YES ☒ NO

If yes, explain in full on a separate sheet of paper.

Please note, the Village reserves the right to conduct its own search with the Illinois Commerce Commission, the Illinois Attorney General, or any other governmental body, and may take into consideration any complaints and/or pending complaints made against the business or owner.

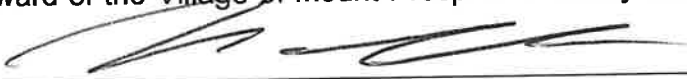
Services will be either full service cleaning, both inside and outside, or just outside cleaning.

In submitting this Proposal Form requesting award of the Village of Mount Prospect Parkway Restoration Contract 2026-2027, I hereby certify that:

1. I will not assign or subcontract window cleaning services for the Village without prior written approval of the Corporate Authorities of the Village of Mount Prospect;
2. Neither I, nor any person who will be working on my behalf, has been convicted under the laws of Illinois or any other state of an offense which under the laws of this state would be a felony involving the theft of property, violence to persons, or criminal damage to property. Please note that in the case of a person whose last conviction was more than two years past, and can demonstrate a compelling showing that he/she is nevertheless fit, such person or operator may be approved by the Village Manager if otherwise eligible;
3. I am not barred by law from contracting with the Village because of a conviction for prior violations of either Sections 33E-3 or 33E-4 of the Illinois Criminal Code of 1965 (720 ILCS 5/33E-3 (Bid Rigging) or 720 ILCS 5/33-4 (Bid Rotating));
4. I am not delinquent in payment of any taxes to the Illinois Department of Revenue pursuant to Section 11-42.1-1 of the Illinois Municipal Code (65 ILCS 5/11-42.1-1) or in any payment, fee or tax owed to the Village;
5. I provide a drug free workplace pursuant to the Drug Free Workplace Act (30 ILCS 580/1, et seq.);
6. I shall comply with Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101, et seq.), and the Rules and Regulations of the Illinois Department of Human Rights, including establishment and maintenance of a sexual harassment policy as required by Section 2-105 of that Article and Act;
7. I shall comply with the Americans with Disabilities Act;

7. I shall comply with the Americans with Disabilities Act;
8. I shall comply with the Illinois Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.); and
9. All of the information I have provided in this Application has been truthful and given in good faith.

I have read and understand the information provided with this Proposal Form, including the Notice to Bidders, Instructions to Bidder, the General Conditions, the Specifications and the Parkway Restoration Contract 2026-2027 and agree to abide by the conditions set forth therein. My signature below indicates my acceptance of all such conditions and my bid for award of the Village of Mount Prospect Parkway Restoration Contract 2026-2027


Name of Company Langston Group
Bid Submitted By Brian Sheppards
Position in Company Executive Director Manager
Phone No. 847 510 4582 Date 1/19/25

Bidder must use the official firm name and authorized representative must sign.

BID FORM

Parkway Restoration Contract 2026-2027 Village of Mount Prospect
Department of Public Works

FROM: Langston Group
4510 Dean St Woodlawn ZL Group
(hereinafter called "Bidder")

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

Parkway Restoration Contract 2026-2027

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

- Notice to Bidders
- Table of Contents
- Instructions for Bidders
- General Conditions and Special Provisions
- Specifications
- Bid Form
- Affidavit – Bid Certification Form
- Bid Security
- Bid Sheet – Cleaning Service Contract
- Contract Document

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

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

Bidder has bid on all items and has provided a price for all requested services. The Bidder acknowledges it understands all the requested services for which it has submitted a bid.

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

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

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

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

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

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

Addendum No.	Addendum Date	Acknowledgement by Bidder or Authorized Representative	Date Acknowledged
NA			

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

Upon award of the contract, the Village will send Notice of Award to the successful Bidder, the Bidder must then execute the contract and provide the required bonds or letter of credit and certificate of insurance to the Village within ten (10) business days. The Village will then issue a written Notice to Proceed. Failure to complete the work in the designated time frame may result in the Director of Public Works withholding compensation due the contractor for failure to complete the said work in the designated time frame, calling the bonds, or taking such other action as may be available.

Security in the sum of ten (10%) percent of the amount bid in form of (check one):
☒ Bid Bond ☐ Certified Check ☐ Bank Cashier's Check
 is attached hereto in accordance with the "Instructions for Bidders".

This Bid Submittal contains the following:

- 1) Bid Form
- 2) Affidavit – Bid Certification Form
- 3) Bid Security
- 4) BID SHEET(S) – Parkway Restoration Contract 2026-2027

Respectfully submitted:

Name of Firm/Bidder: Langston Group

By: [Signature] (Signature)

Title: Executive Account Manager

Date: 1/19/26

Contact Information: Brian Schenck

Official Address: 4510 Deane St Wash DC 20047

Telephone: 847 910 4982

Email: brian@langstongroup.com

ONE (1) SIGNED COPY OF THIS BID FORM AND BID SHEETS (Pages 20-25) ALONG WITH THE AFFIDAVIT – BID CERTIFICATION FORM, AND BID SECURITY SHALL BE SUBMITTED IN A SEALED MARKED ENVELOPE.

AFFIDAVIT – BID CERTIFICATION FORM

Bidder:

Company/Firm Name: Longten Group

Address: 4510 Dean St Woodstock IL 60091

As a condition of entering into a contract with the Village of Mount Prospect, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned, Brian Schenck, being first duly sworn on oath, deposes and states that he or she is Executive Vice President (sole owner, partner, joint ventured, President, Secretary, etc.) of Longten Group and has the authority to make all
(Name of Company)

certifications required by this affidavit.

Section I

Non-Collusion

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

Section II

Bid Rigging and Rotating

The undersigned further states that Longten Group
(Name of Company)

is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States, as provided in Sections 33E-3 and 33E-4 of the Illinois Criminal Code, 720 ILCS 5/33E-3, 33E-4.

Section III

Drug Free Workplace

The undersigned further states that Longten Group
(Name of Company)

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

Section IV

Tax Payment

The undersigned further states that Longten Group is
(Name of Company)

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

Section V

Sexual Harassment Policy

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

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

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

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

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

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

Signed by: [Signature] Title: Executive Director
Signature
Name Printed: Brian Shumaker

Signed and sworn to before me this 14th day of January, 2014. 2026
My commission expires:

[Signature]
Notary Public



BID SECURITY

Included with this bid is a bank cashier's check, certified check or bid bond in the amount of \$1000 by Lynley Corp, the bidder, in favor of the Village of Mount Prospect. It is hereby agreed that, should bidder be awarded the contract for services contemplated under this bid and fail or refuse to execute a contract for the performance of said services, or to provide the required payment and performance bonds, or letter of credit, and certificate of insurance, then this security, in the amount stipulated above, shall be forfeited and may be retained by the Village of Mount Prospect as liquidated damages and not as a penalty. All bids to remain firm for a period of ninety (90) days after bid opening date.

SUBMITTED THIS 19th DAY OF January, 2026.

SEAL (if corporation)

Lynley Corp
4510 Davis St
Wood Dale, IL 60019 ✓

Bidder: Lynley Corp

Brian Schmitt

Bidder's Agent and Agent's Title

Brian Schmitt
Title

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

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

If a corporation, note here the state of incorporation:

Incorporated under the laws of the State of Illinois

BID SHEETS

PARKWAY RESTORATION CONTRACT 2026-2027

The undersigned herewith submits a bid on the "PARKWAY RESTORATION CONTRACT 2026-2027" in accordance with the attached documents. All bids are to be delivered to the office of the Village Manager at 50 S. Emerson Street, 3rd Floor, Mount Prospect, Illinois 60056, prior to 1:00p.m. on January 20th, 2026.

SCHEDULE OF PRICES

We will perform the services as outlined in the PARKWAY RESTORATION CONTRACT 2026-2027 for sums as follows:

Table A

2026				
	Unit	Cost Per Unit	Estimated Quantity	Extended Cost
Restoration Sodding	SqFt	\$1.11	30,000	\$ 33,300
New Sod Installation	SqFt	\$1.11	2,000	\$ 2220
Topsoil Seed and Blanket Installation (Labor Only)	1hr	\$97	240	\$ 23,280
Total Cost				\$ 58,800

Table B

2027				
	Unit	Cost Per Unit	Estimated Quantity	Extended Cost
Restoration Sodding	SqFt	\$1.17	30,000	\$ 35,100
New Sod Installation	SqFt	\$1.17	2,000	\$ 2340
Topsoil Seed and Blanket Installation (Labor Only)	1hr	\$97	240	\$ 23,280
Total Cost				\$ 60,720

2026-2027 Parkway Restoration Total Cost (Sum total cost of Table A and Table B)

\$ 119,520

Submitted this 14th day of January, 2024.

Mark outside of envelope: "PARKWAY RESTORATION CONTRACT 2026-2027"
and deliver to the Village Manager's office at 50 South Emerson Street 3rd Floor,
Mount Prospect, Illinois, 60056, by 1:00 p.m., TUESDAY, January 20th, 2026.

Also, note any exceptions to the specifications:

Longley Group
COMPANY OWNER/BIDDER

4510 Dean St
ADDRESS

847 910 4480
PHONE #

[Signature]
SIGNATURE

Woodstock IL 60098
CITY, STATE, ZIP

brian@longleygroup.com
Email

1/19, 2024.
DATE SUBMITTED

Note: All bids to remain firm for ninety (90) days. Be sure to mark the outside of
the envelope, "Sealed Bid for PARKWAY RESTORATION CONTRACT 2026-2027."

BID BOND

KNOW ALL MEN BY THESE PRESENTS:

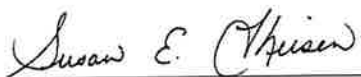
That we, LANGTON SNOW SOLUTIONS DBA LANGTON GROUP 4510 DEAN ST WOODSTOCK, IL 60098-7503 as Principal, hereinafter called the Principal, and Auto-Owners Insurance Company as Surety, hereinafter called the Surety, are held and firmly bound unto MT. PROSPECT PUBLIC WORKS 1700 W CENTRAL RD, MOUNT PROSPECT IL 60056-2229 as Oblige, hereinafter called the Oblige, in the penal sum of One thousand and XX/100 Dollars (\$1,000.00) for the payment of which the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that WHEREAS, the Principal has submitted or is about to submit a proposal to the Oblige on a contract for PARKWAY RESTORATION

NOW, THEREFORE, if the said contract be timely awarded to the Principal and the Principal shall, within such time as may be specified, enter into the contract in writing, and give bond, if bond is required, with surety acceptable to the Oblige for the faithful performance of the said contract, then this obligation shall be void; otherwise to remain in full force and effect.

SIGNED AND SEALED this 13TH day of JANUARY, 2026.


Witness


Susan E. Theisen
Witness



LANGTON SNOW SOLUTIONS
Principal
By 

Auto-Owners Insurance Company
Surety

By 
Niki Conway
Attorney-in-Fact



The Langton Group is a 20-year-old rapidly growing full-service landscape company. We have over 100 full- and part-time employees as well as up to 150 seasonal employees. We have done extensive municipal and school district work and continue to do so.

Organization:

Joe and John Langton- Owners (both 20+ years in the industry)

Tanner Lindell- General Manager (Langton Groups 1st employee)

Hugo Otero-Maintenance Director (12 years in the industry)

Kyle Cook-Sales Director (14 years)

Brian Shamash-Account Manager (4 years)

Rodrigo Mercado- Assistant Director of Maintenance (9 years)

Here is a small sample list of municipal customers we are currently servicing: Elk Grove, Villa Park, Skokie, Wilmette, Highland Park, Mundelein, Evanston, Woodstock, Pingree Grove.

As an organization that works frequently with these contracts, we understand the scope of the project and more importantly the needs and expectations that come along with them. We understand the unique balance that is required to not only do the work properly, completely, and in a timely manner, but also to be aware of residents' needs and uses of areas.

We have separate crews for construction and maintenance. Most of the time their tasks are clear, for example it will be construction crews that will edge and mulch. The maintenance crews will be taking care of weekly mowing and weeding. A

4510 Dean Street
Woodstock, IL 60098

Office 815-338-2630 Fax 815-338-2634
LangtonGroup@ATT.net

third licensed crew will perform turf applications. The spring and fall cleanups are the one area that both maintenance and construction work hand and hand on. We

Brian and Hugo will work with the city to establish a firm schedule, but it looks like we would have a crew in town 4 days (m-th, with Friday being open as a makeup day) a week doing the weekly maintenance.

Green Policies:

Langton Group is at the forefront of the robotic mower industry. We have the largest fleet of robotic mowers in the country. Most of our string trimmers are electric, and a high percentage of our blowers and even chain saws are electric. We are so committed to trying to be green that your account manager drives an electric car. We will work with the village to install robots and or use electric mowers in any locations that make sense to do so. We also have a close working relationship with the American Green Zone Alliance (AGZA) and we can work with you on meeting their standards and even getting areas marked as Green Zone certified. The question came up as far as costs go for using electric mowers: Our prices do not change if we use electric equipment. There may be a situation where we ask for you to have electric brought to a location, or we may require a longer commitment if we install a mower.

References:

City of Aurora

720 N Broadway

Aurora IL 60505

Abby Schuler 630-710-0331

schulera@aurora.il.us

Elk Grove Public Works

450 E Devon Ave

Elk Grove IL 60007

Bill Bolich 224-277-0332

wbolich@elkgrove.org

Village of Pingree Grove

555 Reinking Road

Pingree Grove IL 60140

Pat Doherty 847-464-5533

pdoherty@pingreegrove.org

School District #26

2109 Crystal Lake Rd

Cary IL 60013

Steve Fields 847-639-7788

Steve.fields@cary26.org



Item Cover Page

Subject	Motion to accept the lowest cost, responsive bid for 2026-2027 Parkway Tree Removal contract for an amount not to exceed \$150,000.
Meeting	February 3, 2026 - SPECIAL MEETING OF THE VILLAGE BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$150,000.00
Budget Source	General Fund
Category	CONSENT AGENDA
Type	Action Item

Information

Sealed bids for parkway tree removals in 2026-2027 were opened on January 20, 2026, at 1:00pm in Village Hall. This contract facilitates the removal of dead, diseased, or structurally unsound parkway trees. As in the past, prices for emergency tree work in the event of a major storm were sought after.

Bid Results

This bid was made available on the Euna OpenBids website. A copy of the bid packet is attached. Seven sealed bids were received. Bidders were asked to submit a price per inch for removal of trees in each of five different size classes. In order to draw comparisons between various bids, bidders were asked to use estimated quantities provided by the Village to calculate an extended cost. Bid results are as follows:

Bidder	2026 Base Bid and Emergency Work Totals	2027 Base Bid and Emergency Work Totals	Total
Sawvell Tree Service	\$122,900.00	\$122,900.00	\$245,800.00
Homer Tree Service	\$130,700.00	\$130,700.00	\$261,400.00*
Trees R Us	\$146,402.00	\$151,051.00	\$297,453.00
Arbor Green Tree Service	\$146,100.00	\$155,900.00	\$302,000.00
McGinty Brothers	\$151,994.00	\$156,040.00	\$308,034.00
Siebert Tree	\$178,824.00	\$183,924.00	\$362,748.00
Advanced Landscape		Non-Responsive	
*Corrected Math Error			

Discussion

Discussion

Staff received six responsive bids and one non-responsive bid. The non-responsive bid was submitted by Advanced Landscape. Advanced Landscape's bid was found to be non-responsive because they could not provide municipal references for tree removal contracts of similar size and scope. Additionally, Advanced Landscape does not have a certified arborist on staff or a method to provide the direct supervision of a certified arborist, which is a requirement of the contract specifications. For the aforementioned reasons, Advanced Landscape's bid was found non-responsive.

The apparent low-cost bidder is Sawvell Tree Service (Sawvell) of Antioch, Illinois. Sawvell is currently the Village's tree trimming contractor. They submitted all required documentation along with their bid submittal. Reference checks all indicate acceptable performance on recent projects with similar scale and scope. Staff are confident the firm is qualified to successfully complete the proposed project.

Additionally, their equipment list indicates they own the resources necessary to successfully complete this contract.

The contract documents include a provision allowing the contract to be extended for a third year in 2028 at the same bid price as 2027, if both the contractor and village agree. In the current budget, \$150,000 has been allocated for tree removal services. Because contract quantities are estimates, staff recommends authorizing the award up to the budget available to facilitate quantity variances. Expenditures in the subsequent contract years will be limited to amounts authorized in the approved budget.

Alternatives

1. Accept the lowest-cost, responsive bid for 2026-2027 Parkway Tree Removal.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends awarding a contract to the lowest qualified bidder, Sawvell Tree Service, for an amount not to exceed \$150,000 in year one. Year two will be the amount that is appropriated in the 2027 budget. If years one and two are successful, and a contract extension is agreed to by the village and the contractor, year three will be in the amount appropriated in the 2028 budget.

Attachments

1. Parkway Tree Removal Sawvell Submittal

EXHIBIT A

(Upon award of contract, to be attached to PARKWAY TREE REMOVAL CONTRACT 2026 - 2027 as Exhibit A)

Bid Proposal Form
Village of Mount Prospect
PARKWAY TREE REMOVAL CONTRACT 2026 - 2027

OWNER INFORMATION

Nedco llc dba SAWWELL TREE SERVICE

Owner Name: OWNERS: Nicole McNellis, Cari Annarella and Dave Marino

Address: 26270 W Ingleside Ave. Ingleside, IL 60041

Business Name: Sawvell Tree Service

Business Address: PO Box 593 Mundelein, IL 60060

Home Phone: 224-715-2244 Business Phone: 847-566-9372

This Business is a:

☐ Individual Proprietorship

☐ Joint Venture

☒ Partnership

☐ Corporation

If applicable, give names and addresses of all partners, officers or directors.

Name	Address
Nicole McNellis President	26270 W Ingleside Ave. Ingleside, IL 60041
Cari Annarella Vice President	609 Oak Lane Ingleside, IL 60041
Dave Marino CFO	609 Oak Lane Ingleside, IL 60041
Erik Noriega CEO	26270 W Ingleside Ave. Ingleside, IL 60041

Has the applicant, business, or member of the business ever had a license or contract revoked, suspended or cancelled? ☐ YES ☒ NO

If yes, explain in full detail on a separate sheet of paper.

Does the business currently hold a license or have a contract with any other municipality for TREE WORK service? ☒ YES ☐ NO

If yes, explain in full on a separate sheet of paper.

Have any complaints against the business been filed with the Illinois Commerce Commission, the Office of the Illinois Attorney General, or any other governmental body during the period of one year prior to the date of this proposal? ☐ YES ☒ NO
If yes, explain in full on a separate sheet of paper.

Please note, the Village reserves the right to conduct its own search with the Illinois Commerce Commission, the Illinois Attorney General, or any other governmental body, and may take into consideration any complaints and/or pending complaints made against the business or owner.

In submitting this Proposal Form requesting award of the Village of Mount Prospect PARKWAY TREE REMOVAL CONTRACT 2026 - 2027, I hereby certify that:

1. I will not assign or subcontract any contracted work or services for the Village without prior written approval of the Corporate Authorities of the Village of Mount Prospect;
2. Neither I, nor any person who will be working on my behalf, has been convicted under the laws of Illinois or any other state of an offense which under the laws of this state would be a felony involving the theft of property, violence to persons, or criminal damage to property. Please note that in the case of a person whose last conviction was more than two years past, and can demonstrate a compelling showing that he/she is nevertheless fit, such person or operator may be approved by the Village Manager if otherwise eligible;
3. I am not barred by law from contracting with the Village because of a conviction for prior violations of either Sections 33E-3 or 33E-4 of the Illinois Criminal Code of 1965 (720 ILCS 5/33E-3 (Bid Rigging) or 720 ILCS 5/33-4 (Bid Rotating));
4. I am not delinquent in payment of any taxes to the Illinois Department of Revenue pursuant to Section 11-42.1-1 of the Illinois Municipal Code (65 ILCS 5/11-42.1-1) or in any payment, fee or tax owed to the Village;
5. I provide a drug free workplace pursuant to the Drug Free Workplace Act (30 ILCS 580/1, et seq.);
6. I shall comply with Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101, et seq.), and the Rules and Regulations of the Illinois Department of Human Rights, including establishment and maintenance of a sexual harassment policy as required by Section 2-105 of that Article and Act;
7. I shall comply with the Americans with Disabilities Act;
8. I shall comply with the Illinois Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.); and
9. All of the information I have provided in this Application has been truthful and given in good faith.

I have read and understand the information provided with this Proposal Form, including the Notice to Bidders, Instructions to Bidder, the General Conditions, the Specifications and the PARKWAY TREE REMOVAL CONTRACT 2026-2027, and agree to abide by the conditions set forth therein. My signature below indicates my acceptance of all such conditions and my bid for award of the Village of Mount Prospect PARKWAY TREE REMOVAL CONTRACT 2026 - 2027.

Name of Company NEDCO dba
Sawvell Tree Service

Bid Submitted By Erik Noriega 

Position in Company Chief Executive Officer

Phone No. 847-514-7800 Date 1/20/26

Bidder must use the official firm name and authorized representative must sign.

BID FORM

PARKWAY TREE REMOVAL CONTRACT 2026 - 2026 Village of Mount Prospect Department of Public Works

FROM: NEDCO dba
Sawvell Tree Service

PO Box 593
Mundelein, IL 60060

(hereinafter called "Bidder")

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

PARKWAY TREE REMOVAL CONTRACT 2026 - 2027

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

- Notice to Bidders
- Table of Contents
- Bid Packet Information
- Instructions for Bidders
- Specifications
- General Conditions
- Proposal Form
- Contract Document
- Bid Form
- Affidavit – Bid Certification Form
- Bid Security
- Performance Bond
- Bid Sheets

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

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

Bidder has bid on all items and has provided a price for all requested services. The Bidder acknowledges it understands all the requested services for which it has submitted a bid.

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

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

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

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

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

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

Addendum No.	Addendum Date	Acknowledgement by Bidder or Authorized Representative	Date Acknowledged

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

Upon award of the contract, the Village will send Notice of Award to the successful Bidder, the Bidder must then execute the contract and provide any required bonds or letter of credit and certificate of insurance to the Village within ten (10) business days. The Village will then issue a written Notice to Proceed. Failure to complete the work in the designated time frame may result in the Director of Public Works withholding compensation due the contractor for failure to complete the said work in the designated time frame, calling the bond(s), or taking such other action as may be available.

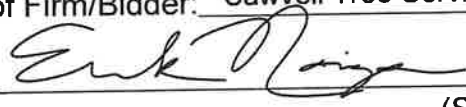
Security in the sum of one thousand dollars (\$1,000) in form of (check one):
☒ Bid Bond ☐ Certified Check ☐ Bank Cashier's Check
is attached hereto in accordance with the "Instructions for Bidders".

This Bid Submittal contains the following:

- 1) Bid Proposal Form – Exhibit A ✓
- 2) Bid Form ✓
- 3) Affidavit – Bid Certification Form ✓
- 4) Bid Security ✓
- 5) BID SHEET(S) ✓
- 6) List of required references and equipment ✓

Respectfully submitted:

Name of Firm/Bidder: Sawvell Tree Service

By: 

(Signature)

Title: Chief Financial Officer

Date: 1/20/26

Contact Information:

Official Address: PO Box 593
Mundelein, IL 60060

Telephone: 847-566-9372

Email: sawvelltree@gmail.com

AFFIDAVIT – BID CERTIFICATION FORM

Bidder:

NEDCO dba

Company/Firm Name: Sawvell Tree Service

Address: PO Box 593 Mundelein, IL 60060

As a condition of entering into a contract with the Village of Mount Prospect, and under oath and penalty of perjury and possible termination of contract rights and debarment, the undersigned, Erik Noriega, being first duly sworn on oath, deposes and states that he or she is Chief Executive Officer (sole owner, partner, joint ventured, President, Secretary, etc.) of NEDCO LLC DBA Sawvell Tree Service and has the authority to make all

(Name of Company)

certifications required by this affidavit.

Section I

Non-Collusion

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

Section II

Bid Rigging and Rotating

The undersigned further states that NEDCO LLC DBA Sawvell Tree Service

(Name of Company)

is not barred from bidding or contracting as a result of a conviction for violations of state laws prohibiting bid rigging or bid rotating or any similar offense of any state of the United States, as provided in Sections 33E-3 and 33E-4 of the Illinois Criminal Code, 720 ILCS 5/33E-3, 33E-4.

Section III

Drug Free Workplace

The undersigned further states that NEDCO LLC DBA Sawvell Tree Service

(Name of Company)

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

Section IV

Tax Payment

The undersigned further states that NEDCO LLC DBA Sawvell Tree Service is
(Name of Company)

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

Section V

Sexual Harassment Policy

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

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

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

The undersigned further states that NEDCO LLC DBA Sawvell Tree Service has
(Name of Company)

a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105 (A) (4).

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

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

Signed by: Erik Noriega Title: Chief Executive Officer
Signature

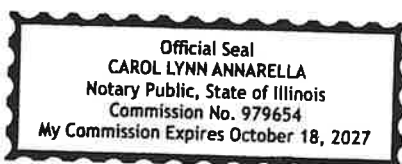
Name Printed: Erik Noriega

Signed and sworn to before me this 20th day of January, 2026.

My commission expires: 10/18/27

Carol Lynn Annarella

Notary Public



BID SECURITY

Included with this bid is a bank cashier's check, certified check or bid bond in the amount of one thousand dollars (\$1,000) by NEDCO LLC DBA Sawvell Tree Service, the bidder, in favor of the Village of Mount Prospect. It is hereby agreed that, should bidder be awarded the contract for services contemplated under this bid and fail or refuse to execute a contract for the performance of said services, or to provide the required payment, or letter of credit, and certificate of insurance, then this security, in the amount stipulated above, shall be forfeited and may be retained by the Village of Mount Prospect as liquidated damages and not as a penalty. All bids to remain firm for a period of ninety (90) days after bid opening date.

SUBMITTED THIS 20th DAY OF January, 2026.

SEAL (if corporation)

Bidder:

NEDCO LLC DBA Sawvell Tree Service

Partner 1 Nicole McNellis Nicole McNellis

Partner 2 Cari Annarella Cari Annarella

Bidder's Agent and Agent's Title

Erik Noriega

Erik Noriega

Chief Executive Officer

Title

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

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

If a corporation, note here the state of incorporation:

Incorporated under the laws of the State of ILLINOIS.

BID SHEETS

PARKWAY TREE REMOVAL CONTRACT 2026 - 2027

The undersigned herewith submits a bid on the "PARKWAY TREE REMOVAL CONTRACT 2026 - 2027" in accordance with the attached documents. All bids are to be delivered to the office of the Village Manager at 50 S. Emerson Street, 3rd Floor, Mount Prospect, Illinois 60056, prior to 1:00p.m. on January 20, 2026.

SCHEDULE OF PRICES 2026 BASE BID PARKWAY TREE REMOVALS

We will perform the services as outlined in the PARKWAY TREE REMOVAL CONTRACT 2026 - 2027 for sums as follows:

Cost	DBH Range	Est. # Trees*	Est. Total # Inches*	Bid Price Per Inch	Extended	
					Per Size Class	
	3.0" – 17.9"	40	400 X	\$ 14	=	\$ 5,600
	18.0" – 23.9"	75	1400 X	\$ 18	=	\$ 25,200
	24.0" – 29.9"	75	1600 X	\$ 21	=	\$ 33,600
	30.0" – 35.9"	35	1000 X	\$ 24	=	\$ 24,000
	36.0" +	25	900 X	\$ 26	=	\$ 23,400
250 Trees	5,300 Inches					\$ 111,800
EXTENDED TOTAL FOR ALL REMOVALS						\$ 111,800

*Estimates only, for use in calculating lowest qualified bidder.

2027 BASE BID PARKWAY TREE REMOVALS

Cost	DBH Range	Est. # Trees*	Est. Total # Inches*	Bid Price Per Inch	Extended	
					Per Size Class	
	3.0" – 17.9"	40	400 X	\$ 14	=	\$ 5,600
	18.0" – 23.9"	75	1400 X	\$ 18	=	\$ 25,200
	24.0" – 29.9"	75	1600 X	\$ 21	=	\$ 33,600
	30.0" – 35.9"	35	1000 X	\$ 24	=	\$ 24,000
	36.0" +	25	900 X	\$ 26	=	\$ 23,400
250 Trees	5,300 Inches					\$ 111,800
EXTENDED TOTAL FOR ALL REMOVALS						\$ 111,800

37

*Estimates only, for use in calculating lowest qualified bidder.

EMERGENCY WORK**

Minimum 4-person crew required

Regular Rates (All hours and days of the week apply)

FOREMAN 20 hrs. @ \$100 /hour Ext. Cost \$ 2,000

LABORER 20hrs. @ \$ 85 /hour Ext. Cost \$ 1,700

CLIMBER 20hrs. @ \$ 100 /hour Ext. Cost \$ 2,000

LOADER 20hrs. @ \$120 /hour Ext. Cost \$ 2,400
OPERATOR

Emergency Work Extended **TOTAL** \$ 8,100

Minimum Equipment Required**

A. Aerial Tower, with at least 55' working height. Specify maximum working height and make
20 hours @ \$ 50 /hour Ext. Cost \$ 1,000
3 Freightliners 61' 1 International 75'

B. Chipper with truck, saws and other necessary Equipment. Specify chipper size and make
20 hours @ \$ 50 /hour Ext. Cost \$ 1,000
2-20' Bandits, 2 Freightliners 20 Yrds, 1 Kenworth 20 Yrds

C. Hydraulic log loader with grapple. Specify make and model
20 hours @ \$ 50 /hour Ext. Cost \$ 1,000
1 International 550 1 Mack Granite

Equipment Extended Total \$ 3,000

** Quantity of hours listed are only for comparison purposes in determining lowest qualified bidder.

GRAND TOTALS FROM ABOVE

2026 Base Bid Removals Ext. Total	\$ <u>111,800</u>
2027 Base Bid Removals Ext. Total	\$ <u>111,800</u>
Emergency Work – Ext. Total	\$ <u>8,100</u>
Equipment Ext. Total	\$ <u>3,000</u>

BID GRAND TOTAL \$ 234,700

Optional Bid

D. Tub Grinder – Mobilization, transport, set up
(To be set up at a Village provided site) \$ N/A

Hourly rate to operate the tub grinder

\$ N/A

Submitted this 20th day of January, 2026.

Mark outside of envelope: "**PARKWAY TREE REMOVAL CONTRACT 2026 - 2027**"
and deliver to the Village Manager's office at 50 South Emerson Street 3rd Floor,
Mount Prospect, Illinois, 60056, by 1:00 p.m., TUESDAY, January 20, 2026.

Nedco llc dba SAWWELL TREE SERVICE

Name of Company/Firm

PO Box 593 Mundelein, IL 60060

Address of Company/Firm

By: 

Erik Noriega CEO

Phone: 847-514-7800

Date submitted: Monday, January 20th, 2026

Also note any exceptions to the specifications.

Nicole McNellis
Cari Annarella
Dave Marino

Nedco LLC dba SAWWELL TREE SERVICE

COMPANY OWNER

26270 W Ingleside Ave.

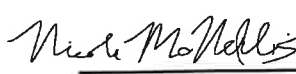
Ingleside, IL 60041

ADDRESS

CITY, STATE, ZIP

847-566-9372

PHONE #

SIGNATURE

1/20/, 2026.

DATE

Note: All bids to remain firm for ninety (90) days. Be sure to mark the outside of the envelope, "Sealed Bid for PARKWAY TREE REMOVAL CONTRACT 2026 - 2027."



Bond No. 2666953

POWER OF ATTORNEY

Know all men by these Presents, that West Bend Insurance Company (formerly known as West Bend Mutual Insurance Company prior to 1/1/2024), a corporation having its principal office in the City of West Bend, Wisconsin does make, constitute and appoint:

NORMA FABBRI-BLAKE

lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf as surety and as its act and deed any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of: Thirty Million Dollars (\$30,000,000)

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of West Bend Insurance Company by unanimous consent resolution effective the 1st day of January 2024.

Appointment of Attorney-In-Fact. The president or any vice president, or any other officer of West Bend Insurance Company may appoint by written certificate Attorneys-In-Fact to act on behalf of the company in the execution of and attesting of bonds and undertakings and other written obligatory instruments of like nature. The signature of any officer authorized hereby and the corporate seal may be affixed by facsimile to any such power of attorney or to any certificate relating therefore and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the company in the future with respect to any bond or undertaking or other writing obligatory in nature to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any said officer at any time.

Any reference to West Bend Mutual Insurance Company in any Bond and all continuations thereof shall be considered a reference to West Bend Insurance Company.

In witness whereof, West Bend Insurance Company has caused these presents to be signed by its president undersigned and its corporate seal to be hereto duly attested by its secretary this 1st day of January 2024.

Attest

Christopher C. Zwygart
Christopher C. Zwygart
Secretary



Robert J. Jacques
Robert J. Jacques
President

State of Wisconsin
County of Washington

On the 1st day of January 2024, before me personally came Robert Jacques, to me known being by duly sworn, did depose and say that he is the President of West Bend Insurance Company, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation and that he signed his name thereto by like order.



Juli Benedum
Lead Corporate Attorney
Notary Public, Washington Co., WI
My Commission is Permanent

The undersigned, duly elected to the office stated below, now the incumbent in West Bend Insurance Company, a Wisconsin corporation authorized to make this certificate, Do Hereby Certify that the foregoing attached Power of Attorney remains in full force effect and has not been revoked and that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at West Bend, Wisconsin this 20th day of January, 2026.



Christopher C. Zwygart
Christopher C. Zwygart
Secretary

While a bond(s) is active, a bonded principal is a member of West Bend Mutual Holding Company. Please visit <https://www.thesilverlining.com/annual-meeting> for details regarding the annual membership meeting and your voting rights.



Bond Number 2666953

Bid Bond

KNOW ALL BY THESE PRESENTS, That We, Nedco LLC DBA Sawvell Tree Service as Principal,
and WEST BEND INSURANCE COMPANY, a corporation organized under the laws of the State of Wisconsin
and having its principal office in West Bend, Wisconsin, in said State, as Surety, are held and firmly bound unto
Village of Mount Prospect as Owner, in the full and just sum of
~~Two Thousand Dollars and 00/100~~ (1000.00 x %) of amount bid for the payment
whereof said Principal binds its heirs, administrators, and executors and said Surety binds itself, its successors
and assigns firmly by these presents

WHEREAS, said Principal has submitted to said Owner a bid or proposal for _____

g Parkway Tree Removal for the Village of Mount Prospect

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that if within Sixty days hereof and in
accordance with said proposal a contract shall be awarded to said Principal and the said Principal shall enter into a
contract for said work and shall furnish bond with surety as required for its faithful performance then this obligation
shall be void, otherwise remain in full force and virtue.

Signed and Sealed this 20 day of January, 20 26

Principal:

Nedco LLC DBA Sawvell Tree Service

By: Cari Annarella

(SEAL)

Name Typed: Cari Annarella, Vice President

Title

Witness: Nedco LLC DBA Sawvell Tree Service

Surety:

West Bend Insurance Company

By: Norma Fabbri-Blake

(SEAL)

Name Typed: NORMA FABBRI-BLAKE

Title

Witness: Norma Fabbri-Blake

Agency Name:

GUY VITI INSURANCE AGENCY INC

Address:

445 SHERIDAN ROAD

HIGHWOOD, IL 60040

Phone Number:

(847) 432-1000

MICHIGAN ONLY: This policy is exempt from the filing requirements of Section 2236 of the Insurance Code of 1956, 1956 PA 218 and MCL 500.2236.

RHODE ISLAND ONLY: Under R.I. Gen. Laws § 27-65-1, this policy is exempt from the filing and approval requirements of forms used and rates charged.

NB 0192 01 25

1900 S 18th Avenue | West Bend, WI 53095 | Phone: (800) 236-5010 | Fax: (877) 674-2663 | www.thesilverlining.com

Page 1 of 1

LIST OF REFERENCES

Company Name : VILLAGE OF MUNDELEIN
Address..... : 300 PLAZA CIRCLE
City & State..... : MUNDELEIN, IL 60060
Telephone Number..... : 224-627-4122
Person to contact..... : ADAM SCHMIDT
E-MailAddress..... : ASCHMIDT@MUNDELEIN.ORG

Company Name : VILLAGE OF GRAYSLAKE
Address..... : 10 SEYMOUR AVENUE
City & State..... : GRAYSLAKE, IL 60030
Telephone Number..... : 847-223-8515
person to Contact..... : NICK NIERMAN
E-Mail Address..... : NNIERMAN@VILLAGEOFGRAYSLAKE.COM

Company Name : VILLAGE OF LIBERTYVILLE
Address..... : 118 W COOK AVENUE
City & State..... : LIBERTYVILLE, IL 60048
Telephone Number..... : 847-918-2074
person to Contact..... : DAVID HEURICH
E-Mail Address..... : DHEUICH@LIBERTYVILLE.ORG



Sawvell Tree Service and Landscaping
PO Box 593 Mundelein, IL 60060

STATEMENT OF OF CURRENT CONTRACTS

The owners of Sawvell Tree Service do hereby state that the following is true and correct. Sawvell Tree Service are currently under contract with the following municipalities:

Village of Mount Prospect

PARKWAY TREE TRIMMING CONTRACT 2025 - 2026

- *Trimming of publicly owned trees in Village parkways and other public areas.*

Village of Vernon Hills

Parkway Tree Trimming 2026-2029 The Village of Vernon Hills

- *Trimming of publicly owned trees in Village parkways and other public areas*

Contractual Tree Services 2024-2027 Village of Mundelein

- *Tree removal/trimming of publicly owned trees in Village parkways and other public areas*

Owners/Managers:

Nicole McNellis, President

Erik Noriega, CEO

Cari Annarella, VP

Dave Marino, CFO



Equipment Inventory Owned by Sawvell Tree Service

<u>TYPE OF EQUIPMENT</u>	<u>OWN</u>	<u>PLAN ON USING</u>
AERIAL TRUCKS		
1 2008 Freightliner	Yes	Yes
1 2015 Freightliner	Yes	Yes
1 2014 Ford 750	Yes	Yes
1 2003 International 4300	Yes	
	Yes	
CHIPPER TRUCKS		
1 2017 Freightliner	Yes	Yes
1 2017 Freightliner	Yes	Yes
1 2018 Kenworth	Yes	Yes
BRUSH CHIPPERS		
1 Bandit 19X9's	Yes	Yes
1 2018 Bandit 21XP	Yes	Yes
GRAPPLE/LOG TRUCKS		
1 2007 Mack Granite	Yes	Yes
1 2005 International	Yes	Yes
STUMP GRINDERS		
1 Bandit 3100	Yes	
1 2023 Bandit 5G-75	Yes	
SKID STEERS		
1 Toro TX 1000 Wide Track	Yes	Yes
2 Bobcat MT100	Yes	Yes
1 Bobcat 770	Yes	Yes
TRUCKS/TRAILERS		
1 2024 GMC Sierra 2500HD	Yes	Yes
1 2023 Big Tex Flatbed Trailer	Yes	
1 2021 Chevy Silverado Dump Truck	Yes	
CHAINSAWS		
50 STIHL'S	Yes	Yes



Item Cover Page

Subject	Motion to waive the rule requiring two readings of an ordinance and adopt an ORDINANCE AMENDING CHAPTER 5, "BOARDS AND COMMISSIONS," ARTICLE XVI, "FOREIGN FIRE INSURANCE TAX BOARD" OF THE VILLAGE CODE OF MOUNT PROSPECT
Meeting	February 3, 2026 - SPECIAL MEETING OF THE VILLAGE BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	0.00
Budget Source	N/A
Category	CONSENT AGENDA
Type	Action Item

Information

The Village's current Foreign Fire Insurance Tax Board ordinance was adopted in 2014. Illinois state law governing foreign fire insurance license fees and the administration of those funds was amended, most notably through legislation effective January 1, 2023. Sections of the Village's ordinance no longer align with current statutory requirements or best practices that have been changed.

The proposed ordinance update is intended to bring the Village into compliance with state law, clarify governance and authority, and modernize administrative provisions while maintaining the long-standing purpose of the fund: supporting the maintenance, use, and benefit of the Mount Prospect Fire Department.

Major Updates include:

- Compliance with current state law — the proposed ordinance updates statutory references and incorporates language added by recent amendments to the Illinois Compiled Statutes. These changes ensure the Village's ordinances accurately reflect current law and reduce inconsistency in the code.
- Clarification of Board authority and responsibilities — the amended ordinance more clearly defines the powers and duties of the Foreign Fire Insurance Tax Board, including its authority to administer funds, approve expenditures, and contract for professional services as permitted by state law. This provides clearer guidance for the Board while maintaining appropriate fiscal oversight.
- Modernized Board structure and elections — the proposed ordinance simplifies Board composition by allowing any sworn member to be elected at large, rather than by rank

category. The non-sworn position has been eliminated as a result. This change improves flexibility, supports continuity of operations, and reflects current staffing and participation realities while preserving representation.

- Dispute resolution — A Binding Arbitration section has been added. Any dispute between the Fire Chief and the remaining members of the Foreign Fire Insurance Board concerning whether a proposed or approved expenditure of funds is for the maintenance, use, or benefit of the Fire Department, or is otherwise authorized under 65 ILCS 5, shall be resolved through binding arbitration. The board shall adopt a written arbitration agreement and arbitration shall be the exclusive remedy available for resolving disputes.

The proposed ordinance does not expand the purpose of the Foreign Fire Insurance Tax Fund or change its fundamental intent. These changes modernize the Village's ordinance to reflect current Illinois law, improves clarity and governance, and ensures the continued lawful and transparent administration of the fund.

The Village will continue to hold and manage the Foreign Fire Insurance Tax funds. All expenditures will remain subject to the Village's normal purchasing and financial procedures, including applicable bidding and audit requirements. The proposed ordinance clarifies how the Board operates within existing Village controls.

Discussion

Alternatives

1. Board approval of updates to the Foreign Fire Insurance Tax Board Ordinance in accordance with the statutory update dated January 1, 2023.
2. Action at the discretion of the Board.

Staff Recommendation

Staff recommends approving updates to the Foreign Fire Insurance Tax Board Ordinance in accordance with the statutory update dated January 1, 2023.

Attachments

1. Foreign Fire Insurance Tax Board Ordinance
2. Draft FFTB Chapter 5 amendments
3. Draft FFTB Chapter 5 amendments V2.0 02.03.2026 FINAL Redline_2 3 2026

ARTICLE XVI

FOREIGN FIRE INSURANCE TAX BOARD

SECTION:

5.1600: Creation And Purpose

5.1601: General Requirements

5.1602: Definition

5.1603: Organization

5.1604: Powers And Duties

5.1605: Quorum, Special Meetings

5.1606: Use Of Funds

5.1607: Foreign Fire Insurance Tax Imposed

5.1608: Account

5.1609: Failure To Account Or Pay Tax

5.1610: Marine Insurance

5.1600: CREATION AND PURPOSE:

There is hereby established a foreign fire insurance tax board of the village of Mount Prospect to receive and expend foreign fire insurance tax funds for the maintenance, use and benefit of the village fire department, in accordance with the Illinois Compiled Statutes ¹ . (Ord. 6149, 8-5-2014)

Notes

¹ 1. 65 ILCS 5/11-10-2.

5.1601: GENERAL REQUIREMENTS:

The general requirements set forth in article II of this chapter apply to the board to the extent not specifically otherwise provided herein. (Ord. 6149, 8-5-2014)

5.1602: DEFINITION:

"Members of the department", for purpose of this article, shall include all members of the fire department, including sworn and nonsworn members, but excluding probationary members. (Ord. 6149, 8-5-2014)

5.1603: ORGANIZATION:

A. Membership: The board shall consist of seven (7) board members, who need not be residents, as follows:

1. One board member shall be the chief of the fire department,
2. One board member shall serve from the sworn rank of battalion chief and above,
3. One board member shall serve from the sworn rank of lieutenant,
4. Three (3) board members shall serve from the sworn rank of firefighter, and
5. One board member shall serve from the department's nonsworn personnel.

B. Nomination And Election: Except for the chief of the fire department, the board members within each of the categories in subsection A of this section shall be nominated and elected by the members of the department within the respective categories.

C. Village Liaison: The village finance director, or designee, shall serve as the village's liaison to the board.

D. Officers: At the first meeting of the board and annually thereafter, the board members shall select a chairperson, vice chairperson, secretary and treasurer.

E. Term Of Office:

1. Each board member shall hold office during his/her term unless the member resigns from the department, retires from the department, or is discharged from the department. If any of these three (3) events occur, the board member shall automatically be removed from the board and the position shall be deemed vacant.

2. Vacancies in the board shall be filled by election of the members of the department from those members within the vacant category, and such election shall be for the balance of the unexpired term. Any person elected to fill a board position vacancy shall assume office immediately upon completion of the election.

F. Election Procedures:

1. Temporary Election Procedure: There is hereby established a temporary election committee, which shall consist of five (5) members of the department. The chief of the fire department shall serve as a member and as chairperson of the committee. The chief shall appoint a member of the department to represent each of the categories of members set forth in subsection A of this section. The temporary committee shall be responsible for organizing, conducting and supervising the initial election of department members to serve on the board.

2. Permanent Election Procedure: The board shall develop a procedure for the nomination of members of the department to the various categories set forth in subsection A of this section. All rules and regulations with respect to the election process shall be posted throughout the department a minimum of thirty (30) days prior to the election.

G. Duties Of Officers:

1. The chairperson shall preside over meetings of the board. He/she shall be the executive head of the board and an ex officio member of all subcommittees. He/she shall appoint such committees as may be provided for in this article and any special committees as may be from time to time established by the board to carry out specific tasks. The chairperson shall have general supervision of the activities of committees created in accordance with this article.

2. The vice chairperson shall assist the chairperson in any such manner as the chairperson may determine. In the absence of the chairperson, he/she shall preside at the meetings of the board. If the office of the chairperson becomes vacated, the vice chairperson shall be acting chairperson until the office of chairperson is filled in accordance with this section.

3. The secretary shall be custodian of all documents, records, books and papers belonging to the board. He/she shall keep an accurate record of the meetings of the board and of the various committees of which he/she shall be the secretary. He/she shall conduct correspondence of the board promptly.

4. The treasurer shall be charged with the responsibility of monitoring the expenditures of all monies. He/she shall work closely with the village's finance director with regards to the fund balances and financial transactions affecting the fund. He/she shall maintain a current ledger showing the starting fund balance and subsequent debits for items purchased. He/she shall present a financial statement at all regular business meetings. (Ord. 6149, 8-5-2014)

5.1604: POWERS AND DUTIES:

A. The board shall make all necessary rules and regulations with respect to the board and/or the management of funds appropriated to the board.

B. The board shall develop and maintain a listing of those items that it determines are appropriate expenditures for the maintenance, use, and benefit of the fire department. The funds received by the village pursuant to this article shall be appropriated to the board annually by the village board and set apart as a separate fund.

C. All expenditures by the board shall be in accordance with the village's ordinances, rules, procedures and policies concerning the expenditure of municipal funds.

D. The funds of the board shall be annually reviewed as part of the village audit. The audit shall verify that purchases by the board are for the maintenance, use and benefit of the fire department, as described in section 5.1606 of this article.

E. The treasurer of the board shall give a sufficient bond to the village in the amount set forth in appendix A, division I of this code. The bond shall be conditioned upon the faithful performance by the treasurer of his duties under statute, the provision of this article, and the rules and regulations adopted by the board.

F. The treasurer of the board shall receive funds appropriated by the village, and shall pay out such funds and/or otherwise make expenditures upon the order of the board, in accordance with current village purchasing policies. Any expenditure made by the treasurer, pursuant to the order of the board, shall be solely for the maintenance, use and benefit of the fire department, as described in section 5.1606 of this article. (Ord. 6149, 8-5-2014)

5.1605: QUORUM, SPECIAL MEETINGS:

The board shall establish a regular time and place for its meetings. Four (4) board members shall constitute a quorum for the transaction of business. The chairperson may call a special meeting at any time. A special meeting may also be called upon the written notice by three (3) board members. Such notice shall be in writing, duly signed by the board members, describing, in brief, the nature or object of the special meeting. (Ord. 6149, 8-5-2014)

5.1606: USE OF FUNDS:

A. Funds received by the board may be used solely for the maintenance, use and benefit of the fire department.

B. No funds shall be used for the personal benefit of any persons, use, or function not directly related to the village fire department. No funds shall be used for parties, alcoholic beverages or any activities deemed inappropriate by the foreign fire tax board or violate fire department or village policies.

C. The costs for the treasurer's bond and those associated with the annual audit of the foreign fire insurance funds, which is conducted as part of the village audit, shall be paid by the board from the funds of the board. (Ord. 6149, 8-5-2014)

5.1607: FOREIGN FIRE INSURANCE TAX IMPOSED:

Every corporation, company, and association which is not incorporated under the laws of this state and which is engaged in effecting fire insurance in the village of Mount Prospect, shall pay to the director of finance for the maintenance, use, and benefit of the fire department thereof, a tax in the amount of two percent (2%) of the gross receipts received from fire insurance upon property situated within the village. All payments under the provisions of this article shall be made on or before July 15 following the termination of the year for which such payments are due. (Ord. 6149, 8-5-2014)

5.1608: ACCOUNT:

Every person acting as representative for or on behalf of any such company or association shall, on or before July 15 of each year, render to the director of finance a full, true and just account, verified by his oath of all premiums which have been received by him on behalf of the company during the year ending the preceding July 1 on such fire insurance policies on property located within the village. Such agent shall at the time of rendering such report, pay to the director of finance the sum of money for which the company, corporation, or association represented by him is chargeable, by virtue of the provisions of this article. (Ord. 6149, 8-5-2014)

5.1609: FAILURE TO ACCOUNT OR PAY TAX:

If the account is not rendered on or before July 15 of each year, or if the sum due remains unpaid after that day, it shall be unlawful for any corporation, company, or association, so in default, to transact any business in the municipality or fire protection district until the sum due has been fully paid. This provision shall not relieve any corporation, company, or association from the payment of any loss upon any risk that may be taken in violation of this requirement. (Ord. 6149, 8-5-2014)

5.1610: MARINE INSURANCE:

The provisions of this article shall not be applicable to receipts from contracts of marine insurance, even though they include insurance against fire, where the premium for the fire insurance is not separately specified. (Ord. 6149, 8-5-2014)

Ordinance No.

AN ORDINANCE AMENDING CHAPTER 5, "BOARD AND COMMISSIONS", ARTICLE XVI, "FOREIGN FIRE INSURANCE TAX BOARD" OF THE VILLAGE CODE OF MOUNT PROSPECT

WHEREAS, the Village of Mount Prospect (the "Village") is a home rule Illinois Municipal Corporation pursuant to Article VII, § 6 of the Illinois Constitution of 1970; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect desire to make certain amendments to the Village Code of Mount Prospect (the "Village Code") as set forth below; and

WHEREAS, pursuant to its authority granted under Article VII, § 6 of the Illinois Constitution, the President and Board of Trustees of the Village of Mount Prospect find it in the best interest of the Village, the Village residents, and the public health, safety and welfare to amend the Village Code as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF ILLINOIS AS FOLLOWS:

SECTION ONE: Article XVI (Foreign Fire Insurance Tax Board) of Chapter 5 (Boards and Commissions), of the Village Code of Mount Prospect shall be amended to read as follows:

Article XVI, "FOREIGN FIRE INSURANCE BOARD" of Chapter 5 (Boards and Commissions) of the Village Code of Mount Prospect

SECTION TWO: Section 5.1600, "Definitions" of the Village Code is hereby repealed in its entirety and replaced with the following:

5.1600: CREATION AND PURPOSE:

There is hereby established the Mount Prospect Foreign Fire Insurance Board.

The Foreign Fire Insurance Board shall exercise the powers and duties provided herein consistent with 65 ILCS 5/11-10-1 through 11-10-3 and 11-10-2.5, as amended.

The purpose of the Foreign Fire Insurance Board is to receive, administer, and expend foreign fire insurance license fee proceeds solely for the maintenance, use, and benefit of the Mount Prospect Fire Department, as authorized by State law.

SECTION THREE: Section 5.1602, “Definitions” of the Village Code is hereby repealed in its entirety and replaced with the following:

5.1602: DEFINITIONS:

Sworn Member shall mean a member of the Mount Prospect Fire Department who has taken an oath of office

Department shall mean Mount Prospect Fire Department

Fund shall mean the Foreign Fire Insurance Tax Fund

Board shall mean the Mount Prospect Foreign Fire Insurance Board

SECTION FOUR Section 5.1603, “Organization” of the Village Code is hereby repealed in its entirety and replaced with the following:

5.1603: ORGANIZATION

A. Membership

The Foreign Fire Insurance Board shall consist of seven (7) trustees, as follows:

1. The Fire Chief, who shall serve by virtue of rank; and
2. Six (6) sworn members of the Mount Prospect Fire Department, who shall be elected at large by the sworn members of the Department.

If there is an insufficient number of candidates to fill all trustee positions, the number of trustees may be reduced, but shall not be fewer than three (3) trustees.

All sworn members of the Department shall be eligible to be elected as trustees of the Foreign Fire Insurance Board.

B. Officers

The trustees shall annually elect officers from among themselves. Officers shall include Chairperson, Vice Chairperson, Treasurer, and Secretary

The Foreign Fire Insurance Board may establish additional officer positions as it deems necessary.

C. Term of Office

Each trustee, except the Fire Chief, shall serve a two (2) year term, and until a successor assumes office. Initial terms of office shall begin thirty (30) days following completion of the election.

A trustee shall be automatically removed from the Board upon resignation, retirement, or discharge from the Department, and the position shall be deemed vacant.

D. Vacancies

Vacancies on the Foreign Fire Insurance Board shall be filled by election of the sworn members of the Department for the balance of the unexpired term. Any person elected to fill a vacancy shall assume office immediately upon completion of the election.

E. Election Procedures:

1. Temporary Election Procedure

There is hereby established a temporary election committee consisting of five (5) sworn members of the Department. The Fire Chief shall serve as a member and as chairperson of the committee. The committee shall be responsible for organizing, conducting, and supervising the initial election of trustees.

2. Permanent Election Procedure

The Foreign Fire Insurance Board shall adopt procedures governing the nomination and election of trustees consistent with this Article and State law. All rules and regulations with respect to the election process shall be posted throughout the Department a minimum of thirty (30) days prior to an election.

SECTION FIVE: Section 5.1604, “Powers and Duties” of the Village Code is hereby repealed in its entirety and replaced with the following:

5.1604: POWERS AND DUTIES

The Foreign Fire Insurance Board shall have all powers granted under State law and shall have the authority to:

- A. Make all needful rules and regulations with respect to the governance of the Mount Prospect Foreign Fire Insurance Board and the management of funds paid to the Board;
- B. Develop and maintain a listing of those items and services that the Board determines are appropriate expenditures under 65 ILCS 5/11-10-2;
- C. Receive, administer, and expend foreign fire insurance license fee proceeds, which shall be set apart as a separate fund for use by the Board;
- D. Approve expenditures solely for the maintenance, use, and benefit of the Mount Prospect Fire Department, as authorized by State law;
- E. Contract for the purchase of goods and services, including accounting, legal, collection, or other professional services necessary to carry out the Board's statutory duties;
- F. Ensure that all contracts and purchases made by the Board comply with the Village of Mount Prospect's generally applicable ordinances, rules, procedures, and procurement policies concerning the expenditure of municipal funds, including competitive bidding and conflict-of-interest requirements, provided that such compliance shall not be construed to require Village approval of expenditures or otherwise limit the Board's authority to contract as granted under State law;
- G. Provide that the funds administered by the Board shall be annually reviewed as part of the Village's audit to verify that expenditures were made lawfully and solely for the maintenance, use, and benefit of the Fire Department; and
- H. Provide that the Treasurer of the Board shall receive all funds paid pursuant to this Article and shall disburse such funds upon the order of the Board, in a manner consistent with applicable procurement requirements. Any expenditure made by the Treasurer pursuant to the order of the Board shall be solely for the maintenance, use, and benefit of the Fire Department.

SECTION SIX: Section 5.1605, "Quorum; Special Meetings" of the Village Code is

hereby renamed and repealed in its entirety and replaced with the following:

5.1605: MEETINGS; QUORUM; SPECIAL MEETINGS

A. Meetings

The Foreign Fire Insurance Board shall establish a regular time and place for its meetings and shall conduct its meetings in accordance with the Illinois Open Meetings Act (5 ILCS 120 /2.01).

B. Quorum

Except as otherwise provided herein, four (4) trustees shall constitute a quorum for the transaction of business. In the event the number of trustees serving on the Board is fewer than seven (7), the following quorum requirements shall apply:

1. For a Board composed of six (6) trustees, four (4) trustees shall constitute a quorum;
2. For a Board composed of five (5) trustees, three (3) trustees shall constitute a quorum;
3. For a Board composed of four (4) trustees, three (3) trustees shall constitute a quorum; and
4. For a Board composed of three (3) trustees, all three (3) trustees shall be present to constitute a quorum.

C. Special Meetings

The Chairperson may call a special meeting at any time, subject to the requirements of the Illinois Open Meetings Act. A special meeting may also be called upon written notice signed by three (3) trustees. Such notice shall describe, in brief, the nature or object of the special meeting.

SECTION SEVEN: Section 5.1606, "Use of Funds" of the Village Code is hereby repealed in its entirety and replaced with the following:

5.1606: USE OF FUNDS

Funds administered by the Foreign Fire Insurance Board may be used solely for the maintenance, use, and benefit of the Mount Prospect Fire Department, as authorized by State law.

No funds shall be used for the personal benefit of any individual, or for any use or function not directly related to the Fire Department. Funds shall not be used for parties, alcoholic beverages, or any activity that violates Fire Department policies, Village policies, or applicable law.

SECTION EIGHT: Section 5.1607, “Foreign Fire Insurance Tax Imposed” of the Village Code is hereby repealed in its entirety and replaced with the following:

5.1607: FOREIGN FIRE INSURANCE TAX IMPOSED

Every corporation, company, or association not incorporated under the laws of the State of Illinois and engaged in effecting fire insurance upon property situated within the Village shall pay to the Foreign Fire Insurance Board, for the maintenance, use, and benefit of the Fire Department, a license fee equal to two percent (2%) of the gross receipts received from fire insurance upon property located within the Village. Each such corporation, company, or association shall pay the amount prescribed by this Section upon all premiums received during the year ending on the first day of July for all fire insurance effected or agreed to be effected on property situated within the Village.

Every person acting within the Village as an agent, or otherwise, on behalf of any such corporation, company, or association shall, on or before July 15 of each year, render to the Treasurer of the Foreign Fire Insurance Board or the Board’s authorized designee a full and true account, verified by oath, of all premiums received during the preceding year ending July 1. The agent shall specify the amounts received for fire insurance and shall pay, at the time of rendering such report, the sum due under this Section.

If such account is not rendered on or before July 15, or if the sum due remains unpaid after that date, it shall be unlawful for the corporation, company, or association in default to transact any fire insurance business within the Village until the amount due has been fully paid. This provision shall not relieve any such corporation, company, or association from payment of any loss upon any risk taken in violation of this requirement.

The amount of the license fee may be recovered from the corporation, company, association, or any third party owing the fee, or from its agent, by an action brought by the Foreign Fire Insurance Board. The Foreign Fire Insurance Board or its

authorized designee may examine the books, records, and other documents of any agent, corporation, company, or association for the purpose of verifying the correctness of any report required under this Section.

This Section applies to receipts from contracts of marine fire insurance.

A Foreign Fire Insurance Board aggrieved by a violation of this Section may file suit in the Circuit Court of the county in which the alleged violation occurred.

The regulation of a foreign fire insurance board and its license fees are exclusive powers and functions of the State of Illinois. A home rule municipality may not regulate a foreign fire insurance board or its license fees. This Section constitutes a denial and limitation of home rule powers and functions pursuant to subsection (h) of Section 6 of Article VII of the Illinois Constitution.

(Source: 65 ILCS 5/11-10-1(c), as amended by P.A. 102-740, effective January 1, 2023.)

SECTION NINE: Section 5.1608, “Account” of the Village Code is hereby renamed and repealed in its entirety and replaced with the following:

5.1608: ACCOUNTING AND PAYMENT

Every person acting as a representative for or on behalf of any corporation, company, or association subject to this Article shall, on or before July 15 of each year, render to the Treasurer of the Foreign Fire Insurance Board or the Board’s authorized designee a full, true, and just account, verified by oath, of all premiums received during the preceding year ending July 1 on fire insurance policies covering property located within the Village.

At the time of rendering such report, the agent shall pay the amount due to the Treasurer of the Foreign Fire Insurance Board or the Board’s authorized designee, in accordance with this Article and State law.

SECTION TEN: Section 5.1609, “Failure to Account Or Pay Tax” of the Village Code is hereby repealed in its entirety, renamed and replaced with the following:

5.1609: DISPUTE RESOLUTION — BINDING ARBITRATION

Any dispute between the Fire Chief and the remaining members of the Foreign Fire Insurance Board concerning whether a proposed or approved expenditure of funds is for the maintenance, use, or benefit of the Fire Department, or is otherwise authorized under 65 ILCS 5/11-10-2, shall be resolved through

binding arbitration.

The Foreign Fire Insurance Board shall adopt a written arbitration agreement governing such disputes. Any arbitration conducted pursuant to this Section shall be recognized under and conducted in accordance with the Illinois Uniform Arbitration Act.

Binding arbitration shall be the exclusive remedy available for resolving disputes described in this Section. No appeal to the Village Board, Village Manager, or any other municipal body shall be permitted for such disputes.

SECTION ELEVEN: Section 5.1610, "Marine Insurance" of the Village Code is hereby repealed in its entirety, renamed "Failure to Account Or Pay Tax", and replaced with the following:

5.1610: FAILURE TO ACCOUNT OR PAY TAX

If the required account is not rendered on or before July 15 of each year, or if the amount due remains unpaid after that date, it shall be unlawful for any corporation, company, or association in default to transact fire insurance business within the Village until the amount due has been fully paid.

This provision shall not relieve any corporation, company, or association from payment of any loss upon any risk taken in violation of this Article.

SECTION TWELVE: Section 5.1611 shall be created, "Marine Insurance" to read as follows:

5.1611: MARINE INSURANCE

This subsection shall be applicable to receipts from contracts of marine fire insurance.

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 3rd day of February, 2026

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk

Ordinance No.

Amended 2-3-2026

AN ORDINANCE AMENDING CHAPTER 5, "BOARD AND COMMISSIONS", ARTICLE XVI, "FOREIGN FIRE INSURANCE TAX BOARD" OF THE VILLAGE CODE OF MOUNT PROSPECT

WHEREAS, the Village of Mount Prospect (the "Village") is a home rule Illinois Municipal Corporation pursuant to Article VII, § 6 of the Illinois Constitution of 1970; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect desire to make certain amendments to the Village Code of Mount Prospect (the "Village Code") as set forth below; and

WHEREAS, pursuant to its authority granted under Article VII, § 6 of the Illinois Constitution, the President and Board of Trustees of the Village of Mount Prospect find it in the best interest of the Village, the Village residents, and the public health, safety and welfare to amend the Village Code as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF ILLINOIS AS FOLLOWS:

SECTION ONE: Article XVI (Foreign Fire Insurance Tax Board) of Chapter 5 (Boards and Commissions), of the Village Code of Mount Prospect shall be amended to read as follows:

Article XVI, "FOREIGN FIRE INSURANCE BOARD" of Chapter 5 (Boards and Commissions) of the Village Code of Mount Prospect

SECTION TWO: Section 5.1600, "Definitions" of the Village Code is hereby repealed in its entirety and replaced with the following:

5.1600: CREATION AND PURPOSE:

There is hereby established the Mount Prospect Foreign Fire Insurance Board. The Foreign Fire Insurance Board shall exercise the powers and duties provided herein consistent with 65 ILCS 5/11-10-1 through 11-10-3 and 11-10-2.5, as amended.

The purpose of the Foreign Fire Insurance Board is to receive, administer, and expend foreign fire insurance license fee proceeds solely for the maintenance, use, and benefit of the Mount Prospect Fire Department, as authorized by State law.

SECTION THREE: Section 5.1602, “Definitions” of the Village Code is hereby repealed in its entirety and replaced with the following:

5.1602: DEFINITIONS:

Sworn Member shall mean a member of the Mount Prospect Fire Department who has taken an oath of office

Department shall mean Mount Prospect Fire Department

Fund shall mean the Foreign Fire Insurance Tax Fund

Board shall mean the Mount Prospect Foreign Fire Insurance Board

SECTION FOUR Section 5.1603, “Organization” of the Village Code is hereby repealed in its entirety and replaced with the following:

5.1603: ORGANIZATION

A. Membership

The Foreign Fire Insurance Board shall consist of seven (7) trustees, as follows:

1. The Fire Chief, who shall serve by virtue of rank; and
2. Six (6) sworn members of the Mount Prospect Fire Department, who shall be elected at large by the sworn members of the Department.

If there is an insufficient number of candidates to fill all trustee positions, the number of trustees may be reduced, but shall not be fewer than three (3) trustees.

All sworn members of the Department shall be eligible to be elected as trustees of the Foreign Fire Insurance Board.

B. Officers

The trustees shall annually elect officers from among themselves. Officers shall include Chairperson, Vice Chairperson, Treasurer, and Secretary

The Foreign Fire Insurance Board may establish additional officer positions as it deems necessary.

C. Village Liaison: The village finance director, or designee, shall serve as the village's liaison to the board.

D. Term of Office

Each trustee, except the Fire Chief, shall serve a two (2) year term, and until a successor assumes office. Initial terms of office shall begin thirty (30) days following completion of the election.

A trustee shall be automatically removed from the Board upon resignation, retirement, or discharge from the Department, and the position shall be deemed vacant.

E. Vacancies

Vacancies on the Foreign Fire Insurance Board shall be filled by election of the sworn members of the Department for the balance of the unexpired term. Any person elected to fill a vacancy shall assume office immediately upon completion of the election.

F. Election Procedures:

1. Temporary Election Procedure

There is hereby established a temporary election committee consisting of five (5) sworn members of the Department. The Fire Chief shall serve as a member and as chairperson of the committee. The committee shall be responsible for organizing, conducting, and supervising the initial election of trustees.

2. Permanent Election Procedure

The Foreign Fire Insurance Board shall adopt procedures governing the nomination and election of trustees consistent with this Article and State law. All rules and regulations with respect to the election process shall be posted throughout the Department a minimum of thirty (30) days prior to an election.

SECTION FIVE: Section 5.1604, “Powers and Duties” of the Village Code is hereby repealed in its entirety and replaced with the following:

5.1604: POWERS AND DUTIES

The Foreign Fire Insurance Board shall have all powers granted under State law and shall have the authority to:

- A. Make all needful rules and regulations with respect to the governance of the Mount Prospect Foreign Fire Insurance Board and the management of funds paid to the Board;
- B. Develop and maintain a listing of those items and services that the Board determines are appropriate expenditures under 65 ILCS 5/11-10-2;
- C. Receive, administer, and expend foreign fire insurance license fee proceeds, which shall be set apart as a separate fund for use by the Board;
- D. Approve expenditures solely for the maintenance, use, and benefit of the Mount Prospect Fire Department, as authorized by State law;
- E. Contract for the purchase of goods and services, including accounting, legal, collection, or other professional services necessary to carry out the Board’s statutory duties;
- F. Ensure that all contracts and purchases made by the Board comply with the Village of Mount Prospect’s generally applicable ordinances, rules, procedures, and procurement policies concerning the expenditure of municipal funds, including competitive bidding and conflict-of-interest requirements, provided that such compliance shall not be construed to require Village approval of expenditures or otherwise limit the Board’s authority to contract as granted under State law;
- G. Provide that the funds administered by the Board shall be annually reviewed as part of the Village’s audit to verify that expenditures were made lawfully and solely for the maintenance, use, and benefit of the Fire Department; and

H. Provide that the Treasurer of the Board shall receive all funds paid pursuant to this Article and shall disburse such funds upon the order of the Board, in a manner consistent with applicable procurement requirements. Any expenditure made by the Treasurer pursuant to the order of the Board shall be solely for the maintenance, use, and benefit of the Fire Department.

SECTION SIX: Section 5.1605, “Quorum; Special Meetings” of the Village Code is hereby renamed and repealed in its entirety and replaced with the following:

5.1605: MEETINGS; QUORUM; SPECIAL MEETINGS

A. Meetings

The Foreign Fire Insurance Board shall establish a regular time and place for its meetings and shall conduct its meetings in accordance with the Illinois Open Meetings Act (5 ILCS 120 /2.01).

B. Quorum

Except as otherwise provided herein, four (4) trustees shall constitute a quorum for the transaction of business. In the event the number of trustees serving on the Board is fewer than seven (7), the following quorum requirements shall apply:

1. For a Board composed of six (6) trustees, four (4) trustees shall constitute a quorum;
2. For a Board composed of five (5) trustees, three (3) trustees shall constitute a quorum;
3. For a Board composed of four (4) trustees, three (3) trustees shall constitute a quorum; and
4. For a Board composed of three (3) trustees, all three (3) trustees shall be present to constitute a quorum.

C. Special Meetings

The Chairperson may call a special meeting at any time, subject to the requirements of the Illinois Open Meetings Act. A special meeting may also be called upon written notice signed by three (3) trustees. Such notice shall describe, in brief, the nature or object of the special meeting.

SECTION SEVEN: Section 5.1606, “Use of Funds” of the Village Code is hereby

repealed in its entirety and replaced with the following:

5.1606: USE OF FUNDS

Funds administered by the Foreign Fire Insurance Board may be used solely for the maintenance, use, and benefit of the Mount Prospect Fire Department, as authorized by State law.

No funds shall be used for the personal benefit of any individual, or for any use or function not directly related to the Fire Department. Funds shall not be used for parties, alcoholic beverages, or any activity that violates Fire Department policies, Village policies, or applicable law.

SECTION EIGHT: Section 5.1607, “Foreign Fire Insurance Tax Imposed” of the Village Code is hereby repealed in its entirety and replaced with the following:

5.1607: FOREIGN FIRE INSURANCE TAX IMPOSED

Every corporation, company, or association not incorporated under the laws of the State of Illinois and engaged in effecting fire insurance upon property situated within the Village shall pay to the Foreign Fire Insurance Board, for the maintenance, use, and benefit of the Fire Department, a license fee equal to two percent (2%) of the gross receipts received from fire insurance upon property located within the Village. Each such corporation, company, or association shall pay the amount prescribed by this Section upon all premiums received during the year ending on the first day of July for all fire insurance effected or agreed to be effected on property situated within the Village.

Every person acting within the Village as an agent, or otherwise, on behalf of any such corporation, company, or association shall, on or before July 15 of each year, render to the Treasurer of the Foreign Fire Insurance Board or the Board’s authorized designee a full and true account, verified by oath, of all premiums received during the preceding year ending July 1. The agent shall specify the amounts received for fire insurance and shall pay, at the time of rendering such report, the sum due under this Section.

If such account is not rendered on or before July 15, or if the sum due remains unpaid after that date, it shall be unlawful for the corporation, company, or association in

default to transact any fire insurance business within the Village until the amount due has been fully paid. This provision shall not relieve any such corporation, company, or association from payment of any loss upon any risk taken in violation of this requirement.

The amount of the license fee may be recovered from the corporation, company, association, or any third party owing the fee, or from its agent, by an action brought by the Foreign Fire Insurance Board. The Foreign Fire Insurance Board or its authorized designee may examine the books, records, and other documents of any agent, corporation, company, or association for the purpose of verifying the correctness of any report required under this Section.

This Section applies to receipts from contracts of marine fire insurance. A Foreign Fire Insurance Board aggrieved by a violation of this Section may file suit in the Circuit Court of the county in which the alleged violation occurred.

The regulation of a foreign fire insurance board and its license fees are exclusive powers and functions of the State of Illinois. A home rule municipality may not regulate a foreign fire insurance board or its license fees. This Section constitutes a denial and limitation of home rule powers and functions pursuant to subsection (h) of Section 6 of Article VII of the Illinois Constitution.

(Source: 65 ILCS 5/11-10-1(c), as amended by P.A. 102-740, effective January 1, 2023.)

SECTION NINE: Section 5.1608, “Account” of the Village Code is hereby renamed and repealed in its entirety and replaced with the following:

5.1608: ACCOUNTING AND PAYMENT

Every person acting as a representative for or on behalf of any corporation, company, or association subject to this Article shall, on or before July 15 of each year, render to the Treasurer of the Foreign Fire Insurance Board or the Board’s authorized designee a full, true, and just account, verified by oath, of all premiums received during the preceding year ending July 1 on fire insurance policies covering property located within the Village.

At the time of rendering such report, the agent shall pay the amount due to the Treasurer of the Foreign Fire Insurance Board or the Board’s authorized designee, in accordance with this Article and State law.

SECTION TEN: Section 5.1609, “Failure to Account Or Pay Tax” of the Village Code is hereby repealed in its entirety, renamed and replaced with the following:

5.1609: DISPUTE RESOLUTION — BINDING ARBITRATION

Any dispute between the Fire Chief and the remaining members of the Foreign Fire Insurance Board concerning whether a proposed or approved expenditure of funds is for the maintenance, use, or benefit of the Fire Department, or is otherwise authorized under 65 ILCS 5/11-10-2, shall be resolved through binding arbitration.

The Foreign Fire Insurance Board shall adopt a written arbitration agreement governing such disputes. Any arbitration conducted pursuant to this Section shall be recognized under and conducted in accordance with the Illinois Uniform Arbitration Act.

Binding arbitration shall be the exclusive remedy available for resolving disputes described in this Section. No appeal to the Village Board, Village Manager, or any other municipal body shall be permitted for such disputes.

SECTION ELEVEN: Section 5.1610, “Marine Insurance” of the Village Code is hereby repealed in its entirety, renamed “Failure to Account Or Pay Tax”, and replaced with the following:

5.1610: FAILURE TO ACCOUNT OR PAY TAX

If the required account is not rendered on or before July 15 of each year, or if the amount due remains unpaid after that date, it shall be unlawful for any corporation, company, or association in default to transact fire insurance business within the Village until the amount due has been fully paid.

This provision shall not relieve any corporation, company, or association from payment of any loss upon any risk taken in violation of this Article.

SECTION TWELVE: Section 5.1611 shall be created, “Marine Insurance” to read as follows:

5.1611: MARINE INSURANCE

This subsection shall be applicable to receipts from contracts of marine fire insurance.

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 3rd day of February, 2026

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk



Item Cover Page

Subject	2nd reading of an ORDINANCE GRANTING A CONDITIONAL USE FOR A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 200 SOUTH MAIN STREET, MOUNT PROSPECT, ILLINOIS (PZ-31-25)
Meeting	February 3, 2026 - SPECIAL MEETING OF THE VILLAGE BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	
Budget Source	
Category	OLD BUSINESS
Type	Action Item

Information

The "Petitioner", 200 S. Main Street, LLC (Arthur Holmer, authorized representative), is seeking conditional use approval for a preliminary and final planned unit development to construct a one-story restaurant located at 200 S. Main Street ("Subject Property"). The Village Board has final authority over 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 request.

Discussion

Requested Action: Approval of a preliminary and final Planned Unit Development (PUD) for construction of a one-story full-service restaurant with outdoor dining at 200 S. Main Street, including requested zoning relief for building setbacks and off-street parking.

Background/Property History: The Subject Property is located at the southwest corner of South Main Street and West Evergreen Avenue and was annexed into the Village in 1917. The property is zoned B-5 Central Commercial District and is surrounded by mixed-use and commercial development to the north, south, and east, and the St. Mark's Church gymnasium and parking lot (R-A District) to the west. The site was historically occupied by The Pure Oil service station from the mid-1950s until 1977, after which it was converted to a one-story office building. The office building was demolished in 2017, including removal of structures and asphalt to facilitate environmental remediation. Remaining asphalt was approved to remain in place, and site restoration requirements were deferred pending future redevelopment.

Proposed Development: The Petitioner proposes to construct a one-story, full-service restaurant with an outdoor dining patio and requests conditional use approval for a preliminary and final Planned Unit Development (PUD). The building is oriented toward Evergreen Avenue,

with a secondary entrance on Main Street. Parking is provided west of the building and accessed from the public alley. Pedestrian connections are provided to public sidewalks along both street frontages. The restaurant includes a primary dining area, private dining spaces, outdoor patio seating along the north and east sides, and back-of-house functions located in the southern portion of the building. A trash enclosure and outdoor cooler are located at the southwest corner of the site.

Zoning Compliance and Requested Relief: The proposed building complies with the B-5 height, use, and transitional setback requirements, but does not meet the minimum front/exterior side yard setback requirements along Main Street and Evergreen Avenue, nor the off-street parking requirement.

Setbacks: The building is set back approximately 21.7 feet from Main Street and 23 feet from Evergreen Avenue, where average setbacks of 22.72 feet and 30 feet, respectively, are required.

Parking: Eleven parking spaces are required; eight spaces, including one accessible space, are provided, resulting in a deficiency of three spaces.

The PUD tool allows the Board to consider the project as a coordinated development with flexibility on dimensional standards in exchange for site design, public realm enhancements, and other benefits.

Parking Context: Although the site does not meet the minimum parking requirement, staff finds that adequate parking is available through a combination of on-site and nearby public parking resources, including new on-street parking on Evergreen Avenue, public parking at nearby Village facilities, the Wille Street lot, West Prospect Avenue, and the Metra parking lots that are available evenings and weekends. Staff notes that peak dining periods occur during evenings and weekends when nearby commuter parking facilities exhibit surplus capacity. Employee parking can be accommodated in public lots west of the proposed location.

Public Improvements and Conditions: Vehicular access will be permanently secured through dedication of a strip along the west lot line for alley access, creating a public improvement that benefits circulation for adjacent parcels. A plat of dedication is required and shall be recorded prior to issuance of a Certificate of Occupancy.

Design, Signage, and Site Considerations: The proposed building utilizes durable, high-quality materials and complies with the Downtown Design Guidelines related to façade articulation, transparency, entrances, and architectural detailing. Two wall signs are proposed and comply with sign area limitations. Final photometric, landscaping, and engineering plans will be reviewed and required at the building permit stage.

Stormwater Management: The site currently lacks stormwater controls and experiences localized flooding. Preliminary plans include on-site detention measures. Public Works/Engineering does not object to the request but requires further review during permitting and a determination from the MWRD regarding volume control requirements. Any significant site modifications would be subject to administrative approval by the Village Manager.

Long-Range Planning: The Comprehensive Plan designates the property as Downtown Mixed Use. The proposed restaurant is consistent with this designation and supports the continued activation and vitality of the downtown area.

Public Comments: The Village received formal public comments from a resident residing south of the subject property at 210 S. Main Street objecting to the proposed restaurant. The resident expressed concerns regarding potential construction-related impacts, including noise, vibration, dust, debris, construction lighting, and heavy equipment operations, as well as the risk of damage to nearby pavement, fencing, landscaping, and older residential structures. Additional concerns were raised regarding existing drainage issues, increased vehicular activity from deliveries, service vehicles, and rideshare traffic near shared access areas, potential sight-line and safety impacts to residential ingress and egress, late-night operational impacts such as noise, light spillover, and alcohol-related behavior, and the potential effect on prior public and private investments related to alley access. Several codified performance standards exist already to address these issues, including: Outdoor dining hour limits, lighting standards, refuse enclosure design, and liquor licensing requirements.

Standards and Findings: The Planning and Zoning Commission reviewed the findings of fact in **Exhibit A** of the staff report and made a positive recommendation to the Village Board based on these findings.

Public Hearing: At the public hearing held on January 8, 2026, the Planning and Zoning Commission reviewed a request for approval of a preliminary and final planned unit development for Fatpour Tapworks at 200 S. Main Street. The Planning and Zoning Commission discussed several key issues related to site design, parking, stormwater management, and building appearance. Commissioners raised questions regarding the requested building setback and parking relief, reliance on nearby public parking, pedestrian circulation, lighting impacts, and screening of rooftop mechanical equipment and solar panels. Particular concern was expressed about the visual prominence of the back-of-house area along Main Street, specifically the black façade on the east elevation, and the need for additional visual mitigation. Stormwater management was also discussed, with one Commissioner expressing reservations pending confirmation from the Metropolitan Water Reclamation District, despite acknowledging the benefit of providing on-site detention.

Members of the public expressed concerns regarding the use of public parking spaces, potential overflow parking, traffic circulation near the Main Street and Evergreen Avenue intersection, pedestrian safety, and the concentration of similar restaurant uses in the downtown area. The petitioner and staff responded by outlining available public parking resources, employee parking practices, lighting controls, outdoor patio containment, and stormwater design. Following discussion, the Planning and Zoning Commission recommended approval of the conditional use request, subject to the conditions outlined by staff, including an added condition requiring architectural revisions or landscape screening to reduce the visual prominence of the black facade of the east elevation along Main Street (see Condition 1e in the attached ordinance), by a vote of 4-1.

Request to Waive Second Reading: The Petitioner requests that the Village Board waive the second reading and take final action at the January 20, 2026, meeting.

Village Board Meeting on January 20, 2026: During the Village Board discussion, significant attention was focused on parking availability, access, and circulation associated with the proposed development. Village Board members expressed concern regarding whether adequate parking exists to support the proposed seating capacity, employee parking demand, and special event activity, particularly given existing downtown parking pressures and the proximity to surrounding residential areas. Questions were raised regarding reliance on public parking facilities, including the Wille Street parking lot, and whether employee parking should be restricted or conditioned to preserve on-street and nearby parking for patrons. Several

Board trustees emphasized uncertainty related to the timing and terms of the potential acquisition of the St. Mark's Church property, noting that the proposed parking rider and future parking opportunities remain unresolved. Additional concerns were raised regarding the functionality of the dead-end public alley, including vehicle turnaround, visibility, loading operations, and the potential for cut-through traffic affecting nearby residences. While staff noted that the site is located within the downtown parking district with reduced parking requirements, that more than 2,000 public parking spaces are available throughout the downtown, and that preliminary data indicates parking availability even during peak periods, multiple trustees indicated they were not comfortable supporting the request until a clearer and more permanent parking and access strategy is established, including defined employee parking arrangements, alley circulation improvements, and coordination with future parking solutions as part of the redevelopment of the St. Mark's property and the Village's ongoing downtown parking study. The motion to waive the second reading failed, and the zoning request will be discussed again at the February 3, 2026 Village Board meeting.

Alternatives

1. A motion to approve the conditional use for a preliminary and final Planned Unit Development (PUD) consisting of a one-story, full-service restaurant with an outdoor dining patio and eight parking spaces, subject to the conditions listed in the attached ordinance.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approval of a conditional use for a preliminary and final Planned Unit Development (PUD) consisting of a one-story, full-service restaurant with an outdoor dining patio and eight parking spaces, subject to the conditions listed in the attached ordinance.

Attachments

1. PZ-31-25 Staff Report
2. PZ-31-25 Administrative Content_Redacted
3. PZ-31-25 Request to Waive Second Reading
4. PZ-31-25 Public Comments_Redacted
5. PZ-31-25 (200 S Main St) Meeting Minutes
6. PZ-31-25 Plans
7. PZ-31-25 Stormwater Management Report
8. PZ-31-25 Ordinance



DATE: January 1, 2026

CASE NUMBER

PZ-31-25

PETITIONER / PROPERTY OWNER

200 S. Main Street, LLC (Arthur Holmer) /
MJM Holdings I, LLC (Matthew J. Moran III)

PUBLIC HEARING DATE

January 8, 2026

PROPERTY ADDRESS/LOCATION

200 S. Main Street

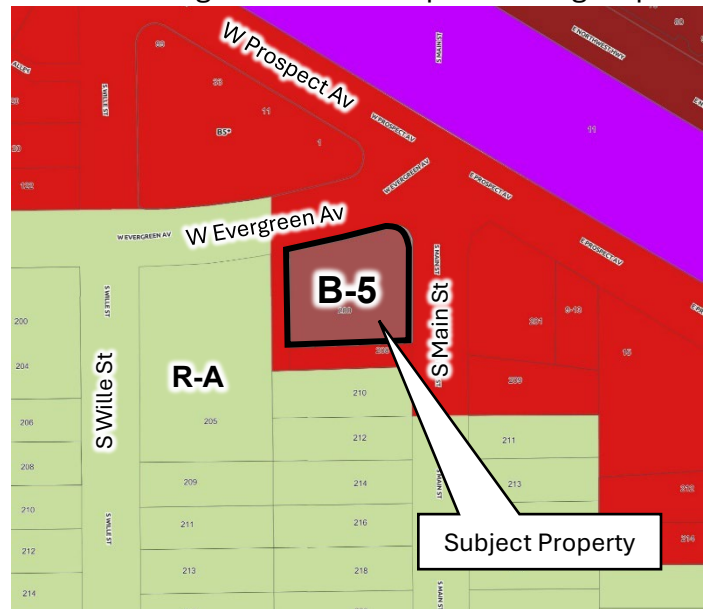
BRIEF SUMMARY OF REQUEST

The "Petitioner", 200 S. Main Street, LLC (Arthur Holmer, authorized representative), is seeking conditional use approval for a preliminary and final planned unit development to construct a one-story restaurant located at 200 S. Main Street ("Subject Property"). The Village Board has final authority over 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 request.

2024 Aerial Image



2025 Village of Mount Prospect Zoning Map



EXISTING ZONING
B-5
Central
Commercial

**EXISTING LAND USE/
SITE IMPROVEMENTS**
Vacant lot

SURROUNDING ZONING & LAND USE
North: B-5* Planned Unit Development
East: B-5 Central Commercial
South: B-5 Central Commercial
West: R-A Single-Family Residential

**SIZE OF
PROPERTY**
0.396 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The Subject Property was annexed into the Village in 1917 and is located at the southwest corner of South Main St and West Evergreen Avenue. The subject property is zoned B-5 Central Commercial District and is bordered by Prospect Place (mixed-use development and B-5 Planned Unit Development) to the north, Hubby's Hotdogs (B-5 Central Commercial District) to the south, the gymnasium and associated parking lot for the St. Mark's Church (R-A Single Family Residential District) to the west, and commercial properties (vacant commercial building previously occupied by F45) to the east.

Historically, the site was occupied by a service station for The Pure Oil Company from the mid-1950s until 1977, at which time the structure was converted to a one-story office building. The office building was subsequently demolished in 2017. Permit records indicate that the demolition included removal of all existing buildings and asphalt as required to facilitate environmental remediation. The remaining asphalt was approved to remain in place, and site restoration requirements were waived pending future redevelopment of the property.

PROPOSAL

The Petitioner is proposing to construct a full-service, one-story restaurant with an outdoor dining patio and seeks conditional use approval for a preliminary and final planned unit development (PUD). The various elements of the proposal are outlined below.

Site Plan

The proposed restaurant is situated approximately 23 feet from the north property line along Evergreen Avenue and approximately 22 feet from the east property line along Main Street. Parking is provided along the west side of the building and is accessible from the existing public alley. The main entrance to the proposed restaurant is located along Evergreen Avenue with a secondary entrance located on the Main Street elevation. Both main entrances are connected to the public sidewalks with private walkways. Additional entrance/exit doors are provided within the outdoor dining area and along the west elevation. A 7-foot-wide private walkway is provided between the parking and the west side of the building providing access to the restaurant.

Floor Plan

The proposed restaurant layout consists of a primary dining area located predominantly within the northern two-thirds of the building. Smaller private dining areas are situated at the northwest corner of the building, with restrooms located along the west. An outdoor dining patio is located along the north and east sides of the building and is partially covered by a wood-look pergola on the east patio. Back-of-house functions are located within the southern one-third of the building. An outdoor cooler is positioned at the southwest corner of the building, and the trash enclosure is located immediately west of the outdoor cooler.

Bulk Regulations

The following table outlines the project's compliance with the bulk regulation requirements for the B-5 Central Commercial District.

Table 1: B-5 Bulk Regulations			
B-5 Code Requirement		Proposed	Relief Required?
Maximum Density Section 14.1905.A.1	16 units/acre	Not Applicable	No
Minimum Setbacks: Section 14.1905.B Front	Average of all front yard setbacks long Evergreen Av block or 30'	22'-11 ¾"	Yes
Interior Side (west lot line)	None	32' (7' after dedication)	No
Exterior Side (east lot line)	Average of all front yard setbacks long Main Street block or 22.72'	21.74'	Yes
Rear (south lot line)	None	3'-11 ½"	No
Max. Height Section 14.1905.C	Three (3) stories or 35'	22'	No
Minimum Open Space and Landscaping Section 14.1905.D	Screening and perimeter landscaping requirements Section 14.2306	Compliant landscape plan required at time of building permit	No
Restrictions on Business Uses Section 14.1905.E	All business activities, servicing, processing, and storage, except for off street parking or loading, shall be conducted within completely enclosed buildings; except that outside display and sales, outside service areas, and drive-through/drive-in services may be allowed as regulated in the zoning code.	Complies	No
Transitional Setbacks Section 14.1905.F (west lot line)	5'	32' (7' after dedication)	No

Parking

In the B-5 central commercial district, restaurants are required to provide four (4) parking spaces per 1,000 square feet of floor area in excess of 2,500 square feet. Pursuant to the zoning code, areas devoted primarily to storage, restrooms, and corridors used solely to access these areas from the parking calculation. The Petitioner has stated that there will be a maximum of 30 employees during the restaurant's peak times.

Table 2: Parking Requirement			
Code Section	Code Requirement	Provided	Relief Required?
14.2207.1 Restaurant, sit down:	4 spaces per 1,000 SF in excess of 2,500 SF of floor area Gross floor area: 7,027 SF; 5,126 SF (no restrooms, corridors, storage); 2,626 SF (net area after 2,500 SF allowance) = 11 parking spaces required	8 parking spaces	Yes
14.2205 Accessible spaces:	1-25 requires one (1) accessible space	1 accessible space	No

The proposed restaurant has a gross floor area of 7,027 square feet. Excluding restroom, corridor, and storage areas, the applicable floor area is 5,126 square feet. After subtracting the 2,500-square-foot allowance, the resulting area is 2,626 square feet and the parking requirement is eleven (11) parking spaces. A total of eight (8) parking spaces, including one (1) accessible parking space, are provided, resulting in a deficiency of three (3) parking spaces. The requested conditional use for a planned unit development allows parking and other zoning-related exceptions to be considered as part of the planned unit development approval.

Although the project will not meet the off-street parking requirement, Staff is confident that sufficient parking is available for both restaurant patrons and employees based on the amount of public parking provided on and adjacent to the site. The following public parking sources are as follows:

- The project will provide 8 off-street parking spaces accessible from the alley;
- As part of the Downtown Street Resurfacing Program, a fire lane was decommissioned and replaced with 15 new parking stalls along the south side of Evergreen Avenue.
- Once the Village finalizes the acquisition of the St. Mark Lutheran Church's parsonage, gymnasium, and its associated parking lot, all 50 parking spaces will be available for public parking until future redevelopment of the site;
- The Wille Street parking lot (120 S Will St) provides 46 parking spaces that are free to the public for 4 hours;
- As part of the Prospect Avenue Al Fresco Dining Pilot Program, a total of ninety-two (92) parallel parking stalls were striped on Prospect Avenue west of Pine Street;
- The Metra parking lots also provide free parking (322 spaces) after 5 PM daily and on weekends.

It is worth noting that recent state legislation affecting local parking requirements has been enacted. The People Over Parking Act, which is part of a broader statewide transit and land-use reform bill (Senate Bill 2111), was approved by the Illinois General Assembly on October 31, 2025. The Act prohibits the imposition or enforcement of minimum automobile parking requirements for new development projects located within one-half mile of a public transportation hub or within one-eighth mile of a public transportation corridor, including transit stations and high-frequency bus routes. The Act is scheduled to take effect on June 1, 2026.

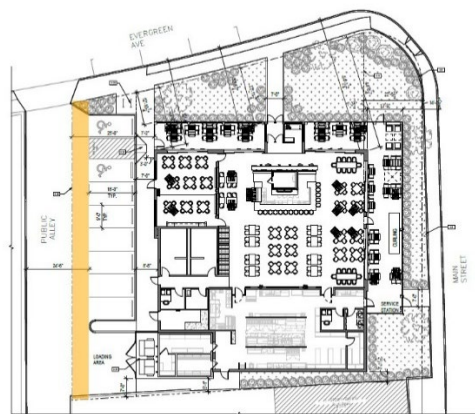


Figure 1: Area to be dedicated

Plat of Dedication

Because the alley is required for vehicular access to and from these parking spaces, staff has requested that the parking area, which is approximately five and seven-tenths-foot-wide (5.7') extending along the entire length of the west property line shall be dedicated to the Village by the

Petitioner through a plat of dedication. The plat of dedication shall be recorded prior to the issuance of a Certificate of Occupancy. A condition of approval requiring the recording of a plat of dedication prior to the issuance of a Certificate of Occupancy has been included in staff's recommendation.

Building Elevations

The proposed building materials include limewash brick, fiber cement wall panels, operable glass wall systems, standard brick, a wood-look metal pergola, and metal coping. A four-foot-tall masonry base is provided along all four building elevations. Staff has worked with the petitioner to improve the building elevations by replacing all EIFS/stucco finishes with fiber cement wall panels and standard-sized brick.

The project complies with the Downtown Design Guidelines, which require that building façades fifty feet (50') or greater in length and facing a front or exterior side lot line incorporate variations in depth, such as recesses and projections, to break up building massing, in addition to the provision of windows and building entrances along the façade. The Guidelines also require a minimum of one primary entrance on the front façade and that at least twenty-five percent (25%) of the first-floor façade area facing a front or exterior side lot line be devoted to glass windows and/or doors.

In addition, the Guidelines encourage articulated rooflines that incorporate architectural elements such as cornices, dormers, or parapet walls, and require the use of durable, high-quality building materials—such as brick, stone, and glass—on façades visible from the street. Other applicable site design standards address building setbacks, parking and loading areas, landscaping, pedestrian access, streetscape improvements, and bicycle facilities. Staff has evaluated the proposed project against the applicable Downtown Design Guidelines and finds that the proposal is in compliance with the standards set forth in the Zoning Code.

Signage

Signage was illustrated on the north and east elevations. Staff counts a total of two wall signs. The wall sign on the north elevation measures approximately 50.2 square feet. The wall sign on the east elevation measures approximately 85.7 square feet. Both wall signs comply with code as they are below the maximum sign surface area permitted (150 square feet). The planned unit development will allow any future signage relief to be reviewed and approved as an administrative amendment to the PUD.

Photometric Plan

The Petitioner will be required to address all comments provided in the Village review letter dated December 29, 2025 and attached as **Exhibit B** of the staff report. A compliant photometric plan will be required at time of building permit.

Landscaping

A landscape plan was not included with the conditional use request. A fully compliant landscape plan will be required during the permitting process.

Stormwater Management

The site currently does not have stormwater control mechanisms and the area is known to experience localized flooding during large rain events. Public Works/Engineering staff desires to provide stormwater control with this development to reduce the potential for future neighborhood flooding. Village Code requires stormwater detention for all new development but allows for "fee-in-lieu" for

small sites. Before considering this option, Public Work/Engineering staff requested that the applicant obtain a letter of determination from the Metropolitan Water Reclamation District (MWRD) to determine their stormwater management requirements for the site. This was not provided in the recent submittal.

The updated plans identify two small detention ponds and an underground facility for stormwater detention. The updated plans do not show volume control, a potential requirement of the MWRD, in the design. The Petitioner is required to contact the MWRD and receive a decision on this issue.

Public Works/Engineering does not object to conditional use approval as the plans show stormwater detention and the Petitioner has provided preliminary volume calculations. A thorough review of the detention design will be performed during the building permit review process. Should the MWRD require volume control, staff is open to reconsidering a fee in lieu of detention. This will be based on further analysis and a final decision by the Director of Public Works. Should the MWRD not require volume control, stormwater detention will be required per Village Code. Should stormwater management requirements imposed by MWRD and/or the Village's Public Works/Engineering Department necessitate significant modifications to the site design, staff recommends that such changes be subject to administrative review and approval by the Village Manager.

Preliminary and Final Planned Unit Development

The proposed project does not comply with the minimum building setback requirements of Section 14.1905 along Main Street and Evergreen Avenue, nor does it meet the off-street parking requirement of Section 14.2207.1. Pursuant to Section 14.1905.B, where forty percent (40%) or more of the frontage between two intersecting streets is developed with buildings having front yard setbacks, the average of those setbacks establishes the minimum front yard setback for the entire frontage, not to exceed thirty feet (30'). Along the Subject Property's exterior side yard on Main Street, the established average setback is 22.72 feet, whereas the proposed restaurant is set back 21.74 feet. Along Evergreen Avenue, the substantial setback of the existing St. Mark's Church gymnasium establishes an average setback of 30 feet; however, the proposed restaurant is set back approximately 23 feet. In addition, Section 14.2207.1 requires a minimum of 11 off-street parking spaces, while only 8 spaces are proposed.

Due to these deviations from the Zoning Code, as summarized in **Tables 1 and 2**, the Petitioner is requesting approval of a conditional use for a preliminary and final planned unit development to grant the necessary zoning relief.

LONG-RANGE PLANNING

The Future Land Use Map in the Village's Comprehensive Plan designate the Subject Property as Downtown Mixed Use. Primary uses within this category include retail, specialty shops, restaurants, bars, coffee shops, business/office, professional, service, cultural, arts and entertainment, and civic uses characteristic of a downtown area. The proposed development is a restaurant and will support the development of a vibrant downtown.

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

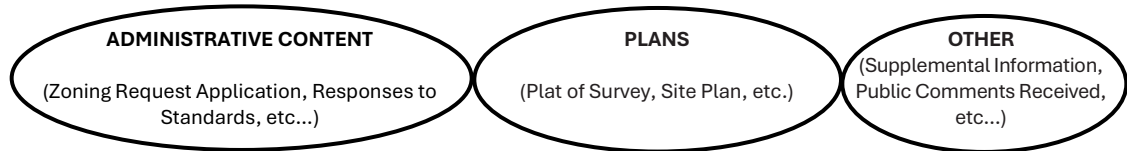
Staff finds that the standards for a conditional use and planned unit development have been met, as set forth in the Petitioner's and staff's responses to the standards. Based on these findings, Staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and **recommend approval** of the following motion:

1. A conditional use for a preliminary and final Planned Unit Development (PUD) consisting of a one-story restaurant with outdoor dining, subject to the following conditions:
 - a. Deviations or exceptions from the Village's Zoning Code as necessary to permit development of the Subject Property as a planned unit development in accordance with this Ordinance and the Approved Plans (as defined below), including all specific zoning deviations and exceptions set forth in the Petitioner's application materials.
 - b. Development of the site in strict conformance with the following Approved Plans dated 12/19/2025:
 - i. Architectural plan set (14 sheets) titled "New Free Standing One-Story Dine-In Service Restaurant With Exterior Patio Fatpour Tapworks Zoning Review Package: 12/19/2025" and prepared by Aria Group Architects, Inc.;
 - ii. Architectural elevations (6 pages) titled "Fatpour Tap Works Zoning Review" prepared by Aria Group Architecture + *design*, and dated December 4, 2025;
 - iii. Engineering plan set (10 sheets) titled "Site Improvement Plans for Fatpour Tap Works" and prepared by Jacob & Hefner Associates, Inc.;
 - c. Compliance with all applicable Village Code requirements, including, but not limited to zoning, fire, building, environmental health, sign, and other Village Codes and regulations;
 - d. The use of stucco or engineered stucco systems (EIFS - type) is prohibited.
 - e. The proposed solar panels shall not be visible when viewed from the public right-of-way or from residentially zoned property and shall be fully screened by the raised parapet wall. The Petitioner shall submit a glare analysis for the rooftop solar panels demonstrating that glare or reflected light will not adversely impact the Prospect Place building (11 W. Prospect Place) or its dwelling units. The analysis shall include seasonal variations of the sun and its reflection on the Prospect Place building/units.
 - f. Should stormwater management requirements imposed by MWRD and/or the Village's Public Works/Engineering Department require modifications to the site design, staff recommends that such changes be subject to administrative review and approval by the Village Manager;
 - g. A five and seven-tenths-foot-wide (5.7') area extending along the entire length of the west property line shall be dedicated to the Village by the Petitioner through a plat of dedication. The plat of dedication shall be recorded prior to the issuance of a Certificate of Occupancy;
 - h. Submittal of irrigation and photometric plans that comply with Village codes and regulations;
 - i. All signs shall be submitted, reviewed, and approved during the permitting process. All signs shall conform to Village Code. Any future relief requested for signage shall require an application for a minor amendment to the PUD;
 - j. All rooftop mechanical equipment shall be hidden when viewed from ground level as

- viewed from the public right of way or property line of any adjacent residentially zoned property. Screening of the RTUs shall be a continuous, permanent, sound attenuating and noncombustible screen of a color compatible with the principal structure. The parapet wall shall be raised to provide full screening of any RTUs. The Director of Community Development is authorized to approve the design of any additional required screening;
- k. The Petitioner shall address all comments included in the Village review letter dated December 29, 2025 (PZ-31-25) attached as **Exhibit B** of the staff report.

The Village Board's decision is final.

ATTACHMENTS:



I concur:

A handwritten signature in blue ink that reads 'Jason C. Shallcross'. The signature is written in a cursive, flowing style.

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 full-service restaurant is a permitted use within the B-5 Central Commercial District and is consistent with other similar restaurant uses located within the downtown area. The building is oriented toward Main Street and Evergreen Avenue, with the primary entrance and outdoor dining areas facing adjacent mixed-use and commercial properties, which the Petitioner states will help focus activity toward the downtown core and away from the single-family residential neighborhood to the south.

The Petitioner asserts that the proposed restaurant will not be detrimental to the public health, safety, or general welfare, nor will it be injurious to the use and enjoyment of nearby properties or negatively impact surrounding property values. According to the Petitioner, the project will activate a currently vacant and unused paved lot and contribute positively to the downtown area by adding a new dining option for residents.

The Petitioner states that the proposed conditional use will not impede the orderly development of surrounding properties and that adequate public utilities, access, and drainage will be provided through upgrades to existing infrastructure. A portion of the site along the west property line will be dedicated as an alley to provide access to on-site parking, the adjacent parking lot to the west, and properties located to the south.

The Petitioner acknowledges that not all required parking can be accommodated on-site due to site constraints, but states that on-site parking has been maximized and that additional parking will be available through public parking resources, including future Village-owned public parking, Metra parking lots, the Wille Street parking lot, W. Prospect Avenue, and on-street parking along Evergreen Avenue. The Petitioner further states that the proposed use is consistent with the objectives of the Village's

Comprehensive Plan and complies with all applicable zoning regulations, except as modified through the requested approvals.

Staff's Findings: Staff finds that granting the conditional use for a preliminary and final planned unit development will not be detrimental to the public health, safety, morals, comfort, or general welfare. The proposed restaurant use is consistent with the surrounding downtown neighborhood and replaces a vacant and underutilized site with an active use. The conditional use will not be injurious to the use or enjoyment of other property in the vicinity, as staff has recommended conditions of approval to mitigate potential impacts to adjacent properties, including limitations related to glare from solar panels, screening of rooftop mechanical equipment, and restrictions on building materials.

Staff further finds that adequate public utilities, drainage, and related facilities will be provided. The stormwater management system will be subject to detailed review as part of the building permit process to ensure compliance with Metropolitan Water Reclamation District (MWRD) and Village standards, including volume control and detention requirements.

While the project may increase traffic activity and demand for on-street parking, adequate parking is available through a combination of on-street parking along Evergreen and West Prospect Avenues, the St. Mark's Church gymnasium parking lot, the Wille Street parking lot, and nearby Metra parking facilities. Ingress and egress have been designed to minimize traffic congestion and ensure safe access to the site.

The proposed planned unit development will not impede the normal and orderly development of surrounding properties for uses permitted in the district. The proposal is consistent with the objectives of the Village's Comprehensive Plan, which designates the Subject Property as Downtown Mixed Use. Primary uses within this designation include retail, restaurants, entertainment, service, office, cultural, and civic uses characteristic of a downtown environment. The proposed restaurant use aligns with these objectives and supports the continued development of a vibrant and active downtown.

Based on the foregoing, staff finds that the proposed planned unit development, as conditioned, meets 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, except as modified through the proposed planned unit development approvals, the project complies with the applicable regulations of the B-5 Central Commercial District and that no additional noncompliance has been identified. The Petitioner asserts that the proposed restaurant use is permitted in the B-5 District and is consistent with the land use recommendations of the Village's Comprehensive Plan.

According to the Petitioner, the proposed planned unit development is in the public interest, as it will redevelop an existing vacant paved lot and introduce a new restaurant and entertainment option for residents of the Village and surrounding communities. The Petitioner further states that the site design provides safe and convenient access to the development through on-site parking to the maximum extent feasible and supplemental parking is available through public parking resources, including future Village-owned public parking, Metra parking lots, the Wille Street parking lot, W. Prospect Avenue, and on-street parking along Evergreen Avenue.

The Petitioner indicates that the proposed development will not result in traffic congestion on adjoining streets and will not place an excessive burden on public parks, recreational facilities, schools, or other public services. The Petitioner notes that restaurant uses are common within the B-5 District and that off-street parking has been provided to the maximum extent practicable.

Staff's Findings: Staff finds that, except as modified by and approved in the final Planned Unit Development, the proposed development complies with the regulations of the B-5 Central Commercial District. The proposed Planned Unit Development generally meets the intent of the underlying zoning district and conforms to applicable development standards, including building height and transitional yard requirements, except where relief is requested and evaluated as part of the Planned Unit Development.

Staff further finds that the principal use within the proposed Planned Unit Development is consistent with the Village's Comprehensive Plan. The Future Land Use Map designates the Subject Property as Downtown Mixed Use, which includes retail, restaurants, bars, business/office, service, cultural, entertainment, and civic uses characteristic of a downtown environment. The proposed restaurant use is consistent with this land use designation.

The proposed planned unit development is in the public interest and is consistent with the purposes of the zoning ordinance, as it facilitates the redevelopment of a vacant and underutilized property with a use permitted within the Downtown Mixed Use land use category. Stormwater management improvements will be reviewed in detail during the building permit process to ensure compliance with Metropolitan Water Reclamation District (MWRD) and Village requirements, including volume control and detention, addressing existing site conditions in the public's interest.

Staff finds that the proposed circulation and access design is adequate. Vehicular access to on-site parking and refuse collection is provided via the existing alley along the west side of the site, which is intended to maintain safe ingress and egress and limit traffic impacts on adjacent public streets. The proposed development is not anticipated to result in traffic congestion on surrounding streets or create an excessive burden on nearby public parks, recreation areas, schools, or other public facilities serving the area.

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 proposed development does not fully comply with the front yard setback requirement along Main Street, which is established as the average of setbacks for properties between Evergreen Avenue and Milburn Avenue. The Petitioner explains that the building has been positioned as far west on the site as feasible; however, the outdoor patio and associated trellis structure extend into the required front yard setback. Given the limited size and configuration of the site, the Petitioner states that full compliance with the required setbacks along both Main Street and Evergreen Avenue is not feasible while accommodating the proposed restaurant use, making the requested setback relief necessary. The Petitioner contends that the majority of the building mass is located behind the established setback line and that all portions of the proposed structure are set farther back from Main Street than the existing restaurant immediately to the south.

The Petitioner states that the requested setback relief will not adversely impact the value or use of

adjacent properties. According to the Petitioner, occupants within the development will not be negatively affected by the placement of the outdoor patio within the front yard setback, as the distance between the patio and Main Street is comparable to other outdoor dining areas in the downtown area and is farther from the street than the existing restaurant building to the south. The Petitioner further states that the required transitional setback to the west has been satisfied and that minimum setbacks to adjacent properties to the west and south are met. The Petitioner notes that all mechanical equipment will be located on the rooftop and fully screened from public view by parapet walls. Trash dumpsters and exterior walk-in coolers will be screened by wood fencing.

Staff's Findings: Staff finds that the requested zoning relief for the proposed restaurant is in the public interest and is solely for the purpose of promoting better development. The requested exceptions from the minimum building setback requirements along Evergreen Avenue and Main Street are necessary because of the site's small size (approximately 0.40 acres) and its corner lot configuration. Strict application of the minimum setback requirements would reduce the buildable area of the site and limit the amount of area to accommodate an outdoor dining patio.

Staff further finds that the construction of a one-story restaurant with an outdoor dining patio will not adversely impact the value or use of adjacent properties. All required transitional yard requirements are satisfied. The proposed development is consistent with the Downtown Design Guidelines set forth in the Zoning Code and is compatible with the established character of the surrounding area.

Based on the foregoing, staff finds that the requested zoning relief is consistent with the standards for planned unit developments with other exceptions and supports approval of the proposed planned unit development.

Exhibit B
Village Review Letter

MAYOR

Paul Wm. Hoefert

TRUSTEES

Vincent J. Dante
Elizabeth B. DiPrima
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli



VILLAGE MANAGER

Michael J. Cassady

VILLAGE CLERK

Karen Agoranos

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

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

December 29, 2025

Neal Thompson, Aria Group Architects
830 North Boulevard
Oak Park, IL 60301
Via e-mail: nthompson@ariainc.com

**Re: PZ-31-25 (PZZ25-000035) / CU- Preliminary and Final PUD / 200 S Main St / Review
Comments #1**

Dear Mr. Thompson,

The Village of Mount Prospect has reviewed the submittal for conditional approval of a planned unit development for the construction of a new, single-story restaurant with outdoor patio space located at 200 S Main Street (Subject Property), and below are the following review comments from applicable departments:

Planning Division:

The following documents are missing from the zoning application:

1. Fixture cut sheets for some lighting fixtures (refer to comments under Lighting Requirements);
2. Landscape plan meeting the requirements of Article XXIII Landscape Requirements;
3. Provide proof that the property taxes have been paid;
4. The zoning application fee in the amount of \$250 is outstanding and must be paid online (Permit No. PZZ25-000035).

General Comments:

5. Per Section 14.304.1(B)(2)(b), all rooftop mechanical equipment shall be hidden when viewed from ground level as viewed from the public right of way or property line of any adjacent residentially zoned property. For new construction, the screen should be designed as an architectural component of the structure in the form of a parapet wall. Provide a sight line diagram that indicates all rooftop mechanical units and solar panels will be fully screened by a raised parapet wall. **This will be required as a condition before permit issuance.**

Exhibit B Village Review Letter

Village of Mount Prospect Building Services | Page 2

6. Solar panels are proposed. An analysis shall be performed that indicates that no glare shall be telegraphed or reflected on the Prospect Place building/units (11 W Prospect Place) so as to create a nuisance or hazard. The analysis shall include seasonal variations of the sun and its reflection on the Prospect Place building/units. **This will be required as a condition before permit issuance.**
7. Hours of operation are noted as between 11:00 AM – 1:00 AM daily. Will the restaurant offer any live music (bands/DJs)?
8. Loading will occur before 11:00 AM. Will any unloading occur prior to 6 AM?
9. Only one accessible parking space is required under Section 14.2205.
10. A portion of the public alley is within private property and will need to be dedicated to the Village via a plat of dedication prior to the issuance of a final certificate of occupancy.

Design standard requirements are found under Section 14.304.1 of the Village Code:

11. The area next to the accessible parking space and bike parking rack shall be landscaped per the parking lot-island requirements under Section 14.2306(A).
12. The colored elevations shall include a detailed materials schedule that provides the make and model number for each material. A materials board with sample materials is also required. The samples materials board and colored elevations will be required exhibit at the Planning and Zoning Commission and Village Board meetings (to be presentable to the Board one hour before meetings start). Please also provide a scanned version for staff to include in the powerpoint and staff report.

Lighting Requirements are found under Article III, Section 14.314 of the Village Code:

13. A code-compliant Photometric Plan shall be submitted prior to the issuance of a building permit.
14. Photometric data **at all property lines** shall be provided at a spacing of not greater than fifty feet (50') and not greater than six inches (6") above grade. Photometric data is missing along the north, south and east property lines.
15. Provide a graphic scale and north arrow the scale of which is not less than one inch to fifty feet (1" = 50').
16. Many of the light fixture symbols are difficult to read as the text is running into or on top of each other on the photometric plan. The photometric plan must be legible.
17. The foot-candle measurements along the west property line exceed the maximum requirement of 0.1 foot-candles at the lot line.
18. Per the calculation summary, the west patio seating area proposes an average illumination level of 7.30 foot-candles and exceeds the maximum average illumination level of 5 foot-candles permitted for business districts.
19. Will the lighting fixture "XLED 1" be fully recessed within the underside of the canopies?
These lighting fixtures shall not cause glare onto adjacent properties and rights-of-way.
20. Per Section 14.314(C):

Exhibit B

Village Review Letter

Village of Mount Prospect Building Services | Page 3

- a. Upward aimed building facade lighting shall not exceed nine hundred (900) lumens (60 watt incandescent or 13 watt compact fluorescent bulb). All upward aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs or overhangs, and mounted as flush to a wall as possible.
 - b. Building facade light exceeding nine hundred (900) lumens shall be fully shielded, aimed downward, and mounted as flush to a wall as possible.
 - c. Building facade lighting shall be fully contained within the vertical surface of the wall being illuminated.
 - d. Building facade lighting that is measurable at the ground level shall be included in the maximum allowable light levels.
21. Exterior lighting, including emergency lighting, shall be fully cutoff and shall have flat lenses. Submit fixture cut sheets of all exterior lighting, including emergency lighting. Fixture cut sheets were not submitted for lighting fixtures “B”, “P” and “W”.

Landscape Requirements are found under Article XXIII of the Village Code:

22. A code-compliant landscape plan shall be submitted prior to the issuance of a building permit.
- a. Staff cannot provide any comments on landscaping as no landscape plan was submitted for review. The applicant shall provide a landscape plan that complies with Sections 14.2303 and 14.2304.
 - b. Site/perimeter, screening and foundation landscaping shall be provided and meet Sections 14.2306 and 14.2307.
 - c. Per Section 14.2306(B)(2), landscaping shall be provided across fifty percent (50%) of the abutting lot line to a minimum height of three feet (3'). For lot lines greater than one hundred feet (100') in length, plantings shall be placed in clusters, containing a minimum of seven (7) shrubs per cluster, spaced at intervals of approximately thirty-five feet (35') along the lot line. Shade trees shall be provided at the equivalent of seventy-five feet (75') apart along the abutting lot line.

Signage Regulations are found under Chapter 7 of the Village Code:

23. Signage was illustrated on two elevations in the rendering. Staff counts a total of two wall signs. The wall sign on the north elevation measures approximately 77 square feet and appears to comply with code. The wall sign on the east elevation measures approximately 85 square feet and appears to comply with code.
24. If any additional signage is requested, please submit sign drawings for review. Any future signage relief shall be reviewed and approved as an administrative amendment to the PUD.

Responses to Standards:

25. Revise the Standards For Planned Unit Developments With Other Exceptions to include the following relief requests:

Exhibit B Village Review Letter

Village of Mount Prospect Building Services | Page 4

- a. An exception from Section 14.319 to permit a patio to be located in the front and exterior side yards;
 - b. An exception from Section 14.2207.1 to permit a reduction in the minimum parking requirement from eleven (11) parking spaces to eight (8) parking spaces;
 - c. An exception from Section 14.1905.B to permit a reduced building setback of less than 22.72' along Main Street; and
 - d. An exception from Section 14.1905.B to permit a reduced building setback of less than 30' along Evergreen Avenue.
26. Revise the Standards for Planned Unit Developments to remove reference to a shared parking agreement between the Petitioner and the property owner to the west. Public parking will be available on the property once the Village takes ownership. Public parking is also available on the Metra lots, Wille Street parking lot, W Prospect Avenue and along Evergreen Avenue.

Due at time of Building Permit submittal:

- 27. Irrigation plan.
- 28. Solar panel drawings and specifications.
- 29. Glare analysis for the rooftop solar panels.
- 30. A code-compliant landscape plan.
- 31. A code-compliant photometric plan and fixture cut sheets.

Public Works Department:

PW has reviewed the plans submitted for the Fatpour development proposed at 200 S. Main Street. While we do not object to the basic concept, the concerns raised in the concept reviews regarding the proposed site drainage remain unaddressed. The following comments should be addressed before conditional use is granted:

Drainage Concerns

- 32. Per VoMP Code Sections 15.401 & 15.402, stormwater detention would be required. The plan should include some means of providing stormwater detention.
- 33. Per MWRD WMO Section 503.3, volume control may be required. *We again strongly recommend obtaining a Letter of Determination from the MWRD to confirm their stormwater management requirements.*

We understand the applicant's response that these items "will be addressed at a later date". However, while we do not require full, detailed calculations prior to conditional use approval, the applicant needs to provide some preliminary estimate of any storage volumes required (including both Village and MWRD requirements) so that we can have some assurance that sufficient space will be provided to accommodate the required volumes. Despite requesting

Exhibit B

Village Review Letter

Village of Mount Prospect Building Services | Page 5

this information on June 2, 2025, and again on August 8, 2025, the applicant has provided no information regarding any drainage design, nor has the applicant provided a letter of determination from the MWRD.

In addition, the following comments listed below need not be addressed prior to conditional use approval, but will have to be addressed prior to issuance of a Building Permit:

34. A documented flooding problem exists in the backyards of the neighboring residential properties south and west of the site. Site drainage must be directed as much as possible toward the north and east.

General Comments

35. Permits will be required from the Metropolitan Water Reclamation District of Greater Chicago (MWRD) for the new sanitary service and drainage improvements, and from the Illinois Department of Transportation (IDOT) for any work in Main Street.
36. Public Works has reviewed the updated plans submitted for the Fatpour development proposed at 200 S. Main Street. The applicant, unfortunately, did not fully address our December 10, 2025 comments regarding stormwater management. The site currently does not have stormwater control mechanisms and the area is known to experience localized flooding during large rain events. It is Staff's desire to provide stormwater control with this development to reduce the potential for future neighborhood flooding. Village Code requires stormwater detention for all new development but allows for "fee-in-lieu" for small sites. Before considering this option, Staff asked the applicant to obtain a letter of determination from the MWRD to determine their stormwater management requirements for the site. This was not provided in the recent submittal.

The updated plans identify two small detention ponds and an underground facility for stormwater detention. They do not show volume control, a potential requirement of the MWRD, in the design. The applicant is required to contact the MWRD and receive a decision on this issue.

Public Works does not object to conditional use approval as the plans show stormwater detention and the applicant has provided preliminary volume calculations. A thorough review of the detention design will be performed during the Building Permit review process. Should the MWRD require volume control, Staff is open to reconsidering a fee in lieu of detention. This will be based on further analysis and a final decision by the Director of Public Works. Should the MWRD not require volume control, stormwater detention will be required per Village Code. In either case, should meeting the stormwater management requirements determined by both the MWRD and Engineering staff for the site significantly

Exhibit B Village Review Letter

Village of Mount Prospect Building Services | Page 6

alter the site design, Staff recommends the applicant be required to return to the Planning & Zoning Commission and Village Board for approval.

Permits will be required from the MWRD for the sanitary sewer service and potential stormwater management requirements, and from IDOT for any work within the Main Street (IL Route 83) right-of-way.

It must be understood that the comments listed above reflect issues noted during a review of the proposed concept. A thorough review of the site design and details will be performed as part of the Building Permit review process.

Building Department:

- 37. At time of permit submittal provide building code analysis that outlines use groups, types of construction, areas, and calculations based on the adopted Village codes. Include full Electric, Structural, Plumbing, and Mechanical drawings.
- 38. Planning is responsible from a Zoning analysis review, process, and approval of use including the Business License approval.
- 39. The walk-in cooler unit shall be NSF listed and labeled.

Environmental Health Division:

- 40. Permit to be submitted for food service establishment should comply with all regulations of the 2022 FDA Food Code.

Fire Department:

Please advise the petitioner the following items must be included in the building/site plans submittal:

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

Village of Mount Prospect Fire Prevention Code, 24.202

- 42. A fire alarm system will be required for this project for this building. Ensure fire alarm shop drawings point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.

Village of Mount Prospect Fire Prevention Code, 24.204

- 43. All new sprinkler risers and associated equipment shall be located in a separate room with a minimum of one-hour construction.

Exhibit B Village Review Letter

Village of Mount Prospect Building Services | Page 7

44. A minimum of three feet (3') clear space shall be maintained around the circumference of any new or existing fire hydrant, fire department connection, fire protection control valve or any other fire protection system component.
45. An egress plan must be provided for the space. This plan must include occupant loads, travel distances, egress widths and common path of travel distances. An egress plan will be required when the building plans are submitted for review. Additional exits may be required.
46. All egress doors are to use keyless locksets on the egress side. No flush bolts, dead or draw bolts, etc. will be allowed.

Life Safety Code, 7.2.1.5.1.

If any changes are requested, please make the changes as noted above and submit a point-by-point response letter and pdf files of the drawings. Please upload revisions into the portal. Feel free to contact me at (847) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,



Ann Choi
Development Planner
Community Development

c: File



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

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: PZZ25-000035 Date of Submission: 12/05/2025 Hearing Date: 1/8/2026
Project Name/Address: PZ-31-25: CU: Preliminary & Final PUD (Fatpour Tap Works Restaurant)

I. Subject Property

Address(es): 200 S Main St
Zoning District(s): B5 Property Area (SqFt and/or Acreage): _____
Parcel Index (PIN(s)): 08-12-119-029-0000

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: _____

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

The project consists of the construction of a new 7,200 square foot building for Fatpour Tap Works, a full service restaurant, with outdoor dining patio. Limited on-site parking is included. Existing abandoned concrete building pad and underground tank(s) will be removed prior to start of construction.

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

Name: Neal Thompson Corporation: Aria Group Architects
Address: 200 S. Main Street LLC (Authorized representative: Arthur Holmer)
City, State, ZIP Code: 1307 N. Clybourn Ave, Suite A, Chicago, IL 60610
Phone: _____ Email: _____
Interest in Property: _____

V. Property Owner

☐ Check if Same as Applicant

Name: Liability Company Mjm Holdings I, Corporation:
Llc, A Delaware Limited
Address: 1701 Golf Road, Suite 203
City, State, ZIP Code: Rolling Meadows, IL 60008
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)

Neal Thompson

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)

Affidavit of Ownership

COUNTY OF COOK)
STATE OF ILLINOIS)

I, MATTHEW J. MORAN III, 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 200 SOUTH MAIN ST.
(property address and PIN) 08-12-119-029-0000

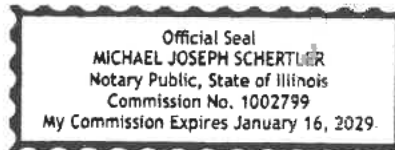
and that such property is owned by MJM HOLDINGS I, LLC. as of this date.
(print name)

Matthew J. Moran
Signature

Subscribed and sworn to before

me this 22nd day of
December, 2025.

MJS
Notary Public



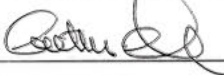


Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Property Owner	
☐ Check if Same as Applicant	
Name: <u>MJM HOLDINGS I, LLC</u>	Corporation: _____
Address: <u>350 W. HUBBARD ST, STE 640</u>	
City, State, ZIP Code: <u>CHICAGO, IL 60654</u>	
Phone: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>

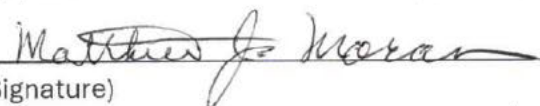
In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees 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:  Date: 12/5/25
(Signature)
Arthur Holmer
(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: Dec. 4, 2025
(Signature)
MATTHEW J. MORAN
(Print or Type Name)

TRUSTEE'S DEED

Reserved for Recorder's Office



This indenture made this **29TH** day of **APRIL, 2009**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the **24TH** day of **JULY, 1986**, and known as Trust Number **86088**, party of the first part, and

Doc#: 0912829085 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/08/2009 03:45 PM Pg: 1 of 3

**MJM HOLDINGS I, LLC, A
DELAWARE LIMITED LIABILITY
COMPANY**

whose address is :

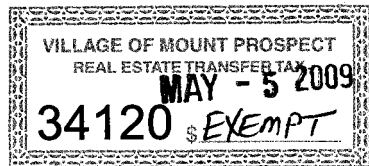
**200 SOUTH MAIN STREET
MT. PROSPECT, IL**

party of the second part.

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

LOT 1 IN STENGREN CORNER SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BUSSE'S RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 4, ALSO LOTS 2 AND 3 IN BLOCK 5, ALL OF BLOCK 6, AND LOTS 13 TO 24 INCLUSIVE IN BLOCK 7, LOTS 17 TO 20 INCLUSIVE IN BLOCK 8, ALL IN MEIER'S ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON APRIL 16, 1979 AS DOCUMENT LR 3086126, IN COOK COUNTY, ILLINOIS.

THIS DEED IS SUBJECT TO: 1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE. 2. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD. 3. BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.



Exempt under provisions of paragraph (5) 35 ILCS 107-31-45, the Real Estate Transfer Tax Law.

Permanent Tax Number: 08-12-119-029

C/K/A 200 S. Main Street, Mt. Prospect IL
together with the tenements and appurtenances thereunto belonging.

Buyer, (Seller or Representative) **as agent** Date **5-8-09**
William Harold Allen & Dixon LLP

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

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

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



CHICAGO TITLE LAND TRUST COMPANY,
as Successor Trustee as Aforesaid

By: Sheila Duff
Assistant Vice President

State of Illinois
County of Cook

SS.

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

Given under my hand and Notarial Seal this 30TH day of **APRIL**, 2009.



Lynda S. Barrie
NOTARY PUBLIC

PROPERTY ADDRESS:
200 SOUTH MAIN STREET
MT. PROSPECT, IL

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 N. Clark Street
Suite 575
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME Thomas P Duffy
ADDRESS Wildman Harold
225 W. Wacker Drive
CITY, STATE Chicago IL 60606

SEND TAX BILLS TO: mjm Holdings LLC
1701 Golf Road, Tower 3, Suite 203
Rolling Meadows, IL 60008

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 8, 2009

Signature: _____

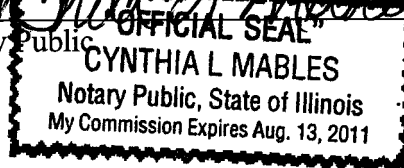
Grantor or Agent

SUBSCRIBED AND SWORN to before me this 8th day of May, 2009

My Commission Expires:

August 13, 2011

Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 8, 2009.

Signature: _____

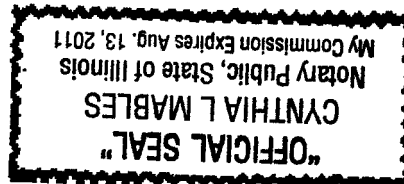
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 8th day of May, 2009.

My Commission Expires:

August 13, 2011

Notary Public



TOTAL PAYMENT DUE

2024 Second Installment Property Tax Bill

\$ 3,835.20

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
08-12-119-029-0000	049	16140	2024	2025	Elk Grove	1-00

By 12/15/25 (on time)

IF PAYING LATE, PLEASE PAY	12/16/25 - 01/15/26 \$3,863.96	OR	01/16/26 - 02/15/26 \$3,892.73	OR	02/16/26 - 03/15/26 \$3,921.49	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
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YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2024 Tax Bill \$7,644.64

\$718.39 MORE than 2023

Taxing District	2024 Tax	2023 Tax	Difference
SCHOOL DISTRICT 57	\$3,247.84	\$1,820.37	\$1,427.47 More
ARLINGTON HTS TWNSHP H S 214	\$1,943.17	\$1,268.04	\$675.13 More
VILLAGE OF MT PROSPECT	\$623.57	\$457.95	\$165.62 More
MT PROSPECT PARK DISTRICT	\$448.55	\$290.95	\$157.60 More
VILLAGE OF MT PROSPECT LIBRARY FUND	\$386.13	\$260.35	\$125.78 More
HARPER COMMUNITY COLLEGE DISTRICT 512	\$327.25	\$214.19	\$113.06 More
METRO WATER RECLAMATION DIST OF GR CHGO	\$256.98	\$178.93	\$78.05 More
COUNTY OF COOK	\$177.48	\$88.15	\$89.33 More
COUNTY OF COOK HEALTH & HOSPITAL COMM.	\$58.76	\$39.93	\$18.83 More
COUNTY OF COOK PUBLIC SAFETY	\$58.50	\$72.09	-\$13.59 Less
FOREST PRESERVE DISTRICT OF COOK COUNTY	\$51.77	\$38.90	\$12.87 More
TOWN ELK GROVE	\$40.63	\$26.45	\$14.18 More
TOWN ELK GROVE ROAD FUND	\$8.91	\$6.22	\$2.69 More
NORTHWEST MOSQUITO ABATEMENT DISTRICT	\$7.94	\$5.19	\$2.75 More
GENERAL ASSISTANCE ELK GROVE	\$7.16	\$5.19	\$1.97 More
TIF VIL OF MOUNT PROSPECT-PROSPECT & MAI	\$0.00	\$2,136.75	-\$2,136.75 Less
CONSOLIDATED ELECTIONS	\$0.00	\$16.60	-\$16.60 Less

DO NOT PAY THESE TOTALS

\$7,644.64

\$6,926.25

\$718.39 MORE

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2023 Assessed Value	24,866	2024 Total Tax Before Exemptions	7,644.64
2024 Property Value	248,655	Homeowner's Exemption	.00
2024 Assessment Level X	10%	Senior Citizen Exemption	.00
2024 Assessed Value	24,866	Senior Freeze Exemption	.00
2024 State Equalizer X	3.0355		
2024 Equalized Assessed Value (EAV)	75,481	2024 Total Tax After Exemptions	7,644.64
2024 Local Tax Rate X	10.127919%	First Installment	3,809.44
2024 Total Tax Before Exemptions	7,644.64	Second Installment +	3,835.20
		Total 2024 Tax (Payable in 2025)	7,644.64

IMPORTANT MESSAGES

PROPERTY LOCATION

200 S MAIN ST
MOUNT PROSPECT IL 60056

MAILING ADDRESS

MORAN ASSOC AGENT
350 W HUBBARD ST 640
CHICAGO IL 60654-6937

DETACH & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE

IMPORTANT PAYMENT MESSAGES

Property Index Number (PIN)

TILS

REAL ESTATE
PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (this “Agreement”) is made and entered into by and between **MJM HOLDINGS I LLC**, a Delaware limited liability company (“Seller”), and **200 S MAIN STREET, LLC**, a Delaware limited liability company, or its assignee or designee (“Purchaser”).

1. **PURCHASE AND SALE.** For and in consideration of the reciprocal agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, on the terms and conditions herein set forth, that certain real property located at 200 S. Main Street, Mount Prospect, Illinois as more particularly described on Exhibit A attached hereto, including all right, title and interest of Seller, if any, in and to all adjacent streets, alleys, and rights-of-way, any strips or gores between said real property and adjacent properties, all water and mineral rights related to said real property, all tenements, hereditaments, easements, access rights, and parking rights benefiting said real property (collectively, the “Property”). The Property is identified for real estate tax purposes as parcel identification number 08-12-119-029-0000.

2. **EARNEST MONEY.**

(a) Within three (3) business days following full execution and delivery of this Agreement by Seller and Purchaser, Purchaser shall deposit Twenty-Five Thousand and No/100 Dollars (\$25,000.00) (the “Initial Earnest Money”) in a federally insured (and at Purchaser’s election, interest bearing) escrow account with the Title Company (as defined below) subject to a strict joint order escrow agreement in the Title Company’s customary form (the “Earnest Money Escrow”), provided, however, that such escrow agreement shall be modified to provide that Purchaser may obtain a full refund of the Initial Earnest Money (and any accrued interest) upon the sole order of Purchaser (with a copy to Seller) if Purchaser terminates this Agreement prior to the expiration of the Due Diligence Period (as defined below).

(b) If Purchaser does not elect to terminate this Agreement prior to the expiration of the Due Diligence Period, then within two (2) business days following the expiration of the Due Diligence Period, Purchaser shall deposit an additional Twenty-Five Thousand and No/100 Dollars (\$25,000.00) (the “Additional Earnest Money”) into the Earnest Money Escrow. The Initial Earnest Money and the Additional Earnest Money (as and when deposited into the Earnest Money Escrow), together with any accrued interest thereon (if applicable), are collectively referred to herein as the “Earnest Money”. Upon expiration of the Due Diligence Period, except as otherwise expressly provided in Paragraphs 9(c), 10, 16 or 17 below, the Earnest Money shall become non-refundable, but applicable to the Purchase Price.

(c) At Closing, the Earnest Money shall be applied to the Purchase Price (as defined below). Purchaser and Seller shall split evenly the cost of the Earnest Money Escrow.

3. **PURCHASE PRICE.** The total purchase price to be paid by Purchaser for the Property is Seven Hundred Seventy-Five Thousand and No/100 Dollars (\$775,000.00) (the

“Purchase Price”). Provided that all conditions precedent to Purchaser's obligations to close as set forth in this Agreement (each, a "Condition Precedent") have been satisfied, fulfilled or waived in writing by Purchaser, the Purchase Price shall be paid to Seller at Closing (as defined below), plus or minus prorations and other adjustments required under this Agreement, by wire transfer of funds.

4. COVENANTS, REPRESENTATIONS AND WARRANTIES OF SELLER. Seller hereby represents and warrants to Purchaser that, to the best of Seller's knowledge, the following facts are, as of the date hereof, and will be, as of the date of Closing, true and complete, which representations and warranties shall survive the Closing hereunder:

(a) Seller has full and absolute title to and the unconditional authority to convey the Property hereunder. Seller will convey or cause to be conveyed to Purchaser or its designee or assignee fee simple title to the Property as provided in this Agreement.

(b) No person, partnership, corporation or other entity, including any lessee, has any right of first refusal or option to acquire the Property.

(c) There are no contracts, agreements, arrangements or contractual obligations of any kind, including but not limited to service, maintenance, operating, management or employment contracts (collectively, "Service Contracts"), applicable to the Property. As of the Closing Date (as defined below), there shall be no Service Contracts that affect Purchaser or will be binding on the Property.

(d) There are no written or oral leases with respect to any portion of the Property, nor are there otherwise any tenants or parties in possession or with any rights of possession, including licenses, in respect to any portion of the Property. At the Closing, the Property will not be subject to any leases or other rights of occupancy, possession or use of the Property.

(e) There are no pending (and to Seller's knowledge, no threatened) judicial, municipal or administrative proceedings affecting the Property or any portion thereof, including, without limitation, proceedings for or involving collections, condemnation, eminent domain, modifications to the public roadways adjacent to the Property, or modifications to the access points to the Property from said public roadway, alleged building code, environmental or zoning violations or personal injuries or property damage alleged to have occurred on the Property or by reason of the condition, use of, or operations on the Property. Seller has received no written notice from any municipal, state, federal or other governmental authority of, and to Seller's knowledge there do not exist any, zoning, building, fire, water, use, health, environmental or other statute, ordinance, code or regulatory violations issued in respect of the Property. No attachments, execution proceedings, assignments for the benefit of creditors, insolvency, bankruptcy, reorganization or other proceedings are pending against Seller, nor are any of such proceedings contemplated by Seller. In the event Seller learns that any proceeding of the character described in this Paragraph 4(e) is initiated prior to Closing, Seller shall promptly advise Purchaser thereof in writing.

(f) All insurance policies covering or relating to the Property or the operation or use thereof will be kept, and have been kept, in full force and effect, at the expense of Seller.

(g) No labor, material or services have been furnished on or about the Property or any part thereof that have not been fully paid for and that might give rise to any liens or claims thereof.

(h) Purchaser has been advised that the Property has previously been the subject of a leaking underground storage tank incident (Illinois EPA No.: 0311985255; Leaking UST Incident: 20230449) (the “Release”), which has been reported to the Illinois Environmental Protection Agency (“Department”). As such, (i) as a result of the Release, Seller has heretofore performed certain corrective action, resulting in the issuance of a so-called “no further remediation” letter being issued by the Department as of November 17, 2023 (the “NFR”) and (ii) Seller hereby represents and warrants that (A) all requirements for the effectiveness of the NFR (e.g., recording the NFR with all required attachments with the Cook County recorder’s office) have been satisfied, (B) Seller has received no subsequent notice regarding the violation of any conditions or requirements of the NFR, and Seller is not aware of the occurrence of any such violation, and (C) between Effective Date and the Closing Date, Seller shall take no action in violation of the NFR. In addition, under the slab on the surface of the Property, there are in-ground hydraulic lifts and an oil/water separator (also known as a triple basin). Seller has performed a Phase II environmental test in that area which did not detect any soil or ground water contamination. It is Seller’s understanding that the hydraulic lifts and oil/water separator can be removed when the Property is redeveloped and they are not regulated from an environmental standpoint.

(i) Seller has full right, power and authority to execute, deliver and carry out the terms and conditions of this Agreement and all other documents to be executed and delivered by Seller pursuant to or in connection with this Agreement. This Agreement is valid and enforceable against Seller in accordance with its terms; and each document to be executed by Seller pursuant hereto, or in connection therewith, when executed, will be valid and enforceable against Seller in accordance with its terms. All requisite resolutions, authority and consents necessary for the consummation by Seller of the transaction herein described have been duly adopted and obtained.

(j) All Pre-Contract Deliveries in Seller’s possession or control will be delivered to Purchaser in accordance with the terms hereof. Such Pre-Contract Deliveries are true and accurate copies. To the best of Seller’s knowledge, there are no other materials or documents in Seller’s possession or control which have not been provided to Purchaser which would materially affect Purchaser’s investigations or Purchaser’s intended use or development of the Property.

(k) There are currently no proceedings initiated by or on behalf of Seller pending to correct or reduce the assessed valuation of the Property or the taxes payable or to be payable with respect to the Property.

As used in this Paragraph 4, the term “to Seller’s knowledge” “actual knowledge” or “best of Seller’s knowledge” or words of similar import (i) shall mean the actual knowledge of Matthew J. Moran, and not to any other persons, (ii) shall mean the actual knowledge of such individuals,

without any investigation or inquiry of any kind, and (iii) shall not mean such individuals are charged with knowledge of the acts, omissions and/or knowledge of Seller's agents or employees.

5. REPRESENTATIONS AND WARRANTIES OF PURCHASER. Purchaser hereby represents and warrants to Seller that the following facts are, as of the date hereof, and will be, as of the date of Closing, true and complete, which representations and warranties shall survive the Closing hereunder:

(a) Purchaser has full right, power and authority to execute, deliver and carry out the terms and conditions of this Agreement and all other documents to be executed and delivered by Purchaser pursuant to or in connection with this Agreement. This Agreement is valid and enforceable against Purchaser in accordance with its terms; and each document to be executed by Purchaser pursuant hereto, or in connection therewith, when executed, will be valid and enforceable against Purchaser in accordance with its terms. All requisite resolutions, authority and consents necessary for the consummation by Purchaser of the transaction herein described have been duly adopted and obtained.

(b) The Purchaser entity executing this Agreement (200 S Main Street, LLC) is an affiliate of Big Onion Hospitality LLC.

6. REVIEW MATERIALS. Seller will deliver on or before the date that is five (5) business day after the Effective Date, to Purchaser true, accurate and correct copies all information pertaining to the ownership, operation, condition or management of the Property, (excluding any attorney-client privileged materials, confidential or proprietary materials, development plans and financial projections and analysis), including, without limitation, all of the following, in each case to the extent within Seller's possession or control (collectively, the "Pre-Contract Deliveries"):

(a) Existing Phase I and Phase II Environmental Assessment Reports and related materials, together with any other environmental reports or assessments in Seller's possession relating to the Property (including, without limitation, any soil tests, ground water tests, corrective action plans, compliance reports and other documentation in connection with the NFR;

(b) Any existing survey prepared for the Property and any existing plats, site plans, engineering plans or similar documents;

(c) Existing owner's policy of title insurance, or any commitments to provide title insurance, and any underlying exception documents referenced therein; and

(d) Any notices from governmental or quasi-governmental authorities regarding the Property, including, without limitation, any violation or similar notices.

7. DUE DILIGENCE PERIOD; APPROVALS. From and after the Effective Date, Purchaser and its agents and contractors shall have the right to conduct such investigations and to enter the Property and make such inspections and perform such tests as Purchaser may desire, upon 48 hours' notice to Seller and Seller has the right to have a representative present at such inspection. Prior to entering the Property, Purchaser or its consultants (as the case may be) shall provide evidence that they have in effect commercial general liability insurance with a per-

occurrence limit of not less than \$1,000,000, and naming Seller as an additional insured. Seller shall cooperate with Purchaser in making such inspections and shall allow Purchaser full access to the Property for the purpose of such inspections. Purchaser shall also have the right to submit plans, drawings and applications to the applicable governmental authorities for Purchaser's intended use of the Property, and to take such actions as are necessary in order to obtain any required governmental approvals for such intended use at no cost to Seller. Seller shall cooperate with Purchaser in its pursuit of such governmental approvals, including, if necessary, executing or consenting to Purchaser's applications in Seller's capacity as record owner of the Property. The period from and including the Effective Date through and including 11:59 p.m. Central Time on the date which is ninety (90) days after the Effective Date is referred to herein as the "Due Diligence Period". If, for any reason, or for no reason, in Purchaser's sole and absolute discretion, Purchaser is not satisfied with any of the Property, the current or prospective operation or use thereof, or any of the documents or information obtained by it with respect to any of the Property. Purchaser may terminate this Agreement without further obligation or liability, except as provided in the next grammatical paragraph by giving written notice thereof to Seller no later than the expiration of the Due Diligence Period. In the event Purchaser timely delivers such termination notice, this Agreement shall be deemed null and void and the Initial Earnest Money promptly shall be returned to Purchaser. Upon expiration of the Due Diligence Period, except as expressly provided in Paragraphs 9(c), 10, 16 or 17 below, the Earnest Money shall become non-refundable, but applicable to the Purchase Price. Except to the extent arising out of Seller's or its agent's acts or omissions and notwithstanding any insurance coverage Purchaser or its consultants may carry, Purchaser shall indemnify, defend and hold Seller harmless from any and all liens, costs, damages, suits, injuries to person or property (including Seller's reasonable legal fees) to the extent arising out of Purchaser's or its agent's negligence, in the conduct of Purchaser's inspections, which indemnification shall survive the termination or expiration of this Agreement.

8. SURVEY. Prior to the Effective Date, Seller has ordered an ALTA survey that will accurately depict the present condition of the Property (the "Survey"). The Survey shall be in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, and shall include, at a minimum, Table A items 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11(b), 14 and 16. Upon receipt of the Commitment, the Survey shall reflect any title exceptions (which properly would be depicted on a survey) affecting the Property. Seller shall obtain and deliver to Purchaser the Survey, meeting the foregoing requirements, on or before the date which is forty-five (45) days following the Effective Date. The Survey shall be finalized, signed and stamped, and shall be certified to Purchaser (or its assignee or designee), the Title Company and Purchaser's lender(s) (so long as Purchaser identifies such lender(s) to Seller reasonably in advance of Closing).

9. TITLE COMMITMENT: TITLE POLICY.

(a) Promptly following the Effective Date, Purchaser, at Seller's expense, shall order a written commitment for an ALTA standard form Owner's Title Insurance Policy (the "Commitment") issued by Chicago Title Insurance Company (the "Title Company"), in the amount of the Purchase Price.

(b) In the event any matters appear in the Commitment (or the underlying vesting or exception documents referenced therein), or in the Survey delivered to Purchaser as set

forth above, that are unacceptable to Purchaser, then Purchaser shall, on or before the date which is five (5) business days after the receipt by Purchaser of the last of (A) the Commitment, and (B) the Survey (the “Title Objection Notice”). Any matters objected to by Purchaser and any Must-Removes (as defined below), shall hereinafter be called “Unpermitted Exceptions.” Any such matters not objected to by Purchaser shall hereinafter be referred to as “Permitted Exceptions” as such term is amended as hereinafter provided. Notwithstanding the foregoing, however, or anything contained elsewhere in this Agreement, Must-Removes shall not be Permitted Exceptions under any circumstances, regardless of whether or not Purchaser objects thereto in accordance herewith, and Must-Removes shall be cleared from title at or before Closing by Seller at Seller’s expense. For purposes hereof, “Must-Removes” shall mean (1) any mortgages, deeds of trust, assignments of rents and leases, UCC statements and similar security instruments affecting the Property, and (2) any other monetary liens affecting the Property (e.g., mechanic’s liens, judgment liens, tax liens), (3) any requirements of the Commitment pertaining to the execution and delivery of the conveyance documents, Seller’s delivery of formation and governance documents and Seller’s execution and delivery of authorizing consents, resolutions and certificates, (4) all general exceptions of the Commitment relating to the “gap exception”, the “parties-in-possession exception” and the “mechanic’s lien exception”, except as may be created by Purchaser, (5) any encumbrance created by, through or under Seller after the Effective Date without the prior written consent of Purchaser, and (6) any matters that Seller has agreed to cure or remove pursuant to this Paragraph 9(b) or Paragraph 9(c) below. Seller shall give written notice to Purchaser within three (3) days of the date of the Title Objection Notice as to whether Seller will cure (or cause the Title Company to insure over to Purchaser’s reasonable satisfaction) the Unpermitted Exceptions at or prior to Closing and Seller’s election regarding such undertaking to cure, if any, shall be a binding obligation of Seller under this Agreement. If Seller elects not to cure any Unpermitted Exceptions as set forth above (or fails to respond to the Title Objection Notice within such three (3) day period), Purchaser may, at its option, within three (3) business days after receipt of Seller’s notice in response to the Title Objection Letter (or after the expiration of the period to delivery Seller’s notice if not timely delivered), either (x) proceed to close subject to any such Unpermitted Exceptions (other than any Must-Removes), which shall become a Permitted Exception for all purposes hereunder, or (y) terminate this Agreement by written notice given to Seller. In the event this Agreement is so terminated by Purchaser, the Earnest Money shall be delivered to Purchaser and the parties shall be released from all further obligations and liabilities hereunder, except with respect to any obligations which expressly survive termination of this Agreement.

(c) If any new title encumbrance or Survey matter that materially and negatively affects the ownership, operation or use of the Property (a “New Exception”) arises or is first disclosed after the issuance of the initial Commitment or is revealed by any update to the Survey and was not shown on the prior Survey, Seller may, at Seller’s sole option (subject to Seller’s obligations with respect to Must Removes, as applicable), cure and remove (or procure title insurance over to the extent reasonably satisfactory to Purchaser) such New Exception. If Seller is unable or unwilling to cure and remove (or procure title insurance over to the extent reasonably satisfactory to Purchaser) the New Exception by the Closing, Purchaser may: (i) waive the New Exception in writing and accept such title as Seller is able to convey (subject to Seller’s obligations with respect to Must Removes), or (ii) terminate this Agreement by delivering written notice to Seller of such termination within five (5) days of Seller notifying Purchaser of its option to not remove. If this Agreement is terminated as a result of any New Exception, the Earnest

Money will be returned to Purchaser and neither party will have any further liabilities or obligations pursuant to this Agreement except those liabilities or obligations that expressly survive termination of this Agreement; provided, however, that if such New Exception was caused by Seller's breach or misrepresentation under the terms of this Agreement and Seller is unable or unwilling to cure or remove, Purchaser shall have the remedies set forth in Paragraph 16 below.

10. CONDITIONS PRECEDENT TO CLOSING.

Each of the following shall be considered a Condition Precedent to Purchaser's obligation to complete Closing:

(a) Seller shall have complied in all material respects with its obligations hereunder, and the representations and warranties made by Seller herein shall remain true and accurate in all material respects.

(b) From the Effective Date until the Closing Date, there shall be no material adverse change in the physical condition of the Property.

(c) At Closing, there shall be no condemnation, modifications to (or plans to modify) the public roadways adjacent to the Property, or modifications to the access points to the Property from said roadway, administrative agency, litigation or governmental proceeding of any kind whatsoever, pending or threatened, which, after Closing, would materially and adversely affect the value of the Property or the ability of Purchaser to operate the Property for Purchaser's intended use.

(d) Prior to Closing Date, the zoning of the Property shall not have changed, except pursuant to applications submitted by Purchaser. Seller shall not initiate any proceedings which could or would involve the change, redesignation, redefinition or other modification of the zoning classification of (or any building, environmental, or code requirements applicable to) the Property, or any portion thereof, unless in connection with Purchaser's obtaining of applicable governmental approvals.

(e) Seller shall have complied with all municipal requirements related to the transfer of the Property, including those pertaining to the issuance of municipal transfer stamps.

(f) The Title Company shall be prepared to issue to Purchaser an Owner's Title Insurance Policy issued by the Title Company, dated as of the Closing Date, in the amount of the Purchase Price, with such endorsements and otherwise in accordance with the requirements of Paragraph 9 above, with all exceptions, other than Permitted Exceptions, deleted or endorsed over ("Owner's Title Policy").

In the event that any Conditions Precedent are not satisfied as of the Closing, Purchaser shall have the right to either (x) terminate this Agreement and receive an immediate refund of the Earnest Money, and thereafter neither party shall have any further liability to the other hereunder, or (y) proceed to Closing, in which event such Conditions Precedent shall be deemed to have been waived by Purchaser. Notwithstanding the foregoing, if any Conditions Precedent are not satisfied

as a result of Seller's breach or misrepresentation under this Agreement, then Purchaser shall have the remedies set forth in Paragraph 16 below

11. CLOSING. The closing of the transaction contemplated by this Agreement (the "Closing") shall take place at the office of the Title Company on the date which is sixty (60) days after the expiration of the Due Diligence Period, or on such earlier date as the parties may agree upon in writing (the "Closing Date"). All documents required to be provided by Purchaser and Seller pursuant to this Agreement and otherwise appropriate to consummate the sale and purchase transaction contemplated by this Agreement shall be delivered to the Title Company, as closing agent, on or before Closing. The parties agree that the Closing may be set up remotely and/or in a manner so that the parties and their respective attorneys, or any of them, need not be physically present and may deliver all necessary documents by overnight mail or other means, in which event the parties agree to complete all arrangements for Closing not later than the Closing Date so that all requirements for Closing are in place by the scheduled time for the Closing.

12. CLOSING DOCUMENTS FROM SELLER. At the Closing, Seller shall deliver to Purchaser (or the Title Company, as applicable) the following items (duly executed, and notarized, where appropriate):

(a) A Special Warranty Deed, in recordable form, conveying fee simple title to the Property to Purchaser or its assignee or designee, reciting only nominal consideration, subject only to Permitted Exceptions.

(b) Sole and exclusive possession (and right of possession) to the Property, free and clear of all leases, licenses and tenancies.

(c) A closing statement conforming to the prorations and other relevant provisions of this Agreement.

(d) A personal undertaking, if required, that satisfies the Title Company.

(e) Entity Transfer Certification confirming that Seller is a "United States Person" within the meaning of Section 1445 of the Internal Revenue Code of 1986, as amended.

(f) A Seller's Affidavit in form and substance acceptable to the Title Company to allow for the deletion of the customary typical pre-printed exceptions in the Owner's Title Policy.

(g) If required by law, a Plat Act Affidavit regarding the Property.

(h) Such other documents and instruments as may reasonably be necessary to consummate this transaction and to otherwise effect the agreements of the parties hereto, not inconsistent with the terms of this Agreement, including (without limitation) all transfer declarations required by law.

13. CLOSING DOCUMENTS FROM PURCHASER. At the Closing, Purchaser shall deliver to Seller (or the Title Company, as applicable) the following items (duly executed, and notarized, where appropriate):

(a) A closing statement conforming to the prorations and other relevant provisions of this Agreement.

(b) Such other documents and instruments as may be necessary to consummate this transaction and to otherwise effect the agreements of the parties hereto, not inconsistent with the terms of this Agreement.

(c) The balance of the Purchase Price, by wire transfer of immediately available funds.

14. CLOSING COSTS; MUNICIPAL REQUIREMENTS. Seller will pay the cost of the Commitment, the premium for the Owner's Title Policy with extended coverage described above, the cost of the Survey, and the cost of all state and county transfer taxes relating to the instruments of conveyance contemplated herein. Purchaser shall pay for the cost of any lender title insurance policy and all charges for recordation of the deed. Municipal transfer taxes, if any, shall be paid by the party required under applicable statute. Any non-loan related escrow costs shall be split equally between the parties. The parties shall each be solely responsible for the fees and disbursements of their respective counsel and other professional advisers (subject to Paragraph 19(j) below).

Attached as Exhibit B is the Village of Mt. Prospect transfer tax form which the Purchaser is obligated to complete in order to obtain any required municipal transfer stamps to be affixed to the Deed prior to Closing. Seller will furnish any information required in order for Purchaser to process the required form, and, if applicable, Seller shall pay any delinquencies required to be paid by the Village of Mt. Prospect to issue transfer stamps.

15. PRORATIONS.

(a) All assessments, general or special, which are due and payable prior to Closing shall be paid by Seller prior to Closing.

(b) All non-delinquent general real estate taxes and other ad valorem taxes and assessments for the Property shall be prorated between Seller and Purchaser as of the Closing, with Seller responsible for payment thereof prior to the day of Closing and Purchaser responsible for payment as of the day of Closing and thereafter. For purposes hereof, real estate taxes shall be prorated on an accrual basis, it being agreed that real estate taxes are payable in arrears in Illinois. By way of illustration, if Closing occurs in 2024, (i) Seller shall be responsible for all real estate taxes payable in 2024 (attributable to 2023), and if any such real estate taxes have not been paid at or before Closing, Purchaser will receive a credit for the unpaid amount, and (ii) Purchaser will receive a credit for real estate taxes payable in 2025 (attributable to 2024) based on each party's respective period of ownership. If at the Closing, Seller has paid the then current year's taxes, copies of the receipt(s) shall be furnished to Purchaser upon Purchaser's request. If at the Closing, the taxes for any year being

prorated have not been paid, the basis of proration shall be one hundred ten percent (110%) of the previous year's taxes.

(c) Seller shall pay or cause to be paid all charges for water, electricity, gas, trash removal, sewer, telephone and other utility services furnished to or in connection with the Property prior to the Closing. Unless otherwise agreed to by Purchaser in writing, Seller shall instruct all utility companies to cancel billing in Seller's name as of the Closing and Purchaser shall coordinate to have such utilities placed in Purchaser's name upon the Closing.

(d) For purposes of calculating prorations, Purchaser shall be deemed to be in title to the Property, for the entire day upon which the Closing occurs. All such prorations shall be made on the basis of the actual number of days of the year and month which shall have elapsed as of the Closing Date. To the extent not ascertainable at the Closing Date, the amount of such prorations shall be adjusted in cash after Closing, as and when complete and accurate information becomes available. Seller and Purchaser agree to cooperate and use their diligent and good faith efforts to make such adjustments no later than thirty (30) days after the Closing (or after the date complete and accurate information becomes available). Items of income and expense for the period prior to the Closing Date will be for the account of Seller and items of income and expense for the period from and after the Closing Date will be for the account of Purchaser, all as determined by the accrual method of accounting. Bills received after Closing which relate to expenses incurred, services performed or other amounts allocable to the period prior to the Closing Date shall be paid by Seller.

16. DEFAULT.

(a) In the event of a default by Seller in the performance or observance of any of Seller's duties or obligations herein contained (including, without limitation, if any representation or warranty of Seller is or becomes untrue in any material respect), then Purchaser, as Purchaser's sole and exclusive remedies, may elect to either (i) enforce this Agreement by an action for specific performance, or (ii) terminate this Agreement and receive an immediate refund of the Earnest Money. Notwithstanding the foregoing, in the event specific performance is unavailable due to Seller's willful default under this Agreement (e.g., a conveyance of the Property to a third party or the placement of an encumbrance on the Property that prevents specific performance), then, in addition to termination of this Agreement and receiving a refund of the Earnest Money, Purchaser shall be entitled to pursue all rights and remedies, at law or in equity, against Seller for such default.

(b) In the event Purchaser defaults in its obligations to close the purchase of the Property, then Seller's sole and exclusive remedy (and in lieu of any other remedy, legal or equitable in nature) shall be to retain the Earnest Money as liquidated damages, it being understood that Seller's actual damages in the event of such default are difficult to ascertain and that such proceeds represent the parties' best current estimate of such damages.

(c) The limitation on remedies set forth in subparagraphs (a) and (b) above shall not limit Seller's or Purchaser's rights to pursue and recover on a claim with respect to breach of

a representation or warranty discovered after Closing, for other obligations of Seller or Purchaser which survive the Closing, or the terms of Paragraph 19(j) below.

17. EMINENT DOMAIN - CONDEMNATION. If, prior to Closing, the Property or any portion thereof is subject to an eminent domain or condemnation proceeding (or Seller is requested to make a conveyance in lieu of such a proceeding), Seller, immediately upon learning of same, shall give written notice thereof to Purchaser. Thereafter, Purchaser shall have a period of seven (7) days within which to elect, by giving written notice to Seller, to terminate this Agreement. If Purchaser so elects, the Earnest Money shall be returned to Purchaser, and this Agreement shall become null and void. If Purchaser does not so timely elect, Purchaser shall be deemed to have waived its rights to terminate under this paragraph, but Purchaser shall be entitled to the entire proceeds or the right to negotiate settlement and collection of the entire proceeds of such condemnation award, and Seller shall execute and deliver all documents reasonably requested of Seller in order to effectuate the same.

18. REAL ESTATE COMMISSION. Seller and Purchaser each represent and warrant to the other that it has not contacted or entered into any agreement with any real estate broker, agent, finder, or any other party in connection with this transaction, other than GreatStreet Realty Partners, LLC who has represented Seller in this transaction ("Seller's Broker"), and Stone Real Estate who has represented Purchaser in this transaction ("Purchaser's Broker" together with Seller's Broker, collectively, the "Brokers"), and that it has not taken any action which would result in any real estate broker's, finder's, or other fees or commissions being due or payable to any other party with respect to this transaction. Each party hereby indemnifies, protects, defends and agrees to hold the other party harmless from any loss, liability, damage, cost, or expense (including, but not limited to, reasonable attorneys' fees) resulting from a breach by the other party of the representations and warranties made by such party herein. Seller shall pay any commission or fee due to Seller's Broker at Closing, who shall pay Purchaser's Broker per separate agreement.

19. MISCELLANEOUS PROVISIONS.

(a) Assignment. Purchaser may assign Purchaser's rights and interests in and under this Agreement to any person, partnership, corporation or other entity without Seller's consent; however, no such assignment shall release Purchaser herein named from any obligation or liability under this Agreement. Purchaser may also designate a person or entity to take title at Closing. Any such assignment or designation shall be identified to Seller in a notice sent from Purchaser five (5) days prior to Closing.

(b) Notices. Any notice, consent, approval, waiver or election which any party shall be required or permitted to give or make under this Agreement shall be in writing and shall be deemed to have been sufficiently given or made: (i) upon receipt if delivered in person; (ii) on the next business day following delivery to a reputable commercial overnight carrier (such as Federal Express) if marked for overnight delivery and addressed as set forth below; (iii) on the date of transmission if sent by facsimile or email transmission addressed as set forth below; or (iv) on the third business day after mailing if mailed by registered or certified mail, return receipt requested, addressed to the respective parties at the addresses below:

TO SELLER: MJM Holdings I LLC
350 West Hubbard Street, Suite 640
Chicago, Illinois 60654
Attn: Matthew J. Moran
Email: [REDACTED]

WITH A COPY TO: Meltzer, Purtill & Stelle LLC
125 S. Wacker Drive, Suite 2900
Chicago, Illinois 60606
Attn: Thomas P. Duffy
Email: [REDACTED]

TO PURCHASER: 200 S Main Street, LLC
1307 N Clybourn Avenue, Suite A
Chicago, Illinois 60610
Attn: Arthur Holmer
Email: [REDACTED]

WITH A COPY TO: Brooks Pierce LLP
150 Fayetteville Street, 17th Floor
Raleigh, North Carolina 27601
Attn: David Yontz
Email: [REDACTED]

Either party, from time to time, may change the address to which notices shall be sent by like notice given to the other party hereto, except that no party may change its address to other than a street address.

(c) Entire Agreement. This Agreement, with all Exhibits, constitutes the entire agreement between Seller and Purchaser. There are no other agreements, terms or conditions, either oral or written, between them concerning the purchase of the Property other than those herein set forth. No subsequent amendment of this Agreement shall be binding upon Seller or Purchaser unless in writing and signed by both Seller and Purchaser.

(d) Headings. The headings, captions, and numbering system used in this Agreement are used only as a matter of convenience and may not be considered in interpreting the provisions of the Agreement.

(e) Binding Effect. All of the provisions of this Agreement shall be binding upon the legal representatives, heirs, devisees, successors, and assigns of all parties hereto.

(f) Time of Essence. Time is of the essence of this Agreement.

(g) Exclusivity. Seller hereby acknowledges that Purchaser will incur significant expenses in connection with Purchaser's due diligence review of the Property. In order

to protect Purchaser's interest under this Agreement, Seller agrees that at all times while this Agreement is in effect, Seller shall terminate all negotiations with any other parties concerning the Property, and shall not negotiate or enter into any contracts, leases or agreements to sell, lease or otherwise convey possession of the Property, or any portion thereof or interest therein, to any other party.

(h) Counterparts. This Agreement may be executed in any number of counterparts, each of which will for all purposes be deemed to be an original, and all of which are identical. A facsimile or electronic copy of this Agreement and any signatures thereon will be considered for all purposes as originals.

(i) Applicable Law. This Agreement shall be governed by, and construed under and in accordance with, the laws of the State of Illinois.

(j) Attorney's Fees. In the event of any legal action or other proceeding between the parties regarding this Agreement (an "Action"), the prevailing party shall be entitled to the payment by the losing party of its reasonable attorneys' fees, court costs and litigation expenses, as determined by the court. The term "prevailing party" as used herein includes, without limitation, a party: (i) who agrees to dismiss an Action on the other party's performance of the covenants allegedly breached, (ii) who obtains substantially the relief it has sought (which includes, without limitation, a party who has an Action voluntarily dismissed against it); or (iii) against whom an Action is dismissed (with or without prejudice) and cannot be refiled. In addition, the prevailing party in any Action shall be entitled, in addition to and separately from the amounts recoverable under this Paragraph, to the payment by the losing party of the prevailing party's reasonable attorneys' fees, court costs and litigation expenses incurred in connection with: (y) any appellate review of the judgment rendered in such Action or of any other ruling in such Action; and (z) any proceeding to enforce a judgment in such Action. It is the intent of the parties that the provisions of this Paragraph be distinct and severable from the other rights of the parties under this Agreement, shall survive Closing, shall survive the entry of judgment in any Action and shall not be merged into such judgment.

(k) Dates. In the event that the Closing Date or any other deadline date described in this Agreement falls on a weekend or a holiday, the Closing Date or other deadline date shall be deemed to be the next business day. A "business day" is a day which is not a Saturday, Sunday or legal holiday recognized by the Federal Government. When calculating the period of time before which, within which or following which any act is to be done or step to be taken pursuant to this Agreement, the date that is the reference date in calculating such period shall be excluded. All dates expire at 11:59 pm central standard time.

(l) Construction. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that the Agreement may have been prepared primarily by counsel for one of the parties, it being recognized that both Purchaser and Seller have contributed substantially and materially to the preparation to this Agreement.

(m) Bulk Sales. Prior to Closing, Purchaser may submit forms for requesting a determination from the Illinois Department of Revenue (the "State") and Cook County (the

“County”) as to any assessed but unpaid tax liability under the Retailers’ Occupation Tax Act or the Illinois Income Tax Act (as to the State), or under Section 34-92 of the Cook County, Illinois Code of Ordinances (as to the County). Such forms are collectively referred to herein as the “Bulk Sales Notifications”. Seller will cooperate with such submissions, including providing any required information regarding Seller. If, prior to Closing, either the State or County issues a so-called “withholding notice” (i.e., a statement stating that Purchaser must withhold a portion of the sale proceeds in order to satisfy Purchaser’s obligations under the applicable State or County ordinances), then at Closing, Purchaser may deduct and withhold from the proceeds that are due to Seller the amount necessary to comply with the applicable withholding requirements. If, prior to Closing, either the State or the County has not issued either a clearance letter (i.e., a statement that no amount needs to be withheld from the sale proceeds) or a withholding notice in response to the Bulk Sales Notifications, then until such time as a clearance letter is received, Seller hereby agrees to indemnify Purchaser from any actual loss, cost, damage or expense (including penalties, fees and reasonable attorneys’ fees) incurred by Purchaser as a result of any failure by Seller to pay any tax due the State or County pursuant to the ordinances described above, or any other ordinances applicable to so-called “bulk sales.” The obligations of Seller hereunder shall survive Closing.

20. Confidentiality. Purchaser and Seller shall at all times keep this Agreement and all matters in connection with this Agreement, confidential, except (i) to the extent necessary to comply with applicable laws and regulations, (ii) to persons who are partners, lenders, investors or title insurers, or prospective partners, lenders, investors or title insurers, or who are responsible for determining the feasibility of Purchaser's acquisition of the Property, (iii) for consultation with either party's legal counsel, accountants and consultants, or (iv) in connection with any proceeding resulting from a dispute between the parties concerning this Agreement. Additionally, the foregoing shall not be construed so as to prohibit Purchaser from making submissions to the applicable governmental authorities in connection with Purchaser’s intended development of the Property. Any such disclosure to other third parties shall require the prior written consent of the other party and indicate that the information is confidential and should be so treated by the third party.

21. "As Is" Nature of Transaction. EXCEPT FOR THE REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER EXPRESSLY SET FORTH IN THIS AGREEMENT OR THE DOCUMENTS EXECUTED BY SELLER AT CLOSING, PURCHASER WARRANTS AND ACKNOWLEDGES TO AND AGREES WITH SELLER THAT PURCHASER IS PURCHASING THE PROPERTY IN ITS "AS-IS, WHERE IS" CONDITION "WITH ALL FAULTS" AND DEFECTS AS OF THE CLOSING DATE AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS OR IMPLIED, AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY, OR ANY OTHER WARRANTY OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF SELLER. EXCEPT FOR THE REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER EXPRESSLY SET FORTH IN THIS AGREEMENT OR THE DOCUMENTS EXECUTED BY SELLER AT CLOSING, SELLER SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING (A) THE VALUE, NATURE, QUALITY

OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, STRUCTURAL INTEGRITY, SOIL AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER MAY CONDUCT THEREON, INCLUDING THE POSSIBILITIES FOR FUTURE DEVELOPMENT OF THE PROPERTY; (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY; (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY; (H) THE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS AT, ON, UNDER, OR ADJACENT TO THE PROPERTY OR ANY OTHER ENVIRONMENTAL MATTER OR CONDITION OF THE PROPERTY; OR (I) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. PURCHASER ACKNOWLEDGES AND AGREES THAT, EXCEPT FOR THE REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER EXPRESSLY SET FORTH IN THIS AGREEMENT OR THE DOCUMENTS EXECUTED BY SELLER AT CLOSING, ANY INFORMATION PROVIDED BY OR ON BEHALF OF SELLER WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT SELLER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. SELLER IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON EXCEPT FOR THE REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER EXPRESSLY SET FORTH IN THIS AGREEMENT OR THE DOCUMENTS EXECUTED BY SELLER AT CLOSING. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT PURCHASER IS A SOPHISTICATED AND EXPERIENCED PURCHASER OF PROPERTIES SUCH AS THE PROPERTY AND HAS BEEN DULY REPRESENTED BY COUNSEL IN CONNECTION WITH THE NEGOTIATION OF THIS AGREEMENT. EXCEPT AS MAY OTHERWISE BE PROVIDED HEREIN, SELLER HAS MADE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE ANY OF THE PROPERTY.

[END OF TEXT; SIGNATURE PAGE FOLLOWS]

DATED this 22 day of March, 2024, which is the date that this Agreement has been signed by whichever of Purchaser or Seller is the last to sign this Agreement. All references to the "Effective Date", "the date of this Agreement" or similar references shall mean this date.

SELLER:

MJM HOLDINGS I LLC

By: Matthew J. Moran
Its: Manager

Dated Signed by Seller: 3/22, 2024

PURCHASER:

200 S MAIN STREET, LLC

By: [Signature]
Its: Manager

Date Signed by Purchaser: 3/22, 2024

EXHIBIT A

Legal Description of Property

LOT 1 IN STENGREN CORNER SUBDIVISION OF LOTS 1, 2, 3, AND 4 IN BUSSE'S RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 4, ALSO LOTS 2 AND 3 IN BLOCK 5, ALL OF BLOCK 6, AND LOTS 13 TO 24 INCLUSIVE IN BLOCK 7, LOTS 17 TO 20 INCLUSIVE IN BLOCK 8, ALL IN MEIER'S ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON APRIL 16, 1979 AS DOCUMENT LR 3086126, IN COOK COUNTY, ILLINOIS.

EXHIBIT B



Village of Mount Prospect

Date of Filing with Village _____

Transfer Tax Stamp # _____

Village Cashier Signature _____

REAL ESTATE TRANSFER TAX

Check Appropriate Box(es):

- ☐ Residential ☐ Commercial ☐ Multi-Unit: No. of Units _____
- ☐ Exemption

Recorder or Registrar's
Deed No. _____

Date Recorded _____
(For Recorder's Use Only)

INSTRUCTIONS:

1. The liability for the payment of this tax shall be borne by the Grantee (Buyer) or Lessee.
2. This form must be filled out completely, signed by the grantee (Buyer or Buyer's Agent) or Lessee (Lessee's Agent), and presented to the Finance Department, 50 South Emerson Street, Mount Prospect, IL 60056, at the time of purchase of the real estate transfer tax stamps as required by the Village of Mount Prospect Real Estate Transfer Tax Ordinance. **If a signed copy of the Illinois Declaration form does not accompany this form at the time the transfer stamp is purchased, a legible copy of the executed sales contract must be provided and a signed copy of the Illinois Declaration form must be sent to the Finance Department, pursuant to Section 8.810 of the Ordinance, by the Grantee (Buyer) within ten days after delivery of the deed or assignment of interest.**
3. If the transaction is exempt, a copy of the executed deed must be attached. The stamps must be affixed to the deed, and this form attached, when the title is recorded. **NOTE:** The Village is not responsible for lost or stolen real estate transfer tax stamps.
4. The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax required must be stated on the declaration.
5. Before any property may be transferred and any stamps issued, the Finance Department must certify there are no outstanding Community Development violations, permit issues or other assessments against the property.
6. Long-term leases or similar contracts for a term of more than thirty years are subject to the tax.
7. A partial rebate of this tax is available to certain qualified individuals who previously paid the tax on a principal residence within the Village. Please see Section 8.804 of the Ordinance for further details.
8. For additional information, please contact the Finance Department at (847) 392-6000, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Address of Property _____ Street _____ Zip Code _____

Permanent Property Index Number _____

Date of Deed or Lease _____ Type of Deed _____ Scheduled Date of Closing _____

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed) \$ _____

AMOUNT OF TAX (\$3.00 per \$1,000 or fraction thereof of full value consideration) \$ _____

EXEMPTIONS: The Village of Mount Prospect Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Sections 8.807 and 8.808 of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below and provide supporting documentation. **There is a \$15.00 processing fee for each exempt transaction.**

I hereby declare that this transaction is exempt from taxation under the Mount Prospect Real Estate Transfer Tax Ordinance by paragraph(s) _____ of Section _____ of said Ordinance.

Details for exemption claimed, including documentation provided: (explain) _____

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Name (Grantee/Buyer) _____ Address (After Closing) _____ City _____ Zip Code _____

Phone # _____ E-mail Address _____

Name (Grantee/Buyer) _____ Address (After Closing) _____ City _____ Zip Code _____

Phone # _____ E-mail Address _____

Signature(s) _____ Date Signed _____

Section 8.807. The tax imposed by this Chapter shall not apply to the following transactions:

1. A governmental body is the grantee;
2. The document of transfer only assures that the property secures a debt or other obligation;
3. The document of transfer, without additional consideration, confirms, corrects, modifies or supplements a previously recorded document;
4. The actual consideration is less than five hundred dollars (\$500.00);
5. The deed is a tax deed;
6. The deed is a release of property which was security for a debt or other obligation;
7. A court ordered the transfer and no consideration was paid for the transfer. (If the decree is a decree of divorce, consideration shall be presumed according to Section 8.802 or unless satisfactory documentary evidence to the contrary is presented);
8. A transfer between a subsidiary corporation and a parent for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
9. An actual exchange of real property when both properties are within the Village limits, except that the money difference or money's worth paid for one or the other shall not be exempt from the tax;
10. Transfers subject to the imposition of a documentary stamp imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration;
11. Conveyances of partition;
12. Leasehold interests of a lessee occupying the premises as a residence;
13. Any leasehold interest the term of which is less than thirty (30) years.

8.808. Exemption for Wills, Guardianships and Conservatorships. No tax shall be imposed by this Article upon delivery or transfer in the following instances, provided however, that a declaration form is filed:

1. Transfers by will or intestacy;
2. A decedent to an executor or administrator;
3. A minor to a guardian or from a guardian to a ward upon attaining majority;
4. An incompetent to a conservator, or similar legal representative, or from a conservator, or similar legal representative to a former incompetent upon removal of disability;
5. A bank, trust company, financial institution, insurance company or other similar entity, or nominee, custodian, or trustee, to a public officer or commission, or person designated by such officer or commission or by a court, in the taking over of its assets, in whole or in part, under State or Federal law regulating or supervising such institutions, or upon redelivery or retransfer by any such transferee or successor;
6. A bankrupt person or a person in receivership to trustee or receiver, or upon redelivery or retransfer by any such trustee or receiver back to the bankrupt or person in receivership;
7. Trustee to a surviving, substitute, succeeding or additional trustee of the same trust;
8. Upon the death of a joint tenant or tenant by the entirety to the survivor or survivors,

December 30, 2025

Ann Choi
Community Development Department
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

Re: Fatpour Tap Works #PZ-31-25, Responses to planning standards

Ann-

Please see below for our responses to the Village zoning code regulations related to Standards for Conditional Use and Standards for Planned Unit Developments.

Standards for Conditional Use

Section 14.203.F.8

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 project will be for use by a full service restaurant, which is a permitted use within the B-5 zoning district. There are several current examples of similar businesses in the downtown area within walking distance of the property. The building is designed with the main entrance and outdoor patio areas on Main Street and Evergreen Avenue, orienting the building to face the adjacent mixed use and commercial uses on those streets and drawing activity away from the single-family residential neighborhood to the south.

- 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 project will contribute to the downtown area with the addition of a new restaurant option for residents, and will replace an empty, unused paved lot.

- 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: No adverse impact on the surrounding properties are anticipated.

- d. That adequate public utilities, access roads, drainage and/or necessary facilities

have been or will be provided.

Response: Existing utility connections will be upgraded with new connections to public infrastructure as required to support the new restaurant use. A portion of the lot along the west property line will be dedicated for use as an alley to access new on-site parking, the existing parking lot to the west and properties located to the south.

- 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 proposed development would not allow for all required parking to be located on-site due to space constraints. The number of on-site spots have been maximized. Additional parking will be available through public parking resources, including future Village-owned public parking, Metra parking lots, the Wille Street parking lot, W. Prospect Avenue, and on-street parking along Evergreen Avenue.
- f. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village.
Response: A restaurant use is permitted in the B-5 district per the zoning code.
- 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: Please advise if there are additional regulations to which the proposed project does not comply.

Standards for Planned Unit Developments

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 to be located.
Response: Please advise if there are additional regulations to which the proposed project does not comply.
- 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: A restaurant use is permitted in the B-5 district per the zoning code.
- 3. The proposed planned unit development is in the public interest and is consistent with the purposes of this zoning ordinance.
Response: We believe that the new restaurant use would be in the public interest by making a significant improvement upon the existing empty paved lot and

adding a new entertainment option for residents in the Village and surrounding communities.

4. The streets have been designed to avoid:

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

Response: Off-street parking has been provided to the extent possible on site. Supplemental parking is available through public parking resources, including future Village-owned public parking, Metra parking lots, the Wille Street parking lot, W. Prospect Avenue, and on-street parking along Evergreen Avenue.

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

Response: A traffic study has not been completed, but a restaurant use is permitted and is common in the B-5 zoning district and off-street parking has been provided to the maximum extent possible.

- 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: No impact is anticipated.

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:

The proposed planned unit development requests the following exceptions from the underlying zoning regulations in order to achieve the project objectives:

- a. An exception from Section 14.319 to permit a patio to be located in the front and exterior side yards;
- b. An exception from Section 14.2207.1 to permit a reduction in the minimum parking requirement from eleven (11) parking spaces to eight (8) parking spaces;
- c. An exception from Section 14.1905.B to permit a reduced building setback of less than 22.72' along Main Street; and
- d. An exception from Section 14.1905.B to permit a reduced building setback of less than 30' along Evergreen Avenue.

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

Response: These requested exceptions are in the public interest because the project cannot fully comply with the required front yard setback along Main

Street, which is defined as the average of setbacks of properties between Evergreen Avenue and Milburn Avenue. The building is located as far west on the site as feasible, but the eastern outdoor patio and patio trellis structure extend into the front yard setback. Given the limited size and configuration of the site, full compliance with the required setbacks along both Main Street and Evergreen Avenue is not feasible while accommodating the proposed restaurant use, making the requested setback relief necessary. However, the majority of the mass of the building is located behind the setback line, and all portions of the structure are further back from Main Street than the restaurant use immediately south of the new development.

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

Response: We do not believe there to be an adverse impact on value or use of any adjacent 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.

Response: We do not believe the occupants within the development would be negatively impacted by the patio within the front yard setback. The distance between patio and street is not unusually close compared to outdoor patios of other restaurants in the downtown area, and the occupants of this patio would be further from Main Street than the existing restaurant building to the south.

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: Not applicable to this development.

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: Only the front yard and side yard setback discussed above do not comply.

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

Response: Transitional setback to the property to the west has been met.

- 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:

- (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.

Response: Minimum setbacks to adjacent lots to the west and to the south have been met.

- (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 adjacent existing uses.

Response: All mechanical equipment will be located on the rooftop and will be adequately screened from view from street by parapet walls, trash dumpsters and exterior walk-in coolers will be screened by wood fencing.

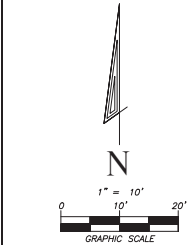
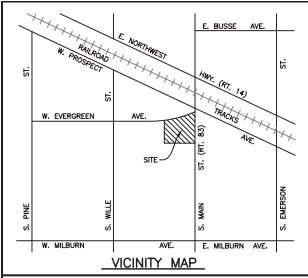
- d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

Response: All lot area not required for operation by the restaurant, outdoor patio and required parking will be left as open, landscaped area.

Please do not hesitate to reach out with any questions on the above items.

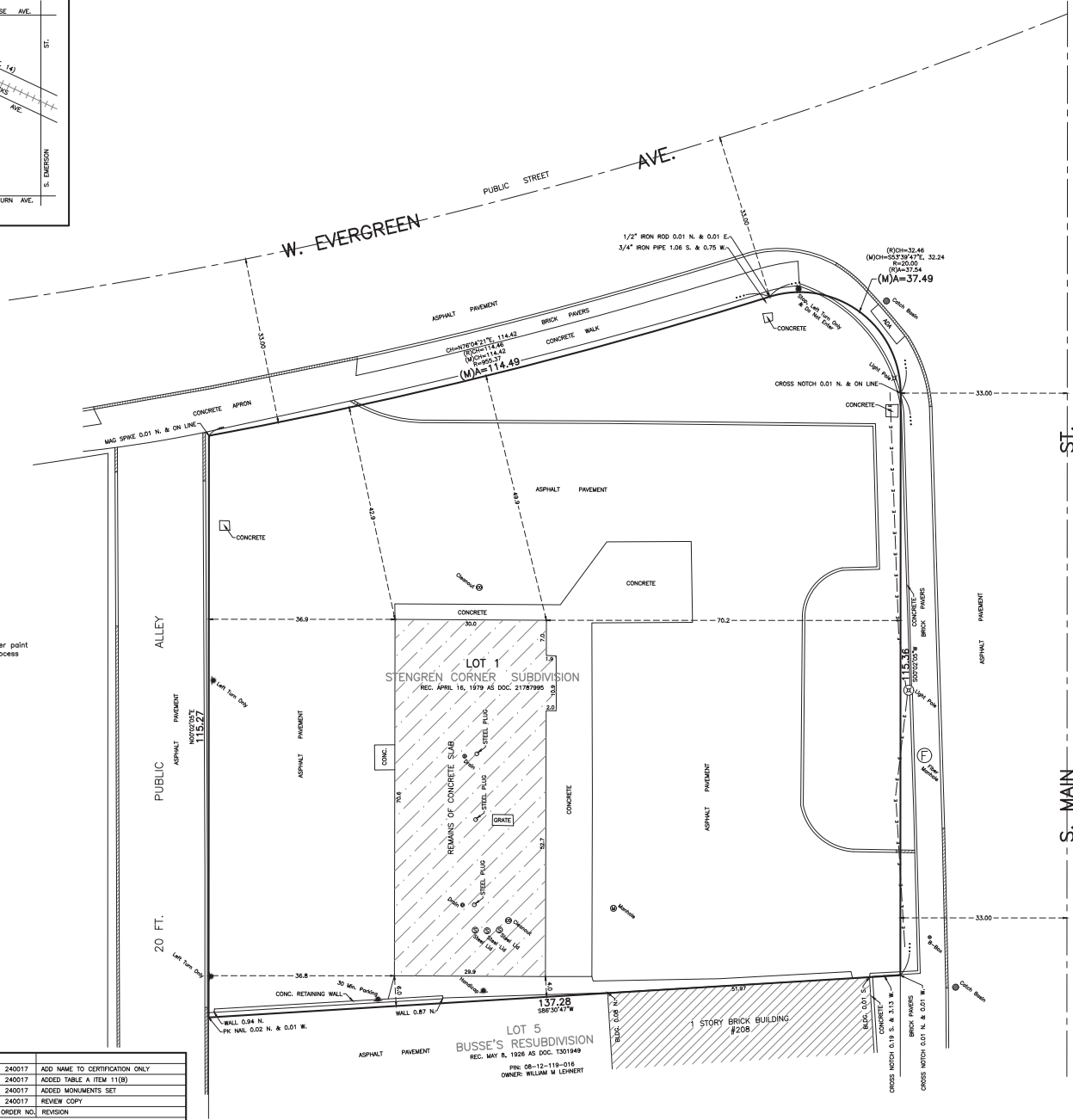
Thank you,

Neal Thompson
Senior Associate
Aria Group Architects, Inc.



- LEGEND:**
- Storm Catch Basin/Inlet
 - Manhole
 - B-Box
 - Light Pole
 - Traffic Sign
 - Fiber Optic Manhole
 - Drain
 - Cleanout
 - Steel Lid
 - Underground Electric Lines per point markings observed in the process of conducting the fieldwork
 - Depressed Curb
 - (M) Measured
 - (R) Record
 - A Arc
 - R Radius
 - CH Chord
 - ADA ADA Tactile Dome

DATE: 08-12-119-016	PROJECT NO.: 2825	CLIENT: MAM HOLDINGS I, LLC
APR. 15, 2024	240017	ADD NAME TO CERTIFICATION ONLY
APR. 10, 2024	240017	ADDED TABLE A ITEM 11(B)
MAR. 27, 2024	240017	ADDED MONUMENTS SET
MAR. 18, 2024	240017	REVIEW COPY
REVISION DATE	ORDER NO.	REVISION



EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
e-mail: tmolloy@emolloy.com

ALTA/NSPS LAND TITLE SURVEY

OF

LOT 1 IN STENGREN CORNER SUBDIVISION OF LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) IN BUSSE'S RESUBDIVISION OF LOTS ONE (1), TWO (2) AND THREE (3) IN BLOCK 8, ALD. OF BLOCK 8, LOTS THIRTEEN (13) TO TWENTY (24) IN BLOCK 7, LOTS SEVENTEEN (17) TO TWENTY (20) IN BLOCK 8, ALL IN MEYER'S ADDITION TO MOUNT PROSPECT, A SUBDIVISION IN THE NORTH-WEST QUARTER (1/4) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 16, 1979, AS DOCUMENT NUMBER 3086126, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 200 S. MAIN STREET, MOUNT PROSPECT, ILLINOIS

SURVEYOR'S NOTES

TITLE COMMITMENT: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 240014355K WITH A COMMITMENT DATE OF FEBRUARY 20, 2024.

== NO SURVEY RELATED MATTERS ==

TAX PARCEL PERMANENT INDEX NUMBER: 08-12-119-029-0000

ACCESS STATEMENT: THE PROPERTY HAS DIRECT PHYSICAL VEHICULAR ACCESS TO AND FROM W. EVERGREEN AVENUE AND S. MAIN STREET, BOTH LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREETS OR HIGHWAYS.

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND DO NOT REFLECT ANY RECORD DRAWINGS.

TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR MONUMENTS PLACED AT MAJOR CORNERS OF THE SURVEYED PROPERTY OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A - ITEM 2 STATEMENT AS TO ADDRESS: THE PROPERTY LEGALLY DESCRIBED HEREON IS VACANT, NO POSTED ADDRESS FOUND IN THE PROCESS OF CONDUCTING THE FIELD WORK, THE COMMONLY KNOWN AS ADDRESS OF THE PROPERTY IS 200 SOUTH MAIN STREET, MOUNT PROSPECT, ILLINOIS.

TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: BASED ON OUR REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. S 17031C0208I AND 17031C0216I BOTH WITH MAP REVISED DATES OF AUGUST 19, 2008, THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA: THE PROPERTY LEGALLY DESCRIBED HEREON CONTAINS 17,272 SQUARE FEET OR 0.397 ACRES, MORE OR LESS.

TABLE A - ITEM 6(A) & 6(B) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS: SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER. BASED ON OUR REVIEW OF THE OFFICIAL VILLAGE OF MOUNT PROSPECT ZONING MAP EFFECTIVE MARCH 31, 2023, SURVEYOR FINDS THE PROPERTY TO BE ZONED "B5".

TABLE A - ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: THERE ARE NO BUILDINGS LOCATED ON THE PROPERTY SURVEYED.

TABLE A - ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: THERE ARE NO BUILDINGS LOCATED ON THE PROPERTY SURVEYED.

TABLE A - ITEM 7(c) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE: THERE ARE NO BUILDINGS LOCATED ON THE PROPERTY SURVEYED.

TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF SUBSTANTIAL FEATURES OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 0 EXISTING IDENTIFIABLE PAINT STRIPED PARKING SPACES INCLUDING 0 REGULAR SPACES AND 0 DESIGNATED HANDICAP SPACES.

TABLE A - ITEM 11(A) STATEMENT REGARDING EXISTING UTILITIES (PLANS AND/OR REPORTS PROVIDED BY CLIENT): SURVEYOR HAS BEEN PROVIDED WITH PLANS AND/OR REPORTS FROM THE CLIENT. SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY EVIDENCE ON OR ABOVE THE SURFACE ONLY. COLLECTED PURSUANT TO SECTION 6.5(A).

TABLE A - ITEM 11(B) STATEMENT REGARDING EXISTING UTILITIES (MARKINGS COORDINATED BY THE SURVEYOR): SURVEYOR ORDERED A JULIE UTILITY LOCATE ON FEBRUARY 16, 2024 WHICH WAS ASSIGNED DIO NO. A24047149. THE APPROXIMATE LOCATION OF UNDERGROUND UTILITIES FOR PAINT MARKINGS HAVE BEEN PLOTTED ON THE DRAWING, NOTE AS STATED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2021: UTILITY REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE IF MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

TABLE A - ITEM 13 STATEMENT REGARDING ADJOINING OWNERS: SEE DRAWING FOR NAMES OF ADJOINING OWNERS AS OBTAINED FROM THE COOK COUNTY TREASURER'S WEBSITE.

TABLE A - ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET: SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

TABLE A - ITEM 16 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS ON OR WITHIN THE PROPERTY LEGALLY DESCRIBED HEREON IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TABLE A - ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED. SURVEYOR OBSERVED EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS AT THE NORTHEAST CORNER OF THE PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK.

TABLE "A" ITEM 18 STATEMENT OF OFFSITE EASEMENTS: SURVEYOR FINDS NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS.

TABLE A - ITEM 19 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE: PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:
200 S MAIN STREET, LLC;
MAM HOLDINGS I, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18 AND 19 OF TABLE "A" THEREOF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 19, 2024.

SIGNED AT BENSENVILLE, ILLINOIS THIS 18TH DAY OF MARCH, A.D. 2024

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.,
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004640

Edward J. Molloy
THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 358,309
(EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE)
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

VALID ONLY WITH EMBOSSED SEAL

EXHIBIT A

Legal Description of Property

LOT 1 IN STENGREN CORNER SUBDIVISION OF LOTS 1, 2, 3, AND 4 IN BUSSE'S RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 4, ALSO LOTS 2 AND 3 IN BLOCK 5, ALL OF BLOCK 6, AND LOTS 13 TO 24 INCLUSIVE IN BLOCK 7, LOTS 17 TO 20 INCLUSIVE IN BLOCK 8, ALL IN MEIER'S ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON APRIL 16, 1979 AS DOCUMENT LR 3086126, IN COOK COUNTY, ILLINOIS.

January 14, 2026

Jason C Shallcross, AICP, CEcD
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056
Via email: jshallcross@mountprospect.org

Dear Mr. Shallcross,

The Planning & Zoning Commission recommended approval of our proposed Planned Unit Development for Fatpour Tap Works at 200 S. Main Street by a 4-1 vote on January 8, 2026. Our request is scheduled to go before Village Board for the ordinance's first reading on January 20, 2026.

We are requesting that the Village Board waive the second reading, tentatively scheduled for February 3, 2026, and take final action at the January 20, 2026 meeting because we are looking forward to closing on purchase of the property as soon as possible in order to have the restaurant open for business prior to the 2026 holiday season.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact us at 312-874-7400.

Sincerely,



Arthur Holmer
200 S. Main Street LLC
1307 N. Clybourn Ave, Suite A
Chicago, IL 60610

From: [REDACTED]
To: [Agoranos, Karen](#)
Cc: [Shallcross, Jason](#); [Choi, Ann](#)
Subject: Re: Formal Objection and Request for Mitigation – 200 S. Main Street Redevelopment PZ -31-25
Date: Friday, January 23, 2026 4:55:50 PM
Attachments: [1_20_2026_BoardMeeting.pdf](#)

Hi Karen,

Attached please find my written correspondence underscoring my prior objection regarding the proposed Planned Unit Development for Fat Pour Tap Works at 200 South Main Street.

Please include this submission in the official public record as part of my existing objection.

Thank you.

Veronica Trejo

On Sat, Jan 10, 2026 at 10:10 AM Veronica Leigh [REDACTED] wrote:

Thank you. I would also like to add the following comments prior to the January 20th meeting.

Additional Clarification for the Public Record

As a clarification to my previous written submission, the site plans appear to provide no meaningful physical buffer or separation between the proposed full-service restaurant use and my single family residence. My property is the only single family home that directly abuts the proposed site, resulting in a concentrated exposure to impacts that are not shared by other residences.

In addition, the existing driveway and public alley already functions as a vehicular cut-through associated with nearby commercial uses, including use as a means to bypass Main Street congestion. This existing circulation pattern directly intersects with my residential garage access. Increased construction traffic and future restaurant operations are reasonably expected to intensify this shortcut behavior, further affecting predictable and safe ingress and egress.

I also wish to note that my property includes an established residential pond located in close proximity to the proposed construction and operational activity. This feature creates additional sensitivity to construction dust, sediment, and stormwater runoff that may not have been specifically addressed.

Given the constrained nature of the site and limited ability to provide traditional setbacks, operational and physical buffering measures along the residential edge are particularly important to ensure compatibility.

A photograph is attached solely for context to illustrate existing conditions and the lack of physical separation between commercial circulation areas and adjacent residential access.

January 23, 2026

Village of Mount Prospect
50 South Emerson Street
Mount Prospect, IL 60056

Dear Mayor Hoefert and Members of the Village Board,

I am writing to underscore my objection to the proposed PUD for Fat Pour Tap Works at 200 South Main Street, based on information and statements made during the January 20, 2026 Village Board meeting.

I am the owner and resident of 210 South Main Street, the only single-family residence that directly abuts the proposed site via the shared public alley. Discussion during the meeting confirmed that the proposed plan concentrates restaurant operations and circulation impacts at my property line in a manner not shared by any other residential property. As of this submission, the impacts to my property remain unaddressed.

This objection is not a generalized nuisance complaint. It is based on specific, foreseeable impacts, including safety risks, construction impacts, impaired residential access, loss of privacy, quiet enjoyment, and measurable diminution of property value stemming from the proposed site design and operational plan.

Throughout the meeting, the public alley and the presence of Hubby's Hot Dogs and its driveway were referenced as providing separation or buffering between the proposed restaurant and my home. They do not. A buffer is a physical separation that reduces exposure to incompatible use. The alley instead functions as an active commercial passageway relied upon patron ingress and egress, delivery and service vehicles, ride-share activity, and turning movements within a confirmed dead-end condition. This is not mitigation. It is a design choice that concentrates intensive commercial activity immediately adjacent to a single-family residence.

Hubby's driveway does not shield my property. It is an active commercial driveway that already experiences frequent maneuvering and will predictably be used by patrons, delivery drivers, and ride-share vehicles attempting to navigate a constrained site. Active circulation increases conflict, noise, headlights, idling, and safety risk. It does not dissipate the impact.

As the resident who uses this alley daily, I can state from firsthand observation that the Hubby's driveway already functions as a cut-through, frequently used in an illegal two-way manner to bypass congestion on Main Street and access Wille Street (and vice versa). Given the difficulty of northbound left turns from Main Street onto Evergreen Avenue, it is foreseeable that patrons will use Hubby's driveway and the shared alley to access the proposed restaurant.

During the meeting, it was confirmed that the alley is considered a dead end, vehicles may enter without available parking, there is no guaranteed or engineered turnaround, delivery trucks will use the alley, and coordination with the homeowner was suggested as mitigation. Coordination is not an enforceable condition. Without a documented and engineered turnaround independent of residential access, the risk of blocked ingress and egress, delayed emergency response, and recurring conflict between residential and commercial use is foreseeable and permanent.

Construction impacts were minimized during discussion despite the fact that they will occur immediately adjacent to my residence. The construction phase will involve prolonged obstruction of the alley, heavy vehicle staging near my garage, noise, dust, vibration, debris, and unpredictable access to my property. These impacts are not shared by the broader neighborhood.

The proposal includes eight on-site parking spaces for a restaurant reaching 300 seats with approximately 30 employees. Multiple Trustees expressed concern regarding parking displacement, employee use of public lots, cut-through traffic on Evergreen Avenue, and reliance on the St. Mark's property, which has not yet closed and for which no final site plan has been disclosed.

Residential property value depends on predictable access, privacy, and meaningful separation from commercial circulation. Routing restaurant operations, deliveries, and ride-share activity through a shared alley serving a single-family garage creates foreseeable and permanent impacts to marketability, buyer perception, and long-term residential suitability.

Illinois case law identifies that increased traffic, noise, light, and loss of quiet enjoyment affecting an abutting property constitute a distinct and measurable harm, including diminution of property value, separate from impacts experienced by the public.

Because I am the only single-family residence directly abutting the proposed site and subject to these concentrated impacts, I respectfully request that the Village require the petitioner to fund an independent, third-party appraisal impact analysis as part of the PUD review. The appraisal should be prepared by a certified appraiser, reviewed by the Village, and shared with me prior to any approval.

Based on preliminary review of similar properties with constrained access and adjacent commercial circulation, a potential decline in value in the range of approximately ten to fifteen percent is a reasonable concern for me.

The Village is also engaged in discussions regarding the acquisition of the St. Mark's parking lot and recreation center property behind my home, for which no plans have been disclosed. This uncertainty further compounds circulation and access constraints affecting my parcel.

Village Code Section 14.504 requires that a Planned Unit Development be in the public interest, minimize traffic congestion on adjoining streets, and locate buildings in a manner that dissipates adverse impacts on adjoining properties. As applied to my property, this proposal does not meet those standards. The impacts are not dissipated. They are concentrated.

At a minimum, approval should not proceed without enforceable conditions, including a true physical buffer, an engineered turnaround located entirely on development property, delivery and service restrictions that prevent blocking residential access, no-parking and sight-line protections near my garage, a designated ride-share pickup and drop-off area away from the alley, enforceable construction-phase access and staging plans, a site-specific traffic and parking study addressing alley operations, and disclosure of any St. Mark's site plan relied upon for parking or circulation.

I am not opposed to redevelopment. I object to absorbing a permanent and concentrated burden without enforceable protection or meaningful mitigation. I remain open to reasonable solutions that fully address these impacts. I cannot support approval that relies on future coordination, discretionary enforcement, or unresolved assumptions. Once approved the proposed circulation and operational framework would be permanent, making mitigation later impractical and ineffective. Thank you for your consideration.

Respectfully,

A black rectangular redaction box covering the signature of Veronica Trejo.

Veronica Trejo
210 South Main Street
Mount Prospect, IL 60056

January 09, 2026

Village Clerk
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

Re: Formal Objection, Mitigation Request, and Notice of Potential Compensable Impacts – 200 S. Main Street Redevelopment

Good afternoon - I am an adjacent single-family homeowner submitting this formal written objection regarding the publicly noticed redevelopment proposal for 200 South Main Street, Mount Prospect, including the construction and operation of a restaurant and tap works use. This correspondence is submitted prior to final approval, construction, build-out, and operation. I respectfully request that it be entered into the official public record and considered as part of the Village's review before any final approvals, permits, or liquor licensing are issued.

This objection is submitted in direct response to the Planning and Zoning review process for the 200 S. Main Street redevelopment. The purpose of this letter is to identify foreseeable and cumulative impacts associated with both construction and ongoing operation of the proposed use, and to request reasonable, mitigation measures to protect adjacent residential property and the surrounding community.

Foreseeable Construction Phase Impact:

Construction activity associated with the proposed redevelopment is reasonably expected to occur immediately adjacent to my residential property. Construction vehicles, staging, and material deliveries are likely to utilize the shared public alley. Temporary restriction of safe ingress and egress to my garage during construction is foreseeable. Noise, vibration, dust, debris, construction lighting, and heavy equipment operation may exceed normal residential tolerance. Vibration, soil disturbance, and equipment movement create foreseeable risk of damage to nearby pavement, fencing, landscaping, and residential structures if not properly controlled.

Age and Structural Sensitivity of Adjacent Residence:

My residence is approximately 100 years old, with structural systems and foundations that predate modern construction standards. Older residential structures are generally more sensitive to vibration, settlement, soil compaction, and changes in drainage patterns. Without appropriate construction controls and monitoring, redevelopment activity creates a foreseeable risk of cracking, settlement, and foundation-related impacts to adjacent residential property.

Foreseeable Stormwater and Drainage Impact:

The area surrounding my property and the subject site has experienced known and existing drainage issues, including surface water accumulation during significant rain events. While I am not an engineer, these conditions have been observed locally and affect the alley and residential access areas. Additional impervious surface, grading, and soil compaction associated with redevelopment may reasonably exacerbate existing stormwater conditions if not fully mitigated, increasing the risk of ponding, runoff, and flooding affecting garage access, yard areas, and foundations.

Foreseeable Loss of Safe Ingress and Egress during operation:

The proposed site configuration places commercial driveways and exit movements immediately adjacent to my residential lot line and garage access. Patron vehicles, deliveries, service vehicles, and rideshare activity are reasonably expected to occur near my driveway and along shared access areas. These conditions may reduce sightlines, complicate turning and backing movements, and interfere with safe residential ingress and egress.

Cumulative Traffic and Access Impacts:

An existing restaurant already operates on an adjoining property and shares the same public alley and access environment. In addition, a church and a recreational center located behind my home generate recurring traffic, particularly during services, events, evenings, and weekends. The Village is therefore aware that this access environment already experiences heightened traffic volumes and constrained circulation at predictable times. The addition of another high-intensity restaurant use introduces further traffic, deliveries, and rideshare activity into an already stressed access system.

Hours of Operation, Outdoor Patio Activity, and Alcohol Service:

The proposed restaurant and tap works use include hours of operation from approximately 11:00 a.m. to 11 p.m./midnight, introducing late-night activity adjacent to a single-family residence. Outdoor patio use and exterior congregation extend activity beyond the building. Late-night departures, outdoor voices, vehicle idling, and post-closing activity are foreseeable impacts associated with these operating hours if not appropriately managed. Alcohol service until midnight further increases the need for careful operational controls.

Foreseeable Pedestrian Activity and Alcohol-related Behavior:

The proposed use is reasonably expected to increase pedestrian and foot traffic, particularly during evening and late-night hours. Increased pedestrian activity near residential driveways, alley access points, and parking areas creates foreseeable safety concerns, including conflicts between vehicles and pedestrians. Alcohol service makes incidents of intoxication, loud behavior, loitering, and disorderly conduct reasonably foreseeable without appropriate management and enforcement.

Noise, Lighting, and Late-night Operational Impacts:

Noise from patrons, engines, door slams, deliveries, and outdoor activity, along with vehicle headlights, lighting spillovers, and idling, are foreseeable operational impacts. These effects are amplified during late-night hours and when combined with existing nearby uses.

Residential Use, Prior Village Improvements, and Reliance:

My property has long functioned as a single-family residence with established garage access and outdoor residential use. In connection with prior Village infrastructure improvements to the public alley, I paid approximately \$4,500 for cement alley work to properly align garage access and designated parking. These improvements were completed in reliance on the Village's management of alley access, drainage, and circulation conditions.

Foreseeable Impact on Marketability and Functional Value of Residential Property:

Crowded or continuously obstructed garage access is a recognized functional limitation that negatively affects the marketability of a single-family home. Buyers and appraisers routinely consider access limitations, traffic congestion, safety concerns, late operating hours, and proximity to alcohol-serving establishments as adverse factors.

Requested Mitigation Measures:

I respectfully request that any approval includes enforceable mitigation measures, including:

- A construction management plan addressing hours, staging, truck routes, vibration control, lighting, and access maintenance
- Pre-construction condition surveys and vibration monitoring for adjacent residences
- Comprehensive stormwater and drainage analysis with verified improvements
- Physical barriers or fencing along shared property edges
- Clearly marked no-parking zones and residential access protection signage
- Designated delivery and rideshare locations away from residential access points
- Reasonable limits on late-night outdoor patio use and exterior congregation
- Lighting, noise, idling, pedestrian circulation, and alcohol-related behavior controls appropriate for adjacent to single-family residential use

This correspondence serves as formal notice that I reserve all rights to seek compensation and other legal remedies should foreseeable impacts materialize following approval.

I appreciate the Village's consideration of these comments and its efforts to balance redevelopment objectives with the protection of established residential neighborhoods. My intent is to support a review process that anticipates foreseeable impacts and incorporates appropriate safeguards to minimize disruption and ensure long-term compatibility.

Sincerely,



Veronica Trejo
210 S Main Street
Mount Prospect, IL 60056

From: [REDACTED]
To: [Agoranos, Karen](#)
Cc: [Shallcross, Jason](#); [Choi, Ann](#)
Subject: Re: Formal Objection and Request for Mitigation – 200 S. Main Street Redevelopment
Date: Sunday, January 11, 2026 6:40:43 PM

Please also accept the following for the public record in lieu of live public comment on January 20.

After additional consideration, this submission concludes my written comments.

I am not opposed to redevelopment, and I fully support all appropriate reinvestment in Mount Prospect. The village is my forever home. However, while the proposed redevelopment creates financial benefit for the applicant and is expected to increase customer traffic for the adjacent restaurant, the resulting operational and access impacts are concentrated almost entirely on my single-family residence. My property is the only single-family home directly abutting the site and it has no physical buffer.

I purchased my property accepting the conditions that existed at that time. That purchase did not constitute consent to intensified use or to new impacts introduced by this proposal. I fully understand that Zoning review exists to evaluate new impacts, particularly where those impacts are not shared across multiple properties.

This application introduces operational and access impacts that would impose a permanent, concentrated burden on a single residential property. Without site-specific mitigation or resolution, those impacts would remain active through approval, permitting, construction, and ongoing operations.

Thank you for your thoughtful consideration.

On Sat, Jan 10, 2026 at 10:20 AM Agoranos, Karen <kagoranos@mountprospect.org> wrote:

Received. Thank you.
Sent from my iPhone

On Jan 10, 2026, at 10:12 AM, Veronica Leigh [REDACTED] wrote:

Thank you. I would also like to add the following comments prior to the January 20th meeting.

Additional Clarification for the Public Record

As a clarification to my previous written submission, the site plans appear to provide no meaningful physical buffer or separation between the proposed full-service restaurant use and my single family residence. My property is the only single family home that directly abuts the proposed site, resulting in a concentrated exposure to impacts that are not shared by other residences.

In addition, the existing driveway and public alley already functions as a vehicular cut-through associated with nearby commercial uses, including use as a means to bypass Main Street congestion. This existing circulation pattern directly intersects with my residential garage access. Increased construction traffic and future restaurant operations are reasonably expected to intensify this shortcut behavior, further affecting predictable and safe ingress and egress.

I also wish to note that my property includes an established residential pond located in close proximity to the proposed construction and operational activity. This feature creates additional sensitivity to construction dust, sediment, and stormwater runoff that may not have been specifically addressed.

Given the constrained nature of the site and limited ability to provide traditional setbacks, operational and physical buffering measures along the residential edge are particularly important to ensure compatibility.

A photograph is attached solely for context to illustrate existing conditions and the lack of physical separation between commercial circulation areas and adjacent residential access.

On Fri, Jan 9, 2026 at 1:58 PM Agoranos, Karen <kagoranos@mountprospect.org> wrote:

Thank you, Ms. Trejo.

Your letter and comments have been received and will be included in the record for consideration by the Village Board as the application for PZ -31-25 (200 S. Main) proceeds.

Please note that this case will be brought before the Village Board of Trustees for final approval at the upcoming Village Board meeting on Tuesday, January 20, beginning at 7:00 pm. You are welcome to submit additional written comments or participate in the public comment segment when this item is discussed under New Business during the January 20th meeting.

Thank you again for your comments.

Kind regards,

Karen M. Agoranos

Village Clerk | Freedom of Information Officer

Village of Mount Prospect
[50 South Emerson Street | Mount Prospect, IL 60056](https://www.mountprospect.org/50-South-Emerson-Street-Mount-Prospect-IL-60056)
P: 847-818-5330 | Website: [mountprospect.org](https://www.mountprospect.org)

From: Veronica Leigh [REDACTED]
Sent: Friday, January 9, 2026 12:16 PM
To: Shallcross, Jason <JShallcross@mountprospect.org>; VMO
<vmo@mountprospect.org>; Agoranos, Karen <kagoranos@mountprospect.org>
Subject: Formal Objection and Request for Mitigation – 200 S. Main Street
Redevelopment

Good afternoon,

Attached please find my written objection and request for mitigation regarding the proposed 200 S. Main Street Redevelopment.

I respectfully request that this correspondence be entered into the official public record and considered as part of the Planning and Zoning and Village review process prior to any final approvals, permits, or liquor licensing.

Please confirm receipt and inclusion in the public record. Let me know if additional parties should receive this correspondence.

Thank you for your time and consideration.

Sincerely,

Veronica Trejo

210 S Main Street

Mount Prospect, IL 60056

<Existing_Conditions.jpg>

From: [Agoranos, Karen](#)
To: [REDACTED]
Cc: [Shallcross, Jason](#); [Choi, Ann](#)
Subject: RE: Formal Objection and Request for Mitigation – 200 S. Main Street Redevelopment
Date: Friday, January 9, 2026 1:58:22 PM

Thank you, Ms. Trejo.

Your letter and comments have been received and will be included in the record for consideration by the Village Board as the application for PZ -31-25 (200 S. Main) proceeds.

Please note that this case will be brought before the Village Board of Trustees for final approval at the upcoming Village Board meeting on Tuesday, January 20, beginning at 7:00 pm. You are welcome to submit additional written comments or participate in the public comment segment when this item is discussed under New Business during the January 20th meeting.

Thank you again for your comments.

Kind regards,

Karen M. Agoranos

Village Clerk | Freedom of Information Officer

Village of Mount Prospect

[50 South Emerson Street | Mount Prospect, IL 60056](#)

P: 847-818-5330 | Website: mountprospect.org

From: Veronica Leigh [REDACTED]
Sent: Friday, January 9, 2026 12:16 PM
To: Shallcross, Jason <JShallcross@mountprospect.org>; VMO <vmo@mountprospect.org>; Agoranos, Karen <kagoranos@mountprospect.org>
Subject: Formal Objection and Request for Mitigation – 200 S. Main Street Redevelopment

Good afternoon,

Attached please find my written objection and request for mitigation regarding the proposed

200 S. Main Street Redevelopment.

I respectfully request that this correspondence be entered into the official public record and considered as part of the Planning and Zoning and Village review process prior to any final approvals, permits, or liquor licensing.

Please confirm receipt and inclusion in the public record. Let me know if additional parties should receive this correspondence.

Thank you for your time and consideration.

Sincerely,

Veronica Trejo

210 S Main Street

Mount Prospect, IL 60056

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-31-25 Hearing Date: January 8, 2026

PROPERTY ADDRESS: 200 S. Main Street

PETITIONER: 200 S. Main Street, LLC (Arthur Holmer)

PUBLICATION DATE: December 24, 2025

REQUEST: Conditional use approval for a preliminary and final
Planned Unit Development

MEMBERS PRESENT: Walter Szymczak
Ewa Weir
Donald Olsen
Michael Fricano
Fay Costa

MEMBERS ABSENT: Joseph Donnelly
William Beattie
Richard Rogers

STAFF MEMBERS PRESENT: Ann Choi – Development Planner
Jason Shallcross – Director of Community & Economic
Development

INTERESTED PARTIES: 200 S. Main St, LLC (Arthur Holmer), Petitioner
Neal Thompson, Architect

Acting Chair Szymczak called the meeting to order at 7:01 PM. Commissioner Costa made a motion seconded by Commissioner Olsen to approve the minutes from the Planning and Zoning Commission meeting on December 11, 2025 with a request by Commissioner Costa to revise the meeting minutes to include the discussion on the Village's tree replacement requirement. The minutes were approved 5-0.

Acting Chair Szymczak introduced case number PZ-31-25, 200 S. Main Street, a request for conditional use approval for a preliminary and final planned unit development.

Ms. Choi presented an overview of the petitioner's request for a conditional use for a preliminary and final planned unit development to construct a one-story restaurant with

outdoor dining on the subject property located at the southwest corner of South Main Street and West Evergreen Avenue. Ms. Choi reviewed the site's history, noting that it was formerly occupied by a service station and later an office building that was demolished in 2017, leaving the site largely paved and vacant. Ms. Choi stated that the proposed restaurant is oriented toward Evergreen Avenue and Main Street, with parking accessed from the existing public alley to the west. Ms. Choi presented the proposed floor plan that illustrated the indoor dining areas, outdoor dining patio, and back-of-house functions, with pedestrian connections to adjacent public sidewalks. Ms. Choi explained that the proposal requires zoning relief for reduced front yard setbacks along both Main Street and Evergreen Avenue, as well as a reduction in the required number of off-street parking spaces, and that these deviations are being requested as part of the planned unit development.

Ms. Choi also reviewed the architectural and site design elements of the project, including building materials, façade articulation, compliance with the Downtown Design Guidelines, and screening of rooftop mechanical equipment and solar panels. Ms. Choi noted that a condition of approval was included requiring a glare analysis for the solar panels to ensure there would be no adverse impacts on nearby residential properties. Ms. Choi also stated that landscaping will be finalized at the building permit stage, and stormwater management requirements will be subject to final determination by the Metropolitan Water Reclamation District (MWRD) and Public Works, with any necessary design modifications eligible for administrative approval by the Village Manager. Ms. Choi noted that a 5.7-foot-wide strip of land along the west property line is proposed to be dedicated to the Village to meet alley width requirements, with the dedication to be recorded prior to issuance of a Certificate of Occupancy. Ms. Choi stated that the proposal is consistent with the Comprehensive Plan and the Village's Strategic Plan goals for downtown redevelopment and concluded her presentation with staff's recommendation approving of the conditional use, subject to the conditions listed in the staff report. Ms. Choi requested that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend approval of the following motion:

1. A conditional use for a preliminary and final Planned Unit Development (PUD) consisting of a one-story restaurant with outdoor dining, subject to the following conditions:
 - a. Deviations or exceptions from the Village's Zoning Code as necessary to permit development of the Subject Property as a planned unit development in accordance with this Ordinance and the Approved Plans (as defined below), including all specific zoning deviations and exceptions set forth in the Petitioner's application materials.
 - b. Development of the site in strict conformance with the following Approved Plans dated 12/19/2025:
 - i. Architectural plan set (14 sheets) titled "New Free Standing One-Story Dine-In Service Restaurant With Exterior Patio Fatpour Tapworks"

- Zoning Review Package: 12/19/2025” and prepared by Aria Group Architects, Inc.;
- ii. Architectural elevations (6 pages) titled “Fatpour Tap Works Zoning Review” prepared by Aria Group Architecture + design, and dated December 4, 2025;
 - iii. Engineering plan set (10 sheets) titled “Site Improvement Plans for Fatpour Tap Works” and prepared by Jacob & Hefner Associates, Inc.;
- c. Compliance with all applicable Village Code requirements, including, but not limited to zoning, fire, building, environmental health, sign, and other Village Codes and regulations;
 - d. The use of stucco or engineered stucco systems (EIFS - type) is prohibited.
 - e. The proposed solar panels shall not be visible when viewed from the public right-of-way or from residentially zoned property and shall be fully screened by the raised parapet wall. The Petitioner shall submit a glare analysis for the rooftop solar panels demonstrating that glare or reflected light will not adversely impact the Prospect Place building (11 W. Prospect Place) or its dwelling units. The analysis shall include seasonal variations of the sun and its reflection on the Prospect Place building/units.
 - f. Should stormwater management requirements imposed by MWRD and/or the Village’s Public Works/Engineering Department require modifications to the site design, staff recommends that such changes be subject to administrative review and approval by the Village Manager ~~via an application for a minor amendment to the PUD~~;
 - g. A five and seven-tenths-foot-wide (5.7’) area extending along the entire length of the west property line shall be dedicated to the Village by the Petitioner through a plat of dedication. The plat of dedication shall be recorded prior to the issuance of a Certificate of Occupancy;
 - h. Submittal of irrigation and photometric plans that comply with Village codes and regulations;
 - i. All signs shall be submitted, reviewed, and approved during the permitting process. All signs shall conform to Village Code. Any future relief requested for signage shall require an application for a minor amendment to the PUD;
 - j. All rooftop mechanical equipment shall be hidden when viewed from ground level as viewed from the public right of way or property line of any adjacent residentially zoned property. Screening of the RTUs shall be a continuous, permanent, sound attenuating and noncombustible screen of a color compatible with the principal structure. The parapet wall shall be raised to provide full screening of any RTUs. The Director of Community Development is authorized to approve the design of any additional required screening;
 - k. The Petitioner shall address all comments included in the Village review letter dated December 29, 2025 (PZ-31-25) attached as Exhibit B of the staff report.

Ms. Choi highlighted four conditions unique to the proposed request, including the requirement that all rooftop solar panels be screened; the submission of a glare analysis to confirm there will be no adverse impacts on the Prospect Place residences; authorization for any site plan modifications resulting from the MWRD or Public Works stormwater management requirements to be approved administratively by the Village Manager without the need for a minor PUD amendment; and the dedication of a 5.7-foot-wide strip of land along the west property line to the Village, with the dedication to be recorded prior to issuance of a Certificate of Occupancy.

Ms. Choi stated that the Village Board's decision is final for the case and concluded her presentation.

Acting Chair Szymczak asked whether the Commission had any questions for staff. Commissioner Weir inquired about the purpose of the dedication located along the rear of the building. Ms. Choi presented a slide depicting the dedication and explained that the alley measures 24 feet 6 inches in width, with a portion currently located on private property. Commissioner Weir asked whether the highlighted area contained any public utilities or if it was solely intended to achieve the required alley width. Ms. Choi responded that the dedication is needed to meet the required alley width. Director Shallcross added that a two-way drive aisle requires a minimum width of 24 feet and that, given the presence of perpendicular parking and two-way vehicular movements within the alley, the additional width is necessary to safely accommodate traffic.

Commissioner Weir asked whether relief was being requested for both the front yard setback along Evergreen Avenue and the side yard setback along Main Street, and also questioned why the walkway along the rear of the building was proposed at a width of 7 feet. Ms. Choi responded that relief is being sought for building setbacks along both Evergreen Avenue and Main Street. Director Shallcross explained that the Public Works Department requires a minimum sidewalk width of 7 feet when adjacent to parking stalls to account for potential vehicle overhang. Director Shallcross noted that while a 5-foot sidewalk typically satisfies ADA requirements, the additional width is necessary because vehicles will regularly overhang into the walkway, and staff therefore applied the minimum width required by the Village's Engineering Department. Commissioner Weir noted that wheel stops were provided and asked whether they would prevent vehicle overhang. Director Shallcross responded that wheel stops could prevent overhang if properly maintained, but that the wider sidewalk represents a belt-and-suspenders approach. Ms. Choi added that the wheel stops are designed to allow for a 2-foot vehicle overhang.

Commissioner Costa asked whether the parapet screening would obscure the solar panels and reduce their efficiency. Director Shallcross responded that staff does not believe the screening will materially affect the panels' performance, as the panels are tucked behind the north parapet wall and oriented to face south, away from the nearest parapet wall. Director Shallcross acknowledged that some partial shading could occur at times;

however, given the potential aesthetic impacts and the applicable design guideline requirements, staff required that the developer screen the solar panels along with the other rooftop mechanical equipment.

Hearing no further questions from the Planning and Zoning Commission, Acting Chair Szymczak swore in the following individuals:

- Petitioner, Arthur Holmer, 1307 N. Clybourn Avenue Suite A, Chicago, IL
- Architect, Neal Thompson, Aria Group Architects, 830 North Boulevard, Oak Park, IL

Commissioner Weir noted that there is a strong visual emphasis on the back-of-house area, as reflected by the black façade, and acknowledged that the petitioner is seeking relief for the side yard setback. Commissioner Weir asked whether additional visual mitigation could be provided along that façade. Mr. Thompson responded that the floor plan currently includes a setback between the front-of-house and back-of-house areas, and that this transition could be made more pronounced through the use of architectural piers to add depth and articulation. Mr. Thompson also noted that the outdoor patio and operable partitions opening to the patio would introduce activity and visual interest from the main dining area, with patrons eating and drinking, including people “curling”, circulating along that side of the building. Mr. Thompson added that, if required as a condition of approval, the petitioner would be willing to pull the back-of-house functions further back.

Commissioner Olsen asked the petitioner whether there were any concerns regarding parking. Mr. Holmer responded that he was not concerned, as he believes there is sufficient parking in the surrounding area to support the restaurant. Commissioner Weir asked how many on-street parking spaces are available, noting that the code requires 11 spaces while only 8 are proposed on site. Mr. Thompson responded that several on-street spaces are available along Evergreen Avenue, as well as in the adjacent parking lot associated with St. Mark’s Church.

Commissioner Weir then asked whether the petitioner would be able to utilize the adjacent parking lot. Mr. Thompson stated that there is an agreement between the church and the Village allowing use of that lot. Director Shallcross stated that the Village recently authorized the purchase of the parcel containing the parking lot and that, pursuant to the purchase, a parking rider requires that at least 30 parking stalls remain available within 500 feet of St. Mark’s Lutheran Church. Director Shallcross explained that, until at least 30 new parking stalls are provided elsewhere in the area, a minimum of 30 stalls in that lot will remain available for public use.

Director Shallcross further noted that nearly 50 public parking spaces are available in the Wille Street parking lot one block away, approximately 150 spaces are available along Prospect Avenue, and close to 50 additional spaces are available along Evergreen Avenue

west toward Wille and Pine Streets. Director Shallcross stated that there are hundreds of parking spaces in the immediate area and that the Village is currently conducting a separate parking utilization study to evaluate parking usage at various times and days. Based on current conditions, staff believes there is sufficient parking in the vicinity to accommodate the demand generated by Fatpour Tapworks and noted that the provision of 8 on-site parking spaces is also beneficial for patrons.

Commissioner Costa asked how many staff members would be employed at the facility. Mr. Holmer responded that the restaurant plans to employ approximately 50 individuals, with roughly 15 to the mid-20s employees working at any given time. Commissioner Weir then asked whether employees would park remotely rather than using the 8 on-site parking spaces located at the rear of the restaurant. Mr. Holmer responded that employees would likely park off-site.

Director Shallcross added that most on-street parking in the downtown area is limited to two- to four-hour durations, which is insufficient for restaurant staff who typically require longer parking periods. Director Shallcross noted that the restaurant would also want to avoid employees occupying the parking spaces immediately adjacent to the building. Director Shallcross explained that the Wille Street parking lot is available for businesses with employees who need extended-duration parking, and that staff may register their vehicles to receive authorization to park there for longer periods. Director Shallcross also noted that the Village Hall parking deck is available as an additional parking option.

Commissioner Weir noted that a sizable skylight is proposed over the bar area and asked whether the lights would be turned off when the restaurant is closed to avoid impacts on nearby residents. Mr. Thompson responded that the skylight is not expected to extend above the surrounding parapet wall and that the adjacent single-family residences would not be adversely affected. Mr. Thompson stated that residents of Prospect Place may be able to see the skylight when illuminated; however, the lighting would not be very bright. Mr. Thompson further noted that the restaurant intends to close at 11:00 p.m., at which time the lights would be turned off.

Commissioner Weir also asked whether light poles would be installed in the parking area or if the area would be illuminated by building-mounted lighting. Mr. Thompson responded that the parking area would be lit from the building. Commissioner Weir then inquired whether the proposed lighting would comply with the Dark Sky Association requirements. Mr. Thompson stated that a photometric plan had been submitted and, while additional refinements are needed, the project intends to comply with those standards.

Commissioner Costa asked the petitioner to explain how stormwater issues at the site would be addressed, noting that she continued to have some reservations about approving the planned unit development should the MWRD require significant changes that could affect the site. Commissioner Costa stated that the area is already fully developed and

congested and expressed concern that certain stormwater questions remained unresolved. Commissioner Costa acknowledged, however, that the provision of on-site stormwater detention was a positive aspect of the proposal. Mr. Thompson responded that the project's civil engineer was present and available to address those questions. Acting Chair Szymczak swore in the civil engineer for the project, Jason Cebulski, 1333 Butterfield Rd #300, Downers Grove, IL.

Mr. Cebulski stated that the subject site is approximately 0.4 acres in size and that the MWRD requires stormwater detention only for sites with three acres or more of contiguous ownership; therefore, the project does not trigger MWRD detention requirements and is subject only to the Village's ordinances. Mr. Cebulski further explained that MWRD volume control requirements apply to sites greater than one-half acre, and the project is also below that threshold.

Mr. Cebulski noted that a letter requesting confirmation of this determination was submitted to the MWRD the prior week following receipt of the Village's review letter, and that a response is anticipated within approximately one week. Regarding flooding concerns, particularly for the property to the south, he explained that storm sewer pipes are proposed along the southern portion of the site to collect runoff and convey it north. Mr. Cebulski added that the petitioner will continue to coordinate with Public Works staff on the detention basins and, if MWRD ultimately determines that detention is not required, the basins may be reduced to maximize green space. Mr. Cebulski stated that the project team is awaiting MWRD's formal determination, which will be independent of the Village's stormwater review.

Commissioner Weir asked about the origin of the name "Fatpour." Mr. Holmer explained that the name refers to the larger beer pours served in tall mugs, noting that patrons may order either a regular pour or a "fat pour." Mr. Holmer added that the proposed restaurant would be the company's fourth location. Mr. Holmer stated that the first location opened in Wicker Park in 2012, the second opened in 2018 adjacent to McCormick Place within a tri-brand Hilton hotel, and the third location recently opened in Lincolnwood.

Acting Chair Szymczak invited members of the public to provide comment. Charles Chen, 218 South Main Street, Mount Prospect, IL, asked about the proposed occupancy of the restaurant. Mr. Thompson responded that the restaurant would accommodate more than 100 patrons. Mr. Chen then asked whether the Village would receive any revenue for the use of public parking spaces. Director Shallcross responded that the Village would receive revenue in the form of taxes generated by the restaurant.

Mr. Chen expressed concern that the restaurant would use public parking spaces at no cost, to the detriment of the public. Director Shallcross responded that the Village has adopted a policy allowing forgiveness of floor area for downtown businesses when calculating parking requirements, as the Village does not expect each business to

accommodate all parking demands on-site. Mr. Chen further noted that, based on a parking ratio of four spaces per 1,000 square feet of floor area, he anticipated an overflow of approximately 20 to 30 vehicles beyond the on-site parking provided.

Mr. Chen also raised several additional concerns, including traffic circulation near the intersection of Main Street and Evergreen Avenue, noting that vehicles making right turns from Main Street onto Evergreen Avenue often do so sharply, which he believed could create safety issues for restaurant patrons walking along these streets. Mr. Chen suggested that the site's previous use as a gas station may have been better suited to vehicle maneuvering due to the available turning space.

Mr. Chen also expressed concern about pedestrian safety in the area, citing narrow 5-foot-wide sidewalks along both Main Street and Evergreen Avenue. Mr. Chen suggested that widening the sidewalks to 7 feet could help alleviate pedestrian congestion and reduce potential liability concerns. In addition, Mr. Chen noted that he was OK that there are several other pubs operating in the immediate area.

Mr. Chen suggested that a location between Le Peep and Continental Bakery might be more appropriate for a pub-style use, citing better access to parking and smaller adjacent streets that would be safer for patrons to cross compared to Evergreen Avenue, Main Street, and Northwest Highway. Mr. Chen further noted that The Dawson also has a vacant ground-floor tenant space that could potentially accommodate such a use.

Acting Chair Szymczak asked if any additional members of the public wished to speak. Nate DeVan, 210 S. Wille Street, Mount Prospect, IL, stated that he had identified approximately 6 pub or bar-style restaurants in the surrounding area and questioned the need for an additional establishment of a similar type. Mr. DeVan expressed concern regarding increased competition, the potential impact on existing businesses, and whether the community needs another restaurant offering similar fare, such as beer and burgers.

Mr. DeVan also raised concerns regarding parking and traffic, noting that Wille Street is frequently used as a cut-through from Main Street, often at high speeds. Mr. DeVan stated that nearby residents may be concerned about increased on-street parking and traffic impacts associated with the proposed restaurant.

Commissioner Weir asked the petitioner to respond to the concerns raised by members of the public, including questions related to traffic flow, whether the intersection of Main Street and Evergreen Avenue had been studied, and issues related to parking, congestion, and overall safety.

Mr. Thompson responded that a traffic study was not prepared, and the 7-foot walkway is located along the west side of the building to get people from the parking to the restaurant. Mr. Thompson stated that he does not believe a lot of people will be spilling out onto Main

Street because the main entrance is on Evergreen Avenue and the doors that open onto Main Street are for emergency egress only.

Commissioner Weir asked whether a public sidewalk exists along the street, its width, and whether it would remain in place without a carriage walk separating it from the roadway. Mr. Thompson responded affirmatively, stating that the sidewalk is 5 feet wide, would remain as-is, and that no carriage walk is proposed. Commissioner Weir also asked whether the outdoor seating area would be fenced and whether patrons would be contained within the patio area. Mr. Thompson responded in the affirmative, noting that the area would be enclosed and that gates are provided for emergency purposes only and would not serve as primary points of ingress or egress during normal business hours.

Acting Chair Szymczak asked about the hours of operation. Mr. Holmer stated that the hours have not been solidified but that they may extend past 11:00 p.m.

Commissioner Costa asked if the outdoor area would be packed up or still fenced off during the colder months. Mr. Thompson stated that the fence is permanent but express doubt that anyone would be sitting out there during the colder weather.

Commissioner Costa asked whether the petitioner was concerned about competition in the area. Mr. Holmer responded that he believes the restaurant would offer a distinct concept, describing it as a polished, casual American fare sports bar where patrons can feel comfortable in either formal or casual attire. Mr. Holmer stated that no similar establishment currently operates in the immediate area and that the concept is slightly elevated in terms of food quality, beverage selection, and décor. Mr. Holmer added that the restaurant would include a vibrant event space, would engage with the community, and would focus on attracting local patrons rather than visitors from Chicago, which he stated is key to the restaurant's long-term success.

Commissioner Weir asked staff if the sidewalk along Main Street is continuous against the road or if it jogs back. Director Shallcross responded that the sidewalk is a continuous carriage walk all the way through the S-curve of Main Street/Elmhurst Road.

Hearing no further comments from the Commission, Acting Chair Szymczak closed the public hearing and requested a motion. Commissioner Weir proposed adding a condition to address the black façade located at the southern end of the east elevation, stating that it should either be set back or treated architecturally to avoid appearing as a "black box." Director Shallcross restated Commissioner Weir's request to confirm accuracy and clarified that the Commission would be approving the petition as recommended by staff, with an additional condition requiring the black portion of the eastern elevation to either be further set back from Main Street, enhanced architecturally, or screened with landscaping, due to its prominence along Main Street, subject to approval by the Director of Community Development.

Commissioner Weir then made a motion to approve the request with the conditions outlined by Director Shallcross, and Commissioner Olsen seconded the motion.

UPON ROLL CALL AYES: Szymczak, Weir, Olsen, Fricano
 NAYS: Costa

The Planning and Zoning Commission gave a positive recommendation (4-1) for the next Village Board meeting to be held on January 20, 2026.

After hearing no additional items of new business, Acting Chair Szymczak asked if there were any citizens to be heard.

Hearing no further discussion, Commissioner Weir made a motion, seconded by Commissioner Olsen, and the meeting was adjourned at 7:50 PM.

A handwritten signature in black ink, appearing to read "Ann Choi", is written over a horizontal line.

Ann Choi, Development Planner

Fatpour
TAP WORKS

ZONING REVIEW PACKAGE: 12/19/2025

A detailed map of Mt Prospect, Illinois, and its surrounding areas. The map shows a grid of streets, including major highways like I-55 (North/South) and I-94 (East-West). Key landmarks and points of interest are marked with icons and labels: Dana Point Condominiums, Melas Park Canine Commons, Games Plus, Top of The Mount Apartments, Bowler Mount Prospect, Buena, Raising Cane's Chicken Fingers, Mariano's, Mr. Kimchi All-You-Can-Eat Korean BBQ, and Kwik Market - Kostyn's Deli. The map also shows the locations of several schools, including Belmont Elementary, Belmont Middle School, and Belmont High School. The map is oriented with North at the top.

PROJECT SITE



NEW FREE STANDING
ONE-STORY DINE-IN
SERVICE RESTAURANT
WITH EXTERIOR PATIO

CLIENT

BIG ONION HOSPITALITY
1307 N. CLYBOURN AVE.,
SUITE A
CHICAGO, IL 60610
312-874-7400 (TEL.)
CONTACT: ARTHUR HOLMER

ARCHITECT

ARIA GROUP ARCHITECTS, INC.
830 NORTH BOULEVARD
OAK PARK, ILLINOIS 60301
708-445-8400 (TEL.)
708-445-1788 (FAX)
CONTACT: DAMIAN SATOLA
GUILLERMO G. GOMEZ

STRUCTURAL ENGINEER

COMPANY NAME
COMPANY ADDRESS
CITY, STATE ZIP
XXX-XXX-XXXX (TEL.)
CONTACT:

KITCHEN

EDWARD DON & COMPANY
9801 ADAM DON PARKWAY
WOODRIDGE, IL 60517
708-883-8921 (TEL.)
CONTACT: CURTIS SCHATZ
MAHA ABUFARHA

M,P,E ENGINEERS

COMPANY NAME
COMPANY ADDRESS
CITY, STATE ZIP
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CONTACT:

CIVIL ENGINEERS

COMPANY NAME
COMPANY ADDRESS
CITY, STATE ZIP
XXX-XXX-XXXX (TEL.)
CONTACT:

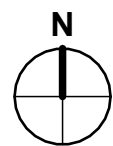
GENERAL CONTRACTOR

ARCO/MURRY CONSTRUCTION COMPANY, INC.
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
331-251-2726 (TEL.)
331-251-2727 (FAX)
CONTACT: BEN BENTLEY
COLLIN SCHMID

INDEX OF DRAWINGS

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PROPOSED SITE



LEGEND	
●	FIRST ISSUE OR REVISION
○	NO REVISION
×	SHEET HAS BEEN OMITTED

aria
GROUP

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Oak Park, Illinois
60301

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ARIA GROUP ARCHITECTS, INC.

Fatpour
TAP WORKS
200 S. MAIN STREET, MOUNT PROSPECT, IL 60056

FIELD VERIFICATION

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NO.	DATE	DESCRIPTION
REVISIONS		

Drawing Title

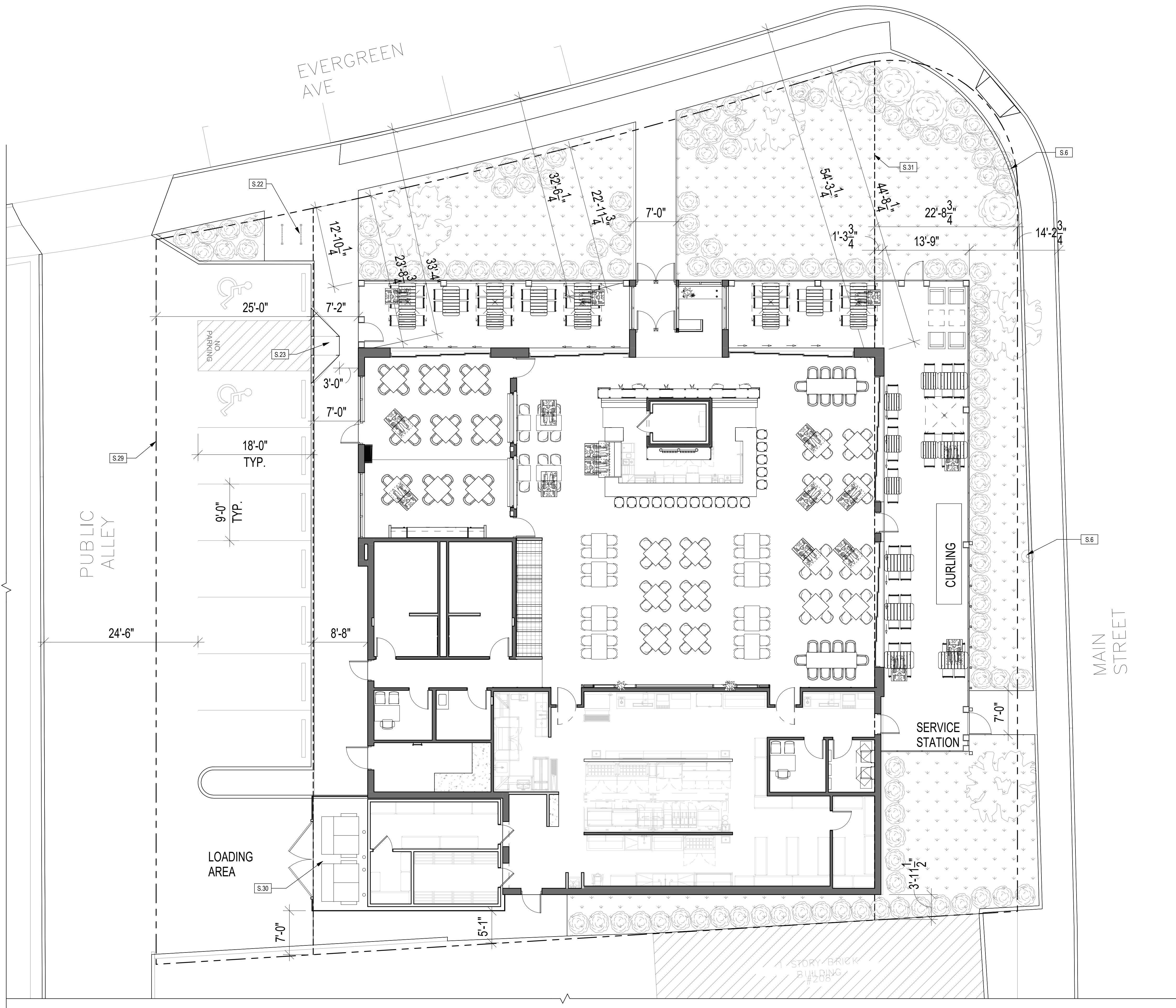
TITLE SHEET

Job No. 255934	Drawn NCK
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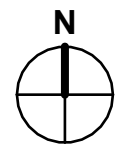
Scale	Date
1" = 20'-0"	09/24/2025

Sheet No. _____

T1.1



1 SITE PLAN
1/8" = 1'-0"



GENERAL NOTES

1.

SITE PLAN FOR REFERENCE ONLY.

2.

REFER TO CIVIL SHEETS AND OTHER DISCIPLINE DRAWINGS FOR ADDITIONAL INFORMATION ON SITE CONDITIONS, UTILITIES, PARKING LOT SIGNAGE AND POINTS OF CONNECTION

3.

PROPERTY LINE DIMENSIONS SHOWN ARE FOR REFERENCE ONLY, REFER TO CIVIL SHEETS FOR ALL PROPERTY EXTENTS, RIGHTS OF WAY AND EASEMENTS

4.

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:40 PER ANSI A117.1 ADA STANDARD

LEGEND

PROPERTY LINE

CONSTRUCTION LIMIT LINE

CONCRETE SIDEWALK

BORING LOCATIONS PER GEOTECHNOLOGICAL REPORT



2 AVERAGE SETBACK
1/2" = 1'-0"

KEYNOTES	
S.6	EXISTING POLE LIGHT
S.22	BICYCLE RACK, BY OWNER
S.23	ACCESSIBLE RAMP, REFER TO CIVIL DRAWINGS.
S.29	PROPERTY LINE
S.30	TRASH ENCLOSURE, REFER TO DETAILS
S.31	AVERAGE SETBACK

FIELD VERIFICATION
Contractor shall verify all figure dimensions and conditions at the job site and notify Aria Group Architects, Inc. of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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NO.	DATE	DESCRIPTION
REVISIONS		

Drawing Title

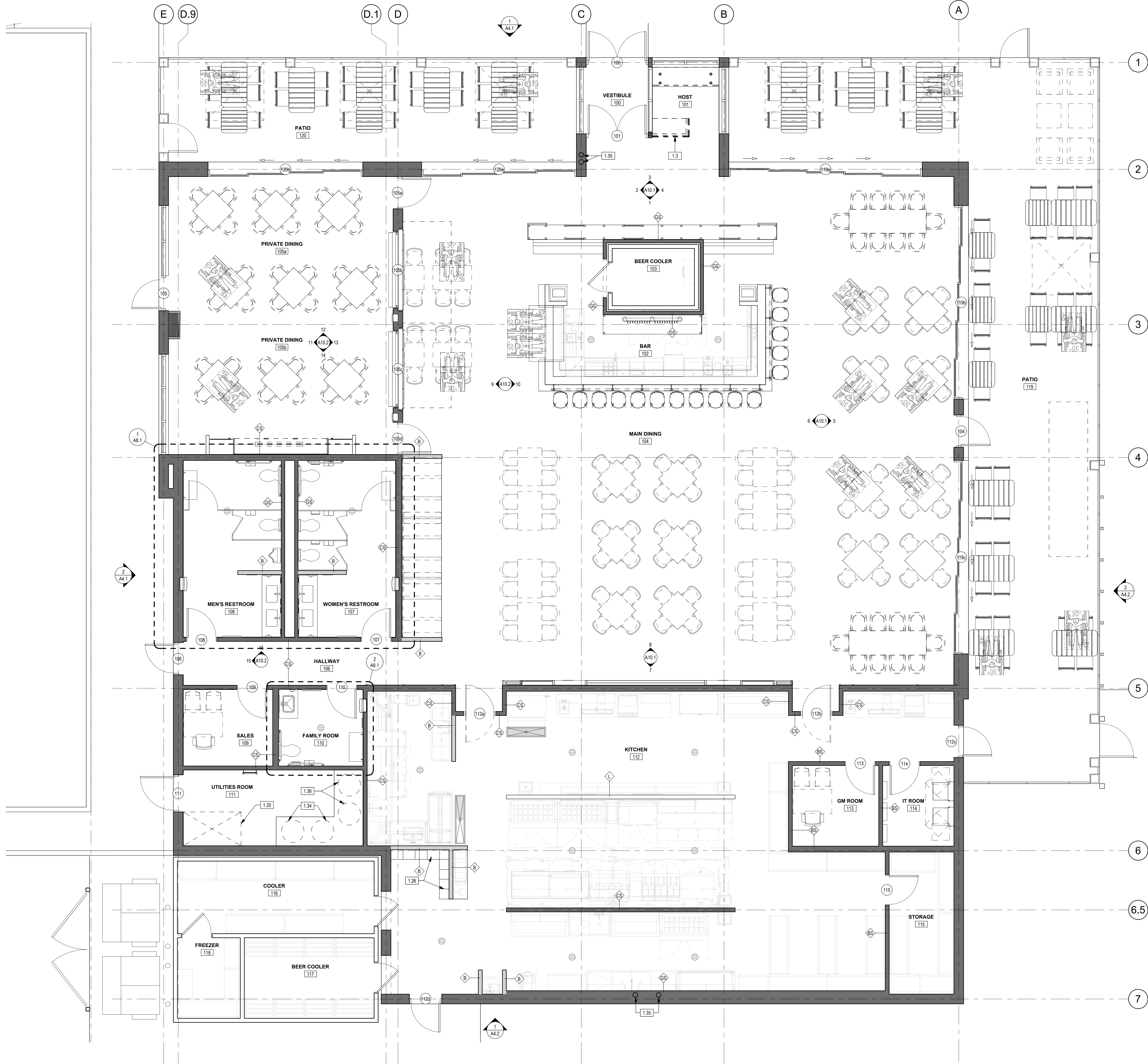
SITE PLAN

Job No.	Drawn
255934	NCK

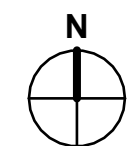
Scale	Date
As indicated	09/24/2025

Sheet No.

SP1.1



1 FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES

- REFER TO KITCHEN SHEETS FOR EQUIPMENT LAYOUT, SPECIFICATIONS AND CRITICAL DIMENSIONS & IN WALL BACKING.
- ALL TOILET ROOMS & KITCHEN WALLS TO HAVE MOISTURE RESISTANT DRYWALL AND 1/2" HIGH CEMENTITIOUS BOARD BASE (REFER TO DETAILS). AT HOODS, INSTALL 5/8" CEMENTITIOUS BOARD FULL HEIGHT SMOOTH SIDE OUT AT WALLS TO RECEIVE FINISH. REFER TO DETAILS AND KITCHEN SHEETS FOR LOCATIONS OF STAINLESS STEEL TO RECEIVE CEMENTITIOUS BOARD BACKING.
- PROVIDE IN-WALL FIRE-TREATED BLOCKING/ BACKING/ FRAMING FOR MILLWORK, SHELVING, GLASS PANELS, ETC., REFER TO KITCHEN SHEETS AND ARCHITECTURAL SHEETS.
- ALL WOOD FRAMING, BLOCKING, BACKING & SUBSTRATES TO BE FIRE TREATED.
- K.E.C. TO PROVIDE STAINLESS STEEL CLOSURE STRIPS, FLOOR TO CEILING, TYP. BETWEEN COOLER BOX AND WALL AT CEILING CONDITIONS.
- ALL FINISH A.F.F. DIMENSIONS ARE IN RELATION TO FINISH FLOOR UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE FACE OF GYP. WALL OR CEMENT BACKER BOARD UNLESS NOTED OTHERWISE.
- DIMENSIONS SHOWN ARE NOMINAL, REFER TO DETAILS FOR ACTUAL DIMENSIONS.
- THE DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS OR SKETCHES AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT AND THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- G.C. TO CONTACT & COORDINATE W/ LOCAL PEST TREATMENT COMPANY FOR ALL PRE-TREATMENT ON WALLS PRIOR TO CLOSE IN OF WALLS.
- PROVIDE 16 G.A. SHEET METAL BACKING UNDER & 3/8" TO EITHER SIDE OF HOODS (PLYWOOD NOT ALLOWED); COORDINATE LOCATIONS WITH KITCHEN SHEETS.
- G.C. TO ENSURE LEVEL SLAB FOR WALK-INS BEFORE INSTALLATION OF COOLER WALLS. LEVEL SLAB AS NECESSARY.
- REFER TO SOUND SYSTEM DRAWINGS FOR SPEAKER, BLOCKING LOCATIONS, AND DETAILS.

WALL LEGEND

	INSULATED WALL
	NON-INSULATED WALL
	LOW HEIGHT PARTITION
	LOW HEIGHT PARTITION WITH SCREEN
	CMU WALL (CONCRETE MASONRY UNIT)
	LOCATION OF WALL BRACING REFER TO S-SHEETS

KEYNOTES

1.3	HOST STAND, REFER TO E-SHEETS FOR POWER INFORMATION
1.20	FIRE RISER, REFER TO MEP-SHEETS
1.26	EMPLOYEE LOCKERS
1.34	TANKLESS WATER HEATER EQUIPMENT, REFER TO P-SHEETS FOR FURTHER INFORMATION
1.35	IN-WALL DOWNSPOUT AND OVERFLOW, REFER TO P-SHEETS
1.36	RITI TANK, REFER TO K-SHEETS

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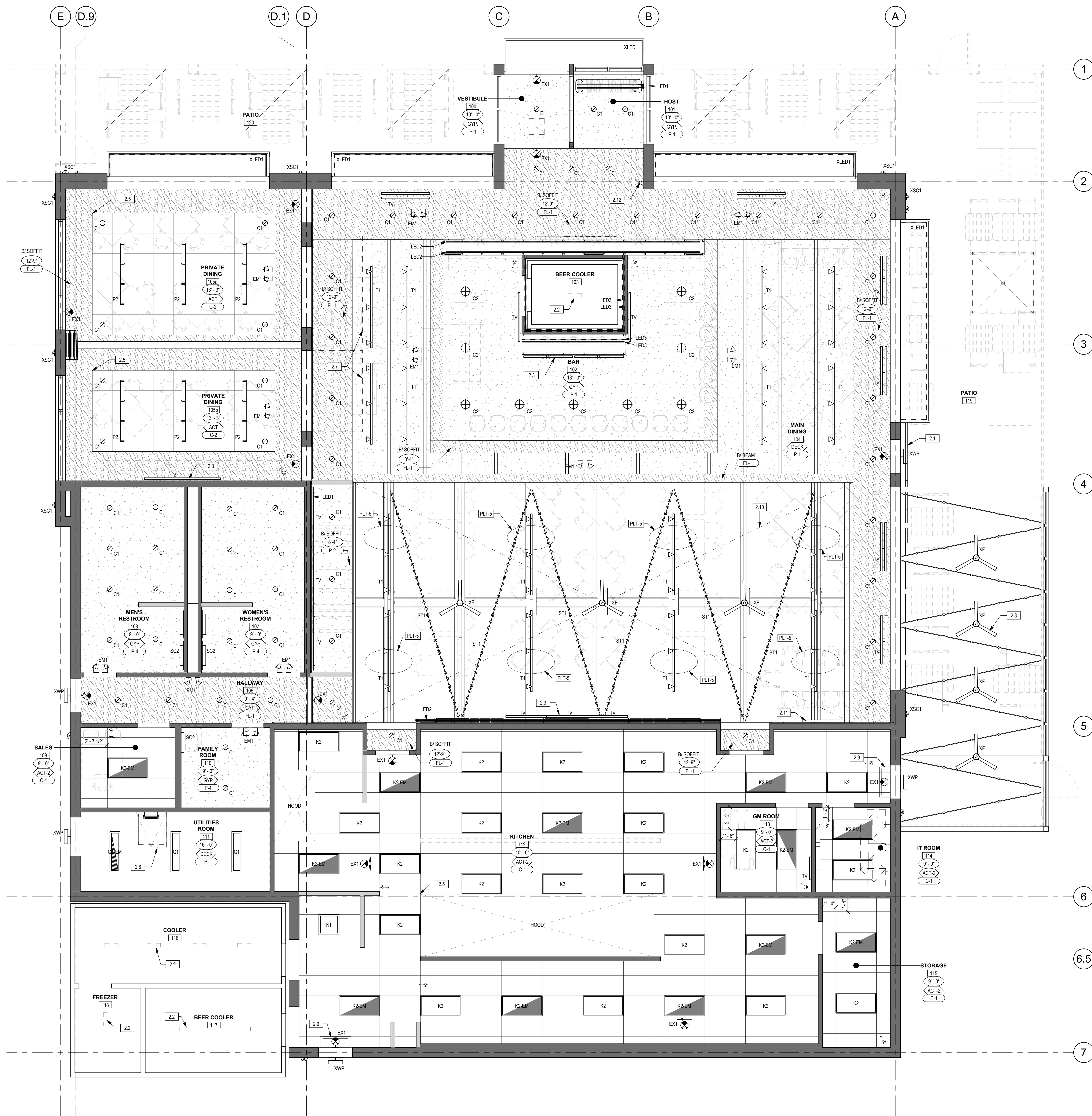
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Drawing Title
FLOOR PLAN

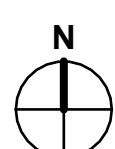
Job No. 255934	Drawn NCK
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Sheet No.
A1.1



1 REFLECTED CEILING PLAN



GENERAL NOTES

2. ALIGN ALL FIXTURES IN BOTH DIRECTIONS, UNLESS NOTED OTHERWISE.
3. SUBMIT ALL FIXTURE OUTS TO ARCHITECT FOR APPROVAL.
4. ALL ACCESS PANELS IN GYP. BD. CEILING TO BE COORDINATED w/ ARCHITECT. PROPOSED LOCATIONS TO BE LOCATED ON DRAWINGS & EMAILED TO ARCHITECT FOR REVIEW AND APPROVAL. G.C. TO PROVIDE (ALLOW TWO (2) BUSINESS DAYS(48 HOURS) FOR RESPONSE. G.C. TO COORDINATE (ACCESS PANELS AS PART OF SCOPE OF WORK. ACCESS PANELS IN PUBLIC GYP. BD TO BE GRG TYPE.
5. E.O. TO VERIFY ALL LOCATIONS OF WALL MOUNTED J-BOXES FOR SCONCES AND CLOUT KUTTERS w/ ARCHITECT & OWNER PRIOR TO INSTALLATION.
6. SEE FIRE PROTECTION SHEETS FOR SPRINKLER FIRE PROTECTION SYSTEM REQUIREMENTS.
 - A. GYP. BD. CEILINGS AT PUBLIC AREAS - RECESSED HEDS WITH FLUSH COVER PLATES CULSTING FUSED IN THE MANUFACTURERS SHOP TO MEET CODE REQUIREMENTS OF AUTHORITY HAVING JURISDICTION.
 - B. WHEN ALUM. IN CEILINGS - SEMI-RECESSED HEDS WITH CHROME ESCUTCHEONS
 - C. OPEN CEILINGS - BRASS UPSHOTS
7. CENTER ALL SPRINKLER HEADS IN TILES AT FRONT OF HOUSE. INFORM ARCHITECT IMMEDIATELY OF ANY CONFLICTS w/ LIGHTING, MECH. ETC. UNLESS NOTED OTHERWISE.
8. E.O. TO DIRECT LIGHTS (TRACK, MONO & RECESSED) TO ILLUMINATE CENTER OF ALL TABLES NECESSARY, AFTER TABLES ARE ASSEMBLED & LOCATED.
9. CEILING HEIGHTS GIVEN ARE FROM HEIGHT OF FINISH FLOOR BELOW. COORDINATE WITH INTERIOR ELEVATIONS.
10. G.C. TO INSTALL ALL OWNER SUPPLIED LIGHT FIXTURES.
11. G.C. TO COORDINATE OWNER SUPPLIED AUDIOVISUAL INSTALLATION AND WIRING.
12. G.C. TO PAINT ALL GYP. BD. CEILINGS AND SOFFITS AS NOTED.
13. ALL DEFUSERS IN LAY-IN CEILING AREA OF KITCHEN TO BE STANDARD WHITE ALUMINUM. ALL OTHER DEFUSERS, GRG IN GYP. BD. CEILING TO BE PRIMED & PAINTED TO MATCH ADJACENT CEILING FINISH.

RCP LEGEND

- | | |
|---|--|
|  | RETURN AIR GRILL. REFER TO M-SHEETS FOR MORE INFORMATION. PAINT TO MATCH ADJACENT SURFACE IN FRONT OF HOUSE. FACTORY WHITE IN BACK OF HOUSE |
|  | SUPPLY AIR GRILL. REFER TO M-SHEETS FOR MORE INFORMATION. PAINT TO MATCH ADJACENT SURFACE IN FRONT OF HOUSE. FACTORY WHITE IN BACK OF HOUSE |
|  | |
|  | |
|  | EXHAUST FAN, REFER TO M-SHEETS FOR MORE INFORMATION. PAINT TO MATCH ADJACENT SURFACE IN FRONT OF HOUSE. FACTORY WHITE IN BACK OF HOUSE |
|  | DENOTES SUBSTRATE:
GIP GYPSUM BOARD
MR MOISTURE RESISTANT GYPSUM BOARD
PWD FIRE TREATED PLYWOOD
EG EXTERIOR GRADE GYPSUM BOARD
OTA OVER |
|  | CEILING HEIGHT ABOVE FINISH FLOOR |
|  | CEILING FINISH, REFER TO FINISH SCHEDULE |
|  | CEILING GRID START POINT |

KEYNOTES

- | | |
|------|---|
| 2.1 | EXTERIOR/INTERIOR SIGNAGE BY SIGNAGE CONTRACTOR, SHOW DASHED, REFER TO ELEVATIONS, G.C. TO COORDINATE AND PROVIDE BLOCKING AND PRIMARY POWER AS REQUIRED, REFER TO E-SHEETS FOR POWER, REFER TO SIGNAGE SHOP DRAWINGS FOR EXACT SIZE AND LOCATION. |
| 2.2 | WALKIN CRAWLERS & FREEZER CEILING & LIGHTING BY KEO, REFER TO S-SHEETS E-T/S FOR EXACT SIZE AND LOCATION, AT-BLOCKING AS REQUIRED, REFER TO E-SHEETS |
| 2.3 | STARTING POINT OF A FULL SUSPENDED CEILING |
| 2.6 | ROOF ACCESS HATCH LOCATION |
| 2.7 | OVERHEAD DROD TRACK SHOW DASHED ABOVE, G.C. TO COORDINATE TRACK OVERLAPPING WITH |
| 2.8 | OUTDOOR PANS, G.C. TO PROVIDE POWER |
| 2.9 | AIR CURTAIN, REFER TO S-SHEETS |
| 2.10 | SKYLIGHT ABOVE |
| 2.11 | LETS MAKE FOUR DECISIONS - SIGNAGE BY SIGNAGE CONTRACTOR, SHOW DASHED, REFER TO ELEVATIONS, G.C. TO COORDINATE AND PROVIDE BLOCKING AND PRIMARY POWER AS REQUIRED, REFER TO S-SHEETS FOR POWER, REFER TO SIGNAGE SHOP DRAWINGS FOR EXACT SIZE AND LOCATION. |
| 2.12 | OWNER VENDOR SHALL FURNISH AND INSTALLED BY OWNER'S VENDOR, G.C. TO REF TO LOW VOLTAGE PLAN. |

LIGHT FIXTURE SCHEDULE

FIXTURE	DESCRIPTION	MANUFACTURER	MODEL	LAMP	LOCATION	WATTS	VOLTAGE	NOTES
C1	RECESSED DOWNLIGHT	CED DESIGN SOLUTIONS		INTEGRAL LED, 2700K, 1430LM, 45°, 90CRI	REFER TO RCP	16W	UNV	
C2	DECORATIVE PENDANT	CED DESIGN SOLUTIONS		INTEGRAL LED, 3000K, 814LM, 90CRI	REFER TO RCP	13W	UNV	
EM1	LED EMERGENCY LIGHTING	CED DESIGN SOLUTIONS			REFER TO RCP			WHITE FINISH
EX1	EXIT SIGN	CED DESIGN SOLUTIONS			REFER TO RCP			WHITE FINISH
G1	SUSPENDED LINEAR LED	CED DESIGN SOLUTIONS			REFER TO RCP			
G1-EM	SUSPENDED LINEAR LED	CED DESIGN SOLUTIONS			REFER TO RCP			
K1	2X2 RECESSED PANELS	CED DESIGN SOLUTIONS			REFER TO RCP			
K2	2X4 RECESSED PANELS	CED DESIGN SOLUTIONS			REFER TO RCP			
K2-EM	2X4 RECESSED PANELS	CED DESIGN SOLUTIONS			REFER TO RCP			
LED1	LINEAR TAPE	CED DESIGN SOLUTIONS		INTEGRAL LED, 2700K, 228LMFT, 100° 92CRI	REFER TO RCP	1.9W/FT	24VUNV	
LED2	CURVABLE VERTICAL DOT FREE LINEAR LED	CED DESIGN SOLUTIONS		INTEGRAL LED, 2700K, 180LMFT, 112° 92CRI	REFER TO RCP	2.74W/FT	24VUNV	
LED3	WET LISTED SURFACE MOUNT TAPE IN CHANNEL	CED DESIGN SOLUTIONS		INTEGRAL LED, 2700K, 222LMFT, 114° 92CRI	REFER TO RCP	2.8W/FT	24VUNV	
P2	DECORATIVE LINEAR PENDANT	CED DESIGN SOLUTIONS			REFER TO RCP			
SC2	DECORATIVE SCONCE	CED DESIGN SOLUTIONS			TOILET ROOMS			
ST1	FESTOON LIGHT STRING	CED DESIGN SOLUTIONS		G50 E26 LED LAMP, 2700K, 36LM	REFER TO RCP			
T1	TRACK ACCENT HEADS ON SINGLE CIRCUIT TRACK	CED DESIGN SOLUTIONS		INTEGRAL LED, 2700K, 1500LM, 40°, 90CRI	REFER TO RCP	16W	UNV	
TV		<varies>						
XC1	EXTERIOR RECESSED DOWNLIGHT	CED DESIGN SOLUTIONS						BLACK FINISH
XF	SIMPLE 44" CEILING FAN COAL FINISH 3-BLADE CEILING FAN	MINIKA AIRE						
XLED1	EXTERIOR WET LISTED LINEAR LED	CED DESIGN SOLUTIONS		INTEGRAL LED, 3000K, 267LMFT, 112°, 92CRI	REFER TO RCP AND EXTERIOR ELEVATIONS	3.5W/FT	24VUNV	
XSC1	DECORATIVE EXTERIOR WALL SCONCE	CED DESIGN SOLUTIONS			REFER TO RCP AND EXTERIOR ELEVATIONS			
XT1	EXTERIOR RATED FESTOON LIGHT STRING	CED DESIGN SOLUTIONS		G50 E26 LED LAMP, 2700K, 36LM	REFER TO RCP AND EXTERIOR ELEVATIONS	30W	120V	
XWP	WALL PACK	CED DESIGN SOLUTIONS			REFER TO RCP AND EXTERIOR ELEVATIONS			

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ARIA GROUP ARCHITECTS, INC.

Fatpour
TAP WORKS
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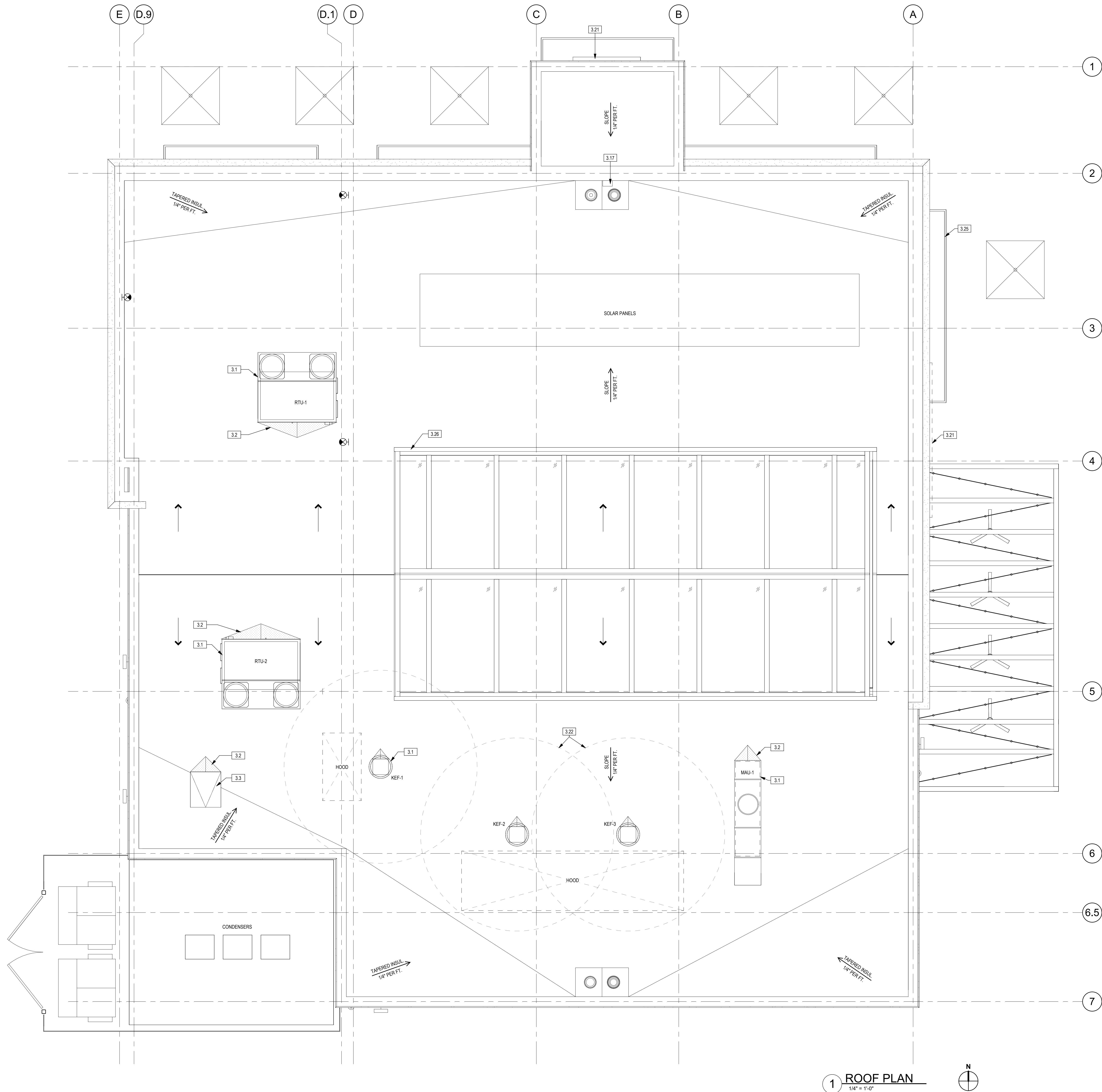
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255934	NCK

Scale	Date
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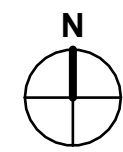
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1 ROOF PLAN
1/4" = 1'-0"



GENERAL NOTES

- ALL ROOF TOP MECHANICAL EQUIPMENT, PLUMBING AND ELECTRICAL TO HAVE PHENOLIC LABELS.
- EXHAUST FANS MUST BE LOCATED TO MAINTAIN REQUIRED CLEARANCES FROM RTU INTAKES PER CODE. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
- MAKE-UP AIR & COOKLINE HOOD EXHAUST ARE ELECTRICALLY INTERLOCKED. REFER TO E-SHEETS FOR DETAILS.
- PROVIDE GALVANIZED CRICKETS FOR PROPER DRAINAGE AT ALL ROOF TOP EQUIPMENT OR PENETRATIONS.
- REFER TO M-SHEETS FOR HVAC UNITS.
- ALL EQUIPMENT ON ROOF TO BE MOUNTED ON CURBS AND PROPERLY FLASHED PER EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.
- ROOF WALKWAY PADS TO BE PROVIDED BY THE ROOFING CONTRACTOR AS REQUIRED TO PROVIDE A DIRECT PATH TO THE MAINTENANCE SIDE OF ALL ROOF TOP MECHANICAL EQUIPMENT.

SYMBOL LEGEND

	ROOF DRAIN, SUMP AREA AND OVERFLOW DRAIN
	HATCH: TAPERED INSULATION
	DIRECTION OF SLOPE SLOPE = 1/4" = 1'-0" MIN. UNO.

KEYNOTES

3.1	MECHANICAL EQUIPMENT. REFER TO M-SHEETS.
3.2	CRICKET AT ROOF CURB
3.3	ROOF HATCH
3.17	THRU-WALL OVERFLOW WITH SCUPPER. FABRICATED IN ACCORDANCE WITH SMACNA STANDARDS. ALL FASTENERS TO BE HIDDEN WHERE POSSIBLE.
3.21	EXTERIOR SIGNAGE BY OWNER. REFER TO E-SHEETS
3.22	DASH LINE REPRESENTS MECHANICAL EQUIPMENT CLEARANCE
3.25	METAL CANOPY BELOW
3.26	SKYLIGHT BY KALLIWALL

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ROOF PLAN

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Scale

As indicated

Date

09/24/2025

Sheet No.

A3.1

1. VERIFY ALL EXTERIOR DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WINDOW & DOOR OPENINGS TO BE FULLY FLASHED WITH SELF-ADHERING, SELF-HEALING ICE & WATER SHIELD.
3. T = TEMPERED GLASS AS INDICATED ON ELEVATION OR DOOR/WINDOW/STOREFRONT SCHEDULE IF APPLICABLE.



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REVISIONS		

Drawing Title

EXTERIOR
ELEVATIONS

Job No. 255934	Drawn NCK
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Scale	Date
As indicated	09/24/2025

Sheet No.

A4.1

1. VERIFY ALL EXTERIOR DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL WINDOW & DOOR OPENINGS TO BE FULLY FLASHED WITH SELF-ADHERING, SELF-HEALING ICE & WATER SHIELD.
3. T = TEMPERED GLASS AS INDICATED ON ELEVATION OR DOOR/WINDOW/STOREFRONT SCHEDULE IF APPLICABLE.

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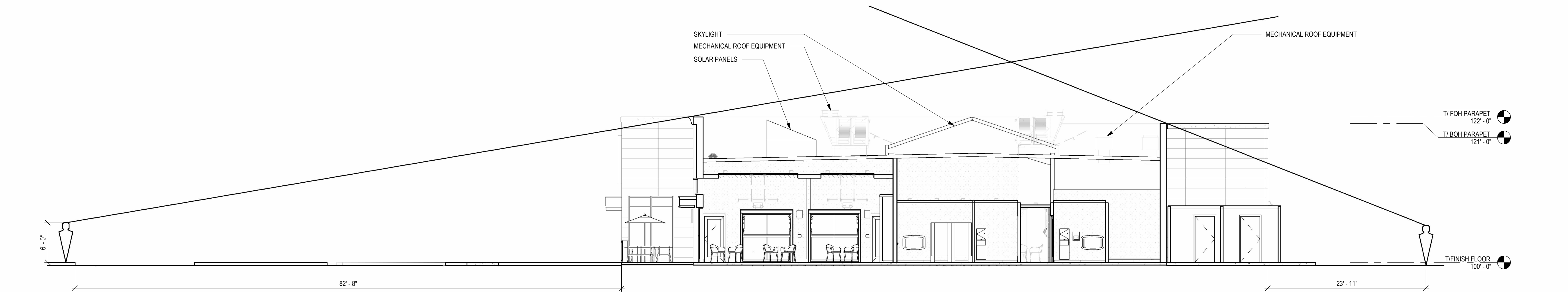
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REVISIONS		

Drawing Title
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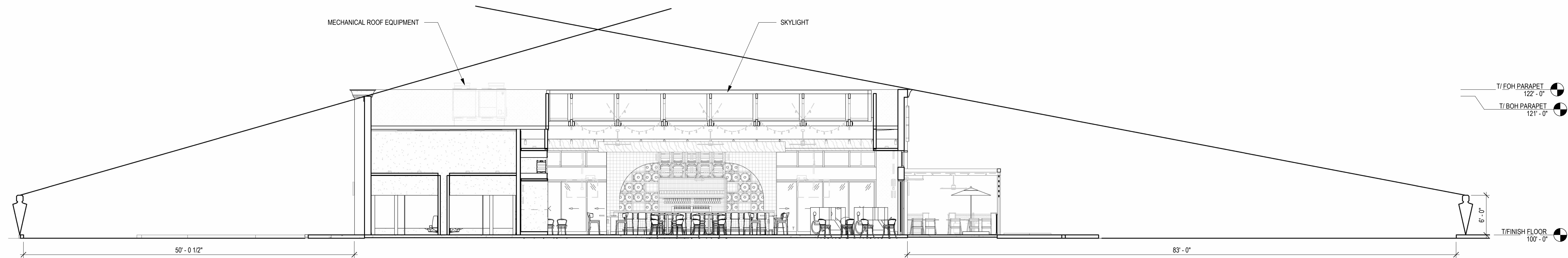
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Scale 1/8" = 1'-0"	Date 09/24/2025
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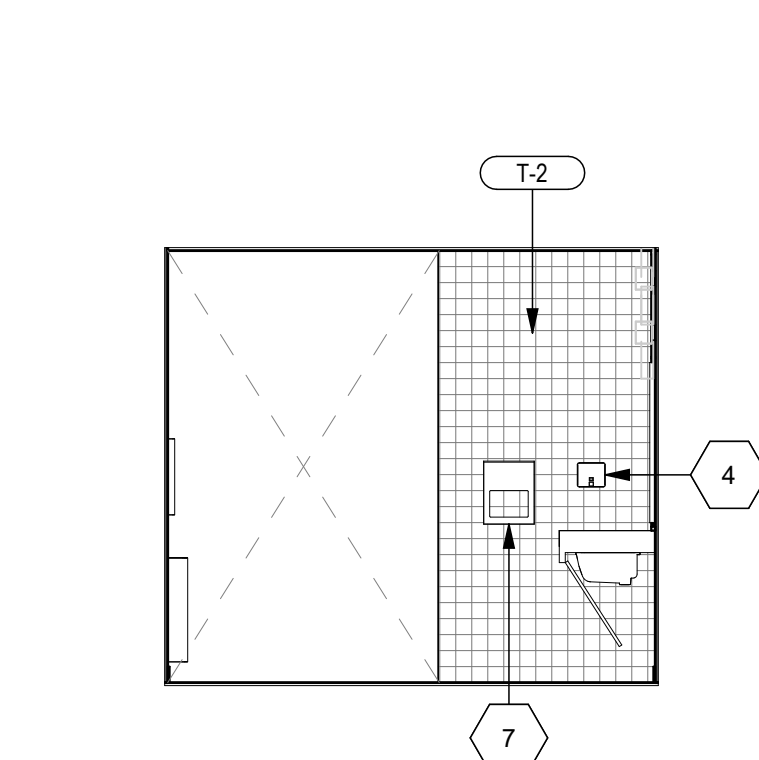
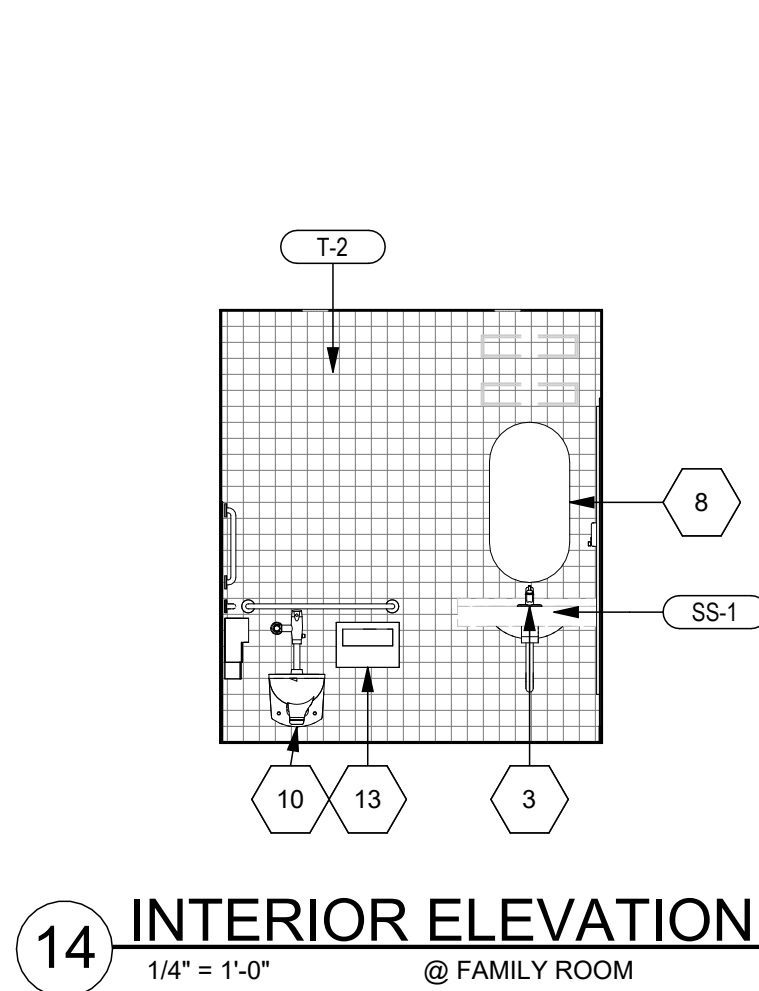
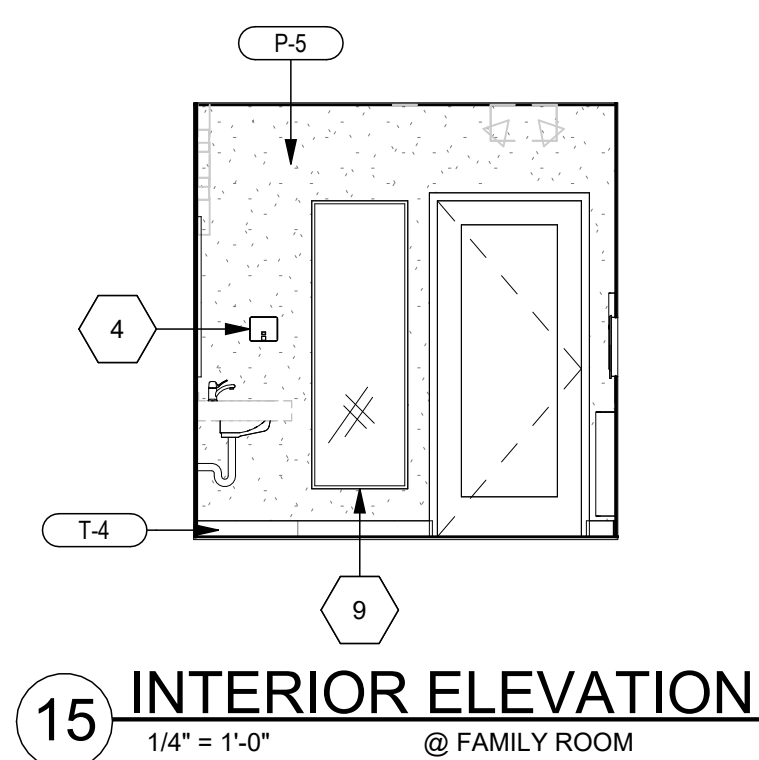
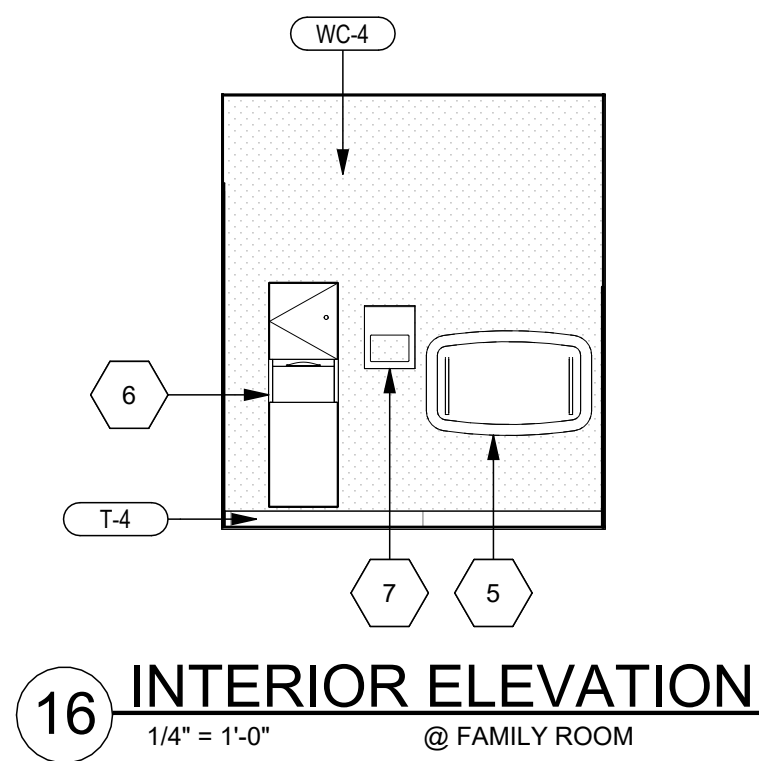


BB BUILDING SECTION BB
1/8" = 1'-0" NORTH/SOUTH

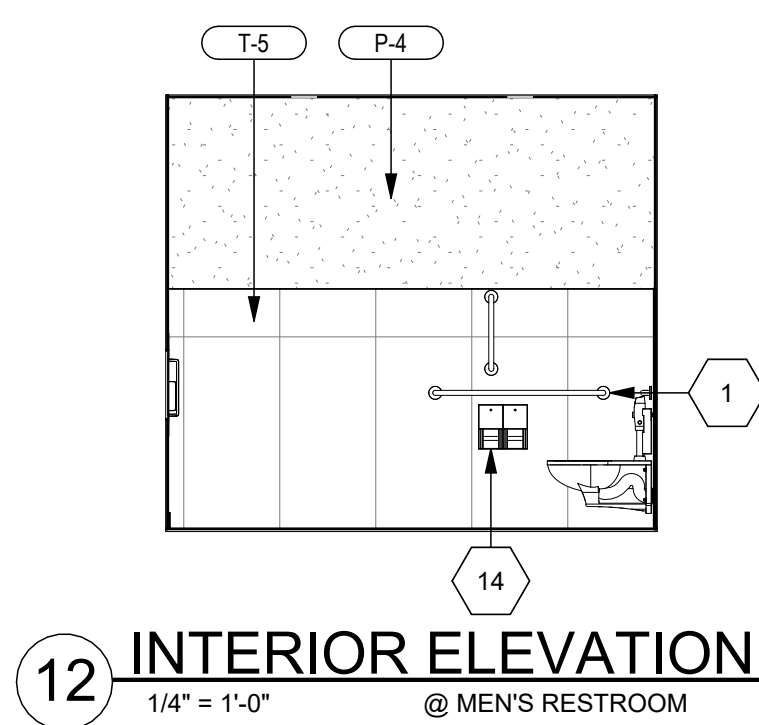


AA BUILDING SECTION AA
1/8" = 1'-0" EAST/WEST

17 INTERIOR ELEVATION
1/4" = 1'-0"
@ FAMILY ROOM

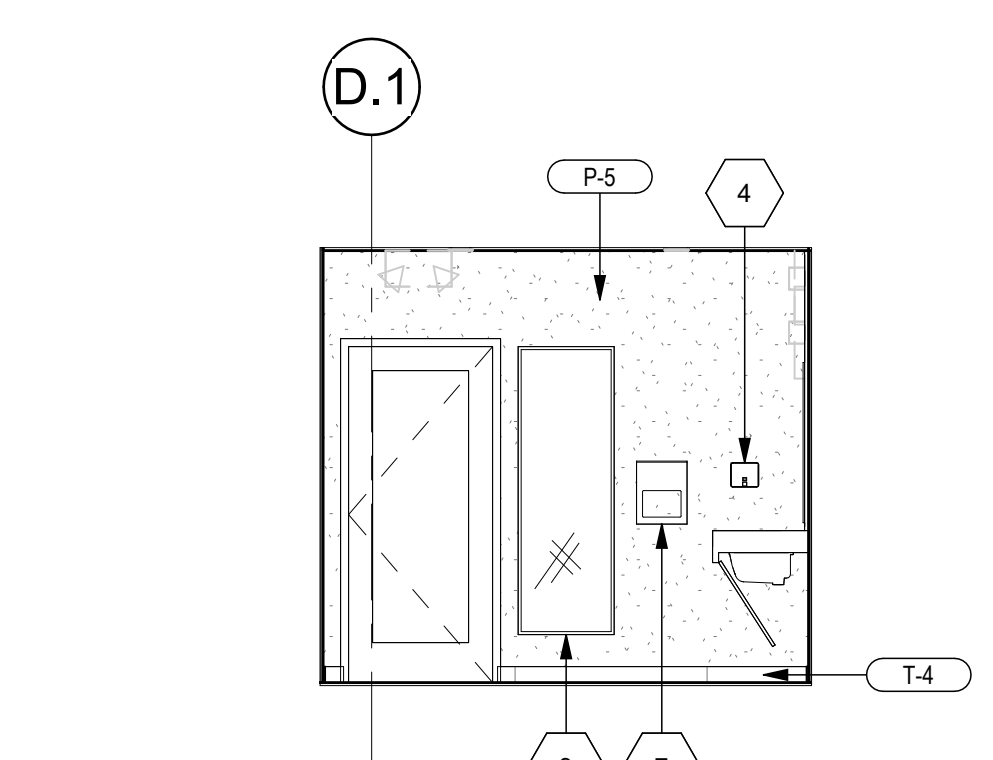
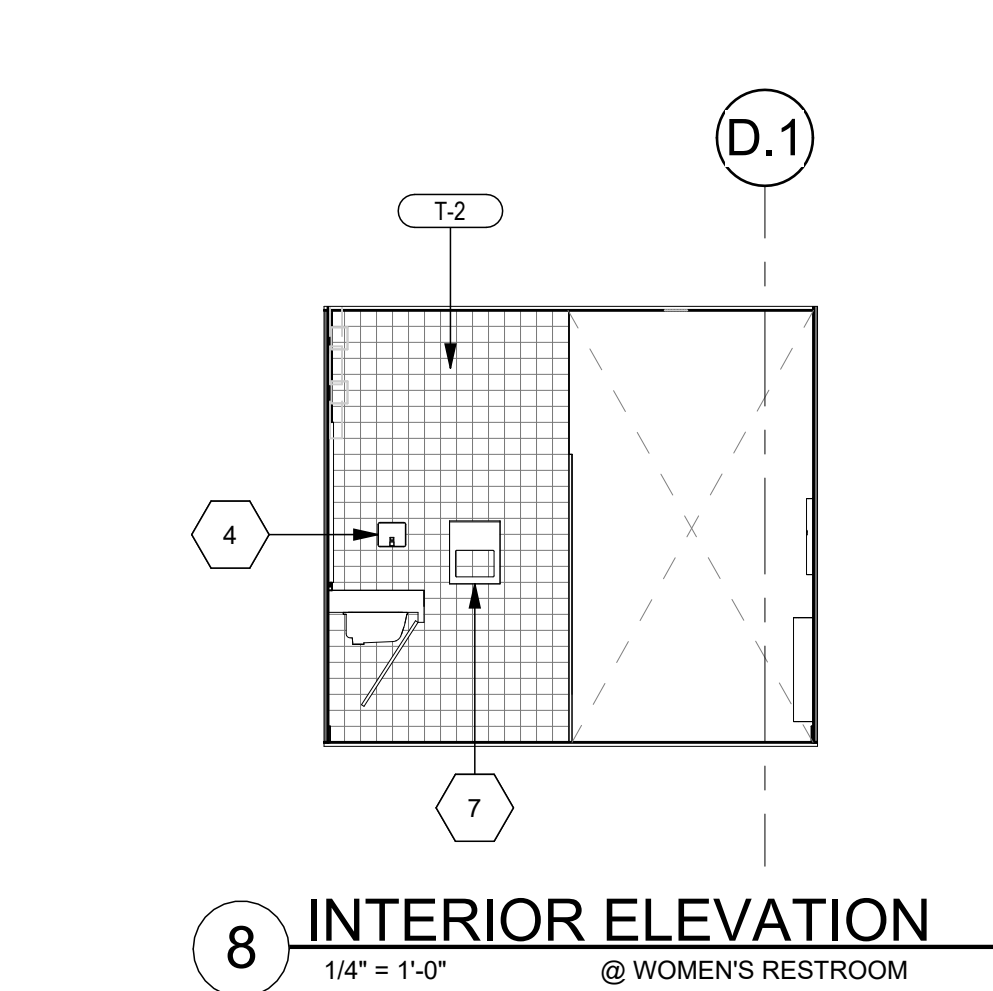
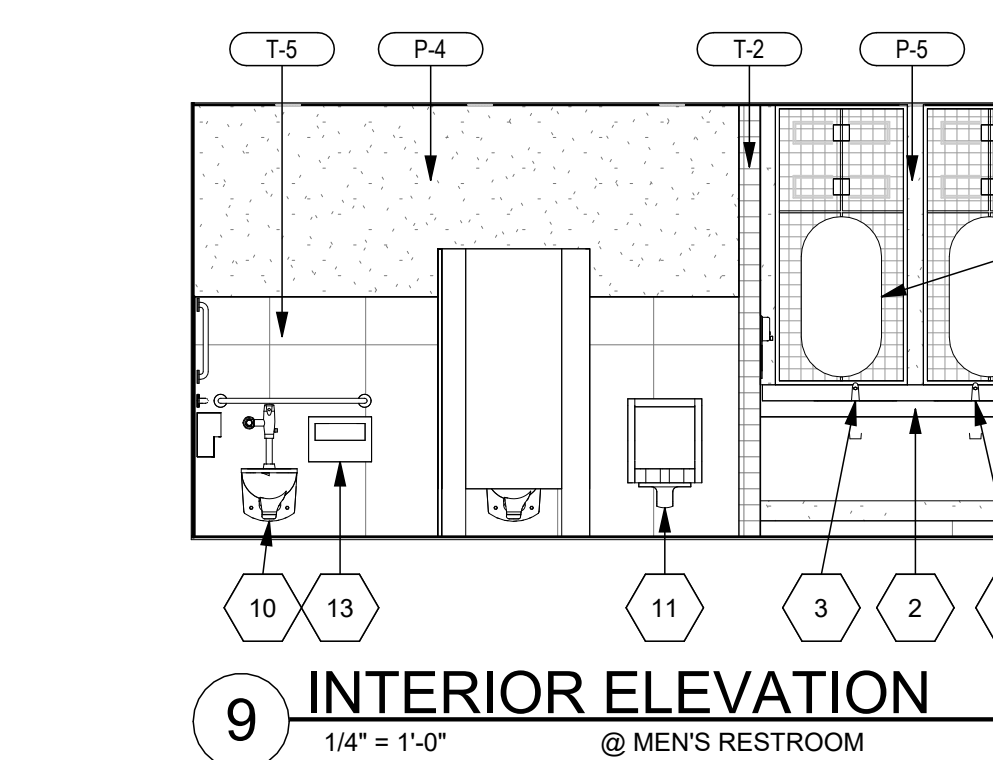
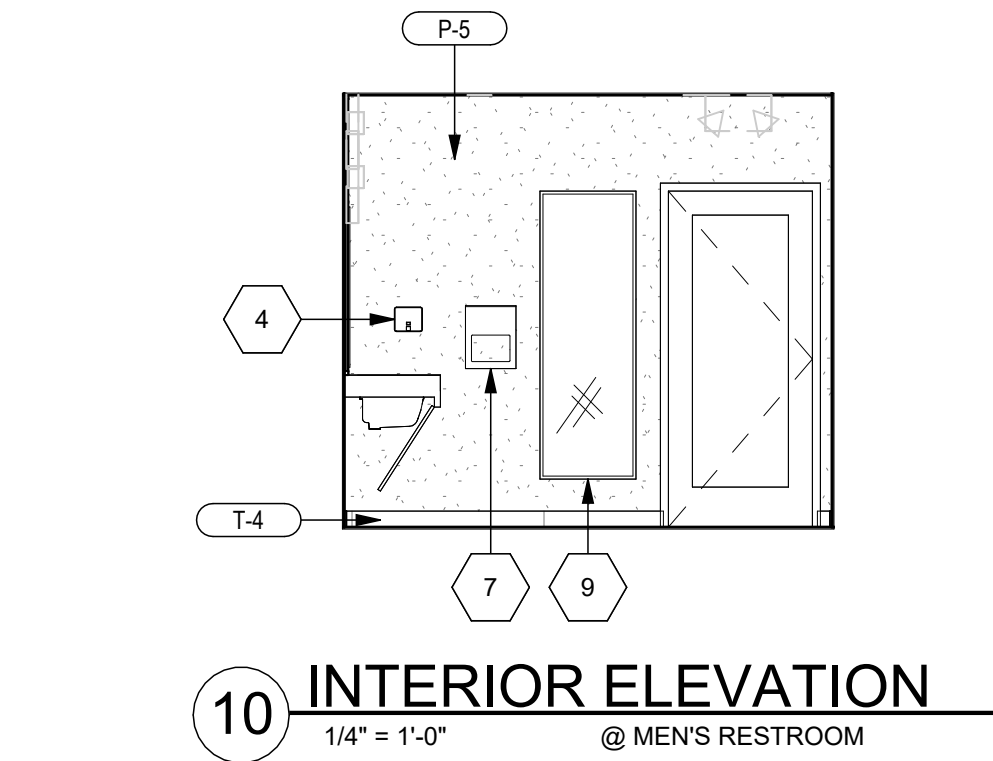


13 INTERIOR ELEVATION
1/4" = 1'-0"
@ MEN'S RESTROOM

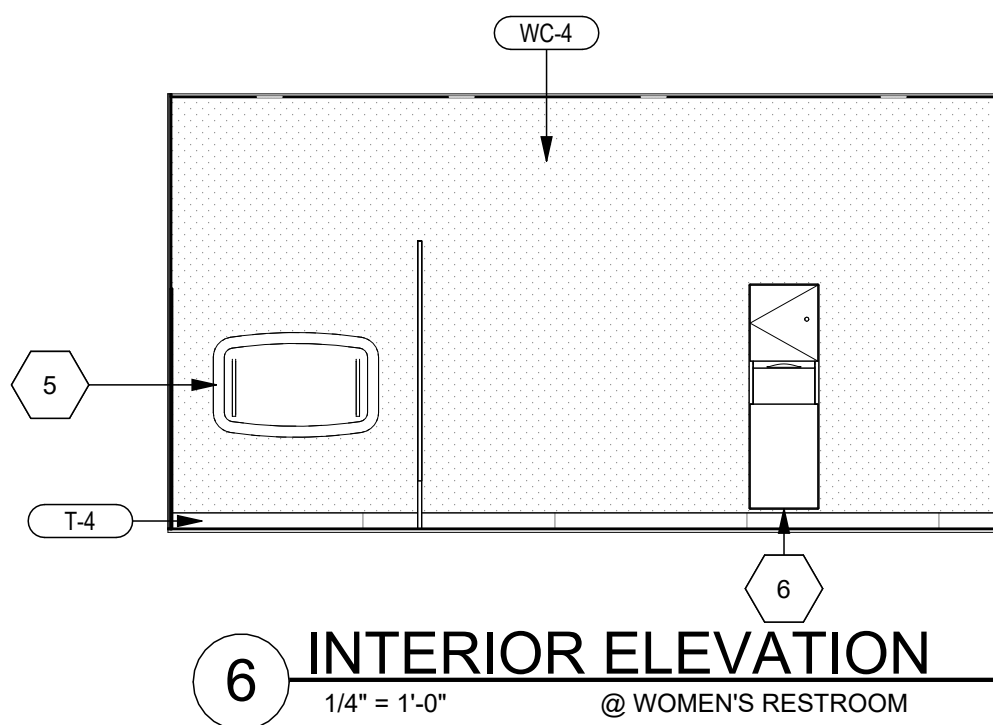


12 INTERIOR ELEVATION
1/4" = 1'-0"
@ MEN'S RESTROOM

11 INTERIOR ELEVATION
1/4" = 1'-0"
@ MEN'S RESTROOM

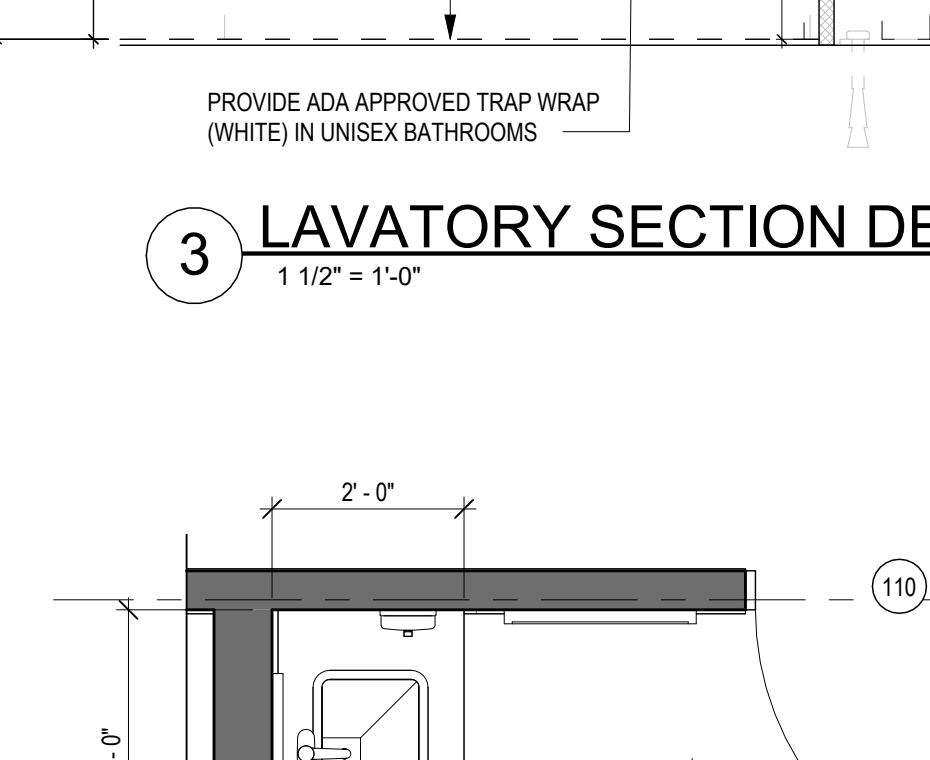
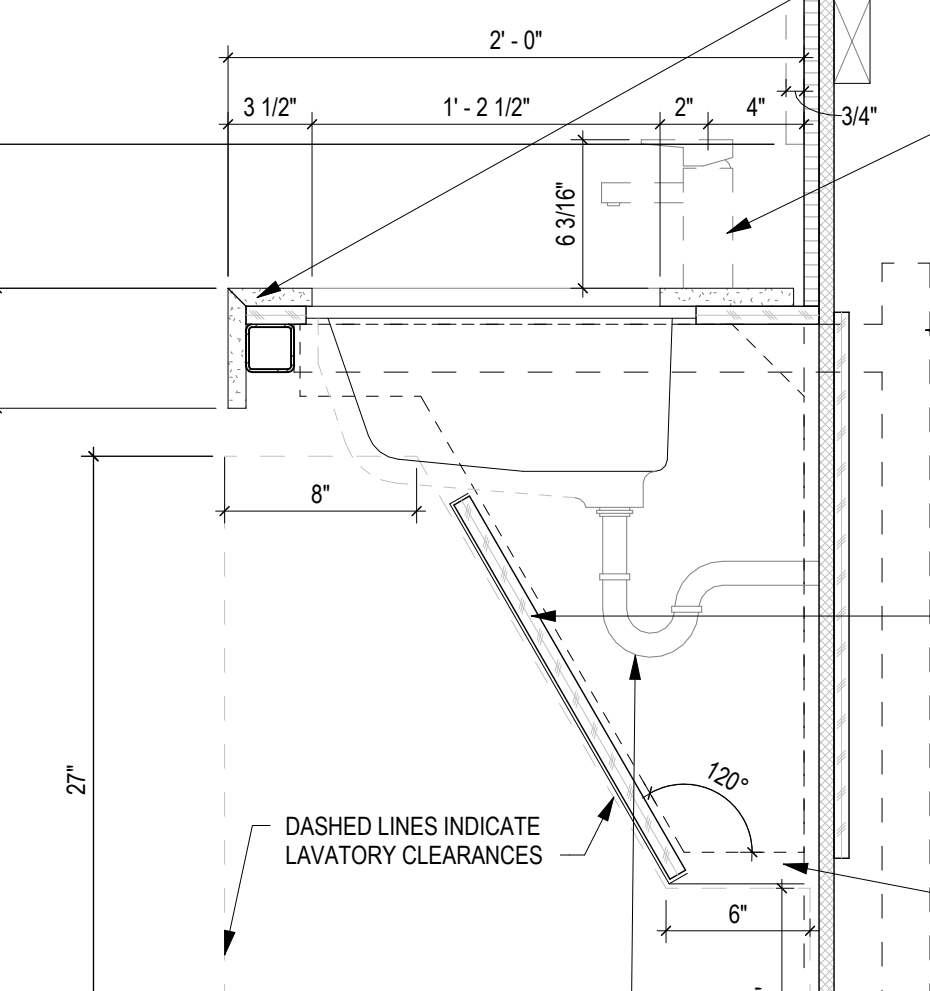
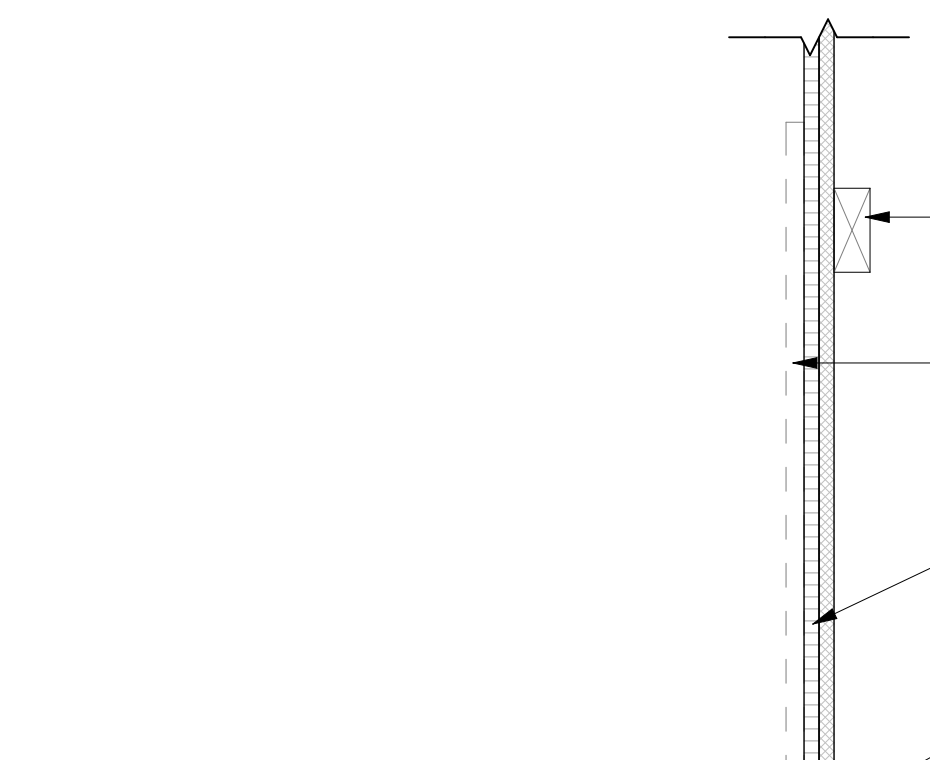
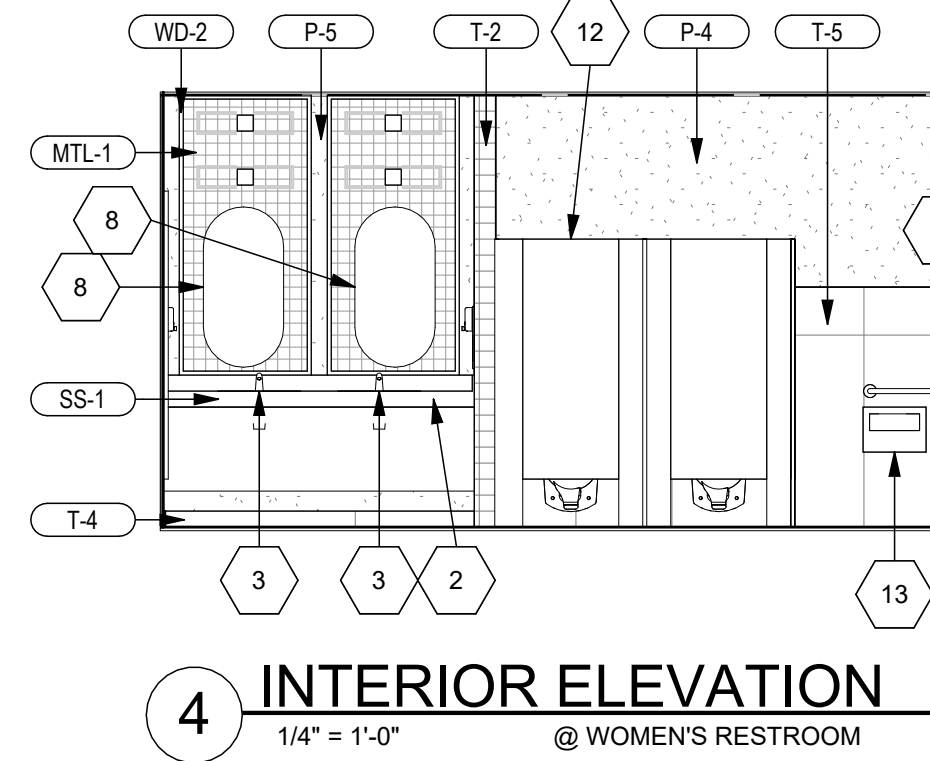


7 INTERIOR ELEVATION
1/4" = 1'-0"
@ WOMEN'S RESTROOM

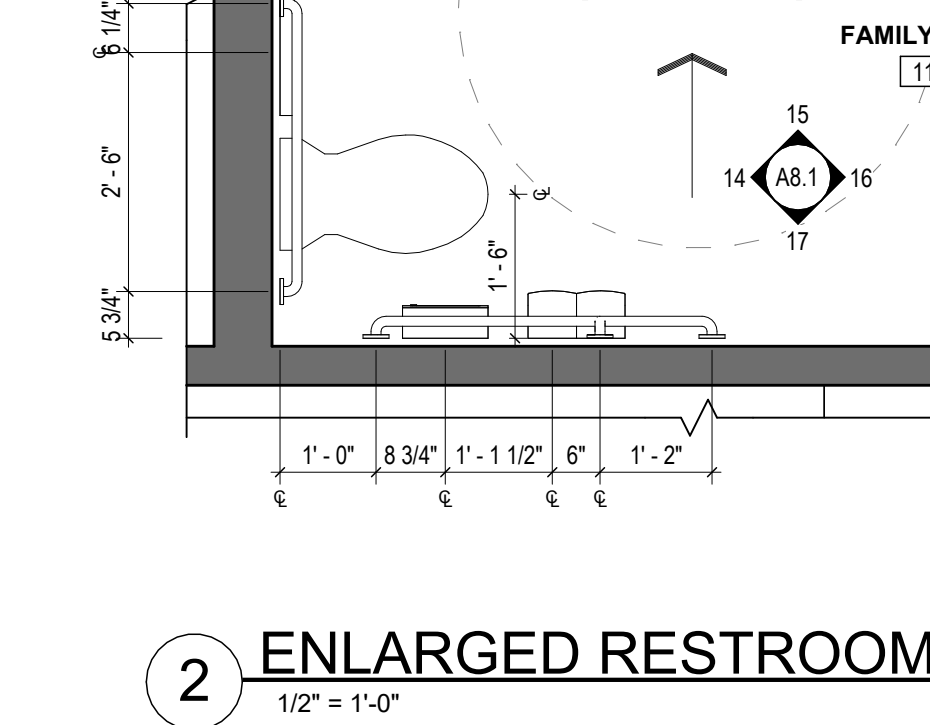


6 INTERIOR ELEVATION
1/4" = 1'-0"
@ WOMEN'S RESTROOM

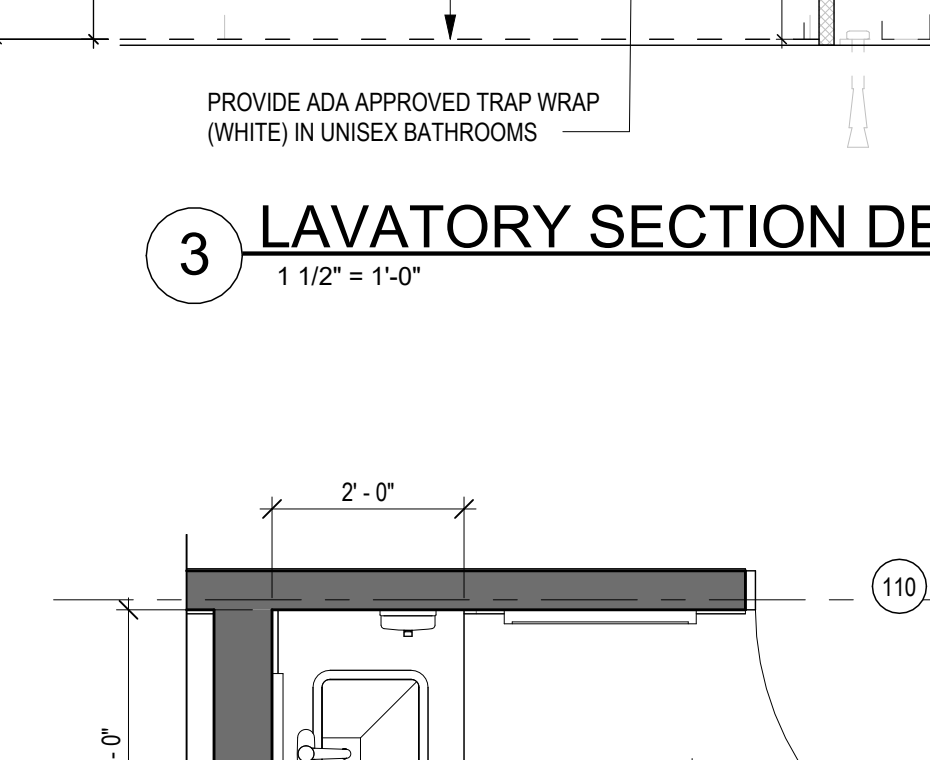
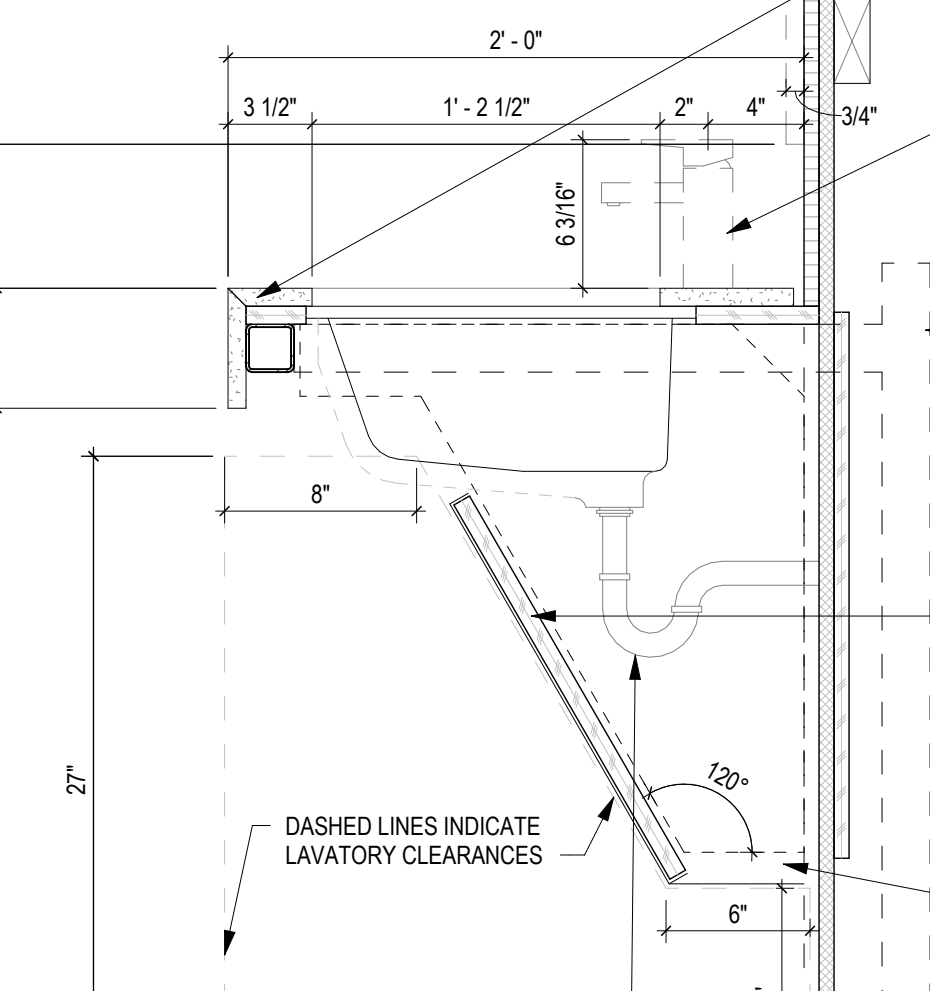
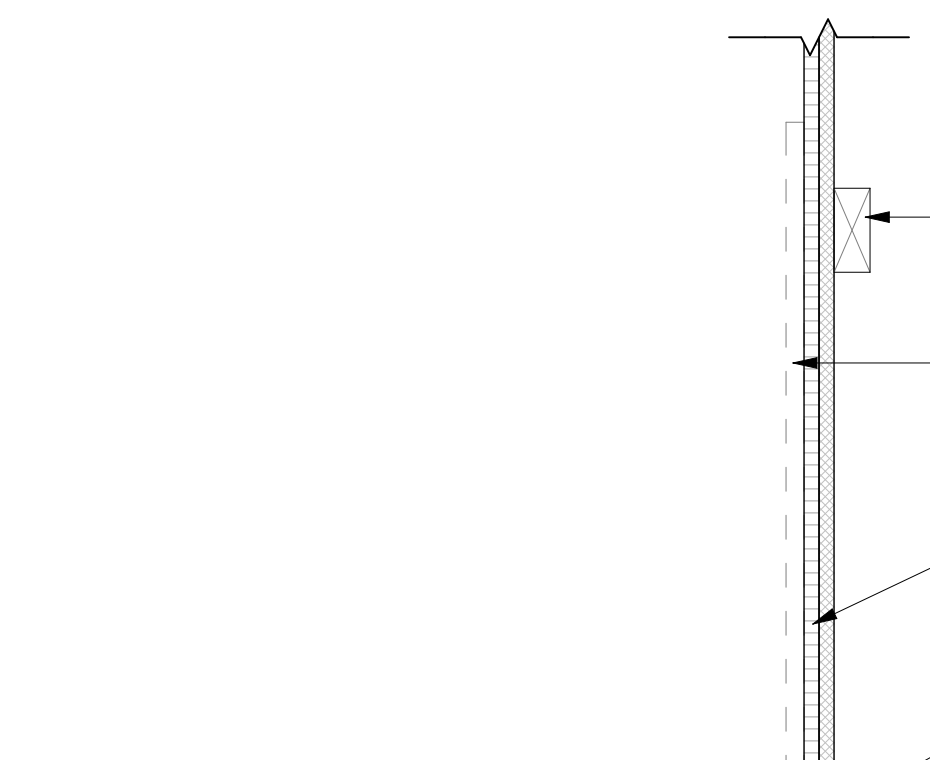
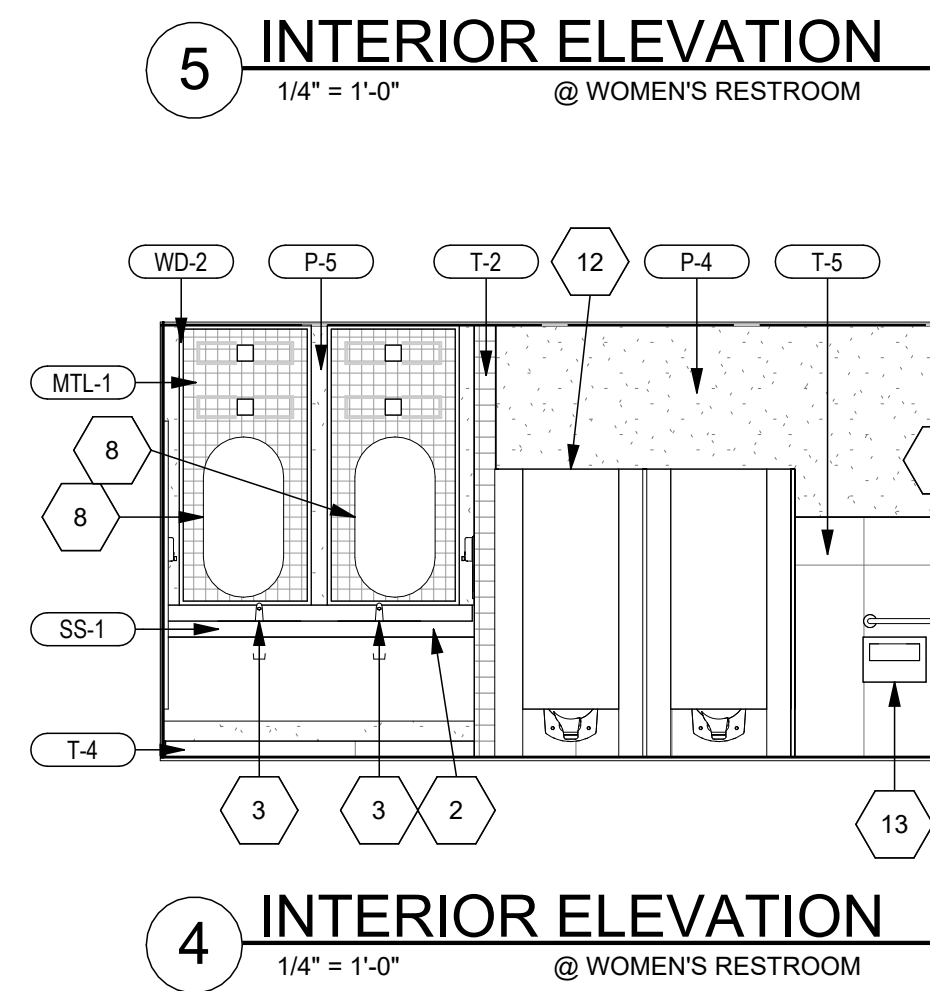
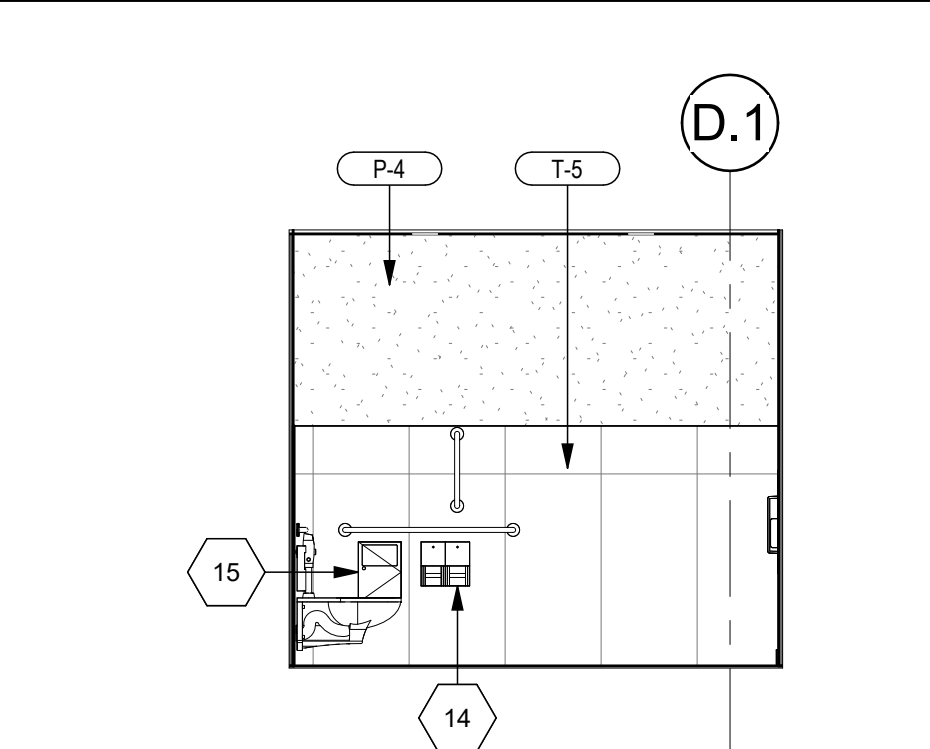
5 INTERIOR ELEVATION
1/4" = 1'-0"
@ WOMEN'S RESTROOM



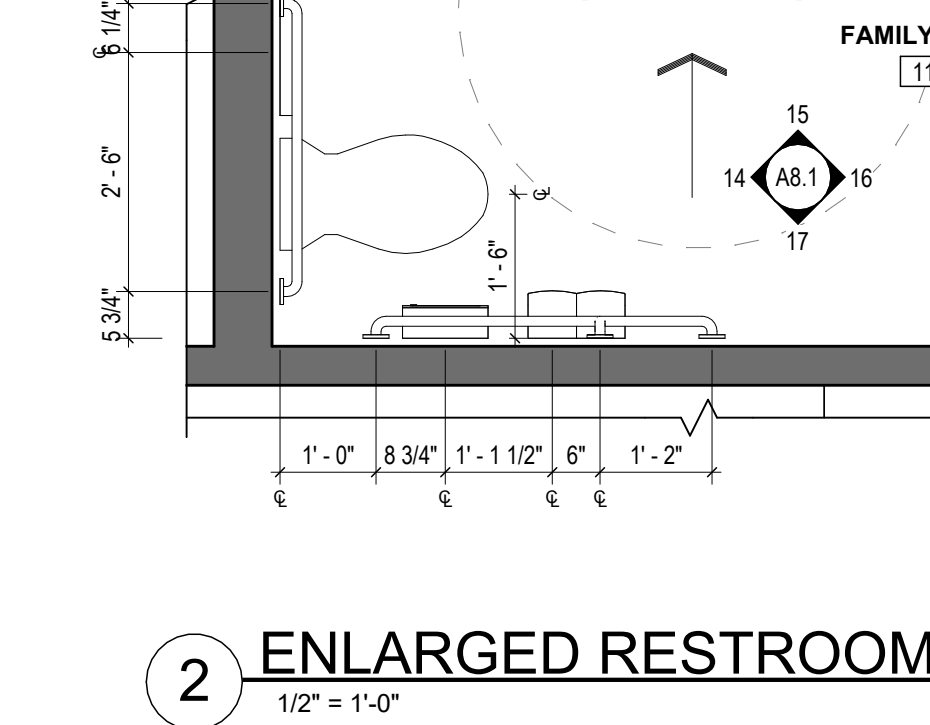
4 INTERIOR ELEVATION
1/4" = 1'-0"
@ WOMEN'S RESTROOM



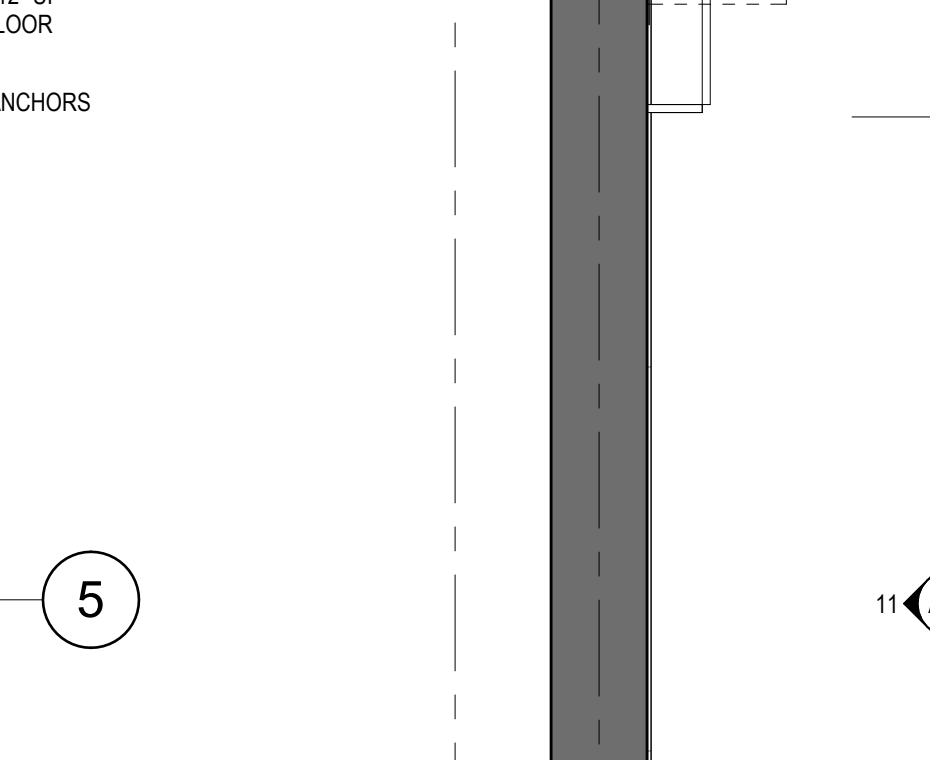
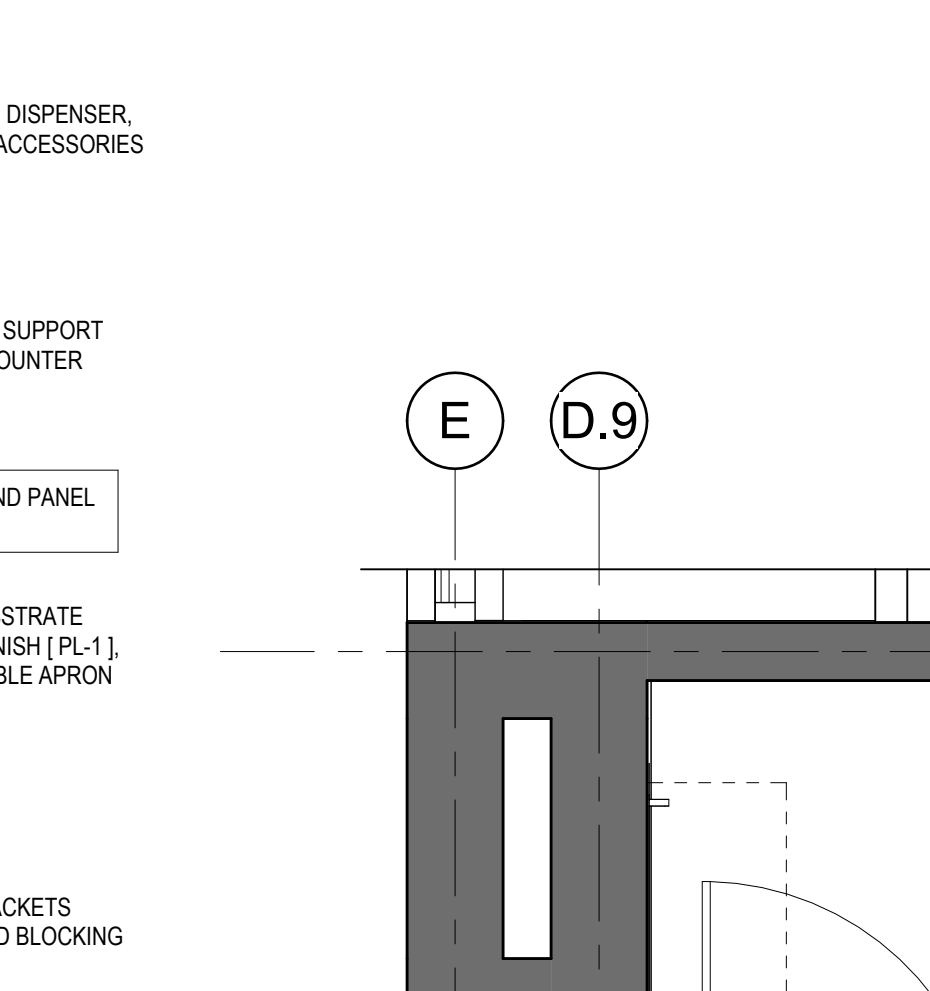
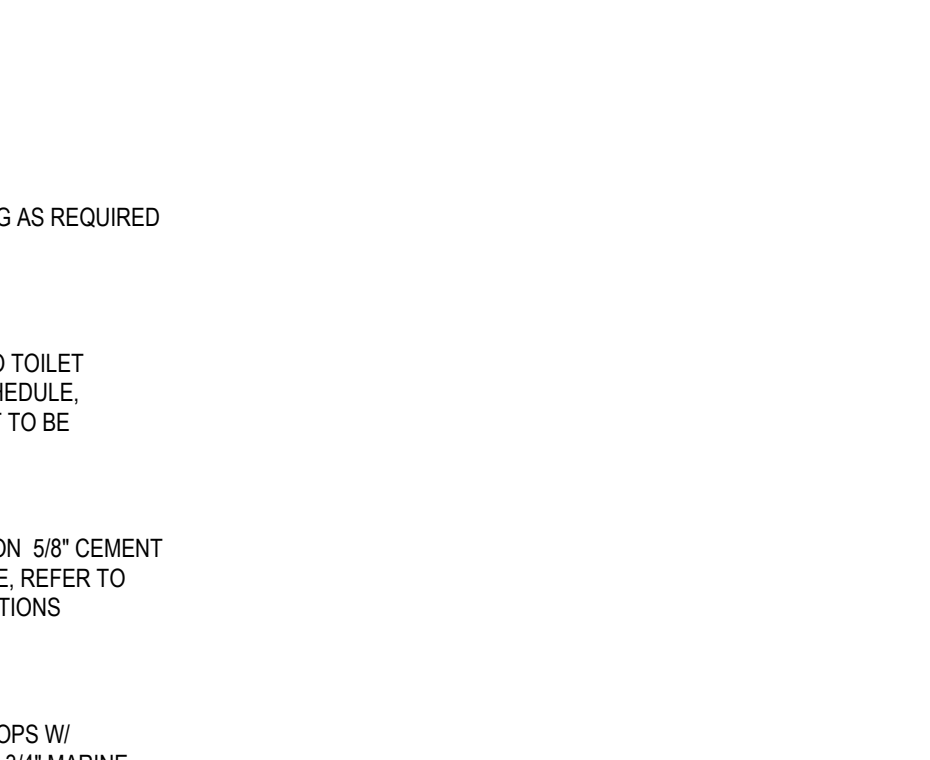
3 LAVATORY SECTION DETAIL
1 1/2" = 1'-0"



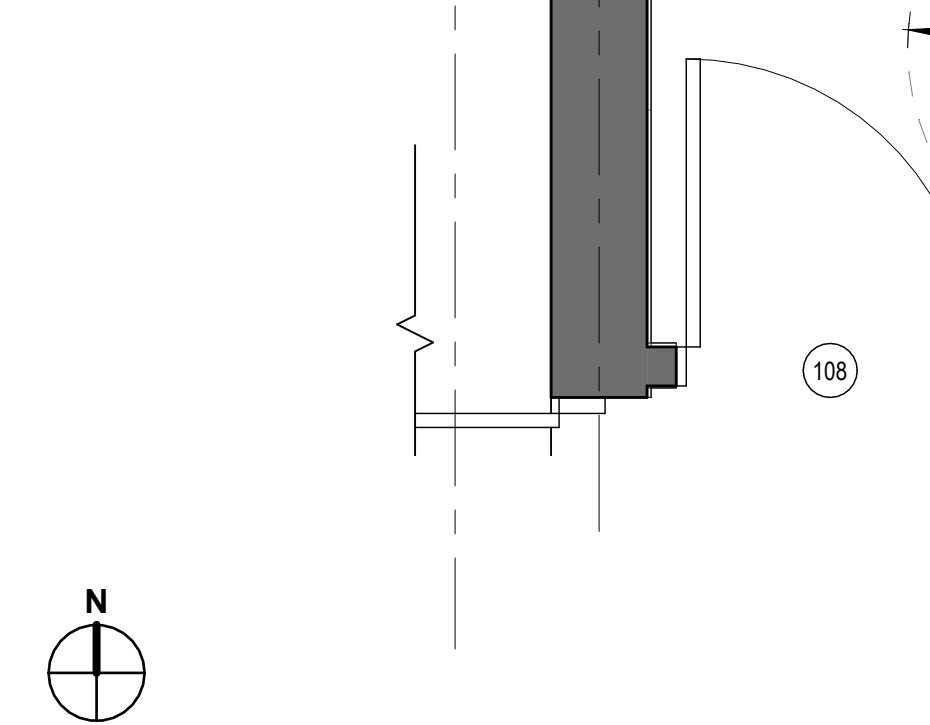
3 LAVATORY SECTION DETAIL
1 1/2" = 1'-0"



3 LAVATORY SECTION DETAIL
1 1/2" = 1'-0"



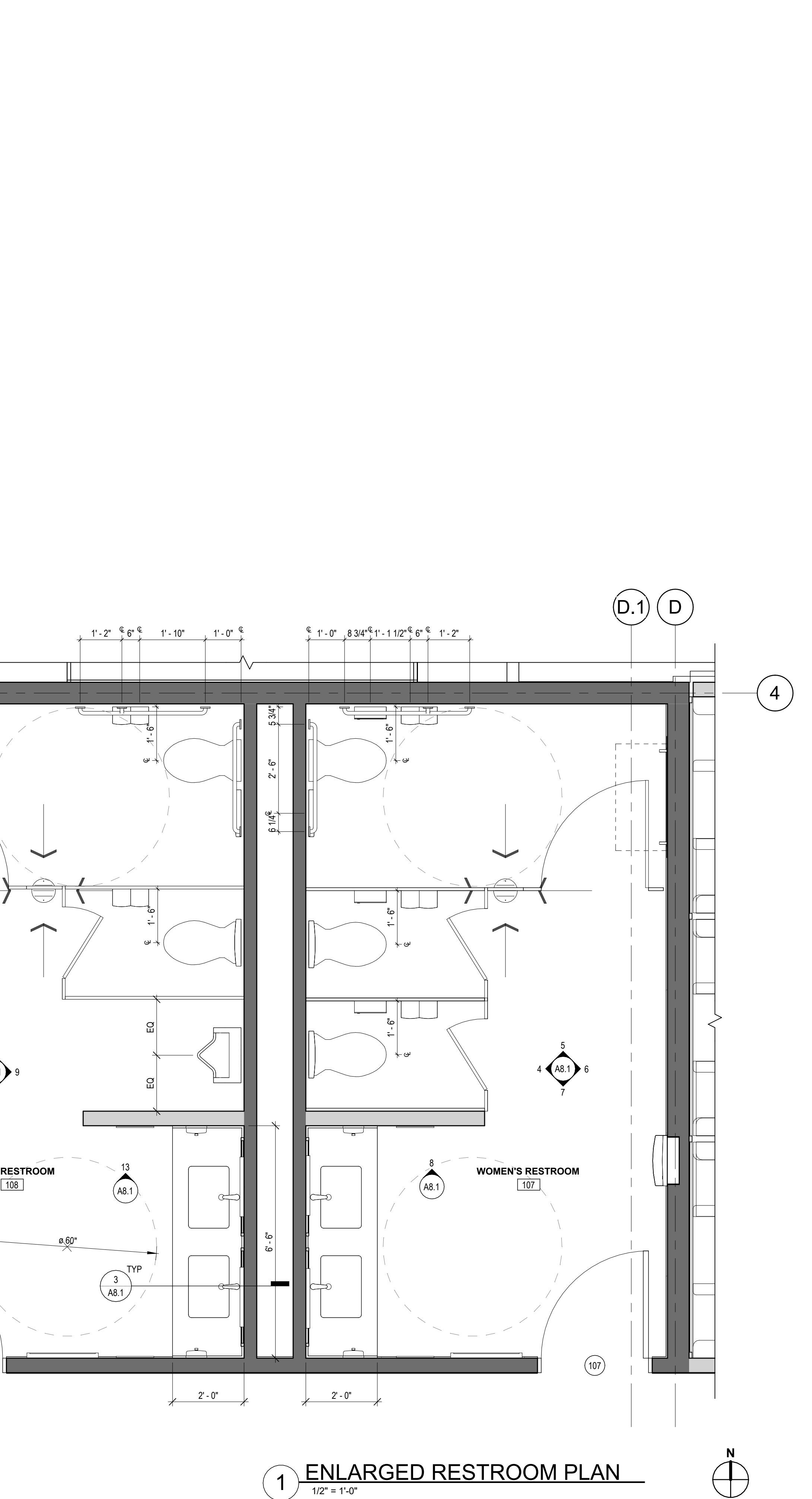
5 ENLARGED RESTROOM PLAN
1/2" = 1'-0"



5 ENLARGED RESTROOM PLAN
1/2" = 1'-0"

- GENERAL NOTES**
- NO SUBSTITUTIONS
 - REFER TO GENERAL ACCESSIBILITY DETAILS FOR ALL ACCESSIBLE MOUNTING HEIGHT REQUIREMENTS
 - GENERAL CONTRACTOR TO ENSURE THAT FLUSH VALVES DO NOT CONFLICT WITH GRAB BAR LOCATIONS
 - TOILET PARTITION STALL DOOR JOINTS ARE NOT TO EXCEED 1/4"
 - TOILET AND URINAL PARTITION GAPS AT WALLS ARE NOT TO BE LARGER THAN 3/4"
 - FIELD CONDITIONS TO BE VERIFIED AND SHOP DRAWINGS ARE TO BE PROVIDED BEFORE ANY FABRICATION TAKES PLACE. ANY ERRORS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - VERIFY PRODUCTS TO BE USED IN TOILET ROOMS WITH OWNER VENDOR. DO NOT COMMENCE ROUGH-INS WITHOUT COMPLETE CUT-SHEETS.

PLUMBING ACCESSORIES						
MARK	DESCRIPTION	MANUFACTURER	GROUP/MODEL	FINISH	MOUNTING	REMARKS
1	42" HORIZONTAL GRAB BAR @ SIDE 36" HORIZONTAL GRAB BAR @ BACK 18" VERTICAL GRAB BAR @ SIDE	BOBRICK	SERIES B-5806 #B-5806X42, #B-5806X36, #B-5806X18	STAINLESS STEEL	SURFACE	PROVIDED AND INSTALLED BY G.C.
2	LAVATORY	AMERICAN STANDARD	B-8892	WHITE	UNDERMOUNTED	PROVIDED AND INSTALLED BY G.C.
3	WATER FACUET	BOBRICK	B-4112	MATTE BLACK	SURFACE	PROVIDED AND INSTALLED BY G.C.
4	SOAP DISPENSER	AMERICAN SPECIALTIES	-	STAINLESS STEEL	SURFACE	PROVIDED AND INSTALLED BY G.C.
5	BABY CHANGING STATION - HORIZONTAL	AMERICAN SPECIALTIES	-	MATTE BLACK	RECESSED	PROVIDED AND INSTALLED BY G.C.
6	PAPER TOWEL DISPENSER AND WASTE RECEPTACLE	AMERICAN SPECIALTIES	-	BLACK	RECESSED	PROVIDED AND INSTALLED BY G.C.
7	HAND DRYER	American Specialties Inc.	0198MH-1	SATIN STAINLESS STEEL	SURFACE	PROVIDED AND INSTALLED BY G.C.
8	Pill Mirror 20inch * 40inch Assembly	KOHLER Co.	K-26051-BLL	BLACK	SURFACE	PROVIDED AND INSTALLED BY G.C.
9	FULL LENGTH MIRROR	BOBRICK	B-290 2472 MBLK	BLACK	SURFACE	PROVIDED AND INSTALLED BY G.C.
10	WATER CLOSET	SLOAN	ST-2009	WHITE	WALL	PROVIDED AND INSTALLED BY G.C.
11	URINAL	SLOAN	SU-7409	WHITE	WALL	PROVIDED AND INSTALLED BY G.C.
12	TOILET PARTITION	BRADLEY	FLOOR TO CEILING SERIES 700	MATTE BLACK	-	FLOOR ANCHORED PARTITIONS NOTE: CONTRACTOR TO PROVIDE ADEQUATE IN-WALL BLOCKING FOR SUPPORT
13	SEAT COVER DISPENSER				SURFACE	PROVIDED AND INSTALLED BY G.C.
14	TOILET PAPER DISPENSER				SURFACE	PROVIDED AND INSTALLED BY G.C.
15	SANITARY NAPKIN DISPENSER				SURFACE	PROVIDED AND INSTALLED BY G.C.



1 ENLARGED RESTROOM PLAN
1/2" = 1'-0"

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ARIA GROUP ARCHITECTS, INC.

Fatpour
TAP WORKS

200 S. MAIN STREET, MOUNT PROSPECT, IL 60056

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NO.	DATE	DESCRIPTION
REVISIONS		

Drawing Title
ENLARGED TOILET PLANS

Job No. 255934	Drawn NCK
Scale As indicated	Date 09/24/2025

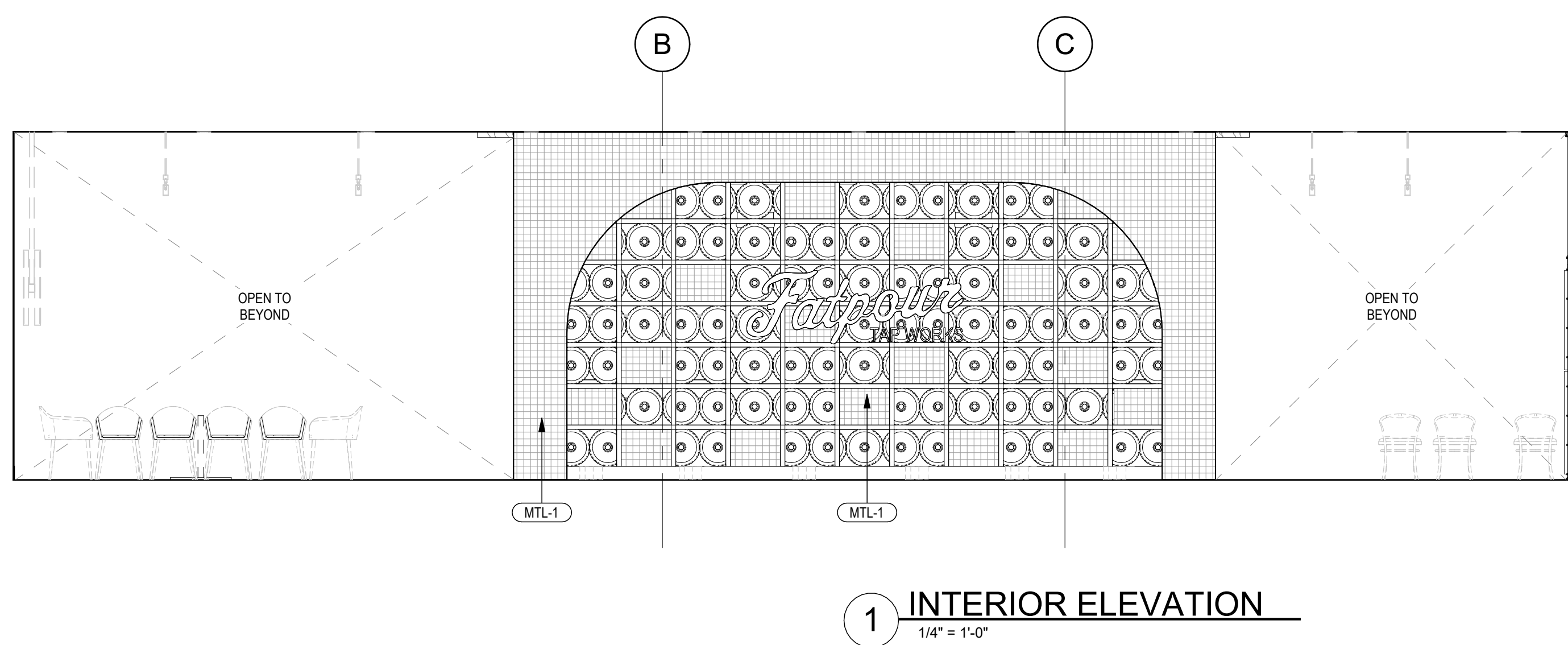
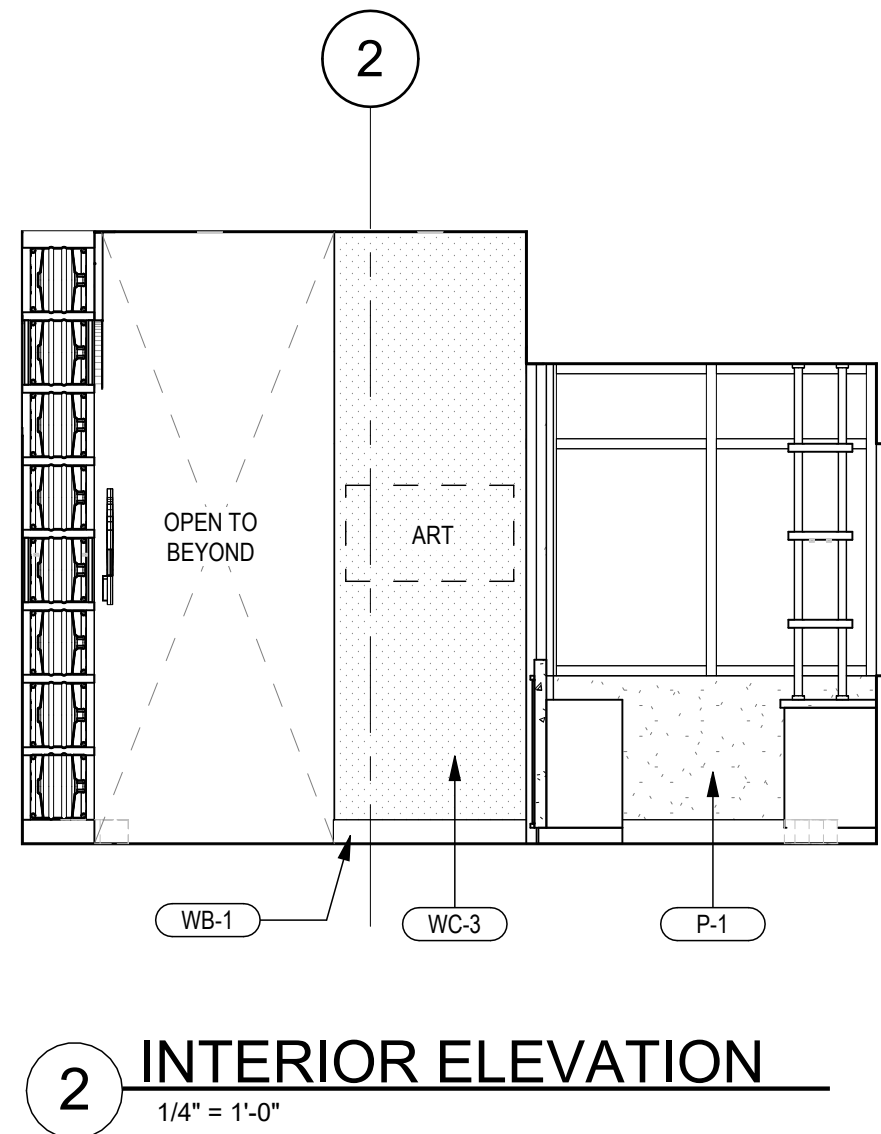
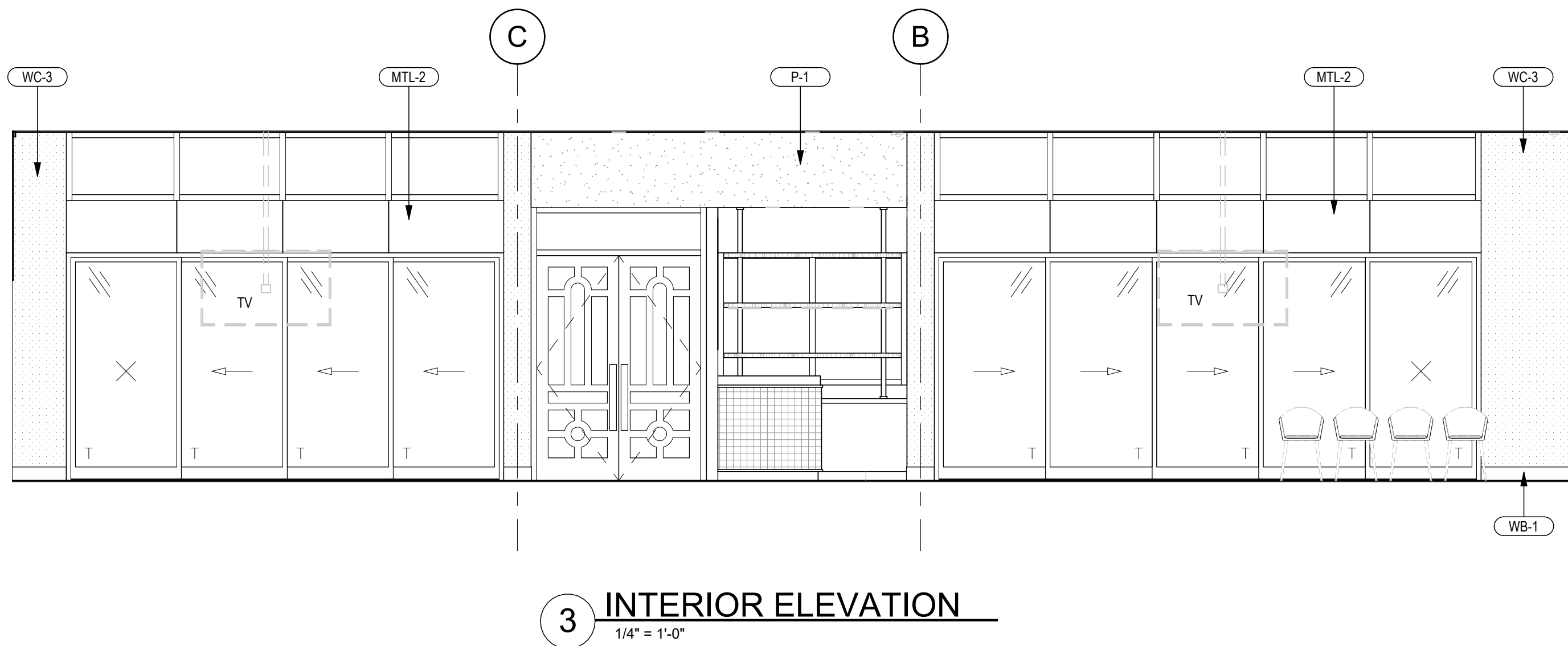
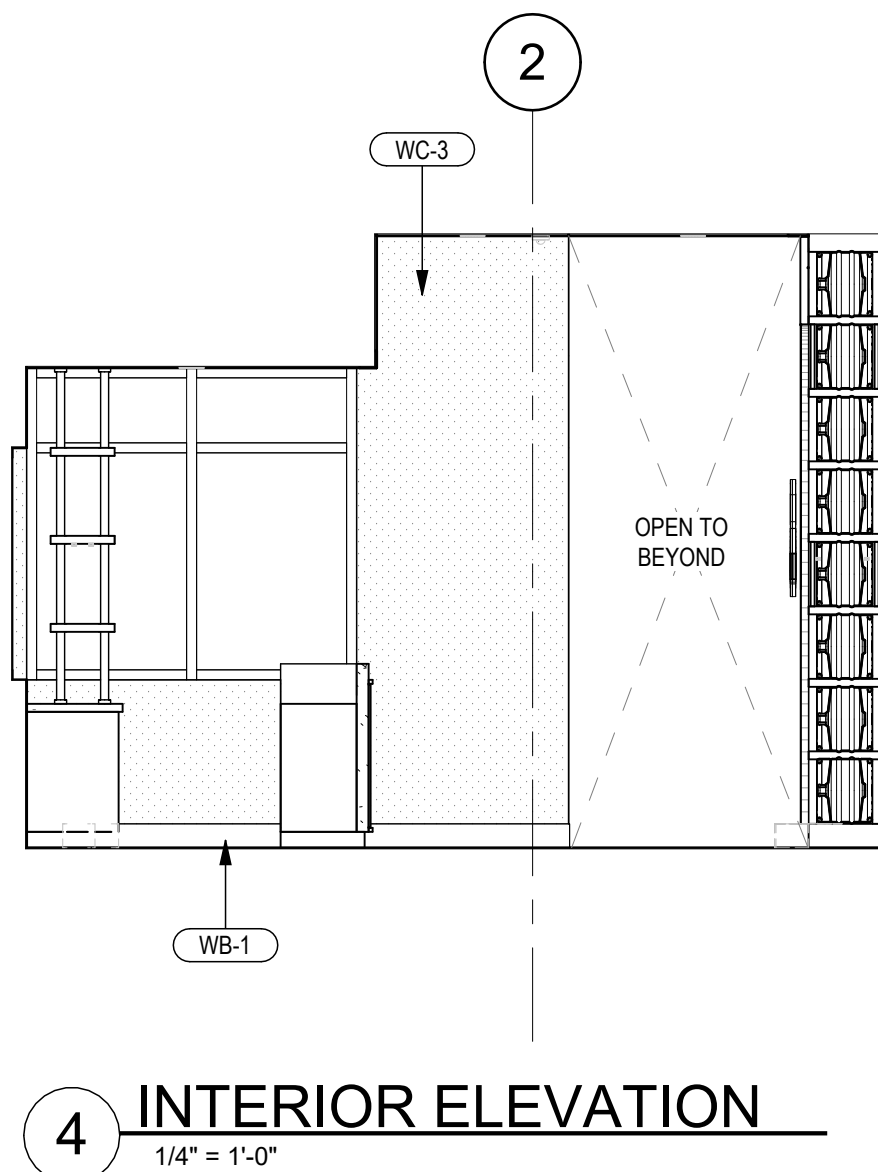
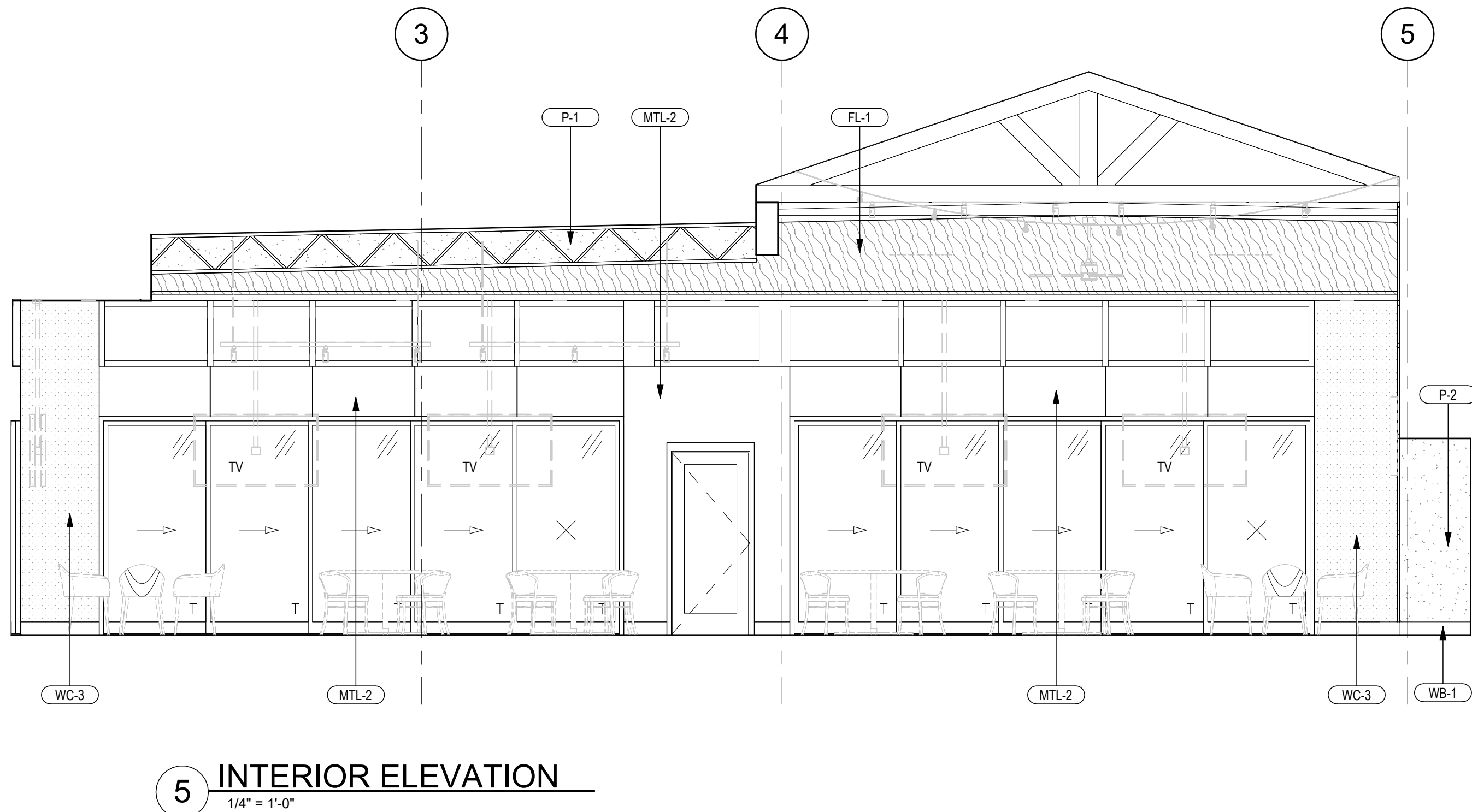
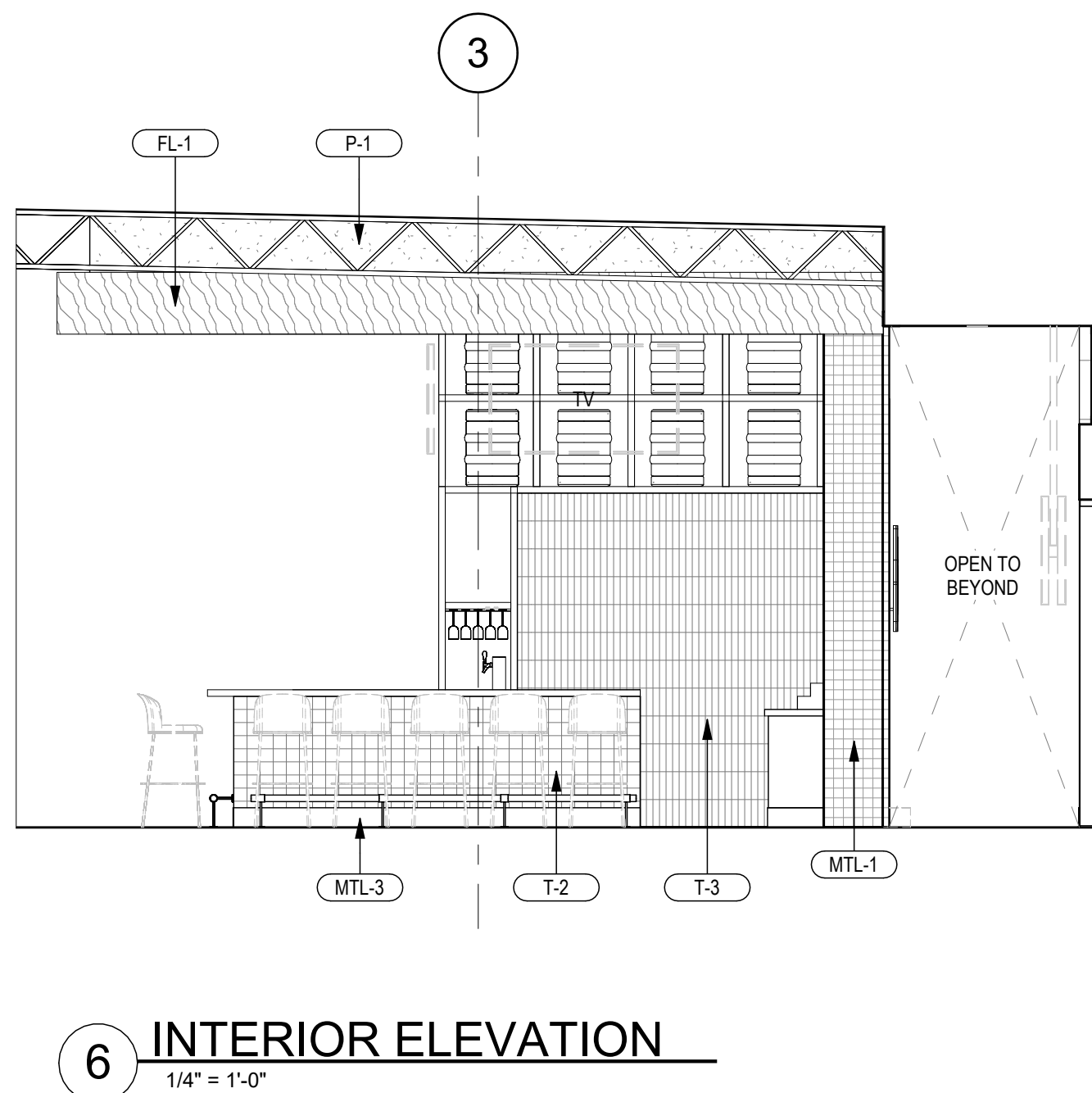
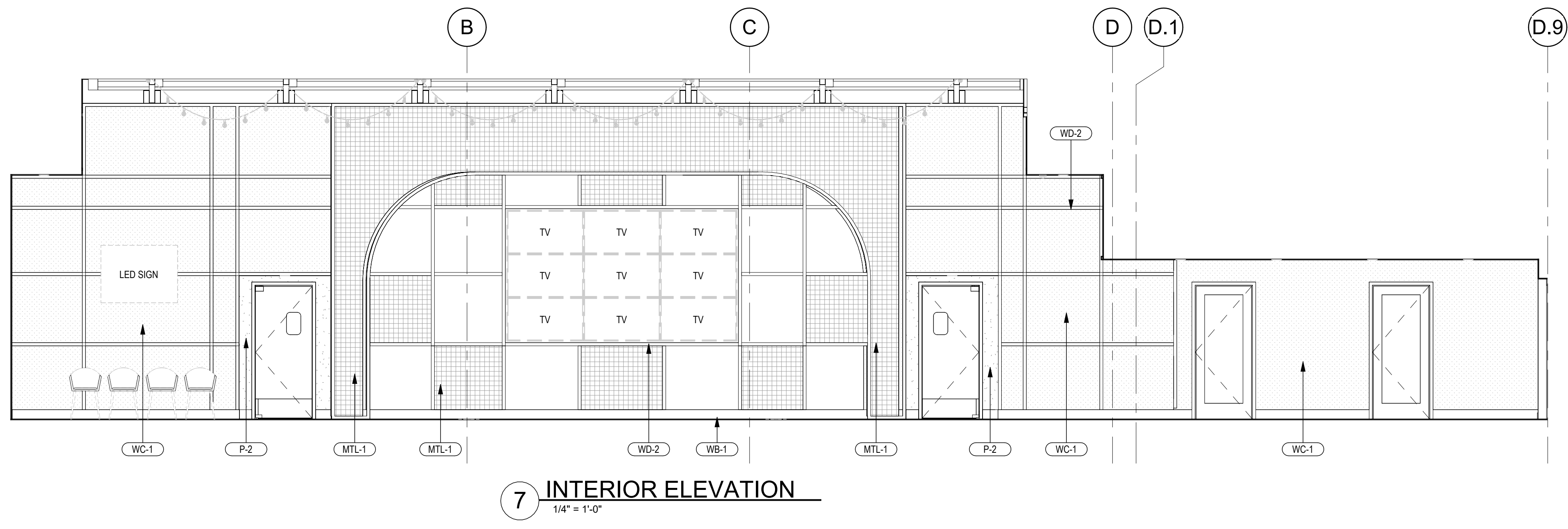
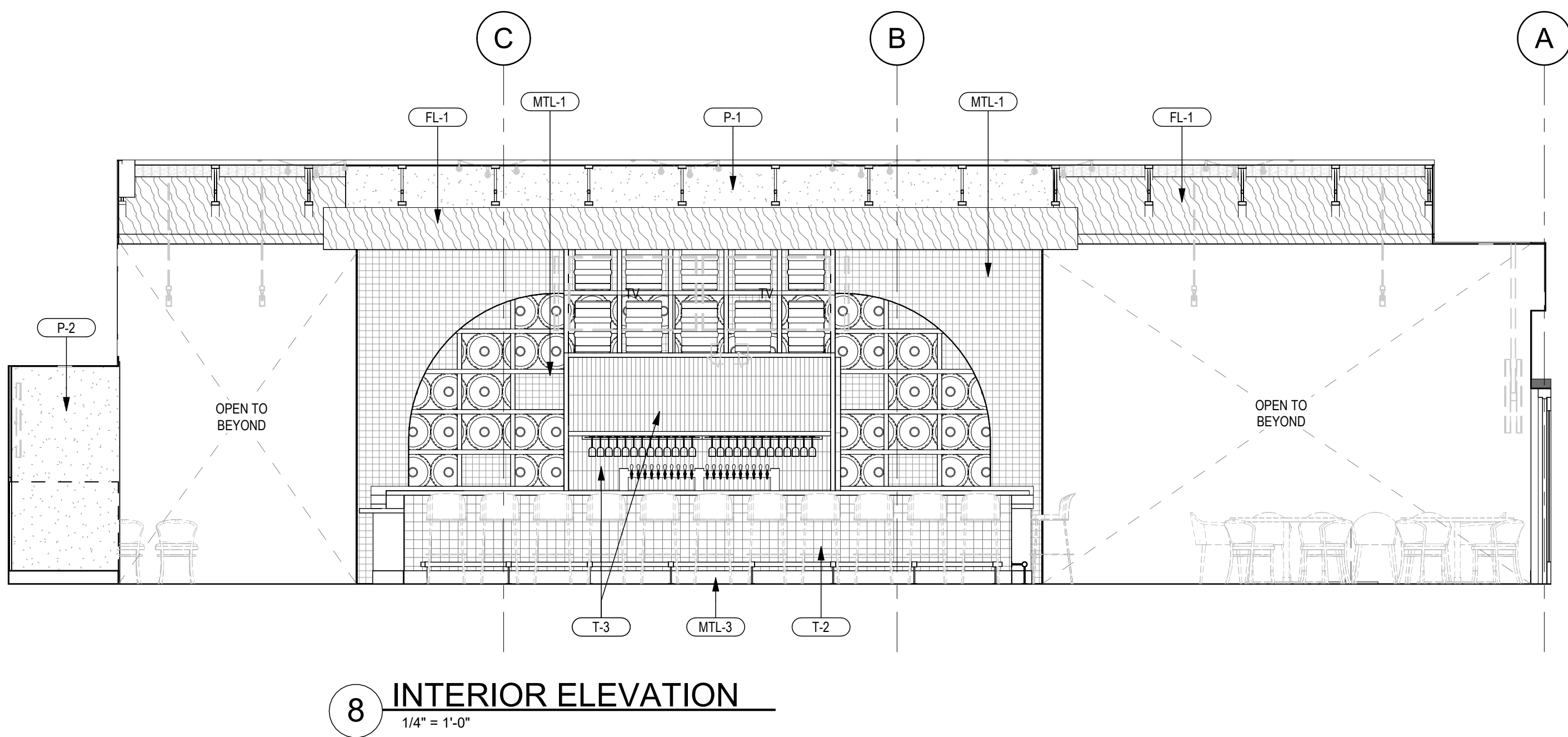
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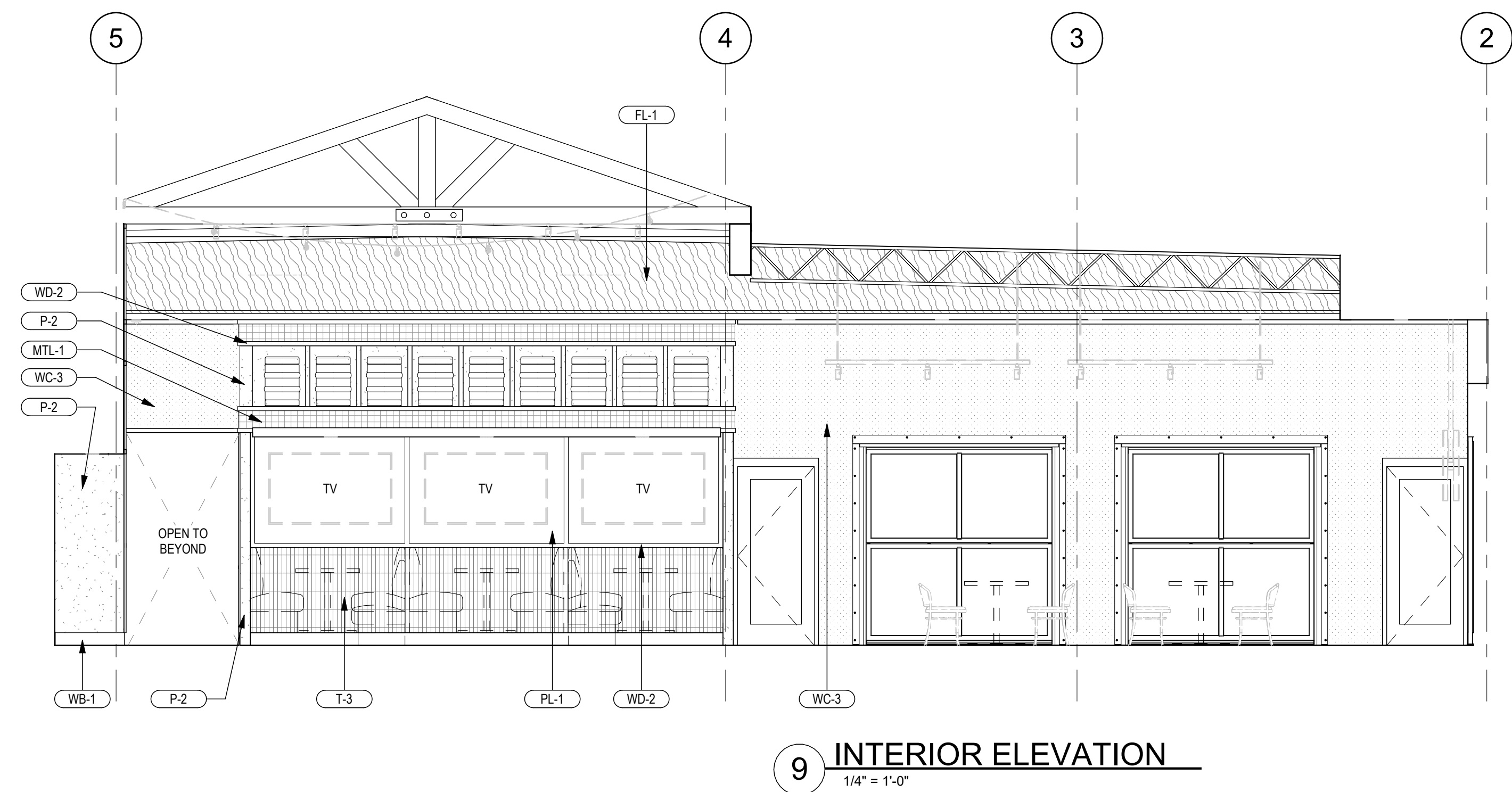
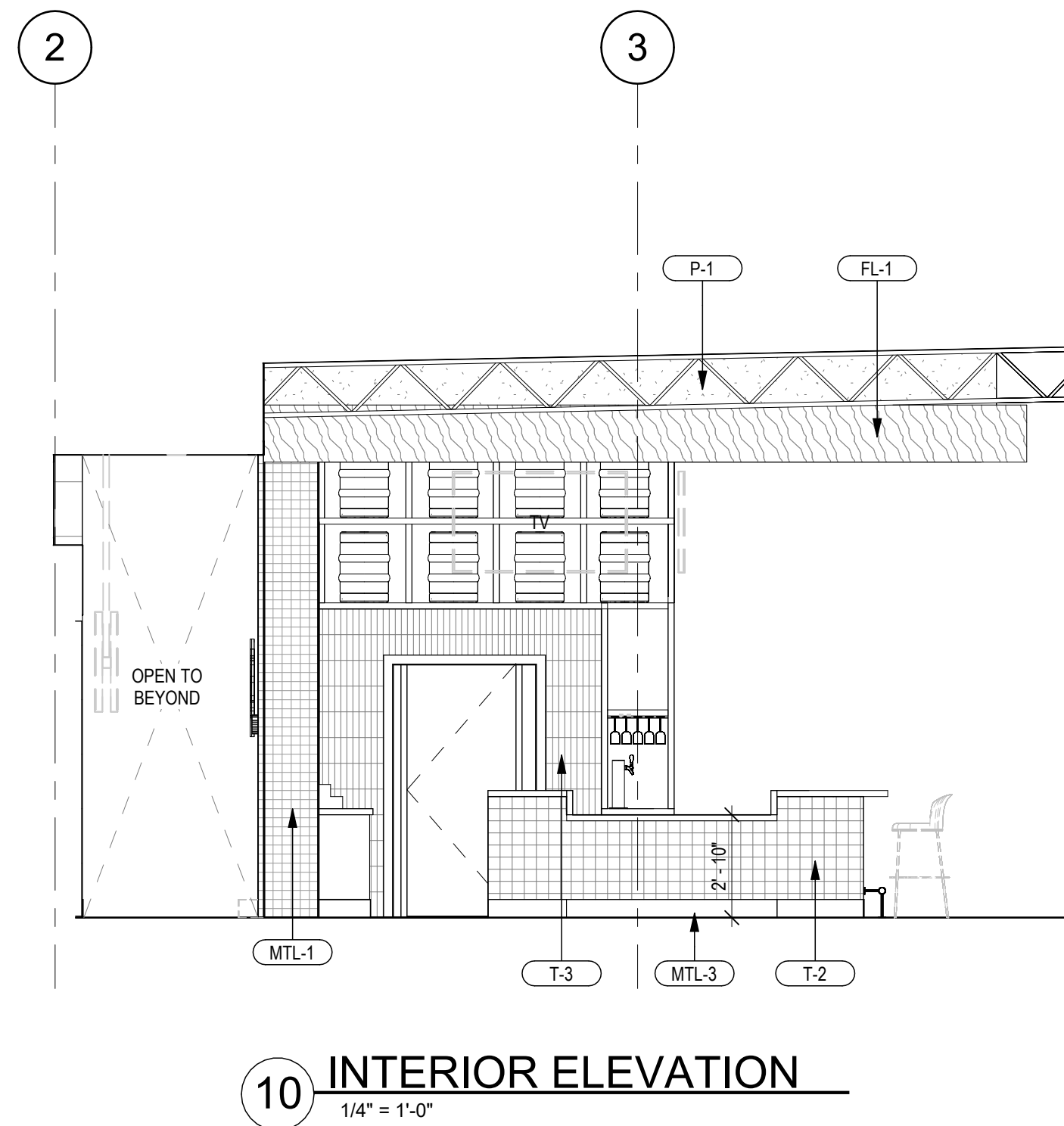
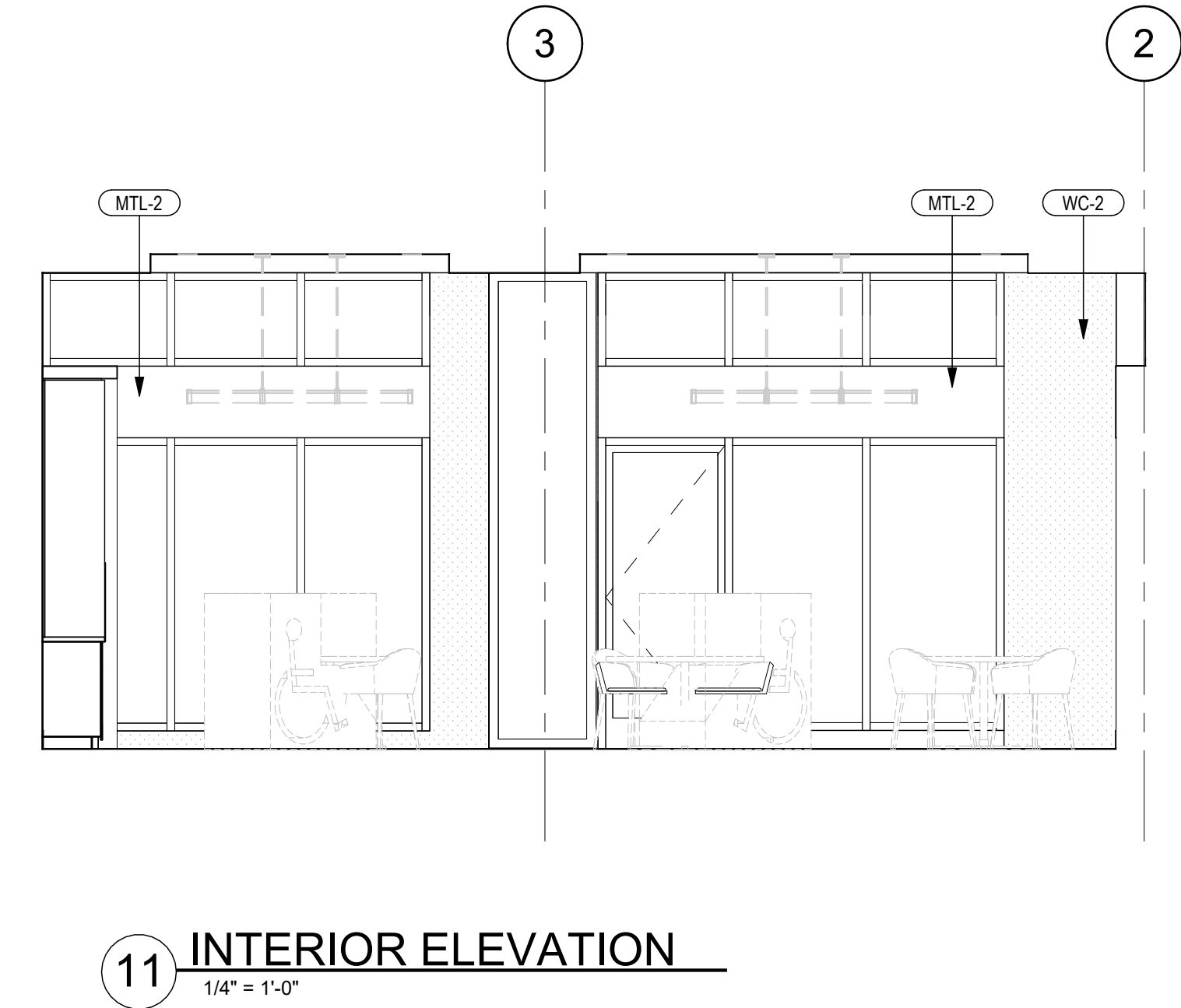
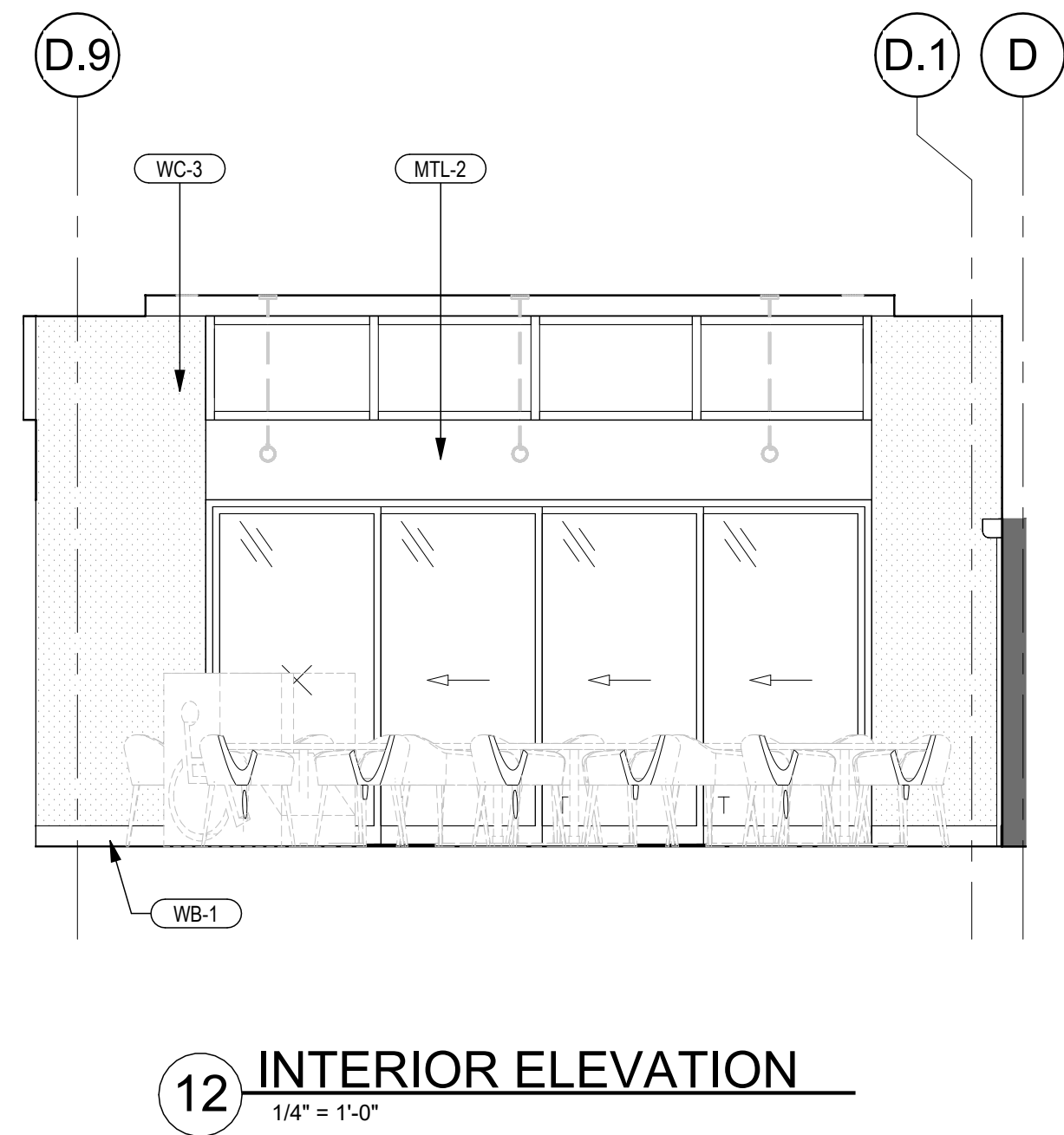
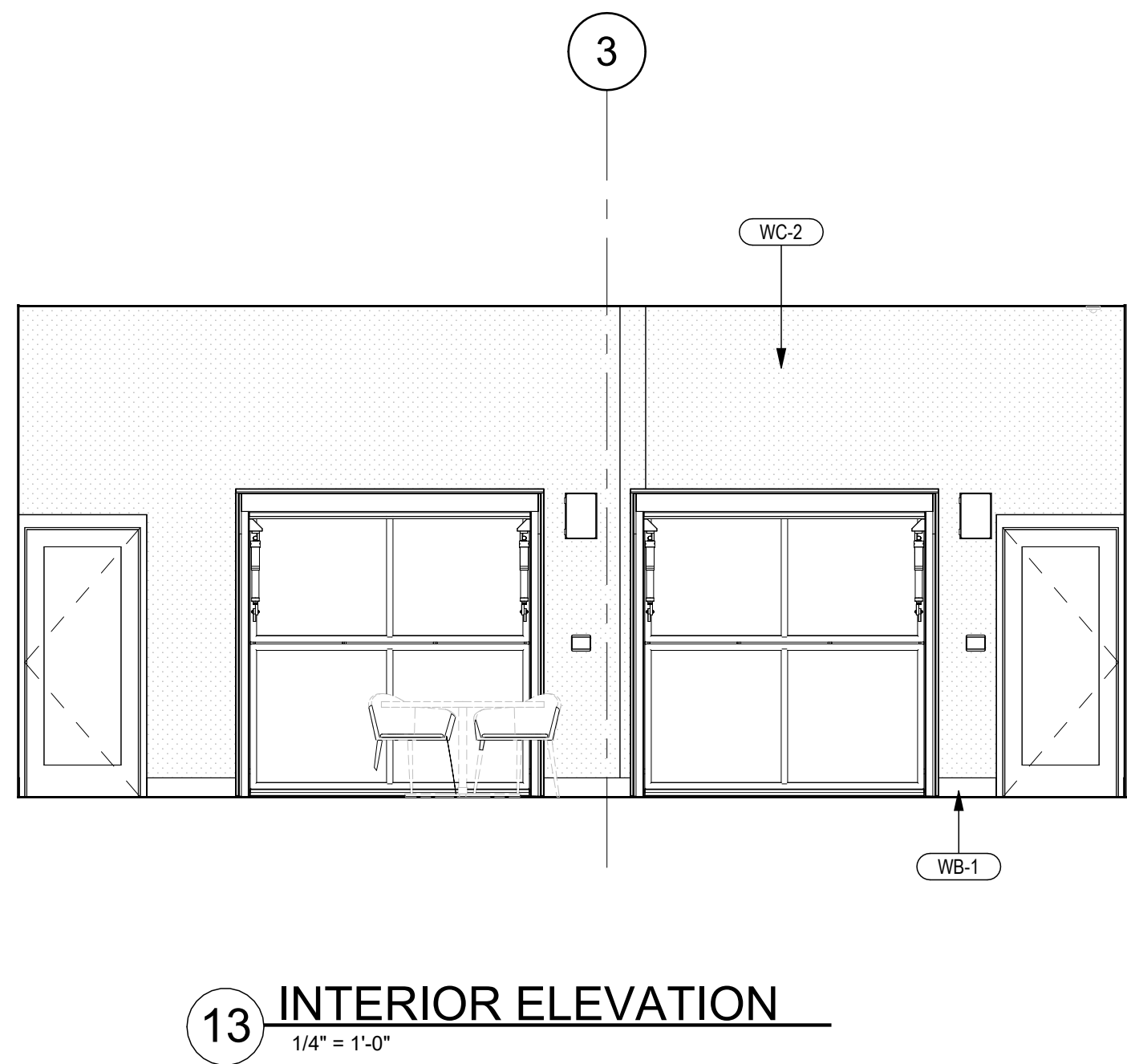
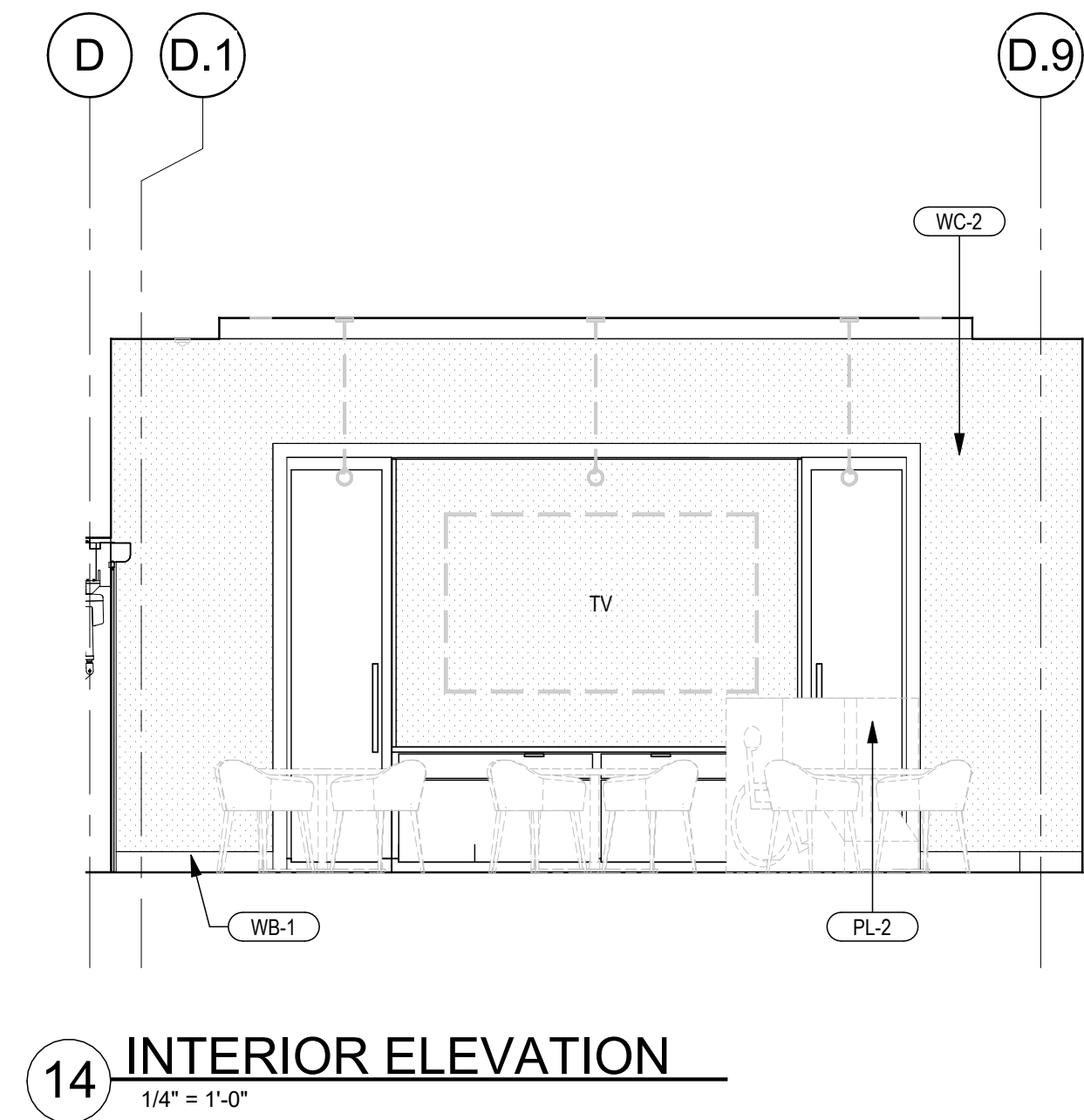
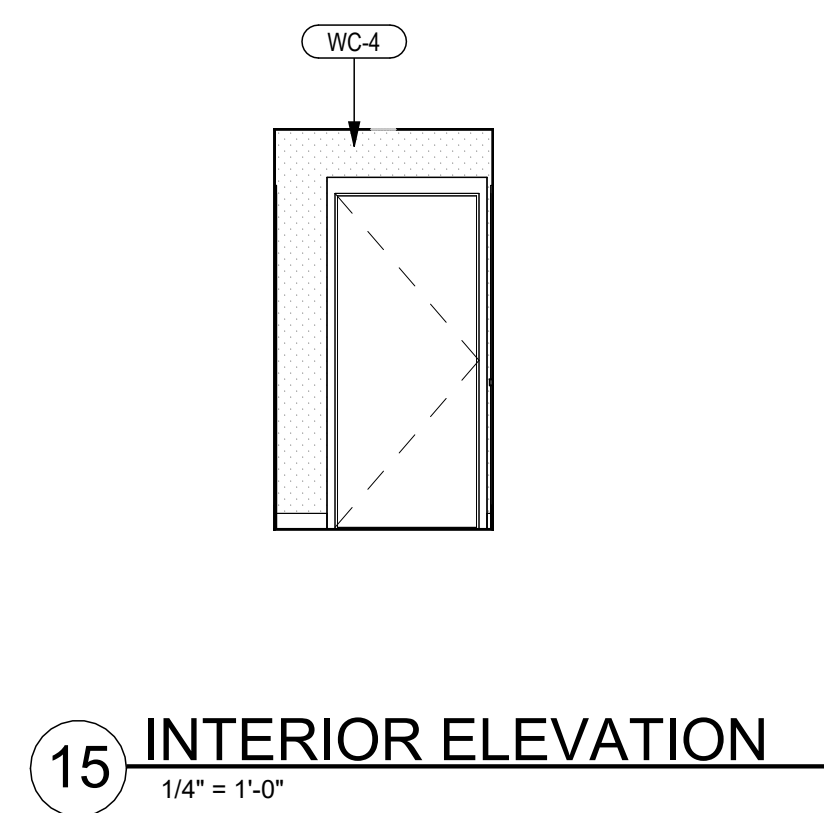
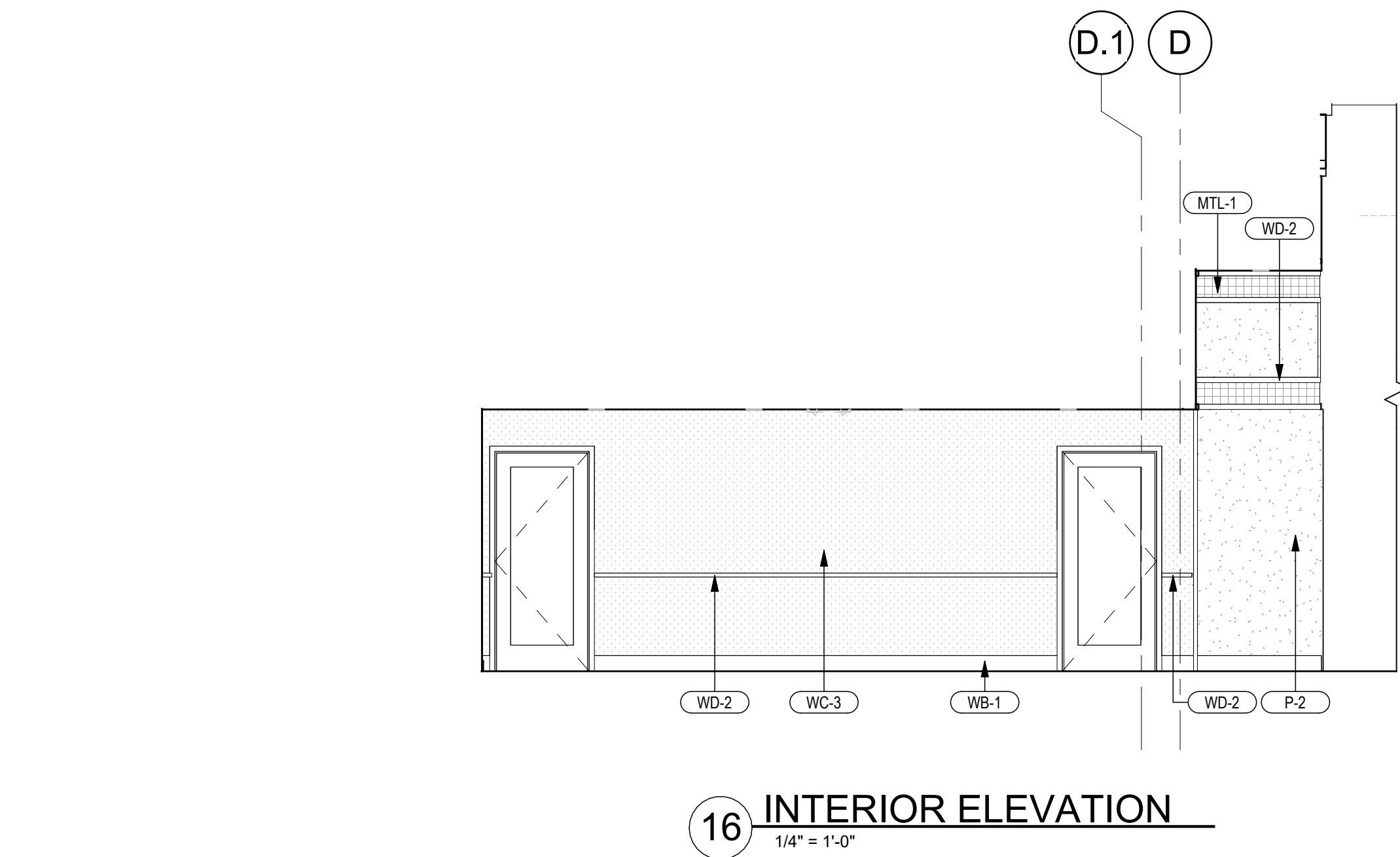
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A9.2



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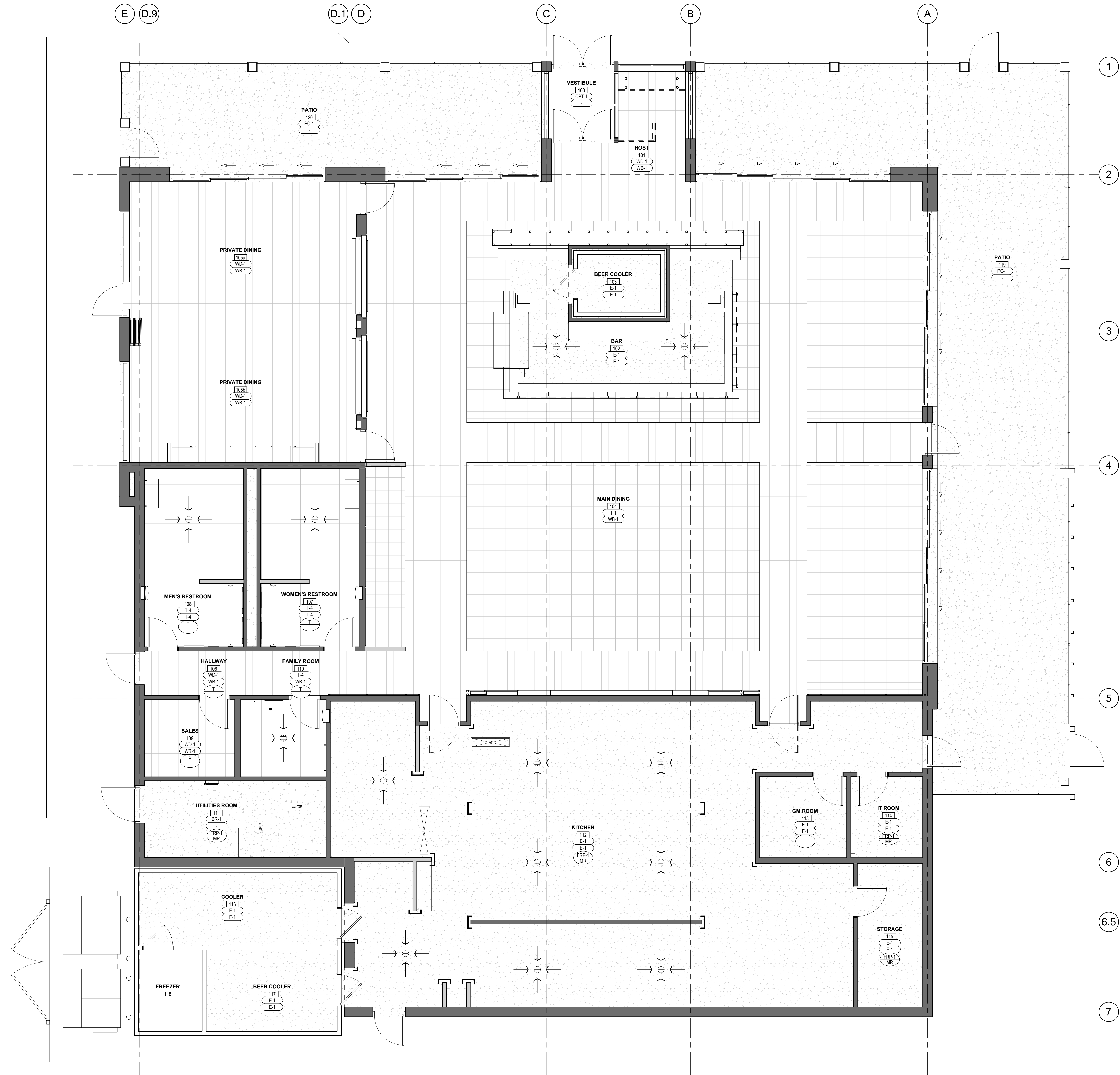
Drawing Title
INTERIOR ELEVATIONS

Job No. 255934	Drawn NCK
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Scale 1/4" = 1'-0"	Date 09/24/2025
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1 FINISH FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

- G.C. TO PROVIDE NON-SKID PATTERN @ ALL WORK STATIONS, CORRIDORS AND AISLES, TYP.
- CAULK ALL FRP JOINTS @ DOORS & CEILING WITH SILICONE (TYP.)
- ALL CUT TILES TO BE PUMICED SMOOTH, REFER TO FINISH SCHEDULE FOR FLOOR FINISHES.
- ALL KITCHEN BASE TO BE COVERED.
- KITCHEN FLOOR TILES TO HAVE 100% EPOXY GROUT, SEE FINISH SCHEDULE FOR GROUT SPECS. NO MODIFIED GROUT ALLOWED.
- ALL FLOOR PENETRATIONS TO BE WATERPROOFED.
- PROVIDE MOVEMENT JOINTS @ 32' CENTERS AND AROUND ALL WALLS, DRAINS (RIGID OBSTACLES).
- PROVIDE SLOPES TO FLOOR DRAINS WHEN POURING NEW SLABS.
- STAINLESS STEEL CORNER GUARDS & WALL CAPS. G.C. TO CONFIRM WITH OWNER / OWNER/VENDOR DURING BIDDING.

SYMBOLS LEGEND

- DENOTES FLOOR FINISH
- DENOTES BASE
- DENOTES WALL FINISH
- DENOTES SUBSTRATE
- SHADED AREA REPRESENTS SMOOTH FLOORING UNDER EQUIPMENT
- FLOOR SINK - REFER TO K-SHEETS & P-SHEETS FOR EXACT LOCATIONS AND ADDITIONAL INFORMATION
- FLOOR DRAIN - REFER TO K-SHEETS & P-SHEETS FOR EXACT LOCATIONS AND ADDITIONAL INFORMATION. SLOPE DOWN TO DRAIN. (48"x48") COORDINATE w/ KEC
- CORNER OR END GUARD REFER TO PLAN
- DASHED LINE REPRESENTS LIMITS OF WATERPROOFING. ALL AREAS WITHIN LIMITS.
- SLAB ON GRADE:
12" UP WALLS AND 12" OUT ONTO FLOOR, U.N.O.
- SLAB ABOVE ADJACENT SPACE:
12" UP WALLS AND ON TO ENTIRE FLOOR

SUBSTRATE LEGEND

CB	CEMENTITIOUS BACKER BOARD
GYP	GYPSUM WALLBOARD
GBR	TYPE "X" GYPSUM WALLBOARD
GBW	WATER RESISTANT GYPSUM BD.
PWB	BALTIC BIRCH PLYWOOD

KEYNOTES

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NO.	DATE	DESCRIPTION
REVISIONS		

Drawing Title
FINISH FLOOR PLAN

Job No.
255934

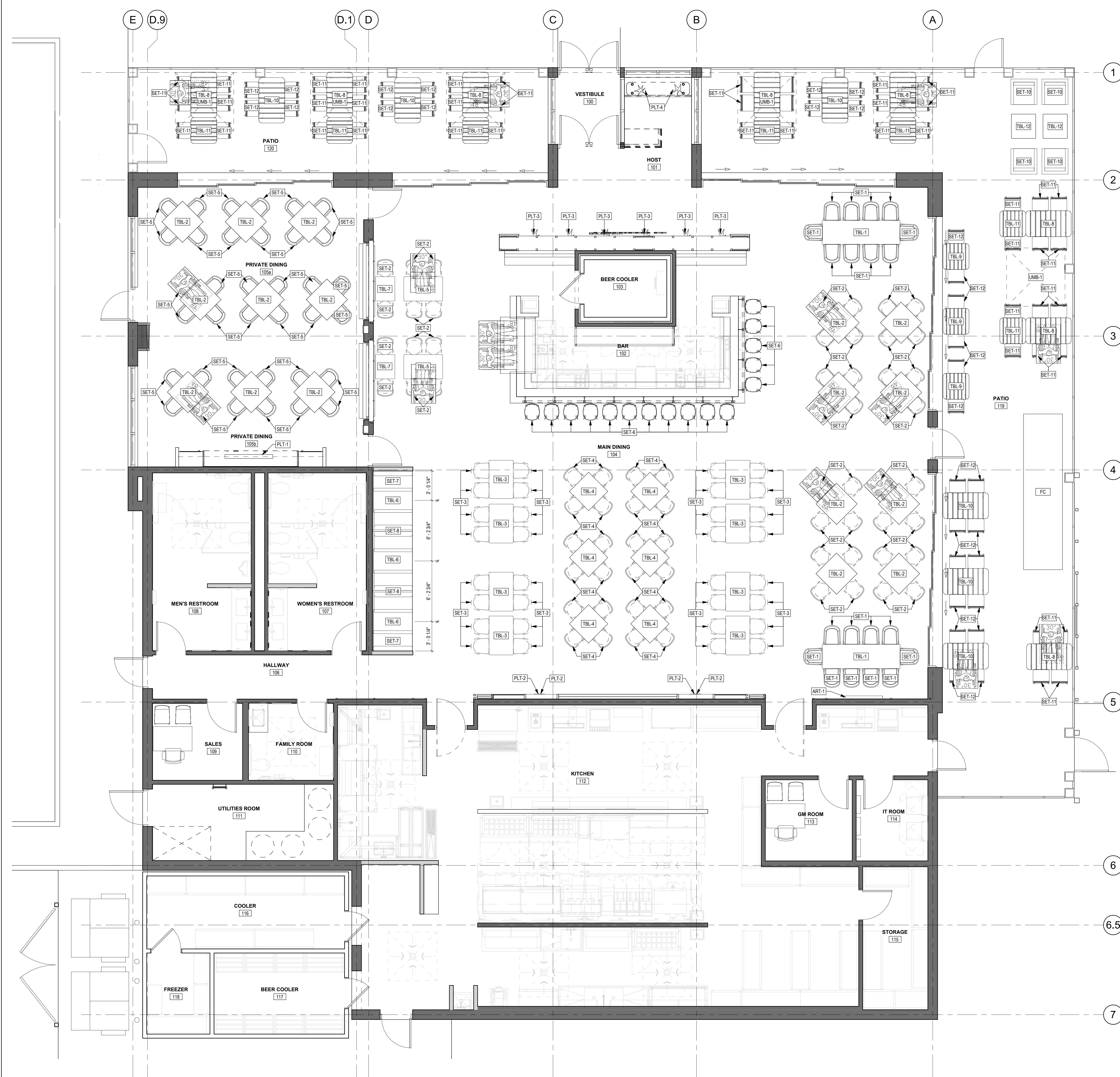
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NCK

Scale
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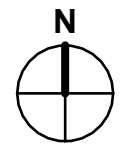
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1 SEATING PLAN & FURNITURE LEGEND
1/4" = 1'-0"



GENERAL NOTES

1. REFER TO SPEC BOOK FOR MORE INFORMATION.

FURNITURE SCHEDULE

MARK	ITEM	MANUFACTURER	DESCRIPTION	NOTES/LOCATION	CONTACT	QTY.
ART-1	SINAGE		NEON SIGN	MAIN DINING	OWNER	1
FC				PATIO		1
PLT-1	FAUX PLANTS	GOLD LEAF DESIGNS	POTTED SUCCULENTS	PRIVATE DINING	MICHELLE JETHMALANI (312)738-1790	1
PLT-2	FAUX PLANTS	GOLD LEAF DESIGNS	POTTED SUCCULENTS	TV WALL	MICHELLE JETHMALANI (312)738-1790	4
PLT-3	FAUX PLANTS	GOLD LEAF DESIGNS	HANGING PLANTS STRIPS	KEOWALL	MICHELLE JETHMALANI (312)738-1790	6
PLT-4	FAUX PLANTS	GOLD LEAF DESIGNS	CUSTOM POTTED FERNS SET OF 3	HOST AREA	MICHELLE JETHMALANI (312)738-1790	2
PLT-5	FAUX PLANTS	GOLD LEAF DESIGNS	CUSTOM POTTED FERNS SET OF 3	CEILING	MICHELLE JETHMALANI (312)738-1790	8
SET-1	DINING CHAIR	WEST ELM	JACK METAL FRAME CHAIR 18.5"W x 23"D x 31.6"H SESAME LUDLOW LEATHER	MAIN DINING	ERIN ELLIS (312) 439-9993	20
SET-2	DINING CHAIR	AFRA FURNITURE	JAZZ DINING CHAIR / MAYER FABRICS UPHOLSTERY	MAIN DINING	ERIN ELLIS (312) 439-9993	44
SET-3	COUNTER STOOL	WEST ELM	GRIER LEATHER STOOL / SESAME LUDLOW LEATHER UPHOLSTERY	MAIN DINING	ERIN ELLIS (312) 439-9993	32
SET-4	COUNTER STOOL	AFRA FURNITURE	JAZZ COUNTER STOOL - MAYER FABRIC UPHOLSTERY	MAIN DINING	ERIN ELLIS (312) 439-9993	24
SET-5	DINING CHAIR	MTS	ARLO STACKING CHAIR, BLACK METAL FRAME	PRIVATE DINING	ERIN ELLIS (312) 439-9993	36
SET-6	BAR STOOL	WEST ELM	JACK METAL FRAME BAR STOOL / SADDLE VEGAN LEATHER		ERIN ELLIS (312) 439-9993	16
SET-7	SINGLE BOOTH	WILLIAM SONOMA	SINGLE BOOTH 50"W x 27"D x 35" H / DISTRESSED BLACK LEATHER	MAIN DINING	ERIN ELLIS (312) 439-9993	6
SET-8			PULLMAN BOOTH IN BAR	REFER TO FURNITURE DETAILS FOR ADDITIONAL INFORMATION		2
SET-10	EXTERIOR CHAIR	WILLIAM SONOMA	PORTSIDE ALUMINUM OUTDOOR LOUNGE CHAIR 35.6"W x 36.1"D x 32.5"H	PATIO	ERIN BEAR (773) 450-9553	4
SET-11	EXTERIOR CHAIR	FERMOB	LUXEMBURG DINING CHAIR GRAY	PATIO	ERIN BEAR (773) 450-9553	46
SET-12	EXTERIOR CHAIR	FERMOB	LUXEMBURG DINING CHAIR BLUE	PATIO	ERIN BEAR (773) 450-9553	30
TBL-1	DINING TABLE	TABLE DESIGNS	LAMINATE TABLE TOP 30"x 96" / 200 END SERIES BASES	MAIN DINING	LISA NOE (773) 375-3308	2
TBL-2	DINING TABLE	TABLE DESIGNS	WOOD VENEER TABLE TOP 36" x 36" / 200 SERIES BASES	MAIN DINING/ PRIVATE DINING	LISA NOE (773) 375-3308	17
TBL-3	COUNTER TABLE	TABLE DESIGNS	LAMINATE TABLE TOP 30" x 48" / 200 END SERIES BASES	MAIN DINING	LISA NOE (773) 375-3308	8
TBL-4	COUNTER TABLE	TABLE DESIGNS	WOOD VENEER TABLE TOP 36" x 36" / 200 SERIES BASES	MAIN DINING	LISA NOE (773) 375-3308	6
TBL-5	DINING TABLE	TABLE DESIGNS	LAMINATE TABLE TOP 30" x 48" / 200 END SERIES BASES	MAIN DINING	LISA NOE (773) 375-3308	2
TBL-6	<varies>	<varies>	<varies>	<varies>	<varies>	3
TBL-7	DINING TABLE	TABLE DESIGNS	LAMINATE TABLE TOP 30" x 24" / 200 SERIES BASES	MAIN DINING	LISA NOE (773) 375-3308	2
TBL-8	EXTERIOR TABLE	FERMOB	LUXEMBURG 4 PER DINING TABL GRAY	PATIO	ERIN BEAR (773) 450-9553	8
TBL-9	EXTERIOR TABLE	FERMOB	LUXEMBURG 2 PER DINING TABLE BLUE	PATIO		3
TBL-10	EXTERIOR TABLE	FERMOB	LUXEMBURG 4 PER DINING TABL BLUE	PATIO	ERIN BEAR (773) 450-9553	6
TBL-11	EXTERIOR TABLE	FERMOB	LUXEMBURG 2 PER DINING TABLE GRAY	PATIO	ERIN BEAR (773) 450-9553	7
TBL-12	EXTERIOR TABLE	POTTERY BARN	MALIBU METAL PLATFORM MODULAR OUTDOOR COFFEE TABLE 33"	PATIO	ERIN ELLIS (312) 439-9993	2
UMB-1	UMBRELLA	TUCCI	BAY MASTER 80" SQUARE FINISH BLACK SEAI / G PLATE ANCHOR	PATIO	LISA NOE (773) 375-3308	6

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NO. DATE DESCRIPTION
REVISIONS

Drawing Title
SEATING PLAN &
FURNITURE
LEGEND

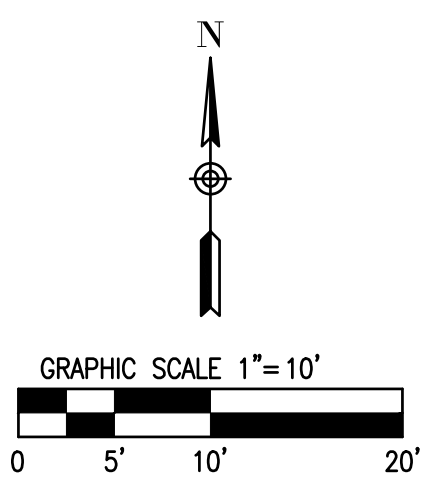
Job No.
255934

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As indicated

Date
09/24/2025

Sheet No.
A12.3

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CONCRETE PAVEMENT

CONCRETE SIDEWALK

 B6.12 CURB AND GUTTER
 REVERSE PITCH B6.12 CURB AND GUTTER
 DEPRESSED CURB AND GUTTER

PROPERTY AREA:	17,271 S.F. (0.40 AC)
PERVIOUS AREA:	3,997 S.F. (0.09 AC) - 23%
IMPERVIOUS AREA:	13,274 S.F. (0.31 AC) - 77%
EXISTING ZONING:	B5
PROPOSED ZONING:	PUD
PROPOSED BUILDING SETBACKS:	
FRONT:	20 FEET
SIDE:	4 FEET
REAR:	20 FEET
BUILDING AREA:	7,021 SQ. FT.
F.A.R.	0.41
BUILDING HEIGHT	22 FEET
TOTAL CAR PARKING:	8 STALLS
STANDARD PARKING:	7 STALLS
HANDICAP ACCESSIBLE PARKING:	1 STALLS

CIVIL ENGINEER	ARCHITECT
JACOB & HEFNER ASSOCIATES, INC	ARIA GROUP
1333 BUTTERFIELD ROAD, SUITE 300	830 NORTH BLVD.
DOWNNERS GROVE, IL 60515	OAK PARK, IL 60301
CONTACT: JASON A CEBULSKI, P.E.	CONTACT: DAMIAN SATOLA, RA
JCEBULSKI@JHAINC.COM	DSATOLA@ARIANC.COM
(630) 652-4607	(708) 445-8400

LOT 1 IN STENGREN CORNER SUBDIVISION OF LOTS 1, 2, 3, AND 4 IN
BUSSE'S SUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 4, ALSO
LOTS 2 AND 3 IN BLOCK 5, ALL OF BLOCK 6, AND LOTS 13 TO 24
INCLUSIVE IN BLOCK 7, LOTS 17 TO 210 INCLUSIVE IN BLOCK 8, ALL IN
MEIER'S ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION IN THE
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES ON APRIL 16, 1979
AS DOCUMENT LR3086126, IN COOK COUNTY, ILLINOIS.

[illegible]

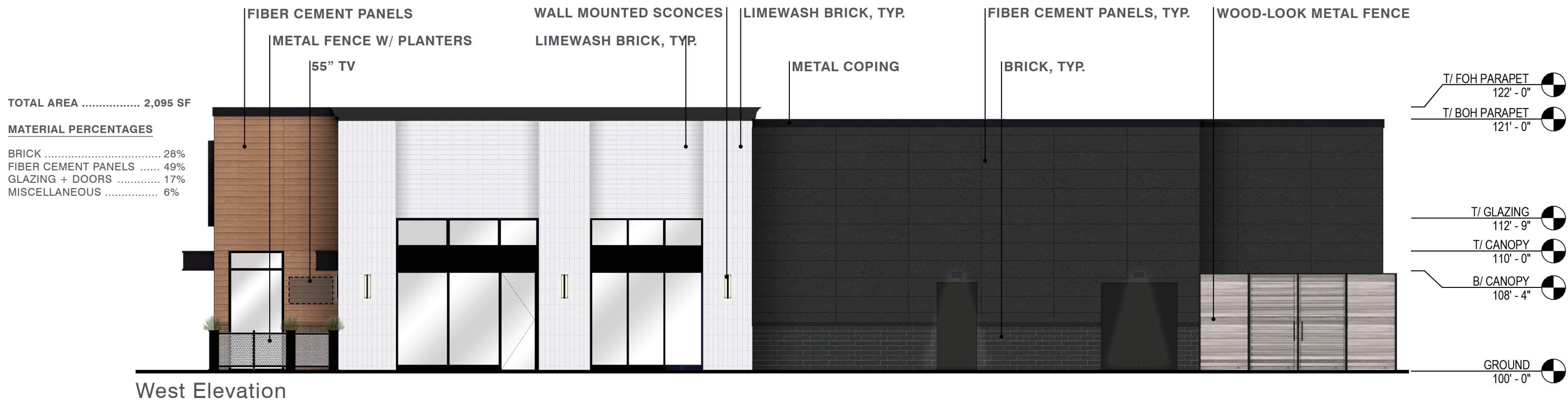
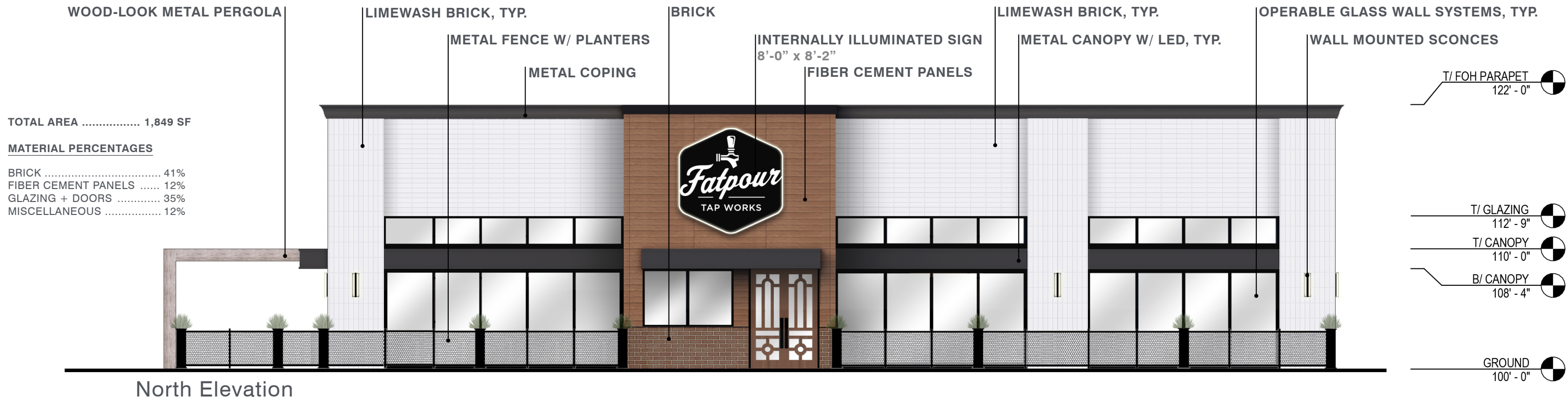
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TAP WORKS
MOUNT PROSPECT, IL

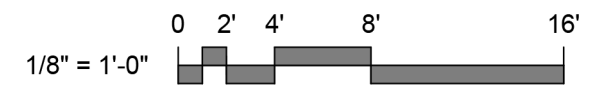
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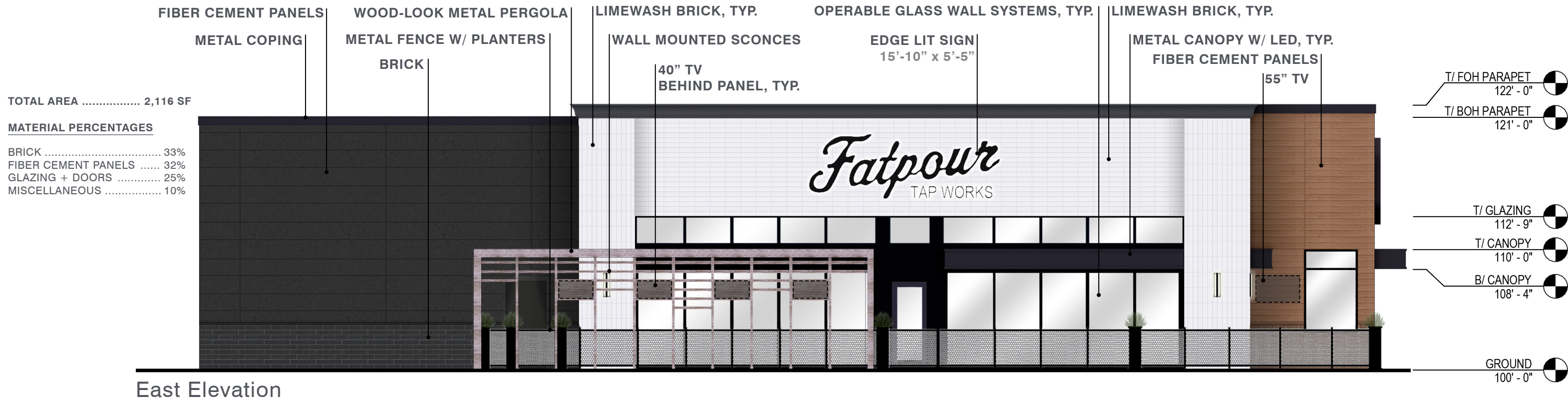
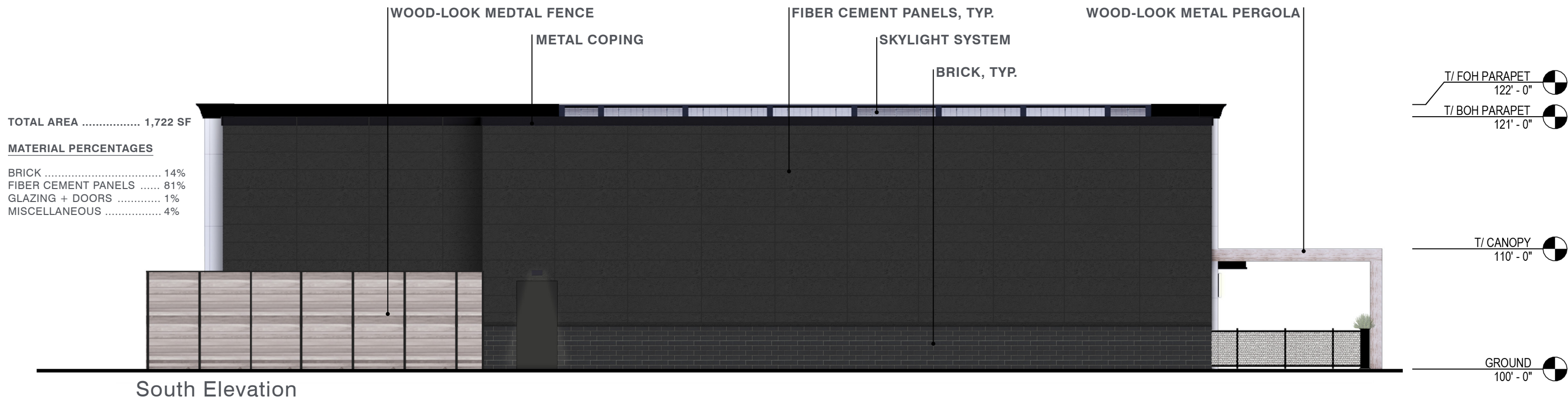
December 4th , 2025

ARIA GROUP ARCHITECTURE *+ design*

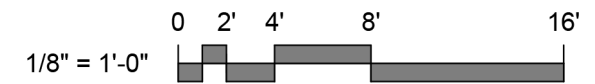


EXTERIOR ELEVATIONS



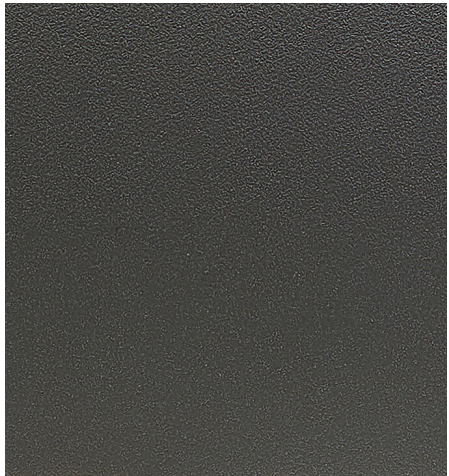


EXTERIOR ELEVATIONS





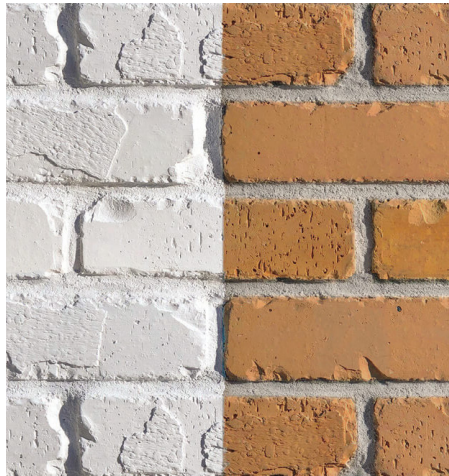
FIBER CEMENT PANEL



FIBER CEMENT PANEL



BRICK



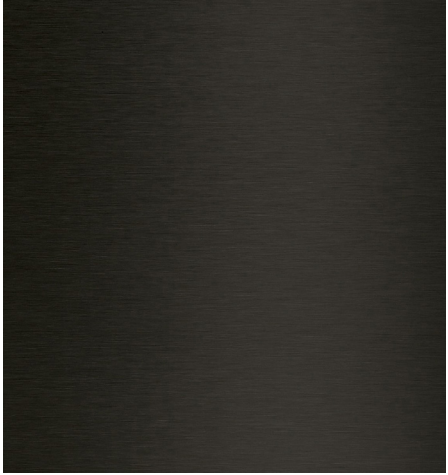
LIMEWASH BRICK



BRICK



WOOD-LOOK METAL



METAL

MATERIAL SELECTIONS
EXTERIOR



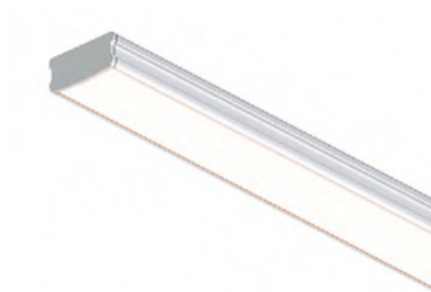
EXTERIOR FAN



EXTERIOR SCONCE



EXTERIOR STRING LIGHTS



EXTERIOR LED



EXTERIOR WALL PACK

LIGHTING
EXTERIOR

THANK YOU

ARIA GROUP ARCHITECTURE *+ design*



EAST ELEVATION

1/8" SCALE



ALUMINUM FABRICATED REVERSE CHANNEL LETTERS
PAINTED BLACK WITH HALO-LIT LED LIGHTING



13401 SOUTHWEST HWY.,
ORLAND PARK, ILLINOIS

Since
1925

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Approved
Date

Scale	NOTED	Title	WILD ONION HOSPITALITY				
Date	12-18-25	Description	ILLUM. ALUMINUM LOGO				
Drawn By	ED	Revisions By					Drawing No.
		Date					25-224.1C

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NORTH ELEVATION

1/8" SCALE



ALUMINUM FABRICATED REVERSE CHANNEL SHIELD SHAPE PAINTED BLACK
AND STOOD-OFF FROM WALL WITH HALO-LIT LED PERIMETER LIGHTING
ILLUMINATED 1" PUSH-THRU LETTERS AND GRAPHICS



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in a compensation fee of \$500.00 for the time and effort entailed in
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Approved
Date

Scale	NOTED	Title	WILD ONION HOSPITALITY				
Date	12-18-25	Description	ILLUM. ALUMINUM LOGO				
Drawn By	ED	Revisions By					Drawing No.
		Date					25-224.2C



SITE IMPROVEMENT PLANS

FOR

FATPOUR TAP WORKS

200 S MAIN STREET

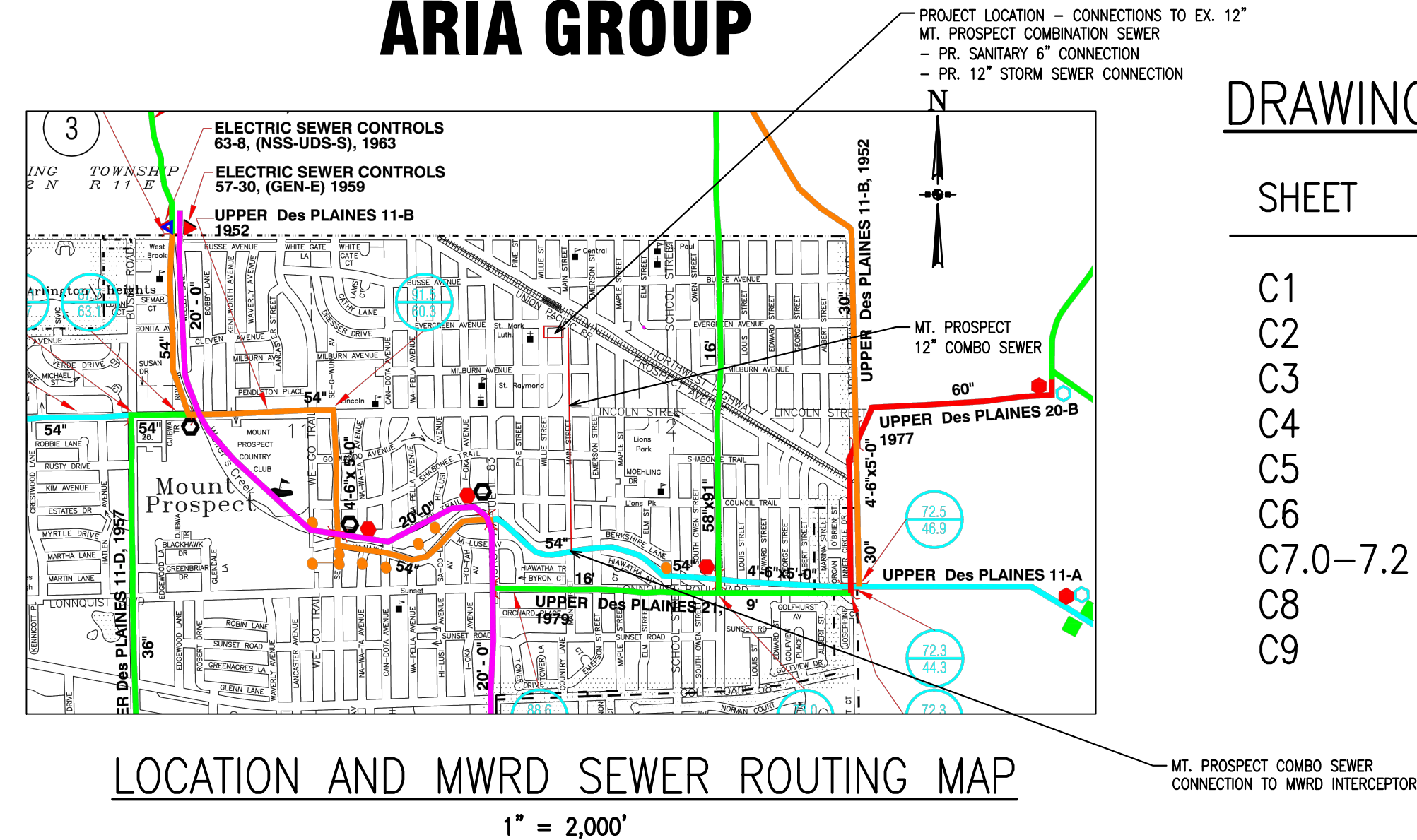
MOUNT PROSPECT, ILLINOIS

ARIA GROUP

H710
12/19/2025
FATPOUR TAP WORKS

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN (WITH SIZE)	
	SANITARY SEWER	
	FORCE MAIN	
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UNDERGROUND TELEPHONE	
	UNDERGROUND GAS	
	CONTOUR	
	HIGH/NORMAL WATER LEVEL	
	SILT FENCE	
	RIGHT-OF-WAY	
	CURB	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	REVERSE PITCH CURB	
	FENCE LINE	
	GUARD RAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	CLEAN OUT	
	FIRE HYDRANT	
	GATE VALVE AND VAULT	
	STREET LIGHT	
	STREET LIGHT WITH MAST	
	TRANSFORMER	
	UTILITY POLE	
	SIGN	
	DRAINAGE DIRECTION	
	OVERFLOW ROUTE	
	SPOT GRADE	
	FINISHED FLOOR	
	TOP OF FOUNDATION	
	GROUND	
	EDGE OF PAVEMENT	
	BACK/TOP OF CURB	
	TOP OF SIDEWALK	
	TOP OF RETAINING WALL	
	BOTTOM OF RETAINING WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	INVERT FOR SEWERS	



DRAWING INDEX

SHEET	TITLE
C1	COVER SHEET
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	DIMENSIONAL CONTROL AND PAVING PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	EROSION CONTROL PLAN
C7.0-7.2	DETAILS
C8	GENERAL NOTES AND SPECIFICATIONS
C9	MWRD GENERAL NOTES AND SPECIFICATIONS

SURVEY REFERENCE NOTE:

EXISTING CONDITIONS AND TOPOGRAPHY ARE SHOWN PER 'ALTA/NSPS LAND TITLE SURVEY,' DATED APRIL 15, 2024 AS PREPARED BY EDWARD J. MOLLOY & ASSOCIATES. TOPOGRAPHY OBTAINED FROM 'NEARMAP' ONLINE DATA SERVICES DATED MARCH 2025.

CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR OMISSIONS.

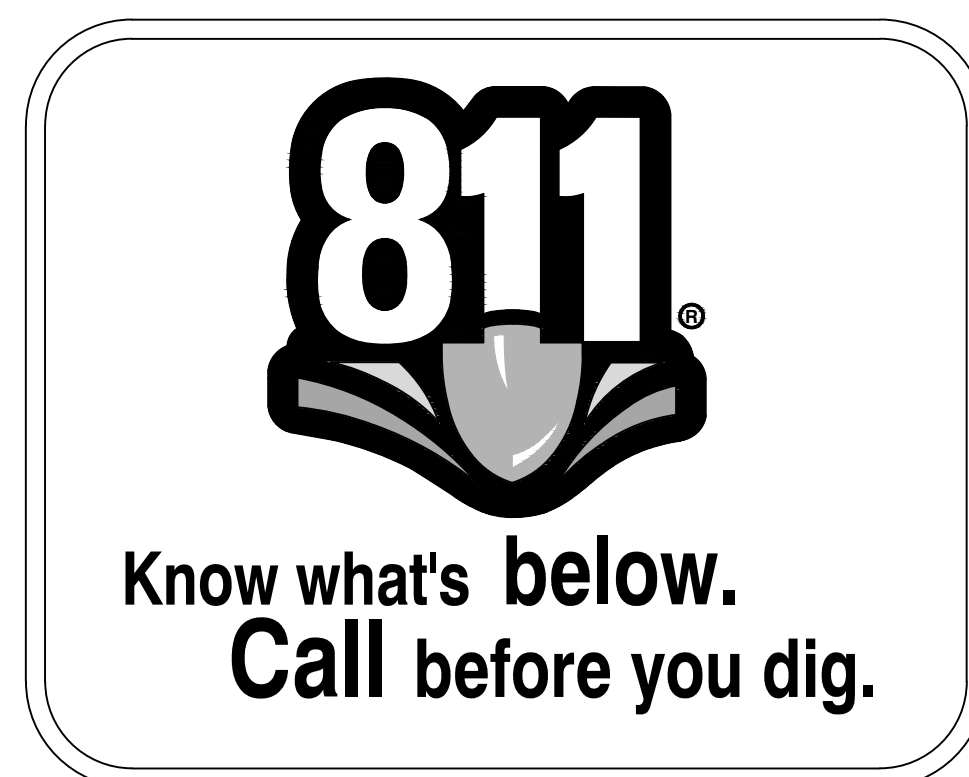
CONTACTS

CIVIL ENGINEER
JACOB & HEFNER ASSOCIATES, INC
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
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830 NORTH BLVD.
OAK PARK, IL 60301
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(708) 445-8400

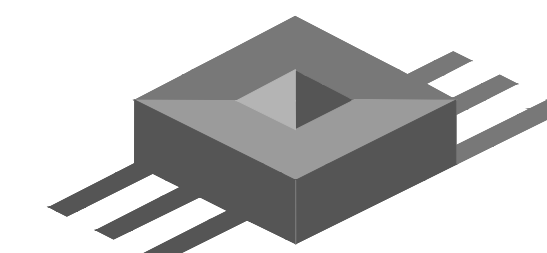
OWNER
ONION MAIN STREET ENTERPRISES, LLC
1307 N CLYBOURNE AVE, SUITE A
CHICAGO, IL 60619
CONTACT: ARTHUR HOLMER

SURVEYOR
JACOB & HEFNER ASSOCIATES, INC
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: TIM WOLFE, P.L.S.
TWOLFE@JACOBANDHEFNER.COM
(630) 652-4664



Municipality: MOUNT PROSPECT
County: COOK
Section: 35
Township: 42N
Range: 11E

NO.	DESCRIPTION	DATE
1	PERMIT SET	12/19/25
REVISIONS		



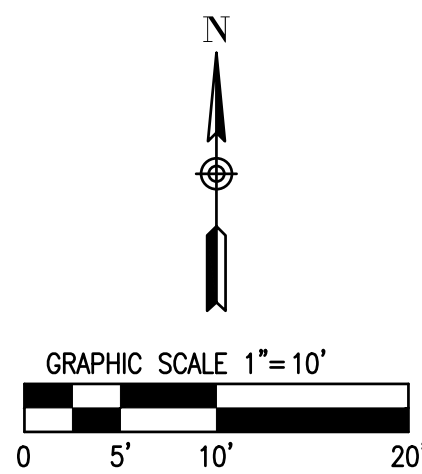
JACOB & HEFNER
ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515

PHONE: (630) 652-4600, FAX: (630) 652-4601

www.jacobandhefner.com

FOR REVIEW PURPOSES ONLY



 EXISTING ASPHALT PAVEMENT TO BE REMOVED

 EXISTING CONCRETE PAVEMENT TO BE REMOVED

 EXISTING TREE TO BE REMOVED

- CONTRACTOR SHALL CONTACT J.U.L.I.E (1-800-832-0123 OR 811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND CONTINUOUSLY MAINTAINED THROUGHOUT ALL CONSTRUCTION UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED (SEE EROSION CONTROL AND STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL INFORMATION AND DETAILS).
- THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
- THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS.
- CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCING ANY SITE DEMOLITION OPERATIONS TO COORDINATE ANY DISCONNECTION OR REMOVAL OF EXISTING UTILITIES WITHIN THE PROPOSED AREA OF WORK.
- CONTRACTOR SHALL COORDINATE ANY SHUT DOWNS OF EXISTING ROADWAYS AND UTILITIES WITH THE NECESSARY GOVERNING AUTHORITIES.
- ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, WHEEL STOPS AND MISCELLANEOUS DEBRIS) NOTED TO BE REMOVED SHALL BE DEMOLISHED, REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
- VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
- AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION SWALES OR OTHER MEANS OF MAINTAINING ADEQUATE SITE DRAINAGE.
- ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE ALL TREE REMOVALS WITH THE PROJECT LANDSCAPE PLANS.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- SEE GENERAL NOTES AND SPECIFICATIONS SHEETS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

	JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	EXISTING CONDITIONS AND DEMOLITION PLAN				
		FATPOUR TAP WORKS				
		ARIA GROUP				
		MOUNT PROSPECT, ILLINOIS				
C2	1" = 10'	H710		1	PERMIT SET	12/19/25
				No.	Description	Date

W. EVERGREEN AVE.

PUBLIC STREET

PR. MONUMENT SIGN
(SEE PLANS BY OTHERS)

PR. DETENTION BASIN 1
HWL = 673.75
BTM = 672.25
VOLUME=350 CF

CH=N78°04'21"E 114.42
(R)CH=114.46
(M)CH=114.42
R=955.37
(M)A=114.49

Stop, Left Turn Only
& Do Not Enter

Light Pole

33.00

33.00

27'12" AND SPALLS @ 9"X SHARED ASLE @ 9"

54' (6 STALLS @ 9")

18'

8.9'

5'

22.5'-4"

30 Min. P.A.

CONC. RETAINING WALL

WALL 0.94' N.

WALL 0.87' N.

137.28
S86°30'47"W

TRASH ENCLOSURE
(SEE ARCHITECTURAL PLANS
FOR ADDITIONAL INFORMATION
AND DETAILS)

PR. DETENTION BASIN 2
HWL = 673.75
BTM = 671.00
VOLUME=1,500 CF

PR. PATIO AREA
(SEE ARCHITECTURAL PLANS)

21.74'

115.36
S00°20'22"W

Light Pole

Floor Monitors

33.00

22.25'

4.03'

31.9'

1 STORY BRICK BUILDING
#208

LOT 1
STENGREN CORNER SUBDIVISION
REC. APRIL 16, 1979 AS DOC. 21787995

PROPOSED BUILDING
7,021 S.F.
FFE=675.00
SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT

SHIPPING AREA
(SEE ARCHITECTURAL/STRUCTURAL
PLANS FOR ADDITIONAL
INFORMATION AND DETAILS
INCLUDING CONCRETE
PAD/FOUNDATION DESIGN)

PR. DETENTION BASIN 1
HWL = 673.75
BTM = 672.25
VOLUME=350 CF

CH=N78°04'21"E 114.42
(R)CH=114.46
(M)CH=114.42
R=955.37
(M)A=114.49

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(SEE ARCHITECTURAL PLANS)

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33.00

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27'12" AND SPALLS @ 9"X SHARED ASLE @ 9"

54' (6 STALLS @ 9")

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22.5'-4"

30 Min. P.A.

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WALL 0.94' N.

WALL 0.87' N.

137.28
S86°30'47"W

TRASH ENCLOSURE
(SEE ARCHITECTURAL PLANS
FOR ADDITIONAL INFORMATION
AND DETAILS)

PR. DETENTION BASIN 2
HWL = 673.75
BTM = 671.00
VOLUME=1,500 CF

PR. PATIO AREA
(SEE ARCHITECTURAL PLANS)

21.74'

115.36
S00°20'22"W

Light Pole

Floor Monitors

33.00

22.25'

4.03'

31.9'

1 STORY BRICK BUILDING
#208

LOT 5
BUSSE'S RESUBDIVISION
REC. MAY 8, 1926 AS DOC. T301949
PIN: 08-12-119-016
OWNER: WILLIAM M. LEHNERT

S. MAIN ST.

PUBLIC STREET

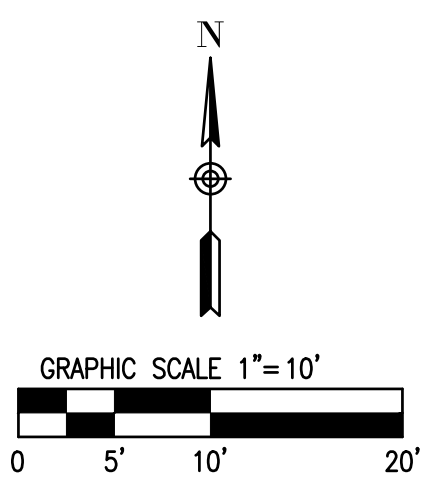


Diagram illustrating the distribution of aggregate in concrete pavement and concrete sidewalk. The top section, labeled "CONCRETE PAVEMENT", shows a cross-section with a dense layer of aggregate at the bottom. The bottom section, labeled "CONCRETE SIDEWALK", shows a cross-section with a dense layer of aggregate at the top.

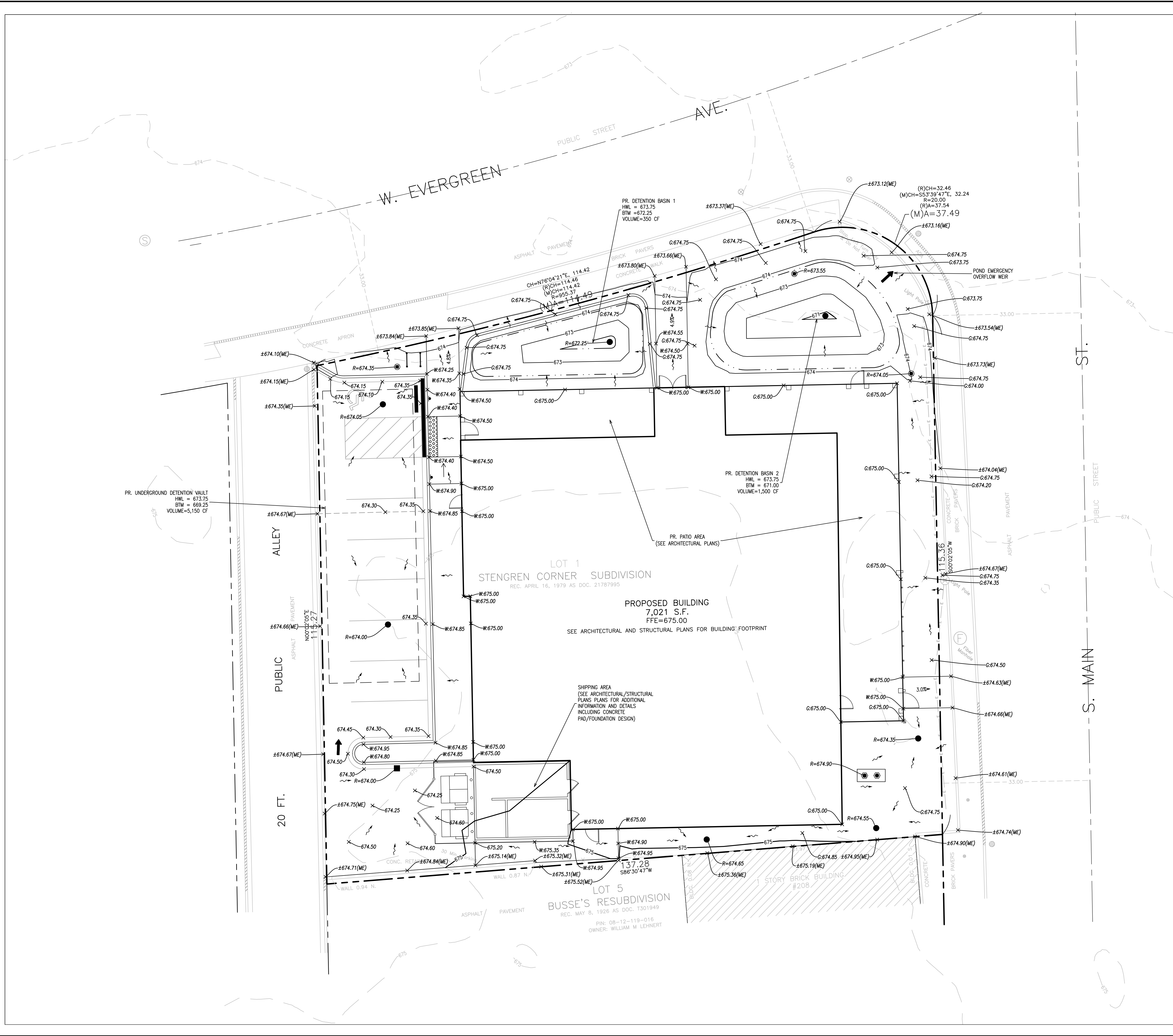
 B6.12 CURB AND GUTTER
 REVERSE PITCH B6.12 CURB AND GUTTER
 DEPRESSED CURB AND GUTTER

PROPERTY AREA:	17,271 S.F. (0.40 AC)
PERVIOUS AREA:	3,997 S.F. (0.09 AC) – 23%
IMPERVIOUS AREA:	13,274 S.F. (0.31 AC) – 77%
EXISTING ZONING:	B5
PROPOSED ZONING:	PUD
PROPOSED BUILDING SETBACKS:	
FRONT:	20 FEET
SIDE:	4 FEET
REAR:	20 FEET
BUILDING AREA:	7,021 SQ. FT.
F.A.R.	0.41
BUILDING HEIGHT	22 FEET
TOTAL CAR PARKING:	8 STALLS
STANDARD PARKING:	7 STALLS
HANDICAP ACCESSIBLE PARKING:	1 STALLS

<u>CIVIL ENGINEER</u>	<u>ARCHITECT</u>
JACOB & HEFNER ASSOCIATES, INC.	ARIA GROUP
1333 BUTTERFIELD ROAD, SUITE 300	830 NORTH BLVD.
DOWNERS GROVE, IL 60515	OAK PARK, IL 60301
CONTACT: JASON A CEBULSKI, P.E.	CONTACT: DAMIAN SATOLA, RA
JCEBULSKI@JHAINC.COM	DSATOLA@ARIANC.COM
(630) 652-4607	(708) 445-8400

LOT 1 IN STENGREN CORNER SUBDIVISION OF LOTS 1, 2, 3, AND 4 IN
BUSSE'S RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 4, ALSO
LOTS 2 AND 3 IN BLOCK 5, ALL OF BLOCK 6, AND LOTS 13 TO 24
INCLUSIVE IN BLOCK 7, LOTS 17 TO 210 INCLUSIVE IN BLOCK 8, ALL IN
MEIER'S ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION IN THE
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES ON APRIL 16, 1979
AS DOCUMENT LR3086126, IN COOK COUNTY, ILLINOIS.

	JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	SITE PLAN					
		FATPOUR TA PWORKS					
		ARIA GROUP					
		MT. PROSPECT, IL					
1" = 10'	H710	SP-1	1	ORIGINAL EXHIBIT DATE	12/19/25	Date	
			No.	Description			



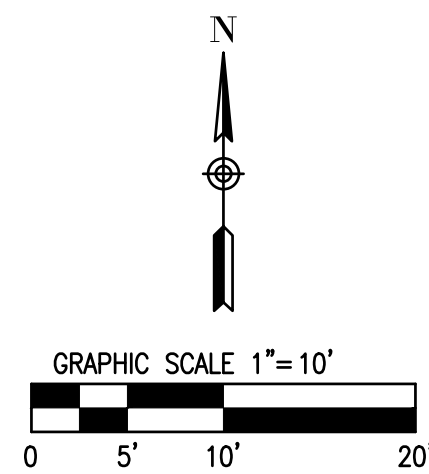
GRADING LEGEND:

EXISTING CONTOUR	---
EXISTING SPOT ELEVATION	x XXX.XX
PROPOSED CONTOUR	---
PROPOSED SPOT ELEVATION	x XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	x GXXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	x WXXX.XX
PROPOSED CURB CUT ELEVATION	x CC=XXX.XX
PROPOSED RIM ELEVATION	x R=XXX.XX
MATCH EXISTING ELEVATION	x XXX.XX(ME)
PROPOSED TOP OF WALL ELEVATION	T/WALL:XXX.XX
PROPOSED FINISHED GRADE AT TOP OF WALL	T/WALL:XXX.XX(FG)
PROPOSED BOTTOM OF WALL ELEVATION	B/WALL:XXX.XX
PROPOSED DRAINAGE DIVIDE	---
DRAINAGE DIRECTION	---
OVERFLOW ROUTE	---

GRADING NOTES:

- ALL PROPOSED SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
- ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, SIDEWALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
- MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS AND ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 2% IN ANY DIRECTION. HANDICAP ACCESSIBLE ROUTE DENOTED BY: ---
- MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE HANDICAP ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
- CONTRACTOR SHALL COORDINATE EXTERIOR DOORWAY AND FINISHED GRADE ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS. ALL HANDICAP ACCESSIBLE DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SEWERS WITHIN THE PROJECT AREA DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
- SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

GRADING PLAN	FATPOUR TAP WORKS	ARIA GROUP	MOUNT PROSPECT, ILLINOIS
JACOB & HEFNER ASSOCIATES	1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515	PHONE: (630) 652-4600, FAX: (630) 652-4601	www.jacobandhefner.com
H710	1" = 10'	C4	



1. ALL UTILITY LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURES TO LINEAR FEET.
2. ALL EXISTING UTILITY RIMS, GRADE RINGS, PEDESTALS, ETC. SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED FINISHED GRADE.
3. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
4. GRANULAR TRENCH BACKFILL MATERIAL, IDOT GRADATION CA-7, SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL UTILITIES WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS, SIDEWALKS, ETC. GRANULAR TRENCH BACKFILL NOTED ON THE PLANS BY:
5. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
6. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
7. CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
9. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.

STORM SEWER STRUCTURE SYMBOL LEGEND:

I = INLET
CB = CATCH BASIN
MH = MANHOLE
FES = FLARED END SECTION
RD = ROOF DRAIN
CO = CLEAN OUT

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:

1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJW 102223
1P: IDOT TYPE 1 (OPEN), NEENAH R-2504-D, EJW 105021 (M3 GRATE)
11P: IDOT TYPE 11, NEENAH R3281-A, EJW 7210

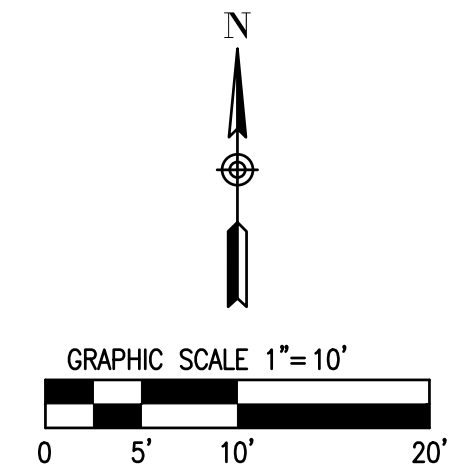
1. ALL STORM SEWER PIPE SHALL BE HDPE ADS N-12 OR APPROVED EQUAL, UNLESS OTHERWISE NOTED
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE - DRAINS TO WATERWAYS"

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), NEENAH R-1713, EJIW 105021

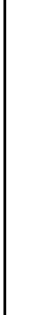
1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

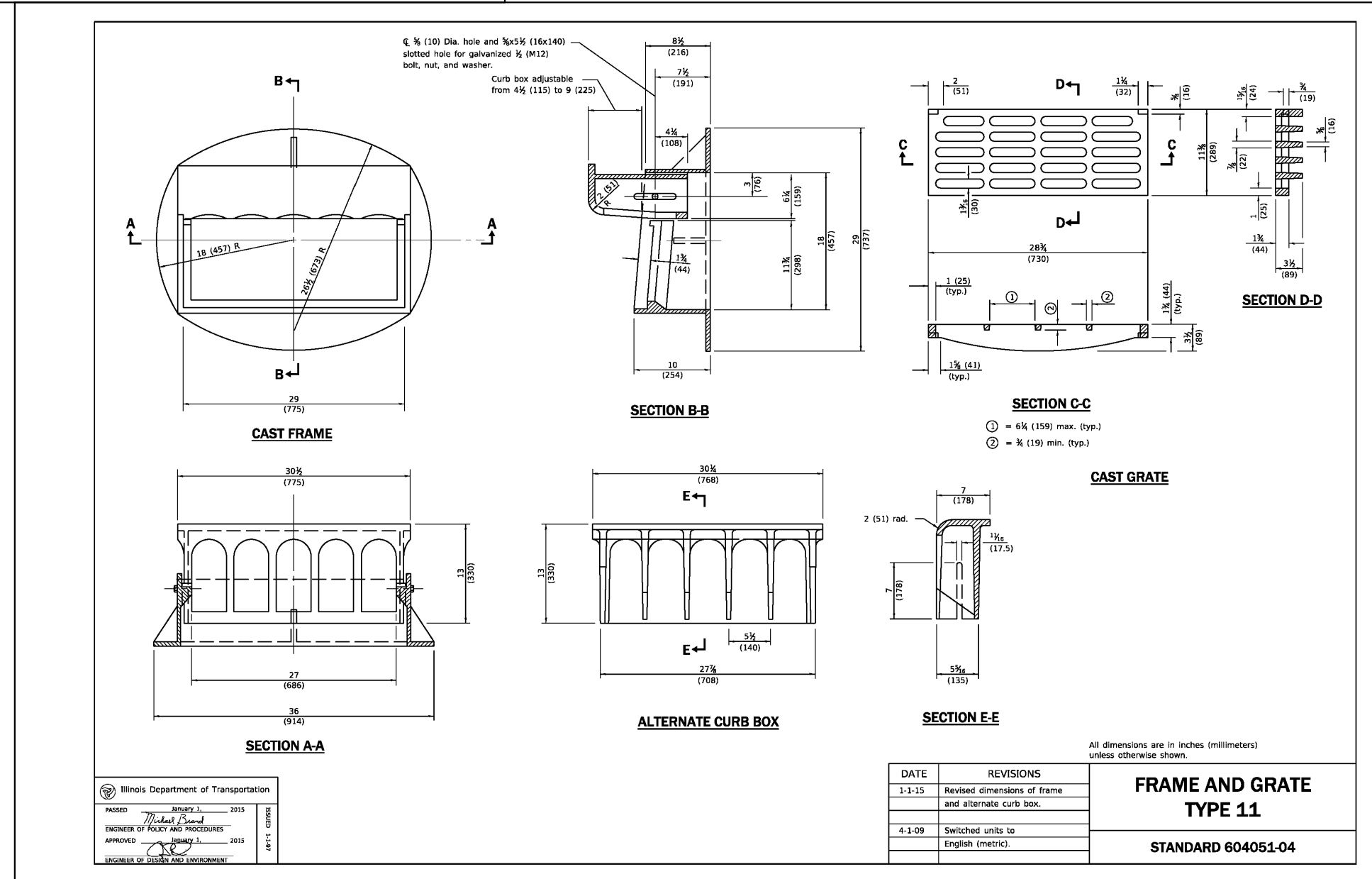
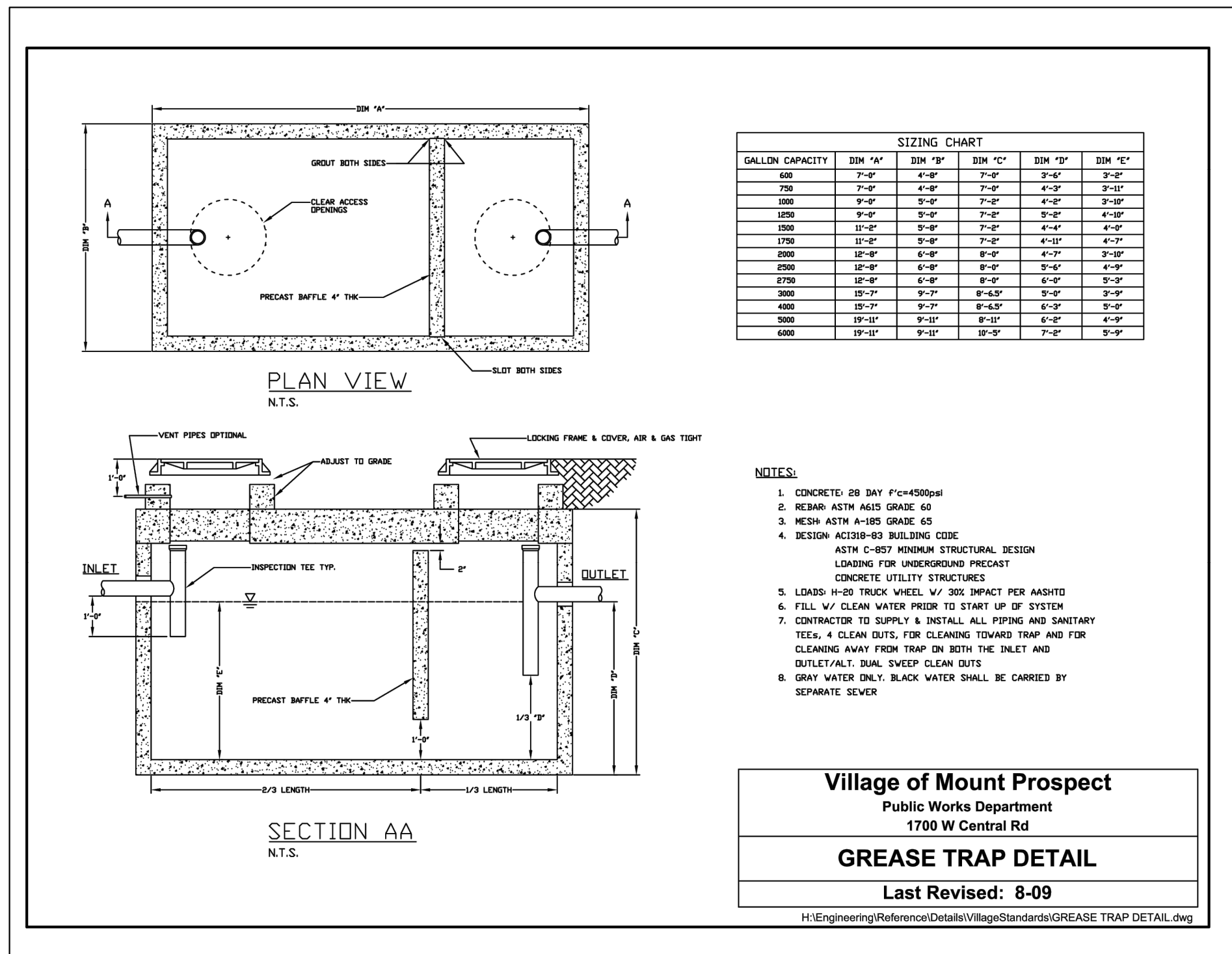
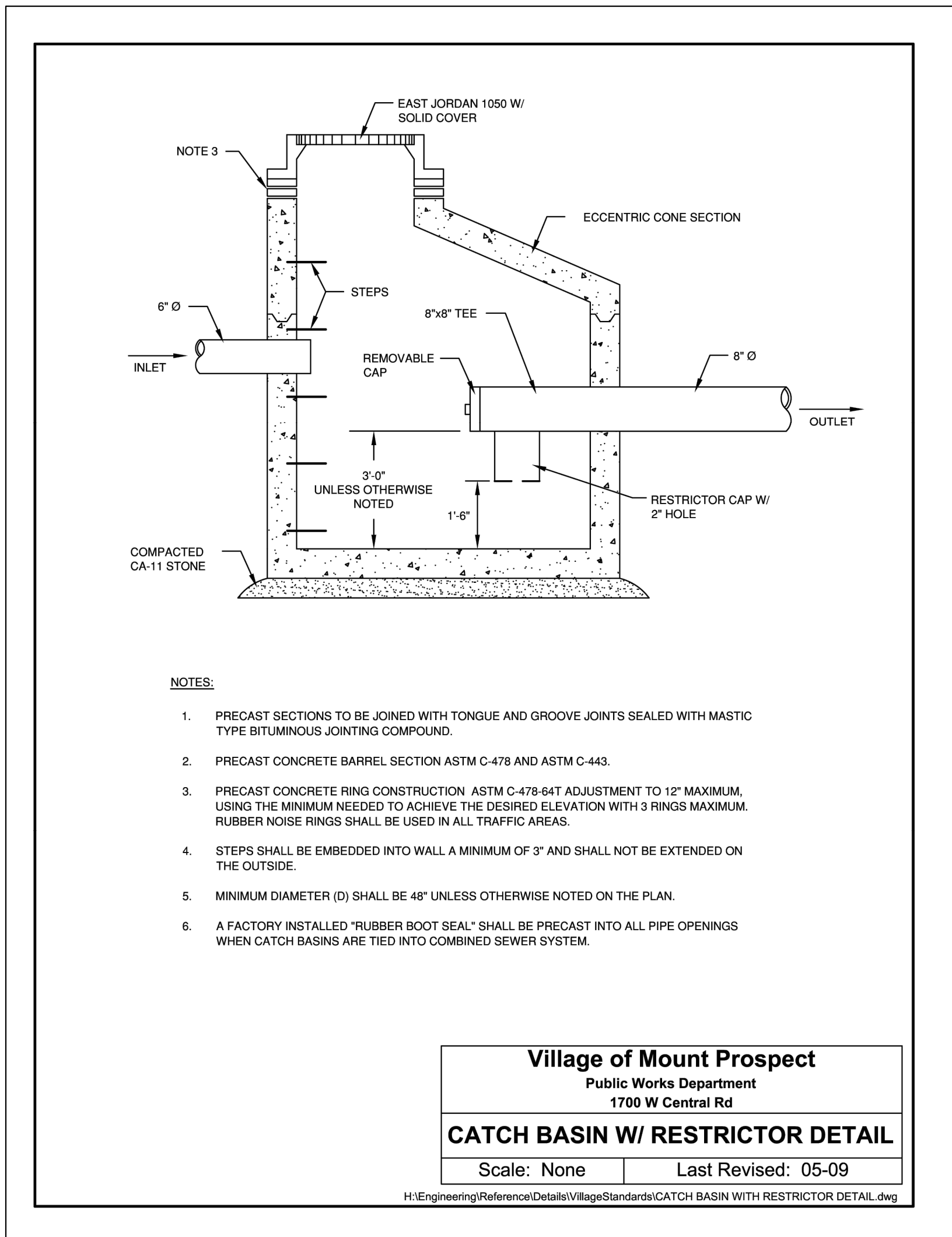
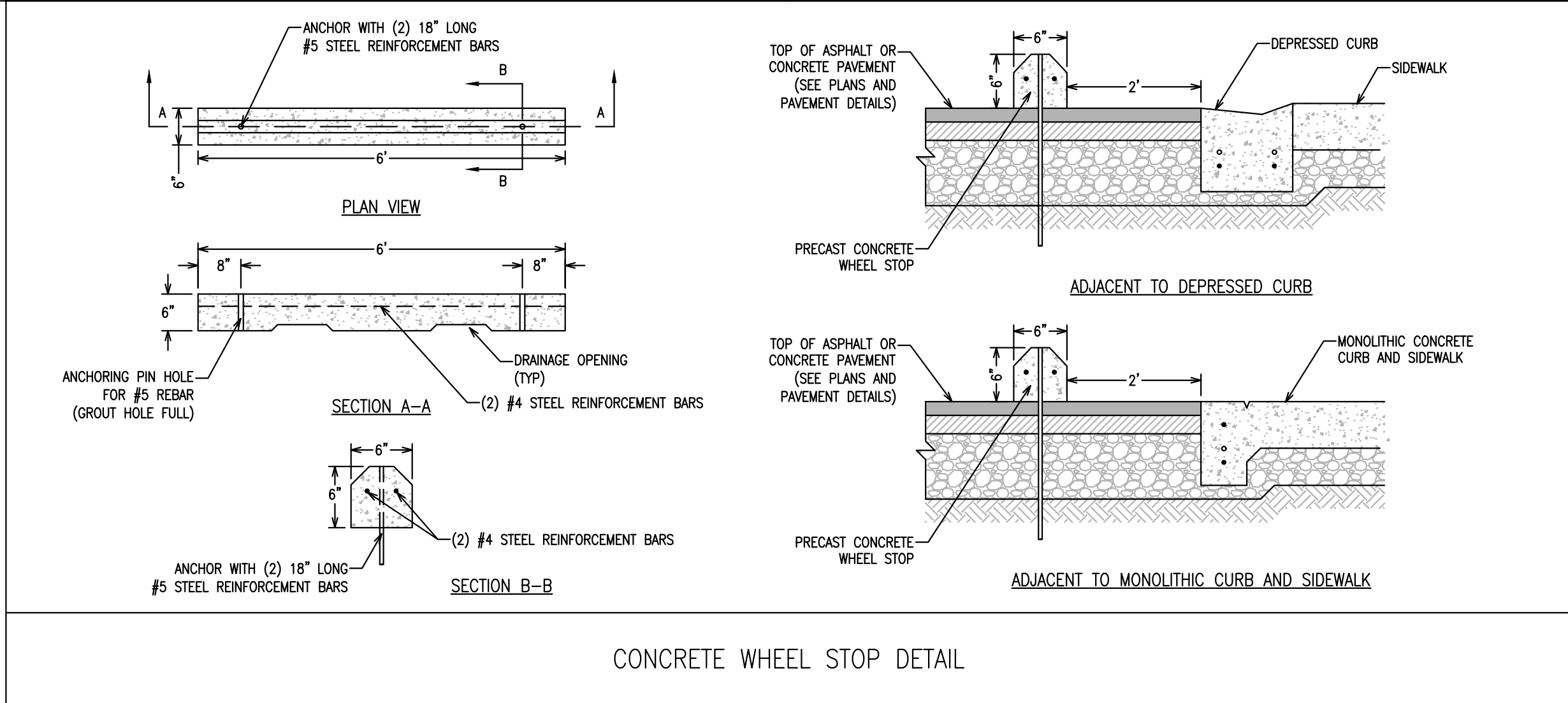
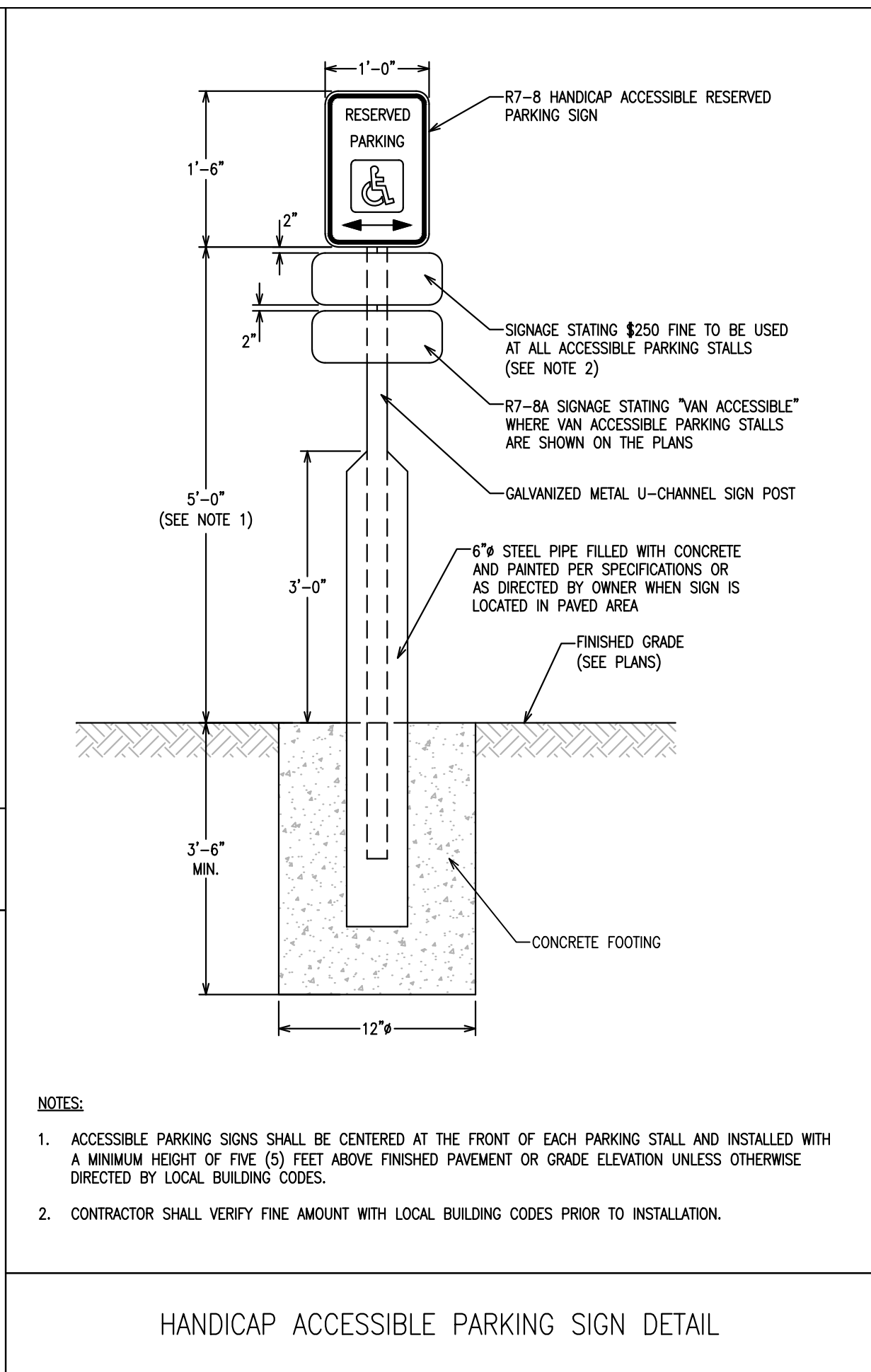
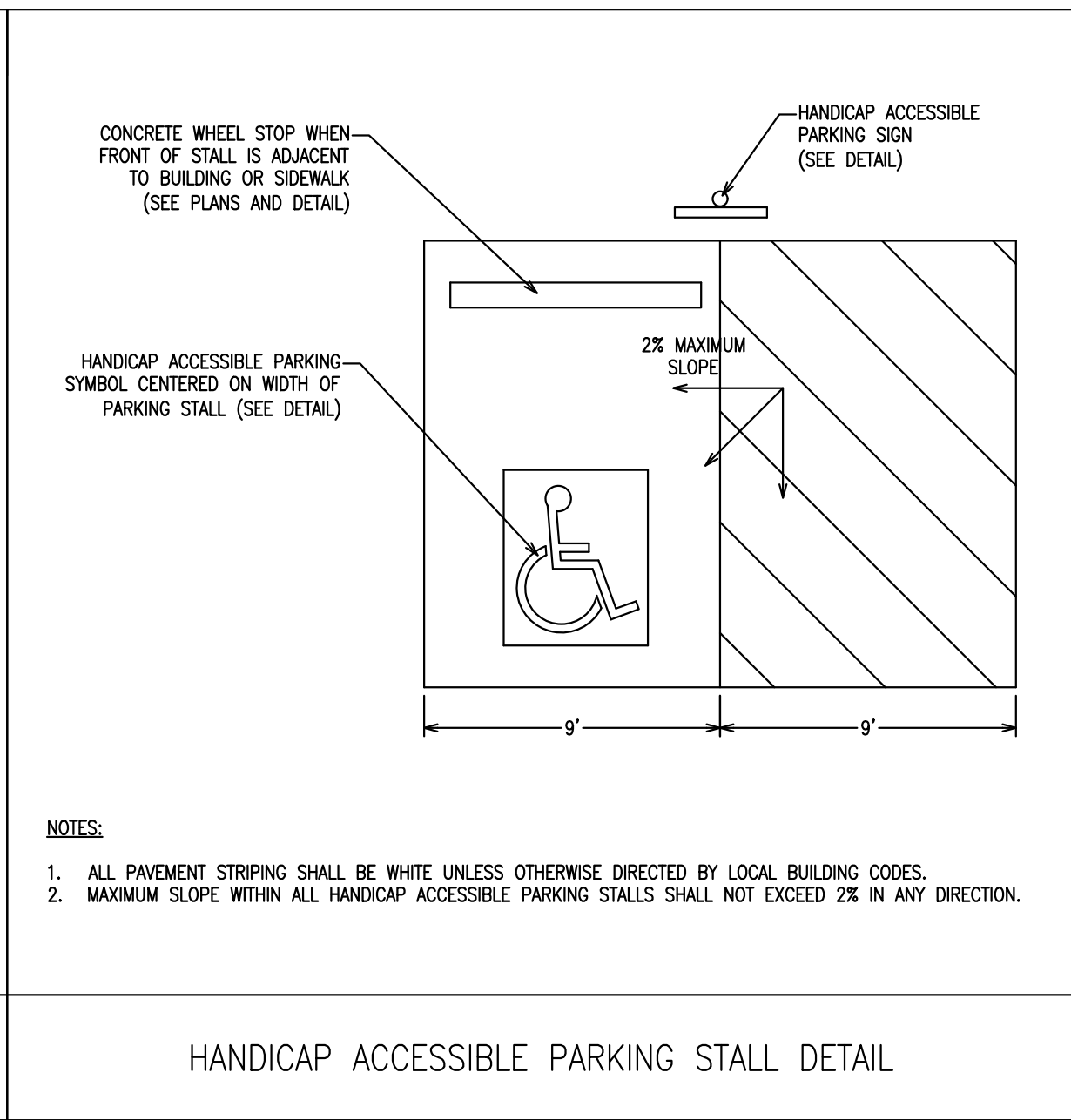
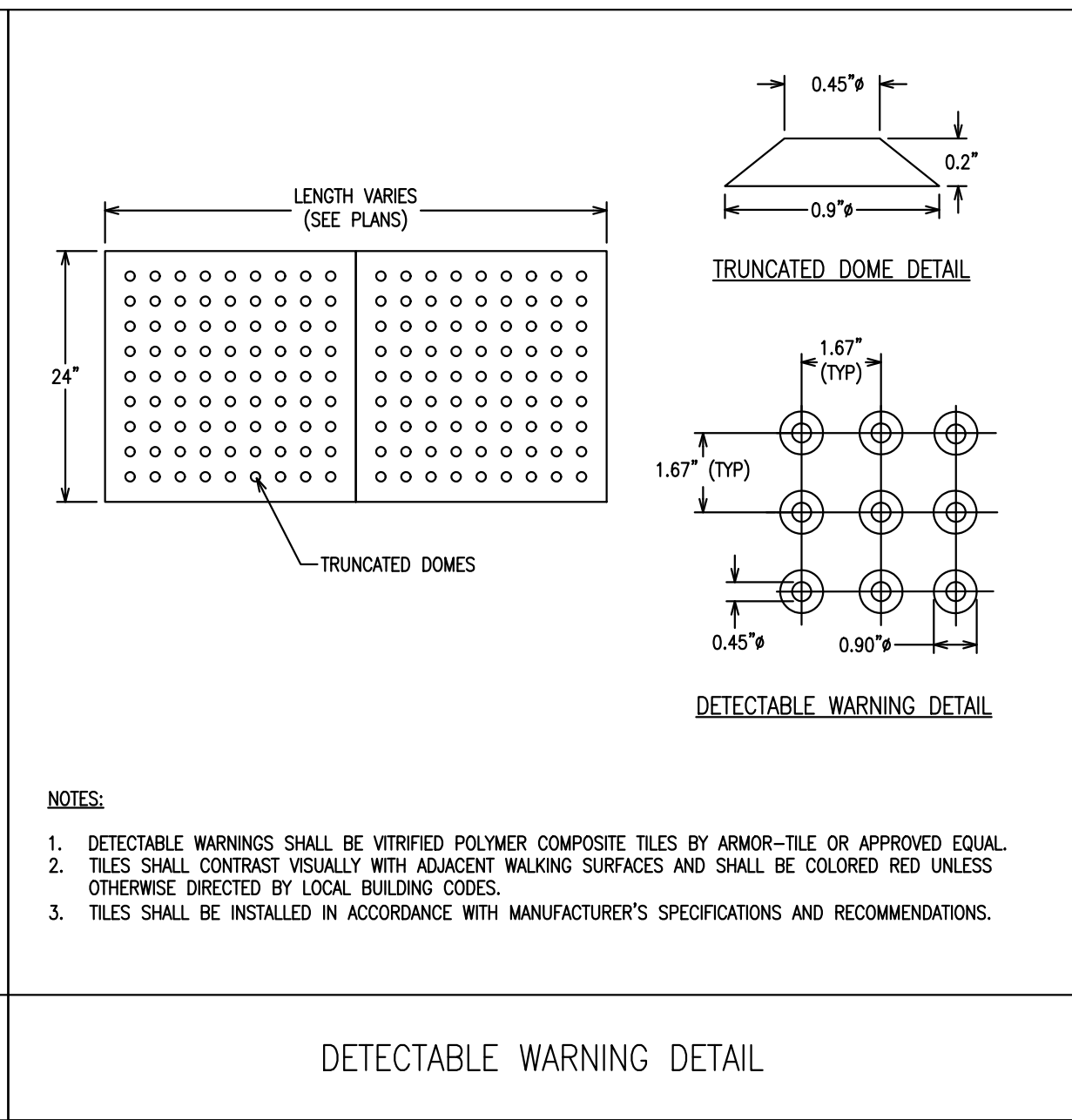
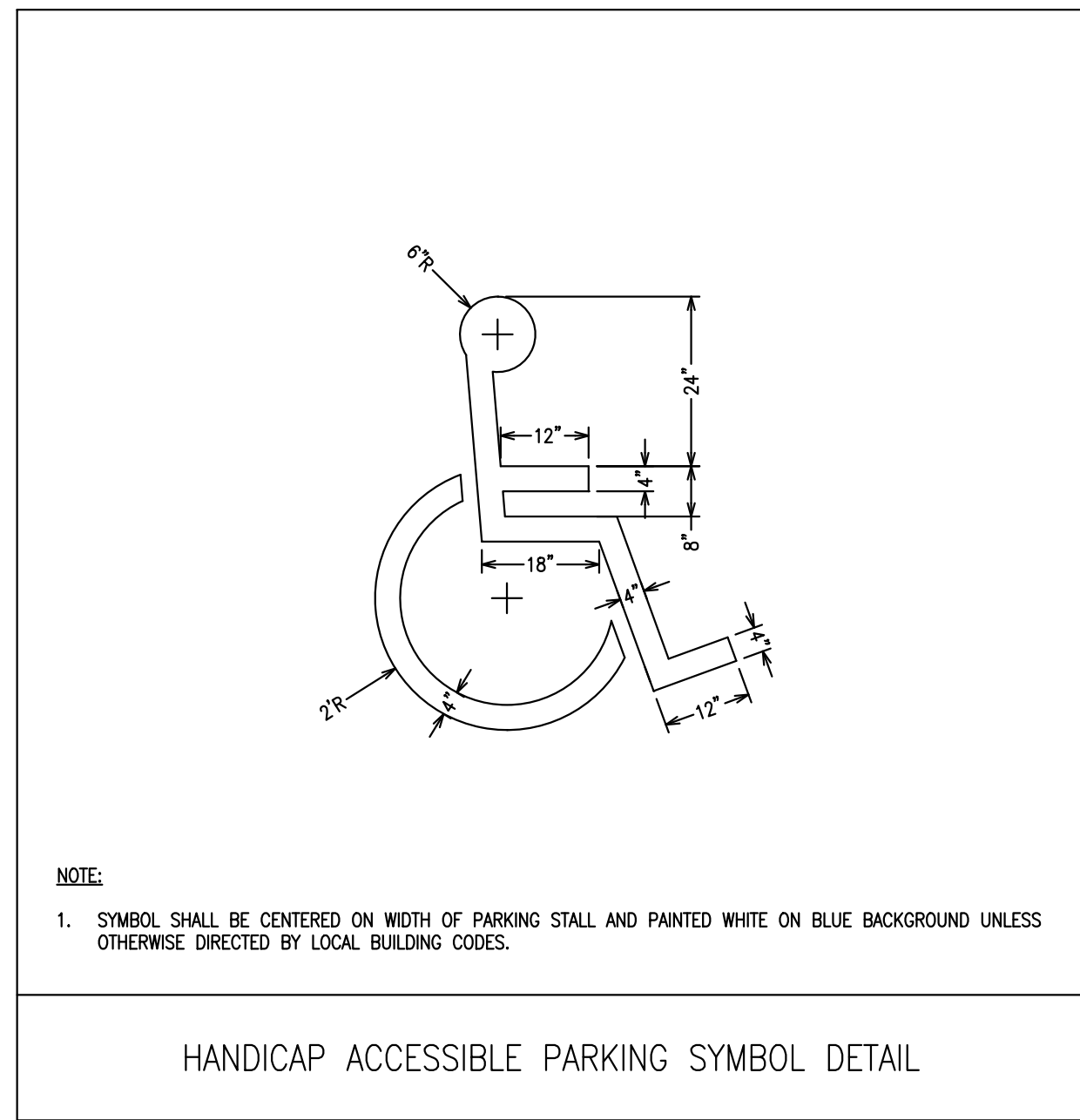
1" = 10'		 JACOB & HIEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhiefner.com	UTILITY PLAN			
	H710		FATPOUR TAP WORKS			
			ARIA GROUP			
C5			MOUNT PROSPECT, ILLINOIS		1 PERMIT SET	12/19/25
			No.	Description	Date	



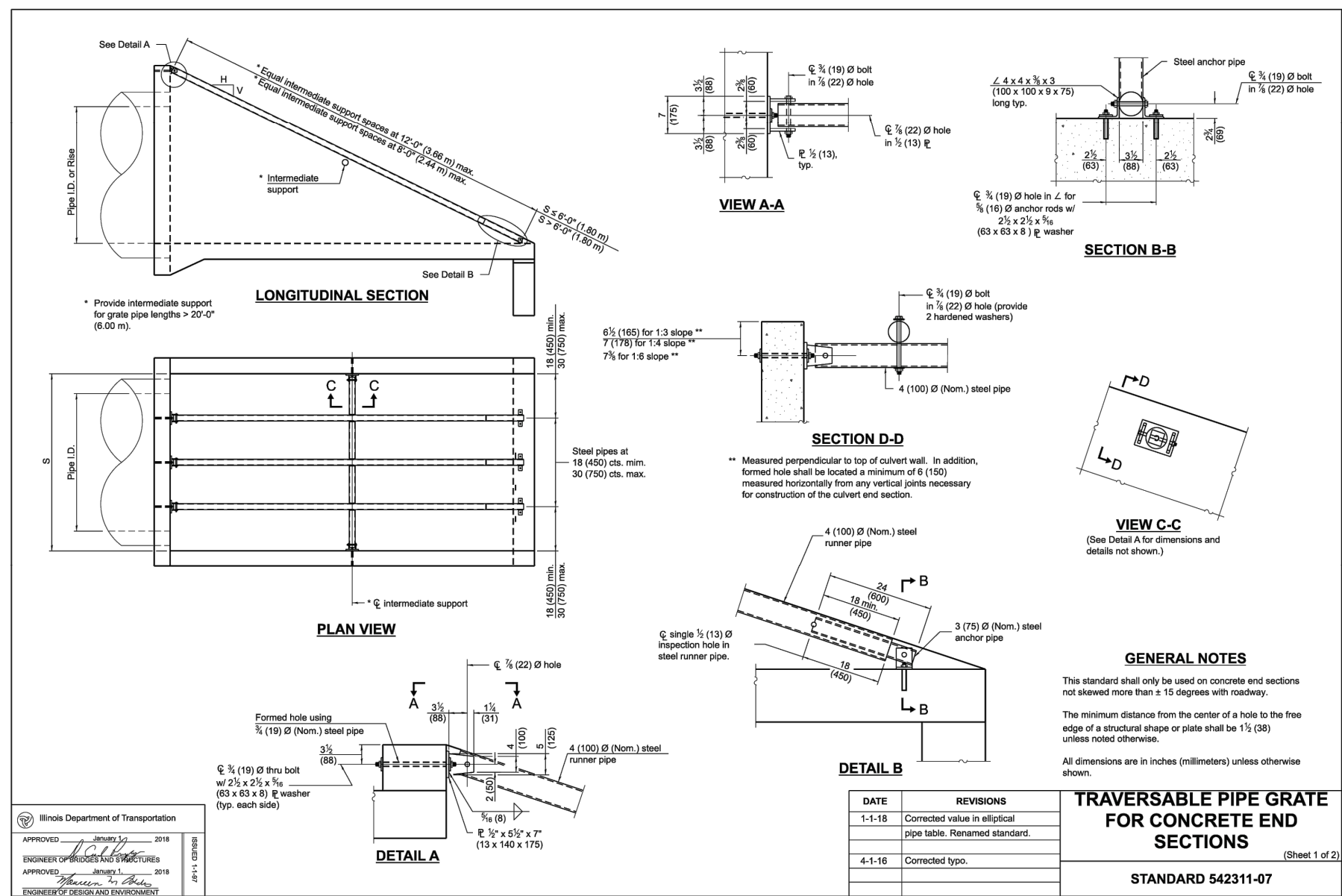
1. OBTAIN ALL APPLICABLE SITE PERMITS AND THOROUGHLY REVIEW PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION CONTROL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE STABILIZATION IS ACHIEVED.
2. INSTALL PERIMETER SEDIMENT CONTROL MEASURES (I.E. SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE).
3. INSTALL INLET PROTECTION DEVICES FOR EXISTING STORM SEWER INLETS AND DRAINAGE STRUCTURES.
4. PERFORM STORMWATER POLLUTION PREVENTION SITE INSPECTIONS ON A WEEKLY BASIS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). AT A MINIMUM, THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, ALL STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIST THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP.
 - 4.1. ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL MAKE AND COMPLETE THE REQUIRED REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
 - 4.2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.
 - 4.3. COPIES OF THE WEEKLY INSPECTION REPORT SHALL BE SUBMITTED TO THE PUBLIC WORKS SUPERINTENDENT AND THE VILLAGE ENGINEER.
5. BEGIN SITE CLEARING AND GRADING OPERATIONS.
6. PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN SEVEN (7) DAYS.
7. INSTALL NEW STORM SEWERS AND OTHER SITE UTILITIES AS INDICATED ON THE PLANS.
8. INSTALL TEMPORARY CONCRETE WASHOUT PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK ON SITE.
9. BEGIN SITE PAVING OPERATIONS (I.E. DRIVES, PARKING LOTS, ETC.)
10. PERFORM STREET CLEANING OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED FOR AREAS ADJACENT TO THE PROJECT SITE.
11. INSTALL BUILDING FOUNDATIONS AND COMPLETE BUILDING CONSTRUCTION AND REMAINING SITE IMPROVEMENTS INDICATED ON THE PLANS.
12. PERFORM FINAL GRADING OPERATIONS AND ESTABLISH PERMANENT VEGETATIVE COVER IN ALL LANDSCAPED AREAS.
13. REMOVE ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF SITE GRADING OR DEMOLITION OPERATIONS.
2. CONTRACTOR SHALL IMPLEMENT APPROPRIATE DUST CONTROL MEASURES AS NECESSARY.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS ANTICIPATED BY THE ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION AS WARRANTED BY SITE CONDITIONS OR AS DIRECTED BY THE ENGINEER AND/OR PROJECT GOVERNING AUTHORITIES.
4. SEE GENERAL NOTES AND SPECIFICATIONS SHEETS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

 JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	H710				
	1" = 10'				
	C6				
		EROSION CONTROL PLAN			
		FATPOUR TAP WORKS			
		ARIA GROUP			
		MOUNT PROSPECT, ILLINOIS			
		1	PERMIT SET		12/19/25
		No.	Description		Date



C7.1		 JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	DETAILS			
N.T.S.	H710		FATPOUR TAP WORKS			
			ARIA GROUP			
			MOUNT PROSPECT, ILLINOIS		1 PERMIT SET	12/19/25
					No.	Date



PIPE-GRATE SCHEDULE FOR PIPE CULVERT END SECTIONS									
		Range of End Section							
		1.0		1.5		2.0		3.0	
Pipe I.D.	No. Length	Min. Pipe I.D. (ft)	Max. Support Spacing (ft)	Min. Pipe I.D. (ft)	Max. Support Spacing (ft)	Min. Pipe I.D. (ft)	Max. Support Spacing (ft)	Min. Pipe I.D. (ft)	Max. Support Spacing (ft)
12"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
15"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
18"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
21"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
24"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
27"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
30"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
36"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
42"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
48"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
54"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
60"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
66"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
72"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
78"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
84"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
90"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
96"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
102"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
108"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
114"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
120"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
126"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
132"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
138"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
144"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
150"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
156"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
162"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
168"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
174"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
180"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
186"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
192"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
198"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
204"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
210"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
216"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
222"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0
228"	1.0	1.0	2.5	1.5	3.0	2.0	3.5	3.0	4.0

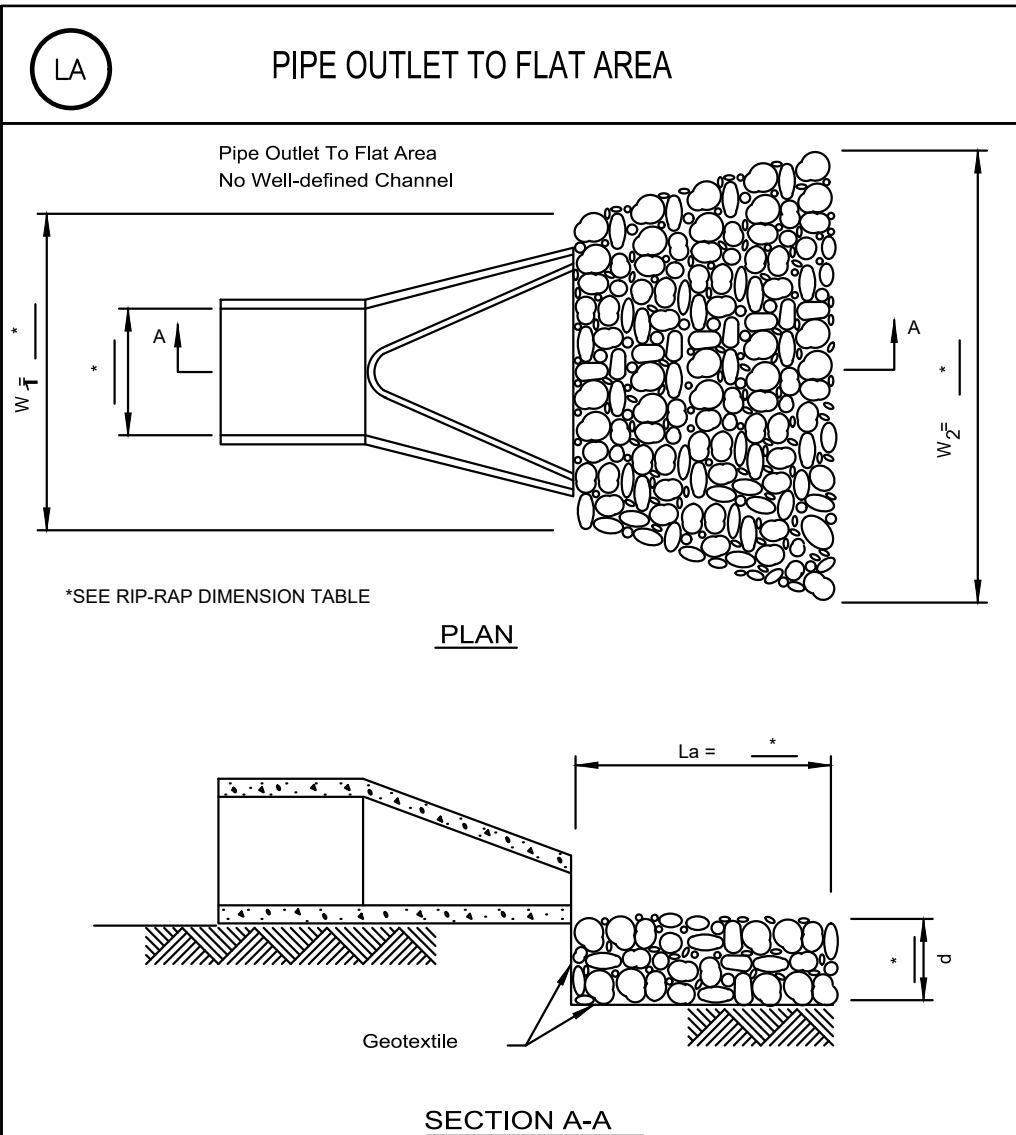
PIPE GRADE SCHEDULE FOR ELLIPTICAL PIPE CULVERT END SECTIONS									
		Range of End Sections							
		1:2				1:6			
Pipe Size (Base)	Span	Int. Support (No. of)	Total Length (ft.)	Min. Length (ft.)	Int. Support (No. of)	Total Length (ft.)	Min. Length (ft.)	Int. Support (No. of)	Total Length (ft.)
(12)	12	NA	12.0	12.0	NA	12.0	12.0	NA	12.0
(18)	18	NA	18.0	18.0	NA	18.0	18.0	NA	18.0
(24)	24	NA	24.0	24.0	NA	24.0	24.0	NA	24.0
(30)	30	NA	30.0	30.0	NA	30.0	30.0	NA	30.0
(36)	36	NA	36.0	36.0	NA	36.0	36.0	NA	36.0
(42)	42	NA	42.0	42.0	NA	42.0	42.0	NA	42.0
(48)	48	NA	48.0	48.0	NA	48.0	48.0	NA	48.0
(54)	54	NA	54.0	54.0	NA	54.0	54.0	NA	54.0
(60)	60	NA	60.0	60.0	NA	60.0	60.0	NA	60.0
(66)	66	NA	66.0	66.0	NA	66.0	66.0	NA	66.0
(72)	72	NA	72.0	72.0	NA	72.0	72.0	NA	72.0
(78)	78	NA	78.0	78.0	NA	78.0	78.0	NA	78.0
(84)	84	NA	84.0	84.0	NA	84.0	84.0	NA	84.0
(90)	90	NA	90.0	90.0	NA	90.0	90.0	NA	90.0
(96)	96	NA	96.0	96.0	NA	96.0	96.0	NA	96.0
(102)	102	NA	102.0	102.0	NA	102.0	102.0	NA	102.0
(108)	108	NA	108.0	108.0	NA	108.0	108.0	NA	108.0
(114)	114	NA	114.0	114.0	NA	114.0	114.0	NA	114.0
(120)	120	NA	120.0	120.0	NA	120.0	120.0	NA	120.0
(126)	126	NA	126.0	126.0	NA	126.0	126.0	NA	126.0
(132)	132	NA	132.0	132.0	NA	132.0	132.0	NA	132.0
(138)	138	NA	138.0	138.0	NA	138.0	138.0	NA	138.0
(144)	144	NA	144.0	144.0	NA	144.0	144.0	NA	144.0
(150)	150	NA	150.0	150.0	NA	150.0	150.0	NA	150.0
(156)	156	NA	156.0	156.0	NA	156.0	156.0	NA	156.0
(162)	162	NA	162.0	162.0	NA	162.0	162.0	NA	162.0
(168)	168	NA	168.0	168.0	NA	168.0	168.0	NA	168.0
(174)	174	NA	174.0	174.0	NA	174.0	174.0	NA	174.0
(180)	180	NA	180.0	180.0	NA	180.0	180.0	NA	180.0
(186)	186	NA	186.0	186.0	NA	186.0	186.0	NA	186.0
(192)	192	NA	192.0	192.0	NA	192.0	192.0	NA	192.0
(198)	198	NA	198.0	198.0	NA	198.0	198.0	NA	198.0
(204)	204	NA	204.0	204.0	NA	204.0	204.0	NA	204.0
(210)	210	NA	210.0	210.0	NA	210.0	210.0	NA	210.0
(216)	216	NA	216.0	216.0	NA	216.0	216.0	NA	216.0
(222)	222	NA	222.0	222.0	NA	222.0	222.0	NA	222.0
(228)	228	NA	228.0	228.0	NA	228.0	228.0	NA	228.0
(234)	234	NA	234.0	234.0	NA	234.0	234.0	NA	234.0
(240)	240	NA	240.0	240.0	NA	240.0	240.0	NA	240.0
(246)	246	NA	246.0	246.0	NA	246.0	246.0	NA	246.0
(252)	252	NA	252.0	252.0	NA	252.0	252.0	NA	252.0
(258)	258	NA	258.0	258.0	NA	258.0	258.0	NA	258.0
(264)	264	NA	264.0	264.0	NA	264.0	264.0	NA	264.0
(270)	270	NA	270.0	270.0	NA	270.0	270.0	NA	270.0
(276)	276	NA	276.0	276.0	NA	276.0	276.0	NA	276.0
(282)	282	NA	282.0	282.0	NA	282.0	282.0	NA	282.0
(288)	288	NA	288.0	288.0	NA	288.0	288.0	NA	288.0
(294)	294	NA	294.0	294.0	NA	294.0	294.0	NA	294.0
(300)	300	NA	300.0	300.0	NA	300.0	300.0	NA	300.0
(306)	306	NA	306.0	306.0	NA	306.0	306.0	NA	306.0
(312)	312	NA	312.0	312.0	NA	312.0	312.0	NA	312.0
(318)	318	NA	318.0	318.0	NA	318.0	318.0	NA	318.0
(324)	324	NA	324.0	324.0	NA	324.0	324.0	NA	324.0
(330)	330	NA	330.0	330.0	NA	330.0	330.0	NA	330.0
(336)	336	NA	336.0	336.0	NA	336.0	336.0	NA	336.0
(342)	342	NA	342.0	342.0	NA	342.0	342.0	NA	342.0
(348)	348	NA	348.0	348.0	NA	348.0	348.0	NA	348.0
(354)	354	NA	354.0	354.0	NA	354.0	354.0	NA	354.0
(360)	360	NA	360.0	360.0	NA	360.0	360.0	NA	360.0
(366)	366	NA	366.0	366.0	NA	366.0	366.0	NA	366.0
(372)	372	NA	372.0	372.0	NA	372.0	372.0	NA	372.0
(378)	378	NA	378.0	378.0	NA	378.0	378.0	NA	378.0
(384)	384	NA	384.0	384.0	NA	384.0	384.0	NA	384.0
(390)	390	NA	390.0	390.0	NA	390.0	390.0	NA	390.0
(396)	396	NA	396.0	396.0	NA	396.0	396.0	NA	396.0
(402)	402	NA	402.0	402.0	NA	402.0	402.0	NA	402.0
(408)	408	NA	408.0	408.0	NA	408.0	408.0	NA	408.0
(414)	414	NA	414.0	414.0	NA	414.0	414.0	NA	414.0
(420)	420	NA	420.0	420.0	NA	420.0	420.0	NA	420.0
(426)	426	NA	426.0	426.0	NA	426.0	426.0	NA	426.0
(432)	432	NA	432.0	432.0	NA	432.0	432.0	NA	432.0
(438)	438	NA	438.0	438.0	NA	438.0	438.0	NA	438.0
(444)	444	NA	444.0	444.0	NA	444.0	444.0	NA	444.0
(450)	450	NA	450.0	450.0	NA	450.0	450.0	NA	450.0
(456)	456	NA	456.0	456.0	NA	456.0	456.0	NA	456.0
(462)	462	NA	462.0	462.0	NA	462.0	462.0	NA	462.0
(468)	468	NA	468.0	468.0	NA	468.0	468.0	NA	468.0
(474)	474	NA	474.0	474.0	NA	474.0	474.0	NA	474.0
(480)	480	NA	480.0	480.0	NA	480.0	480.0	NA	480.0
(486)	486	NA	486.0	486.0	NA	486.0	486.0	NA	486.0
(492)	492	NA	492.0	492.0	NA	492.0	492.0	NA	492.0
(498)	498	NA	498.0	498.0	NA	498.0	498.0	NA	498.0
(504)	504	NA	504.0	504.0	NA	504.0	504.0	NA	504.0
(510)	510	NA	510.0	510.0	NA	510.0	510.0	NA	510.0
(516)	516	NA	516.0	516.0	NA	516.0	516.0	NA	516.0
(522)	522	NA	522.0	522.0	NA	522.0	522.0	NA	522.0
(528)	528	NA	528.0	528.0	NA	528.0	528.0	NA	528.0
(534)	534	NA	534.0	534.0	NA	534.0	534.0	NA	534.0
(540)	540	NA	540.0	540.0	NA	540.0	540.0	NA	540.0
(546)	546	NA	546.0	546.0	NA	546.0	546.0	NA	546.0
(552)	552	NA	552.0	552.0	NA	552.0	552.0	NA	552.0
(558)	558	NA	558.0	558.0	NA	558.0	558.0	NA	558.0
(564)	564	NA	564.0	564.0	NA	564.0	564.0	NA	564.0
(570)	570	NA	570.0	570.0	NA	570.0	570.0	NA	570.0
(576)	576	NA	576.0	576.0	NA	576.0	576.0	NA	576.0
(582)	582	NA	582.0	582.0	NA	582.0	582.0	NA	582.0
(588)	588	NA	588.0	588.0	NA	588.0	588.0	NA	588.0
(594)	594	NA	594.0	594.0	NA	594.0	594.0	NA	594.0
(600)	600	NA	600.0	600.0	NA	600.0	600.0	NA	600.0
(606)	606	NA	606.0	606.0	NA	606.0	606.0	NA	606.0
(612)	612	NA	612.0	612.0	NA	612.0	612.0	NA	612.0
(618)	618	NA	618.0	618.0	NA	618.0	618.0	NA	618.0
(624)	624	NA	624.0	624.0	NA	624.0	624.0	NA	624.0
(630)	630	NA	630.0	630.0	NA	630.0	630.0	NA	630.0
(636)	636	NA	636.0	636.0	NA	636.0	636.0	NA	636.0
(642)	642	NA	642.0	642.0	NA	642.0	642.0	NA	642.0
(648)	648	NA	648.0	648.0	NA	648.0	648.0	NA	648.0
(654)	654	NA	654.0	654.0	NA	654.0	654.0	NA	654.0
(660)	660	NA	660.0	660.0	NA	660.0	660.0	NA	660.0
(666)	666	NA	666.0	666.0	NA	666.0	666.0	NA	666.0
(672)	672	NA	672.0	672.0	NA	672.0	672.0	NA	672.0
(678)	678	NA	678.0	678.0	NA	678.0	678.0	NA	678.0
(684)	684	NA	684.0	684.0	NA	684.0	684.0	NA	684.0
(690)	690	NA	690.0	690.0	NA	690.0	690.0	NA	690.0
(696)	696	NA	696.0	696.0	NA	696.0	696.0	NA	696.0
(702)	702	NA	702.0	702.0	NA	702.0	702.0	NA	702.0
(708)	708	NA	708.0	708.0	NA	708.0	708.0	NA	708.0
(714)	714	NA	714.0	714.0	NA	714.0	714.0	NA	714.0
(720)	720	NA	720.0	720.0	NA	720.0	720.0	NA	720.0
(726)	726	NA	726.0	726.0	NA	726.0	726.0	NA	726.0
(732)	732	NA	732.0	732.0	NA	732.0	732.0	NA	732.0
(738)	738	NA	738.0	738.0	NA	738.0	738.0	NA	738.0
(744)	744	NA	744.0	744.0	NA	744.0	744.0	NA	744.0
(750)	750	NA	750.0	750.0	NA	750.0	750.0	NA	750.0
(756)	756	NA	756.0	756.0	NA	756.0	756.0	NA	756.0
(762)	762	NA	762.0	762.0	NA	762.0	762.0	NA	762.0
(768)	768	NA	768.0	768.0	NA	768.0	768.0	NA	768.0
(774)	774	NA	774.0	774.0	NA	774.0	774.0	NA	774.0
(780)	780	NA	780.0	780.0	NA	780.0	780.0	NA	780.0
(786)	786	NA	786.0	786.0	NA	786.0	786.0	NA	786.0
(792)	792	NA	792.0	792.0	NA	792.0	792.0	NA	792.0
(798)	798	NA	798.0	798.0	NA	798.0	798.0	NA	798.0
(804)	804	NA	804.0	804.0	NA	804.0	804.0	NA	804.0
(810)	810	NA	810.0	810.0	NA	810.0	810.0	NA	810.0
(816)	816	NA	816.0	816.0	NA	816.0	816.0	NA	816.0
(822)	822	NA	822.0	822.0	NA	822.0	822.0	NA	822.0
(828)	828	NA	828.0	828.0	NA	828.0	828.0	NA	828.0
(834)	834	NA	834.0	834.0	NA	834.0	834.0	NA	834.0
(840)	840	NA	840.0	840.0	NA	840.0	840.0	NA	840.0
(846)	846	NA	846.0	846.0	NA	846.0	846		

**TRAVERSABLE PIPE GRATE
FOR CONCRETE END
SECTIONS**

(Sheet 2 of 2)

STANDARD 542311-07

PIPE DIAMETER (N)	LENGTH OF APRON La (FT)	WIDTH OF APRON W1 (FT)	WIDTH OF APRON W2 (FT)	DEPTH OF RIP-RAP d (N)	IDOT GRADATION R15	VOLUME OF RIP-RAP (CYD)
12	10	3	13	15	3	3.7
15	10	3.75	13.75	15	3	4.1
18	15	4.5	19.5	20	4	11.1
24	18	6	24	20	4	16.7
30	20	7.5	27.5	20	4	21.6
36	24	9	33	28	5	43.6
42	27	10.5	37.5	30	5	60.0
48	27	12	39	32	6	68.0
54	27	13.5	40.5	32	6	72.0
60	36	15	51	32	6	118.0
72	44	18	62	32	6	174.0



NOTES:

1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class , or . I II III
2. The rock riprap shall meet the IDOT requirements for the following gradation: RR , Quality _____
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE		STANDARD DWG. NO.
Project _____		IL-610
Designed _____ Date _____		SHEET 1 OF 1
Checked _____ Date _____		DATE 9-15-93
Approved _____ Date _____		

DETAILS

FATPOUR TAP WORKS

ARIA GROUP

MOUNT PROSPECT, ILLINOIS

No.	PERMIT SET	Description
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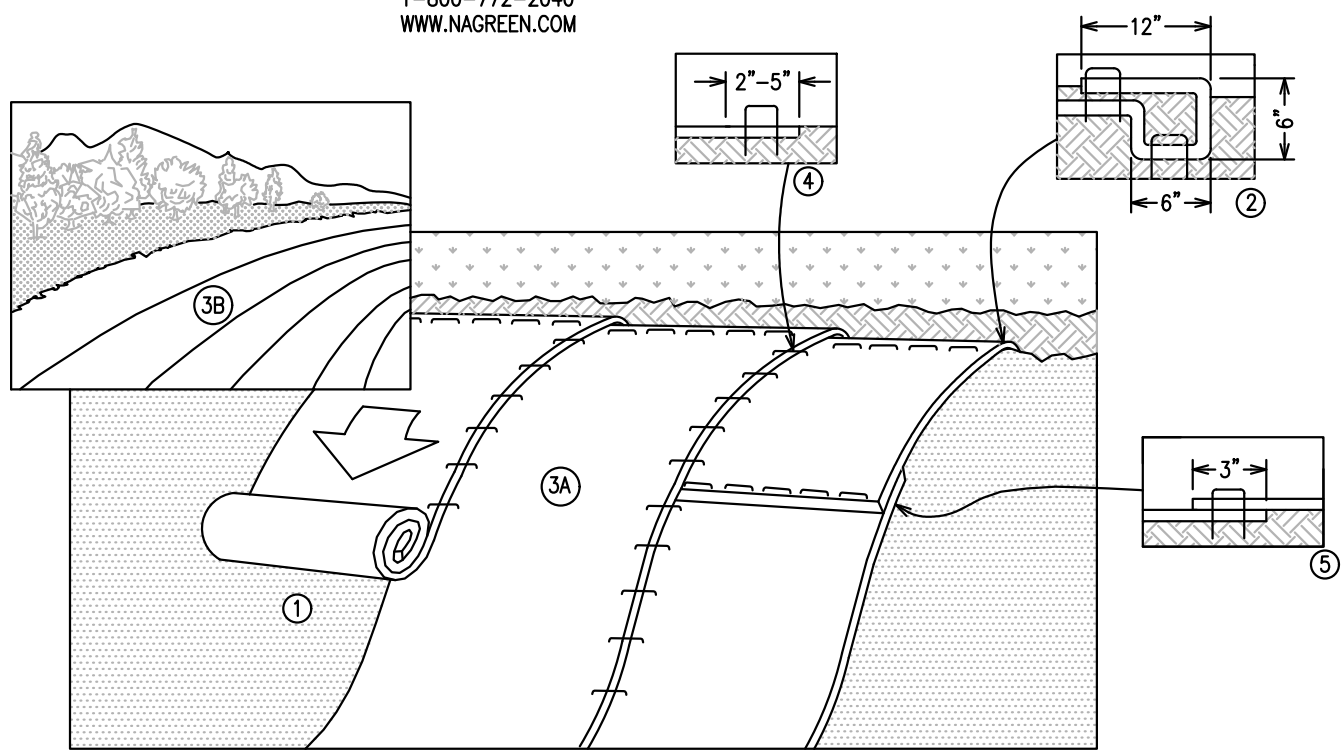
Date	2/19/25
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NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (recp's), INCLUDING ANY NECESSARY APPLICATION OF LIQUID, FERTILIZER, AND SEED (NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN).
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE recp's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF recp's EXTENDED BEYOND THE UPPER END OF THE TRENCH. ANCHOR THE recp's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF recp's BACK OVER SEED AND COMPACTED SOIL. SECURELY recp's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE recp's.
3. ROLL THE recp's (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. recp's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL recp's MUST BE THOROUGHLY FASTENED TO THE SURFACE OF THE SLOPE BY PLACING STAPLES/STAKES AT LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL recp's MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON recp's TYPE.
5. CONSECUTIVE recp's SPUNCE DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE recp's WIDTH.
6. ONLY BIODEGRADABLE STAPLES SHALL BE USED (NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE recp's).

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WOOD OR METAL STAKES AROUND PERIMETER TO SECURE STRAW BALES (TWO (2) PER BALE)

STRAW BALES AROUND WASHOUT PERIMETER (ALTERNATE MATERIALS MAY BE USED TO PROVIDE STRUCTURAL CONTAINMENT AND WOULD REQUIRE DESIGN MODIFICATION BY CONTRACTOR)

15'

PLAN VIEW

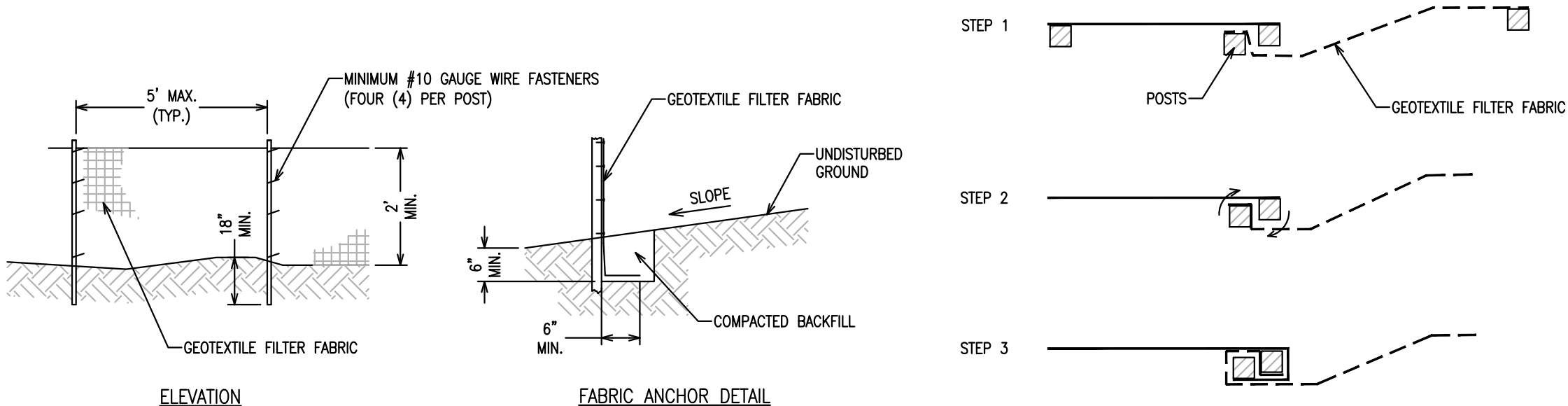
METAL PINS OR STAPLES TO SECURE THE POLYETHYLENE LINING TO STRAW BALES

NOTES:

1. CONTRACTOR MAY PROVIDE PREFABRICATED CONCRETE WASHOUT BIN WITH MINIMUM 30-MIL POLYETHYLENE LINER IN LIEU OF DETAIL SHOWN.
2. STOP WASHING OUT CONCRETE IF WATER IS OBSERVED RUNNING OFF THE DESIGNATED AREA OR IF THE CONTAINMENT SYSTEM IS LEAKING OR OVERFLOWING AND INEFFECTIVE.
3. INSPECT DAILY AND AFTER EACH STORM EVENT. INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE INCLUDING, WHERE APPLICABLE, THE CONTAINMENT SYSTEM.
4. THE CONCRETE WASHOUT SYSTEM SHOULD BE REPAIRED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR ALL CONCRETE WASTE.



EROSION CONTROL BLANKET DETAIL



NOTES:

1. TEMPORARY SILT FENCE SHALL BE INSTALLED AROUND PROJECT PERIMETER PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. GEOTEXTILE FILTER FABRIC SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. FENCE POSTS SHALL BE EITHER STANDARD STEEL OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF THREE (3) SQUARE INCHES.

NOTES:

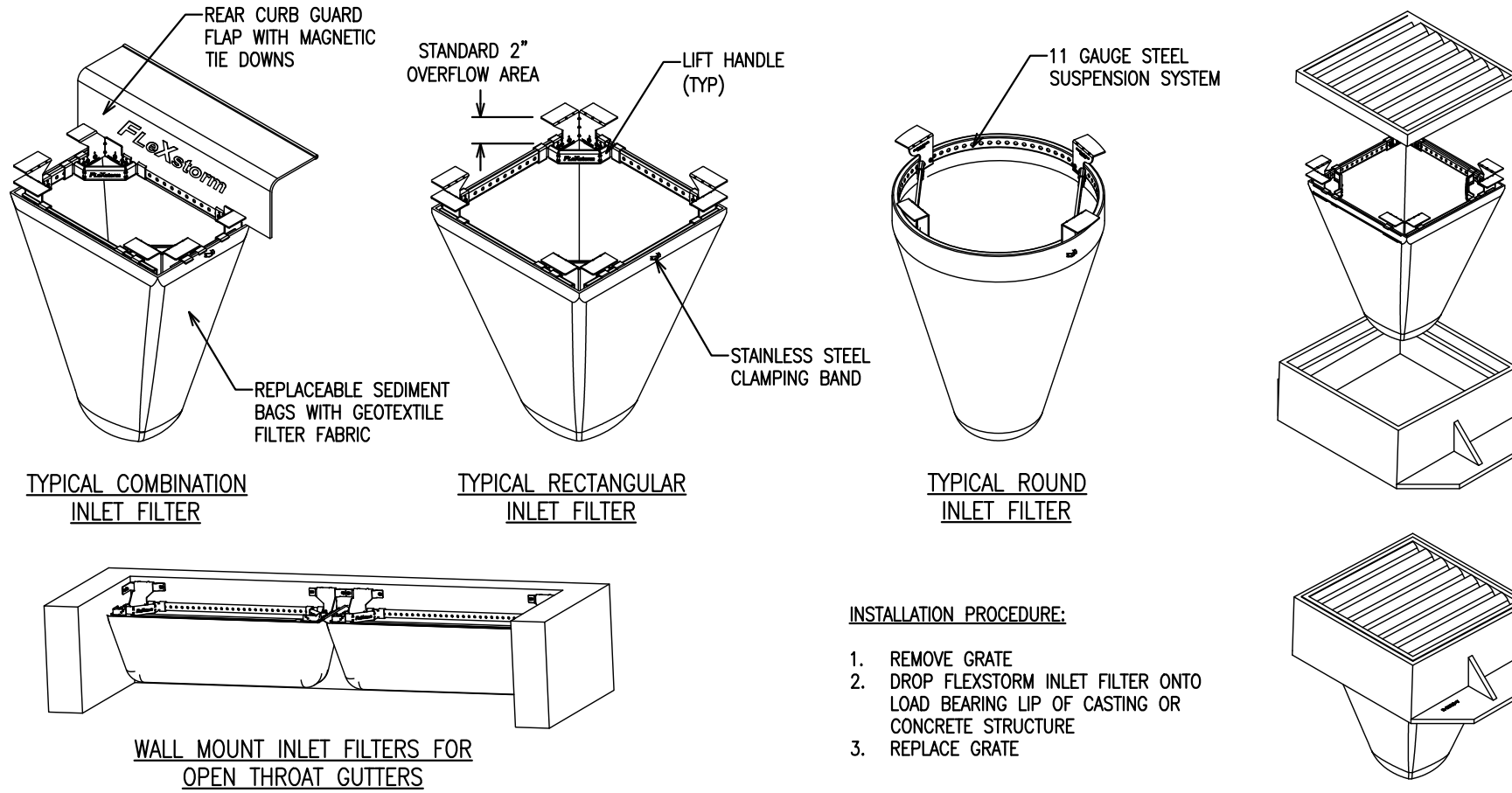
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF EIGHTEEN (18) INCHES INTO THE GROUND AND BURY THE FLAP.

SF

SILT FENCE DETAIL

CW

CONCRETE WASHOUT DETAIL



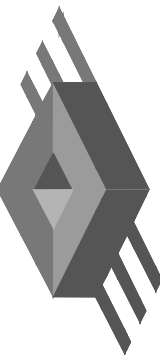
INSTALLATION PROCEDURE-

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

IP

INLET PROTECTION DETAIL

JACOB & HEFNER
ASSOCIATES



333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601

www.jacobandhefner.com

H710

N.T.S.

C7.2

GENERAL NOTES		GENERAL NOTES (CONT.)		PAVEMENT		STORM SEWER		SOIL EROSION AND SEDIMENT CONTROL																											
1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THEREIN AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE. 2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS. 3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 1-800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS. 5. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE. 6. NOTIFICATION OF COMMENCING CONSTRUCTION 6.1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE VILLAGE AND ENGINEER PRIOR TO THE START OF CONSTRUCTION. 6.2. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR. 7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE. 8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED. 9. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED, ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET AT CONTRACTOR'S COST. 10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE VILLAGE UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE VILLAGE AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE. 11. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL, SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS. 12. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL. 13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY THE OWNER AND/OR PROJECT GOVERNING AUTHORITY. 14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. 15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED BY THE OWNER AND MUNICIPALITY. 16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND AND INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY. 17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO KNOWN AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITIES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, JACOB AND HEFNER ASSOCIATES, INC. IS RESPONSIBLE TO RESOLVE THE CONFLICT. JACOB AND HEFNER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION. 18. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS. 19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. 20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS. 21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, STAKES OR LATH SET BY SURVEYORS FOR CONSTRUCTION, AND OTHER MISCELLANEOUS ITEMS WHICH WOULD NOT BE PRESENT BEFORE COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED. 22. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC AND PEDESTRIANS WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T. 23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET. 24. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. 25. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. 26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS. 27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. 28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. 29. ALL CUTS OVER ONE-INCH IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER ONE-INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT. 30. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE. 31. CONTRACTOR SHALL RECORD VIDEO OF THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE VILLAGE. 32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-7. 33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE.		34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING THE HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE. 35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. INLET PROTECTION (INLET BASKETS) SHALL BE INSTALLED IN EACH STRUCTURE AS SOON AS THE STRUCTURE INSTALLATION IS COMPLETE. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS. 36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED. 37. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL RECORD DRAWINGS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO ANY REQUEST FOR FINAL INSPECTION. AT A MINIMUM, THE RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, VERIFICATION OF ALL BUILDING PAD AND FINISHED FLOOR ELEVATIONS, UTILITY RIM AND INVERT ELEVATIONS, SPOT GRADE ELEVATIONS, LOCATIONS OF ALL WATER SERVICE 8-INCHES, SANITARY SEWER SERVICES, AND STORM SEWER SERVICES AND SHALL INCORPORATE ALL FIELD DESIGN CHANGES INCLUDING THOSE APPROVED BY THE OWNER, ENGINEER AND/OR PROJECT GOVERNING AUTHORITY. RECORD DRAWINGS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL LAND SURVEYOR. 38. RECORD DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE AT THE COMPLETION OF THE PROJECT AND PRIOR TO ACCEPTING THE IMPROVEMENTS. 39. CONTRACTOR SHALL CONTACT REPUBLIC SERVICES AT (847) 981-0091 FOR THE COLLECTION AND DISPOSAL OF ALL CONSTRUCTION AND DEMOLITION MATERIAL.	1. TOPSOIL EXCAVATION A. TOPSOIL, ORGANIC MATERIAL, OR ANY OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM AREAS REQUIRING STRUCTURAL FILL. B. PLACEMENT OF EXCAVATED MATERIAL SHALL BE DESIGNATED BY THE OWNER FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED OR AS FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. C. EXCESS MATERIALS NOT UTILIZED AS FILL OR NOT STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR. 2. EARTH EXCAVATION A. EXCAVATION OF EARTH AND OTHER MATERIALS, WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL SHALL BE WITHIN A TOLERANCE OF 0.05 FEET FOR PADS AND PAVEMENT, AT 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS UTILIZING EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION. B. PLACEMENT OF EARTH AND OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS WITHIN A TOLERANCE OF 0.1 FEET +/- OF THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS, NOT EXCEED EIGHT INCHES IN THICKNESS. THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE THE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE AREAS OF THE SITE NOT REQUIRING STRUCTURAL FILL WITHIN TOLERANCE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS. C. COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR DRY DENSITY. THIS INCLUDES AREAS WITHIN PROPOSED PAVEMENT AND BUILDING PAD LOCATIONS, SIDEWALKS, ETC. IN NON-STRUCTURAL FILL AREAS, 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED. 3. UNSUITABLE MATERIAL A. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION. IF IT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION, IT SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL APPROVED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER. 4. THE GRADING CONTRACTORS RESPONSIBILITIES A. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. B. SPREAD AND COMPACT UNIFORMLY ALL EXCESS TRENCH SPALL, AS SPECIFIED, AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS. C. SCARIFY AND COMPACT THE UPPER 12 INCHES OF THE SUITABLE SUBGRADE MATERIAL, AS SPECIFIED, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS. D. PROVIDE ADDITIONAL WATER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION. E. BACKFILL THE CURB AND GUTTER AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. F. ACCOUNTABLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED ON THE PLANS. ALL CONTRACTORS SHALL COMPLY WITH THE SWPPP AND NPDES REQUIREMENTS. G. PERFORM LINE STABILIZATION OF THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER. 5. TESTING AND FINAL ACCEPTANCE A. THE CONTRACTOR SHALL PROVIDE, AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING. THE PAVEMENT SUBGRADE, PROOF ROLLING SHALL BE PERFORMED PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY THE MUNICIPAL ENGINEER AND OWNER. B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING, SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT. PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE MUNICIPAL ENGINEER, OWNER AND SOILS ENGINEER. C. THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.	1. FINE GRADING A. PRIOR TO THE CONSTRUCTION OF CURB AND GUTTER AND PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO FEET BEYOND THE BACK OF CURB. 2. CURB AND GUTTER A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS. B. THE CURBS SHALL BE BACKFILLED AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. C. THE STONE COST UNDER THE CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL. D. DEPRESSED CURBS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER THE PLANS AND IDOT STANDARDS. 3. PAVEMENT A. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. DEPTHS SPECIFIED SHALL BE CONSIDERED THE MINIMUM COMPACTED THICKNESS. B. RECYCLED CONCRETE MAY BE USED AS AGGREGATE BASE, PROVIDED THAT IT MEETS IDOT GRADATION REQUIREMENTS. C. RECYCLED ASPHALT MAY BE REUSED IN NEW ASPHALT BUT MAY NOT BE USED IN THE AGGREGATE BASE. 4. GENERAL THE PAVING CONTRACTOR SHALL: A. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. ANY DAMAGE TO THE BINDER COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER. D. PROVIDE CONSTRUCTION, EXPANSION AND CONTRACTION JOINTS FOR CURB AND GUTTER AND P.C.C. SIDEWALK PER IDOT STANDARDS AND MUNICIPAL STANDARDS. E. REMOVE ALL EXCESS MATERIALS AND DEBRIS. DISPOSE OF MATERIALS OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. 5. TESTING AND FINAL ACCEPTANCE A. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE LOCATIONS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE REMOVED AND REPLACED WITH GRANULAR MATERIAL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE SUBGRADE SHALL HAVE A MINIMUM IIR VALUE OF 3.0. B. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE BINDER COURSE, THE STONE SUBBASE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE LOCATIONS. C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED AND AS REQUIRED. THICKNESS VERIFICATION WILL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." D. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND VERIFICATION REQUIREMENTS CITED ABOVE. 6. METHOD OF MEASUREMENT A. CURB AND GUTTER AND BASE COURSE SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR. THE QUANTITIES SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION WHEN REQUESTED BY THE OWNER. B. WHEN REQUESTED BY THE OWNER, DOCUMENTATION FOR THE INSTALLED BASE COURSE, BITUMINOUS CONCRETE BINDER AND SURFACE COURSES SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION AS REQUIRED BY THE MUNICIPALITY. WHERE DIRECTED, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BITUMINOUS CONCRETE WITH A CORE DRILL TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED BY THE METHOD DESCRIBED IN THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION." 7. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND SAFE TRAFFIC MANAGEMENT WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION. THIS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY. 8. LONGITUDINAL JOINT CONSTRUCTION A. AS MANY LONGITUDINAL JOINTS AS PRACTICAL SHALL BE CLOSED AT THE END OF EACH DAY OF PAVING. A TACK COAT SHALL BE APPLIED TO THE "COLD" SIDE OF THE LONGITUDINAL JOINT PRIOR TO THE PLACEMENT OF THE HOT SIDE MAT. B. LONGITUDINAL JOINT CONSTRUCTION SHALL BE COMPLETED BEFORE THE "COLD" SIDE OF THE JOINT FALLS BELOW 200°F. C. IN THE EVENT THE TEMPERATURE OF THE "COLD" SIDE OF A JOINT FALLS BELOW 200°F PRIOR TO JOINT CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL PERFORM THE FOLLOWING: 1. HEAT THE COLD SIDE JOINT TO 200°F EITHER BY MEANS OF A HAND TORCH OR AN INFRARED HEATER. THE CONTRACTOR SHALL AVOID BURNING THE ASPHALT DURING REHEATING. 2. APPLY TACK COAT TO THE REHEATED JOINT PRIOR TO ASPHALT PLACEMENT. D. THE CONTRACTOR SHALL OFFSET SURFACE COURSE JOINTS FROM BINDER COURSE JOINTS, WHEREVER PRACTICABLE. 9. LONGITUDINAL JOINT DENSITY SPECIFICATIONS A. COMPLETED LONGITUDINAL JOINTS SHALL BE ASSESSED BASED ON SECTION 1030 OF THE STANDARD SPECIFICATIONS AND THE "HOT MIX ASPHALT – DENSITY TESTING OF LONGITUDINAL JOINTS" (BOE) AS FOLLOWS:<table><tr><th>MIXTURE COMPOSITION</th><th>PARAMETER</th><th>INDIVIDUAL TEST (INCLUDES CONFINED EDGES)</th><th>UNCONFINED EDGE JOINT DENSITY MINIMUM</th></tr><tr><td>IL-9.5, IL12.5</td><td>Ndesign >= 90</td><td>92.0-96.0%</td><td>90%</td></tr><tr><td>IL-9.5, IL9.5L, IL-12.5</td><td>Ndesign < 90</td><td>92.5-97.4%</td><td>90%</td></tr><tr><td>IL-19.0, IL-25.0</td><td>Ndesign >= 90</td><td>93.0-96.0%</td><td>90%</td></tr><tr><td>IL-19.0, IL19.0L, IL-25.0</td><td>Ndesign < 90</td><td>93.0-97.4%</td><td>90%</td></tr><tr><td>SMA</td><td>Ndesign = 50 & 80</td><td>93.5-97.4%</td><td>91%</td></tr><tr><td>ALL OTHER</td><td>Ndesign = 30</td><td>93.0-97.4%</td><td>90%</td></tr></table>	MIXTURE COMPOSITION	PARAMETER	INDIVIDUAL TEST (INCLUDES CONFINED EDGES)	UNCONFINED EDGE JOINT DENSITY MINIMUM	IL-9.5, IL12.5	Ndesign >= 90	92.0-96.0%	90%	IL-9.5, IL9.5L, IL-12.5	Ndesign < 90	92.5-97.4%	90%	IL-19.0, IL-25.0	Ndesign >= 90	93.0-96.0%	90%	IL-19.0, IL19.0L, IL-25.0	Ndesign < 90	93.0-97.4%	90%	SMA	Ndesign = 50 & 80	93.5-97.4%	91%	ALL OTHER	Ndesign = 30	93.0-97.4%	90%	1. ALL STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, IN ADDITION TO THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY. 2. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWERS SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP), ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. 3. HDPE STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE PER ASTM F-2306 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D-3212. 4. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL, UNLESS OTHERWISE NOTED. 5. ALL DOWNSPOUT AND FOOTING DRAINS SHALL BE DISCHARGED TO THE STORM SEWER SYSTEM OR ONTO THE GROUND. 6. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE MANHOLES AND CATCH BASINS SHALL BE FOUR FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. MANHOLE JOINTS SHALL BE "O" RING GASKET JOINTS. A MAXIMUM OF SIX INCHES OF ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. THE ADJUSTING RINGS SHALL BE SET WITHIN A FOUR MORTAR BED. 7. ALL STORM SEWERS SHALL BE INSTALLED ON TYPE "A" BEDDING, 1/4 TO 3/4 INCH IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 1/4 OF THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR INCHES. USING BLOCKS OF ANY KIND FOR GRADE IS NOT PERMITTED. THE GRANULAR MATERIAL FOR BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-6. THE GRANULAR MATERIAL FOR BEDDING AND INITIAL BACKFILL OF FLEXIBLE PIPE SHALL BE NON-ANGULAR GRAVEL MATERIAL CONFORMING TO ASTM D-2321, CLASS 1. THE COST OF BEDDING MATERIAL SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER. THE BEDDING MATERIALS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY. 8. THE FRAME AND GRATE OR CLOSED LID TYPE SHALL BE AS SPECIFIED ON THE UTILITY PLAN. THE MANHOLE LIDS SHALL BE A MACHINE SURFACED, NON-ROCKING DESIGN. ALL CASTINGS SHALL BE EMBOSSED WITH A FISH WARE AND "JUMP NO WASTE-DRAINS TO WATERWAYS" MESSAGE. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" AND THE MUNICIPALITY NAME EMBOSSED ON THE LID. THE JOINT BETWEEN THE CONCRETE SECTION AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND. 9. ALL STORM SEWERS SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING. 10. AFTER THE STORM SEWER STRUCTURE HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION NORMALLY ENTERING THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS. SANITARY SEWER 1. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SANITARY SEWER SHALL BE RING-TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE. ALL PIPE SHALL CONFORM TO ASTM D-3034 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D-3212. THE STANDARD DIMENSION RATIO (SDR) FOR SANITARY PIPE SHALL BE 26. WHERE SPECIFIED, PVC SDR 21 SANITARY SEWER SHALL BE RING-TITE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE, CONFORMING TO ASTM D-2241 WITH ELASTOMERIC RUBBER RING GASKET JOINTS CONFORMING TO ASTM D3139. THE PVC DR18 SANITARY SEWER SHALL CONFORM TO AWWA C900/C905, WITH RUBBER GASKET JOINTS CONFORMING TO AWWA C900/C905. 2. WHERE SANITARY SEWER PIPE IS NOTED AS PVC C900, THE PIPE SHALL BE IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) C900 WITH WATERTIGHT, PRESSURE RATED JOINTS CONFORMING TO ASTM D3139. 3. CONNECTING SEWER PIPE OF DISSIMILAR MATERIAL IS NOT PERMITTED. 4. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE COMPLETED UNTIL AUTHORIZED BY THE MUNICIPALITY. 5. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL, CONFORMING TO ASTM D-2321, CL 1. 6. COST FOR PIPE BEDDING SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER. 7. PIPE BEDDING SHALL CONSIST OF A MINIMUM OF SIX INCHES OF COMPACTED CRUSHED GRAVEL. IDOT GRADATION CA-7, FOR ALL SANITARY SEWERS. SANITARY SEWER PIPE SHALL HAVE TAMPED CRUSHED GRAVEL. IDOT GRADATION CA-7, COVER ABOVE THE TOP OF PIPE, TO A MINIMUM OF 12 INCHES. THE BEDDING AND TRENCH BACKFILL MATERIAL SHALL CONFORM TO IDOT GRADATION CA-7 AND INSTALLED PER ASTM D-2321 CLASS 1. 8. WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN THE "WATER MAIN" SECTION. 9. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE. 10. THE TESTING OF THE PIPE STRAIGHTNESS AND FIELD TESTING, SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT CODE OF THE MUNICIPALITY. 11. SANITARY SEWER MANHOLES SHALL BE FOUR FOOT INNER DIAMETER, PRECAST REINFORCED CONCRETE RINGS OR MONOLITHIC CONCRETE, CONFORMING TO ASTM C 478. MANHOLES SHALL HAVE PRECAST FLLETS. THE STRUCTURE SHALL HAVE AN ECCENTRIC CONE INSTALLED, LINING UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE NEENAH R-1981-L, NEOPRENE/FIBERGLASS COATED, AT 16 INCHES ON-CENTER. 12. ALL SANITARY SEWER MANHOLE LIDS SHALL BE NEENAH R-1550-A OR EAST JORDAN 1050/APPROVED EQUAL. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" AND THE MUNICIPALITY NAME EMBOSSED ON THE LID. 13. ALL MANHOLE JOINTS SHALL BE SEALED WITH "O" RING JOINTS. ADDITIONALLY, MANHOLES SHALL HAVE AN INTERNAL OR EXTERNAL SEALING SYSTEMS SUCH AS CANUSA WRAP/ISEAL, CRETEX CHIMNEY SEAL OR ADAPTER, INC., NO MORE THAN EIGHT INCHES OF PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. FRAMES SHALL BE SET ON BITUMINOUS MASTIC. MANHOLE SECTIONS SHALL HAVE GASKETED COUPLINGS, "A-LOCK" OR APPROVED EQUAL. 14. DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET OR AT LOCATIONS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL. 15. INSPECTION OF MANHOLES: ALL MANHOLES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS. ALL VISIBLE LEAKAGE SHALL BE ELIMINATED BEFORE FINAL INSPECTION AND ACCEPTANCE. 16. TESTING FOR ACCEPTANCE OF SANITARY SEWERS AND MANHOLES, INCLUDING SERVICE LINES, SHALL INCLUDE LOW PRESSURE AIR TEST AND DEFLECTION TEST PER STANDARD SPECIFICATIONS AND SUBDIVISION REGULATIONS OF THE MUNICIPALITY. THE TESTS SHALL BE APPROVED BY THE MUNICIPALITY BEFORE ACCEPTANCE. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND ASTM C 1244-02. 17. ALL SANITARY SEWERS SHALL BE TELEVIEWED. A COPY OF THE RECORDING AND A WRITTEN REPORT SHALL BE SUBMITTED TO THE MUNICIPALITY FOR APPROVAL. THE REPORT SHALL INCLUDE: STUB LOCATIONS, A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND IDENTIFICATION OF LENGTH FROM THE MANHOLE NUMBER SPECIFIED ON THE APPROVED PLANS. ALL COSTS SHALL BE INCIDENTAL TO THE WORK. TESTING SHALL BE COMPLETED AND APPROVED BY THE MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE LOCATION OF TELEVISION INSPECTION SHALL BE DESIGNATED BY THE MUNICIPAL ENGINEER. 18. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT. AT HIS OWN EXPENSE, THE CONTRACTOR SHALL REPAIR OR REPLACE ALL MATERIALS AND WORKMANSHIP AS NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS. 19. THE CERTIFICATION CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF THE TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARD METHOD OF TESTING FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING." ASTM STANDARD D-2412. TESTS SHALL ALSO BE CONDUCTED IN ACCORDANCE WITH ASTM D-3212, TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT, AS SPECIFIED IN ASTM D-3212 SPECIFICATIONS.	1. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY, AND THE ILLINOIS URBAN MANUAL. 2. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS. 3. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO BEGINNING ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MAINTAINED PERIODICALLY FOR ITS EFFECTIVENESS TO REMOVE DIRT WHICH COULD LEAVE THE SITE BY CONSTRUCTION VEHICLES. 4. SILT FILTER FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND AS DIRECTED BY THE MUNICIPALITY'S ENGINEERING INSPECTOR TO PREVENT SEDIMENT FROM LEAVING THE SITE. 5. STACKED SILT FENCE SHALL BE INSTALLED AND MAINTAINED AROUND THE INLETS AND CATCH BASINS AS SHOWN ON THE PLANS. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. 7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2", AN INSPECTION REPORT SHALL BE FILLED OUT EACH TIME AND SHALL BE KEPT IN A BINDER AT JOB SITE AT ALL TIMES ALONG WITH NOI, NPDES PERMIT & SWPPP PLAN. 8. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE STORM SEWER SYSTEM. 9. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL. 10. THE GUARANTEE PERIOD SHALL START AFTER ALL THE PERMANENT EROSION CONTROL MEASURES ARE FULLY FUNCTIONAL AND ACCEPTABLE TO OWNER OR HIS REPRESENTATIVE. 11. A. STOCKPILES OF ANY KIND SHALL NOT BE PLACED IN SPECIAL MANAGEMENT AREAS. B. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN SEVEN DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE. 12. IF THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORM WATER RUNOFF ARE TEMPORARILY INCREASED DURING CONSTRUCTION, THEN PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM FROM SUCH DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. 13. STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION. 14. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 7 DAYS OF WHEN REACHED UNTIL A 1/2" OR GREATER GRADE IS ESTABLISHED. EXTERIOR FORECAST PRIOR TO 7 DAYS. IN THAT CASE THE PROPER SOIL PROTECTION SHALL BE INSTALLED IMMEDIATELY. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 7 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION UNLESS GRADING ACTIVITIES ARE RESUMED WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED. 15. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING, IRRIGATION, OR FIRE HYDRANT FLUSHING SHALL BE FILTERED PRIOR TO LEAVING PROJECT SITE. 16. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES IF NECESSARY, SHALL BE PROVIDED TO PREVENT THE DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED CONTINUOUSLY. 17. ALL CONTRACTORS SHALL COMPLY WITH SWPPP PLAN AND NPDES REQUIREMENT & SHALL SIGN SWPPP ON FILE WITH OWNER OR GENERAL CONTRACTOR.	1 PERMIT SET 12/19/25 Date Description No. 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com JACOB & HEFNER ASSOCIATES FATPOUR TAP WORKS ARIA GROUP MOUNT PROSPECT, ILLINOIS H710 N.T.S. C8
MIXTURE COMPOSITION	PARAMETER	INDIVIDUAL TEST (INCLUDES CONFINED EDGES)	UNCONFINED EDGE JOINT DENSITY MINIMUM																																
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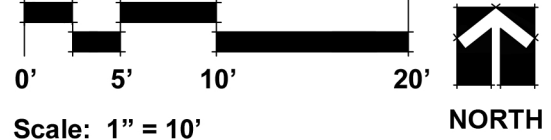
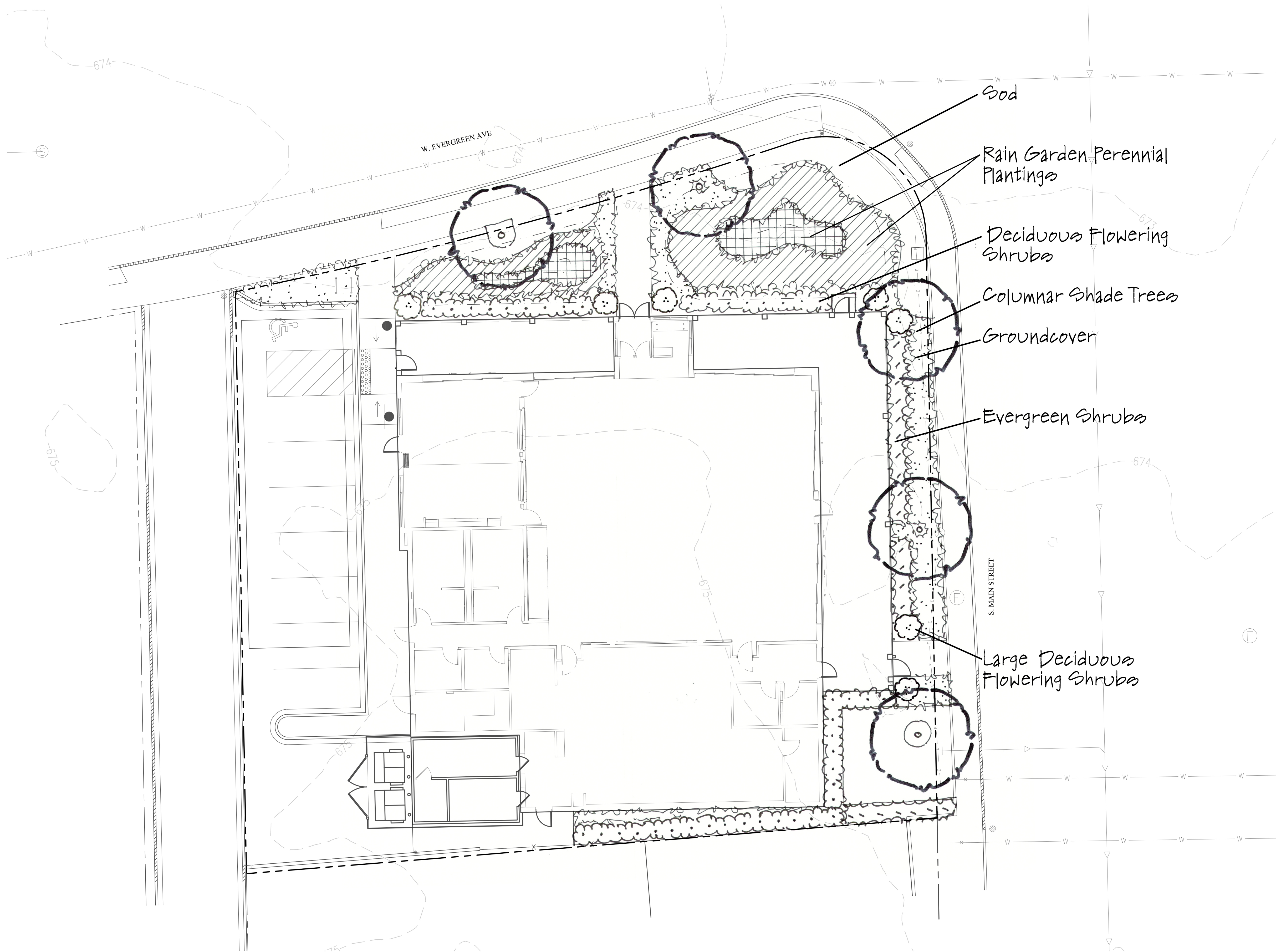
LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED AT EACH RANDOM DENSITY TEST LOCATION. LONGITUDINAL JOINT TESTING SHALL BE LOCATED AT A DISTANCE EQUAL TO THE LIFT THICKNESS OR A MINIMUM OF TWO INCHES FROM EACH PAVEMENT EDGE, I.E. FOR A FOUR INCH LIFT, THE NEAR EDGE OF THE DENSITY GAUGE OR CORE BARREL SHALL BE WITHIN FOUR INCHES FROM THE EDGE OF PAVEMENT. LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED USING EITHER A CORRELATED NUCLEAR GAUGE OR CORES.

1. CONFINED EDGE: EACH CONFINED EDGE DENSITY TEST SHALL BE REPRESENTED BY A ONE MINUTE NUCLEAR DENSITY READING OR A CORE DENSITY. THE TESTING SHALL BE INCLUDED IN THE AVERAGE OF DENSITY READINGS OR CORE DENSITIES TAKEN ACROSS THE MAT, WHICH REPRESENTS THE INDIVIDUAL TEST.

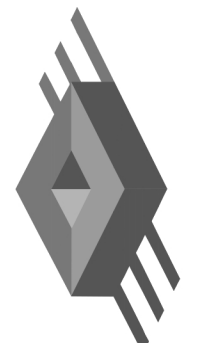
2. UNCONFINED EDGE: EACH UNCONFINED EDGE JOINT DENSITY TEST SHALL BE REPRESENTED BY AN AVERAGE OF THREE, ONE MINUTE DENSITY READINGS OR A SINGLE CORE DENSITY AT THE GIVEN DENSITY TEST LOCATION. THE TESTING SHALL MEET THE DENSITY REQUIREMENTS SPECIFIED HEREIN. THE THREE, ONE MINUTE READINGS SHALL BE SPACED TEN FEET APART LONGITUDINALLY ALONG THE UNCONFINED PAVEMENT EDGE AND CENTERED AT THE RANDOM DENSITY TEST LOCATION.

DENSITY CONTROL LIMITS TABLE

MIXTURE COMPOSITION	PARAMETER	INDIVIDUAL TEST (INCLUDES CONFINED EDGES)	UNCONFINED EDGE JOINT DENSITY MINIMUM
IL-9.5, IL12.5	Ndesign >= 90	92.0-96.0%	90%
IL-9.5, IL9.5L, IL-12.5	Ndesign < 90	92.5-97.4%	90%
IL-19.0, IL-25.0	Ndesign >= 90	93.0-96.0%	90%
IL-19.0, IL19.0L, IL-25.0	Ndesign < 90	93.0-97.4%	90%
SH-10	Ndesign = 50 & 80	93.5-97.4%	91%
ALL OTHER	Ndesign = 30	93.0-97.4%	90%



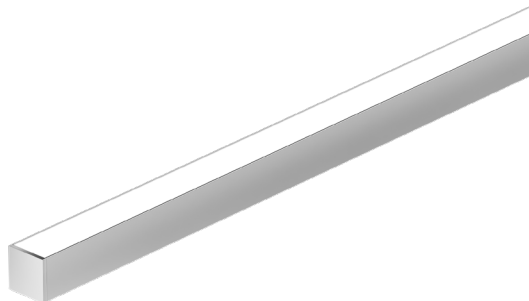
LANDSCAPE PLAN		JACOB & HEFNER ASSOCIATES		1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	
FATPOUR TAP WORKS		ASSOCIATES		1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	
ARIA GROUP		MOUNT PROSPECT, ILLINOIS		1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	
1 PERMIT SET		Description		Date	
No.		No.		No.	



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60157
PHONE: 630-668-7197

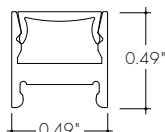
H710
L1.1
1" = 10'

Features



- 24VDC Class 2 and IP68 rated for wet locations, fixtures made to order up to 144". Fixtures can be linked up to 48' depending on output
- Suitable for undercabinet, millwork, direct view, grazer, vanity, architectural reveals, accent lighting and surface mount applications
- Dot free even illumination with frosted lens and high color outputs

- High Color Quality options offer premium quality and vibrant colors with R9 values up to 97
- High Efficacy options offer best in class output and efficacy with over 425 lm/ft and up to 76 lm/W
- Proprietary strong bond solder method handles up to 50 lbs of pull force on wire leads and connectors
- 3 Year warranty



Finish Options (see page 3 for additional information)

Base ☐ Silver Anodized

Powder Coat ☐ Black ☐ Bronze ☐ White

Premium ☐ Matte Black ☐ Warm Nickel ☐ Aged Brass
☐ Polished Gold ☐ Chrome



Technical Information

TYPE	High Color Quality			High Efficacy			
OUTPUT OPTIONS	72SO	72HO	72VHO	HE48LO	HE48SO	HE48MO	HE48HO
Lumens Output (3000K) (with a Clear Lens)	148 lm/ft	241 lm/ft	293 lm/ft	144 lm/ft	200 lm/ft	267 lm/ft	428 lm/ft
Average Power Consumption (for a 4' section)	2.8 W/ft	4.8 W/ft	6 W/ft	1.9 W/ft	2.8 W/ft	3.5 W/ft	6.5 W/ft
Efficacy	53 lm/W	50 lm/W	49 lm/W	76 lm/W	71 lm/W	76 lm/W	66 lm/W
Max Run Length (in series)	40 ft	31 ft	22 ft	48 ft	42 ft	33 ft	21 ft
Ambient Operating Temperature Range*	-15°F - 125°F (-25°C - 50°C)		-15°F - 115°F (-25°C - 45°C)	-15°F - 125°F (-25°C - 50°C)		-15°F - 115°F (-25°C - 45°C)	

*Ambient Operating Temperature Range to maintain L70 of 50k+ hours in normal mounting conditions for the fixture. Exceeding Ambient Operating Temperature Range may result in decreased life/output. Consult Technical Support for specific inquiries.

High Color Quality (72)

CCT	Multiplier (reference - 3000K)	CRI	TM-30			
			R _f	R _g	R ₉	
2700K	0.97	97	96	99	93	
3000K	1.00	96	95	99	92	
3500K	1.01	96	95	100	94	
4000K	1.34	97	96	102	92	

High Efficacy (HE48)

CCT	Multiplier (reference - 3000K)	CRI	TM-30			
			R _f	R _g	R ₉	
2700K	0.94	92	90	99	46	
3000K	1.00	92	89	99	62	
3500K	1.02	92	89	99	58	
4000K	1.02	92	86	94	52	

Ordering Code

MODEL	LENGTH ¹	OUTPUT ²	CCT	LENS	MOUNTING	FINISH ³	FEED POSITION LEFT ⁵	FEED POSITION RIGHT ⁵
MKW - Myka Wet	12"-144" 1" increments	72SO - Standard 72HO - High 72VHO - Very High	27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K	C - Clear F - Frosted	CB - Concealed Bracket A - Adjustable Hinge Mounting	BASE SA - Silver Anodized POWDER COAT BK - Black BZ - Bronze WH - White PREMIUM MBK - Matte Black WN - Warm Nickel AB - Aged Brass PG - Polished Gold ⁴ CH - Chrome ⁴	WIRE LEADS (72") LWE - Wire End Feed LWB - Wire Back Feed LNPF - No Power Feed QUICK CONNECTS (6") LFE - Female Q/C, End Feed LFB - Female Q/C, Back Feed LNPF - No Power Feed	WIRE LEADS (72") RWE - Wire End Feed RWB - Wire Back Feed RNPF - No Power Feed QUICK CONNECTS (6") RFE - Female Q/C, End Feed RFB - Female Q/C, Back Feed RNPF - No Power Feed

1 - Custom lengths and increments are available, please consult Inside Sales with specific request.

2 - All High Efficacy options can be used to comply with Title 24 JAB. High Color Quality options can be used to comply with Title 24 JAB depending on Output, CCT, and lens selections. See multiplier charts to calculate specific efficacies.

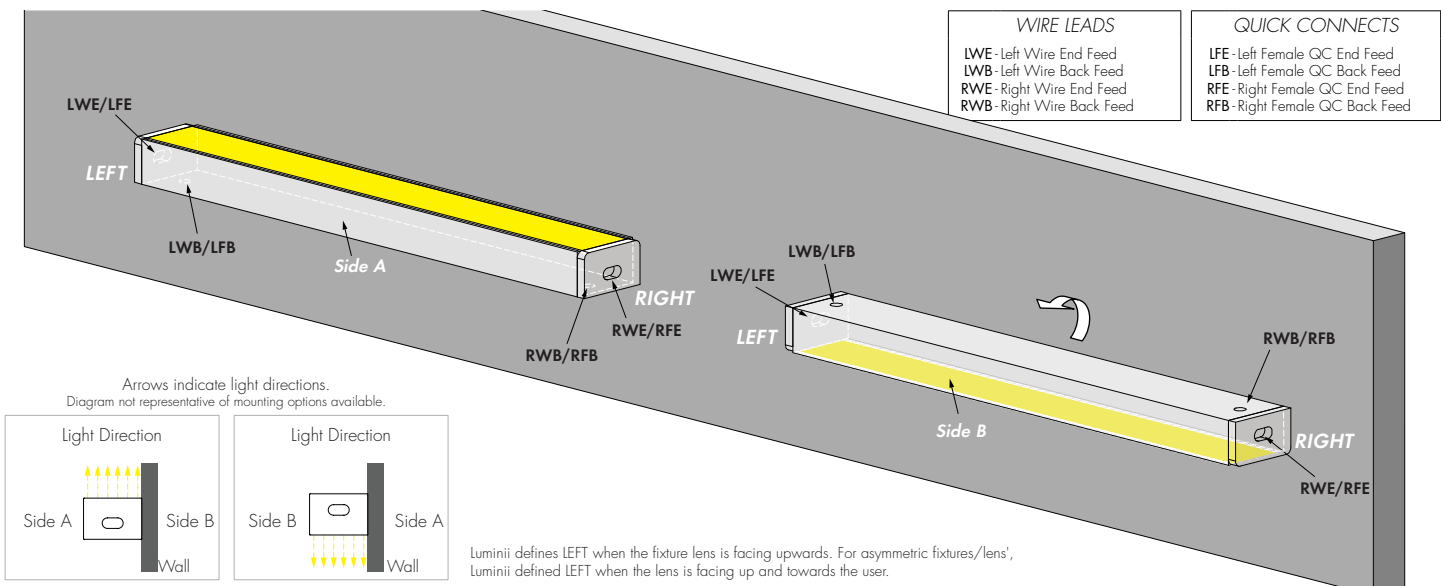
3 - Non Base finishes may have extended lead times and adders, Custom RALs are available, please consult Inside Sales with specific request.

4 - Polished Gold and Chrome finishes have a maximum fixture length of 96".

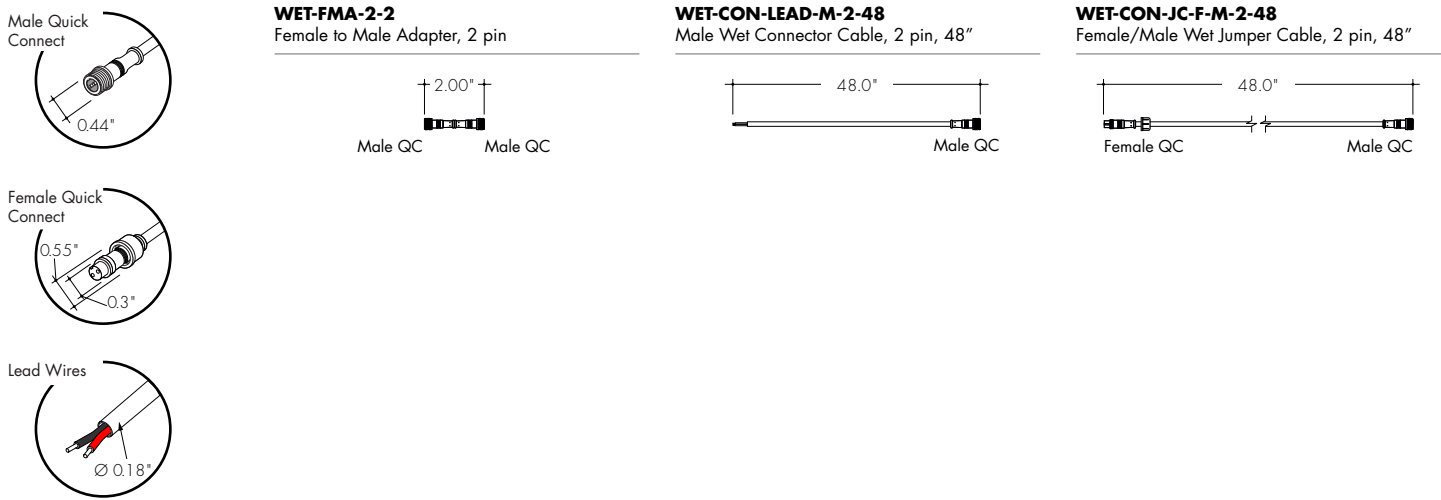
5 - LNPF - RNPF is not a valid configuration option

Powerfeeds and Connectors

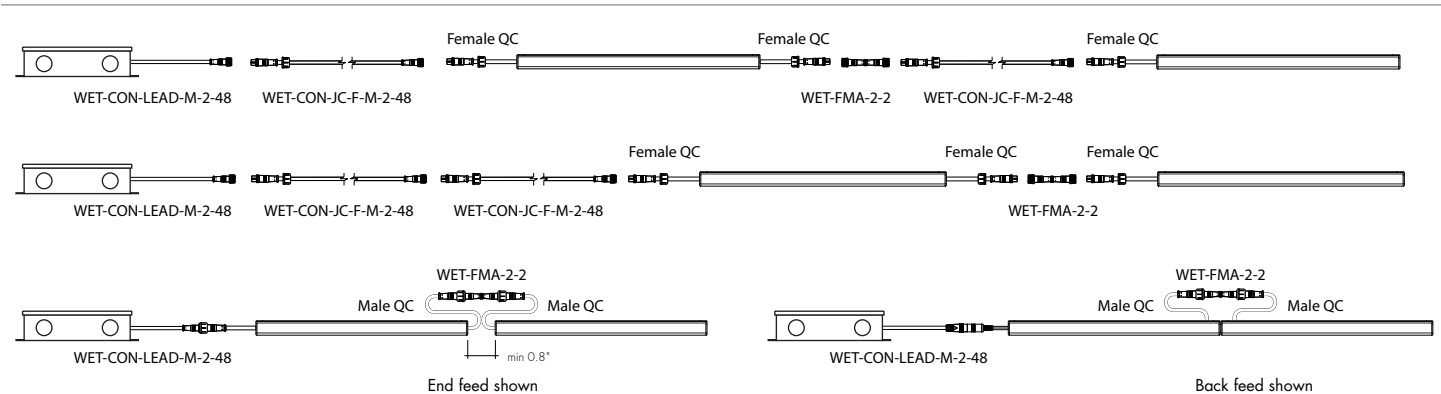
Power Feed Position Options and Orientation



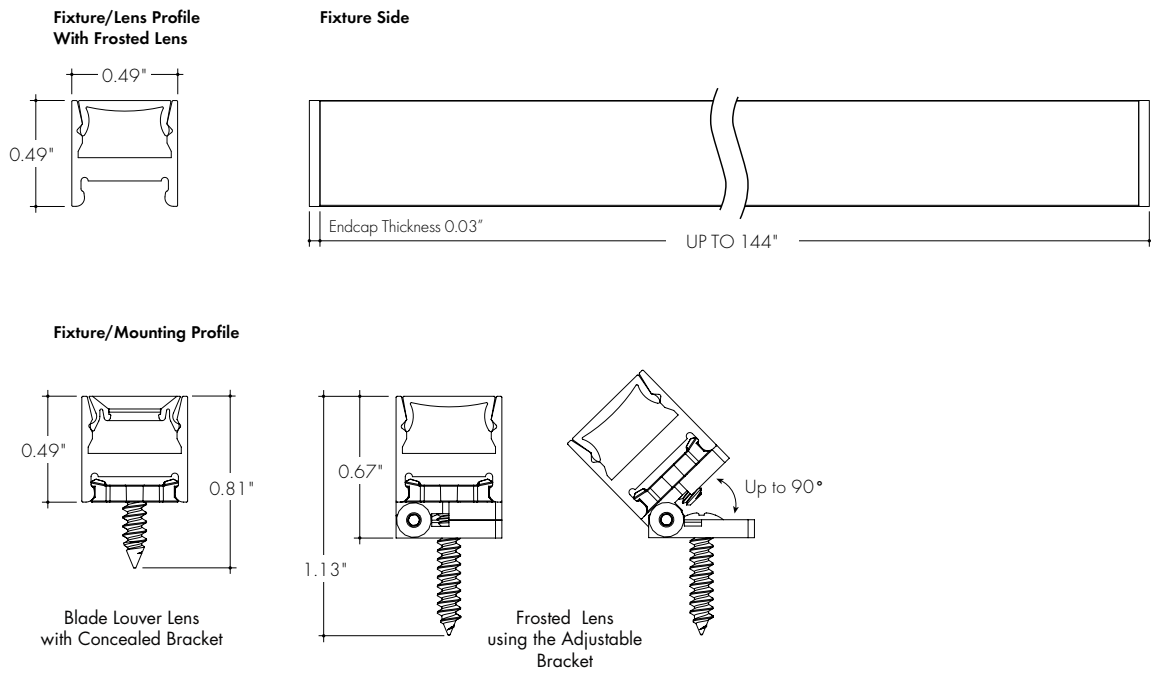
Linking and Extension Cable Options



Sample Layout



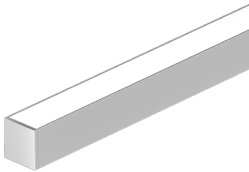
Product Dimensions



Finish Options

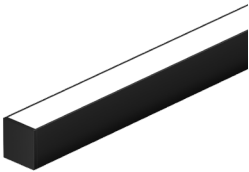
- Finish options are available in a wide variety, allowing for complete customization of style and aesthetic.
- Non Base finishes may have extended lead times and price adder.
- Polished Gold and Chrome finishes have a maximum fixture length of 96".
- Custom RALs are available, please consult Inside Sales with specific request.

Silver Anodized Base



Silver Anodized is a soft silver with a clear finish.

Black Powder Coat



Black is a true deep black with a glossy finish.

Bronze Powder Coat



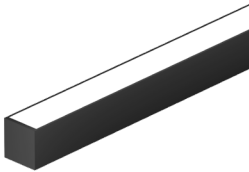
Bronze is a rich, dark brown with a satin finish.

White Powder Coat



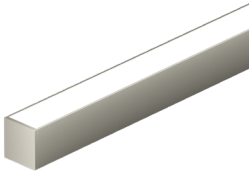
White is a polar bright white and field paintable.

Matte Black Premium



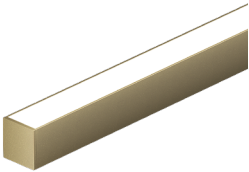
Matte Black is a dark, pitch-black with a soft flat finish.

Warm Nickel Premium



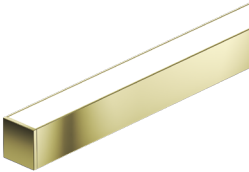
Warm Nickel is a soft, silvery smoke with warm tones and a satin finish.

Aged Brass Premium



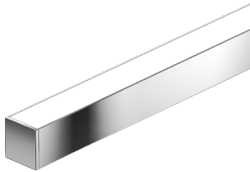
Aged Brass is a deep brown shade with slightly golden undertones.

Polished Gold Premium



Polished Gold is bright and radiant for a brilliant finish.

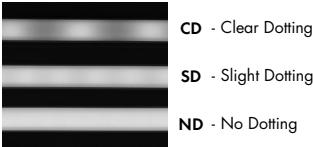
Chrome Premium



Chrome is a highly reflective silver polish.

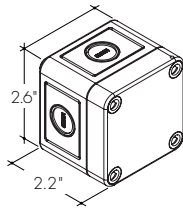
Light Transmission and Dotting

Output Options	Lens/Accessory							
	Clear Lens				Frosted Lens			
Dimming Level	100%	50%	10%	1%	100%	50%	10%	1%
72SO	CD	CD	CD	CD	ND	ND	ND	SD
72HO	CD	CD	CD	CD	ND	ND	ND	SD
72VHO	CD	CD	CD	CD	ND	ND	ND	SD
HE48LO	CD	CD	CD	CD	ND	SD	SD	CD
HE48SO	CD	CD	CD	CD	ND	SD	SD	CD
HE48MO	CD	CD	CD	CD	ND	SD	SD	CD
HE48HO	CD	CD	CD	CD	ND	SD	SD	CD
Transmission Percentage	100%				58%			

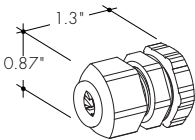


Accessory Options

LVSP-WET
Splice box: wet rated, low voltage, gray



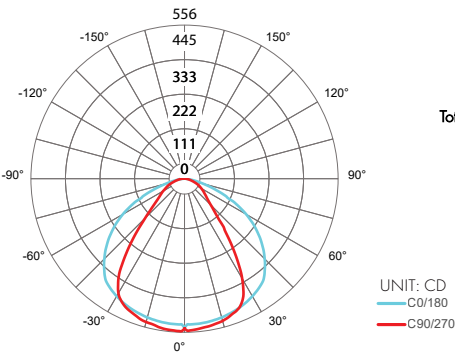
LVSP-WET-CM
Connector for splice box, low voltage for cable management, gray.



Photometry

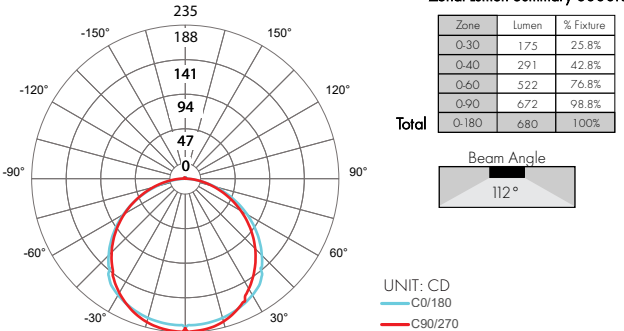
MKW-48-72VHO-30K-C

Myka Surface Wet, 4ft, 72VHO, 3000K, Clear Lens



MKW-48-72VHO-30K-F

Myka Surface Wet, 4ft, 72VHO, 3000K, Half-Frosted Lens



Power Consumption

Tested at Full Power with PS-UNI Series power supplies.

Standard Nominal Lengths offered provide minimal shadowing. For alternate lengths, please consult Inside Sales with specific request.

High Color Quality (72)

Nominal Length (in)	Actual Length	Watts			Nominal Length (in)	Actual Length	Watts			Nominal Length (in)	Actual Length	Watts			Nominal Length (in)	Actual Length	Watts		
		SO	HO	VHO			SO	HO	VHO			SO	HO	VHO			SO	HO	VHO
12	11 4/16	2.7	4.4	6.2	47	—	—	—	—	82	81 14/16	18.3	29.5	38.4	117	116 10/16	25.9	40.8	52.4
13	12 6/16	2.7	4.4	6.2	48	47 2/16	10.5	17.4	23.1	83	—	—	—	—	118	117 12/16	26.1	41.1	52.8
14	13 9/16	2.9	4.8	6.7	49	48 5/16	10.7	17.8	23.5	84	83	18.5	29.8	38.8	119	118 15/16	26.3	41.4	53.2
15	14 11/16	3.1	5.2	7.3	50	49 7/16	11.1	18.6	24.4	85	84 3/16	18.7	30.1	39.2	120	—	—	—	—
16	15 14/16	3.4	5.6	7.8	51	50 10/16	11.4	18.9	24.9	86	85 5/16	19.2	30.8	40.0	121	120 1/16	26.5	41.7	53.6
17	—	—	—	—	52	51 12/16	11.6	19.3	25.3	87	86 8/16	19.4	31.1	40.4	122	121 4/16	26.7	42.0	54.0
18	17	3.6	6.0	8.3	53	52 15/16	11.9	19.7	25.7	88	87 10/16	19.6	31.5	40.8	123	122 6/16	27.1	42.6	54.7
19	18 3/16	3.9	6.5	8.9	54	—	—	—	—	89	88 13/16	19.9	31.8	41.1	124	123 9/16	27.3	42.9	55.0
20	19 5/16	4.4	7.3	9.9	55	54 1/16	12.1	20.1	26.1	90	90	20.1	32.2	41.5	125	124 11/16	27.5	43.1	55.4
21	20 8/16	4.6	7.7	10.5	56	55 4/16	12.3	20.5	26.6	91	—	—	—	—	126	125 14/16	27.7	43.4	55.7
22	21 10/16	4.8	8.1	11.0	57	56 6/16	12.8	21.3	27.4	92	91 2/16	20.4	32.5	41.9	127	—	—	—	—
23	22 13/16	5.1	8.6	11.5	58	57 9/16	13.1	21.6	27.8	93	92 5/16	20.6	32.9	42.3	128	127	27.9	43.7	56.1
24	24	5.3	9.0	12.1	59	58 11/16	13.3	22.0	28.3	94	93 7/16	21.1	33.6	43.1	129	128 3/16	28.1	43.9	56.4
25	—	—	—	—	60	59 14/16	13.6	22.4	28.7	95	94 10/16	21.3	33.9	43.4	130	129 5/16	28.5	44.5	57.1
26	25 2/16	5.6	9.4	12.6	61	—	—	—	—	96	95 12/16	21.5	34.2	43.8	131	130 8/16	28.7	44.7	57.4
27	26 5/16	5.8	9.8	13.1	62	61	13.8	22.8	29.1	97	96 15/16	21.8	34.6	44.2	132	131 11/16	28.9	45.0	57.8
28	27 7/16	6.2	10.5	14.1	63	62 3/16	14.0	23.1	29.6	98	—	—	—	—	133	132 13/16	29.1	45.3	58.1
29	28 10/16	6.5	10.9	14.5	64	63 5/16	14.5	23.8	30.5	99	98 1/16	22.0	34.9	44.6	134	134	29.3	45.5	58.4
30	29 12/16	6.7	11.2	15.0	65	64 8/16	14.7	24.1	31.0	100	99 4/16	22.2	35.2	45.0	135	—	—	—	—
31	30 15/16	6.9	11.6	15.5	66	65 10/16	14.9	24.4	31.4	101	100 6/16	22.5	35.9	45.9	136	135 2/16	29.5	45.7	58.7
32	—	—	—	—	67	66 13/16	15.1	24.7	31.9	102	101 9/16	22.7	36.2	46.3	137	136 5/16	29.6	45.9	59.1
33	32 1/16	7.1	12.0	16.0	68	68	15.3	25.0	32.4	103	102 11/16	22.9	36.5	46.7	138	137 7/16	30.0	46.3	59.7
34	33 4/16	7.3	12.3	16.5	69	—	—	—	—	104	103 14/16	23.1	36.8	47.1	139	138 10/16	30.2	46.5	60.0
35	34 6/16	7.8	13.1	17.4	70	69 2/16	15.5	25.4	32.8	105	—	—	—	—	140	139 12/16	30.3	46.8	60.3
36	35 9/16	8.0	13.4	17.9	71	70 5/16	15.8	25.7	33.3	106	105	23.3	37.1	47.5	141	140 15/16	30.5	47.0	60.6
37	36 11/16	8.2	13.8	18.4	72	71 7/16	16.2	26.3	34.2	107	106 3/16	23.5	37.4	48.0	142	—	—	—	—
38	37 14/16	8.4	14.2	18.9	73	72 10/16	16.4	26.6	34.7	108	107 5/16	23.9	38.1	48.8	143	142 1/16	30.7	47.2	61.0
39	—	—	—	—	74	73 12/16	16.6	26.9	35.1	109	108 8/16	24.1	38.4	49.2	144	143 4/16	30.8	47.4	61.3
40	39	8.7	14.5	19.3	75	74 15/16	16.8	27.3	35.5	110	109 11/16	24.3	38.7	49.6					
41	40 3/16	8.9	14.9	19.8	76	—	—	—	—	111	110 13/16	24.5	39.0	50.0					
42	41 5/16	9.3	15.6	20.7	77	76 1/16	17.1	27.6	35.9	112	112	24.8	39.3	50.4					
43	42 8/16	9.6	16.0	21.2	78	77 4/16	17.3	27.9	36.3	113	—	—	—	—					
44	43 10/16	9.8	16.4	21.7	79	78 6/16	17.7	28.5	37.2	114	113 2/16	25.0	39.6	50.8					
45	44 13/16	10.0	16.7	22.1	80	79 9/16	17.9	28.9	37.6	115	114 5/16	25.2	39.9	51.2					
46	46	10.2	17.1	22.6	81	80 11/16	18.1	29.2	38.0	116	115 7/16	25.6	40.5	52.0					

Power Consumption

Tested at Full Power with PS-UNI Series power supplies.

Standard Nominal Lengths offered provide minimal shadowing. For alternate lengths, please consult Inside Sales with specific request.

High Efficacy (HE48)

Nominal Length (in)	Actual Length	Watts				Nominal Length (in)	Actual Length	Watts				Nominal Length (in)	Actual Length	Watts				Nominal Length (in)	Actual Length	Watts			
		LO	SO	MO	HO			LO	SO	MO	HO			LO	SO	MO	HO			LO	SO	MO	HO
12	10 13/16	1.7	2.5	3.5	5.7	47	46 13/16	6.9	10.7	13.3	24.7	82	—	—	—	—	—	117	116 13/16	17.3	27.3	33.7	57.9
13	12 13/16	1.7	2.5	3.5	5.7	48	—	—	—	—	—	83	82 13/16	12.5	19.9	23.9	42.2	118	—	—	—	—	—
14	—	—	—	—	—	49	48 13/16	7.1	11.2	13.9	25.4	84	—	—	—	—	—	119	118 13/16	17.5	27.7	34.3	58.7
15	14 13/16	2.0	3.0	4.0	7.2	50	—	—	—	—	—	85	84 13/16	12.8	20.3	24.5	43.1	120	—	—	—	—	—
16	—	—	—	—	—	51	50 13/16	7.4	11.7	14.5	26.3	86	—	—	—	—	—	121	120 13/16	17.8	28.1	34.9	59.6
17	16 13/16	2.4	3.5	4.6	8.7	52	—	—	—	—	—	87	86 13/16	13.1	20.8	25.1	44.1	122	—	—	—	—	—
18	—	—	—	—	—	53	52 13/16	7.7	12.3	15.1	27.4	88	—	—	—	—	—	123	122 13/16	18.1	28.6	35.5	60.5
19	18 13/16	2.7	3.9	5.2	10.2	54	—	—	—	—	—	89	88 13/16	13.4	21.3	25.7	45.0	124	—	—	—	—	—
20	—	—	—	—	—	55	54 13/16	8.0	12.9	15.7	28.5	90	—	—	—	—	—	125	124 13/16	18.3	29.0	36.0	62.1
21	20 13/16	3.0	4.4	5.8	11.7	56	—	—	—	—	—	91	90 13/16	13.7	21.7	26.3	46.0	126	—	—	—	—	—
22	—	—	—	—	—	57	56 13/16	8.4	13.5	16.4	29.5	92	—	—	—	—	—	127	126 13/16	18.4	29.5	36.6	63.8
23	22 13/16	3.4	4.9	6.4	13.2	58	—	—	—	—	—	93	92 13/16	14.0	22.1	26.9	47.0	128	—	—	—	—	—
24	—	—	—	—	—	59	58 13/16	8.7	14.0	17.0	30.6	94	—	—	—	—	—	129	128 13/16	18.6	29.9	37.2	65.4
25	24 13/16	3.7	5.4	7.0	14.7	60	—	—	—	—	—	95	94 13/16	14.3	22.6	27.5	47.9	130	—	—	—	—	—
26	—	—	—	—	—	61	60 13/16	9.0	14.6	17.6	31.6	96	—	—	—	—	—	131	130 13/16	18.8	30.4	37.7	67.0
27	26 13/16	4.1	5.9	7.5	15.8	62	—	—	—	—	—	97	96 13/16	14.4	22.8	27.8	48.4	132	—	—	—	—	—
28	—	—	—	—	—	63	62 13/16	9.4	15.2	18.2	32.6	98	—	—	—	—	—	133	132 13/16	18.9	30.8	38.3	68.6
29	28 13/16	4.4	6.4	8.1	16.8	64	—	—	—	—	—	99	98 13/16	14.7	23.3	28.5	49.4	134	—	—	—	—	—
30	—	—	—	—	—	65	64 13/16	9.7	15.6	18.7	33.7	100	—	—	—	—	—	135	134 13/16	19.1	31.2	38.9	70.2
31	30 13/16	4.8	6.9	8.7	17.9	66	—	—	—	—	—	101	100 13/16	15.0	23.7	29.0	50.4	136	—	—	—	—	—
32	—	—	—	—	—	67	66 13/16	10.0	16.1	19.2	34.7	102	—	—	—	—	—	137	136 13/16	19.3	31.8	39.4	70.7
33	32 13/16	5.0	7.2	9.0	18.5	68	—	—	—	—	—	103	102 13/16	15.3	24.1	29.6	51.3	138	—	—	—	—	—
34	—	—	—	—	—	69	68 13/16	10.4	16.5	19.8	35.7	104	—	—	—	—	—	139	138 13/16	19.5	32.3	40.0	71.2
35	34 13/16	5.4	7.7	9.6	19.5	70	—	—	—	—	—	105	104 13/16	15.6	24.6	30.2	52.3	140	—	—	—	—	—
36	—	—	—	—	—	71	70 13/16	10.7	17.0	20.3	36.7	106	—	—	—	—	—	141	140 13/16	19.8	32.8	40.6	71.8
37	36 13/16	5.7	8.2	10.2	20.6	72	—	—	—	—	—	107	106 13/16	15.8	25.0	30.7	53.2	142	—	—	—	—	—
38	—	—	—	—	—	73	72 13/16	11.0	17.4	20.8	37.7	108	—	—	—	—	—	143	142 13/16	20.0	33.3	41.1	72.3
39	38 13/16	6.0	8.7	10.8	21.5	74	—	—	—	—	—	109	108 13/16	16.1	25.5	31.3	54.2	144	—	—	—	—	—
40	—	—	—	—	—	75	74 13/16	11.3	17.9	21.4	38.7	110	—	—	—	—	—						
41	40 13/16	6.2	9.2	11.4	22.3	76	—	—	—	—	—	111	110 13/16	16.4	25.9	31.9	55.2						
42	—	—	—	—	—	77	76 13/16	11.6	18.4	22.0	39.6	112	—	—	—	—	—						
43	42 13/16	6.4	9.7	12.0	23.1	78	—	—	—	—	—	113	112 13/16	16.7	26.4	32.5	56.1						
44	—	—	—	—	—	79	78 13/16	11.9	18.9	22.7	40.5	114	—	—	—	—	—						
45	44 13/16	6.7	10.2	12.6	23.9	80	—	—	—	—	—	115	114 13/16	17.0	26.8	33.1	57.0						
46	—	—	—	—	—	81	80 13/16	12.2	19.4	23.3	41.4	116	—	—	—	—	—						

Voltage Drop Calculator

The below chart assumes nominal voltage of 24 Volts and a Voltage Drop Allowance of 3% through the wire

Wattage [W]	Maximum Wire Length From Power Supply to Start of Run [ft]						
	12 AWG	14 AWG	16 AWG	18 AWG	20 AWG	22 AWG	24 AWG
5	1088.2	684.4	430.3	270.6	170.2	107.1	67.3
10	544.1	342.2	215.1	135.3	85.1	53.5	33.7
15	362.7	228.1	143.4	90.2	56.7	35.7	22.4
20	272.0	171.1	107.6	67.7	42.6	26.8	16.8
25	217.6	136.9	86.1	54.1	34.0	21.4	13.5
30	181.4	114.1	71.7	45.1	28.4	17.8	11.2
35	155.5	97.8	61.5	38.7	24.3	15.3	9.6
40	136.0	85.5	53.8	33.8	21.3	13.4	8.4
45	120.9	76.0	47.8	30.1	18.9	11.9	7.5
50	108.8	68.4	43.0	27.1	17.0	10.7	6.7
55	98.9	62.2	39.1	24.6	15.5	9.7	6.1
60	90.7	57.0	35.9	22.6	14.2	8.9	5.6
65	83.7	52.6	33.1	20.8	13.1	8.2	5.2
70	77.7	48.9	30.7	19.3	12.2	7.6	4.8
75	72.5	45.6	28.7	18.0	11.3	7.1	4.5
80	68.0	42.8	26.9	16.9	10.6	6.7	4.2
85	64.0	40.3	25.3	15.9	10.0	6.3	4.0
90	60.5	38.0	23.9	15.0	9.5	5.9	3.7
96	56.7	35.6	22.4	14.1	8.9	5.6	3.5

Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

Ordering Code Universal Dimming Power Supplies 1% 120VAC - 277VAC

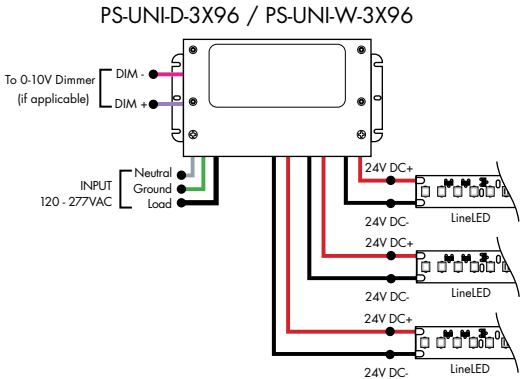
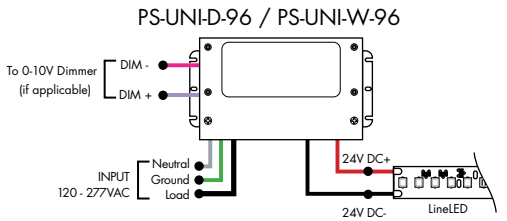
MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	UNI-0-10V Dimming, Phase Dimming	D-Dry W-Wet	30-30 Watts 60-60 Watts 96-96 Watts 3x96-3x96 Watts	24-24 VDC

Compatibility: View a complete list of compatible dimmers on product page ([Link](#))

0-10V - 1% dimming
MLV/ELV/TRIAC - 1% dimming, consult dimming compatibility chart

MODELS	PS-UNI-W-30W	PS-UNI-W-60W	PS-UNI-W-96W	PS-UNI-W-3X96W
Length	6.50"	7.40"	8.66"	11.85"
Width	3.73"	3.73"	3.73"	4.32"
Depth	1.61"	1.61"	1.61"	1.81"

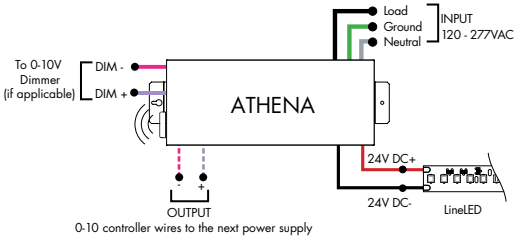
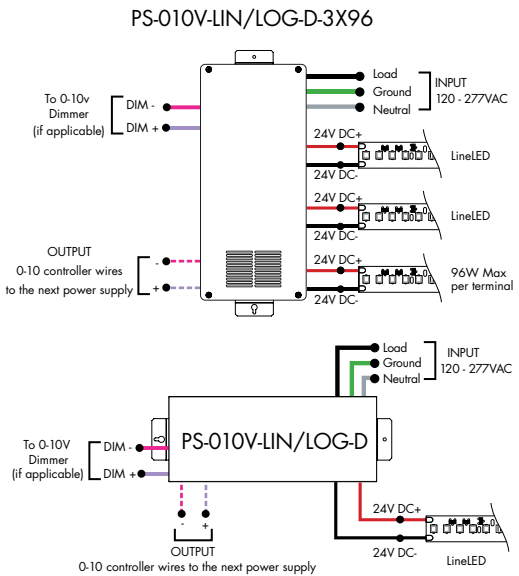
MODELS	PS-UNI-D-30W	PS-UNI-D-60W	PS-UNI-D-96W	PS-UNI-D-3X96W
Length	8.77"	8.77"	8.11"	9.94"
Width	4.27"	4.27"	5.60"	7.61"
Depth	1.83"	1.83"	1.83"	2.02"



Ordering Code 0-10V Dimming Power Supplies 0.1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	010V-LIN-0-10V Dimming (0.1%), Linear 010V-LOG-0-10V Dimming (0.1%), Logarithmic	D-Dry	96-96 Watts 3X96-3x96 Watts	24-24 VDC

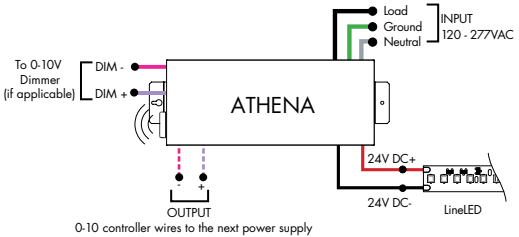
MODELS	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.45"



Athena 0-10V LED Driver

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	FEATURE
PS-Power Supply, 120-277VAC	010V-LIN-0-10V Dimming, Linear 010V-LOG-0-10V Dimming, Logarithmic	D-Dry	96-96 W	24-24 VDC	AWNR-Athena

MODELS	96W
Length	14.40"
Width	5.20"
Depth	2.60"



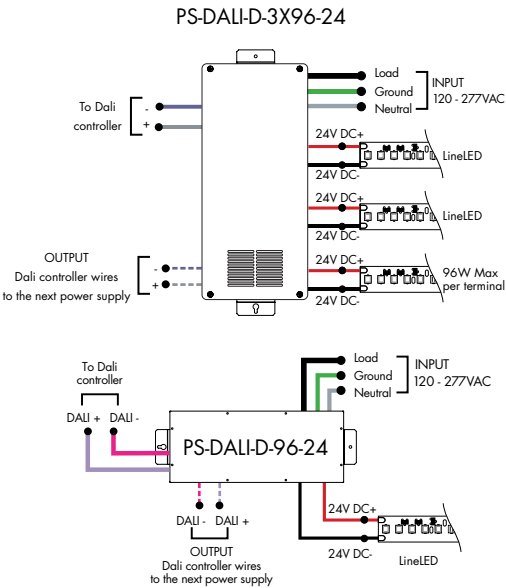
Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

Ordering Code DALI1 Dimming Power Supplies 0.1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	DALI-DALI (0.1%)	D-Dry	96-96 Watts 3X96-3X96 Watts	24-24 VDC

Model	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.56"

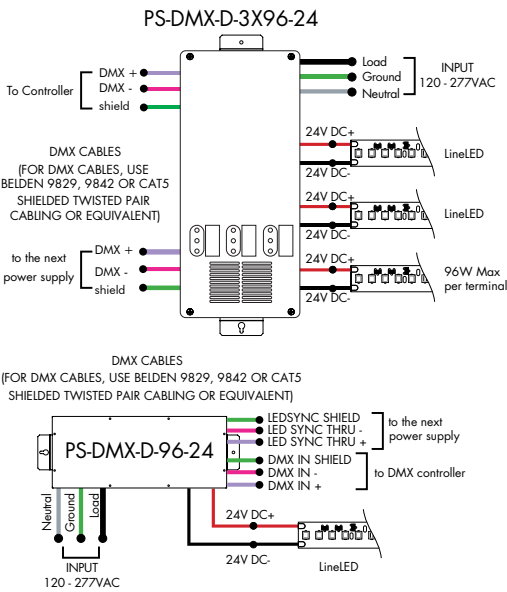


Ordering Code DMX Dimming Power Supplies 0.1% 120VAC - 277VAC Requires Zonal Control

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS-Power Supply, 120-277VAC	DMX-DMX (0.1%)	D-Dry	96-96 Watts 3X96-3X96 Watts	24-24 VDC

*Zonal control power supplies. Control multiple tapes/zones using DMX channels.

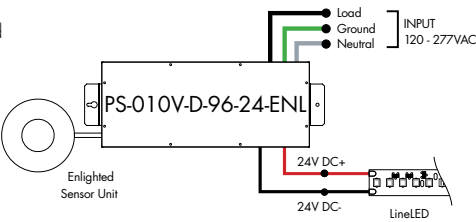
MODELS	96W	3X96
Length	14.40"	15.00"
Width	5.20"	6.62"
Depth	2.60"	4.56"



Ordering Code Enlighted Enabled Dimming Power Supplies 1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	FEATURE
PS-Power Supply, 120-277VAC	010V-0-10V Dimming (1%)	D-Dry	96-96 Watts	24-24 VDC	ENL-0-10V Enlightened

Model	96W
Length	14.40"
Width	5.20"
Depth	2.60"

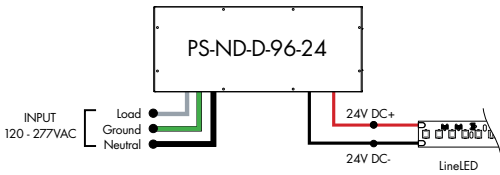


Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.

Ordering Code Non-Dimming Power Supply 120VAC - 277VAC

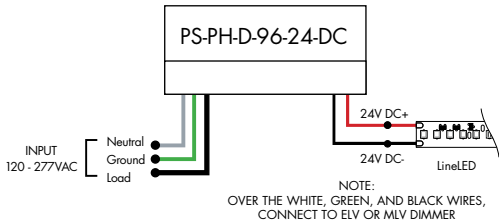
MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS - Power Supply, 120-277VAC	ND - Non Dimming	D - Dry	96-96 Watts	24 - 24 VDC



MODELS	96W
Length	14.40"
Width	5.20"
Depth	2.60"

Ordering Code Phase Dimming Power Supply 1% 120VAC - 277VAC

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT	OUTPUT CONTROL
PS - Power Supply, 120-277VAC	PH - Phase Dimming (Triac, ELV, MLV)	D - Dry	96 - 96 Watts	24 - 24 VDC	DC - Direct Current

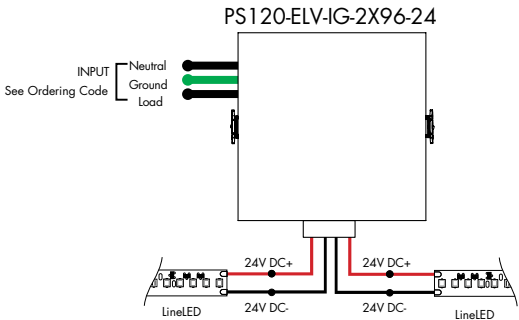


MLV/ELV/TRIAC - 1% dimming, consult dimming compatibility chart ([link](#))

MODELS	96W
Length	8.25"
Width	4.10"
Depth	1.56"

Ordering Code In-Ground Power Supplies

MODEL	INPUT CONTROL	ENVIRONMENT	WATTAGE	OUTPUT
PS120 - Power Supply, 120VAC PS240 - Power Supply, 240VAC PS277 - Power Supply, 277VAC	ELV - ELV Dimming (1%)	IG - In Ground	2X96 - 2X96 Watts	24 - 24 VDC



MODELS	2X96W
Length	8.40"
Width	8.30"
Depth	8.10"

Power Supplies

See Power Supply instructions and spec sheet for wiring information. For a complete list of compatible dimmers, see Compatible Dimming Chart on the Resources page.



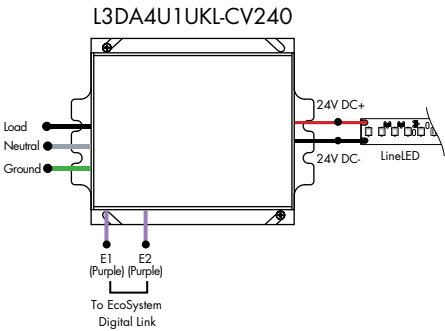
Luminii is a Lutron OEM Advantage Partner
Lutron Power Supplies 1%

MODEL

L3DA4U1UKL-CV240

HiLume™ 1% EcoSystem Voltage LED driver
40W max

MODELS	L3DA4U1UKL-CV240
Length	4.98"
Width	4.00"
Depth	2.62"



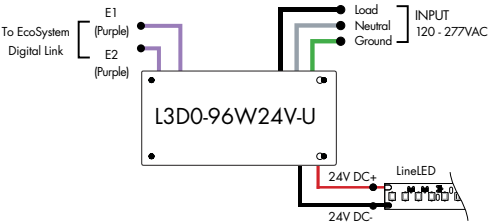
Luminii is a Lutron OEM Advantage Partner
Lutron Power Supplies 0.1%

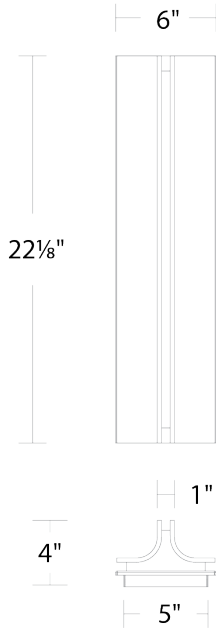
MODEL

L3D0-96W24V-U

HiLume™ 0.1% EcoSystem Voltage LED Driver with Soft-On, Fade-to-Black™
96W max

MODELS	L3D0
Length	10.50"
Width	5.50"
Depth	2.00"





WS-W82522
WS-W82522

AVAILABLE FINISHES:



PRODUCT DESCRIPTION

The striking Strait wall sconce showcases two angled plates, elegantly divided by a white etched diffuser. Color temperature selectable LED light emanates outward in a clean, geometric glow, highlighting the fixture's modern design.

FEATURES

- Driver concealed within the canopy
- Front and ambient illumination
- AB (Aged Brass) finish indoor only option is available
- Built in color temperature adjustability. Switch from 2700K/3000K/3500K/4000K

SPECIFICATIONS

Rated Life	50,000 Hours
Standards	ETL, cETL, Wet Location Listed
Input	120-277 VAC, 50/60Hz
Dimming	ELV: 100-10%, TRIAC: 100-10%
Mounting	Can be mounted on wall in all orientations
Color Temp	2700K, 3000K, 3500K, 4000K
CRI	90
Construction	Aluminum frame with acrylic diffuser

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W82522 22"	2700K	BK Black	20.4W	1000	381
	3000K	BK Black	20.4W	1000	394
	3500K	BK Black	20.4W	1000	408
	4000K	BK Black	20.4W	1000	407

Example: **WS-W82522-40-BK**

For custom requests please contact customs@modernforms.com

Commercial E26 Medium base stringers are perfect for any outdoor patio or lighting display. Commercial grade stringers are weather resistant and designed for long term usage. Includes guy-wire loop for additional support for large spans or spaces. E26 base sockets are perfect for any standard LED or incandescent bulbs giving you the creative freedom for your lighting display.

- Great decorative lighting product for patios, gazebos, building outlines, event tents, and retail walkways
- Factory-molded, formulated PVC sockets on heavy-duty wire form a tight weather resistant seal around bulbs
- Suitable for indoor and outdoor commercial applications
- E26 Medium base decorative bulbs sold separately



OUTDOOR RATED



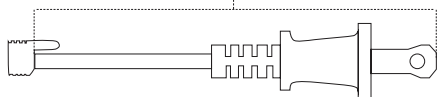
RoHS COMPLIANT

LS SERIES QUICK SPECS

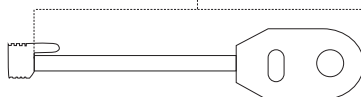
SERIES	LS-M
INPUT VOLTAGE	120V AC
WATTAGE	25W per socket
MAX RUN	1200W
CABLE TYPE	14AWG SJTW 2-Wire
SOCKET TYPE	E26
SOCKET SPACING	24"
CUT INCREMENTS	Field cuttable (Must be properly sealed)
IP RATING	IP64 - Wet Location

Interconnected strings must be properly sealed and strain relief protected with electrical tape at each connection point. For non-rated LS product, any cut ends must be sealed with LS-M/MS-END and/or electrical tape (ensure proper seal to preclude entrance of water). Keep lamps at least 4.9m/16ft away from pools and spas.

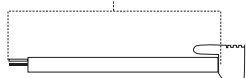
'100ft Reel' Lead Wire: 82"L (2082mm)



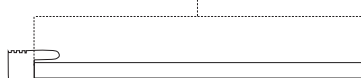
'100ft Reel' Tail Wire: 8.5"L (216mm)



'330ft Reel' Lead Wire: 82"L (2082mm)

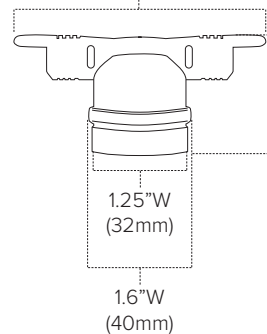


'330ft Reel' Tail Wire: 8.5"L (216mm)

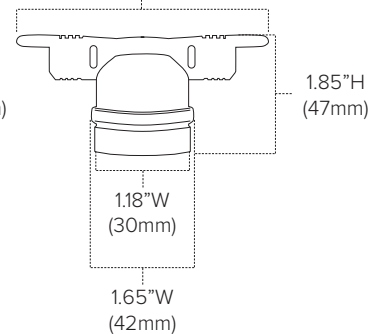


LS SERIES QUICK DIMENSIONS

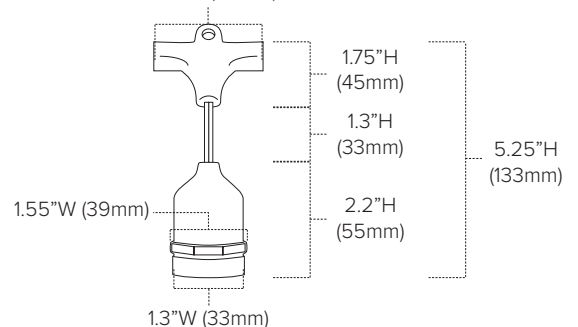
LS-M Socket Dimensions
Non-Suspended E26
3.85"W (97mm)



LS-MNS Socket Dimensions
Non-Suspended E26
3.85"W (97mm)



Socket Dimensions
Suspended E26
2.12"W (54mm)



LS SERIES ORDERING INFORMATION

ITEM NUMBER	VOLTAGE	LENGTH	SOCKET TYPE	SPACING	COLOR	MAX RUN	IP RATING
LS-M-24-100-BK	120V AC	100ft (30m)	Non-Suspended E26	24"	Black	25W/Socket / 1200W Interconnected	IP64
LS-M-24-BK	120V AC	330ft (101m)	Non-Suspended E26	24"	Black	25W/Socket / 1200W Interconnected	IP64
LS-MNS-24-100-BK	120V AC	100ft (30m)	Non-Suspended E26	24"	Black	25W/Socket / 1200W Interconnected	IP64
LS-MNS-24-BK	120V AC	330ft (101m)	Non-Suspended E26	24"	Black	25W/Socket / 1200W Interconnected	IP64
LS-MS-24-100-BK	120V AC	100ft (30m)	Suspended E26	24"	Black	25W/Socket / 1200W Interconnected	IP64
LS-MS-24-BK	120V AC	330ft (101m)	Suspended E26	24"	Black	25W/Socket / 1200W Interconnected	IP64

100Ft reels Include: (1) 100ft length of commercial grade light string with 120V plug and terminated end

330Ft bulk reels Include: (1) 330ft length of commercial grade light string with bare wire lead and bare wire tail

LS ACCESSORIES

ITEM NUMBER	DESCRIPTION
LS-SHADE-CLAS-7	25 Shades for LS2-MS & LS2-MNS Light String, 1.77in H x 7.44in Dia. Black Finish Exterior, White Finish Interior
LS-SHADE-DLX-6	25 Shades for LS2-MS & LS2-MNS Light String, 1.77in H x 6in Dia. Black Finish Exterior, White Finish Interior
LS-M/MS-END	Black plastic end cap
COMPATIBLE LAMPS	Pro Decorative Series, Standard S14s
LS-CABLE-60	60ft Catenary Cable Kit
LS-CABLE-110	110ft Catenary Cable Kit
LS-CABLE-500	500ft Catenary Cable Bulk Reel Includes
LS-LOCK-4	(4) Heavy duty cable locks for 1/8" catenary cable
LS-TT	Tensioning Tool

Catenary Cable Kit Includes: (1) 1/8" diameter catenary/guide cable for light string installation, (2) Heavy duty cable locks, and (1) Cable release key



LS-SHADE-CLAS-7



LS-SHADE-DLX-6



LS-M/MS-END



COMPATIBLE LAMPS



**LS-CABLE-60
LS-CABLE-110**



LS-CABLE-500



LS-LOCK-4



LS-TT

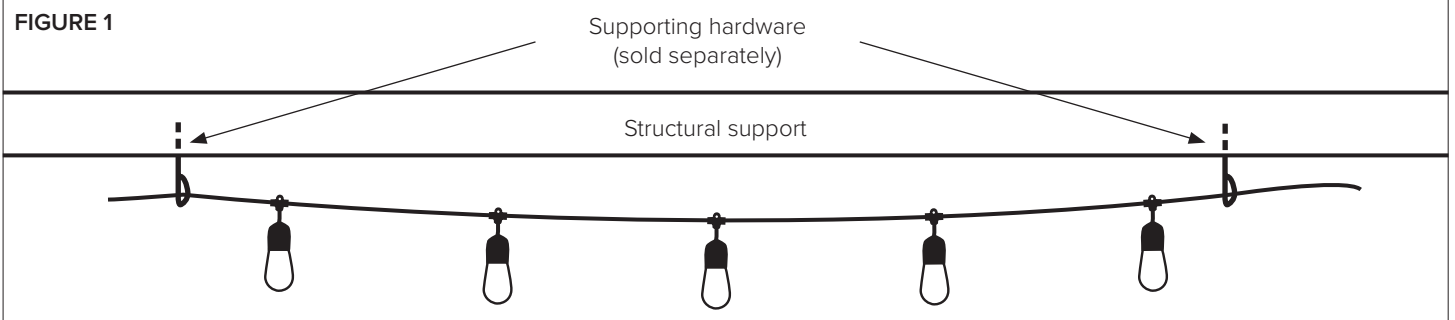
ADDITIONAL INFORMATION

SUSPENDING LIGHT STRINGS:

Light sockets must be suspended so that bulbs are facing down only. **DO NOT MOUNT THE LIGHT STRINGS WITH SOCKETS FACING UPWARD!**

1. Light string must be securely attached to a support structure at each end of each span. The maximum unsupported span distance for 48' Cord & Plug Light String is 20 feet (10 sockets).
2. Secure light string to supporting hardware (eyebolts, brackets, etc., not provided) using cable ties (not included). See Figure 1.
3. Ensure any cut ends are properly sealed to preclude the entrance of water.
4. For spans exceeding 20 feet, use properly rated cable support system and cable ties (neither are provided with the light string) and follow local codes for suspended cables and loads. See www.americanlighting.com for steel cable support systems, if needed.

FIGURE 1



LIMITED PRODUCT WARRANTY

Our products are warranted to be free from defects in material and workmanship for the warranty period listed. Warranty periods begin from the date of shipment from American Lighting Inc's warehouse to the original purchaser. Products that prove to be defective during their specific warranty period will be either repaired or replaced, at the sole discretion of American Lighting Inc. Claims for defective products must be submitted in writing to American Lighting Inc's RGA Department within the warranty period. Upon approval of such return, American Lighting Inc reserves the right to inspect the product for misuse or abuse. Claims for indirect or consequential damages or for product that, in American Lighting Inc's opinion, has been misused will be denied. This is a warranty of product reliability only and not a warranty of merchantability or fitness for a particular purpose. American Lighting Inc shall have no liability whatsoever in any event for payment of incidental or consequential damages, including, without limitations, installation costs and/or damages for personal injury and/or property. These products may represent a possible shock or fire hazard if improperly installed or altered in any way. This warranty does not apply to any product that has not been properly installed in accordance with current local codes and/or the National Electrical Code. Products that require a transformer, driver, or power supply must be used in conjunction with American Lighting Inc's recommended power supply to ensure safety and retain product warranty.

PRODUCT SPECIFICATIONS

For the latest product information, updates, instructions and details concerning specifications, colors, finishes, performance, installation and design, visit www.americanlighting.com. Color may vary from the color printed herein due to limitations in photographic and printing processes. American Lighting Inc. reserves the right to change product specifications without notice. Other product specifications such as color temperature, wavelength characteristics and lumen output are subject to production limitations and may vary. LED technology is changing rapidly, and not all color temperatures and performance levels can be duplicated at a later time. Best practices include purchasing 10-15% more for a particular project on the same initial order where white LED color temperatures must be maintained over project and product life. Eventual product replacement should be considered at layout and design stages. Best practices also include testing connections and product performance prior to mounting and/or installing.

AVERAGE LIFE

Average incandescent lamp life, rated life and average life are terms used to describe the number of hours at which half of the lamps have failed. For LEDs, the hours of rated life specify the point where 70% of original lumen output is reached. Below this point, the effective life is over, however, the LED may still emit light. Individual results may vary with actual environmental conditions including, but not limited to, proper installation, ambient temperature and/or input voltage fluctuations.



Features

- SMD LED powered by on-board driver for 120V AC use in medium base (E26) sockets
- Nickel base resists corrosion
- Available in transparent and opaque lenses
- Dimmable with most CL or TRIAC dimmers*
- IP65 rated for wet location use
- cULus Listed for indoor/outdoor use
- Sold in boxes of 25 and cases of 200

Available CCT



2400K 2700K

Dimming Options

- CL (10-100%*)
- TRIAC (10-100%*)

Listing / Ratings



Pro Dec G50

Spherical LED G50 (50mm diameter) lamps for direct replacement of 10W incandescent versions, saving 86% in running costs.

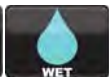
Technical Information

Series	PG50
Base	E26
Input Voltage	120V AC, 60Hz
CCT	2400K / 2700K
Wattage	1.4W
Lumens	Up to 60Lm (see individual product)
IP Rating	IP65
Dimmable	10-100%*
Rating	cULus Listed for indoor/outdoor use
Rated Life	25,000 hrs

*Minimum loads will apply

Ordering Information

PG50-E26-UWW	Transparent / Ultra Warm White (2400K) / 30Lm
PG50-E26-WW	Transparent / Warm White (2700K) / 36Lm

STANDARD

OPTIONAL

ILLUMINATION

- Long lasting, efficient, ultra bright white LEDs.
- 12.0 watts (2 LEDs x 6.0 watt) per unit.
- Mirror-bright reflector and prismatic polycarbonate refractor.
- Can be used as a Normally-ON or Normally-OFF luminaire as well as on a switched circuit.
- Output of 1286 lumens in AC mode and 350 lumens in DC mode.

ELECTRICAL

- Universal 120-277 voltage.
- Charge rate/power "ON" LED indicator light and push-to-test switch for mandated code compliance testing.
- 4.8V long life, maintenance-free, rechargeable NiCd battery.
- Internal solid-state transfer switch automatically connects the internal battery to LED board for minimum 90-minute emergency illumination.
- Fully automatic solid-state, two rate charger initiates battery charging to recharge a discharged battery in 24 hours.
- Self-diagnostic feature performs monthly, bi-annual, and annual tests to ensure reliable operation and meets electrical and life safety codes.
- Photocell control sensor included as standard for use as dusk-to-dawn luminaire.
- Field-selectable wiring allows for AC operation of unit to be controlled using a wall-switch, photocell or other switching mechanism.

MOUNTING

- Universal knockout pattern on back plate for wall mount.
- Threaded opening at the top of the enclosure for conduit mount.

HOUSING

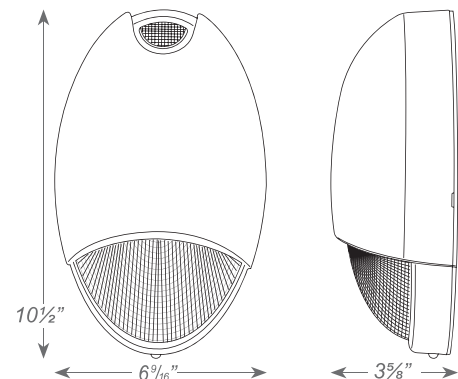
- Decorative, low profile, architectural design.
- Die-cast aluminum housing
- Durable powder-coated finishes in white, black, nickel and dark bronze finish.
- Sealed and gasketed.

OPTIONS

- CW: Optional internal heater for extreme cold temperature applications (-30°C – 50°C).
- CEC: Certified to CEC under Title 20 Regulations.

WARRANTY / LISTING

- Five year warranty on all electronics and housing. Battery prorated for five years.
- Meets UL924, NFPA 101 Life Safety Code, NEC, OSHA, Local and State Codes.
- UL Listed for wet locations (0°C – 50°C).

DIMENSIONS

ORDERING INFORMATION

Sample Part Number: DBEL-ACEM-HL-BR-SDT-PC

MODEL	HOUSING COLOR		STANDARD FEATURE		STANDARD FEATURE		OPTIONS	
DBEL-ACEM-HL	W	White	SDT	Self-Diagnostics	PC	Photocell Sensor	CW	Cold Weather
	B	Black					CEC	Certified to TITLE 20
	BR	Dark Bronze						
	N	Nickel						

Project:	
Type:	
Catalog #:	

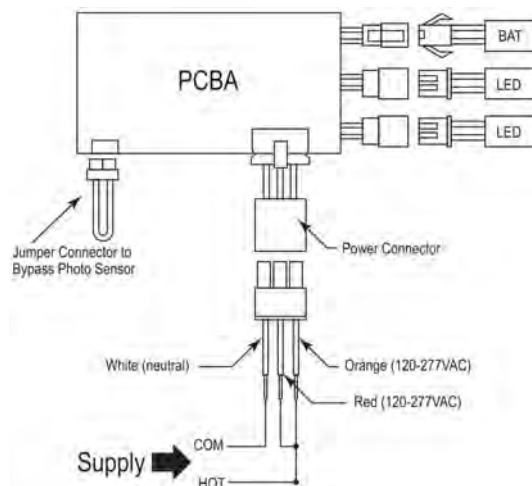
ELECTRICAL INFORMATION

CATALOG NUMBER	INPUT WATTS (W)	INPUT AMPS (A)
DBEL-ACEM-HL SDT	2.5	0.04
DBEL-ACEM-HL SDT CW	2.8	0.026

WIRING DIAGRAM

NORMALLY ON

Unit ON at all times.



NORMALLY OFF

Unit ON only in emergency mode.

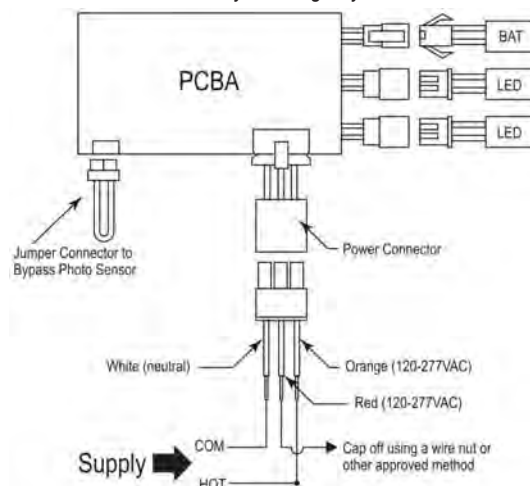
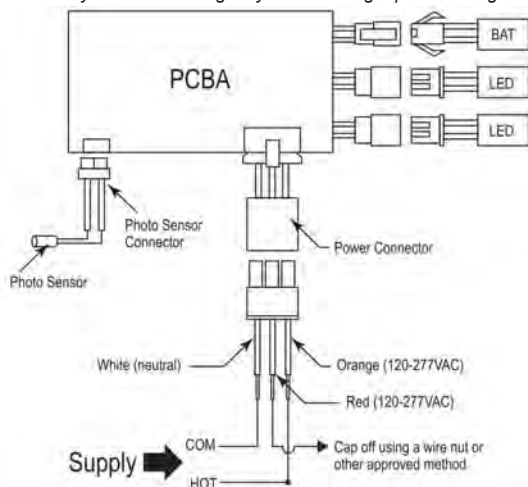


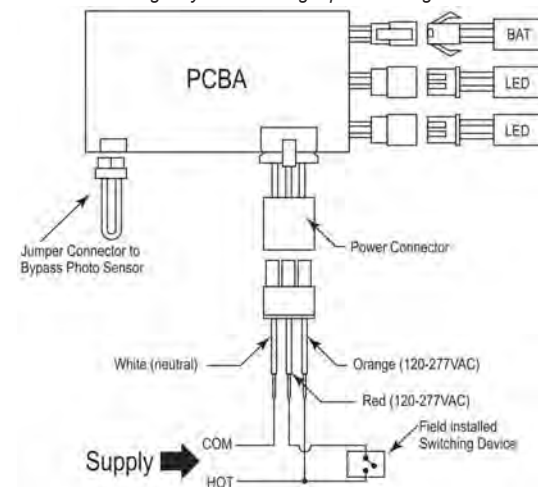
PHOTO SENSOR

Unit ON when there is not enough ambient light; will automatically switch to emergency mode during a power outage.



SWITCHED

Controlled operation in AC mode; will automatically switch to emergency mode during a power outage.





Simple - 44" Ceiling Fan

Item #:	F786-CL
UPC Code:	706411060731
Collection:	Simple
Category:	EXTERIOR FAN
Product Type:	Ceiling Fan
Descriptive Finish 1:	Coal
ETL Certificate:	4009339



Bond Compatible



Energy Star®



Wet Location



ETL Listed

MEASUREMENTS

Length:	44
Width:	44
Height:	12.75
Product Weight:	9.26
Ceiling to Blade:	11.25
Ceiling to Lowest Point:	12.75
Downrod Included:	Yes
Downrod Length 1:	6.0
Downrod Width 1:	0.75
Wire Length:	8" (EXTENDING WIRES 18"+24")
Blade Material:	ABS
Slope:	Yes
Reversible Rotation:	Yes
Number of Blades:	3
Blade Pitch:	26 DEGREES
Blade Sweep:	44
Reversible Blades:	No
Motor Size:	DC 123 x 30 MM
Motor Type:	DC

	Low	L/M	Medium	M/H	High
RPM	51				196
Amps	0.06				0.59
Watts	3.89				48.06
CFM	1615.0				5323.0
CFM/Watts	415.17				110.76

LAMPING

LED:	No
Bulb Included:	No
Light Kit Compatible:	Yes
Light Kit Included:	No
Light Kit Adapter:	CUSTOM 15W LED LIGHT KIT AVAILABLE (sold separately)

CONTROLS

Pull Chain Control:	No
Remote Included:	Yes
Remote Control SKU:	RC400
Wall Control Included:	No
Compatible Wall Controls:	WC400
Integrated Smart Control:	No
Compatible Smart Control:	BD-1000

SHIPPING

Cartons Per Unit:	1
Case Pack:	1
Ship Length:	22.75
Ship Width:	8.63
Ship Height:	9.0
Ship Weight:	11.0
Ship Volume:	1.023
Small Parcel:	Yes

**Stormwater Management Report
for
Fatpour Tap Works
200 S. Main Street
Mt. Prospect, Illinois
JHA Project No. H710
December 19, 2025**

**Prepared By:
Jacob and Hefner Associates, Inc.
1333 Butterfield Road, Suite 300
Downers Grove, Illinois 60515**

**Prepared For:
Aria Group
830 North Blvd
Oak Park, Illinois 60301**



Engineer
Jason A. Cebulski
Illinois Registration No. 062-069783
Expires 11/30/2027

12/19/2025

Date



JACOB & HEFNER
ASSOCIATES



Table of Contents

- Project Narrative
 - Stormwater Management Summary
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 - Existing Drainage Exhibit – EDP
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 - Storm Sewer Tributary Area Exhibit – ST-1
 - Runoff Coefficient Calculations
 - 10-Year Inlet Capacity Calculations
 - 10-Year Storm Sewer Sizing Calculations



Project Description

On behalf of our client, Aria Group, Jacob and Hefner Associates (JHA) is proposing site improvements at an existing vacant parcel of land located at 200 S. Main Street, , in Mt. Prospect, Illinois. The project consists of the construction of a new restaurant at the subject location. Construction activities include the installation of new car parking areas, patios, underground utilities, stormwater management facilities, and all associated erosion control measures.

Existing Conditions

In the existing conditions, the site is currently vacant. Stormwater generally flows north and east into an existing combined storm sewer system under S. Main Street..

Proposed Conditions

The site will be developed with a new restaurant with new parking areas. Runoff from the proposed development will be collected via a new interior storm sewer system and conveyed to the proposed detention ponds. To address the stormwater management requirements of the *Cook County Watershed Management Ordinance* (WMO), the proposed storm sewer system will be constructed to convey the 100-year runoff from the proposed improvements.

Runoff from the proposed site will be directed to a proposed detention pond north of the proposed building. The pond will be sized to contain the volume necessary to maintain a specific runoff release rate for the site. Per The the maximum release rate required for the site is 0.20 cfs per acre. An exhibit has been included showing the proposed tributary areas and Drainage Plan. The detention pond outfall connects to an existing combined sewer that is tributary to the Metropolitan Water Reclamation District of Chicago's facilities.

Additionally, a stormwater management summary table for the proposed drainage improvements has been provided on the following page and is supported by the calculations and exhibits contained in this report.



Stormwater Management Summary

Pond Tributary Drainage Area: **0.40 Acres**

Proposed Site Impervious Area: 0.31 Acres
(CN=98)

Proposed Site Pervious Area: 0.09 Acres
(CN=80)

Composite Runoff Curve Number: 94

Release Rate Summary:

Des Plaines Release Rate: 0.20 cfs/ac

Allowable Release Rate: 0.08 cfs

Actual Release Rate (1-3/8" Restrictor @ I=669.25): 0.08 cfs

Detention Summary

Required Detention @ Actual Release Rate: 7,207 cf

Provided Detention @ HWL 652.50: 7,575 cf

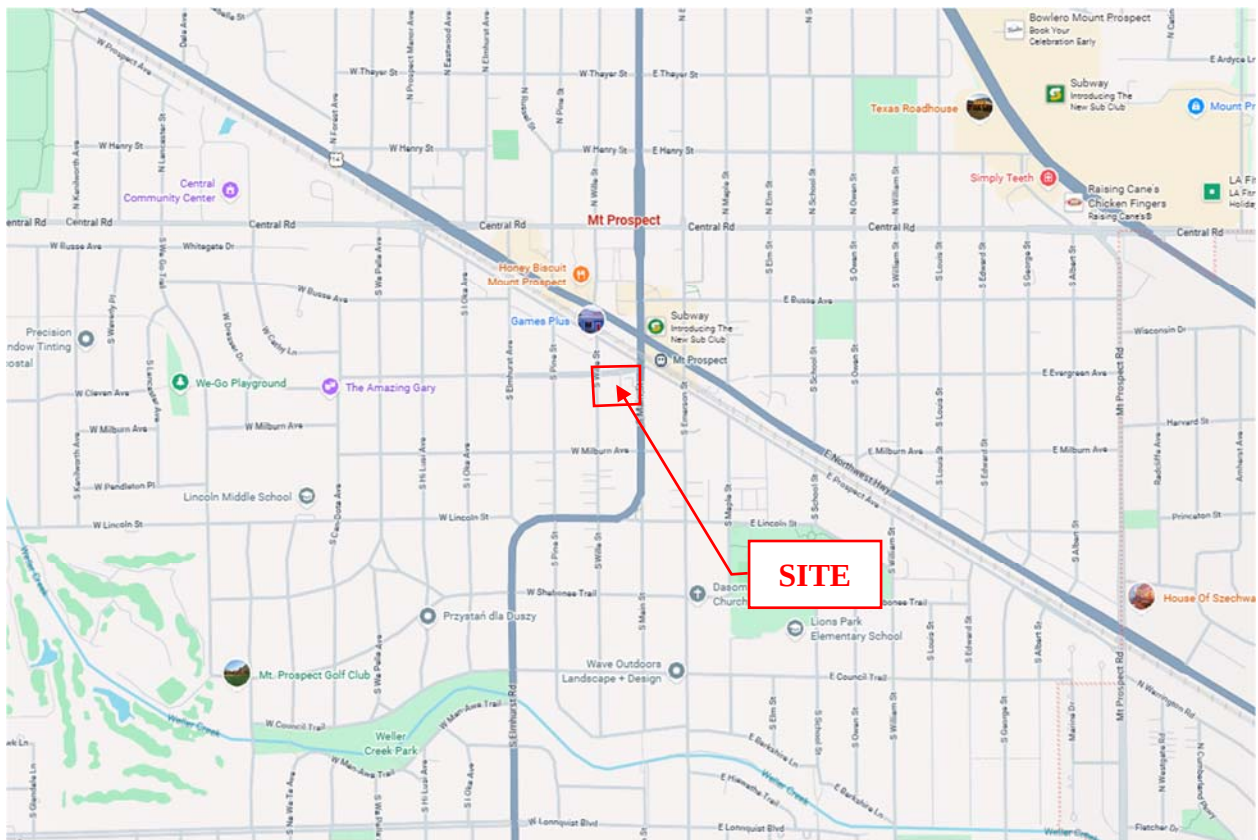


Project Maps

- Location Map
- Aerial Map
- FEMA Firm Map
- Wetlands Map
- Hydrologic Soil Group Map

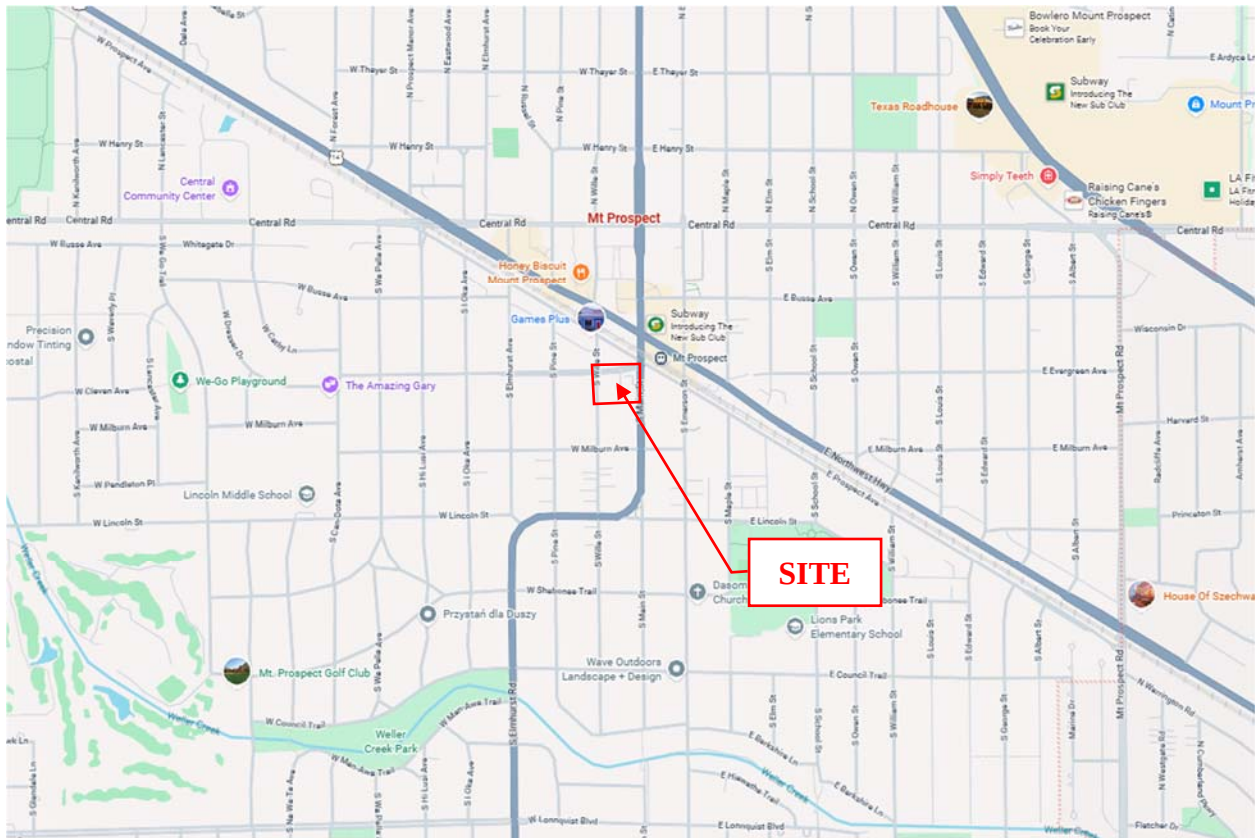


Location Map





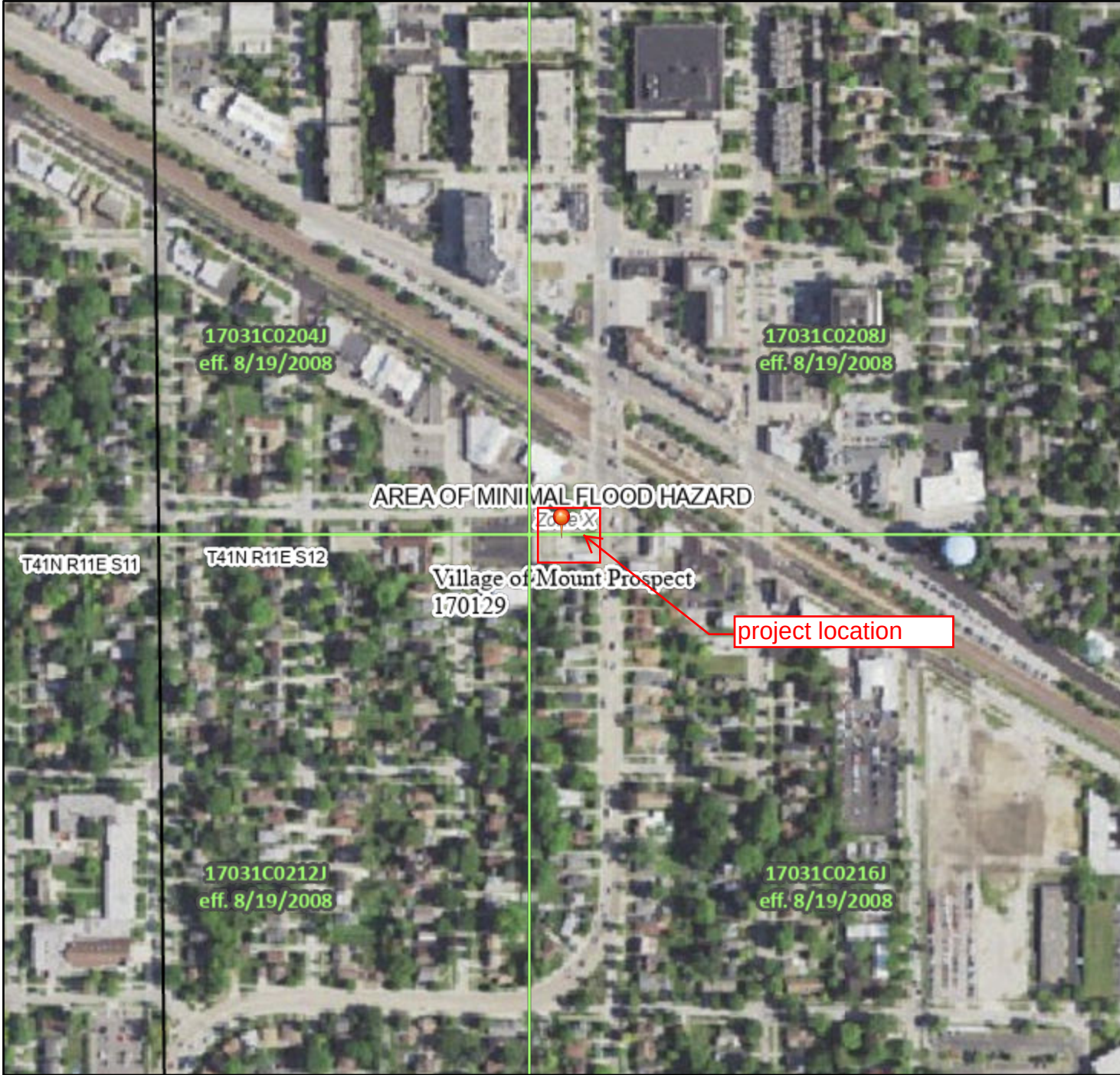
Location Map



National Flood Hazard Layer FIRMette



87°56'33"W 42°3'58"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

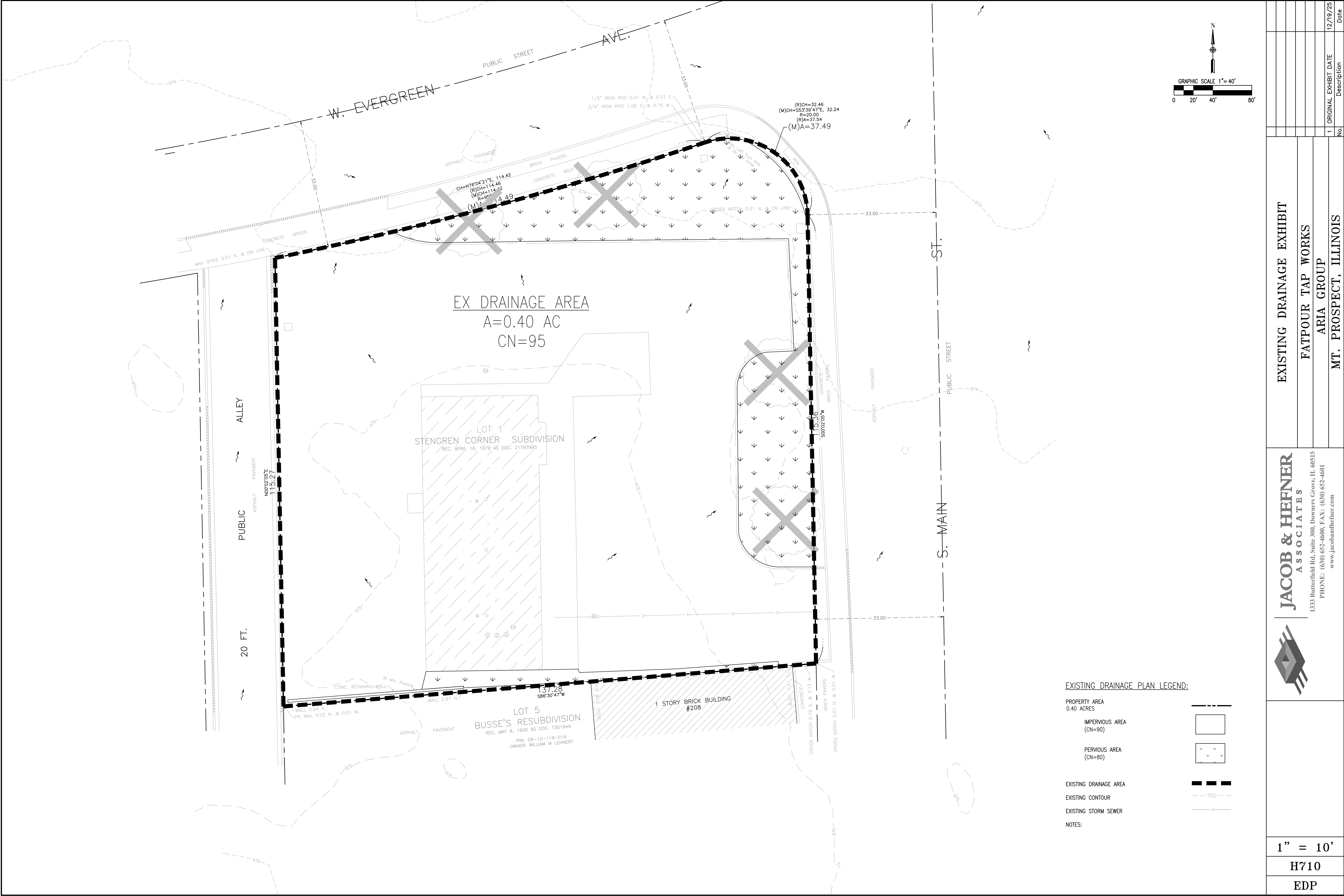
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/19/2025 at 8:55 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

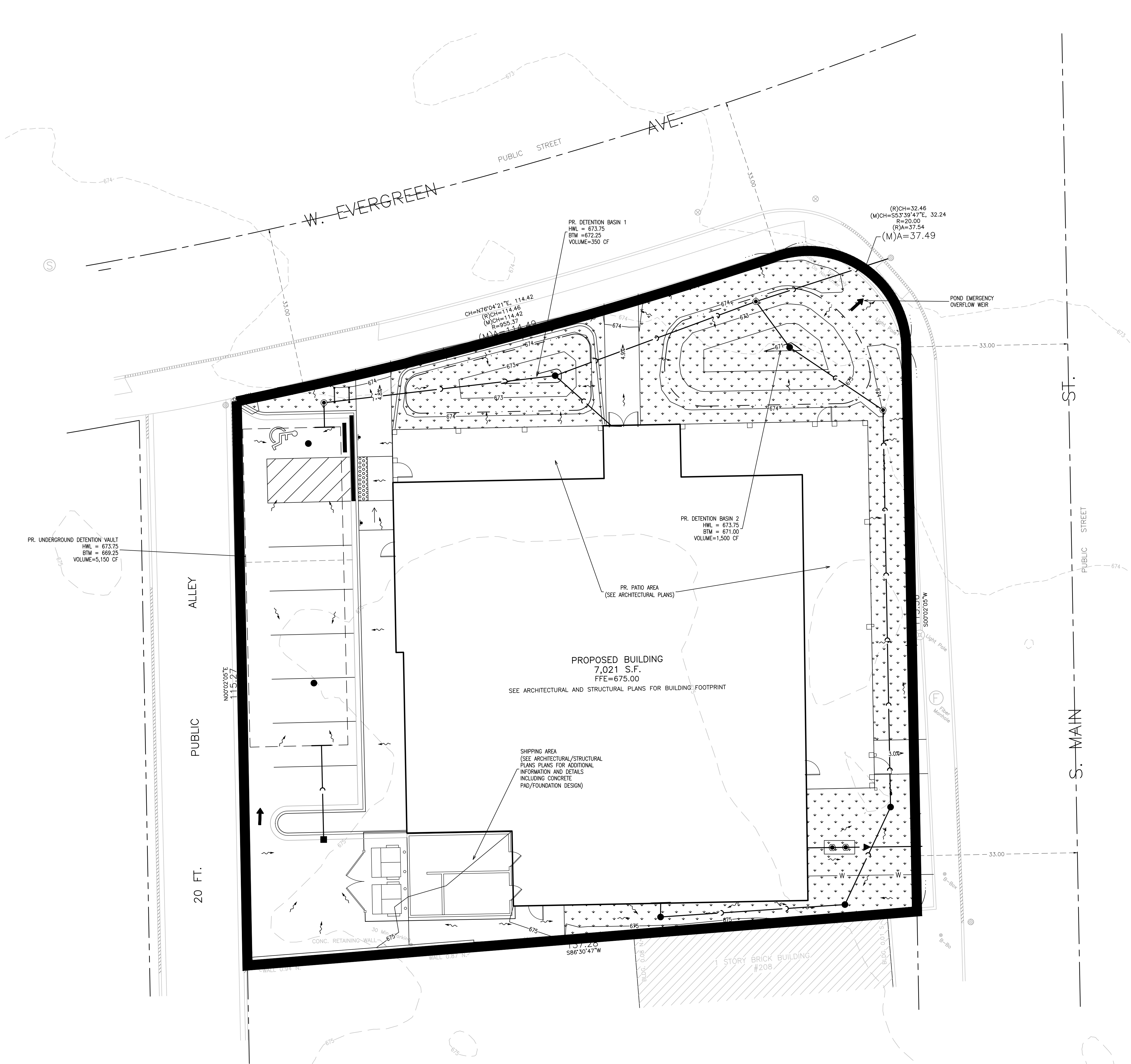


Stormwater Detention Calculations

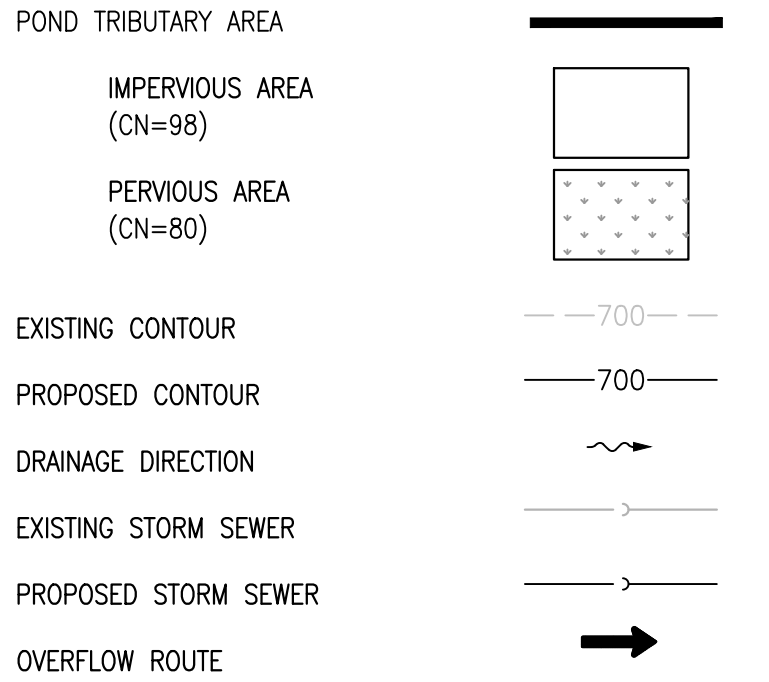
- Existing Drainage Exhibit – EDP
- Proposed Drainage Exhibit – PDP
- MWRD Calculators
- Composite Runoff Curve Number Calculations
- Detention Sizing Hydrographs



EXISTING DRAINAGE EXHIBIT		JACOB & HEFNER ASSOCIATES	
FATPOUR TAP WORKS		1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515	
ARIA GROUP		PHONE: (630) 652-4600, FAX: (630) 652-4601	
MT. PROSPECT, ILLINOIS		www.jacobandhefner.com	
1	ORIGINAL EXHIBIT DATE	12/19/25	Date
No.	Description		



PROPOSED DRAINAGE EXHIBIT LEGEND:



STORMWATER MANAGEMENT SUMMARY TABLE:

DEVELOPMENT AREA:	0.40 ACRES
IMPERVIOUS AREA:	0.31 ACRES
PERVIOUS AREA:	0.09 ACRES
CURVE NUMBER:	95

RELEASE RATE SUMMARY	
ALLOWABLE RELEASE RATE: (0.20 CFS/AC)	0.08 CFS
ACTUAL RELEASE RATE: (1-3/8" RESTRICTOR @ 669.25)	0.08 CFS
REQUIRED DETENTION:	7,207 CF
PROVIDED DETENTION: (HWL=673.75)	7,575 CF

PROPOSED DRAINAGE PLAN		FATPOUR TAP WORKS		ARIA GROUP		MT. PROSPECT, ILLINOIS	
JACOB & HEFNER ASSOCIATES		1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515		PHONE: (630) 652-4600, FAX: (630) 652-4601		www.jacobandhefner.com	
1" = 10'		H710		PDP		1 ORIGINAL EXHIBIT DATE 12/19/25	
						Date	

COMPOSITE RUNOFF CURVE NUMBER (CN)

PROJECT: Fatpour Tap Works

PERMIT NUMBER: _____

LOCATION: 200 S Main Street

DATE: 12/19/2025

TYPE OF AREA (SELECT WITH DROP-DOWN)

☒ DETAINED AREA

☐ MAJOR STORMWATER SYSTEM

☐ UNRESTRICTED AREA

☐ OTHER: _____

☐ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

☐ PROPOSED CONDITION

☐ EXISTING CONDITION

RUNOFF CURVE NUMBER

Surface Description	Hydrologic Soil Group (HSG)	CN	Area (acres)	Product (CN)(Area)
Pervious	D	80	0.09	7.20
Impervious	D	98	0.31	30.38

TOTALS:

0.40

37.58

COMPOSITE RUNOFF CURVE NUMBER

$$\text{Composite CN} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{37.58}{0.40} \rightarrow \text{Composite CN} = 93.95$$

Watershed Model Schematic..... 1

100 - Year

Hydrograph Reports..... 2

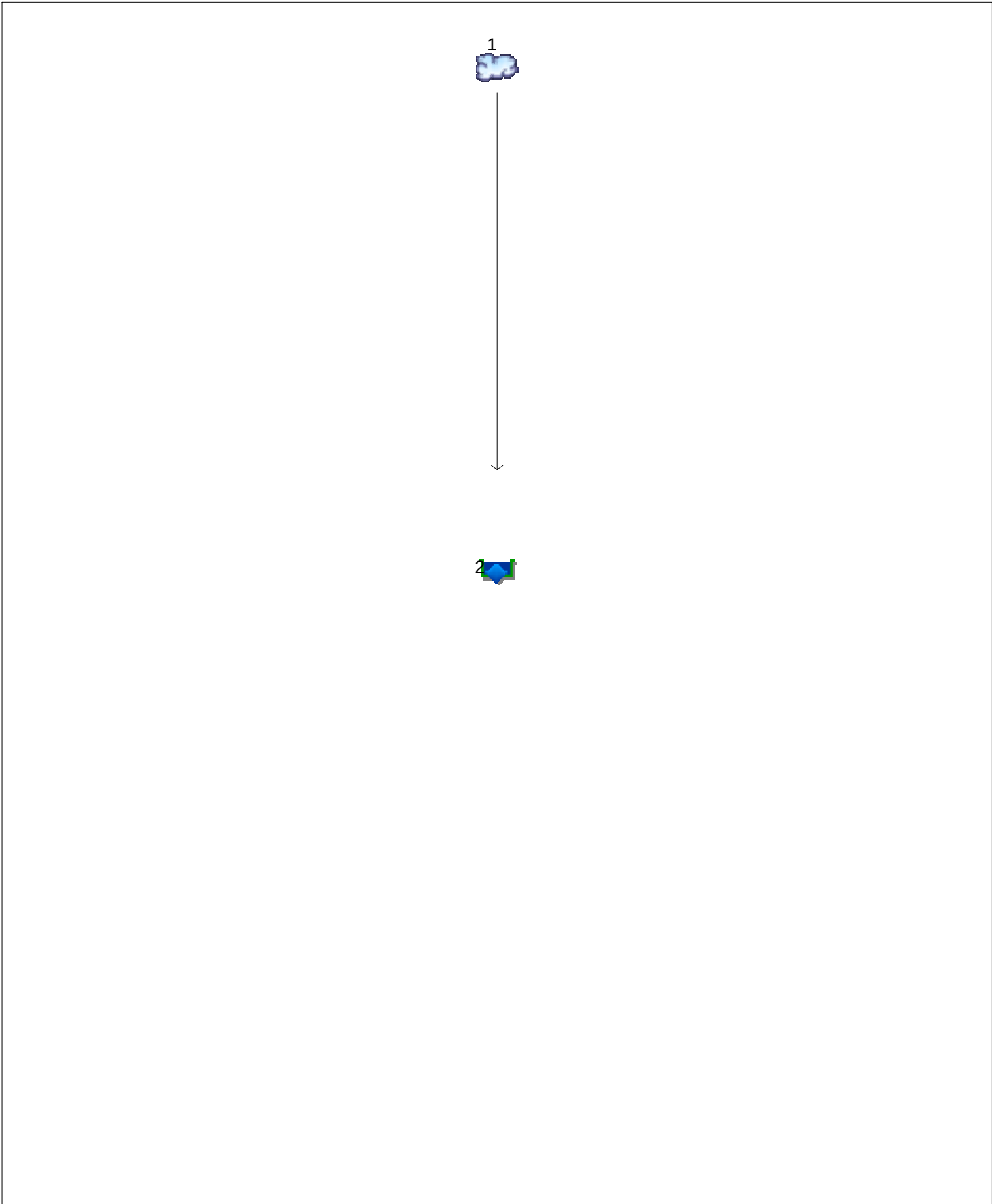
 Hydrograph No. 1, SCS Runoff, SITE..... 2

 Hydrograph No. 2, Reservoir, Pond Outfall..... 3

 Pond Report - Site Det. Ponds..... 4

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

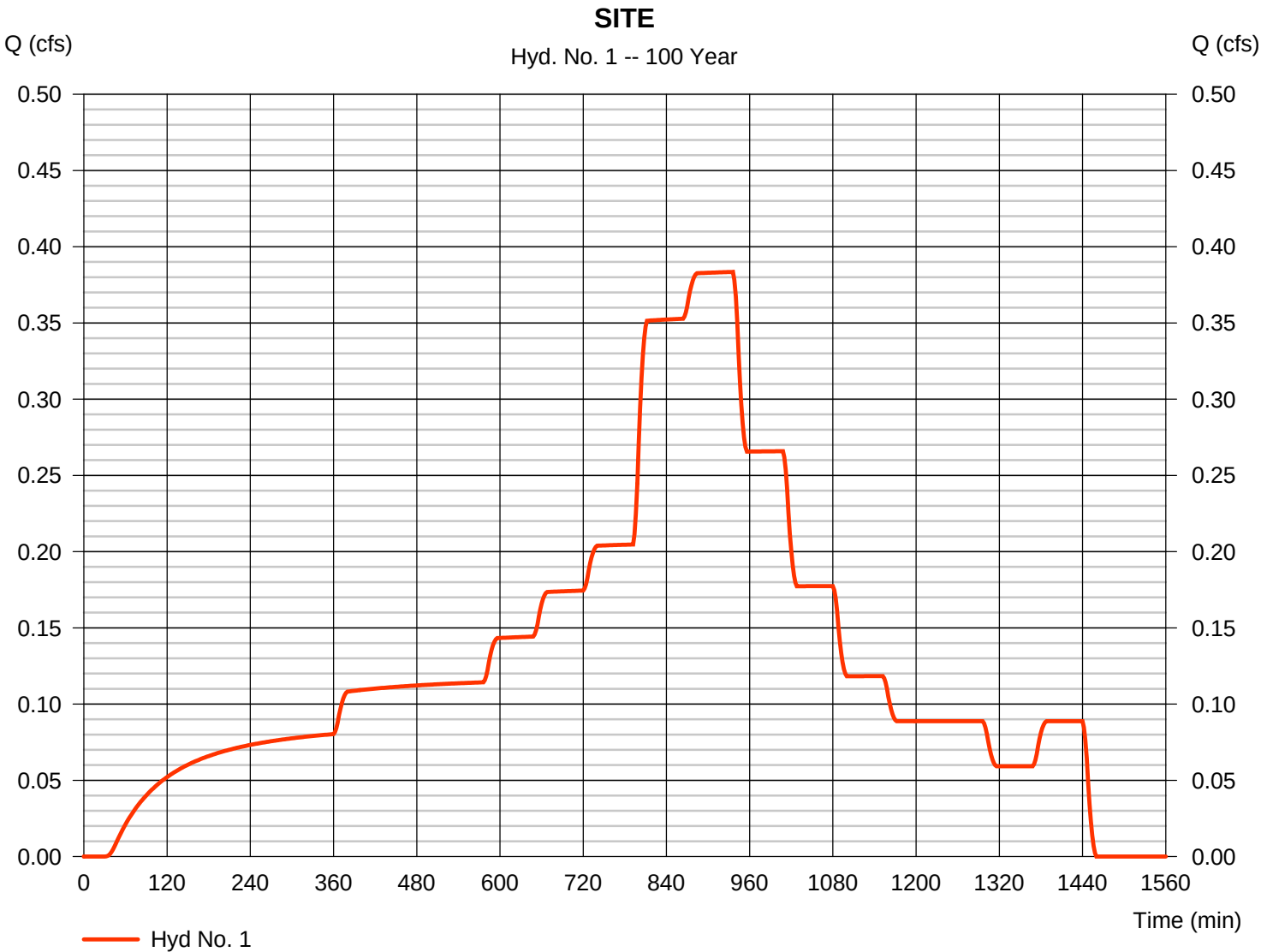


Hydrograph Report

Hyd. No. 1

SITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.383 cfs
Storm frequency	=	100 yrs	Time to peak	=	936 min
Time interval	=	2 min	Hyd. volume	=	11,933 cuft
Drainage area	=	0.400 ac	Curve number	=	95
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	10.00 min
Total precip.	=	8.57 in	Distribution	=	Huff-3rd
Storm duration	=	24.00 hrs	Shape factor	=	484



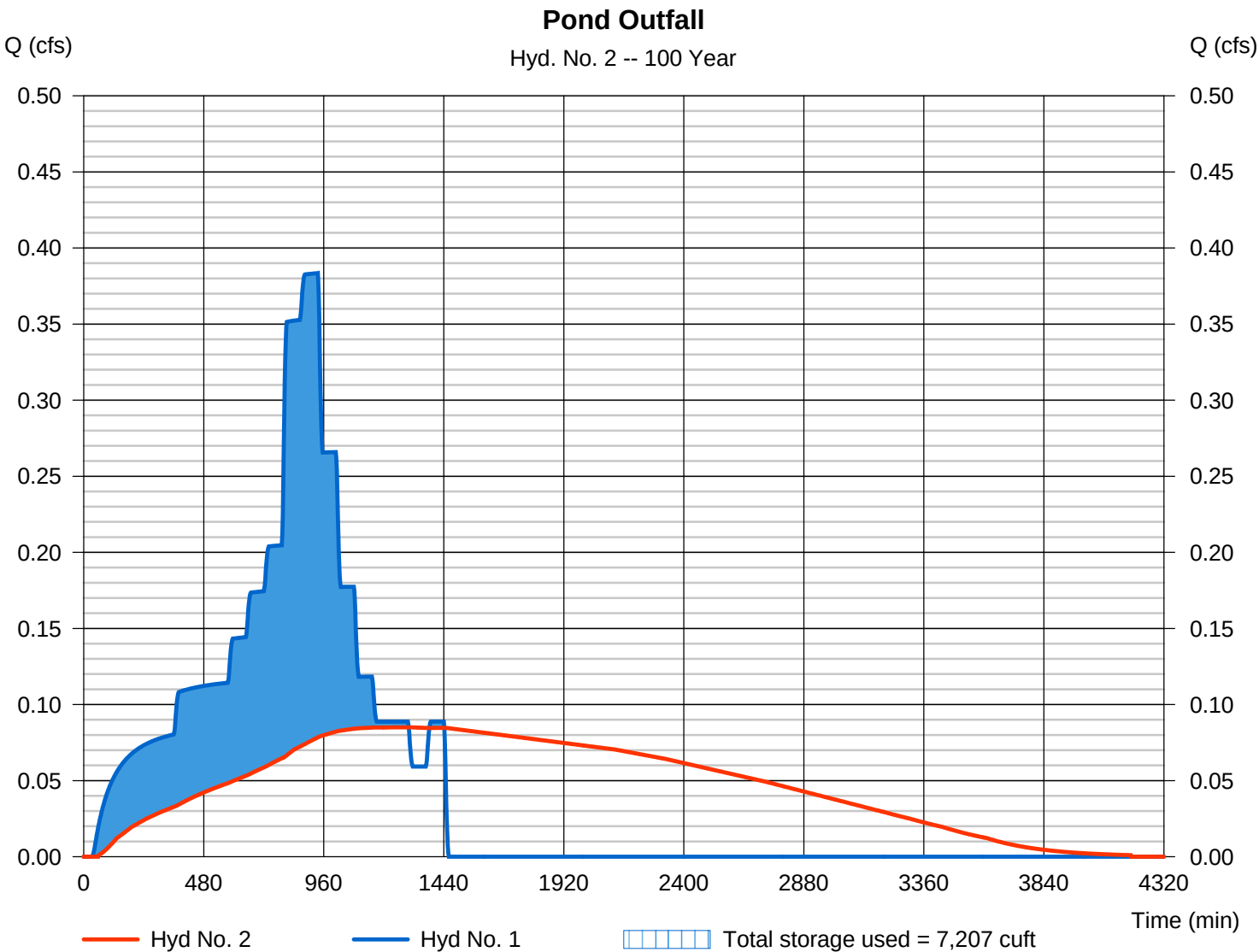
Hydrograph Report

Hyd. No. 2

Pond Outfall

Hydrograph type	= Reservoir	Peak discharge	= 0.085 cfs
Storm frequency	= 100 yrs	Time to peak	= 1300 min
Time interval	= 2 min	Hyd. volume	= 11,919 cuft
Inflow hyd. No.	= 1 - SITE	Max. Elevation	= 703.60 ft
Reservoir name	= Site Det. Ponds	Max. Storage	= 7,207 cuft

Storage Indication method used.



Pond No. 1 - Site Det. Ponds

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 699.25 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	699.25	1,200	0	0
1.40	700.65	1,200	1,680	1,680
1.50	700.75	1,200	120	1,800
2.50	701.75	1,500	1,350	3,150
3.00	702.25	1,800	825	3,975
4.50	703.75	3,000	3,600	7,575

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 1.25	0.00	0.00	0.00
Span (in)	= 1.25	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 699.25	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

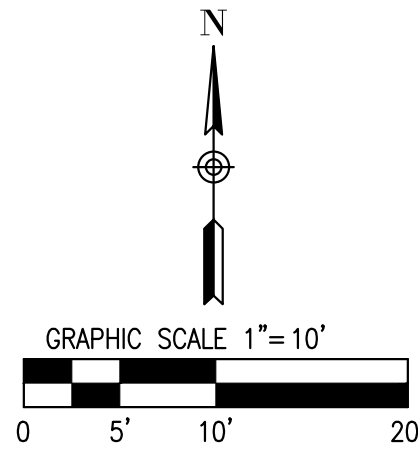
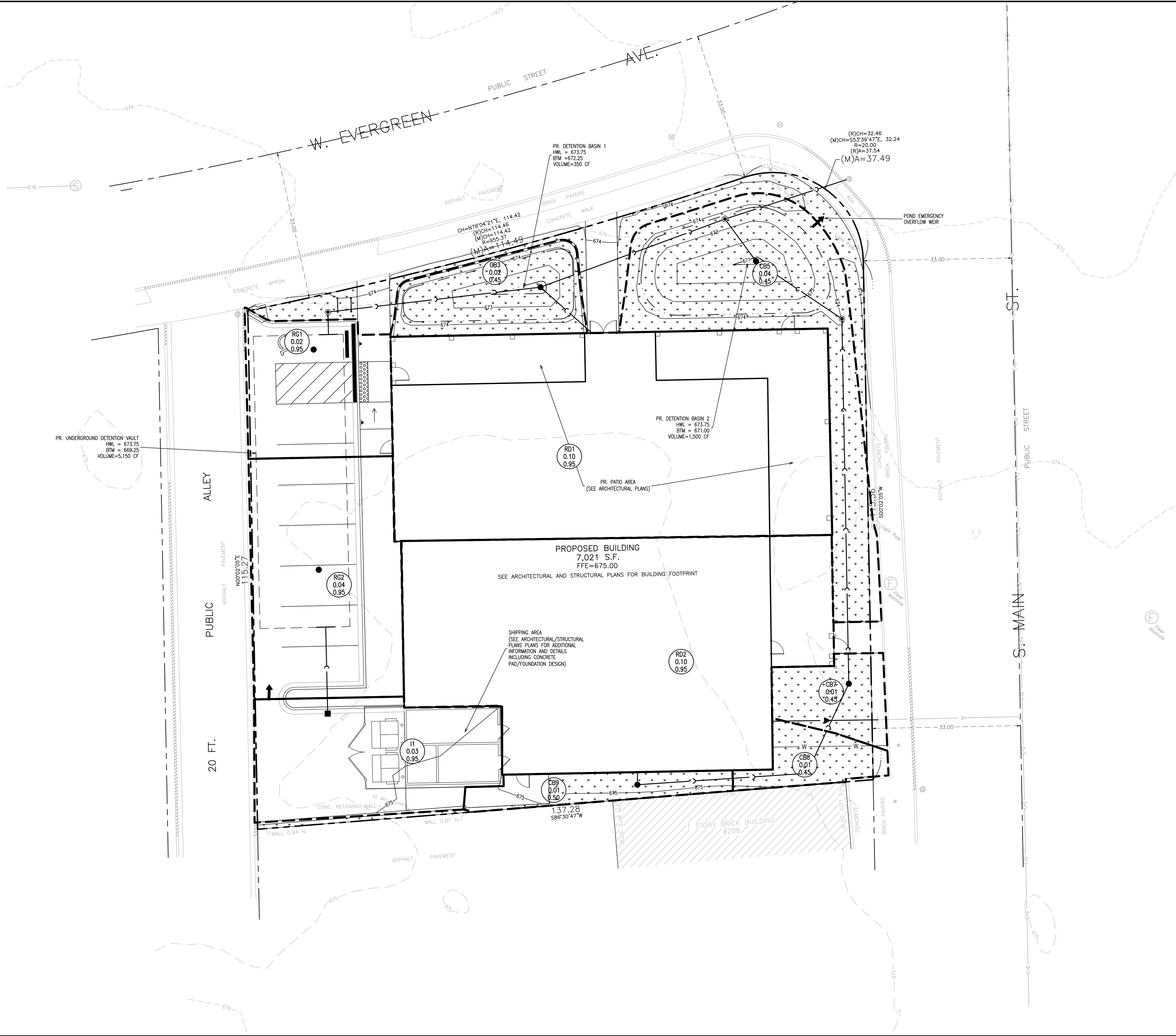
Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	699.25	0.00	---	---	---	---	---	---	---	---	---	0.000
1.40	1,680	700.65	0.05 ic	---	---	---	---	---	---	---	---	---	0.048
1.50	1,800	700.75	0.05 ic	---	---	---	---	---	---	---	---	---	0.049
2.50	3,150	701.75	0.06 ic	---	---	---	---	---	---	---	---	---	0.064
3.00	3,975	702.25	0.07 ic	---	---	---	---	---	---	---	---	---	0.070
4.50	7,575	703.75	0.09 ic	---	---	---	---	---	---	---	---	---	0.087



Storm Sewer Sizing Calculations

- Storm Sewer Tributary Area Exhibit – ST-1
- Runoff Coefficient Calculations
- 10-Year Inlet Capacity Calculations
- 10-Year Storm Sewer Sizing Calculations



PROPOSED STORM SEWER EXHIBIT LEGEND:

- TRIBUTARY DRAINAGE AREA
- STORM SEWER TRIBUTARY AREA (ACRES) X.XX
X.XX
- STORM SEWER RUNOFF COEFFICIENT
- IMPERVIOUS AREA
(C=0.90)
- PERVIOUS AREA
(C=0.45)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OVERFLOW ROUTE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

NOTE:
SEE STORM SEWER RUNOFF COEFFICIENT CALCULATIONS FOR TOTAL IMPERVIOUS AND PERVIOUS AREAS WITHIN EACH DRAINAGE DIVIDE.

1" = 10'		 JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	STORM SEWER TRIBUTARY AREA EXHIBIT				
H710			FATPOUR TAP WORKS				
ST-1			ARIA GROUP				
			MT. PROSPECT, ILLINOIS				
				1	ORIGINAL EXHIBIT DATE	12/19/25	
				No.	Description	Date	



Runoff Coefficient (RC) Calculations

Project: Fatpour Tap Works
Location: Mt. Prospect, IL
Project #: H710

By: KJC Date: 12/19/2025
Checked: JAC Date: 12/19/2025

PROPOSED STORM SEWER SYSTEM				
Sub Basin	A_i	A_p	A_T	RC
	(Acre)	(Acre)	(Acre)	
RG1	0.02	0.00	0.02	0.95
RG2	0.04	0.00	0.04	0.95
I8	0.03	0.00	0.03	0.95
CB3	0.00	0.02	0.02	0.45
CB5	0.00	0.04	0.04	0.45
CB7	0.00	0.01	0.01	0.45
CB8	0.00	0.01	0.01	0.45
CB9	0.00	0.01	0.01	0.45
RD10	0.10	0.00	0.10	0.95
RD2	0.10	0.00	0.10	0.95

A_T = Total Area
 A_p = Pervious Area

I = Inlet
CB = Catch Basin
RG = Riser Grate
RD = Roof Drain

Notes

- 1) Impervious Runoff Coefficient = 0.95
- 2) Pervious Runoff Coefficient = 0.45
- 3) Permeable Paver Runoff Coefficient = 0.75



100-YEAR INLET CAPACITY CALCULATIONS

Project: Fatpour Tap Works
Location: Mt. Prospect, IL
Project #: H710

By: KJC
Checked: JAC

Date: 12/19/2025
Plan Date: 12/19/2025

STRUCTURE #	DRAINAGE AREA (AC)	RUNOFF COEFFICIENT	FLOW (CFS)	PONDING DEPTH (ft)	PERIMETER OF GRATE (FT)	OPEN AREA OF GRATE (S.F.)	WEIR FLOW CAPACITY (CFS)	ORIFICE FLOW CAPACITY (CFS)	GRATE TYPE
RG1	0.02	0.95	0.21	0.50	6.0	0.90	NA	3.06	IDOT Type 1
RG2	0.04	0.95	0.41	0.50	6.0	0.90	NA	3.06	IDOT Type 1
I8	0.03	0.95	0.31	0.50	4.3	1.00	NA	3.40	IDOT Type 11
CB3	0.02	0.45	0.10	0.50	6.0	0.90	NA	3.06	IDOT Type 1
CB5	0.04	0.45	0.19	0.50	6.0	0.90	NA	3.06	IDOT Type 1
CB7	0.01	0.45	0.05	0.50	6.0	0.90	NA	3.06	IDOT Type 1
CB8	0.01	0.45	0.05	0.50	6.0	0.90	NA	3.06	IDOT Type 1
CB9	0.01	0.45	0.05	0.50	6.0	0.90	NA	3.06	IDOT Type 1

flow
 $Q=cia$

weir flow
 $Q=3.3 P (h)^{1.5}$

orifice flow
 $Q=CA(2gh)^{1/2}$

c = Runoff Coefficient
i = Intensity (in./hr),

10.81

Recurrence Interval (years)
10

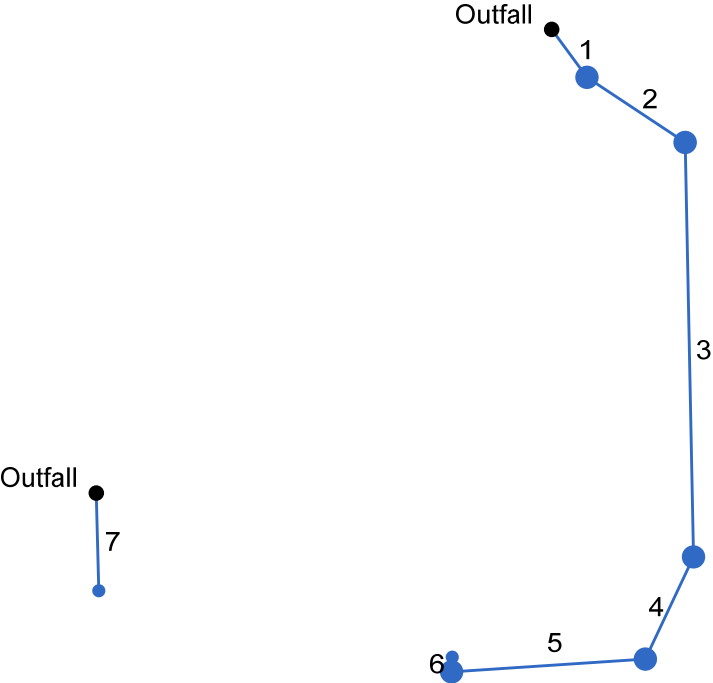
a = Drainage Area (acres)
C = 0.6
A = Open Area of Grate (SF)
g = 32.2 ft/s²
h = Ponding Above Rim (feet)
P = Perimeter of grate (feet)

Grate Geometry

1P - IDOT Type 1 (Neenah R2504-D) = 0.90-SF
Perimeter = 6.0 LF

11P - IDOT Type 11 (Neenah R3281-A) = 1.00-SF
Perimeter = 4.3 LF

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan

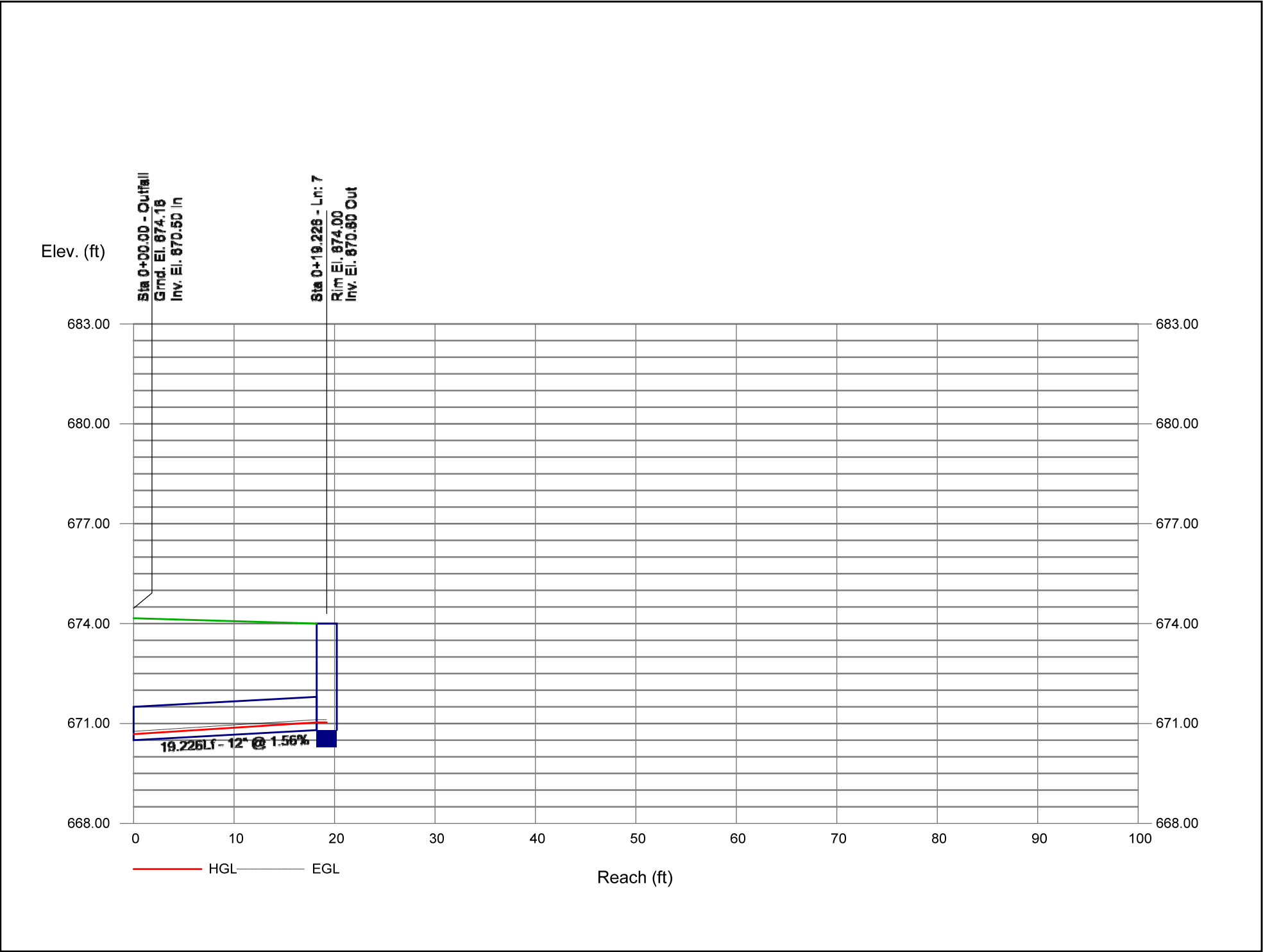


Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	11.620	0.04	0.17	0.45	0.02	0.12	10.0	12.0	10.1	1.26	7.39	5.23	12	4.30	668.75	669.25	669.03	669.72	673.55	671.00	Pipe 11
2	1	23.002	0.00	0.12	0.00	0.00	0.11	0.0	11.7	10.2	1.08	4.50	3.11	12	1.60	669.25	669.62	669.72	670.06	671.00	674.04	Pipe 10
3	2	81.128	0.01	0.12	0.45	0.00	0.11	10.0	10.8	10.5	1.12	4.17	3.35	12	1.37	669.62	670.73	670.06	671.18	674.04	674.33	Pipe 9
4	3	21.998	0.01	0.12	0.45	0.00	0.10	10.0	10.5	10.6	1.08	4.17	3.25	12	1.37	670.73	671.03	671.18	671.47	674.33	674.25	Pipe 8
5	4	37.760	0.01	0.11	0.50	0.00	0.10	10.0	10.1	10.8	1.07	4.17	3.25	12	1.37	671.03	671.55	671.47	671.98	674.25	674.64	Pipe 8 (1)
6	5	2.905	0.10	0.10	0.95	0.09	0.09	10.0	10.0	10.8	1.02	10.45	3.18	12	8.61	671.55	671.80	671.98	672.22	674.64	675.00	Pipe 7
7	End	19.226	0.03	0.03	0.95	0.03	0.03	10.0	10.0	10.8	0.32	4.45	2.79	12	1.56	670.50	670.80	670.68	671.03	674.16	674.00	Pipe 1
Project File: H710 Storm Sewer Sizing.stm																Number of lines: 7				Run Date: 12/19/2025		
NOTES:Intensity = 157.45 / (Inlet time + 12.90) ^ 0.85; Return period =Yrs. 100 ; c = cir e = ellip b = box																						

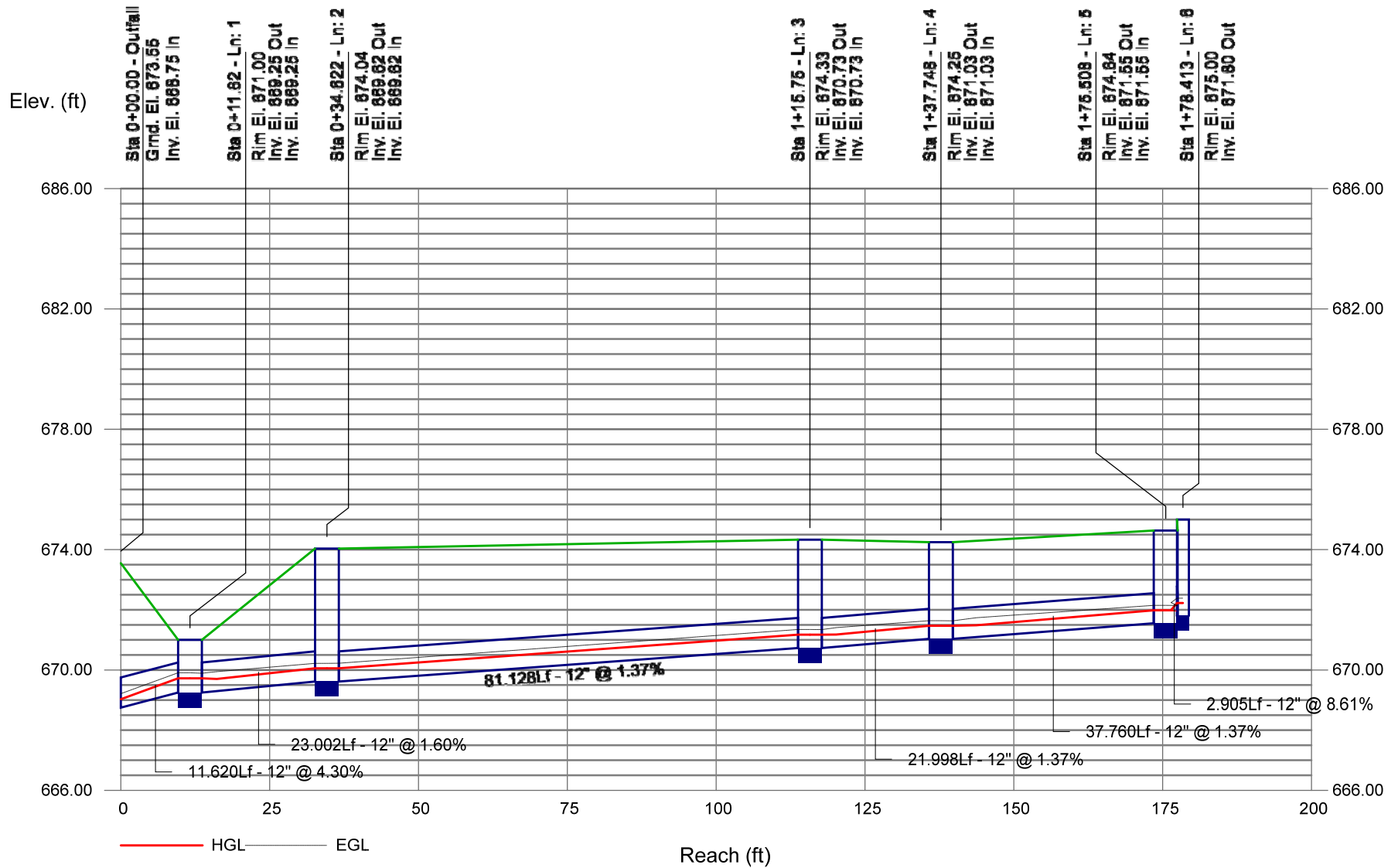
Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream										Check		JL coeff	Minor loss							
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)											
	(in)	(cfs)									(ft)											(K)	(ft)									
1	12	1.26	668.75	669.03	0.28	0.18	7.01	0.18	669.21	0.000	11.620	669.25	669.72	0.47**	0.37	3.44	0.18	669.91	0.000	0.000	n/a	0.39	0.07									
2	12	1.08	669.25	669.72	0.47	0.33	2.95	0.17	669.89	0.000	23.002	669.62	670.06 j	0.44**	0.33	3.28	0.17	670.22	0.000	0.000	n/a	0.85	n/a									
3	12	1.12	669.62	670.06	0.44	0.33	3.39	0.17	670.23	0.000	81.128	670.73	671.18	0.44**	0.34	3.31	0.17	671.35	0.000	0.000	n/a	0.50	n/a									
4	12	1.08	670.73	671.18	0.44	0.33	3.21	0.17	671.34	0.000	21.998	671.03	671.47 j	0.44**	0.33	3.28	0.17	671.64	0.000	0.000	n/a	0.90	n/a									
5	12	1.07	671.03	671.47	0.44	0.33	3.23	0.17	671.64	0.000	37.760	671.55	671.98 j	0.43**	0.33	3.26	0.17	672.15	0.000	0.000	n/a	1.00	n/a									
6	12	1.02	671.55	671.98	0.43	0.32	3.13	0.16	672.15	0.000	2.905	671.80	672.22 j	0.42**	0.32	3.22	0.16	672.39	0.000	0.000	n/a	1.00	n/a									
7	12	0.32	670.50	670.68	0.18*	0.10	3.28	0.08	670.76	0.000	19.226	670.80	671.03	0.23**	0.14	2.30	0.08	671.11	0.000	0.000	n/a	1.00	n/a									
Project File: H710 Storm Sewer Sizing.stm																								Number of lines: 7					Run Date: 12/19/2025			
Notes: * depth assumed; ** Critical depth.; j-Line contains hyd. jump ; c = cir e = ellip b = box																																



Storm Sewer Profile

Proj. file: H710 Storm Sewer Sizing.stm



ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR
PROPERTY LOCATED AT
200 SOUTH MAIN STREET, MOUNT PROSPECT, ILLINOIS**

WHEREAS, 200 S. Main Street, LLC (“Petitioner”) has filed a petition for a conditional use for a preliminary and final Planned Unit Development, with respect to property located at 200 South Main Street (“Subject Property”) and legally described as follows:

LOT 1 IN STENGREN CORNER SUBDIVISION OF LOTS 1, 2, 3, AND 4 IN BUSSE’S RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 4, ALSO LOTS 2 AND 3 IN BLOCK 5, ALL OF BLOCK 6, AND LOTS 13 TO 24 INCLUSIVE IN BLOCK 7, LOTS 17 TO 20 INCLUSIVE IN BLOCK 8, ALL IN MEIER’S ADDITION TO MOUNT PROSPECT, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES ON APRIL 16, 1979 AS DOCUMENT LR 3086126, IN COOK COUNTY, ILLINOIS.

PIN: 08-12-119-029-0000

WHEREAS, the Petitioner seeks a conditional use permit for a preliminary and final Planned Unit Development for the construction of a one-story, full-service restaurant with an outdoor dining patio and eight (8) parking spaces; and

WHEREAS, a public hearing was held on the requests being the subject of PZ-31-25 before the Planning and Zoning Commission of the Village of Mount Prospect on the 8th day of January, 2026, pursuant to proper legal notice having been published in the Daily Herald newspaper on the 24th day of December, 2025; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations of approval, with specific conditions, to the Mayor and Board of Trustees in support of the requests being the subject of PZ-31-25; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect have given consideration to the requests herein and have determined that the requests meet the standards of the Village and that the granting of the

proposed conditional use for a preliminary and final Planned Unit Development would be in the best interest of the Village.

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

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

SECTION TWO: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby approve a conditional use for a preliminary and final Planned Unit Development (PUD) for the construction of a one-story, full-service restaurant with an outdoor dining patio and eight (8) parking spaces, subject to the following conditions:

1. A conditional use for a preliminary and final Planned Unit Development (PUD) consisting of a one-story, full-service restaurant with an outdoor dining patio and eight (8) parking spaces, subject to the following conditions:
 - a. Deviations or exceptions from the Village’s Zoning Code as necessary to permit development of the Subject Property as a planned unit development in accordance with this Ordinance and the Approved Plans (as defined below), including all specific zoning deviations and exceptions set forth in the Petitioner’s application materials.
 - b. Development of the site in strict conformance with the following Approved Plans, the key sheets of which are attached hereto as Exhibit “A”:
 - i. Architectural plan set (14 sheets) titled “New Free Standing One-Story Dine-In Service Restaurant With Exterior Patio Fatpour Tapworks Zoning Review Package: 12/19/2025” and prepared by Aria Group Architects, Inc.
 - ii. Architectural elevations (6 pages) titled “Fatpour Tap Works Zoning Review” prepared by Aria Group Architecture + design, and dated December 4, 2025.
 - iii. Engineering plan set (11 sheets) titled “Site Improvement Plans for Fatpour Tap Works” prepared by Jacob & Hefner Associates, Inc. and dated 12/19/2025.

- c. Compliance with all applicable Village Code requirements, including, but not limited to zoning, fire, building, environmental health, sign, and other Village Codes and regulations.
- d. The use of stucco or engineered stucco systems (EIFS - type) is prohibited.
- e. The southern portion of the east elevation (black façade) shall be revised to incorporate architectural enhancements, increased setbacks, or landscape screening in order to reduce its visual prominence along Main Street, subject to review and approval by the Director of Community Development.
- f. The proposed solar panels shall not be visible when viewed from the public right-of-way or from residentially zoned property and shall be fully screened by the raised parapet wall. The Petitioner shall submit a glare analysis for the rooftop solar panels demonstrating that glare or reflected light will not adversely impact the Prospect Place building (11 W. Prospect Place) or its dwelling units. The analysis shall include seasonal variations of the sun and its reflection on the Prospect Place building/units.
- g. Should stormwater management requirements imposed by the MWRD and/or the Village's Public Works/Engineering Department require modifications to the site design, staff recommends that such changes be subject to administrative review and approval by the Village Manager.
- h. An approximately five and seven-tenths-foot-wide (5.7') area extending along the entire length of the west property line shall be dedicated to the Village by the Petitioner through a plat of dedication. The plat of dedication shall be recorded prior to the issuance of a Certificate of Occupancy.
- i. Submittal of landscape, irrigation and photometric plans that comply with Village codes and regulations.
- j. All signs shall be submitted, reviewed, and approved during the permitting process. All signs shall conform to Village Code. Any future relief requested for signage shall require an application for a minor amendment to the PUD.
- k. All rooftop mechanical equipment shall be hidden when viewed from ground level as viewed from the public right of way or property line of any adjacent residentially zoned property. Screening of the RTUs shall be a continuous, permanent, sound attenuating and noncombustible screen

of a color compatible with the principal structure. The parapet wall shall be raised to provide full screening of any RTUs. The Director of Community Development is authorized to approve the design of any additional required screening.

- l. The Petitioner shall address all comments included in the Village review letter dated December 29, 2025 (PZ-31-25) attached as Exhibit “B” of this ordinance.

SECTION THREE: Except for the relief granted by the planned unit development, compliance with all applicable development, fire, building, and other Village Codes and regulations is required.

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

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

AYES:

NAYS:

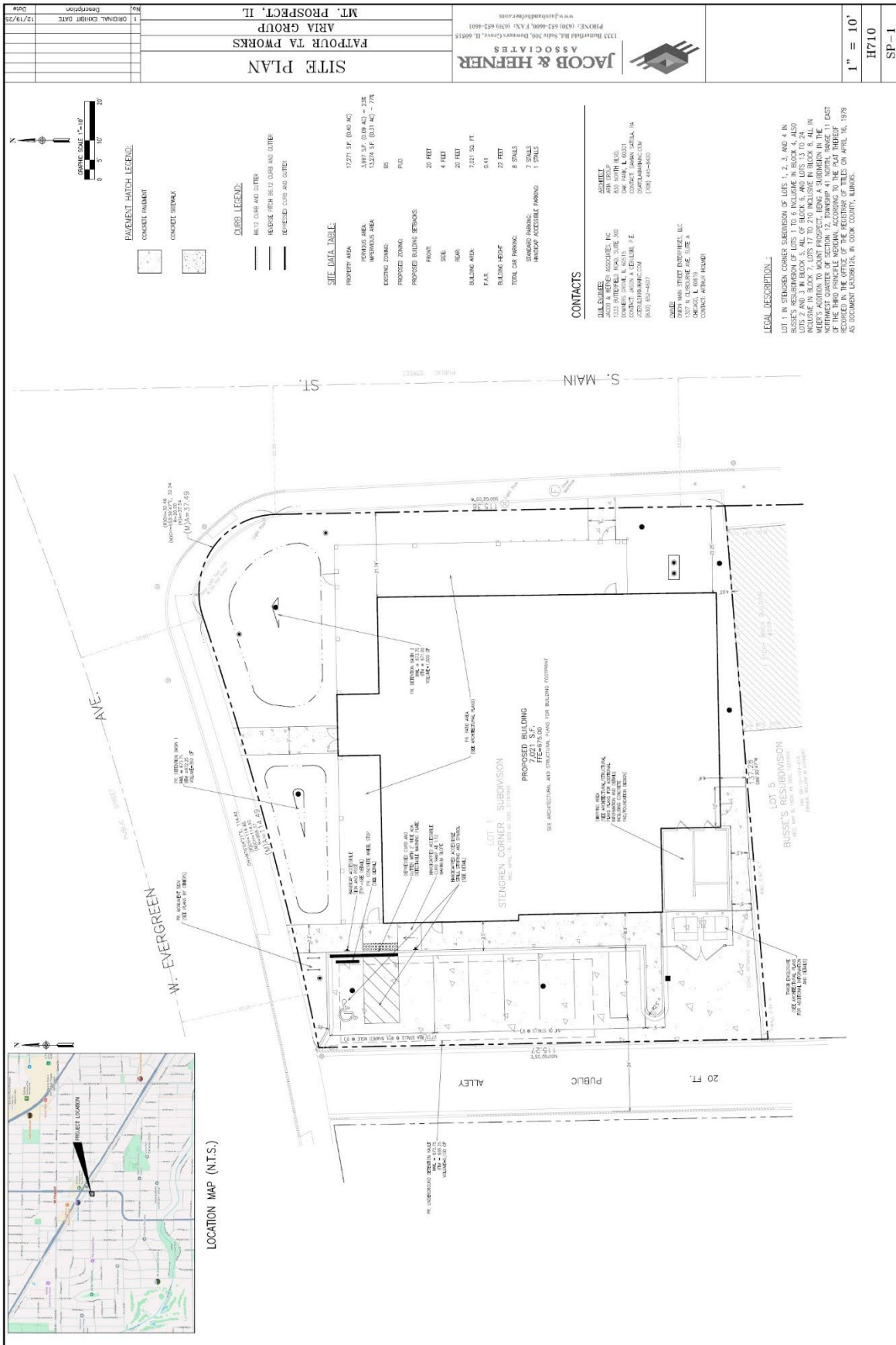
ABSENT:

PASSED and APPROVED this 20th day of January, 2026.

Paul Wm. Hoefert, Mayor

ATTEST:

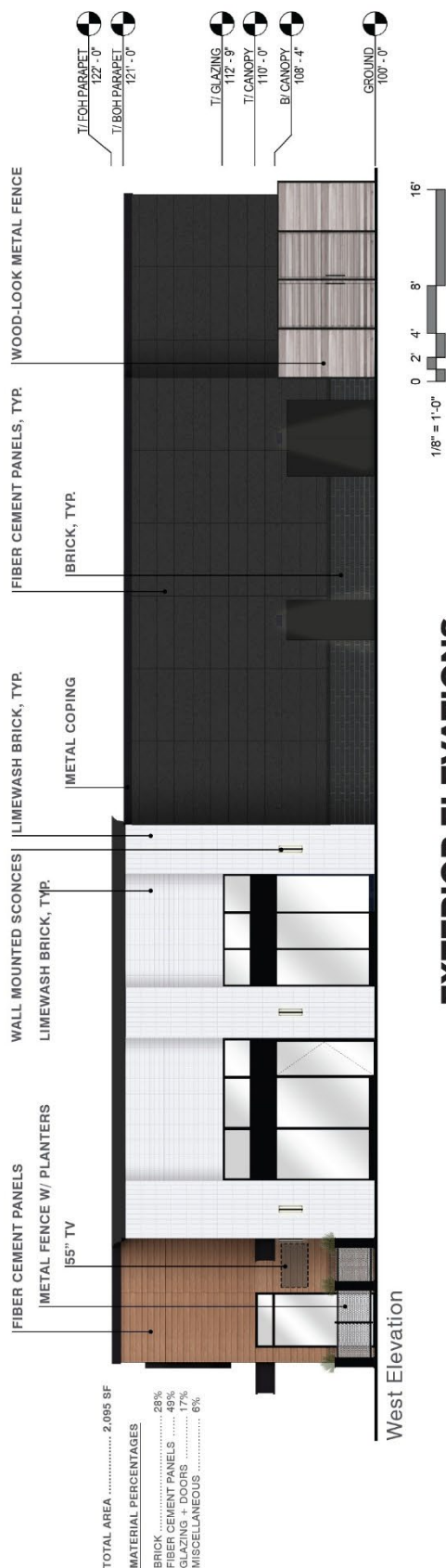
Karen M. Agoranos, Village Clerk



[illegible]

[illegible]

EXHIBIT A
Approved Plans (Building Elevations)



EXTERIOR ELEVATIONS



ARIA GROUP ARCHITECTURE + design

*EXTERIOR FINISHES UNDER VILLAGE REVIEW, FINAL SELECTIONS PENDING.

Fatpour
TAP WORKS

MOUNT PROSPECT, IL

EXHIBIT A
Approved Plans (Building Elevations)



EXTERIOR ELEVATIONS

ARIA GROUP ARCHITECTURE + design

Fatpaur
TAP WORKS

*EXTERIOR FINISHES UNDER VILLAGE REVIEW, FINAL SELECTIONS PENDING.

MOUNT PROSPECT, IL

EXHIBIT B

Village Review Letter

MAYOR
Paul Wm. Hoefert

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



VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

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

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

December 29, 2025

Neal Thompson, Aria Group Architects
830 North Boulevard
Oak Park, IL 60301
Via e-mail: nthompson@ariainc.com

**Re: PZ-31-25 (PZZ25-000035) / CU- Preliminary and Final PUD / 200 S Main St / Review
Comments #1**

Dear Mr. Thompson,

The Village of Mount Prospect has reviewed the submittal for conditional approval of a planned unit development for the construction of a new, single-story restaurant with outdoor patio space located at 200 S Main Street (Subject Property), and below are the following review comments from applicable departments:

Planning Division:

The following documents are missing from the zoning application:

1. Fixture cut sheets for some lighting fixtures (refer to comments under Lighting Requirements);
2. Landscape plan meeting the requirements of Article XXIII Landscape Requirements;
3. Provide proof that the property taxes have been paid;
4. The zoning application fee in the amount of \$250 is outstanding and must be paid online (Permit No. PZZ25-000035).

General Comments:

5. Per Section 14.304.1(B)(2)(b), all rooftop mechanical equipment shall be hidden when viewed from ground level as viewed from the public right of way or property line of any adjacent residentially zoned property. For new construction, the screen should be designed as an architectural component of the structure in the form of a parapet wall. Provide a sight line diagram that indicates all rooftop mechanical units and solar panels will be fully screened by a raised parapet wall. **This will be required as a condition before permit issuance.**

EXHIBIT B

Village Review Letter

Village of Mount Prospect Building Services | Page 2

6. Solar panels are proposed. An analysis shall be performed that indicates that no glare shall be telegraphed or reflected on the Prospect Place building/units (11 W Prospect Place) so as to create a nuisance or hazard. The analysis shall include seasonal variations of the sun and its reflection on the Prospect Place building/units. **This will be required as a condition before permit issuance.**
7. Hours of operation are noted as between 11:00 AM – 1:00 AM daily. Will the restaurant offer any live music (bands/DJs)?
8. Loading will occur before 11:00 AM. Will any unloading occur prior to 6 AM?
9. Only one accessible parking space is required under Section 14.2205.
10. A portion of the public alley is within private property and will need to be dedicated to the Village via a plat of dedication prior to the issuance of a final certificate of occupancy.

Design standard requirements are found under Section 14.304.1 of the Village Code:

11. The area next to the accessible parking space and bike parking rack shall be landscaped per the parking lot-island requirements under Section 14.2306(A).
12. The colored elevations shall include a detailed materials schedule that provides the make and model number for each material. A materials board with sample materials is also required. The samples materials board and colored elevations will be required exhibit at the Planning and Zoning Commission and Village Board meetings (to be presentable to the Board one hour before meetings start). Please also provide a scanned version for staff to include in the powerpoint and staff report.

Lighting Requirements are found under Article III, Section 14.314 of the Village Code:

13. A code-compliant Photometric Plan shall be submitted prior to the issuance of a building permit.
14. Photometric data **at all property lines** shall be provided at a spacing of not greater than fifty feet (50') and not greater than six inches (6") above grade. Photometric data is missing along the north, south and east property lines.
15. Provide a graphic scale and north arrow the scale of which is not less than one inch to fifty feet (1" = 50').
16. Many of the light fixture symbols are difficult to read as the text is running into or on top of each other on the photometric plan. The photometric plan must be legible.
17. The foot-candle measurements along the west property line exceed the maximum requirement of 0.1 foot-candles at the lot line.
18. Per the calculation summary, the west patio seating area proposes an average illumination level of 7.30 foot-candles and exceeds the maximum average illumination level of 5 foot-candles permitted for business districts.
19. Will the lighting fixture "XLED 1" be fully recessed within the underside of the canopies? These lighting fixtures shall not cause glare onto adjacent properties and rights-of-way.
20. Per Section 14.314(C):

EXHIBIT B

Village Review Letter

Village of Mount Prospect Building Services | Page 3

- a. Upward aimed building facade lighting shall not exceed nine hundred (900) lumens (60 watt incandescent or 13 watt compact fluorescent bulb). All upward aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs or overhangs, and mounted as flush to a wall as possible.
 - b. Building facade light exceeding nine hundred (900) lumens shall be fully shielded, aimed downward, and mounted as flush to a wall as possible.
 - c. Building facade lighting shall be fully contained within the vertical surface of the wall being illuminated.
 - d. Building facade lighting that is measurable at the ground level shall be included in the maximum allowable light levels.
21. Exterior lighting, including emergency lighting, shall be fully cutoff and shall have flat lenses. Submit fixture cut sheets of all exterior lighting, including emergency lighting. Fixture cut sheets were not submitted for lighting fixtures "B", "P" and "W".

Landscape Requirements are found under Article XXIII of the Village Code:

22. A code-compliant landscape plan shall be submitted prior to the issuance of a building permit.
- a. Staff cannot provide any comments on landscaping as no landscape plan was submitted for review. The applicant shall provide a landscape plan that complies with Sections 14.2303 and 14.2304.
 - b. Site/perimeter, screening and foundation landscaping shall be provided and meet Sections 14.2306 and 14.2307.
 - c. Per Section 14.2306(B)(2), landscaping shall be provided across fifty percent (50%) of the abutting lot line to a minimum height of three feet (3'). For lot lines greater than one hundred feet (100') in length, plantings shall be placed in clusters, containing a minimum of seven (7) shrubs per cluster, spaced at intervals of approximately thirty-five feet (35') along the lot line. Shade trees shall be provided at the equivalent of seventy-five feet (75') apart along the abutting lot line.

Signage Regulations are found under Chapter 7 of the Village Code:

23. Signage was illustrated on two elevations in the rendering. Staff counts a total of two wall signs. The wall sign on the north elevation measures approximately 77 square feet and appears to comply with code. The wall sign on the east elevation measures approximately 85 square feet and appears to comply with code.
24. If any additional signage is requested, please submit sign drawings for review. Any future signage relief shall be reviewed and approved as an administrative amendment to the PUD.

Responses to Standards:

25. Revise the Standards For Planned Unit Developments With Other Exceptions to include the following relief requests:

EXHIBIT B

Village Review Letter

Village of Mount Prospect Building Services | Page 4

- a. An exception from Section 14.319 to permit a patio to be located in the front and exterior side yards;
 - b. An exception from Section 14.2207.1 to permit a reduction in the minimum parking requirement from eleven (11) parking spaces to eight (8) parking spaces;
 - c. An exception from Section 14.1905.B to permit a reduced building setback of less than 22.72' along Main Street; and
 - d. An exception from Section 14.1905.B to permit a reduced building setback of less than 30' along Evergreen Avenue.
26. Revise the Standards for Planned Unit Developments to remove reference to a shared parking agreement between the Petitioner and the property owner to the west. Public parking will be available on the property once the Village takes ownership. Public parking is also available on the Metra lots, Wille Street parking lot, W Prospect Avenue and along Evergreen Avenue.

Due at time of Building Permit submittal:

- 27. Irrigation plan.
- 28. Solar panel drawings and specifications.
- 29. Glare analysis for the rooftop solar panels.
- 30. A code-compliant landscape plan.
- 31. A code-compliant photometric plan and fixture cut sheets.

Public Works Department:

PW has reviewed the plans submitted for the Fatpour development proposed at 200 S. Main Street. While we do not object to the basic concept, the concerns raised in the concept reviews regarding the proposed site drainage remain unaddressed. The following comments should be addressed before conditional use is granted:

Drainage Concerns

- 32. Per VoMP Code Sections 15.401 & 15.402, stormwater detention would be required. The plan should include some means of providing stormwater detention.
- 33. Per MWRD WMO Section 503.3, volume control may be required. *We again strongly recommend obtaining a Letter of Determination from the MWRD to confirm their stormwater management requirements.*

We understand the applicant's response that these items "will be addressed at a later date". However, while we do not require full, detailed calculations prior to conditional use approval, the applicant needs to provide some preliminary estimate of any storage volumes required (including both Village and MWRD requirements) so that we can have some assurance that sufficient space will be provided to accommodate the required volumes. Despite requesting

EXHIBIT B

Village Review Letter

Village of Mount Prospect Building Services | Page 5

this information on June 2, 2025, and again on August 8, 2025, the applicant has provided no information regarding any drainage design, nor has the applicant provided a letter of determination from the MWRD.

In addition, the following comments listed below need not be addressed prior to conditional use approval, but will have to be addressed prior to issuance of a Building Permit:

34. A documented flooding problem exists in the backyards of the neighboring residential properties south and west of the site. Site drainage must be directed as much as possible toward the north and east.

General Comments

35. Permits will be required from the Metropolitan Water Reclamation District of Greater Chicago (MWRD) for the new sanitary service and drainage improvements, and from the Illinois Department of Transportation (IDOT) for any work in Main Street.
36. Public Works has reviewed the updated plans submitted for the Fatpour development proposed at 200 S. Main Street. The applicant, unfortunately, did not fully address our December 10, 2025 comments regarding stormwater management. The site currently does not have stormwater control mechanisms and the area is known to experience localized flooding during large rain events. It is Staff's desire to provide stormwater control with this development to reduce the potential for future neighborhood flooding. Village Code requires stormwater detention for all new development but allows for "fee-in-lieu" for small sites. Before considering this option, Staff asked the applicant to obtain a letter of determination from the MWRD to determine their stormwater management requirements for the site. This was not provided in the recent submittal.

The updated plans identify two small detention ponds and an underground facility for stormwater detention. They do not show volume control, a potential requirement of the MWRD, in the design. The applicant is required to contact the MWRD and receive a decision on this issue.

Public Works does not object to conditional use approval as the plans show stormwater detention and the applicant has provided preliminary volume calculations. A thorough review of the detention design will be performed during the Building Permit review process. Should the MWRD require volume control, Staff is open to reconsidering a fee in lieu of detention. This will be based on further analysis and a final decision by the Director of Public Works. Should the MWRD not require volume control, stormwater detention will be required per Village Code. In either case, should meeting the stormwater management requirements determined by both the MWRD and Engineering staff for the site significantly

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Village Review Letter

Village of Mount Prospect Building Services | Page 6

alter the site design, Staff recommends the applicant be required to return to the Planning & Zoning Commission and Village Board for approval.

Permits will be required from the MWRD for the sanitary sewer service and potential stormwater management requirements, and from IDOT for any work within the Main Street (IL Route 83) right-of-way.

It must be understood that the comments listed above reflect issues noted during a review of the proposed concept. A thorough review of the site design and details will be performed as part of the Building Permit review process.

Building Department:

- 37. At time of permit submittal provide building code analysis that outlines use groups, types of construction, areas, and calculations based on the adopted Village codes. Include full Electric, Structural, Plumbing, and Mechanical drawings.
- 38. Planning is responsible from a Zoning analysis review, process, and approval of use including the Business License approval.
- 39. The walk-in cooler unit shall be NSF listed and labeled.

Environmental Health Division:

- 40. Permit to be submitted for food service establishment should comply with all regulations of the 2022 FDA Food Code.

Fire Department:

Please advise the petitioner the following items must be included in the building/site plans submittal:

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

Village of Mount Prospect Fire Prevention Code, 24.202

- 42. A fire alarm system will be required for this project for this building. Ensure fire alarm shop drawings point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.

Village of Mount Prospect Fire Prevention Code, 24.204

- 43. All new sprinkler risers and associated equipment shall be located in a separate room with a minimum of one-hour construction.

EXHIBIT B

Village Review Letter

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44. A minimum of three feet (3') clear space shall be maintained around the circumference of any new or existing fire hydrant, fire department connection, fire protection control valve or any other fire protection system component.
45. An egress plan must be provided for the space. This plan must include occupant loads, travel distances, egress widths and common path of travel distances. An egress plan will be required when the building plans are submitted for review. Additional exits may be required.
46. All egress doors are to use keyless locksets on the egress side. No flush bolts, dead or draw bolts, etc. will be allowed.

Life Safety Code, 7.2.1.5.1.

If any changes are requested, please make the changes as noted above and submit a point-by-point response letter and pdf files of the drawings. Please upload revisions into the portal. Feel free to contact me at (847) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,



Ann Choi
Development Planner
Community Development

c: File



Item Cover Page

Subject	Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AUTHORIZING THE REDEVELOPMENT AGREEMENT FOR 200 S. MAIN STREET, LLC IN THE PROSPECT AND MAIN TIF DISTRICT OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS <i>This time was tabled at the January 20, 2026 Village Board meeting and moved to the February 3, 2026 meeting.</i>
Meeting	February 3, 2026 - SPECIAL MEETING OF THE VILLAGE BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$800,000
Budget Source	Prospect and Main TIF Fund
Category	OLD BUSINESS
Type	Ordinance

Information

Big Onion Hospitality (200 S Main Street, LLC), the owner/operators of FatPour Tap Works, are proposing to construct and operate a new full-service restaurant at 200 S. Main Street, located at the southwest corner of Main Street and Evergreen Avenue in Downtown Mount Prospect, and are requesting financial assistance from the Village to close a redevelopment funding gap associated with site preparation, new construction, and public improvements. The proposed Mount Prospect location would be Fatpour's fourth in the region and its first in the northwest suburbs, offering a destination-oriented, sports-forward dining experience with an extensive tap program, private event space, and indoor/outdoor seating. The concept is expected to draw both local residents and regional visitors for group events, game days, and weekend dining, capturing spending that currently leaks to peer locations such as City Works and Yard House in Schaumburg, Vernon Hills, and Glenview.

The total development cost is estimated at approximately \$6.3 million. The applicant has advised that the project will not move forward without Village participation due to extraordinary redevelopment costs, including site activation, demolition, and utility improvements. The requested performance-based incentive totals \$800,000, representing roughly 13% of total project cost, significantly lower than recent restaurant buildout incentives provided in the Prospect & Main TIF District, including CoCo & Maple (31%), Mia's Cantina (26%), and Khepri Kitchen (25%). The assistance would be disbursed after construction is completed and the business opens to the public, consistent with past agreements. The redevelopment agreement does not grant exclusivity or operating protections; instead, it functions as a gap-closing tool to attract private investment that would not otherwise occur on the subject property, which has been vacant for a decade.

Based on projected property tax increment and sales tax generation, staff estimates that the Village's contribution would be recouped within approximately five years of continuous operation, after which revenues would continue to accrue to the Village and taxing bodies. In addition to fiscal return, the project redevelops a long-vacant parcel at the southern gateway to Downtown, activates the streetscape with pedestrian-oriented uses, supports the Village's long-range planning goals for the Mixed-Use Downtown area, accomplishes a Top Priority of the village's 2025-2026 Strategic Plan, and strengthens the district's dining mix by adding a use that is currently underrepresented in the community. For these reasons, staff finds the requested incentive consistent with the purpose and intent of the Prospect and Main TIF District, and with the Village's prior use of TIF assistance to stimulate catalytic redevelopment projects.

Year	Projected TIF Increment	State Sales Tax	Food & Beverage Tax	Total Revenue	Annual Village Inflow / (Outflow)	Cumulative Cashflow
Year 0	–	–	–	–	(800,000.00)	(800,000.00)
Year 1	30,591.73	28,509.00	14,254	73,354.73	73,354.73	(726,645.28)
Year 2	61,183.00	100,327.00	50,164	211,674.00	211,674.00	(514,971.28)
Year 3	62,734.00	115,445.00	57,723	235,902.00	235,902.00	(279,069.28)
Year 4	62,734.00	117,754.00	58,877	239,365.00	239,365.00	(39,704.28)
Year 5	62,734.00	120,109.00	60,054	242,897.00	242,897.00	203,192.73

Discussion

Village Board Meeting on January 20, 2026: The item was tabled to the February 3, 2026, Village Board meeting.

Alternatives

1. Approve the ordinance authorizing the Redevelopment Agreement for Fatpour Tap Works.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board approve the ordinance authorizing the Redevelopment Agreement for Fatpour Tap Works.

Attachments

1. Ordinance - Fatpour Tap Works
2. Redevelopment Agreement - Fatpour Tap Works
3. Fatpour Tap Works Additional Information

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE REDEVELOPMENT AGREEMENT FOR 200 S. MAIN STREET, LLC IN THE PROSPECT AND MAIN TIF DISTRICT OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Trustees of the Village of Mount Prospect, Cook County, Illinois, as follows:

SECTION 1: The Mayor and Board of Trustees of the Village find as follows:

- A. The Village of Mount Prospect ("Village") is a home rule municipality pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.
- B. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "Act"), to finance redevelopment in accordance with the conditions and requirements set forth in the Act.
- C. Pursuant to Ordinance Numbers 6293, 6294 and 6295, adopted January 17, 2017, the Village designated the tax increment redevelopment project area ("Redevelopment Project Area"), approved a tax increment 2 redevelopment plan and project ("TIF Plan"), and adopted tax increment financing relative to the Village's Prospect and Main Tax Increment Financing District ("TIF District"); said TIF District being legally described and depicted as set forth in EXHIBIT A-1 and EXHIBIT A-2, respectively, attached hereto and made part hereof.
- D. Developer seeks to construct a one-story restaurant located at 200 S. Main Street ("the Project") in downtown Mount Prospect. It is necessary for the successful completion of the Project that the Village enter into this Agreement with the Developer to provide for the redevelopment of the Property, thereby implementing the TIF Plan.
- E. This Agreement has been submitted to the Corporate Authorities of the Village for consideration and review, the Corporate Authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same, and any and all actions taken by the Village in furtherance hereof, binding upon the Village according to the terms hereof, and any and all actions of the Corporate Authorities of the Village precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

- F. This Agreement has been submitted to the Developer for consideration and review, the Developer has taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Developer according to the terms hereof, and any and all action of the Developer precedent to the execution of this Agreement has been undertaken and performed in the manner required by law.
- G. It is the desire of the Village to approve the “Redevelopment Agreement for 200 S. Main Street, LLC” comprising a part of the Prospect and Main TIF District of the Village of Mount Prospect, Illinois,” attached hereto as **EXHIBIT A** and made part hereof.

SECTION 2: Based upon the foregoing, the Village Mayor, Village Clerk and Village Manager, or their designees, be and are hereby authorized and directed to execute the attached Redevelopment Agreement and perform the Village’s obligations thereunder.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this day of February 2026 pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this day of February 2026 , by the Village Mayor of the Village of Mount Prospect, and attested by the Village Clerk, on the same day.

Village Mayor

APPROVED and FILED in my office this day of February 2026 and published in pamphlet form in the Village of Mount Prospect, Cook County, Illinois.

ATTEST:

Village Clerk

**REDEVELOPMENT AGREEMENT FOR FATPOUR TAP WORKS AS PART OF THE
PROSPECT AND MAIN TIF DISTRICT OF THE VILLAGE OF MOUNT PROSPECT,
ILLINOIS**

This **REDEVELOPMENT AGREEMENT** (this “Agreement”), is made and entered into as of the _____ day of _____, 2026 (the “Effective Date”), by and between the Village of Mount Prospect, an Illinois home rule municipal corporation located in Cook County, Illinois (the “Village”), and 200 S Main Street, LLC (the “Developer”). The Village and the Developer are sometimes hereinafter referred to individually as a “Party” and collectively as the “Parties”.

RECITALS

WHEREAS, the Village is a home rule unit of government in accordance with Article VII, Section 6, of the Constitution of the State of Illinois, 1970; and

WHEREAS, the Village has the authority to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the “Act”); and

WHEREAS, in accordance with the Act, the Village has conducted public hearings with respect to the designation of the Redevelopment Plan, the Redevelopment Project Area and the Redevelopment Project (as defined below) at meetings of the Mayor of the Village and the Board of Trustees (the “Corporate Authorities”); and

WHEREAS, pursuant to Ordinance Numbers 6293, 6294 and 6295, adopted January 17, 2017, the Village designated the tax increment redevelopment project area (the “Redevelopment Project Area”), approved a tax increment redevelopment plan and project (the “Redevelopment Plan” and the “Redevelopment Project”, respectively), and adopted tax increment financing relative to the Village's Prospect and Main Tax Increment Financing District (the “TIF District”); said TIF District being legally described and depicted as set forth in **EXHIBIT A-1** and **EXHIBIT A-2**, respectively, attached hereto and made part hereof.

WHEREAS, within the Redevelopment Project Area, the Developer seeks to establish Fatpour Tap Works, a restaurant and bar in approximately 6,000 square feet of commercial space (the “Project”) located at 200 South Main Street in downtown Mount Prospect (the “Property”); and

WHEREAS, the Project will require site development work, development financing, architectural design, governmental approvals, and construction on the Property; and

WHEREAS, the Developer anticipates the Project will require an investment of approximately \$6,041,465.00, and is willing to undertake the Project with adequate TIF incentives; and

WHEREAS, it is necessary for the successful completion of the Project to provide financial incentive through reimbursement to the Developer for certain eligible costs related to the Project to bridge the project financial feasibility gap and provide for the redevelopment of the Property, thereby implementing the Redevelopment Plan; and

WHEREAS, the Parties acknowledge and agree that but for the aforementioned TIF incentives, to be provided by the Village, the Developer cannot successfully and economically develop the Project in a manner satisfactory to the Village. The Village has determined that it is desirable and, in the Village's best interest to assist the Developer in the manner set forth herein, and as this Agreement may be supplemented and amended from time to time pursuant to the mutual agreement of the Parties and in the manner as herein provided; and

WHEREAS, pursuant to 65 ILCS 5/8-1-2.5, the Village may appropriate and expend funds for economic development purposes, including without limitation, for activities that are deemed necessary or desirable for the promotion of economic development within the municipality; and

WHEREAS, this Agreement has been submitted to the Corporate Authorities of the Village for consideration and review, the Corporate Authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Village according to the terms hereof, and any and all actions of the Corporate Authorities of the Village precedent to the execution of this Agreement have been undertaken and performed in the manner required by law; and

WHEREAS, this Agreement has been submitted to the Developer for consideration and review, the Developer has taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Developer according to the terms hereof, and any and all action of the Developer precedent to the execution of this Agreement has been undertaken and performed in the manner required by law; and

WHEREAS, the Corporate Authorities of the Village, after due and careful consideration, have concluded that the development of the Redevelopment Project will further the growth of the Village, facilitate the development of the entire Redevelopment Project Area, improve the environment of the Village, increase the assessed valuation of the real estate situated within the Village, increase additional tax revenues realized by the Village, foster increased economic activity within the Village, increase employment opportunities within the Village, and otherwise be in the best interests of the Village by furthering the health, safety, morals and welfare of its residents and taxpayers.

WHEREAS, the Village is desirous of having the Redevelopment Project Area developed for such uses in order to serve the needs of the Village and community and in order to produce increased tax revenues for the various taxing districts authorized to levy taxes within the Redevelopment Project Area, and the Village, in order to stimulate and induce the redevelopment of the Redevelopment Project Area, has agreed to finance certain Project Costs by reimbursing the Developer from some of the incremental property taxes generated by the Redevelopment Project Area and providing certain other incentives, all in accordance with the terms and provisions of the Act and this Agreement; and

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE I. RECITALS PART OF AGREEMENT; EFFECT

The representations, covenants and recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article I.

ARTICLE II. DEFINITIONS

For the purposes of this Agreement, unless the context clearly requires otherwise, words and terms used in this Agreement shall have the meanings provided from place to place herein, and as follows:

- A. **“Change in Law”** means the occurrence, after the Effective Date, of an event described below in this definition, provided such event materially changes the costs or ability of the Party relying thereon to carry out its obligations under this Agreement and such event is not caused by the Party relying thereon:

Change in Law means any of the following: (1) the enactment, adoption, promulgation or modification of any federal, State or local law, ordinance, code, rule or regulation (other than by the Village, or, with respect to those made by the Village, only if they violate the terms of this Agreement); (2) the order or judgment of any federal or State court, administrative agency or other governmental body (other than the Village); or (3) the adoption, promulgation, modification or interpretation in writing of a written guideline or policy statement by a governmental agency (other than the Village, or, with respect to those made by the Village, only if they violate the terms of this Agreement). Change in Law, for purposes of this Agreement, shall also include the imposition of any conditions on, or delays in, the

issuance or renewal of any governmental license, approval or permit (or the suspension, termination, interruption, revocation, modification, denial or failure of issuance or renewal thereof) necessary for the undertaking of the actions to be performed under this Agreement (except any imposition of any conditions on, or delays in, any such issuance or renewal by the Village, except as provided herein).

- B. **“Corporate Authorities”** means the Mayor and Board of Trustees of the Village of Mount Prospect, Illinois.
- C. **“Day”** means a calendar day.
- D. **“Effective Date”** means the date on which this Agreement is executed by the Village, with said date appearing on page 1 hereof.
- E. Intentionally deleted.
- F. **“Incremental Property Taxes”** means that portion of the *ad valorem* real estate taxes, if any, arising from the taxes levied upon all properties within the TIF District, which taxes are actually collected and paid to the Village, and which are attributable to the increase in the equalized assessed valuation (“EAV”) of all such properties within the TIF District over and above the EAV of such properties at the time of the formation of the TIF District, all as determined by the County Clerk of the County of Cook, Illinois, pursuant to and in accordance with the TIF Act, the TIF Ordinances and this Agreement.
- G. **“Incentive Fund”** means the special fund set up by the Village into which the Village has and will deposit Incremental Property Taxes.
- H. **“Maximum TIF Amount”** means the sum of Eight Hundred Thousand and No/100 Dollars (\$800,000.00).
- I. **“Party” or “Parties”** means the Village and/or the Developer, individually/collectively, and their respective successors and/or assigns as permitted herein, as the context requires.
- J. **“Person”** means any individual, corporation, partnership, limited liability company, joint venture, association, trust, or government or any agency or political subdivision thereof, or any agency or entity created or existing under the compact clause of the United States Constitution.
- K. Intentionally deleted.

- L. **“State”** means the State of Illinois.
- M. **“TIF Eligible Redevelopment Costs”** means the costs of the Project, to be reimbursed, in part, from Incremental Property Taxes pursuant to the TIF Act, and permitted to be reimbursed as a “redevelopment project cost” in Section 3(q) of the TIF Act, 65 ILCS 5/11-74.4-3(q), by the Village, as provided in this Agreement.
- N. **“TIF Ordinances”** means those Ordinances referenced in Article I of this Agreement.
- O. **“Uncontrollable Circumstance”** means any event which:
1. is beyond the reasonable control of and without the fault of the Party relying thereon; and
 2. is one or more of the following events:
 - a. a Change in Law;
 - b. insurrection, riot, civil disturbance, sabotage, act of the public enemy, explosion, fire, nuclear incident, war or naval blockade;
 - c. epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary or ordinary weather conditions or other similar act of God;
 - d. governmental condemnation or taking other than by the Village;
 - e. strikes or labor disputes, or work stoppages not initiated by the Developer or the Village;
 - f. unreasonable delay in the issuance of building or other permits or approvals by the Village or other governmental authorities having jurisdiction other than the Village including but not limited to the Illinois Department of Transportation (“IDOT”), the Metropolitan Water Reclamation District of Greater Chicago (“MWRD”) and/or the Illinois Environmental Protection Agency (“IEPA”);
 - g. shortage or unavailability of essential materials, which materially change the ability of the Party relying thereon to carry out its obligations under this Agreement;
 - h. unknown or unforeseeable geo-technical or environmental conditions;
 - i. major environmental disturbances, which delay construction by more than thirty (30) days;
 - j. vandalism; or
 - k. terrorist acts.

Uncontrollable Circumstance shall not include: economic hardship; unavailability of materials (except as described in subsection 2.g. above); or a failure of performance by a contractor or subcontractor (except as caused by events which are Uncontrollable Circumstances as to any applicable contractor).

For each day that the Village or the Developer is delayed in its performance under this Agreement by an Uncontrollable Circumstance, the applicable deadlines or dates, and any subsequent or sequential deadlines related thereto shall be extended by one (1) day without penalty or damages to either Party.

P. **“Village Code”** means the Municipal Code of Mount Prospect.

ARTICLE III. MUTUAL ASSISTANCE

The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions and certifications as may be necessary or appropriate, from time to time, to carry out the terms, provisions and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions and intent.

ARTICLE IV. DEVELOPMENT OF THE PROJECT

3.1 **Project Timeline.** The Project Timeline (the “Timeline”) is attached hereto as **Exhibit B**, and made a part hereof. The Project shall be comprised of three Phases: (1) acquisition of the Property, entitlements and financing; (2) site development work; and (3) construction of the Project (collectively, the “Project Phases,” and individually, a “Phase,” or a “Project Phase”).

3.2 **Village Approvals.** All procedures and requirements for approval of the Plans (as defined below) shall be submitted and considered pursuant to applicable Village ordinance as well as normal and standard Village procedures in relation thereto (the “Plan Approval”). Execution of this Agreement shall not be considered nor construed as approval, acceptance, issuance, or waiver of any and all necessary building permits required to be obtained by Developer for Project completion. The Village further agrees and acknowledges that all building permit fees applicable to the Project shall be waived. Developer agrees that, except as otherwise set forth in this Agreement, it shall pay all other costs associated with the Project as provided by applicable ordinance, including, but not limited to: any third-party inspection fees, water service connection fees, certificates of occupancy and/or any other charges or fees from the Village applicable to the Project as would be applicable to any other construction project in the Village. This obligation shall only be required as to such charges or fees of the Village that are provided by applicable ordinance and effective at the time of execution of this Agreement.

3.3 **Costs to Developer.** Subject to the terms of this Agreement, the Developer has advanced or will advance all funds and all costs necessary to acquire title to, obtain entitlements for, and perform site development and construction work for the Project and to otherwise complete the Project (collectively, the "Project Costs"). To be eligible for reimbursement under this Agreement, Project Costs must be certified to the Village by the Developer in accordance with the provisions of this Agreement. The amount of reimbursement to the Developer via the Incremental Property Taxes shall not exceed the Maximum TIF Amount.

3.4 **Construction Initiation and Completion.** Subject to delays caused by Uncontrollable Circumstances, the Developer shall initiate site development work, on or in conformance with the Timeline.

If the Project is not commenced or completed on a timely basis as required herein, following notice and the expiration of the applicable cure period as provided in Section 9.2, and at the sole option of the Corporate Authorities, the Village may seek the remedies provided in Section 9.2. The Parties shall abide by the Timeline. The Timeline may be modified as necessary by a Party with the prior written consent of the other Party, which shall not be unreasonably conditioned, delayed, or denied.

3.5 **Compliance with Codes.** The Developer, in redeveloping the Property, shall comply with all applicable Village, County, State and Federal codes and requirements, including all requirements in the Village's Zoning Ordinance.

3.6 **Zoning.** Notwithstanding anything contained herein to the contrary, the Village represents and warrants that the proposed use of the Property as a restaurant and tavern facility is a permitted use under the Village Zoning Ordinance. The Developer agrees that the Plans for the Project shall be in conformance with the Village Zoning Ordinance.

3.7 **Damage to Public Improvements and Off-Site Improvements.** To the extent that the Developer or its employees, contractors, subcontractors or agents damage any private or public utilities or other private or public improvements of any kind that are located on-site or off-site relative to the Property as part of the Project, the Developer agrees to promptly repair or replace or restore such damaged improvements with like kind and like quality materials as reasonably directed by the Village. For avoidance of doubt, modification to existing utilities or other improvements as is reflected in the Plans shall not be considered damage to the same, so long as they are consistent with this Agreement.

ARTICLE V. OBLIGATIONS AND DISBURSEMENTS; LIMITATION ON AMOUNT TO BE REIMBURSED TO THE DEVELOPER

4.1 **Flow of Funds.** Subject to the terms hereof, and except as contemplated by Sections 4.4, 4.5 and 4.6 below, the Parties agree that tax increment allocation financing, established and implemented in accordance with the terms and provisions of the Act, is anticipated to be the source of funds to reimburse the Developer for a portion of its incurred Project Costs and the reimbursement of the Developer and the Village in connection with certain reimbursable Project Costs incurred or to be incurred by the Village and/or the Developer incidental to the Project.

4.2 **Incentive Amount and Payment Date.** Subject to the limitations set forth herein, the Village shall reimburse the Developer for all TIF Eligible Redevelopment Costs, in an amount not to exceed the Maximum TIF Amount. The Developer shall substantiate all requests for reimbursement with documentation acceptable to the Village in its reasonable discretion. The Village shall pay to Developer the sum of \$800,000.00 upon the issuance of a Temporary Certificate of Occupancy and after the Fatpour Tap Works restaurant is open for both lunch and dinner at least six days per week for at least seven (7) days. The date on which the foregoing conditions are satisfied is referred to herein as the "Payment Date." For purposes hereof, a "Temporary Certificate of Occupancy" shall mean the certificate initially issued allowing occupancy of the building constructed at the Project for the use contemplated hereby (or if such a certificate is not customarily issued, the functional equivalent thereof).

4.3 **Conditions Payment of Incentives.** The Village's obligation to reimburse the Developer in relation to the Project from the Incentive Fund (or from other sources, as applicable) is subject to the following conditions precedent, in addition to those set forth elsewhere in this Agreement:

- (i) Acquisition by the Developer of all necessary Village zoning approvals for the Project;
- (ii) The Developer being current with all Federal, State and local tax obligations;
- (iii) The Developer obtaining a Temporary Certificate of Occupancy for the Project;
- (iv) The Developer is in compliance with the covenants, obligations and agreements in Sections VII, VIII, IX and XI of this Agreement; and
- (v) The Developer is otherwise in compliance with all of the terms of this Agreement and the laws and regulations of the Village, the State of Illinois and the United States of America.

4.4 **Procedure for Payment of Incentives.** The Village shall reimburse the Developer from Incremental Property Taxes deposited into the Incentive Fund (or from other sources, as applicable), subject to the Maximum TIF Amount, for the Developer's actual expenditures of TIF Eligible Redevelopment Costs, including but not limited to those set forth on, and in the amounts included in the Developer's Project Budget, **EXHIBIT C**, relative to the Project (the "TIF Incentive Rebate"), whether incurred by the Developer prior to or after the Effective Date. Said TIF Incentive Rebate shall be paid to the Developer as follows:

- (i) The Village shall pay Incremental Property Taxes from the Incentive Fund to the Developer on the Payment Date, provided the Village is in receipt of the Developer's request for reimbursement of TIF Eligible Redevelopment Costs documented by the Developer to have been incurred and paid for by the Developer in relation to the Project (which documentation shall accompany each such request for reimbursement). Requests for reimbursement of TIF Eligible Redevelopment Costs paid by the Developer shall be forwarded to the Village's Finance Director, accompanied by a fully executed lien waiver from the Developer's general contractor (to the extent of any construction work theretofore performed at the Property), copy of the paid receipt or other proof of payment therefor, and any other information reasonably requested by the Village. The Village shall review the request and determine if it should be paid, and if so, the Village shall pay such request for reimbursement on the Payment Date. If the Village elects to withhold or deny such payment (whether because the Village requires additional documentation, because the Village believes the conditions to payment have not been met, or otherwise), the Village shall promptly (and in any event not later than the Payment Date or the date payment would otherwise have been due) advise the Developer in writing as to the specific basis for the Village's position.
- (ii) Notwithstanding anything contained in this Agreement to the contrary, if, as of the Payment Date, the Developer has satisfied the applicable conditions for reimbursement of TIF Eligible Redevelopment Costs, but there are insufficient funds in the Incentive Fund to make such reimbursement payment, then (a) the Village shall pay to Developer the amount available in the Incentive Fund, and (b) the Village shall pay the remaining portion of such reimbursement to Developer from other sources (it being agreed that the insufficiency of funds in the Incentive Fund shall not limit the Village's obligation to reimburse TIF Eligible Redevelopment Costs, up to the Maximum TIF Amount).
- (iii) Intentionally deleted.
- (iv) The TIF Incentive Rebate by the Village shall cease upon the Developer's receipt of the Maximum TIF Amount.

4.5 Intentionally Deleted.

4.6 **Permit Fee Waiver.** The Village agrees to waive any and all building permit and inspection fees for the Project up to a maximum of forty-three thousand seven hundred fifty dollars (\$43,750.00). This waiver applies only to fees that would otherwise be paid to the Village, as described herein, and does not waive any required refundable deposits made to the Village for security of project completion or otherwise.

4.7 **Village's TIF Costs.** The Parties hereto acknowledge that the Village may incur certain costs eligible for reimbursement under the Act. Any and all actual expenses and actual eligible costs incurred or expected to be incurred by the Village in connection with the Redevelopment Plan may be reimbursed from or paid from tax increment allocation financing. For avoidance of doubt, however, no such reimbursement or payment shall reduce sums due to the Developer pursuant to this Agreement.

4.8 **Village Contribution; Absolute Limitation on Reimbursement Amount; Reduction of Reimbursement Amount.** The Parties hereby agree, and the Developer hereby acknowledges, that the Developer shall be entitled to reimbursement of the total certified Project Costs in accordance with this Agreement (the "Certified Project Costs"), which it incurs, in an aggregate amount not to exceed the Maximum TIF Amount, notwithstanding that Developer may in fact expend sums in excess of such amount which would otherwise qualify as Project Costs in furtherance of the Redevelopment Plan and the Redevelopment Project. The Parties agree that, if upon completion of the Project, the Project Costs are lower than the Maximum TIF Amount, the Village reserves the right to reduce the Village Assistance proportionately.

4.9 **Open Book Project.** The Project shall be an "open book" project meaning that Developer and the general contractor (or contractors, if more than one) shall provide continuing access to the Village's agents for the purpose of reviewing and auditing their respective books and records relating to any item necessary to determine the costs of the Project. The foregoing Village review rights with respect to the Project shall terminate two (2) years after completion of construction of the Project (as evidenced by the Temporary Certificate of Occupancy).

ARTICLE VI. AUTHORITY

5.1. **Powers.** The Parties acknowledge that they make this Agreement based upon their respective understanding that the Parties have full constitutional right, power and authority under currently applicable law to deliver and execute and perform the terms of this Agreement, and that all of the foregoing have been duly and validly authorized and approved by all necessary Village and Developer proceedings, findings and actions, and the Parties jointly and severally agree that this Agreement each constitute the legal, valid and binding obligation of the Village and the County are enforceable in accordance with their respective terms and provisions.

5.2. **Authorized Parties.** Whenever under the provisions of this Agreement and other related documents and instruments or any supplemental agreements, any request, demand, approval, notice or consent of the Village or the Developer is required, or the Village or the Developer is required to agree or to take some action at the request of the other, such request, demand, approval, notice or consent, or agreement shall be given for the Village,

unless otherwise provided herein, by the Village President or their designee and for the Developer, unless otherwise provided herein, by the Manager of the Developer or their designee; and any Party shall be authorized to act on any such request, demand, approval, notice or consent, or agreement or other action and neither Party hereto shall have any complaint against the other as a result of any such action taken.

ARTICLE VII. REPRESENTATIONS AND WARRANTIES

6.1. **Developer Representations, Warranties, Covenants and Obligations.** The Developer makes the following representations, warranties, covenants, and obligation commitments with regard to this Agreement:

- (a) The Developer represents and warrants to the Village that the Developer has the requisite power and authority to enter and fully carry out this Agreement, including the execution of all instruments and documents delivered or to be delivered hereunder.
- (b) The Developer covenants that the Project at the Property during the term of this Agreement shall be constructed, fully completed and maintained in a good and workmanlike manner in accordance with all applicable Federal, State and County laws and regulations and the Village codes, ordinances and regulations, including but not limited to all local zoning ordinances and regulations (subject to any variances or other zoning relief as may be granted by the Village), and the building, electric, plumbing and fire codes, that are applicable to the Project. The Developer certifies that, unless otherwise approved by the Village as part of Plan Approval, its construction plans for the Project will be generally consistent, including as respects the materials used, with the elevations attached hereto as **EXHIBIT D** and made a part hereof.
- (c) The Developer shall operate, or cause to be operated, the restaurant at the Project during business hours consistent with other comparable restaurants in the Mount Prospect downtown area and the restaurant shall be open for both lunch and dinner hours at least six days per week.
- (d) The Developer warrants that it has and will continue to do all things necessary to preserve and keep in full force and effect its existence and standing as a business concern licensed by the State of Illinois, so long as this Agreement is in effect, and for so long as the Developer has any other remaining obligation pursuant to the terms of this Agreement, whichever is the first to occur.
- (d) To the Developer's knowledge, there are no actions at law or similar proceedings which are pending or threatened against the Developer which would result in any material and adverse change to the Developer's financial condition, or which would materially and adversely affect the level of the Developer's assets as of the date of this Agreement or that would materially and adversely affect the ability

of the Developer to proceed with the construction and development of the Project.

(e) The Developer certifies that:

It is not barred from contracting with any unit of State or local government as a result of violating 720 ILCS 5/33E-3 or 5/33E-4 (bid rigging or bid rotating) or 5/33E-6 (interference with contract submission and award by public official) or as a result of a violation of 820 ILCS 130/1 et seq. (Illinois Prevailing Wage Act) or as a result of: (1) a delinquency in the payment of any tax administered by the Illinois Department of Revenue or any fee required by any unit of local government or the State, unless the Party is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax or the fee, as set forth in Section 11-42.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 et seq.

It has not been convicted of, or is not barred for attempting to, rig bids, price-fixing or attempting to fix prices as defined in the Sherman Anti-Trust Act and Clayton Act. 15 U.S.C. § 1 et seq.; and has not been convicted of or barred for bribery or attempting to bribe an officer or employee of a unit of state or local government or school district in the State of Illinois in that officer's or employee's official capacity. Nor has the Developer and its officers, corporate authorities, employees and agents made admission of guilt of such conduct which is a matter of record, nor has any official, officer, agent or employee been so convicted nor made such an admission.

It shall comply with the Illinois Drug Free Work Place Act.

It shall comply with the Equal Opportunity Clause of the Illinois Human Rights Act and the Rules and Regulations of the Illinois Department of Human Rights and shall not commit unlawful discrimination and shall agree to comply with all applicable provisions of the Illinois Human Rights Act, Title VII of the Civil Rights Act of 1964, as amended, the Americans with Disabilities Act, the Age Discrimination in Employment Act, Section 504 of the Federal Rehabilitation Act, and all applicable rules and regulations.

It shall comply with its own written Sexual Harassment Policy in compliance with Section 2-105 of the Illinois Human Rights Act (775 ILCS 5/2-105(A)(4)).

It is and will remain an "Equal Opportunity Employer" as defined by federal and State laws and regulations, and agrees to comply with the Illinois Department of Human Rights ("IDHR") Equal Opportunity Employment clause as required by the IDHR's Regulations (44 Ill. Adm. Code, Part 750, Appendix A). As required by

Illinois law and IDHR Regulation, the Equal Opportunity Employment clause is incorporated by reference in its entirety as though fully set forth herein.

It shall comply with the Prohibition of Segregated Facilities clause, which is incorporated by reference in its entirety as though fully set forth herein. See, Illinois Human Rights Act (775 ILCS 5/2-105). See also, Illinois Department of Human Rights Rules and Regulations, Title 44, Part 750. Administrative Code, Title 44: Government Contracts, Procurement and Property Management, Subtitle B: Supplemental Procurement Rules, Chapter X: Department of Human Rights, Part 750: Procedures Applicable to All Agencies, Section 750.160: Segregated Facilities (44 Ill. Adm. Code 750.160).

It shall comply with the Americans with Disabilities Act (42 U.S.C. 12101, et seq.) and Article 2 of the Illinois Human Rights Act (775 ILCS 5/2-101, et seq.).

Any construction contracts entered into by the Developer relating to the Project and any additional improvements to the Property shall require all contractors and subcontractors to comply with the Illinois Fair Employment Practices Act and the Illinois Prevailing Wage Act and the federal Davis Bacon Act, each as applicable.

The Developer is neither delinquent in the payment of any tax administered by the Illinois Department of Revenue nor delinquent in the payment of any money owed to the Village.

It is in full compliance with the Federal Highway Administration Rules on Controlled Substances and Alcohol Use and Testing, 49 CFR Parts 40 and 382, but only to the extent applicable.

- (f) The Developer, and its employees, sub-consultants and sub-contractors, shall comply with any and all applicable laws, regulations and rules promulgated by any Federal, State, County, Village, or other governmental authority or regulatory body pertaining to all aspects of this Agreement, now in effect, or which may become in effect during the performance of this Agreement. The scope of the laws, regulations and rules referred to in this paragraph includes, but is in no way limited to, the Occupational Safety and Health Act standards, the Illinois Human Rights Act, the Illinois Equal Pay Act of 2003, along with the standards and regulations promulgated pursuant thereto (including but not limited to those safety requirements involving work on elevated platforms), all forms of traffic regulations, public utility, Interstate and Intrastate Commerce Commission regulations, Workers' Compensation Laws, the Substance Abuse Prevention on Public Works Projects Act, Prevailing Wage Laws, the Smoke Free Illinois Act, the USA Security Act, the Federal Social Security Act (and any of its titles), and

any other law, rule or regulation of the Illinois Department of Labor, Illinois Department of Transportation, Illinois Environmental Protection Act, Illinois Department of Human Rights, Human Rights Commission, EEOC, and the Village of Mount Prospect. In the event that the Developer, or its employees, sub-consultants and sub-contractors, in performing under this Agreement are found to have not complied with any of the applicable laws and regulations as required by this Agreement, then the Developer shall indemnify and hold the Village harmless, and pay all amounts determined to be due from the Village for such non-compliance by the Developer, including but not limited to fines, costs, attorneys' fees and penalties.

- (g) The Developer shall further comply with all applicable Federal, State, County and local laws, rules and regulations in carrying out the terms and conditions of this Agreement, including the following:

Employment of Illinois Workers on Public Works Act Compliance. To the extent required by law, the Developer agrees to comply with the provisions of the Employment of Illinois Workers on Public Works Act (30 ILCS 570/0.01 et seq.).

Preference to Veterans Act Compliance. The Developer will comply with the Preference to Veterans Act (330 ILCS 55).

Patriot Act Compliance. The Developer represents and warrants to the Village that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Developer further represents and warrants to the Village that the Developer and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Developer agrees to defend, indemnify and hold harmless the Village, its elected or appointed officials, president and trustees, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorney s' fees and costs) arising from or related to any breach of the representations and warranties in this subsection.

- (h) Other Laws; Changes in Laws. The Developer further covenants that it shall comply with all applicable Federal laws, State laws and regulations including without limitation, those regulations in regard to all applicable equal employment

opportunity requirements, and such laws and regulations relating to minimum wages to be paid to employees, limitations upon the employment of minors, minimum fair wage standards for minors, payment of wages due employees, and health and safety of employees. The Developer agrees to pay its employees, if any, all rightful salaries, medical benefits, pensions and social security benefits pursuant to applicable labor agreements and federal and State statutes, and further agrees to make all required withholdings and deposits therefor. The Developer agrees to maintain full compliance with changing government requirements that govern or apply to the construction of the Project and any additional improvements thereto, and its operation and maintenance of the Project on the Property. The Developer understands and agrees that, except as otherwise expressly set forth in this Agreement, the most recent of such federal, county, State, and local laws and regulations will govern the administration of this Agreement at any particular time. Likewise, the Developer understands and agrees that new federal, county, State and local laws, regulations, policies and administrative practices may be established after the date of this Agreement has been executed and may apply to this Agreement.

- (i) Any claims or lawsuit or complaint of violation of laws that is received by the Developer relative to this Agreement shall be promptly forwarded to the Village in accordance with the notice provisions of this Agreement.
- (j) The Developer further acknowledges that because the Village is a municipal entity that this Agreement is subject to the approval of and is not enforceable until approved at an open meeting by the Corporate Authorities. If such approval is not so received, this Agreement shall have never been in effect. The execution of this Agreement by the Village shall constitute confirmation by the Village that such approval has been received.
- (k) The Developer recognizes and agrees that the Village shall review and process all requested approvals and permits relating to the Project in compliance with applicable Village ordinances and laws of the State of Illinois, including but not limited to approval of the Plans and elevations, excavation permits, grading permits, building permits and occupancy permits, and failure on the part of the Village to grant or issue any required permit shall not be deemed to give rise to any claim against or liability to the Village pursuant to this Agreement except for mandamus or specific performance. The Village agrees, however, that such non-zoning approvals and permits shall not be unreasonably withheld, conditioned or delayed. Village further agrees and acknowledges that all building permit fees applicable to the Project shall be waived. Developer agrees that, except as otherwise set forth in this Agreement, it shall pay all other costs associated with the Project as provided by applicable ordinance, including, but not limited to: any

third-party inspection fees, water service connection fees, certificates of occupancy and/or any other charges or fees from the Village applicable to the Project as would be applicable to any other construction project in the Village. This obligation shall only be required as to such charges or fees of the Village that are as provided by applicable ordinance and effective at the time of execution of this Agreement.

- (l) The Developer has identified adequate funds in an amount not less than that required to complete construction of the Project, plus the cost of any anticipated and unanticipated contingencies, and shall use its best efforts to secure adequate working capital necessary to complete the Project in a timely manner in accordance with the terms of this Agreement.
- (m) Concurrently with execution of this Agreement, Developer shall disclose to the Village the names, addresses and ownership interests of all persons that have an ownership interest in the Developer, together with such supporting documentation that may be reasonably requested by the Village. Developer further agrees to notify the Village throughout the term of this Agreement of the names, addresses and ownership interests of any changes of owners of the Developer.

6.2. **Village Representations, Warranties, Covenants, and Obligations.** The Village makes the following representations, warranties, covenants, and commitment obligations with regard to this Agreement:

- (a) The Village represents and warrants to the Developer that the Village has the requisite power and authority to enter into and fully carry out this Agreement, including the execution of all instruments and documents delivered or to be delivered hereunder.
- (b) The Village represents that the information included in any reports and documents delivered or to be delivered to the Developer have been and shall be true, correct and complete in all material respects, and the same shall not omit any material information required to make the submission thereof fair and complete. The Village covenants and agrees that, until such time as the Certified Project Costs have been paid in full to the Developer, the Village: (i) to the extent permitted by law, shall not rescind, revoke, or terminate the TIF Ordinances (or otherwise take action with respect to the laws, ordinances, codes or other rules of the Village that would nullify the Village's obligations under this Agreement or make performance under this Agreement impractical or impossible); (ii) except as provided in this Agreement, shall not comingle the Incremental Property Taxes with any other funds of the Village; (iii) shall not pledge or apply any portion of

- the Incremental Property Taxes (or the sums due to the Developer pursuant to Section 4.5 of this Agreement) to any other purpose or the payment of any obligation of the Village, or of the TIF District, other than as set forth in this Agreement; (iv) shall ensure the Incremental Property Taxes are deposited and maintained in the Incentive Fund as required by this Agreement; and (v) shall not seek to apply or charge impact fees in relation to the Project.
- (c) Any claims or lawsuit or complaint of violation of laws that is received by the Village relative to this Agreement shall be promptly forwarded to the Developer in accordance with the notice provisions of this Agreement. To the best of the Village's knowledge, there are no proceedings pending or threatened against or affecting the Village or the TIF District in any court or before any governmental authority which involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.
- (d) The Village agrees to promptly review elements of each submission and each Phase of the Project and shall approve or reject the same in accordance with applicable law within a reasonable time, or as specifically negotiated into this Agreement. In the event the Village opines that any submission of the Village should be amended or rejected, the Village shall contact the Developer to resolve the issue and ensure the efficient administration of the Project and the Phases of the same.

ARTICLE VIII. INSURANCE

7.1. **Builder's Risk Prior to Completion.** Prior to completion of the construction of the Project as evidenced by the issuance of the Certificate of Completion or the functional equivalent thereof, the Developer (or its contractor) shall keep in force at all times completed builder's risk insurance against risks of physical loss, including collapse, covering the total value of work performed and equipment, supplies, and materials furnished for the Project (including onsite stored materials). Such insurance policies shall be issued in an amount equal to one hundred percent (100%) of the insurable value of the Project at the date of completion and with coverage available in a non-reporting form on the so-called "all-risk" form of policy. If available at commercially reasonable rates, all such policies shall contain a provision that they will not be canceled or modified without 30 days' prior written notice to the Village.

7.2. **Insurance During Term of Agreement.** Prior to commencement of the Project, the Developer (or the Developer's contractor) shall procure and deliver to the Village, at the Developer (or such contractors) cost and expense, and shall maintain in full force and effect until each and every obligation of the Developer contained in this Agreement has been fully paid or performed, a policy or policies of general comprehensive liability insurance and, during any period of construction, contractor's liability insurance and workers' compensation

insurance, with liability coverage under the comprehensive insurance to be not less than \$1,000,000 for each occurrence and \$2,000,000 total and including automobile insurance coverage, all such policies to be in such form and issued by such companies as shall protect the Developer against any liability incidental to the use of or resulting from any claim for injury or damage occurring in or about the Redevelopment Project or the improvements or the construction and improvement thereof. Each such policy shall name the Village and its officers, employees, agents, attorneys, and representatives as additional insureds and shall contain an affirmative statement by the issuer that it will give written notice to the Developer and the Village at least thirty (30) days prior to any cancellation or amendment of its policy. Any other insurance or self-insurance maintained by the Village shall be in excess to and not contribute to the protection the Village receives as an additional insured on the insurance required by this Agreement.

7.3. Compliance with Village Codes, Rules, Ordinances, and Regulations.

Specific requirements imposed on the Developer with regard to indemnification and insurance coverage shall not be considered exclusive of any other Village code, rule, ordinance, or regulation of general applicability. The inclusion of such specific requirements in this Agreement shall not be construed as a waiver of the Village's independent right and authority, subject to the express terms of this Agreement, to apply and enforce its various codes, rules, regulations, and ordinances of general applicability for insurance, surety, and bonding against the Developer and its successors in title.

ARTICLE IX. INDEMNIFICATION, HOLD HARMLESS, AND RELEASE PROVISIONS

This Section VII shall survive the termination of this Agreement.

8.1 Release. The Developer releases from and covenants and agrees that the Village, its governing body members, officers, agents, including independent contractors, consultants, attorneys, servants and employees thereof (for purposes of this Section VIII, collectively the "Village Indemnified Parties") shall not be liable for, and agrees to indemnify and hold harmless the Village Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project or arising pursuant to the Developer's obligations or warranties under this Agreement or actions in furtherance thereof to the extent not attributable to the gross negligence or willful misconduct of the Village Indemnified Parties; provided, that this waiver shall not apply to the warranties made or obligations undertaken by the Village in this Agreement.

8.2 Indemnification. Except for gross negligence or willful misconduct of the Village Indemnified Parties, and also except for a breach of the warranties made or obligations undertaken by the Village in this Agreement, Developer agrees to indemnify the Village Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claims, demands, suits, costs, expenses (including reasonable attorney's fees), actions or

other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of Developer (or if other Persons acting on their behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project.

8.3 **No Personal Liability.** No liability, right or claim at law or in equity shall attach to or shall be incurred by the Village's Mayor, Trustees, officers, officials, attorneys, agents and/or employees, and any such rights or claims of the Developer against the Village's Mayor, Trustees, officers, officials, attorneys, agents and/or employees are hereby expressly waived and released as a condition of and as consideration for the execution of the Agreement by the Village.

ARTICLE X. GENERAL PROVISIONS

9.1. **Time of Essence.** Time is of the essence of this Agreement. The Parties will make every reasonable effort to expedite the subject matters hereof and acknowledge that the successful performance of this Agreement requires their continued cooperation.

9.2. **Breach.**

(a) **Village Remedies.** In the event the Developer fails or refuses to:

- (i) timely start construction of the Project on the Properties within the relevant time frames provided for herein, or
- (ii) timely complete the Project, within the relevant time frames provided herein, subject to Uncontrollable Circumstances and weather conditions and the mutual agreement of the Parties, or
- (iii) maintain the Project following construction in conformance with Village approvals, including any special use permit and site plan approval, then

the Village may, after thirty (30) days written notice to the Developer (during which period such failure or refusal is not cured by Developer), declare the Developer in default of this Agreement for which there was a default related to items (i) through (iii) above, and seek solely the following remedies and solely with respect the default: (a) terminate this Agreement; (b) compensatory damages; (c) specific performance; (d) self-help; and (e) injunctive relief. Notwithstanding the foregoing, if the applicable default by Developer is of a nature that it cannot reasonably be cured within such thirty (30) day period, then such thirty (30) day period shall be extended as reasonably necessary so long as Developer is diligently cure of such default.

- (b) Developer Remedies. If the Village fails to perform its obligations hereunder, the Developer may, after thirty (30) days' notice to the Village, declare the Village in default and seek solely the following remedies: (a) injunctive relief; (b) specific performance; (c) mandamus; and (d) compensatory damages solely in the event the Village fails to deposit, pay, and transfer any sums due to Developer pursuant to this Agreement.
- (c) Cumulative Remedies. Unless expressly provided otherwise herein, the rights and remedies of the parties provided for herein shall be cumulative and concurrent and shall include all other rights and remedies available at law or in equity, may be pursued singly, successively or together, at the sole discretion of either party and may be exercised as often as occasion therefore shall arise.

9.3 Amendment. This Agreement, and any exhibits attached hereto, may be amended only by the mutual consent of the Parties evidenced by a written amendment, by the adoption of an ordinance or resolution of the Village approving said written amendment, as provided by law, and by the execution of said written amendment by the Parties or their successors in interest.

9.4 Assignment. Except as expressly provided in this Agreement, the Developer's rights and duties under this Agreement shall not be assignable or transferable at any time without the prior written approval of the Village, with such approval not to be unreasonably withheld, delayed, or denied. The Village shall provide such consent unless in the Village's reasonable judgment, a proposed assignee does not have qualifications and financial responsibility necessary and adequate to fulfill the obligations of the Developer under this Agreement. Any assignment of legal or equitable right without such consent shall make this Agreement null and void. Notwithstanding the foregoing, the Developer shall have the right to assign or transfer this Agreement, in whole or in part, without the Village's approval, in the following instances: (i) after completion of construction of the Project (as evidenced by the issuance of the Certificate of Completion or the functional equivalent thereof), the sale, lease or other transfer of all or a portion of the Project; (ii) in connection with a lease of the Project by Developer to an operating entity that is affiliated with Developer; or (iii) to a secured lender as collateral, and such secured lender shall have the right to perform any term, covenant, condition or agreement and to remedy any default, in accordance with the terms of this Agreement, by the Developer under this Agreement. No Secured Lender shall be personally obligated to perform the obligations of the Developer unless and until such Secured Lender (a) takes possession of the Property or the improvements thereon, as the case may be, and (b) seeks entitlement to the rights and benefits under this Agreement. "Secured Lender" means a bank, financial institution or other person or entity from which the Developer has borrowed funds to finance all or a portion of the Project and in whose favor the Developer has agreed to provide a security interest as collateral for such loan.

Notwithstanding anything contained herein to the contrary, after completion of construction of the Project (as evidenced by the Certificate of Completion or functional equivalent thereof), the Developer shall have the right to sell, assign or pledge the rights to payment of the Certified Project Costs (and, if so elected by Developer, the rights to payment of the sums payable to the Developer under Section 4.5 of this Agreement), or a portion thereof, to any person, financial institution, or other entity, which person, financial institution or other entity shall have no duty, obligation, responsibility or other obligation under this Agreement. Prior to any such sale or assignment, the Developer shall provide Village written notice with the name, mailing address and other contact information of its successor-in-interest to the payments of the Certified Project Costs.

Nothing in this Section 9.4 shall be deemed to prohibit the sale, lease or other transfer of the Property prior to completion of construction of the Project; provided, however, that if the prior approval of the Village is not obtained as set forth above, then such a sale, lease or other transfer would nullify this Agreement as set forth above.

9.5 **Severability**. If any provisions, covenants, agreement or portion of this Agreement, or its application to any persons, entity or property, is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement and, to that end, all provisions, covenants, agreements or portions of this Agreement are declared to be severable.

9.6 **Completion**. Upon satisfactory completion of construction of the Project, the Village shall issue to the Developer a "Certificate of Completion". The Certificate of Completion shall serve as evidence on the issue of whether Developer has fulfilled its duties and obligations under this Agreement. The issuance of such Certificate shall not be unreasonably withheld by the Village.

9.7 **Illinois Law**. This Agreement shall be construed in accordance with the laws of the State of Illinois. The sole and exclusive venue for any and all disputes arising out of or relating to this Agreement shall be the Circuit Court of Cook County, Illinois.

9.8 **Notice**. Any and all notices, demands, consents and approvals required under this Agreement shall be sent and deemed received: (1) on the third business day after mailed by certified or registered mail, postage prepaid, return receipt requested, or (2) on the next business day after deposit with a nationally-recognized overnight delivery service (such as Federal Express or Airborne) for guaranteed next business day delivery, or (3) by facsimile transmission on the day of transmission with the original notice together with the confirmation of transmission mailed by certified or registered mail, postage prepared, return receipt requested, if addressed to the Parties as follows.

If to Developer: 200 S Main Street, LLC

ATTN: Managing Member
1307 N. Clybourn Ave., Ste. A
Chicago, Illinois 60610

With copies to: Brooks Pierce LLP
Attn: David A. Yontz
150 Fayetteville Street, 17th Floor
Raleigh, North Carolina 26701

If to the Village: Village of Mount Prospect
Attention: Village Manager Michael Cassady
50 South Emerson Street
Mount Prospect, Illinois 60056

With copies to: Lance C. Malina, Village Attorney
Klein, Thorpe & Jenkins, LTD.
120 S. LaSalle Street, Suite 1710
Chicago, Illinois 60603

9.9 **Joint Venture Clause.** Nothing contained in this Agreement or subsequent agreements between the Village and the Developer is intended by the Parties to create a partnership or joint venture between the Parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not provide for the joint exercise by the Parties of any activity, function, or service, nor does it create a joint enterprise, nor does it constitute either Party as an agent of the other for any purpose whatsoever. Neither Party shall in any way assume any of the liability of the other for acts of the other or obligations of the other. The Village shall in no way assume any liability of the Developer, if any, for the removal of Hazardous Substances, including petroleum products, from, on or under the Property, if any. Subject to Section 9.10 below, each Party shall be responsible for any and all suits, demands, costs, or actions proximately resulting from its own individual acts or omissions.

9.10 **Attorneys' Fees.** In the event either Party elects to file any action in order to enforce the terms of this Agreement, or for a declaration of rights hereunder, the prevailing Party, as determined by the court in such action, shall be entitled to recover all of its court costs and reasonable attorneys' fees as a result thereof from the losing Party.

9.11 **Completeness and Modifications.** This Agreement and Exhibits referenced herein constitute the entire agreement between the Parties with respect to the transaction contemplated herein, and shall supersede all prior discussions, understandings or agreements

between the Parties. This Agreement may not be amended, modified or otherwise changed in any manner except by a writing executed by the Parties hereto.

9.12 **Recording.** The Village shall have the right to record this Agreement or any memorandum or short form of this Agreement against the Property.

9.13 **Counterparts.** This Agreement may be executed in counterparts, all of which counterparts taken together shall be deemed to be but one original.

9.14 **Severability.** If any of the provisions of this Agreement, or the application thereof to any person or circumstance, shall be invalid or unenforceable to any extent, the remainder of the provisions of this Agreement shall not be affected thereby, and every other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

9.15 **No Waiver.** No waiver of any provisions or condition of this Agreement by any Party shall be valid unless in writing signed by such Party. No such waiver shall be taken as a waiver of any other or similar provision or of any future event, act, or default.

9.16 **Term of Agreement.** The term of this Agreement (the "Term") shall commence on the Effective Date and shall continue until the payment in full of the Certified Project Costs and other sums due to the Developer under this Agreement. The Village shall not take any action that will shorten or terminate the current remaining life of the TIF District.

9.17 **Estoppel Certificates.** Each of the Parties hereto agrees to provide the other, upon not less than five (5) days prior request, a certificate ("Estoppel Certificate") certifying that this Agreement is in full force and effect (unless such is not the case, in which case such Party shall specify the basis for such claim), that the requesting Party is not in default of any term, provision or condition of this Agreement beyond any applicable notice and cure provision (or specifying each such claimed default) and certifying such other matters reasonably requested by the requesting Party. If either Party fails to comply with this provision within the time limit specified, and if, after an additional seven (7) days' notice there still is no compliance, then said non-complying Party shall be deemed to have appointed the other as its attorney-in-fact for execution of same on its behalf as to that specific request only.

9.18 **Uncontrollable Circumstances.** Neither the Village nor the Developer nor any successor in interest to either of them shall be considered in breach of or in default of its obligations under this Agreement in the event of any delay caused by Uncontrollable Circumstances which in fact interfere with the ability of such party to discharge its obligations hereunder. The time for a party's performance of any obligation under this Agreement shall be extended on a day-for-day basis during the period the Uncontrollable Circumstance persists. In the event a party asserts an Uncontrollable Circumstance in relation to any obligations under

this Agreement, the parties will meet and negotiate in good faith the resolution of the circumstances surrounding such asserted Uncontrollable Circumstance.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.

VILLAGE OF MOUNT PROSPECT,
an Illinois home rule municipal corporation

By: _____
Michael Cassady, Village Manager

ATTEST:

Karen Agoranos, Village Clerk

200 S MAIN STREET, LLC
a Delaware limited liability company

By: _____
Arthur Holmer, Manager

EXHIBITS

Exhibit A-1	Legal Description (Prospect and Main TIF District)
Exhibit A-2	Map (Prospect and Main TIF District)
Exhibit B	Timeline of Project
Exhibit C	TIF Improvements and Project Costs
Exhibit D	Project Elevations

EXHIBIT A-1

LEGAL DESCRIPTION (PROSPECT AND MAIN TIF DISTRICT)

Legal Description:

THAT PART OF SECTIONS 11 & 12 IN TOWNSHIP 41 NORTH, RANGE 11 EAST AND SECTIONS 33 & 34 IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AFORESAID, BEING ALSO THE CENTER LINE OF MT. PROSPECT ROAD, AND THE SOUTHWESTERLY LINE OF NORTHWEST HIGHWAY, BEING ALSO THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT OF WAY;

THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE CENTER LINE OF MT. PROSPECT ROAD TO THE SOUTHWESTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT OF WAY, BEING ALSO THE NORTHEASTERLY LINE OF PROSPECT AVENUE;

THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE WEST LINE OF MT. PROSPECT ROAD WITH THE SOUTHWESTERLY LINE OF PROSPECT AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF PROSPECT AVENUE TO THE WEST LINE OF THE EAST 205 FEET OF LOT 1 IN GLEICH'S INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12 AFORESAID;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 205 FEET OF LOT 1 IN GLEICH'S INDUSTRIAL PARK TO THE SOUTHERLY LINE OF LOT 1 AFORESAID;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 1 IN GLEICH'S INDUSTRIAL PARK TO THE EAST LINE OF SCHOOL STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SCHOOL STREET TO THE NORTHEASTERLY LINE OF LINCOLN STREET;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF LINCOLN STREET AND THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF WILLIAM STREET;

THENCE SOUTH ALONG SAID EAST LINE OF WILLIAM STREET TO THE SOUTH LINE OF SHA-BONEE TRAIL;

THENCE WEST ALONG SAID SOUTH LINE OF SHA-BONEE TRAIL TO THE EAST LINE OF SCHOOL STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SCHOOL STREET TO THE SOUTH LINE OF COUNCIL TRAIL;

THENCE WEST ALONG SAID SOUTH LINE OF COUNCIL TRAIL TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12 IN ELLENDALE, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 12 AFORESAID;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 12 IN ELLENDALE TO THE NORTH LINE THEREOF;

THENCE WEST ALONG SAID NORTH LINE OF LOT 12 IN ELLENDALE TO THE EAST LINE OF LOT 3 IN ELLENDALE AFORESAID;

THENCE NORTH ALONG SAID EAST LINE OF LOT 3 IN ELLENDALE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF MOEHLING DRIVE;

THENCE WEST ALONG SAID NORTH LINE OF MOEHLING DRIVE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF MAPLE STREET;

THENCE NORTH ALONG SAID WEST LINE OF MAPLE STREET TO THE NORTH LINE OF THE SOUTH 270 FEET OF LOT 2 IN ETHEL BUSSE'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;

THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 270 FEET OF LOT 2 IN ETHEL BUSSE'S SUBDIVISION TO THE EAST LINE OF LOTS 35 THRU 42 IN BUSSE'S RESUBDIVISION OF LOT "A" IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT AFORESAID;

THENCE NORTH ALONG SAID EAST LINE OF LOTS 35 THRU 42 IN BUSSE'S RESUBDIVISION TO THE EAST LINE OF LOT 2 IN MILLER RESUBDIVISION OF LOTS 1 TO 3 & 43 IN BUSSE'S SUBDIVISION OF LOT "A" IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT AFORESAID;

THENCE NORTH ALONG SAID EAST LINE OF LOT 2 IN MILLER RESUBDIVISION TO THE SOUTHWESTERLY LINE OF PROSPECT AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF PROSPECT AVENUE TO THE WESTERLY LINE OF LOT 2 IN MILLER RESUBDIVISION AFORESAID;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 2 IN MILLER RESUBDIVISION TO A BEND THEREIN;

THENCE SOUTH ALONG SAID WESTERLY LINE OF LOT 2 IN MILLER RESUBDIVISION TO THE NORTH LINE OF LOT 3 IN MILLER RESUBDIVISION AFORESAID;

THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN MILLER RESUBDIVISION TO THE MOST EASTERLY WEST LINE OF LOT 2 IN MILLER RESUBDIVISION AFORESAID;

THENCE SOUTH ALONG SAID MOST EASTERLY WEST LINE OF LOT 2 IN MILLER RESUBDIVISION TO A BEND THEREIN;

THENCE SOUTHEASTERLY ALONG SAID MOST EASTERLY WEST LINE OF LOT 2 IN MILLER RESUBDIVISION TO THE EAST LINE THEREOF, AND THE NORTH LINE OF LOT 42 IN BUSSE'S RESUBDIVISION AFORESAID;

THENCE WEST ALONG SAID NORTH LINE OF LOT 42 IN BUSSE'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF EMERSON STREET;

THENCE NORTH ALONG SAID WEST LINE OF EMERSON STREET TO THE SOUTH LINE OF LOT 11 IN BUSSE'S RESUBDIVISION AFORESAID;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 11 IN BUSSE'S RESUBDIVISION TO THE EAST LINE OF LOTS 5 THRU 9 IN BLOCK 1 IN MEIER'S ADDITION TO MT. PROSPECT IN THE NORTHWEST QUARTER OF SECTION AFORESAID, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO & NORTHWESTERN RAILWAY;

THENCE NORTH ALONG SAID EAST LINE OF LOTS 5 THRU 9 IN BLOCK 1 IN MEIER'S ADDITION TO MT. PROSPECT TO THE NORTH LINE OF LOT 5 AFORESAID;

THENCE WEST ALONG SAID NORTH LINE OF LOT 5 IN BLOCK 1 IN MEIER'S ADDITION TO MT. PROSPECT AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF MAIN STREET;

THENCE NORTH ALONG SAID WEST LINE OF MAIN STREET TO THE NORTH LINE OF LOT 24 IN BLOCK 4 IN MEIER'S ADDITION TO MT. PROSPECT AFORESAID;

THENCE WEST ALONG SAID NORTH LINE OF LOT 24 IN BLOCK 4 IN MEIER'S ADDITION TO MT. PROSPECT TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF WILLE STREET;

THENCE NORTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF WILLE STREET TO THE SOUTH LINE OF EVERGREEN AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF EVERGREEN AVENUE TO THE WEST LINE OF WILLE STREET;

THENCE NORTH ALONG SAID WEST LINE OF WILLE STREET TO THE SOUTH LINE OF LOT 13 IN BUSSE'S RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, OF RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 4, ALLOS OF LOTS 2 & 3 IN BLOCK 5, ALL OF BLOCK 6, LOT 13 TO 24, INCLUSIVE, IN BLOCK 7, LOTS 17 TO 20 IN BLOCK 8 ALL IN MEIER'S ADDITION TO MT. PROSPECT IN THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 13 IN BUSSE'S RESUBDIVISION TO THE WEST LINE OF LOTS 13 AND 14 IN BUSSE'S RESUBDIVISION;

THENCE NORTH ALONG SAID WEST LINE OF LOTS 13 AND 14 IN BUSSE'S RESUBDIVISION TO THE SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE AND THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF PINE STREET;

THENCE NORTH ALONG SAID WEST LINE OF PINE STREET TO THE SOUTHERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE;

THENCE WEST AND NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE AND THE NORTHWESTERLY EXTENSION THEREOF TO ITS INTERSECTION WITH THE SOUTH LINE OF BUSSE AVENUE;

THENCE WEST ALONG SAID SOUTH LINE OF BUSSE AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 20 FOOT WIDE ALLEY WEST OF ELMHURST AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE 20 FOOT WIDE ALLEY WEST OF ELMHURST AVENUE TO THE SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE AND THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF I-OKA AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF I-OKA AVENUE TO THE SOUTHERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE;

THENCE WEST AND NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE AND THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF HI-LUSI AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF HI-LUSI AVENUE TO THE SOUTHWESTERLY LINE OF PROSPECT AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF PROSPECT AVENUE TO THE SOUTH LINE OF CENTRAL ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF CENTRAL ROAD TO THE EAST LINE OF LOT 8 IN H.ROY BERRY CO.S' COLONIAL MANOR, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 11 AND PART OF THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 8 IN H.ROY BERRY CO.S' COLONIAL MANOR AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF CENTRAL ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF CENTRAL ROAD TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11 AFORESAID;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11 TO THE SOUTH LINE OF CENTRAL ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF CENTRAL ROAD TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF MILLERS LANE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF MILLERS LANE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 11 IN MILLERS STATION SUBDIVISION, A RESUBDIVISION OF LOT 1 IN TRADE SERVICE PUBLICATIONS SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 11 IN MILLERS STATION SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF CATHY LANE;

THENCE NORTH ALONG SAID EAST LINE OF CATHY LANE TO THE EAST LINE OF LOT 12 IN MILLERS STATION SUBDIVISION AFORESAID;

THENCE NORTH ALONG SAID EAST LINE OF LOT 12 IN MILLERS STATION SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT OF WAY;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE CHICAGO & NORTHWESTER RAILWAY RIGHT OF WAY TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;

THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID TO THE WESTERLY EXTENSION OF THE NORTH LINE OF HENRY STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF HENRY STREET TO THE EAST LINE OF FAIRVIEW AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF FAIRVIEW AVENUE TO THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY TO THE WEST LINE OF PROSPECT MANOR AVENUE;

THENCE EAST PERPENDICULAR TO THE WEST LINE OF FAIRVIEW AVENUE TO THE EAST LINE OF PROSPECT MANOR AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF PROSPECT MANOR AVENUE TO THE NORTH LINE OF WALNUT STREET;

THENCE EAST ALONG SAID NORTH LINE OF WALNUT STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF RIDGE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF RIDGE AVENUE TO THE NORTH LINE OF LOT 1 IN FRIEDRICH'S SUBDIVISION OF LOTS 4 & 5 IN BLOCK 25 IN PROSPECT MANOR, A SUBDIVISION OF THE SOUTH 3/4 OF THE WEST HALF OF THE WEST HALF OF SECTION 34 AFORESAID;

THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN FRIEDRICH'S SUBDIVISION TO THE WEST LINE OF ELMHURST AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF ELMHURST AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF CONSOLIDATION OF THE WEST 70 FEET OF LOTS 1 THRU 10 IN BLOCK 3 AND PART OF BLOCK 4 IN THE ERNST BUSSE ADDITION TO MT. PROSPECT IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34 AFORESAID;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE PLAT OF CONSOLIDATION TO THE EAST LINE OF LOT 1 IN THE PLAT OF CONSOLIDATION AFORESAID;

THENCE SOUTH ALONG SAID EAST LINE LOT 1 IN THE PLAT OF CONSOLIDATION TO THE NORTH LINE OF CENTRAL ROAD;

THENCE EAST ALONG SAID NORTH LINE OF CENTRAL ROAD TO THE EAST LINE OF PINE STREET;

THENCE SOUTH ALONG SAID EAST LINE OF PINE STREET TO THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF NORTHWEST HIGHWAY TO THE WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION OF LOTS 18 & 19 AND THE NORTH 22 FEET OF LOT 17 IN BLOCK 2 OF BUSSE & WILDE'S RESUBDIVISION IN MT. PROSPECT TOGETHER WITH LOT "A" IN CORPORATE SUBDIVISION NO. 8 VILLAGE OF MT. PROSPECT AND LOT 1 IN WILLE'S RECONSOLIDATION IN THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION 38.06 FEET TO A BEND THEREIN;

THENCE EAST ALONG SAID WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION 28.07 FEET TO A BEND THEREIN;

THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION 18.61 FEET TO A BEND THEREIN;

THENCE EAST ALONG SAID WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION 30.63 FEET TO A BEND THEREIN;

THENCE NORTH ALONG SAID WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION 65.92 FEET TO THE NORTH LINE THEREOF;

THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION TO THE WEST LINE OF WILLE STREET;

THENCE EAST TO THE EAST LINE OF WILLE STREET AT THE SOUTHWEST CORNER OF LOT 1 IN PROSPECT PLACE PLAT OF RESUBDIVISION OF SUNDRY LOTS AND VACATED ALLEYS OF VARIOUS SUBDIVISIONS IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;

THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN PROSPECT PLACE PLAT OF RESUBDIVISION TO THE EAST LINE THEREOF;

THENCE NORTH ALONG SAID EAST LINE OF LOT 1 IN PROSPECT PLACE PLAT OF RESUBDIVISION TO THE SOUTH LINE OF CENTRAL ROAD;

THENCE WEST ALONG SAID SOUTH LINE OF CENTRAL ROAD TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN TRAPANI'S RESUBDIVISION OF LOT "A" IN BLOCK 1 IN THE ERNST BUSSE ADDITION TO MT. PROSPECT AND LOT "A" IN HILLCREST SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34 AFORESAID;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 1, AND THE WEST LINE OF LOT 2 IN TRAPANI'S RESUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF HENRY STREET;

THENCE EAST ALONG SAID NORTH LINE OF HENRY STREET TO THE EAST LINE OF MAIN STREET;

THENCE SOUTH ALONG SAID EAST LINE OF MAIN STREET TO THE NORTH LINE OF CENTRAL ROAD;

THENCE EAST ALONG SAID NORTH LINE OF CENTRAL ROAD TO THE EAST LINE OF EMERSON STREET;

THENCE SOUTH ALONG SAID EAST LINE OF EMERSON STREET TO THE NORTH LINE OF LOT 13 IN BLOCK 5 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;

THENCE EAST ALONG SAID NORTH LINE OF LOT 13 IN BLOCK 5 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT TO THE EAST LINE THEREOF;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 13 IN BLOCK 5 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT TO THE NORTH LINE OF BUSSE AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF BUSSE AVENUE TO THE EAST LINE OF MAPLE STREET;

THENCE SOUTH ALONG SAID EAST LINE OF MAPLE STREET TO THE NORTH LINE OF LOT 9 IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT AFORESAID;

THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT TO THE EAST LINE THEREOF;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 9 IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT TO THE SOUTH LINE THEREOF;

THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT TO THE EAST LINE OF LOT 12 IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT, BEING ALSO THE WESTERLY LINE OF VILLAGE COMMONS A PLANNED UNIT DEVELOPMENT OF LOTS 2, 3, 4 & OUT LOT 1 IN TAX INCREMENT FINANCE SUBDIVISION NO. 1, A RESUBDIVISION OF LOTS A & B IN THE RESUBDIVISION OF LOTS 2 TO 6, PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 10, LOT 16 IN BUSSE'S SUBDIVISION, LOTS 13 TO 15 IN BLOCK 11 & PART OF BLOCK 9 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT IN THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;

THENCE SOUTH ALONG SAID WESTERLY LINE OF VILLAGE COMMONS A PLANNED UNIT DEVELOPMENT 172.45 FEET TO A BEND THEREIN;

THENCE WEST ALONG SAID WESTERLY LINE OF VILLAGE COMMONS A PLANNED UNIT DEVELOPMENT 4.63 FEET TO A BEND THEREIN;

THENCE SOUTH ALONG SAID WESTERLY LINE OF VILLAGE COMMONS A PLANNED UNIT DEVELOPMENT 147.65 FEET TO A BEND THEREIN;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF VILLAGE COMMONS A PLANNED UNIT DEVELOPMENT TO THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF NORTHWEST HIGHWAY TO THE NORTHWESTERLY LINE OF LOT 1 IN TAX INCREMENT FINANCE

SUBDIVISION NO. 1, A RESUBDIVISION OF PARTS OF BLOCKS 9, 10 & 11 IN BUSSE & WILLE'S RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 1 IN TAX INCREMENT FINANCE SUBDIVISION NO. 1 TO THE NORTHEASTERLY LINE THEREOF;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 1 IN TAX INCREMENT FINANCE SUBDIVISION NO. 1 TO THE NORTH LINE OF LOT A IN GEORGE R. BUSSE'S RESUBDIVISION OF PART OF BLOCK 9 IN BUSSE & WILLE'S RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;

THENCE EAST ALONG SAID NORTH LINE OF LOT A IN GEORGE R. BUSSE'S RESUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SCHOOL STREET;

THENCE SOUTH ALONG SAID EAST LINE OF SCHOOL STREET TO THE NORTH LINE OF THE SOUTH HALF OF LOT 33 IN MT. PROSPECT SUBDIVISION IN SECTION 12 AFORESAID;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH HALF OF LOT 33 IN MT. PROSPECT SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SCHOOL STREET;

THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT ALLEY EAST OF SCHOOL STREET TO THE NORTH LINE OF LOT 1 IN BRUCE'S RESUBDIVISION IN MT. PROSPECT OF LOTS 22 TO 27 IN BLOCK 20 IN MT. PROSPECT SUBDIVISION IN SECTION 12 AFORESAID;

THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN BRUCE'S RESUBDIVISION IN MT. PROSPECT AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF OWEN STREET;

THENCE SOUTH ALONG SAID EAST LINE OF OWEN STREET TO THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY AND THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF LOUIS STREET;

THENCE SOUTH ALONG SAID EAST LINE OF LOUIS STREET TO THE NORTHERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY;

THENCE EAST AND SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY AND THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF EDWARDS STREET;

THENCE SOUTH ALONG SAID EAST LINE OF EDWARDS STREET TO THE NORTH LINE OF LINCOLN STREET;

THENCE EAST ALONG SAID NORTH LINE OF LINCOLN STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN OLIVER'S RESUBDIVISION OF LOTS 12 & 13 IN H. ROY BERRY COMPANY'S MAPLEWOOD HEIGHTS (EXCEPT THE SOUTHERLY 66 FEET FOR ROAD) ALSO BLOCK 26 IN BUSSE'S EASTERN ADDITION TO MT. PROSPECT IN THE EAST HALF OF SECTION 12 AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN OLIVER'S RESUBDIVISION TO THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY TO THE EAST LINE OF GEORGE STREET;

THENCE NORTH ALONG SAID EAST LINE OF GEORGE STREET TO THE NORTH LINE OF LOT 17 IN MAPLEWOOD HEIGHTS, A SUBDIVISION NORTH OF THE RAILROAD IN THE DIVISION OF THE SOUTHEAST QUARTER OF SECTION 12 AFORESAID;

THENCE EAST ALONG SAID NORTH LINE OF LOT 17 IN MAPLEWOOD HEIGHTS TO THE EAST LINE THEREOF;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 17 IN MAPLEWOOD HEIGHTS TO THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY TO THE WEST LINE OF LOT 65 IN MAPLEWOOD HEIGHTS AFORESAID;

THENCE NORTH ALONG SAID WEST LINE OF LOT 65 IN MAPLEWOOD HEIGHTS TO THE NORTH LINE THEREOF;

THENCE EAST ALONG SAID NORTH LINE OF LOT 65 IN MAPLEWOOD HEIGHTS AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AFORESAID, BEING ALSO THE CENTER LINE OF MT. PROSPECT ROAD;

THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AFORESAID, BEING ALSO THE CENTER LINE OF MT. PROSPECT ROAD, TO THE SOUTHWESTERLY LINE OF NORTHWEST HIGHWAY, BEING ALSO THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT OF WAY, AND THE POINT OF BEGINNING;

EXCEPTING THEREFROM

THAT PART OF LOT 1 IN DESIDERATA SUBDIVISION OF BLOCK 1 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT IN SECTION 12 AFORESAID, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID LOT 1 AT POINT 246.07 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;

THENCE EAST PERPENDICULAR TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 67.34 FEET;

THENCE NORTHEASTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF LOT 1, A DISTANCE OF 65.76 FEET;

THENCE EAST PERPENDICULAR TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 55.38 FEET TO THE MOST WESTERLY EAST LINE OF SAID LOT 1, AND THE POINT OF TERMINUS OF SAID LINE;

ALSO EXCEPTING THEREFROM

ALL OF VILLAGE CENTRE PHASE 1-B PLAT OF RESUBDIVISION OF LOTS 6, 7, 8, 9 IN BLOCK 13 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT AND PARTS OF LOTS 8, 9, 10 IN BLOCK 15 IN MT. PROSPECT SUBDIVISION IN SECTION 12 AFORESAID;

IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

MAP (PROSPECT AND MAIN TIF DISTRICT)

Map: Prospect & Main Proposed RPA Boundary

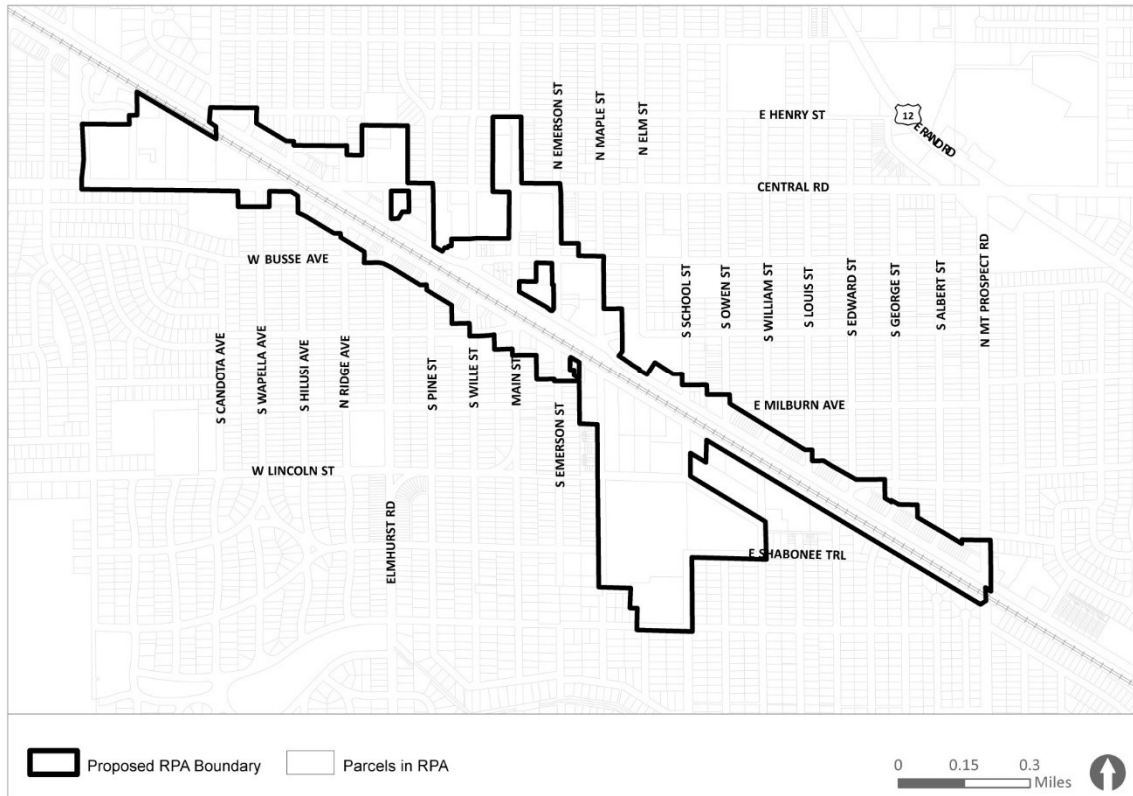


Exhibit B

TIMELINE PROPOSED BY DEVELOPER

Permit Submittal	On or Before March 31, 2026
Construction Start	On or Before May 1, 2026
Temporary Certificate of Occupancy	On or Before December 31, 2026
Final Certificate of Occupancy	On or Before February 1, 2027

EXHIBIT C

PROPOSED PROJECT BUDGET

<u>Estimated TIF Eligible Expenses</u>	<u>Amount</u>
Land Acquisition	\$775,000.00
Construction	\$3,499,650.00
Estimated Total Project Costs	\$6,041,465.00
Estimated TIF Eligible Expenses Total	\$6,041,465.00

Any of the estimated redevelopment project costs for any specific line item set forth in this Exhibit may be reallocated to any other line item, provided that the total cumulative Project Costs that are reimbursable from Incremental Property Taxes pursuant to this Agreement do not exceed \$800,000.00.

Exhibit D

PROJECT ELEVATIONS

Reference is made to the plans and specifications captioned "New Free Standing One-Story Dine-In Service Restaurant with Exterior Patio; Fatpour Tap Works; 200 S. Main Street, Mount Prospect, IL 60056; Zoning Review Package: 12/04/2025. Said plans and specifications were prepared by Aria Group as Job No. 255934. Said plans and specifications are incorporated herein by reference.

A link to said plans and specifications is as follows:

<https://www.dropbox.com/scl/fi/ieql4nu0he72u72zs6136/PZ-31-25-Plans.pdf?rlkey=j1lto6dzmo7aerpb6jwit4bit&st=paei369j&dl=0>



Polished Casual Dining Coming to Mount Prospect



VILLAGE BOARD PRESENTATION - January 20, 2026
[www.Fatpour TapWorks.com](http://www.FatpourTapWorks.com)

Introduction



Fatpour Tap Works is seeking to open a location at 200 S Main Street in the Village of Mount Prospect, not as another bar, but as a polished casual full-service restaurant with strong culinary and community programming.

Who We Are & Our Mission

As the parent company of Fatpour Tap Works, Big Onion Hospitality's mission is “to make each guest feel as though they are walking into our own personal home.”

Fatpour Tap Works is a successful polished casual dining brand with over a 14 years of experience, operating three thriving locations in Chicagoland and Lincolnwood. Each location provides a lively, approachable, and fun environment our guests love. We aim to deliver exceptional polished dining experiences while maintaining our friendly, fun-loving identity.

When choosing to enter a new market, we intentionally look for **underserved culinary communities** and locations where we can offer an **elevated guest experience** for:

- **Families**
- **Special Events**
- **Community Gatherings**
- **Sports Fans**

Brand Positioning – Not Just a Bar



Fatpour Tap Works is a **polished casual, full-service restaurant and event space**, driven by culinary execution, hospitality, and community programming. While we operate a full bar, our concept is not built around late-night bar culture or high-volume alcohol sales. Our guests choose Fatpour for dining, gatherings, watch parties, celebrations, and social experiences centered on food and hospitality.

Other restaurant concepts we are most comparable to include **Yard House, City Works, and Cooper's Hawk**. While each of these brands offers its own unique culinary approach, the atmosphere, quality of service, and guest usage occasions are very similar to ours. Like these concepts, Fatpour provides a polished dining experience that appeals to families, professionals, and groups — not solely bar patrons.

Fatpour Tap Works differentiates itself from traditional bars through:

- Culinary-first positioning** with a scratch kitchen
- Restaurant-forward seating layouts** prioritizing dining rooms and patios over bar seats
- Event and catering capabilities** supported by an internal Sales & Events Team
- Family-friendly programming** such as seasonal activations, youth sports events, and kid-inclusive offerings
- Community integration** through collaborations and local celebrations

We are not seeking to cannibalize bar business; instead, we complement existing establishments by drawing families, groups, and event guests who are not typically serviced by traditional bar concepts.



EXTERIOR PERSPECTIVE

STARTERS

BAKED NACHOS | \$14.25 VE

TORTILLA CHIPS SMOTHERED IN SPICY BEER QUESO, SHREDDED CHEDDAR, TOMATO, PICKLED RED ONION, BLACK BEANS, JALAPEÑO AND SOUR CREAM. SERVED WITH GUACAMOLE AND SALSA. ADD GRILLED CHICKEN \$5.00, GRILLED STEAK* \$8.50

CHEESE CURDS | \$12.25 VE

BEER BATTERED CHEESE CURDS, SIGNATURE FATPOUR SAUCE

CHICKEN N' WAFFLE BITES | \$13.75

WAFFLE BATTERED CHICKEN BREAST, MAPLE SYRUP, POWDERED SUGAR

NEW ORLEANS BBQ SHRIMP* | \$16.75

SAUTEED SHRIMP, CREOLE BUTTER, LEMON, SCALLIONS, GARLIC TOAST

NASHVILLE HOT CHICKEN DIP | \$14.75

RICH & SPICY DIP WITH PULLED GRILLED CHICKEN, CHOPPED PICKLES AND GREEN ONIONS. SERVED WITH CRISPY TORTILLA CHIPS

MEZZE PLATE | \$14.25 VE

ROASTED RED PEPPER HUMMUS, WHIPPED FETA DIP, MIXED OLIVES, FRESH VEGETABLES, WARM NAAN

FRESH BAKED BAVARIAN PRETZELS | \$11.75 VE

BEER QUESO, HONEY MUSTARD AND HEFEWEIZEN WHIPPED CREAM CHEESE

CRAB CAKES* | \$19.25

TWO PAN SEARED CRAB CAKES, SERVED WITH REMOULADE, MANGO PICO DE GALLO AND DRESSED BABY KALE

PRIME RIB SLIDERS* | \$17.25

SHAVED PRIME RIB, HORSERADISH CREAM, ARUGULA, DICED TOMATO, MINI PRETZEL BUNS, FRIED ONION STRINGS

HOT HONEY FRIED CHICKEN SLIDERS | \$14.75

HOT HONEY FRIED CHICKEN, LETTUCE, SWEET & SPICY PICKLES, GARLIC AIOLI, MINI BRICCHE BUNS, FRIED ONION STRINGS

CHICKEN WINGS | \$16.25

CLASSIC BUFFALO, NASHVILLE HOT, CHIMICHURRI, AGENT ORANGE, GARLIC PARMESAN, MANGO HABANERO OR BBQ. SERVED WITH CARROTS, CELERY AND CHOICE OF BLUE CHEESE OR RANCH. AVAILABLE REGULAR, BONELESS OR GRILLED

FLATBREADS

MARGHERITA | \$15.25 VE

ROMA TOMATO, FRESH MOZZARELLA, PARMESAN, BASIL PESTO, BALSAMIC GLAZE

HOT HONEY CHICKEN | \$16.75

HOT HONEY FRIED CHICKEN, CHOPPED PICKLES, SCALLIONS, MOZZARELLA, PROVOLONE, BUTTERMILK RANCH

MAGIC MUSHROOM | \$15.75 VE

ROASTED MIXED MUSHROOMS, IPA ONIONS, BABY KALE, GARLIC AIOLI, FRESH MOZZARELLA, PETA, RED SAUCE

THE FATTY | \$16.75

PEPPERONI, BACON, SAUSAGE, IPA ONIONS, FRESH & SHREDDED MOZZARELLA, PROVOLONE, RED SAUCE

CHEESE PLEASE | \$14.75 VE

FRESH & SHREDDED MOZZARELLA, PARMESAN, RED SAUCE

PEPPERONI OR SAUSAGE | \$15.75

CHOICE OF PEPPERONI OR CRUMBLED SAUSAGE, MOZZARELLA, PROVOLONE, RED SAUCE

SALADS

ADD TO ANY SALAD GRILLED CHICKEN OR CRISPY FALAFEL VE \$5.00, SAUTEED SHRIMP* \$8.00, PAN SEARED SALMON* OR CRAB CAKE* \$9.00, GRIP STEAK* \$10.00

THE SOUTHERN | \$16.50

SOUTHERN FRIED CHICKEN, TOMATO, ROASTED CORN, BLACK BEANS, TORTILLA STRIPS AND PEPPER JACK CHEESE TOSSED IN CREAMY CHIPOTLE RANCH. SUB GRILLED CHICKEN UPON REQUEST

SMART APPLE | \$15.25 VE/GF

ROMAINE, SHAVED BRUSSELS SPROUTS, GRANNY SMITH APPLE, POMEGRANATE SEEDS, PETA, MUSTARD VINAIGRETTE

BBQ CHICKEN SALAD | \$16.50

MIXED LETTUCE, GRILLED BBQ CHICKEN, CHARRED CORN, BACON, PICKLED RED ONION, BLACK BEANS, CHEDDAR AND PEPPER JACK TOSSED IN A BBQ RANCH DRESSING AND TOPPED WITH FRIED ONION STRINGS

STEAK & EGG* | \$22.75 GF

ARUGULA, GRILLED PETITE TENDER, CHARRED CORN, CHERRY TOMATO, FRESH MOZZARELLA, GREEN GODDESS DRESSING, SUNNY SIDE EGG

SKINNY B | \$15.25 VE/GF

BABY KALE, SPICED PECANS, FETA, STRAWBERRY, AVOCADO AND ORANGE-HONEY VINAIGRETTE

B'BERG & BACON | \$16.75

ICEBERG WEDGE, THICK CUT CHERRYWOOD BACON, BLUE CHEESE, PICKLED RED ONION, CHERRY TOMATO, ITALIAN VINAIGRETTE AND BLUE CHEESE DRESSING

SIDES

MAC & CHEESE | \$6.75 VE

SIDE SALAD | \$5.25 VE

SIDE KALE SALAD | \$5.75 VE

FRESH FRUIT | \$4.75 VE/VG/GF

PARMESAN BRUSSELS SPROUTS | \$6.25 VE

ROASTED MUSHROOMS | \$6.25 VE/VG/GF

MASHED & STOUT GRAVY | \$5.25

FRENCH FRIES | \$5.25 VE/VG

SWEET FRIES | \$5.75 VE/VG

TOTS | \$5.75 VE/VG

*CONTAINS MEAT OR UNUSUALLY HEAVY, POULTRY, SEAFOOD, MOLLUSCS, OR BONE MEAT INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS. PRODUCTS CONTAINING MEAT, AND FRUITS AND EGGS SERVED IN THIS SECTION ARE NOT SAFE FOR CONSUMPTION IN CONTACT WITH OTHER FOOD ITEMS. PLEASE ALERT YOUR SERVER TO ANY FOOD ALLERGY YOU MAY HAVE. PLEASE NOTICE: A 3.9% SERVICE CHARGE IS APPLIED TO ALL STORE SALES. CASH DISCOUNT: AN 18% DISCOUNT TO OUR CUSTOMERS. WE NOW OFFER A 3.9% DISCOUNT WHEN PAYING WITH CASH. ALL PRICES ADVERTISED ARE MARKED ARE CASH PRICES. ANY OTHER PLEASE AND TO USE A PACKAGE. THANK YOU

BURGERS

8 OUNCES OF SPECIALTY BEEF BLEND MADE EXCLUSIVELY FOR FATPOUR BY VALPERN'S STEAK COMPANY. SERVED WITH YOUR CHOICE OF 2 SIDES. SUB A GLUTEN FREE BUN FOR 1.00

THE FATPOUR* | \$17.75

MERKTS CHEDDAR, TOMATO AND BACON GRILLED CHEESE BUNS TOPPED WITH FRIED ONION, LETTUCE, PICKLED JALAPEÑO, BLACK PEPPER TRUFFLE AIOLI AND A FRIED EGG. NO SUBSTITUTIONS PLEASE

IMPOSSIBLE BURGER* | \$16.25 VE

PLANT BASED MEAT, CHOICE OF CHEESE, LTOP

THE FARMER* | \$17.75

BEER BATTERED CHEESE CURDS, THICK CUT BACON, CHEDDAR, PICKLES, BBQ SAUCE

JALÁ @ UR BOYGA* | \$16.50

AMERICAN CHEESE, BACON, FRIED JALAPEÑO, MAYO, LETTUCE, TOMATO, RED ONION, PICKLE, FRIED EGG

MAPLE BACON BURGER* | \$16.50

SWISS CHEESE, MAPLE GLAZED BACON, SMASHED TATER TOTS, FRIED EGG, MAYO AND AVOCADO

ANGRY ADAM* | \$19.75

TOPPED WITH A SAUTEED CRAB CAKE, MANGO PICO DE GALLO, AVOCADO AND CHIPOTLE MAYO

CLASSIC CHEESEBURGER* | \$15.25

CHOICE OF CHEESE, LTOP

SANDWICHES

CHICKEN CLUB | \$16.25

MARINATED & GRILLED CHICKEN BREAST, PROVOLONE, LETTUCE, TOMATO, APPLEWOOD BACON, AVOCADO AND GREEN GODDESS DRESSING ON TOASTED MULTI GRAIN BREAD. SUB A BREADED PLANT BASED CHICKEN TINDLE PATTY UPON REQUEST

FALAFEL PITA | \$15.25 VE

RED PEPPER HUMMUS, FALAFEL, CUCUMBER, CHERRY TOMATO, JALAPEÑO, GREEN GODDESS DRESSING, WARM PITA

CHICKEN LITTLE | \$15.75

GRILLED OR FRIED WITH YOUR CHOICE OF WING SAUCE, WHITE CHEDDAR, LETTUCE, TOMATO, BUTTERMILK RANCH, TOASTED BUTTERY BUN

STEAK* | \$21.25

MARINATED PETITE TENDER, FRESH MOZZARELLA, ARUGULA, IPA ONIONS, TOMATO AND CHIMICHURRI ON A TOASTED GOLDEN ALE ROLL

CAJUN SALMON* | \$18.25

CAJUN SEASONED SALMON, SWEET JALAPEÑO SLAW, TOMATO AND REMOULADE SAUCE ON A TOASTED BUTTERY BUN

FAT PLATES

CHICKEN & SAUSAGE CAVATAPPI | \$19.75

GRILLED CHICKEN, CRUMBLED ITALIAN SAUSAGE, ROASTED RED PEPPER, MUSHROOM, BABY KALE, FRESH MOZZARELLA, TOMATO CREAM SAUCE

CRAB CAKES* | \$29.25

TWO SAUTEED CRAB CAKES SERVED WITH MANGO PICO DE GALLO, REMOULADE AND YOUR CHOICE OF TWO SIDES

MARKET FRIED RICE* | \$14.75 VE

BASMATI RICE, MUSHROOM, SCALLION, RED PEPPER, CARROT, PEA SHOOT, GARLIC AND SRIRACHA-SOY SAUCE. TOPPED WITH AN OVER EASY EGG. ADD GRILLED CHICKEN \$5.00, SAUTEED SHRIMP* \$8.00

PESTO SHRIMP LINGUINE* | \$24.75

SAUTEED SHRIMP, BLISTERED CHERRY TOMATOES, ARUGULA, GARLIC, LEMON, BASIL PESTO, PARMESAN, LINGUINE

ORANGE CHICKEN | \$19.75

SPICY ORANGE GLAZED CHICKEN, STEAMED RICE, STIR-FRIED VEGETABLES

SRIRACHA SALMON* | \$25.75

SRIRACHA-HONEY SOY GLAZED SALMON, STEAMED RICE, GARLIC WILTED KALE, CRISPY ONION STRINGS

MAC & CHEESE | \$14.25 VE

CAVATAPPI PASTA, RICH THREE CHEESE SAUCE, TOASTED CHEESE-BREADCRUMBS

- Load it Up! -

\$1.25 EACH- JALAPEÑO, TOMATO, MUSHROOM, TOASTED RED PEPPER

\$2.25 EACH- TRUFFLE OIL, BACON, ARUGULA

\$3.50 EACH- GRILLED, FRIED OR BUFFALO TOSSED CHICKEN

\$5.50 EACH- STEAK*, SHRIMP*

STEAKS

ALL STEAKS ARE GRILLED TO THE ORDER WITH YOUR CHOICE OF TWO SIDES

NEW YORK STRIP* 16 OZ | \$49.50 GF

COWBOY RIBEYE* 16 OZ | \$57.25 GF

HERB MARINATED PETITE TENDER* 8 OZ | \$29.75 GF

Steak Accompaniments

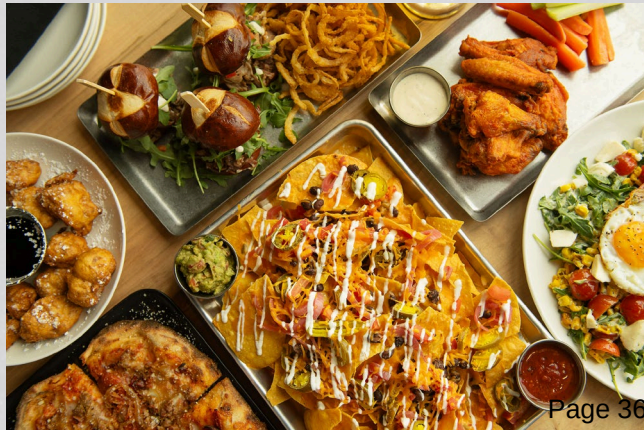
CRAB CAKE* | \$9.00

CREOLE BUTTER SHRIMP* | \$8.50

CHIMICHURRI SAUCE | \$2.75 VE/VG/GF

ROASTED MUSHROOMS | \$5.25 VE/VG/GF

THICK CUT CHERRYWOOD BACON | \$7.25 GF



Design & Seating Configuration – Restaurant First

To reinforce that we are not “just a bar,” Fatpour layout is intentionally designed with:

SEATING COUNTS

INDOOR SEATING:

MAIN DINING	144
PRIVATE DINING	36
BAR	16

INDOOR TOTAL: 196

OUTDOOR SEATING:

EAST PATIO	56
WEST PATIO	28
PRIVATE DINING PATIO	2

OUTDOOR TOTAL:

TOTAL SEATS: 282

Dining seats outweigh bar seats by design, supporting our focus on families, events, and culinary programming.





Dedicated Sales & Events Team

Fatpour Tap Works operates with a **professional, in-house sales and events team** responsible for planning, coordinating, and executing private and semi-private events year-round. This is a core differentiator from traditional bars and late-night venues, and an important driver of economic, corporate, and family activity within the community.

Our team works closely with guests, local organizations, and corporate groups to deliver seamless experiences that reflect our culinary standards, hospitality philosophy, and commitment to service. Whether it's a birthday celebration, watch party, corporate happy hour, holiday gathering, or youth sports banquet, the Events Team guides clients through planning, menu selection, logistics, and day-of execution.



Community Programming & Event Activation

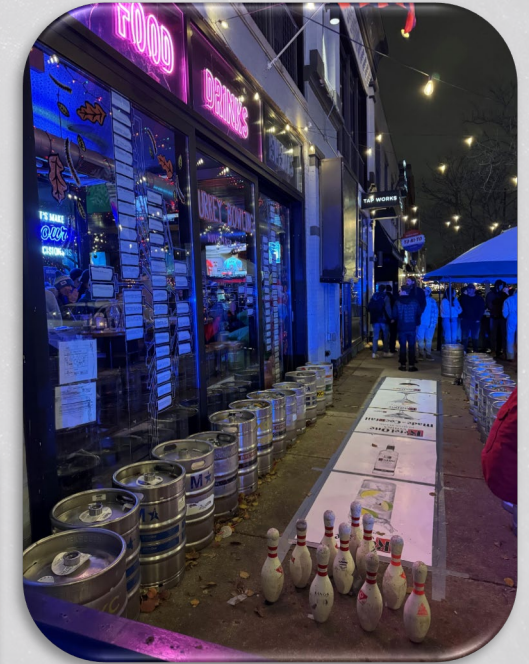
As part of becoming a Mount Prospect community partner, Fatpour intends to bring in programming that benefits both residents and families, including:

Examples from existing locations:

- **Kentucky Derby Watch Party** in partnership with ESPN
 - Hat-decorating for kids
 - Specialty cocktails and feature menus for adults
- **Curling Lanes Activation**
 - Opened with **U.S. Olympic Gold Medalist Matt Hamilton**
- **Holiday Programming**
 - Annual Turkey Bowling
 - Brunch with Santa

Future programming will feature **interactive tournament-style events for children and families**, creating an experience where parents can relax and kids can actively participate and have fun.

These activations draw **families, professionals, sports groups, and community members**, not just bar patrons.



Commitment to Community Standards



Fatpour Tap Works is committed to operating as a responsible, community-oriented business that contributes positively to Mount Prospect both socially and economically. Unlike nightlife-driven establishments, our model centers on food, hospitality, families, and events, and we intentionally incorporate policies that support a safe, inclusive, and high-quality environment for residents and visitors.

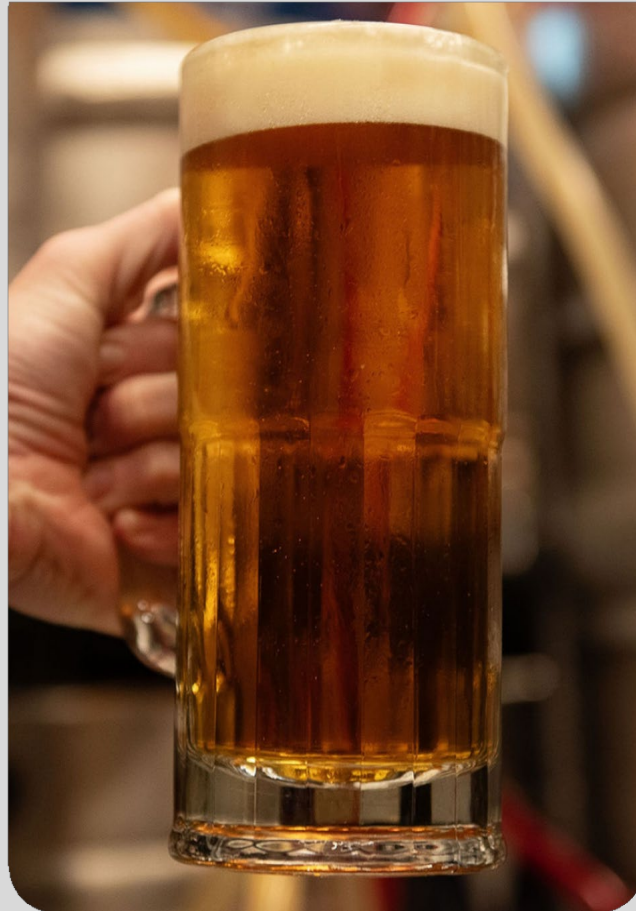
- **No Video Gaming Terminals:** We do not — and will not — operate video gaming machines at this location. Our concept is not built around gaming revenue or gaming traffic.
- **Not a Late-Night Bar or Club:** Our business focuses on daytime, evening, and weekend family and event business rather than late-night drinking culture.
- **Responsible Alcohol Service:** Staff receive hospitality and responsible-service training, and our bar program exists as an amenity to a full-service dining experience rather than a standalone bar operation.
- **Family-Forward Environment:** Our menu, seating configuration, programming, and events intentionally welcome families, youth sports, and community groups.

Economic & Community Impact

Our model strengthens the restaurant mix, drives family-friendly activity, and brings unique event programming not currently available.

- **Local jobs created**
- **Increased foot traffic for surrounding businesses**
- **Destination events drawing guests from outside the Village of Mount Prospect**

We believe that high tides raise all boats. Our goal is to be a valued neighbor and help strengthen Mount Prospect's dining and hospitality landscape by creating an environment where the whole community benefits.



Thank You!

We sincerely appreciate your time and consideration.

*Dine Deliciously.
Drink Different.*





Item Cover Page

Subject

Meeting

As submitted

February 3, 2026 - SPECIAL MEETING OF THE VILLAGE
BOARD/COMMITTEE OF THE WHOLE OF THE MOUNT PROSPECT
VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category

VILLAGE MANAGER'S REPORT

Type

Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None